

# HORLEY TOWN COUNCIL

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## AGENDA

### PLANNING & DEVELOPMENT COMMITTEE

Date / Time: Tuesday, 10 January 2023 at 7.30 pm

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

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Dear Councillors

You are hereby respectfully summoned to attend the **MEETING of HORLEY TOWN COUNCIL PLANNING & DEVELOPMENT COMMITTEE** to be held on Tuesday, 10 January 2023, 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](mailto: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](mailto: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.



## **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, 10 January 2023 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**
4. **Approval of Minutes**  
Planning & Development Committee held on 20 December 2022.
5. **Planning Updates**  
Planning & Development Committee held on 20 December 2022.
6. **Outside Bodies and Sub-Committees**
  - i) **Horley Town Management Group** - To note the next virtual briefing scheduled for 16<sup>th</sup> January 2023.
  - ii) To receive reports of attendance at any other recent meetings.
7. **Planning Applications**
  - i) To consider the list of applications determined for the period 16 December 2022 to 05 January 2023.
  - ii) To consider the list of applications registered for the period 16 December 2022 to 05 January 2023.
8. **Planning Appeals**  
To consider any Planning Appeals received and determined.
9. **Ongoing Planning Matters**  
To receive an update on any matters.
10. **Highways Matters**
  - i) **Horley Access Group (Formerly HPAC)**  
To receive an update from the Access Group Chair.
  - ii) **Traffic Calming Measures around 'The Acres' and Wheatfield Way, Langshott -**  
To receive any updates.
  - iii) To receive an update on any other matters.

**Members of the Planning and Development Committee:**

**CLRs Avery, Baker, Buttironi, Hudson, George, Samantha Marshall, Simon Marshall, Powell, Saunders, Spencer and Stimpson.**

11. **Airport Matters**
  - i) **GATCOM:** Newsletters & Updates – To note information received.
  - ii) To receive an update on any other matters.
12. **Redhill to Horley Pathfinder Design Code Engagement**  
To receive an update regarding the Design Code Consultation and to consider this Council's response.
13. **Letters Received.**
14. **Diary Dates.**
15. **Items for Future Consideration.**
16. **Press Release** - To agree items for inclusion.

***Date of next meeting: 14 February 2023***



**Signed: Town Clerk**

**Dated: 05 January 2023**

**During the period December 16 2022 – January 05 2023.**

**List of Determined Applications – Horley**

**By Reigate & Banstead Borough Council**

<b>Applications Approved</b>			
<b>Application Number</b>	<b>Details</b>	<b>HTC Comments</b>	<b>Decision</b>
<b><u>22/02429/HHOLD</u></b>	26 Queens Road Horley Surrey RH6 7AH   Single storey ground floor side & rear extension. As amended on 19/12/2022.	<b>No objections</b>	Approved with conditions
<b><u>22/02404/HHOLD</u></b>	6 Cartersmead Close Langshott Horley Surrey RH6 9LG   Single storey rear and side wrap around extension. Garage conversion.	<b>No objections</b>	Approved with conditions
<b><u>22/02388/HHOLD</u></b>	40 Riverside Horley Surrey RH6 7LN   Proposed single storey rear extension	<b>No objections subject to any conditions from the conservation officer</b>	Approved with conditions
<b><u>22/02373/HHOLD</u></b>	Cherrytree Rosemary Lane Horley Surrey RH6 9HG   Hip to gable loft conversion and raising of ridge height with chimney removal, to create two new rooms in the roof and front porch extension to existing single storey dwelling	<b>No objections</b>	Approved with conditions
<b><u>22/02350/TPO</u></b>	22 Wellington Way Horley Surrey RH6 8JH   AMENDED SPECIFICATION SEE CONDITION 2 1no. oak tree: crown reduce by 1.5 METRES	<b>No objections, subject to no adverse comments from the Tree Officer</b>	Approved with conditions
<b><u>22/02083/HHOLD</u></b>	10 Benhams Drive Horley Surrey RH6 8QR   Extension to existing rear extension.	<b>No objections</b>	Approved with conditions
<b><u>21/01760/F</u></b>	77-81 Victoria Road Horley Surrey RH6 7QH   Conversion of first floor and addition of second storey to building to provide six flats and retention of ground floor retail. As amended on 07/02/2022 and on 23/06/2022 and on 15/11/2022	<b>No objections though we would question the 5 off road parking spaces available being allocated for the residents of the flats. This assumes no parking for occupants of the ground floor retail unit?</b>	Approved with conditions
<b><u>22/02463/HHOLD</u></b>	10 Kingsley Road Horley Surrey RH6 8HR   Erection of four air conditioning units on the flank elevation of existing dwelling. As amended on 24/11/2022	<b>No objections</b>	Approved with conditions
<b><u>22/00914/F</u></b>	Land Parcel At 529687 142126 The Close Horley Surrey   Temporary three-year period expansion of hardstanding for the	<b>No objections</b>	Approved with conditions

**During the period December 16 2022 – January 05 2023.**

	storage of plant, machinery, vehicles and construction supplies. Erection of a temporary 12m x 12m steel building for storage and distribution. As amended on 12/07/2022, 13/07/2022, 12/09/2022 and on 26/10/2022.		
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During the period December 16 2022 – January 05 2023.

