

HORLEY TOWN COUNCIL

Joan Walsh
Town Clerk
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AGENDA

PLANNING & DEVELOPMENT COMMITTEE

Date / Time: Tuesday, 30 August 2022 at 7.30 pm

Venue: Horley Town Council offices, Albert Rooms, 92 Albert Road, Horley RH6 7HZ

Dear Councillors

You are hereby respectfully summoned to attend the **MEETING of HORLEY TOWN COUNCIL PLANNING & DEVELOPMENT COMMITTEE** to be held on Tuesday, 30 August 2022, 7:30 pm, at the Albert Rooms, 92 Albert Road, Horley RH6 7HZ. The Agenda for the meeting is attached to this Summons.

Yours sincerely

Joan Walsh
Town Clerk

Members' Apologies:

If required, a Member must submit their apologies for this meeting by sending an email to: town.clerk@horleytown.com or by telephoning the office on 01293 784765, by no later than noon on the day of the meeting.

Public Forum:

Members of the Public and Press are welcome to attend this meeting in person or may join it remotely by requesting a Zoom link by email to: town.clerk@horleytown.com or by telephoning the office on 01293 784765, by no later than noon on the day before the meeting is due to be held.

Public and Press attendees are invited to put questions or draw relevant matters to the Council's attention and are permitted to speak once only and for five minutes maximum in respect of a business item on the agenda, at the discretion of the Chairman. If it appears that the number of speakers is likely to unreasonably delay the disposal of business items on the agenda, the Chairman may direct that a question or comment is submitted in writing which shall be answered in due course.

To: Members of the Planning & Development Committee:

Cllrs Avery, Baker, Buttironi, George, Hudson, Samantha Marshall, Simon Marshall, Powell, Spencer, Saunders and Stimpson



HORLEY TOWN COUNCIL

Planning and Development Committee

A meeting of the above-named Committee will be held at the Albert Rooms,
Albert Road, Horley on Tuesday, 30 August 2022 at 7.30 pm

All correspondence and papers referred to in the public part of the agenda are available to view in the Town Council Offices during normal office hours or on the website

A G E N D A

1. Apologies and Reasons for Absence

2. Disclosable Pecuniary Interests and Non-Pecuniary Interests

To receive from members any Declarations of Interest in relation to any items included on the Agenda for this Meeting.

3. Public Forum

Members of the public are invited to put questions or draw relevant matters to the Council's attention and are permitted to speak once only and for five minutes maximum in respect of a business item on the agenda, at the discretion of the Chairman. If it appears that the number of speakers is likely to unreasonably delay the disposal of business items on the agenda, the Chairman may direct that a question or comment is submitted in writing which shall be answered in due course.

4. Approval of Minutes

Planning & Development Committee held on 02 August 2022.

5. Planning Updates

Planning & Development Committee held on 02 August 2022.

6. Planning Applications

- i) To consider the list of applications determined for the period 29 July 2022 to 25 August 2022.
- ii) To consider the list of applications registered for the period 29 July 2022 to 25 August 2022.

7. Planning Appeals

To consider any Planning Appeals received and determined.

8. Ongoing Planning Matters

To receive an update on any matters.

9. Surrey County Council – Enhanced Partnership Plan – Bus Consultation

To ratify this Council's response.

10. Letters Received.

11. **Diary Dates.**
12. **Items for Future Consideration.**
13. **Press Release**
To agree items for inclusion.

Date of next meeting: 27 September 2022



Signed: Town Clerk

Dated: 25 August 2022

During the period July 29 – August 25 2022.

