

HORLEY TOWN COUNCIL

Joan Walsh
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AGENDA

PLANNING & DEVELOPMENT COMMITTEE

Date / Time: Tuesday, 19 December 2023 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, 19 December 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 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.



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, 19 December 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**
To receive apologies for absence with officer recommendation for acceptance.
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 21 November 2023.
5. **Planning Updates**
Planning & Development Committee held on 21 November 2023.
6. **Planning Applications**
 - i) To consider the list of applications determined for the period 22 November 2023 to 14 December 2023.
 - ii) To consider the list of applications registered for the period 22 November 2023 to 14 December 2023.
7. **Planning Appeals**
To consider any Planning Appeals received and determined.
8. **Consultation on the draft A23 Great Street Design Code SPD**
To consider this Council's response
9. **Gatwick Airport LTD DCO – Next Steps**
To review the next stage of the DCO and agree next steps.
10. **Communications Received**
11. **Diary Dates.**
12. **Items for Future Consideration.**
13. **Press Release - To agree items for inclusion.**

Members of the Planning and Development Committee:

Cllrs Avery, Barlow, Blacker, Chester, Easterbrook, George, Hughes, Hudson, Saunders, Turner, Wotton.

Date of next meeting: 16 January 2024

A handwritten signature in black ink, appearing to read "Jean Walsh". The signature is written in a cursive style with a large initial 'J'.

Signed: Town Clerk

Dated: 14 December 2023

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 16 November 2023 – 14 December 2023
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 17.11.23	Application No: <u>23/02287/HHOLD</u>
LOCATION:	23 Parkway Horley Surrey RH6 7HX
DESCRIPTION:	Single storey rear extension
Cons Expiry Date: 08/12/23; Determination Deadline: 02/01/24;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 19/12/23)	No objections

02. RBBC Letter Dated: 17.11.23	Application No: <u>23/01763/CU</u>
LOCATION:	21 Haroldslea Close Horley Surrey RH6 9DZ
DESCRIPTION:	Change of use of the outbuilding/garage to short term lets independent of the use of the main dwelling.
Cons Expiry Date: 08/12/23; Determination Deadline: 03/01/24;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 19/12/23)	HTC OBJECT on the following grounds: <ul style="list-style-type: none"> • In appropriate development. • Impact on neighbour amenities especially through the sharing of the driveway with the applicant.

03. RBBC Letter Dated: 22.11.23	Application No: <u>23/02373/HHOLD</u>
LOCATION:	Rainford 230 Smallfield Road Horley Surrey RH6 9LT
DESCRIPTION:	Hip to gable roof extension, insertion of front and rear dormer windows with side sky lights and front porch feature
Cons Expiry Date: 13/12/23; Determination Deadline: 12/01/24;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 19/12/23)	No objections

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04. RBBC Letter Dated: 24.11.23	Application No: <u>23/01807/HHOLD</u>
LOCATION:	124 Kingsley Road Horley Surrey RH6 8AW
DESCRIPTION:	Extension of existing porch to incorporate toilet and wetroom
Cons Expiry Date: 15/12/23; Determination Deadline: 17/01/24;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 19/12/23)	No objections

05. RBBC Letter Dated: 13.12.23	Application No: <u>23/02464/F</u>
LOCATION:	20 Lumley Road Horley Surrey RH6 7JL
DESCRIPTION:	Proposed single storey garden room
Cons Expiry Date: 07/01/24; Determination Deadline: 24/01/24;	
HORLEY TOWN COUNCIL COMMENTS	

06. RBBC Letter Dated: 13.12.23	Application No: <u>23/02378/HHOLD</u>
LOCATION:	113 Balcombe Road Horley Surrey RH6 9BG
DESCRIPTION:	Proposed first floor rear extension and car port conversion to extend existing garage.
Cons Expiry Date: 07/01/24; Determination Deadline: 31/01/24;	
HORLEY TOWN COUNCIL COMMENTS	

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 16.11.23	Application No: 23/02213/TPO
LOCATION:	Land Adjacent To 2 Cloverfield's Langshott Horley Surrey RH6 9EY
DESCRIPTION:	T3 Oak of MWA Arb Report Works: Remove (fell) to near ground level. Owner to physically remove regrowth (due to translocation risk). Reason: Clay shrinkage subsidence damage at 2 Cloverfield's, RH6 9EY.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No Objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 11.12.23	Application No: 23/02427/TPO
LOCATION:	Four Oaks 14 Victoria Road Horley Surrey RH6 9BN
DESCRIPTION:	T1 - Oak Tree Reduce crown by 3m and remove major deadwood. Tree has put on excessive regrowth having been reduced many years ago. Regrowth is now in danger of failure and is over highway and neighbours drive.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No Objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 11.12.23	Application No: 23/02426/TPO
LOCATION:	39 Oakwood Road Horley Surrey RH6 7BY
DESCRIPTION:	T1 - Horse Chestnut, T2 - Lime Tree T3 Horse Chestnut Crown lift to height of 5m to give highway clearance and lift over garden by 5m to balance crown. Remove major deadwood.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No Objections, subject to no adverse comments from the Tree Officer.

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D. RBBC Letter Dated: 11.12.23	Application No: 23/02393/TPO
LOCATION:	13 Priestlands Close Horley Surrey RH6 8GG
DESCRIPTION:	T1 Birch - Tree has put on excessive regrowth for size of garden and causing excessive shading. Reduce back to previous points.
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
20.11.23
None
27.11.23
<p><u>21/02724/DET07</u> – Land At Laburnum And Branscombe 50 Haroldslea Drive Horley Surrey RH6 9DU Submission of Reptile Mitigation Strategy details pursuant to condition 7 of permission 21/02724/F. Demolition of existing buildings and erection of 40 homes, including affordable housing, with access from Haroldslea Drive and associated parking and open space.</p>
04.12.23
<p><u>21/03089/NMAMD1</u> – 55 Hyperion Walk Horley Surrey RH6 7DA Non material amendment. Window and door position changes to the new gable wall (South Elevation). Addition of 2 No. rooflights over approved rear single storey extension.</p> <p><u>23/02402/CAN</u> – The Coach House Meath Green Lane Horley Surrey RH6 8JA Tree A - Wellingtonia - Dead - to be felled. Trees B and C Silver birch to be felled.</p> <p><u>21/02724/DET12</u> – Land At Laburnum And Branscombe 50 Haroldslea Drive Horley Surrey RH6 9DU Submission of levels details pursuant to condition 12 of permission 21/02724/F. Demolition of existing buildings and erection of 40 homes, including affordable housing, with access from Haroldslea Drive and associated parking and open space.</p> <p><u>21/02724/DET09</u> – Land At Laburnum And Branscombe 50 Haroldslea Drive Horley Surrey RH6 9DU Submission of Construction Method Statement details pursuant to condition 9 of permission 21/02724/F. Demolition of existing buildings and erection of 40 homes, including affordable housing, with access from Haroldslea Drive and associated parking and open space.</p> <p><u>21/02724/DET10</u> – Land At Laburnum And Branscombe 50 Haroldslea Drive Horley Surrey RH6 9DU Submission of access details pursuant to condition 10 of permission 21/02724/F. Demolition of existing buildings and erection of 40 homes, including affordable housing, with access from Haroldslea Drive and associated parking and open space.</p>
11.12.23
None