

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, 31 May 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. **Appointment of Committee Chairman**
(Chairman of the Council in the Chair)

Elected Committee Chairman to take the Chair
2. **Appointment of Committee Vice-Chairman**
3. **Apologies and Reasons for Absence**
4. **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.
5. **Public Forum**
6. **Approval of Minutes**
Planning & Development Committee held on 26 April 2016.
7. **Matters Arising**
Planning & Development Committee held on 26 April 2016.
8. **Appointments to Sub-Committees and Outside Bodies**
To agree appointments to the following:
 - i) Horley Regeneration Forum
 - ii) Planning Applications Sub-Committee
 - iii) Gatwick Diamond Business
 - iv) Horley Town Management Group
 - v) Gatwick Airport Consultative Committee (GATCOM)
9. **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.
10. **Deferred Planning Applications**
To consider any planning applications deferred from previous meetings.
11. **Determined Applications**
To consider the list of applications determined for the period 20 April to 27 May 2016.
12. **Planning Applications registered by Reigate & Banstead Borough Council**
To consider planning applications for the period 20 April to 27 May 2016.

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13. **Planning Appeals**
 - i) To consider any Planning Appeals received.
 - ii) To consider any Planning Appeals determined.
14. **Ongoing Planning Matters**

To receive an update on any matters.
15. **North East Sector**

To receive an update on any matters.
16. **North West Sector**

To receive an update on any matters.
17. **Town Centre Regeneration**

To receive an update on any matters.
18. **Railway Matters**

To receive an update on any matters.
19. **Highways Matters**

To receive an update on any matters.
20. **Airport Matters**
 - i) **GATCOM: HoC Transport Select Committee – Government urged to set clear timetable for airport expansion** - To note information received.
 - ii) **GATCOM: Gatwick Route 4 Departure SID (26 LAM departure SID)**
 - iii) **GATCOM: Weekly Newsletters & Updates** - To note information received.
 - iv) To receive an update on any other matters.
21. **Surrey Fire and Rescue Service Consultation: Public Safety Plan (Closing Date: 7.6.16)**

To approve this Council's response.
22. **Proposed Horley Business Park**

To receive an update.
23. **Letters Received**
24. **Diary Dates**
25. **Urgent Business**
26. **Press Release**

To agree items for inclusion.

Date of next meeting: 21 June 2016



Signed: Town Clerk

Dated: 26 May 2016

**List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 20 April to 27 May 2016**

1

RBBC Letter Dated: 21.4.16	Application No: 16/00570/F (To view plans click here)
LOCATION:	Jessops Lodge 50 Massetts Road Horley RH6 7DS
DESCRIPTION:	3 ground floor windows to be added to the west elevation.
<p><i>Cons Expiry Date: 12/5/16; Determination Deadline: 10/6/16, pdf: 5</i> Previous History: 14/01442 - 2 storey extension & conversion of Coach House Decision: Approved with Conditions HORLEY TOWN COUNCIL COMMENTS (meeting, 9/12/14): <i>The Town Council OBJECTS on the grounds of overdevelopment in a Conservation Area.</i></p>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 31/5/16:	

2

RBBC Letter Dated: 21.4.16	Application No: 16/00736/HHOLD (To view plans click here)
LOCATION:	43 Upfield Horley RH6 7LQ
DESCRIPTION:	Single storey rear extension, 3.5m from rear elevation.
<p><i>Cons Expiry Date: 12/5/16; Determination Deadline: 8/6/16; pdf: 3</i> Previous History: 16/00391/CLP - Single storey rear extension, and loft conversion. Decision: Permitted Development HORLEY TOWN COUNCIL COMMENTS (meeting, 29/3/16): <i>No objections.</i></p>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 31/5/16:	

3

	Application No: 16/00699 (To view plans click here)
LOCATION:	163G Victoria Road, Horley RH6 7BF
DESCRIPTION:	Conversion of existing shop into two separate studio flats with separate hall, shower, WC, with combined kitchenette/bed/sitting room
<p><i>Cons Expiry Date: 13/5/16; Determination Deadline: 3/6/16; pdf: 5</i> Previous History: 16.00696 / 00697 / 00698 / 00700 - 163C / 163D / 163 F / 163B Victoria Road: Status: Awaiting Decision HORLEY TOWN COUNCIL COMMENTS (meeting, 26/4/16): <i>No objections (to each application).</i></p>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 31/5/16:	

