

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 August 2016 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.**

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 required by the Localism Act 2011 and the Members Code of Conduct.
- 3. Public Forum**
- 4. Approval of Minutes**
Planning & Development Committee held on 19 July 2016.
- 5. Matters Arising**
Planning & Development Committee held on 19 July 2016.
- 6. Outside Bodies and Sub-Committees**
 - i) Gatwick Diamond Business:** To receive an update
 - ii) Horley Town Management Group:** To receive an update.
 - iii)** To receive reports of attendance at any other recent meetings.
- 7. Deferred Planning Applications**
To consider any planning applications deferred from previous meetings.
- 8. Determined Planning Applications**
To consider the list of applications determined for the period 16 July to 12 August 2016.
- 9. Registered Planning Applications**
To consider the list of applications registered for the period 16 July to 12 August 2016.
- 10. Planning Appeals**
 - i)** To consider any Planning Appeals received.
 - ii)** To consider any Planning Appeals determined.
- 11. Ongoing Planning Matters**
To receive an update on any matters.
- 12. North East Sector**
To receive an update on any matters.
- 13. North West Sector**
To receive an update on any matters.

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14. **Town Centre Regeneration**
To receive an update on any matters.
15. **Railway Matters**
To receive an update on any matters.
16. **Highways Matters**
To receive an update on any matters.
17. **Airport Matters**
 - i) **GATCOM: Weekly Newsletters & Updates** - To note information received.
 - ii) To receive an update on any other matters.
18. **RBBC Consultation: Development Management Plan, Regulation 18 (Closing Date: 10 October 2016)** - To consider this Council's response.
19. **Proposed Horley Business Park** - To receive an update.
20. **Letters Received**
21. **Diary Dates**
22. **Urgent Business**
23. **Press Release**
To agree items for inclusion.

Date of next meeting: 13 September 2016



Signed: Town Clerk

Dated: 11 August 2016

**List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 16 July to 12 August 2016**

1.	Application No: 16/01620/HHOLD (To view plans 'control & click here')
RBBC Letter Dated: 21.7.16	
LOCATION:	91 Hevers Avenue Horley Surrey RH6 8BZ
DESCRIPTION:	Two-storey side extension comprising a garage and kitchen at ground level and two bedrooms at first floor level. Main roof and front porch extended across new extension.
<i>Cons Expiry Date 11/8/16; Determination Deadline: 2/9/16; pdf: 9</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 16/8/16):	No objections.

2.	Application No: 16/01505/HHOLD (To view plans 'control & click here')
RBBC Letter Dated: 25.7.16	
LOCATION:	Craigowl 63 Lee Street Horley Surrey RH6 8HD
DESCRIPTION:	Ground and first floor side extension plus part demolition/conversion of garage.
<i>Cons Expiry Date 15/8/16; Determination Deadline: 5/9/16; pdf: 2</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 16/8/16):	No objections.

3.	Application No: 15/01517/DET04 (To view plans 'control & click here')
RBBC Letter Dated: 25.7.16	
LOCATION:	35-37 Lee Street Horley Surrey RH6 8ER
DESCRIPTION:	Submission of tree protection plan details pursuant to Condition 4 of 15/01517/HHOLD Proposed single storey front extension.
<i>Cons Expiry Date TBA; Determination Deadline: 30/8/16; pdf: 1</i>	
Previous History: 15/01517/HHOLD: Proposed single storey front extension. As amended on 10/02/2016.	
HORLEY TOWN COUNCIL COMMENTS (meeting, 1/3/16): No objections.	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 16/8/16):	No objections, subject to no adverse comments from the Tree Officer.

4. RBBC Letter Dated: 26.7.16	Application No: 16/01546/HHOLD (To view plans 'control & click here')
LOCATION:	Friars 210 Smallfield Road Horley Surrey RH6 9LS
DESCRIPTION:	Single storey rear and side extension, formation of pitched roof.
<i>Cons Expiry Date 16/8/16; Determination Deadline: 2/9/16; pdf: 5</i>	
Previous History: 15/02702/HHOLD - Single storey side/rear extension 4m2. Formation of pitched roof and alterations to elevation and floor plan	
Status: Approved with Conditions	
HORLEY TOWN COUNCIL COMMENTS (meeting, 5/1/16): <i>No objections.</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 16/8/16):	No objections.

