

HORLEY TOWN COUNCIL

Joan Walsh
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AGENDA

PLANNING & DEVELOPMENT COMMITTEE

Date / Time: Tuesday, 16 January 2024 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, 16 January 2024, 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, 16 January 2024 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 19 December 2023.
5. **Planning Updates**
Planning & Development Committee held on 19 December 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 15 December 2023 to 11 January 2024.
 - ii) To consider the list of applications registered for the period 15 December 2023 to 11 January 2024.
8. **Planning Appeals**
To consider any Planning Appeals received and determined.
9. **Ongoing Planning Matters**
 - i) **To receive an update on any matters.**

Members of the Planning and Development Committee:

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

10. **Transport & Highways Matters**
 - i) **Surrey Rights of Way Improvement Plan Consultation**
 - ii) **To receive an update on any other matters**

11. **Airport Matters**
 - i) **To agree the Councils response to the consultation on the proposed changes to the Northern Runway Project**
 - ii) **To receive an update on the DCO Examination timescales for the Northern Runway Project**
 - ii) **To receive an update on any other matters**

12. **Consultation on the draft A23 Great Street Design Code SPD**
To consider this Council's response

13. **Horley Sewage Treatment Works**
To consider for approval the draft letters to Thames Water, OFWAT and the EA

14. **Communications Received**

15. **Diary Dates**

16. **Items for Future Consideration.**
To note urgent business for inclusion on future agenda.

17. **Press Release** - To agree items for inclusion.

Date of next meeting: 13 February 2024



Signed: Town Clerk

Dated: 11 January 2023

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 15 December 2023 – 11 January 2024
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 14.12.23	Application No: 23/02365/F
LOCATION:	Brewery Court 19A Station Road Horley Surrey RH6 9HW
DESCRIPTION:	Erection of mansard roof extension to create two flats, together with associated cycle and refuse store
Cons Expiry Date: 08/01/24; Determination Deadline: 31/01/24;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 16/01/24)	No objections

02. RBBC Letter Dated: 14.12.23	Application No: 23/02511/S73
LOCATION:	Drill Service Ltd 89 Albert Road Horley Surrey RH6 7HB
DESCRIPTION:	Demolition of the existing buildings on site and the erection of replacement buildings to provide 5 No. 2 bed and 2 No. 1 bed flats with 3 parking spaces. Variation of condition 1 of permission 22/01160/F to vary design including slight amendment to siting, alterations to roof design and windows. Substitute approved drawings.
Cons Expiry Date: 08/01/24; Determination Deadline: 02/02/24;	
History	22/01160/F – Demolition of the existing buildings on site and the erection of replacement buildings to provide 5 No. 2 bed and 2 No. 1 bed flats with 3 parking spaces. As amended on 30/05/2022 and on 24/08/2022.
Status	22/01160/F – Approved with conditions
Comments	22/01160/F – No Objections
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 16/01/24)	No objections

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03. RBBC Letter Dated: 14.12.23	Application No: <u>23/02434/HHOLD</u>
LOCATION:	36 Balcombe Road Horley Surrey RH6 9AA
DESCRIPTION:	Demolish existing single storey rear extension and construction of a new single-storey rear extension
<i>Cons Expiry Date: 08/01/24; Determination Deadline: 05/02/24;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 16/01/24)	No objections

04. RBBC Letter Dated: 15.12.23	Application No: <u>23/02458/ADV</u>
LOCATION:	Street Record Hoadley Road Salfords Surrey
DESCRIPTION:	Consent to display eleven flag advertisements
<i>Cons Expiry Date: 09/01/24; Determination Deadline: 24/01/24;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 16/01/24)	No objections

05. RBBC Letter Dated: 20.12.23	Application No: <u>23/02537/HHOLD</u>
LOCATION:	6 Meath Green Avenue Horley Surrey RH6 8EF
DESCRIPTION:	Proposed part single and part two storey rear, loft, and single storey side extension.
<i>Cons Expiry Date: 14/01/24; Determination Deadline: 02/02/24;</i>	
History	23/01038/HHOLD – Proposed part single and part two storey rear extension and single storey side garage.
Status	23/01038/HHOLD – Approved with conditions
Comments	23/01038/HHOLD – No objections
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 16/01/24)	No objections

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06. RBBC Letter Dated: 20.12.23	Application No: 23/02554/HHOLD
LOCATION:	79 Albert Road Horley Surrey RH6 7HB
DESCRIPTION:	Proposed dormer extension.
<i>Cons Expiry Date: 14/01/24; Determination Deadline: 06/02/24;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 16/01/24)	No Objections

