

HORLEY TOWN COUNCIL

Joan Walsh
Town Clerk
Council Offices, 92 Albert Road
Horley, Surrey RH6 7HZ
Tel: 01293 784765
info@horleysurrey-tc.gov.uk
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AGENDA

PLANNING & DEVELOPMENT COMMITTEE

Date / Time: Tuesday, 26 September 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, 26 September 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, 26 September 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 29 August 2023.
5. **Planning Updates**
Planning & Development Committee held on 29 August 2023.
6. **Outside Bodies and Sub-Committees**
To receive any updates from the Town Council representatives on the following outside bodies:
 - i) **Horley Town Management Group**
 - ii) **Horley Access Group**
 - iii) **GATCOM**
7. **Planning Applications**
 - i) To consider the list of applications determined for the period 25 August 2023 to 21 September 2023.
 - ii) To consider the list of applications registered for the period 25 August 2023 to 21 September 2023.
8. **Planning Appeals**
To consider any Planning Appeals received and determined.
9. **Ongoing Planning Matters**
 - i) To receive an update on any matters.

10. Transport & Highways Matters

- i) SCC Highways Focus Group
- ii) To receive an update on any other matters

11. Airport Matters

- i) To note the submission of the DCO to the Secretary of State and process for registering to participate in the examination
- ii) To receive an update on any other matters

12. “Delivering Change” Horley Regeneration Projects

To receive an update on the Horley Regeneration Projects

13. Planning Application MO/2023/1125 - Land to the West of Reigate Road, Hookwood, Horley, Surrey

To ratify this Council’s response

14. Horley Sewage Treatment Works

To ratify the letter sent to Thames Water and to note the response received.

15. Precept 2024/25

To review this Committee’s requirements, for consideration by Full Council.

16. Communications Received

17. Diary Dates

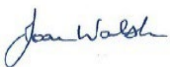
18. Items for Future Consideration

To note urgent business for inclusion on future agenda.

19. Press Release

To agree items for inclusion.

Date of next meeting: 24 October 2023



Signed: Town Clerk

Dated: 21 September 2023

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 25 August 2023 – 21 September 2023
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 24.08.23	Application No: <u>23/01292/F</u>
LOCATION:	70 Sarel Way Horley Surrey RH6 8EW
DESCRIPTION:	Annexe to be used as a self-contained dwelling.
<i>Cons Expiry Date: 15/09/23; Determination Deadline: 19/10/23;</i>	
History	21/03106/HHOLD – Proposed two-storey side extension to create granny-annexe. As amended on 02/02/2022.
Status	21/03106/HHOLD – Approved with Conditions
Comments	21/03106/HHOLD – No Comments
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 26/09/23)	No objections

02. RBBC Letter Dated: 24.08.23	Application No: <u>23/01741/HHOLD</u>
LOCATION:	99 Cheyne Walk Horley Surrey RH6 7LR
DESCRIPTION:	Conversion of existing garage to ancillary games room, office and utility room.
<i>Cons Expiry Date: 15/09/23; Determination Deadline: 19/10/23;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 26/09/23)	No objections

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03. RBBC Letter Dated: 31.07.23	Application No: <u>23/01552/HHOLD</u>
LOCATION:	Waverley 48 Smallfield Road Horley Surrey RH6 9AT
DESCRIPTION:	Partial ground floor & first floor side extension. As amended on 29/08/2023. [amended plans showing two storey side addition move away from the boundary but pushed forward].
<i>Cons Expiry Date: 13/09/23; Determination Deadline: 20/09/23;</i>	
Comments made on 15.08.23	No Objections
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 26/09/23)	No objections

04. RBBC Letter Dated: 31.08.23	Application No: <u>23/01733/CLE</u>
LOCATION:	35 Crescent Way Horley Surrey RH6 7LJ
DESCRIPTION:	The property is a tenanted C3 residential dwelling which is interchangeable between C3(a) and C3(c).
<i>Cons Expiry Date: 21/09/23; Determination Deadline: 25/10/23;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 26/09/23)	No objections

05. RBBC Letter Dated: 01.09.23	Application No: <u>23/00946/HHOLD</u>
LOCATION:	4 Heronswood Court Langshott Horley Surrey RH6 9PW
DESCRIPTION:	Proposed single story rear extension to provide new dining room and additional bedroom with en-suite shower and toilet. As amended on 29/08/2023 and on 28/08/2023.
<i>Cons Expiry Date: 21/09/23; Determination Deadline: 25/10/23;</i>	
Comments issued on 17.07.23	No objections
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 26/09/23)	No objections