List of Determined Applications – Horley

By Reigate & Banstead Borough Council

Applications Approved			
Application Number	Details	HTC Comments	Decision
<u>22/01399/F</u>	Garage Block Between 78 And 80 Tanyard Way Langshott Horley Surrey Erection of detached single garage positioned in designated parking space. To be used solely for residential purposes in connection with the residential use of the dwelling at 107 Tanyard Way, which is owned by the applicants.	No objections	Approved with conditions
<u>22/01389/HHOLD</u>	14 Grays Wood Langshott Horley Surrey RH6 9UT Converting one side of double garage into habitable room with ensuite. As amended on 21/07/2022	No objections	Approved with conditions
<u>22/01175/CU</u>	15 Balcombe Road Horley Surrey RH6 7JR Change of use of a workshop from B2 to B2/sui generis	No objections	Approved with conditions
<u>22/00599/HHOLD</u>	23 Wolverton Gardens Horley Surrey RH6 7LZ Single storey rear extension. As amended on 11/07/2022.	No objections	Approved with conditions
<u>22/01377/HHOLD</u>	5 Cheyne Walk Horley Surrey RH6 7PE Loft Conversion with rear dormer and juliet balcony to the rear of the property	No objections	Approved with conditions
<u>22/01322/HHOLD</u>	43 Lee Street Horley Surrey RH6 8ER Single storey rear extension. As amended on 29/07/2022	No objections	Approved with conditions
<u>22/01402/HHOLD</u>	7 Clifton Close Horley Surrey RH6 9SE Partial garage conversion with the rear of the garage to create a study/4th bedroom, the front of the garage will be a store accessed through the garage door. Changes to fenestration - side door changed to a window and the garage door will change to a roller door.	No objections	Approved with conditions
<u>22/00870/HHOLD</u>	4 The Crescent Horley Surrey RH6 7NS Single storey front extension. As amended on 11/07/2022.	No objections	Approved with conditions
<u>22/01496/F</u>	19B Station Road Horley Surrey RH6 9HW Redistribution of curtilage between flats 19A and B, repositioning and	No objections	Approved with conditions

During the period July 29 – August 25 2022.

	replacement fence, window alterations to Flat 19B.		
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During the period July 29 – August 25 2022.

Applications Refused and Withdrawn

By Reigate & Banstead Borough Council

Applications Refused			
Application No:	Details	HTC Comments	Status
<u>22/01281/F</u>	30 Avenue Gardens Horley Surrey RH6 9BS New residential dwelling on land adjacent to 30 Avenue Gardens and rear extension to the existing dwelling at 30 Avenue Gardens.	<p>The Town Council OBJECTS on the following grounds:</p> <p>i. The proposed development will have a negative impact on neighbouring amenities;</p> <p>ii. Is out of character with the streetscene and results in a terracing effect;</p> <p>iii. The proposed development appears cramped on such a narrow plot; and</p> <p>iv. Is considered an overdevelopment of the site out of keeping with the character of the area.</p>	Withdrawn by Applicant
<u>22/01418/HHOLD</u>	85A Victoria Road Horley Surrey RH6 7QH Erection of private garage with small contained home office on second level.	No objections	Refused
<u>22/01312/F</u>	44 - 46 Sangers Drive Horley Surrey RH6 8AL Demolition of existing double garage. Construct new two bed, two storey home.	No objections	Refused
<u>22/01288/HHOLD</u>	3 Meath Green Avenue Horley Surrey RH6 8EF Side and rear wrap around ground floor extension with front entrance porch. As amended on 26/07/2022.	No objections	Withdrawn by Applicant
<u>21/03185/F</u>	Oldbury Engineering Ltd 8 - 12 Balcombe Road Horley Surrey RH6 9HT Demolition of all existing building and erection of a detached building containing 6 apartments with associated access, parking for car and cycles, refuse storage and amenity space. As amended on 22/02/2022 ,16/05/2022 and on 31/05/2022.	No objections	Refused
<u>20/01265/CU</u>	The New Fort Raj 74 Victoria Road Horley Surrey RH6 7PZ Change of	The Town Council OBJECTS on the grounds that there appears to be no	Refused

During the period July 29 – August 25 2022.

	first floor of A3-Restaurant into C3-Residential Flat (1No)	provision for natural lighting to the Studio Flat.	
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During the period July 29 – August 25 2022.

Appeals Lodged – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Application Date
<u>21/02724/F</u> <u>APP/L3625/W/22/3298763</u>	Land At Laburnum And Branscombe 50 Haroldslea Drive Horley Surrey RH6 9DU Demolition of existing buildings and erection of 40 homes, including affordable housing, with access from Haroldslea Drive and associated parking and open space. As amended on 15/12/2021, 31/01/2022, 21/02/2022, 16/03/2022, 28/03/2022 and the 04/04/2022.	Appeal against Refusal of DC Application	05.08.22