4

RBBC Letter Dated: 27.4.16	Application No: 16/00660 (To view plans click here)
LOCATION:	166 - 168 Brookfield Drive Horley RH6 9TA
DESCRIPTION:	Change of use of ground floor offices (B1a use) to provide two residential units (C3 use) with external alterations.
Cons Expiry Date: 18/5/16; Determination Deadline: 1/6/16; pdf: 4	
HORLEY TOWN COUNCIL COMMENTS (meeting, 31/5/16:	

5

RBBC Letter Dated: 27.4.16	Application No: 16/00541/HHOLD (To view plans click here)
LOCATION:	69 The Crescent Horley RH6 7NX
DESCRIPTION:	Loft extension, extension to and reconfiguration of garage
Cons Expiry Date: 18/5/16; Determination Deadline: 16/6/16; pdf: 5	
HORLEY TOWN COUNCIL COMMENTS (meeting, 31/5/16:	

6

	Application No: 16/00940/CONLA (To view plans click here)
LOCATION:	Southways Business Park, London Road. Langley Green, Crawley, West Sussex
DESCRIPTION:	Continued use of site for airport parking together with retention of associated office building for a temporary period of 3 years to include extended parking area in lieu of off airport parking site permitted at site E2 Crawley Business Quarter Northgate.
CBC Ref: CR/2016/0170/FUL; Cons Expiry Date: 17/5/16; pdf: 3	
HORLEY TOWN COUNCIL COMMENTS (meeting, 31/5/16:	

7

	Application No: 16/00852/CLP (To view plans click here)
LOCATION:	101 Tanyard Way Langshott Horley RH6 9PF
DESCRIPTION:	Proposed single storey rear extension
Cons Expiry Date: TBA; Determination Deadline: 15/6/16; pdf: 1	
Previous History: 16/00495/PDE - Proposed single storey rear extension Depth 5.0 metres x Height 2.730 metres x Height to eaves 2.480 metres	
Decision: Approved Extension GPD	
HORLEY TOWN COUNCIL COMMENT (meeting, 29.3.16): <i>No objections.</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 31/5/16:	

8

RBBC Letter Dated: 29.4.16	Application No: 16/00691/HHOLD (To view plans click here)
LOCATION:	Meath Green House Meath Green Lane Horley RH6 8HZ
DESCRIPTION:	Demolition of existing side extension and replacement with new side extension. Enlargement of existing porch.
<i>Cons Expiry Date: 20/5/16; Determination Deadline: 15/6/16; pdf: 4</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 31/5/16:	

9

RBBC Letter Dated: 4.5.16	Application No: 16/00738/HHOLD (To view plans click here)
LOCATION:	11 Blacksmith Road Horley RH6 9FF
DESCRIPTION:	Erection of a single storey conservatory at the rear of the house.
<i>Cons Expiry Date: 25/5/16; Determination Deadline: 15/6/16; pdf: 4</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 31/5/16:	

10

RBBC Letter Dated: 4.5.16	Application No: 16/00870/F (To view plans click here)
LOCATION:	Mayfield Court 56 Massetts Road Horley RH6 7DS
DESCRIPTION:	Erection of side and rear extension to existing building and creation of 4 additional flats (to make 8 in total) with associated car parking
<i>Cons Expiry Date: 25/5/16; Determination Deadline: 9/6/16; pdf: 4</i>	
Previous History: 16/00048/S73 - Erection of 2 detached dwellings and parking on land to the rear of 56 Massetts Road. Variation of Condition 1 of permission 15/01167/F. Amendment to include an integral garage, in a similar fashion to the two properties to the rear of 54 Massetts Road. As amended on 25/02/2016	
Decision: <u>Approved with Conditions</u>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 23.2.16): <i>No objections.</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 31/5/16:	

11

RBBC Letter Dated: 5.5.16	Application No: 16/00880/HHOLD (To view plans click here)
LOCATION:	15 Wheatfield Way Langshott Horley RH6 9DA
DESCRIPTION:	Single storey rear extension, 3.5m from rear elevation.
<i>Cons Expiry Date: 26/5/16; Determination Deadline: 15/6/16; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 31/5/16:	