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06. RBBC Letter Dated: 06.09.23	Application No: 23/01643/F
LOCATION:	Jessops Lodge 50 Massetts Road Horley Surrey RH6 7DS
DESCRIPTION:	Extension to Coach House inc conversion to single residence
Cons Expiry Date: 27/09/23; Determination Deadline: 24/10/23;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 26/09/23)	No objections subject to any requirements of the conservation officer
07. RBBC Letter Dated: 08.09.23	Application No: 23/01831/F
LOCATION:	Jai Ho 263 Balcombe Road Horley Surrey RH6 9EF
DESCRIPTION:	Single story rear extension 28 x 6 Meters, housing a new function room with a capacity of 60 guests.
Cons Expiry Date: 29/09/23; Determination Deadline: 31/10/23;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 26/09/23)	No objections but note provision of easy access male WC & baby changing facility but no mention of any female WC. The inclusion of a stage indicates that the applicant will be hosting live music. Given its proximity to a childcare facility there should be a restriction on the hours when live music is permitted.
08. RBBC Letter Dated: 08.09.23	Application No: 23/01358/F
LOCATION:	Thurgarton Cottage Meath Green Lane Horley Surrey RH6 8HZ
DESCRIPTION:	Erection of two three bedroom houses, provision of six parking spaces and turning area. Revised dormer design, addition of dormer to plot 1 and changes to proposed parking and access
Cons Expiry Date: 29/09/23; Determination Deadline: 30/10/23;	
Comments issued on 07.08.23	No objection subject to the application meeting the requirements of the conservation officer
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 26/09/23)	No objection subject to the application meeting the requirements of the conservation officer

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09. RBBC Letter Dated: 11.09.23	Application No: 23/01815/S73
LOCATION:	30 Limes Avenue Horley Surrey RH6 9DH
DESCRIPTION:	Single-storey side extension with pitched roof and skylights to replace existing timber lean too. Single-storey porch in replacement of an existing porch. As amended on 21/06/2023. Variation of condition 4 of permission 23/00746/HHOLD. Amendments to finished floor levels.
<i>Cons Expiry Date: 02/10/23; Determination Deadline: 06/11/23;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 26/09/23)	No objections

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 24.08.23	Application No: 23/01705/TPO
LOCATION:	1E Sarel Way Horley Surrey RH6 8EY
DESCRIPTION:	Horse Chestnut - Reduce the size of the tree by pruning to previous cut points. This being branch shortening of 1.5m.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 04.08.23	Application No: 23/01706/TPO
LOCATION:	8 Mosford Close Horley Surrey RH6 8JS
DESCRIPTION:	Oak - Reduce the crown by shortening branches by a maximum of 1.5m.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 30.08.23	Application No: 23/01745/TPO
LOCATION:	Meadowcroft House 182 Balcombe Road Horley Surrey RH6 9ER
DESCRIPTION:	Some roots of the TPO trees could be affected by the erection of replacement fencing. TPO sought to cover any damage caused by the works taking place.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

D. RBBC Letter Dated: 04.08.23	Application No: 23/01774/TPO
LOCATION:	Copperwood 3 Russells Crescent Horley Surrey RH6 7DJ
DESCRIPTION:	Beech tree to the right of the driveway at 3 Russells crescent, Horley
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

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E. RBBC Letter Dated: 07.09.23	Application No: 23/01787/TPO
LOCATION:	104 Balcombe Road Horley Surrey RH6 9BW
DESCRIPTION:	T1 Oak tree at the far back right of rear garden. 2M Crown reduction and dead wooded to provide sufficient clearance to the houses behind the tree and to create a overall balance on the tree. T2 Adjacent to the Oak nearer the property. 2M Crown reduction and dead wooded to provide sufficient clearance to the houses behind the tree and to create a overall balance on the tree. This tree has had a large split out on one of the larger lower limbs so we will be finishing off the cut to make it clean.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

F. RBBC Letter Dated: 07.09.23	Application No: 23/01866/TPO
LOCATION:	2 Wellington Way Horley Surrey RH6 8JH
DESCRIPTION:	Oak tree - Reduce the crown by reading the height by 1.5m and shortening lateral branches by 2.5m. The reason is to improve the safety factor due to the proximity of a school drop off zone.
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
28.08.23
<p><u>23/01778/CAN</u> – The Moorings 14 Russells Crescent Horley Surrey RH6 7DN T1 London Plane- Reduce crown by 1.5 and crown lift to a height of 3m by removing secondary branched maintaining natural shape. Tree is in centre of garden and was planted by the owner. It is now a mature specimen and causing excessive shading. Reduction and lift will bring tree back in line with surrounding trees in garden.</p> <p><u>04/02120/RM3C/DET11</u> – Horley North West Development Meath Green Lane Horley Surrey Submission of a surface water drainage scheme pursuant to condition 11 of permission 04/02120/RM3C. Reserved Matters application for the Neighbourhood Centre at the North West Horley development (appearance, landscaping, layout and scale) pursuant to 04/02120/OUT for the erection of 80 dwellings (Use Class C3), Neighbourhood Hall (Use Class D1), Medical Centre (Use Class D1), retail (Use Classes A1-A5) and commercial floorspace (Use Class B1), together with associated parking, lighting, levels and drainage.</p>
04.09.23
N/A
11.09.23
<p><u>23/01904/CLP</u> – Rainford 230 Smallfield Road Horley Surrey RH6 9LT Erection of ancillary outbuilding for use as home office and gym.</p> <p><u>23/01889/PDE</u> – 23 Parkway Horley Surrey RH6 7HX Single storey rear extension. Max height 2.85m, height at eaves 2.85m and extending 6m beyond the rear wall.</p>