Appeals In Progress (Awaiting Decision) – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Hearing Date
<u>21/03133/RET</u> <u>APP/L3625/W/22/3296694</u>	Horley Town Football Club The New Defence Anderson Way Horley Surrey Change of use of land from groundsman compound to builders storage compound	Appeal against Refusal of DC Application	No date yet arranged
<u>21/00838/F</u> <u>APP/L3625/W/21/3289794</u>	Thurgarton Cottage Meath Green Lane Horley Surrey RH6 8HZ Erection of three detached dwellings, provision of new access with car parking for 6 cars, with the retention of the existing dwelling. As amended on 06/08/2021, on 19/08/2021 and on 02/09/2021.	Appeal against Refusal of DC Application	10 am on 8 th December at RBBC Town Hall
<u>21/00067/E_EN</u> <u>APP/L3625/C/21/3282754</u>	57 Meadowcroft Close Horley Surrey RH6 9EJ Appealed against an Enforcement Notice regarding: 1. Without planning permission, the formation of an access at the junction with the B2036 Balcombe Road and the D552 Meadowcroft Close in the approximate position shown as a black hatched area on the attached plan A. 2. Without planning permission, the creation of a hardstanding in the approximate position shown within the black dotted line on the attached plan B.	Appeal against an Enforcement Notice	No date yet arranged

During the period July 29 – August 25 2022.

Appeals Decided – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Decision
21/03264/HHOLD <u>APP/L3625/D/22/3297480</u>	6 Meath Green Farm Close Horley Surrey RH6 8NB Construction of infill to existing single storey car port to include new external window. Installation of double doors to rear to provide storage access. Internal modifications to allow access to new bedroom through main property. As amended on 02/02/2022 and on 09/02/2022.	Appeal against Refusal of HHOLD Application	Appeal Dismissed
21/02258/HHOLD <u>APP/L3625/D/22/3292285</u>	2 Grendon Close Horley Surrey RH6 8JW Annexe to main house	Appeal against Refusal of HHOLD Application	Appeal Dismissed

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 29 July 2022 – 25 August 2022
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 02.08.22	Application No: <u>22/01709/HHOLD</u>
LOCATION:	3 Heritage Lawn Langshott Horley Surrey RH6 9XH
DESCRIPTION:	Proposed single storey rear extension
<i>Cons Expiry Date: 23/08/22; Determination Deadline: 23/09/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 30/08/22)	No objections

02. RBBC Letter Dated: 03.08.22	Application No: <u>22/01579/HHOLD</u>
LOCATION:	Fircroft 58A Oakwood Road Horley Surrey RH6 7BU
DESCRIPTION:	Garage conversion and roof alteration from flat to pitched, and first floor front extension.
<i>Cons Expiry Date: 24/08/22; Determination Deadline: 26/09/22;</i>	
History	<u>15/01970/HHOLD</u> – First floor extension above the garage and new roof to existing garage/porch
Status	15/01970/HHOLD – Approved with Conditions
Comments	15/01970/HHOLD – No comments
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 30/08/22)	No objections

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03. RBBC Letter Dated: 10.08.22	Application No: 22/01771/F
LOCATION:	30 Avenue Gardens Horley Surrey RH6 9BS
DESCRIPTION:	New semi detached residential dwelling on land adjacent to 30 Avenue Gardens and rear extension to the existing dwelling at 30 Avenue Gardens.
<i>Cons Expiry Date: 01/09/22; Determination Deadline: 03/10/22;</i>	
History	22/01281/F – New residential dwelling on land adjacent to 30 Avenue Gardens and rear extension to the existing dwelling at 30 Avenue Gardens.
Status	22/01281/F – Withdrawn by Applicant
Comments	22/01281/F – The Town Council OBJECTS on the following grounds: i. The proposed development will have a negative impact on neighbouring amenities; ii. Is out of character with the streetscene and results in a terracing effect; iii. The proposed development appears cramped on such a narrow plot; and iv. Is considered an overdevelopment of the site out of keeping with the character of the area
HORLEY TOWN COUNCIL COMMENTS	

04. RBBC Letter Dated: 10.08.22	Application No: 22/01667/F
LOCATION:	Gainsborough Lodge Hotel 39 Massetts Road Horley Surrey RH6 7DT
DESCRIPTION:	Single storey side extension containing two en-suite bedrooms replacing existing single storey garage and first floor side extension containing one en-suite bedroom.
<i>Cons Expiry Date: 01/09/22; Determination Deadline: 03/10/22;</i>	
History	18/00306/F – Single storey side extension containing two en-suite bedrooms replacing existing single storey garage and first floor side extension containing one en-suite bedroom.
Status	18/00306/F – Approved with Conditions
Comments	18/00306/F – No objections subject to no adverse comments from the Conservation Officer
HORLEY TOWN COUNCIL COMMENTS	