12

RBBC Letter Dated: 5.5.16	Application No: 16/00888/HHOLD (To view plans click here)
LOCATION:	31 Bakehouse Road Horley RH6 8HQ
DESCRIPTION:	Loft conversion including rear dormer and raising the ridge, first floor front extension and single storey rear extension
<i>Cons Expiry Date: 26/5/16; Determination Deadline: 15/6/16; pdf: 4</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 31/5/16:	

13

RBBC Letter Dated: 10.5.16	Application No: 16/01021/HHOLD (To view plans click here)
LOCATION:	3 Willow Brean Horley RH6 8EA
DESCRIPTION:	Proposed single storey extensions to front rear and side with new pitched/flat roof to existing garage.
<i>Cons Expiry Date: 31/5/16; Determination Deadline: 15/6/16; pdf: 5</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 31/5/16:	

14

RBBC Letter Dated: 11.5.16	Application No: 16/00176/OUT (To view plans click here)
LOCATION:	Yew Tree Bungalow Haroldslea Drive Horley RH6 9DU
DESCRIPTION:	2 No. new build 3 bedroom residential dwellings with 2 No. detached garages.
<i>Cons Expiry Date: 26/5/16; Determination Deadline: 17/6/16; pdf: 4</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 31/5/16:	

15

	Application No: 16/01029/PDE (To view plans click here)
LOCATION:	Woodsmoke 18 The Close Horley RH6 9EB
DESCRIPTION:	Single storey rear extension Depth 4.3 metres x Height 3.5 metres x 2.8 metres
<i>Cons Expiry Date: TBA: Determination Deadline: 30/5/16; pdf: 1</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 31/5/16:	

16

RBBC Letter Dated: 13.5.16	Application No: 16/00977/HHOLD (To view plans click here)
LOCATION:	Coralie 3B Fairfield Avenue Horley RH6 7PB
DESCRIPTION:	Single storey rear extension and double storey side extension
<i>Cons Expiry Date: 3/6/15; Determination Deadline: 23/6/16; pdf: 6</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 31/5/16:	

17

RBBC Letter Dated: 13.5.16	Application No: 16/00883/HHOLD (To view plans click here)
LOCATION:	35 Silverlea Gardens Horley RH6 9BA
DESCRIPTION:	Two storey rear extension and internal remodel scheme
<i>Cons Expiry Date: 3/6/16 ; Determination Deadline: 6/7/16; pdf: 2</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 31/5/16:	

18

	Application No: 16/00834/PDE (To view plans click here)
LOCATION:	Rose Cottage 40 Grove Road Horley RH6 8EL
DESCRIPTION:	Single storey side infill extension. Depth 5.4 m, height 3.5 m, height to eaves 2.8 m.
<i>Cons Expiry Date: 26/5/16 ; Determination Deadline: 7/6/16; pdf: 1</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 31/5/16:	

RBBC Letter Dated: 17.5.16	16/00945/S73 (To view plans click here)
LOCATION:	Saxley Court 121 - 129 Victoria Road Horley RH6 7AS
DESCRIPTION:	Part demolition of existing building, conversion of upper floors of existing building to residential with additional floor, connected 5 storey new build residential building. To provide total 43 apartments. Variation of Conditions 1 and 3 of 15/02877/S73 - Changes required to the external design to change the proposed brick slips to K-render brick effect render to the Development due to cost savings being required to assist with viability of the project.
Cons Expiry Date: 7/6/16 ; Determination Deadline: 22/7/16; pdf:	
Previous History:	
15/02877/S73: Part demolition of existing building, conversion of upper floors of existing building to residential with additional floor, connected 5 storey new build residential building. To provide total 43 apartments. Variation of Condition 1 of 14/00317/F - The approved plans will need to be changed to reflect the modifications as highlighted above to reflect the application for variation shown on the revised drawings	
Decision: TBA	
HORLEY TOWN COUNCIL COMMENTS (meeting, 2.2.16): No objections.	
HORLEY TOWN COUNCIL COMMENTS (meeting, 31/5/16:	