5. RBBC Letter Dated: 29.7.16	Application No: 16/01651/ADV (To view plans 'control & click here')
LOCATION:	Andrews 12 - 14 High Street Horley Surrey RH6 7AY
DESCRIPTION:	Fascia and projecting signs for Estate Agent.
<i>Cons Expiry Date 19/8/16; Determination Deadline: 5/9/16; pdf: 4</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 16/8/16):	

6. RBBC Letter Dated: 29.7.16	Application No: 16/00958/TPO (To view plans 'control & click here')
LOCATION:	The Oriel 32 Ringley Avenue Horley Surrey RH6 7GD
DESCRIPTION:	Prune 1 pine, 1 Lime, 1Chestnut, 2 Maple. Prune two Cherry trees which are subject to conservation area legislation.
<i>Cons Expiry Date 19/8/16; Determination Deadline: 6/9/16; pdf: 1</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 16/8/16):	

7. RBBC Letter Dated: 1.8.16	Application No: 16/01646/TPO (To view plans 'control & click here')
LOCATION:	Priestlands Close Horley Surrey
DESCRIPTION:	Willow reduce crown by approx. 3 metres (back to, just above old pruning points) remove dead and damaged branches.
<i>Cons Expiry Date 22/8/16; Determination Deadline: 6/9/16; pdf: 1</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 16/8/16):	

8. RBBC Letter Dated: 2.8.16	Application No: 16/01658/TPO (To view plans 'control & click here')
LOCATION:	Yattendon School Oakwood Road Horley Surrey RH6 7BZ
DESCRIPTION:	Pruning of five English oak trees (nos. 5-10) subject to designation A1 of TPO (ref: RE1429/2013) to allow for a harmonious relationship between the trees and recently constructed dwellings.
<i>Cons Expiry Date 23/8/16; Determination Deadline: 7/9/16; pdf: 1</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 16/8/16):	

9. RBBC Letter Dated: 2.8.16	Application No: 16/01462/HHOLD (To view plans 'control & click here')
LOCATION:	Little Acre 21 Upfield Horley Surrey RH6 7JY
DESCRIPTION:	First floor extension to the rear, small first floor extension over integral garage to the front, conversion of existing integral garage to living accommodation, construction of new single garage to the south elevation and associated alterations to the driveway and paths.
<i>Cons Expiry Date 23/8/16; Determination Deadline: 5/9/16; pdf: 4</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 16/8/16):	

10. RBBC Letter Dated: 2.8.16	Application No: 16/01561/LBC (To view plans 'control & click here')
LOCATION:	Former Landens Farm Meath Green Lane Horley Surrey RH6 8HZ
DESCRIPTION:	Works to Farmhouse, Cottage, Granary and Stables/Farmyard to allow for residential use consistent with existing planning approvals
<i>Cons Expiry Date 23/8/16; Determination Deadline: 8/9/16; pdf: 10</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 16/8/16):	

11. RBBC Letter Dated: 2.8.16	Application No: 16/01703/TPO (To view plans 'control & click here')
LOCATION:	10 Dene Close Horley Surrey RH6 8AG
DESCRIPTION:	T1 Sycamore T2 Chestnut to be felled as both trees are suffering from disease with decay evident in both trunks and are starting to suffer. Both trees are within a large group of protected trees and are mostly under the canopy of the other trees.
<i>Cons Expiry Date 25/8/16; Determination Deadline: 13/9/16; pdf: 1</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 16/8/16):	

12. RBBC Letter Dated: 2.8.16	Application No: 16/01590/HHOLD (To view plans 'control & click here')
LOCATION:	6 Lechford Road Horley Surrey RH6 7NB
DESCRIPTION:	Single storey side extension
<i>Cons Expiry Date 25/8/16; Determination Deadline: 9/9/16; pdf: 2</i>	
Previous History: 12/02200/HHOLD - Single storey side extension to form additional bedroom, en-suite and enlarged kitchen.	
Decision: Approved with Conditions	
HORLEY TOWN COUNCIL COMMENTS (meeting, 5/2/13): No objections.	
HORLEY TOWN COUNCIL COMMENTS (meeting, 16/8/16):	