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05. RBBC Letter Dated: 11.08.22	Application No: 22/01408/HHOLD
LOCATION:	197 Balcombe Road Horley Surrey RH6 9EA
DESCRIPTION:	Porch and cloak room to front and side elevation of property.
<i>Cons Expiry Date: 02/09/22; Determination Deadline: 03/09/22;</i>	
HORLEY TOWN COUNCIL COMMENTS	

06. RBBC Letter Dated: 17.08.22	Application No: 22/01775/HHOLD
LOCATION:	Hallington Yattendon Road Horley Surrey RH6 7BS
DESCRIPTION:	Two storey rear extension and replacement garage.
<i>Cons Expiry Date: 08/09/22; Determination Deadline: 07/10/22;</i>	
HORLEY TOWN COUNCIL COMMENTS	

07. RBBC Letter Dated: 18.08.22	Application No: 22/01683/CU
LOCATION:	Rowlands Peeks Brook Lane Horley Surrey RH6 9PP
DESCRIPTION:	The use of land as a travellers caravan site and associated development including fencing, hard surfacing, acoustic barrier and service provision and amenity area.
<i>Cons Expiry Date: 09/09/22; Determination Deadline: 10/10/22;</i>	
HORLEY TOWN COUNCIL COMMENTS	

08. RBBC Letter Dated: 22.08.22	Application No: 22/01805/HHOLD
LOCATION:	42 Albert Road Horley Surrey RH6 7JA
DESCRIPTION:	Single storey rear extension
<i>Cons Expiry Date: 13/09/22; Determination Deadline: 06/10/22;</i>	
HORLEY TOWN COUNCIL COMMENTS	

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Tree Works (Non-Felling)

A. RBBC Letter Dated:	Application No: 22/01686/TPO
LOCATION:	131 Balcombe Road Horley Surrey RH6 9BX
DESCRIPTION:	T1 Oak - Reduce crown by 3m and remove epicormic growth. Tree is in close proximity to property and causing excessive shading. Reduction will bring tree in line with previous application of second Oak tree.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated:	Application No: 22/01742/TPO
LOCATION:	Cooper Lodge 61 Massetts Road Horley Surrey RH6 7DT
DESCRIPTION:	1 X Sycamore and 1 x Horse Chestnut - located in the corner boundary of the premises. They are currently blocking all light coming into the ground floor apartments. These trees will be safely reduced to roughly gutter height. To allow more natural light. (roughly 15 metres)
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated:	Application No: 22/01426/TPO
LOCATION:	26 Wellington Way Horley Surrey RH6 8JH
DESCRIPTION:	1 no. oak tree in rear garden: Thin crown by 25%. Lift crown to 2.5 metres above ground level. Crown reduction by removing up to 1-2m of branch end length all over.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

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The following applications are for information only
25.07.22
<p><u>22/01165/DET04</u> – Villa Verde 34 Massetts Road Horley Surrey RH6 7DS Submission of EV charging unit Information and Specification details pursuant to condition 4 of permission 22/01165/F, Temporary change of use for a period of up to 5 years, to enable the use of the first floor as an 8 bedroom HMO (Sui Generis)</p> <p><u>19/01943/NMAMD1</u> – Rear Of 48 Brighton Road And Rear Of 10 Church Road Horley RH6 7HD Non-Material Amendment to 19/01943/S73 : Ground floor kitchen/living windows changed from obscure glazing to clear glazing</p>
01.08.22
<p><u>22/01759/CAN</u> – Ye Olde Six Bells Public House Church Road Horley Surrey RH6 8AD T1- Willow tree. Remove all branches that overhang decking area, leaving a 2.5 metre clearance from the seating area.</p> <p><u>19/00062/NMAMD1</u> – Site Of Former Horley Gas Holder Station Balcombe Road Horley Surrey RH6 9GA Non material amendment to 19/00062/F : Amendment to the approved design of the building. Fascias altered to suit detailed design of the Roof Truss. Solar panels added to 4 no. roof slopes. Dimensions to roof heights altered to suit detailed design of the roof truss. External finish changed from facing brickwork to render. Downpipes added to elevation following drainage strategy. Glazed panel added further to detailed design work to emphasise main entrance to building. Colours added to the elevations for clarification on finishes. Top hung opening windows added to glazed panels for natural ventilation. Steel structure added to support roof. Addition of Brise Soleil for provide additional shade to building.</p> <p><u>19/00062/DET23</u> – Site Of Former Horley Gas Holder Station Balcombe Road Horley Surrey RH6 9GA Submission of photovoltaics information pursuant to condition 23 of permission 19/00062/F. Redevelopment of the site to incorporate the erection of a part two and part three storey office building together with associated car parking and cycle parking spaces, hard and soft landscaping and other ancillary works.</p> <p><u>19/00062/DET15</u> – Site Of Former Horley Gas Holder Station Balcombe Road Horley Surrey RH6 9GA Submission of materials details pursuant to condition 15 of permission 19/00062/F. Redevelopment of the site to incorporate the erection of a part two and part three storey office building together with associated car parking and cycle parking spaces, hard and soft landscaping and other ancillary works.</p> <p><u>19/01665/DET13</u> – Building Adjacent To Pumping Station Horley Sewage Works Lee Street Horley Surrey Submission of energy and water efficiency information pursuant to condition 13 of permission 19/01665/F. Erection of 4 no. 1 bedroom dwellings with associated hard and soft landscaping.</p> <p><u>19/01665/DET15</u> – Building Adjacent To Pumping Station Horley Sewage Works Lee Street Horley Surrey Submission of fast charge socket details pursuant to condition 15 of permission 19/01665/F. Erection of 4 no. 1 bedroom dwellings with associated hard and soft landscaping.</p> <p><u>04/02120/RM4B/DET17</u> – Horley North West Development Meath Green Lane Horley Surrey Submission of bus stop details pursuant to Condition 17 of permission 04/02120/RM4B. Reserved Matters application for Phase 4 of development at North West Horley (appearance, landscaping,</p>