RBBC Letter Dated: 18.5.16	Application No: 16/00792/F (To view plans click here)
LOCATION:	Jordans 70 Smallfield Road Horley RH6 9AT
DESCRIPTION:	Construction of a replacement dwelling and the subdivision of the site to create a curtilage and driveway access to serve the dwelling
Cons Expiry Date: 8/6/16 ; Determination Deadline: 5/7/16; pdf: 6	
Previous History: 15/01720/F	
Decision: Refused	
HORLEY TOWN COUNCIL COMMENTS (meeting, 15.9.15): No objections, subject to adequate flood mitigation measures.	
HORLEY TOWN COUNCIL COMMENTS (meeting, 31/5/16:	

21

RBBC Letter Dated: 18.5.16	Application No: 16/01103/S73 (To view plans click here)
LOCATION:	13 The Coronet Horley RH6 9EX
DESCRIPTION:	Variation of Condition 1 of 16/00215/HHold (extensions to dwelling) - Amendment to approved drawings to omit conservatory to the rear and include ground floor extension across rear to link with approved two storey extension
<p><i>Cons Expiry Date: 8/6/16 ; Determination Deadline: 4/7/16; pdf: 3</i> <i>Previous History: 16/00215/HHOLD - Side and rear extensions on ground and first floor to existing residential property. Conservatory extension to rear ground floor. New glazed porch to entrance.</i> Decision: <u>Approved with Conditions</u> HORLEY TOWN COUNCIL COMMENTS (meeting, 1.3.16): <i>No objections.</i></p>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 31/5/16:	

22

RBBC Letter Dated: 19.5.16	Application No: 16/00857/HHOLD (To view plans click here)
LOCATION:	17 Wheatfield Way Langshott Horley RH6 9DA
DESCRIPTION:	Ground floor front extension to create porch area an internal ground floor W/C
<p><i>Cons Expiry Date: 9/6/16 ; Determination Deadline: 6/7/16; pdf: 6</i></p>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 31/5/16:	

23

RBBC Letter Dated: 19.5.16	Application No: 15/02478/HHOLD (To view plans click here)
LOCATION:	Langmore 70 Lee Street Horley Surrey RH6 8EQ
DESCRIPTION:	First floor extension to existing garage with pitched roof and conversion of existing garage into kitchen. As amended on 16/12/2015 and 13/01/2016. As amended on 4/5/2016
<p><i>Cons Expiry Date: 2/6/16 ; Determination Deadline: TBA; pdf: 3</i> <i>Previous History:</i> Status: <u>Awaiting Decision</u> HORLEY TOWN COUNCIL COMMENTS (meeting, 8.12.15): <i>No objections to the first floor extension. However, we do have concerns over the conversion of the existing double garage due to loss of off-street parking.</i></p>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 31/5/16:	

24

RBBC Letter Dated: 20.5.16	Application No: 16/01015/F (To view plans click here)
LOCATION:	Land Adj 22 Station Road Horley RH6 9HL
DESCRIPTION:	Proposed single storey - B8 storage building
<i>Cons Expiry Date: 10/6/16 ; Determination Deadline: 7/7/16; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 31/5/16:	

25

RBBC Letter Dated: 20.5.16	Application No: 16/01007/CLE (To view plans click here)
LOCATION:	Oldfield House Oldfield Road Horley RH6 7EP
DESCRIPTION:	Guest House
<i>Cons Expiry Date: 14/6/16 ; Determination Deadline: 4/7/16; pdf: 2</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 31/5/16:	

26

RBBC Letter Dated: 24.5.16	16/01027/HHOLD (To view plans click here)
LOCATION:	43 Chequers Drive Horley RH6 8DX
DESCRIPTION:	Single storey rear and side extension
<i>Cons Expiry Date: 14/6/16 ; Determination Deadline: 24/7/16; pdf: 5</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 31/5/16:	

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RBBC Letter Dated: 24.5.16	15/02956/HHOLD (To view plans click here)
LOCATION:	Arden Mead 27 Upfield Horley RH6 7JY
DESCRIPTION:	Two storey rear extension. As amended on 19/05/2016
<i>Cons Expiry Date: 7/6/16 ; Determination Deadline: TBA; pdf: 5</i>	
<i>Previous History:</i>	
<i>Status: <u>Awaiting Decision</u></i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 1.3.16): <i>No objections.</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 31/5/16:	

**List of Determined Planning Applications
During the period 20 April to 27 May 2016**

RBBC Letter Dated: 21.4.16	Application No: 15/02730/F
LOCATION:	66 Crescent Way Horley Surrey RH6 7LL
DESCRIPTION:	AMENDED PROPOSAL :- Erection of side extension to a semi-detached property and conversion to 3 x2 bedroom flats. As amended on 18/04/2016
DECISION:	Approved with conditions