13. RBBC Letter Dated: 2.8.16	Application No: 16/01581/F (To view plans 'control & click here')
LOCATION:	Rear Of 11 Massetts Road Horley Surrey RH6 7PR
DESCRIPTION:	The redevelopment and change of use of the existing B2 building and development of two three storey residential (A1) Building providing 10 new flats with parking at ground level
<p><i>Cons Expiry Date 25/8/16; Determination Deadline: 17/10/16; pdf: 5</i></p> <p>Previous History: 14/02688/F: The redevelopment and change of use of the existing B2 building and development of 3 storey residential (C3) building providing 12 new flats with parking at ground level.</p> <p>Decision: Refused.</p> <p>HORLEY TOWN COUNCIL COMMENTS (meeting, 2/2/16):</p> <p><i>The Town Council OBJECTS on the following grounds:</i></p> <p><i>i) Overdevelopment;</i></p> <p><i>ii) Out-of-character;</i></p> <p><i>iii) Poor access, close to a major busy town centre junction, with particular concern for emergency and refuse vehicles; and</i></p> <p><i>iv) Would be more appropriate if incorporated into the development of the Police Station site.</i></p>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 16/8/16):	

14. RBBC Letter Dated: 4.8.16	Application No: 16/01669/HHOLD (To view plans 'control & click here')
LOCATION:	50 Poynes Road Horley Surrey RH6 8LT
DESCRIPTION:	Single storey rear extension and 1st floor side extension
<p><i>Cons Expiry Date 25/8/16; Determination Deadline: 12/9/16; pdf: 3</i></p>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 16/8/16):	

15. RBBC Letter Dated: 4.8.16	Application No: 16/01714/HHOLD (To view plans 'control & click here')
LOCATION:	12 Palmer Close Horley Surrey RH6 8LG
DESCRIPTION:	Two storey side extension and removal of existing garage.
<i>Cons Expiry Date 25/8/16; Determination Deadline: 19/9/16; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 16/8/16):	

16. RBBC Letter Dated: 4.8.16	Application No: 16/01754/HHOLD (To view plans 'control & click here')
LOCATION:	1 Fairstone Court Horley Surrey RH6 9TU
DESCRIPTION:	Proposed two storey extension
<i>Cons Expiry Date 25/8/16; Determination Deadline: 23/9/16; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 16/8/16):	

17. RBBC Letter Dated: 4.8.16	Application No: 16/01606/F (To view plans 'control & click here')
LOCATION:	Harrowsley Green Farm Smallfield Road Horley Surrey RH6 9LS
DESCRIPTION:	Replacement of agricultural barn and lean to following total destruction by fire 31/03/16.
<i>Cons Expiry Date 25/8/16; Determination Deadline: 20/9/16; pdf: 4</i>	
Previous History: 11/00192/CU: Change of use of redundant agricultural buildings and farmyard to caravan, trailer tent and motor home storage, secure lock-up storage	
Decision: Refused	
HORLEY TOWN COUNCIL COMMENTS (meeting, 1/3/11): <i>The Town Council OBJECTS on the following grounds:</i> <i>i) non agricultural use within a green belt: and</i> <i>ii) development is in a flood plain.</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 16/8/16):	

18. RBBC Letter Dated: 4.8.16	Application No: 16/01770/F (To view plans 'control & click here')
LOCATION:	Favorite Chicken 70 Victoria Road Horley Surrey RH6 7PZ
DESCRIPTION:	Installation of an ATM
<i>Cons Expiry Date 25/8/16; Determination Deadline: 23/9/16; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 16/8/16):	

19. RBBC Letter Dated: 4.8.16	Application No: 16/01454/CLE (To view plans 'control & click here')
LOCATION:	The Granary Puddleduck Barn Lake Lane Horley Surrey
DESCRIPTION:	Self contained residential use for The Granary as defined on the OS extract plan
<i>Cons Expiry Date 25/8/16; Determination Deadline: 21/9/16; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 16/8/16):	

20. RBBC Letter Dated: 5.8.16	Application No: 16/01645/TPO (To view plans 'control & click here')
LOCATION:	17 Vicarage Lane Horley Surrey RH6 8AR
DESCRIPTION:	T1 Oak reduce the overall size of crown by up to 2.5metres crown lift to 3metres remove dead dying and dangerous branches
<i>Cons Expiry Date 26/8/16; Determination Deadline: 6/9/16; pdf: 1</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 16/8/16):	