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Planning Applications,
Mole Valley District Council,
Pippbrook,
Reigate Road,
Dorking,
RH4 1SJ

15th September 2023

By email: - katrina.sullivan-watkins@molevalley.gov.uk

Dear Sirs,

Planning Application : MO/2023/1125 – Land to the West of Reigate Road, Hookwood, Horley, Surrey

Firstly, it is disappointing to note that Horley Town Council [HTC] weren't formally consulted on this application as the neighbouring Town Council and the Town which will bear the biggest impact from the proposed developed.

Undoubtedly, the residents of these sites will look to Horley to meet their needs for – inter alia – education and health care. At present our current infrastructure is unable to meet the demands of Horley residents, let alone the increased impacts from the growth in our Horley population from the new developments within Horley.

That said, the application has been drawn to our attention and we therefore make the following comments.

Medical Provision

The three Horley GP practices are operating with closed lists. Indeed, we are aware that many Horley residents are already registered to the GP practice in Smallfield due to the lack of provision within the main town. Only one of our dental practices is accepting NHS patients, with another recently removing its NHS patients to become solely privately run.

East Surrey Hospital is the nearest large hospital providing both A&E services and in excess of 700 beds delivering both acute and complex services. Like many Hospitals they are under immense pressure and have frequently declared 'Critical Incident' status due to the level of patient demand for A&E services. HTC remain concerned that continued housing development without proper investment in infrastructure will continue to place further unsustainable burdens on existing facilities.

Education Provision

Though the Westvale Park development has a new two form entry primary school in operation from September 2020 it will be a phased opening therefore some six years before it is in full operation; similarly, the primary school in The Acres opened on the same basis. This has meant that children whose ages are ahead of the phased opening are having to be accommodated in the existing schools with two of them accepting bulge years.

There is also the matter of capacity at our only comprehensive secondary school, Oakwood, which we now understand is unable to fully accommodate existing demand, despite many attempts to provide additional capacity through extra classrooms etc. We hope this will be addressed before children transfer from the new primary schools (at Westvale Park and The Acres).

Furthermore, despite huge growth in population within Horley we remain an area without any dedicated post 16+ education provision, requiring all young residents to travel outside of the Town to access provision in either Reigate, Redhill or Crawley and Horsham, placing a greater burden on road and transport services as well as the education facilities in those areas.

Transport

HTC continue to remain concerned about the impact of additional growth from neighbouring areas will have on generating traffic on the already very busy local Horley roads and main A23 and A217 routes, not to mention pressure on the local road network from Gatwick's growth plans.

Other infrastructure concerns

HTC note that Horley is a water stress area and the Thames Water Sewage Treatment Works is also at capacity and pending further investment to support growth. We understand that the application site is within flood zone 2 which will require detailed plans for flood mitigation, however, HTC are concerned about the potential impact to Horley of mitigation from another major development in such areas.

Conclusion

The proposals for 446 new homes, 1500sqm of community space and 0.2ha site for traveller pitches places huge demand on the local infrastructure of Horley, which as set out above is already operating at or over its intended capacity.

HTC note the recent consultation through the Levelling Up and Regeneration Bill, which sees the Government proposing amendments to the NPPF to remove the need for Local Authorities to meet housing needs in full due to recognised constraints such as Green Belt. HTC do not consider there is a recognised housing need for this site to be brought forward and we urge Mole Valley District Council to resist such large housing growth contrary to Green Belt Policy outside of their adopted Local Plan.

We hope that you will consider our comments and concerns in relation to this application.

Yours faithfully,



Town Clerk

HORLEY TOWN COUNCIL

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Thames Water Utilities Limited
Clearwater Court,
Vastern Road,
Reading
RG1 8DB.

12 September 2023

By email: customer.feedback@thameswater.co.uk

Dear Sirs

Horley Sewage Treatment Works – Investment Plans

At our Planning & Development Committee meeting held on 1st August 2023, our Members discussed the recent leaks from the Horley (Surrey) Sewage Treatment Works that affect Horley water courses, the capacity of the treatment works, and whether there are plans to make investments to increase the capacity of the facility.

We note the information on Thames Water website regarding planned upgrades which confirms that an upgrade is planned for the Horley (Surrey) STW. Your website advises that *“this will improve its ability to treat the volumes of incoming sewage, reducing the need for untreated discharges in wet weather. The scheme, which is still being designed, is due to complete in 2026”*.

Please can you advise whether you have any more detailed information that can be past on to our Members regarding your investment plans?

We look forward to hearing from you in due course.

Yours sincerely

A handwritten signature in blue ink that reads 'Joan Walsh'.

Joan Walsh
Town Clerk
Horley Town Council