RBBC Letter Dated: 25.4.16	Application No: 16/00475/HHOLD
LOCATION:	73 Cheyne Walk Horley Surrey RH6 7ND
DESCRIPTION:	Proposed single storey side extension and single garage
DECISION:	Approved with conditions

RBBC Letter Dated: 28.4.16	Application No: 16/00465/HHOLD
LOCATION:	19 Westleas Horley Surrey RH6 8AF
DESCRIPTION:	Two storey side extension. Single storey front extension.
DECISION:	Approved with conditions

RBBC Letter Dated: 29.4.16	Application No: 16/00485/HHOLD
LOCATION:	99 Balcombe Road Horley Surrey RH6 9BG
DESCRIPTION:	Conversion of garage to living room, removal of garage door and construction of new external wall to front elevation with two windows.
DECISION:	Approved with conditions

RBBC Letter Dated: 29.4.16	16/00550/TPO
LOCATION:	11 Parsons Close Horley Surrey RH6 8SE
DESCRIPTION:	Oak tip prune by 0.75m, pruning to growth points that are not less than 30% of the diameter of the branch being removed
DECISION:	Approved with conditions

RBBC Letter Dated: 29.4.16	16/00559/CU
LOCATION:	Treetops Peeks Brook Lane Horley Surrey
DESCRIPTION:	Change of use of land to use as a residential caravan site for 6 gypsy families, with up to 6 static caravans/mobile homes.
DECISION:	Refused

RBBC Letter Dated: 4.5.16	16/00557/HHOLD
LOCATION:	Holtye 29 Lee Street Horley Surrey RH6 8ER
DESCRIPTION:	Proposed single storey rear extension and internal alterations. (AMENDED PROPOSAL)
DECISION:	Approved with conditions

RBBC Letter Dated: 6.5.16	16/00585/F
LOCATION:	56 Avenue Gardens Horley Surrey RH6 9BS
DESCRIPTION:	Replacement of single 2 storey dwelling house. Previous house destroyed by fire.
DECISION:	Approved with conditions

RBBC Letter Dated: 6.5.16	15/02543/F
LOCATION:	Kerriemuir Langshott Horley Surrey RH6 9LJ
DESCRIPTION:	Demolition of houses and outbuildings. Erection of two pairs of semi-detached dwellings and two detached dwellings with associated parking, garages and access. As amended on 20/01/2016
DECISION:	Refused

RBBC Letter Dated: 10.5.16	16/00542/HHOLD
LOCATION:	45 Lumley Road Horley Surrey RH6 7JF
DESCRIPTION:	Single storey side extension
DECISION:	Approved with conditions

RBBC Letter Dated: 12.5.16	16/00639/TPO
LOCATION:	Holtye 29 Lee Street Horley Surrey RH6 8ER
DESCRIPTION:	Three oaks crown lift by 2m and lateral reduction by 1m
DECISION:	Approved with conditions

RBBC Letter Dated: 16.5.16	16/00409/HHOLD
LOCATION:	37 Benhams Drive Horley Surrey RH6 8QT
DESCRIPTION:	Extension and conversion of existing single garage into habitable Annex
DECISION:	Approved with conditions

RBBC Letter Dated: 17.5.16	16/00686/HHOLD
LOCATION:	5 Albury Keep Langshott Horley Surrey RH6 9UB
DESCRIPTION:	Front porch
DECISION:	Approved with conditions

RBBC Letter Dated: 20.5.16	15/02715/HHOLD
LOCATION:	18 Thornton Place Horley Surrey RH6 8RY
DESCRIPTION:	Shower room extension. As amended on 4/03/2016
DECISION:	Approved with conditions

RBBC Letter Dated: 26.5.16	16/00602/HHOLD
LOCATION:	Wings Peeks Brook Lane Horley Surrey RH6 9SX
DESCRIPTION:	Proposed two storey side extension
DECISION:	Approved with conditions

**List of Appeals Lodged
During the period 20 April to 27 May 2016**

None are relevant to Horley (as at 26.5.16)

**List of Appeal Decisions Received
During the period 20 April to 27 May 2016**

None are relevant to Horley (as at 26.5.16)