21. RBBC Letter Dated: 9.8.16	Application No: 16/01792/TPO (To view plans 'control & click here')
LOCATION:	16 Haroldslea Drive Horley Surrey RH6 9DU
DESCRIPTION:	Two Oak trees - Prune to shorten the longer lateral branches by 0.75m.
<i>Cons Expiry Date 30/8/16; Determination Deadline: 26/9/16; pdf: 1</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 16/8/16):	

22. RBBC Letter Dated: 9.8.16	Application No: 16/01818/TPO (To view plans 'control & click here')
LOCATION:	21 Willow Brean Horley Surrey RH6 8EA
DESCRIPTION:	T T3 and T4 two oaks brasn reduction by 1.5m of those branches which overhang the garden.
<i>Cons Expiry Date 30/8/16; Determination Deadline: 28/9/16; pdf: 1</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 16/8/16):	

23. RBBC Letter Dated: 10.8.16	Application No: 16/01625/F (App 1) (To view plans 'control & click here')
LOCATION:	50 Parkhurst Road Horley Surrey RH6 8HB
DESCRIPTION:	Demolition of existing block of 3 garages and replacement with a 2 bedroom bungalow with associated parking and landscaping
<i>Cons Expiry Date 31/8/16; Determination Deadline: 21/9/16; pdf: 5</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 16/8/16):	

24. RBBC Letter Dated: 10.8.16	Application No: 16/01626/F (App 2) (To view plans 'control & click here')
LOCATION:	50 Parkhurst Road Horley Surrey RH6 8HB
DESCRIPTION:	Demolition of existing block of 3 garages and replacement with a 2 bedroom bungalow with associated parking and landscaping
<i>Cons Expiry Date 31/8/16; Determination Deadline: 21/9/16; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 16/8/16):	

25. RBBC Letter Dated: 10.8.16	Application No: 16/01668/HHOLD (To view plans 'control & click here')
LOCATION:	76 Parkhurst Road Horley Surrey RH6 8HA
DESCRIPTION:	Demolition and reconstruction of garage, first floor extensions and alterations to create a two storey dwelling house.
<i>Cons Expiry Date 31/8/16; Determination Deadline: 21/9/16; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 16/8/16):	

26. RBBC Letter Dated: 10.8.16	Application No: 16/01736/LBC (To view plans 'control & click here')
LOCATION:	41 Bonehurst Road Horley Surrey RH6 8PJ
DESCRIPTION:	Replacement garage/DIY workshop & new greenhouse
<i>Cons Expiry Date 31/8/16; Determination Deadline: 19/9/16; pdf: 2</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 16/8/16):	

27. RBBC Letter Dated: 10.8.16	Application No: 16/01758/F (To view plans 'control & click here')
LOCATION:	43-49 High Street Horley Surrey RH6 7BN
DESCRIPTION:	Erection of first and second floor additions to the rear of the existing building to provide six flats
<i>Cons Expiry Date 31/8/16; Determination Deadline: 26/9/16; pdf: 7</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 16/8/16):	

28. RBBC Letter Dated: 10.8.16	Application No: 16/01734/F (To view plans 'control & click here')
LOCATION:	Land Adjacent To 22 Station Road Horley Surrey RH6 9HL
DESCRIPTION:	Proposed single storey B8 storage building
<i>Cons Expiry Date 31/8/16; Determination Deadline: 19/9/16; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 16/8/16):	

29. RBBC Letter Dated: 10.8.16	Application No: 16/01456/HHOLD (To view plans 'control & click here')
LOCATION:	38 Haroldslea Drive Horley Surrey RH6 9DU
DESCRIPTION:	Rear extension and roof dormer to existing property.
<i>Cons Expiry Date 31/8/16; Determination Deadline: 28/9/16; pdf: 4</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 16/8/16):	

**List of Determined Planning Applications
During the period 16 July to 12 August 2016**

RBBC Letter Dated: 8.8.16	Application No: 16/01351/HHOLD
LOCATION:	Midway Langshott Lane Langshott Horley Surrey
DESCRIPTION:	Erection of single storey out building in rear garden to provide "Granny Annexe" to existing bungalow.
Decision:	Approved with conditions
HORLEY TOWN COUNCIL COMMENTS (meeting, 21/6/16):	<i>No objections.</i>

**List of Appeals Lodged
During the period 16 July to 12 August 2016**

None as at 12.8.16

**List of Appeal Decisions Received
During the period 16 July to 12 August 2016**

None as at 12.8.16.