Applications Refused and Withdrawn

By Reigate & Banstead Borough Council

Applications Refused			
Application No:	Details	HTC Comments	Status
<u>22/02438/HHOLD</u>	23 Landen Park Horley Surrey RH6 8DZ   Single storey rear extension, loft conversion with rear dormer and garage conversion. As amended on 10/11/2022 and on 14/12/2022.	No Objections but HTC request that PD Rights be removed to require any future change of use to be subject to a new planning application.	Refused

**During the period December 16 2022 – January 05 2023.**

**Appeals Lodged – Horley**

<b>Application No / Planning Inspectorate Reference:</b>	<b>Details</b>	<b>Case Type</b>	<b>Application Date</b>

**Appeals In Progress (Awaiting Decision) – Horley**

<b>Application No / Planning Inspectorate Reference:</b>	<b>Details</b>	<b>Case Type</b>	<b>Hearing Date</b>
<b>22/01009/TED</b> <b><u>APP/L3625/W/22/3303118</u></b>	Court Lodge Road Horley RH6 8RT   Proposed telecommunications installation: Proposed slim line phase 8 monopole c/w wraparound cabinet at base, 3no. additional ancillary equipment cabinets and associated ancillary works.	Appeal against Refusal of Prior Approval	No date yet arranged
<b>21/02885/F</b> <b><u>APP/L3625/W/22/3301313</u></b>	106 Balcombe Road Horley Surrey RH6 9BW   Erection of a detached bungalow.	Appeal against Refusal of DC Application	No date yet arranged
<b>21/02724/F</b> <b><u>APP/L3625/W/22/3298763</u></b>	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	No date yet arranged
<b>21/03133/RET</b> <b><u>APP/L3625/W/22/3296694</u></b>	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
<b>21/00838/F</b> <b><u>APP/L3625/W/21/3289794</u></b>	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 <sup>th</sup> December at RBBC Town Hall
<b>21/00067/E_EN</b> <b><u>APP/L3625/C/21/3282754</u></b>	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.	Appeal against an Enforcement Notice	No date yet arranged

**During the period December 16 2022 – January 05 2023.**

	2. Without planning permission, the creation of a hardstanding in the approximate position shown within the black dotted line on the attached plan B.		
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**Appeals Decided – Horley**

<b>Application No / Planning Inspectorate Reference:</b>	<b>Details</b>	<b>Case Type</b>	<b>Decision</b>



**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 15 December 2022 – 05 January 2023**  
**To see plans please CTRL+click on the application number to follow the link**

<b>01. RBBC Letter Dated: 16.12.22</b>	<b>Application No: <u><a href="#">22/02631/HHOLD</a></u></b>
LOCATION:	Westharrow's Harold'slea Drive Horley Surrey RH6 9PH
DESCRIPTION:	Proposed single storey front/side extension and 2.25m high brick boundary wall (2.4m piers)
<i>Cons Expiry Date: 09/01/23; Determination Deadline: 01/02/23;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b>	

<b>02. RBBC Letter Dated: 20.12.22</b>	<b>Application No: <u><a href="#">22/02737/HHOLD</a></u></b>
LOCATION:	19 Arne Grove Horley Surrey RH6 8DQ
DESCRIPTION:	Single storey extension
<i>Cons Expiry Date: 13/01/23; Determination Deadline: 06/02/23;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b>	

<b>03. RBBC Letter Dated: 20.12.22</b>	<b>Application No: <u><a href="#">22/02699/HHOLD</a></u></b>
LOCATION:	Ons Lapa 189 Smallfield Road Horley Surrey RH6 9LR
DESCRIPTION:	Single storey rear extension.
<i>Cons Expiry Date: 13/01/23; Determination Deadline: 08/02/23;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b>	

<b>04. RBBC Letter Dated: 21.12.22</b>	<b>Application No: <u><a href="#">22/02741/F</a></u></b>
LOCATION:	37 Station Road Horley Surrey RH6 9HW
DESCRIPTION:	Creation of external alterations to the ground floor (front) through additional/altered fenestration
<i>Cons Expiry Date: 14/01/23; Determination Deadline: 10/02/23;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b>	

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<b>05. RBBC Letter Dated: 21.12.22</b>	<b>Application No: <a href="#">22/02736/CU</a></b>
LOCATION:	2 Russells Crescent Horley Surrey RH6 7DN
DESCRIPTION:	Change of use from guest house accommodation to house in multiple occupancy for up to 7 people
<i>Cons Expiry Date: 15/01/23; Determination Deadline: 13/02/22;</i>	
<b>History</b>	<b>21/01215/CU – The Change of Use from guest house annexe back to the original use as a residential bungalow with a small family annexe within the existing footprint.</b>
<b>Status</b>	<b>21/01215/CU – Approved with Conditions</b>
<b>Comments</b>	<b>21/01215/CU – No objections</b>
<b>HORLEY TOWN COUNCIL COMMENTS</b>	