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layout and scale) pursuant to 04/02120/OUT for the erection of 64no. dwellings and associated parking, levels, lighting, drainage and ancillary works.

08.08.22

[22/01798/CLP](#) – 4 Wysemead Langshott Horley Surrey RH6 9XX | Proposed single storey rear extension

[22/01797/CON](#) – The Oakwood School Balcombe Road Horley Surrey RH6 9AE | Details of a lighting strategy, electric vehicle charging points and secure cycle storage pursuant to Conditions 7, 17 and 18 of planning permission ref: RE21/02101/CON dated 16 December 2021.

[22/01726/CLP](#) – Saxon House Haroldslea Drive Horley Surrey RH6 9PH | Change of use of land to continue offering animal handling sessions and pony rides to children in the local community.

HORLEY TOWN COUNCIL

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Strategic Transport Group
Surrey County Council
Quadrant Court
35 Guildford Road
Woking
GU22 7QQ

By email: Nationalbus.strategy@surreycc.gov.uk

22 August 2022

Dear Sirs

Surrey County Council Enhanced Partnership Plan – Bus Consultation

Horley Town Council welcomes the opportunity to comment on the proposed bus partnership plan and scheme.

Thanks to its location close to Gatwick Airport and with the A23 corridor running through the town we are, in general, well served by high quality and frequent bus services. This is particularly true for the areas covering Horley West and East and services operating along the A23. However, we currently have no services in Horley South and a somewhat limited service to Westvale Park. The latter being a new development to the north of Horley comprising, on completion, some 1510 dwellings.

We are also aware that Gatwick Airport makes an annual financial contribution to support local bus services, but we are not sure how this is allocated by area or what services benefit from it.

The Town Council is supportive of our residents having access to high frequency bus services at affordable fares as a means of reducing their dependency on cars to commute or access the town centre for socialising and surrounding areas for services and facilities.

The Town Council would like to hear more about your proposals to improve bus access along the A23 corridor especially as the width of the road available to vehicles has recently been reduced to accommodate a new cycle way from Salfords to the Chequers roundabout. Furthermore, we consider the stretch from the Chequers roundabout to the Longbridge roundabout as being an even greater challenge for improvements.

When Fastway services were introduced into Horley many years ago, the Town Council were advised that they would have the ability to change the priority at traffic lights in favour of the buses as a means to achieve quicker journeys than using a private car for the same journey. To date we have yet to see this in operation.

Horley Town Council feel that bus infrastructure in the area could be improved with the provision of more bus shelters, but we appreciate that this can sometimes depend on the availability of land. In addition, we see a need to have more stops with Real Time Passenger Information (RTPI).

In conclusion there is a lot of information in the Surrey Enhanced Partnership Plan and Scheme documents in relation to the future of our local bus services that we can support, and we look forward to seeing improvements to bus services being implemented for the benefit of Horley residents.

We do hope that our above comments will be given due consideration and we look forward to hearing the outcomes in due course.

Yours faithfully,



Joan Walsh
Town Clerk
Horley Town Council