07. RBBC Letter Dated: 21.12.23	Application No: 23/02516/F
LOCATION:	Thurgarton Cottage Meath Green Lane Horley Surrey RH6 8HZ
DESCRIPTION:	Erection of a five bedroom house with an attached two bay garage
<i>Cons Expiry Date: 15/01/24; Determination Deadline: 13/02/24;</i>	
History	21/00838/F – 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. 23/01358/F – Erection of two three bedroom houses, provision of six parking spaces and turning area. As amended on 13/09/2023.
Status	21/00838/F – Refused (Appeal Dismissed) 23/01358/F – Refused
Comments	21/00838/F – No objections but we note the comments of the Conservation Officer and SCC Highways. 23/01358/F – 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, 16/01/24)	No objections

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08. RBBC Letter Dated: 21.12.23	Application No: 23/02568/HHOLD
LOCATION:	39 Kingsley Road Horley Surrey RH6 8HP
DESCRIPTION:	Proposed single storey front/side extension, double storey side extension and loft conversion
<i>Cons Expiry Date: 19/01/24; Determination Deadline: 07/02/24;</i>	
History	23/02618/PDE – Single storey rear extension. Max height 3.14, height eaves 2.99 and 4.29 extending beyond the rear wall.
Status	23/02618/PDE – Pending
Comments	23/02618/PDE – None to date
HORLEY TOWN COUNCIL COMMENTS	

09. RBBC Letter Dated: 05.01.24	Application No: 23/02583/HHOLD
LOCATION:	7 Haroldslea Drive Horley Surrey RH6 9DT
DESCRIPTION:	Erection of a two storey side extension, a two storey rear extension and a loft conversion. A new storm porch to be constructed to the front elevation and the existing parking area to be extended.
<i>Cons Expiry Date: 26/01/24; Determination Deadline: 16/02/24;</i>	
History	23/00710/HHOLD – Erection of a two storey side extension, a two storey rear extension, loft conversion, rear dormer and front roof lights. A new storm porch to be constructed to the front elevation and the existing parking area to be extended.
Status	23/00710/HHOLD – Refused
Comments	23/00710/HHOLD – No objections subject to any comments from the tree officer in respect of the trees fronting Haroldslea Drive.
HORLEY TOWN COUNCIL COMMENTS	

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10. RBBC Letter Dated: 08.01.24	Application No: 23/02506/HHOLD
LOCATION:	19 Parkhurst Road Horley Surrey RH6 8EU
DESCRIPTION:	Demolition of existing conservatory and rear extensions. Proposed new rear extension with part pitched/part flat roof. Proposed pitched rooflights in existing side roof.
<i>Cons Expiry Date: 29/01/24; Determination Deadline: 27/02/24;</i>	
HORLEY TOWN COUNCIL COMMENTS	

11. RBBC Letter Dated: 09.01.24	Application No: 24/00020/HHOLD
LOCATION:	13 Queens Road Horley Surrey RH6 7AH
DESCRIPTION:	Enlargement of one ground floor window, one new ground floor window and removal of one ground floor window.
<i>Cons Expiry Date: 30/01/24; Determination Deadline: 28/02/24;</i>	
HORLEY TOWN COUNCIL COMMENTS	

12. RBBC Letter Dated: 09.01.24	Application No: 23/02418/HHOLD
LOCATION:	110 Benhams Drive Horley Surrey RH6 8QP
DESCRIPTION:	Proposed single storey front, side and rear extensions
<i>Cons Expiry Date: 30/01/24; Determination Deadline: 29/02/24;</i>	
HORLEY TOWN COUNCIL COMMENTS	

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 15.12.23	Application No: 23/02467/TPO
LOCATION:	4 Raymer Walk Langshott Horley Surrey RH6 9XQ
DESCRIPTION:	T1 Oak, very poor shape, suppressed by adjacent oaks- Fell. T2 and T3 Oaks Reduce back from house 2-3 metres to allow more light in and general maintenance.
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
18.12.23
<p><u>23/02630/PDE</u> – 31 Chequers Drive Horley Surrey RH6 8DR Single storey rear extension. Max height 3.70, height eaves 2.60 and 4.50 extending beyond the rear wall.</p> <p><u>23/02618/PDE</u> – 39 Kingsley Road Horley Surrey RH6 8HP Single storey rear extension. Max height 3.14, height eaves 2.99 and 4.29 extending beyond the rear wall.</p>
25.12.23
None
01.01.24
<p><u>24/00003/PAP3MA</u> – Hamseys 30 Balcombe Road Horley Surrey RH6 9AA Refurbishment of the existing building and change of use from commercial to residential (5 dwellings).</p> <p><u>17/00693/DET07</u> – 96-100 Victoria Road Horley Surrey RH6 7AB Submission of SUDS verification report details pursuant to condition 7 of permission 17/00693/F. Construct a single storey roof extension above the existing flat roof of the building (Nos. 98-100) to create a new third storey, together with alterations to the existing pitched roof building (No. 96) to create 19 self-contained studio, 1 & 2 bedroom residential flats.</p>
08.01.24
<u>23/02687/CLP</u> – 59 Balcombe Road Horley Surrey RH6 9HY Single storey rear extension