<b>06. RBBC Letter Dated: 22.12.22</b>	<b>Application No: <a href="#">22/02543/HHOLD</a></b>
LOCATION:	11 Ashleigh Close Horley Surrey RH6 8AJ
DESCRIPTION:	2 Storey side extension and single storey rear extension. <b>As Amended.</b>
<i>Cons Expiry Date: 15/01/23; Determination Deadline: 30/01/23;</i>	
<b>Comments issued on 21.12.22</b>	<b>No objection</b>
<b>HORLEY TOWN COUNCIL COMMENTS</b>	

<b>07. RBBC Letter Dated: 03.01.23</b>	<b>Application No: <a href="#">22/02785/F</a></b>
LOCATION:	Earl Haig Memorial Building Albert Road Horley Surrey RH6 7JA
DESCRIPTION:	Proposed replacement fence with increase in height
<i>Cons Expiry Date: 24/01/23; Determination Deadline: 13/02/23;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b>	

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The following applications are for information only
19.12.22
<p><a href="#">22/02817/P20ZA</a> – Hamseys 30 Balcombe Road Horley Surrey RH6 9AA   Existing building demolished and new residential building (accommodating 9 flats) built</p>
<p><a href="#">20/00503/DET07</a> – QVS 94 Brighton Road Horley Surrey RH6 7JQ   Submission of parking information pursuant to condition 7 of permission 20/00503/F. The proposal consists of the extension, alteration and addition of residential accommodation to the existing building on 94 Brighton Road. The proposal would provide an additional 5 No. flats. This includes 2 No. one-bedroom flats and 3 No. studio flats (2 x1b2p and 3 x 1b1p). The existing flat at first floor and retail unit at ground floor will be retained. The existing car park at the rear is also retained and this will provide space for parking, refuse and recycling which are all accessed from Lumley Road.</p>
<p><a href="#">20/00503/DET03</a> – QVS 94 Brighton Road Horley Surrey RH6 7JQ   Submission of ground levels information pursuant to condition 3 of permission 20/00503/F. The proposal consists of the extension, alteration and addition of residential accommodation to the existing building on 94 Brighton Road. The proposal would provide an additional 5 No. flats. This includes 2 No. one-bedroom flats and 3 No. studio flats (2 x1b2p and 3 x 1b1p). The existing flat at first floor and retail unit at ground floor will be retained. The existing car park at the rear is also retained and this will provide space for parking, refuse and recycling which are all accessed from Lumley Road.</p>
<p><a href="#">20/00503/DET12</a> – QVS 94 Brighton Road Horley Surrey RH6 7JQ   Submission of energy and water efficiency details pursuant to condition 12 of permission 20/00503/F. The proposal consists of the extension, alteration and addition of residential accommodation to the existing building on 94 Brighton Road. The proposal would provide an additional 5 No. flats. This includes 2 No. one-bedroom flats and 3 No. studio flats (2 x1b2p and 3 x 1b1p). The existing flat at first floor and retail unit at ground floor will be retained. The existing car park at the rear is also retained and this will provide space for parking, refuse and recycling which are all accessed from Lumley Road. As amended on 04/01/2023</p>
<p><a href="#">20/00503/DET04</a> – QVS 94 Brighton Road Horley Surrey RH6 7JQ   Submission of materials information pursuant to condition 4 of permission 20/00503/F. The proposal consists of the extension, alteration and addition of residential accommodation to the existing building on 94 Brighton Road. The proposal would provide an additional 5 No. flats. This includes 2 No. one-bedroom flats and 3 No. studio flats (2 x1b2p and 3 x 1b1p). The existing flat at first floor and retail unit at ground floor will be retained. The existing car park at the rear is also retained and this will provide space for parking, refuse and recycling which are all accessed from Lumley Road.</p>
<p><a href="#">20/00503/DET05</a> – QVS 94 Brighton Road Horley Surrey RH6 7JQ   Submission of car parking access information pursuant to condition 5 of permission 20/00503/F. The proposal consists of the extension, alteration and addition of residential accommodation to the existing building on 94 Brighton Road. The proposal would provide an additional 5 No. flats. This includes 2 No. one-bedroom flats and 3 No. studio flats (2 x1b2p and 3 x 1b1p). The existing flat at first floor and retail unit at ground floor will be retained. The existing car park at the rear is also retained and this will provide space for parking, refuse and recycling which are all accessed from Lumley Road.</p>
<p><a href="#">22/02441/TPO</a> – Land Opposite To 47 Thomas Waters Way Horley Surrey RH6 9FZ   T 67 Oak Tree: We would like to remove all deadwood, the overhanging lateral branches. Cut back significantly by up to 4 meters. These branches are overhanging pathway.</p>