

HORLEY TOWN COUNCIL

Minutes of a Meeting of the Planning and Development Committee held on 27 June 2023, at 7.30 pm

Present	Cllrs	Hannah Avery	Lynnette Easterbrook	Martin Saunders
		Keith Barlow	Mike George	Tom Turner
		Michael Blacker	Jerry Hudson*	Steve Wotton
		Victoria Chester	Cec Hughes	

* Absent

**In Attendance Remotely

Also Present Rachel Botcherby (Planning Officer)
Sophie Mandak (Administrative Assistant)

P 7509 Apologies and Reasons for Absence

Apologies were received from Cllr Hudson.

RESOLVED: Noted.

P 7510 Disclosable Pecuniary Interests and Non-Pecuniary Interests

Cllr George declared a Non-Pecuniary interest in Application: 23/00961/CU The New Defence Anderson Way Horley Surrey RH6 8SP as the applicant is known to him.

Cllr Wotton also declared a Non-Pecuniary Interest in Application: 23/00961/CU The New Defence Anderson Way Horley Surrey RH6 8SP due to proximity.

Cllrs Avery, Easterbrook and Turner declared a Non-Pecuniary Interest in Application: 22/01816/F Mitchells of Horley Ltd Victory Works 1 – 9 Station Road Horley Surrey due to proximity.

Cllrs Easterbrook and Turner declared a Non-Pecuniary Interest in Application: 23/01015/S73 Land to the Rear of 43 – 49 High Street Horley Surrey RH6 7BN due to proximity.

Cllr Turner declared a Non-Pecuniary Interest in Application: 23/00976/F Chandler Court Station Approach Horley Surrey RH6 9EQ due to proximity.

Cllr Blacker declared a Pecuniary Interest and All other Cllrs declared a Non-Pecuniary Interest in Application: 23/01031/HHOLD Glenri 48 Upfield Horley Surrey RH6 7LF as the applicant is Cllr Blacker.

Cllr Chester and Cllr Blacker declared they are members or substitutes of the Reigate and Banstead Borough Council Planning Committee and therefore the views expressed by them at this meeting may change.

RESOLVED: Noted.

- P 7511** **Approval of Minutes**
Planning & Development Committee held on 23 May 2023.
- RESOLVED: That the minutes of the above meeting of the Planning & Development Committee be approved.***
- P 7512** **Planning Updates**
- The Planning Officer advised the Committee that the Public Footbridge across the Railway Line has now been opened by Network Rail.
- RESOLVED: Noted***
- P 7513** **Determined Planning Applications**
- Members reviewed the list of Planning Applications determined for the period 19th May 2023 to 22 June 2023.
- RESOLVED: Noted.***
- P 7514** **Registered Planning Applications**
- Planning Applications received from Reigate & Banstead Borough Council for the period 19th May 2023 to 22 June 2023.
- RESOLVED: That the Town Council's comments, as appended to the signed copy of the minutes and available on the Town Council and Borough Council websites, be approved.***
- P 7515** **Planning Appeals, during the period 10 March to 13 April 2023.**
- Members reviewed the list of Planning Appeals lodged, awaiting decision, and determined.
- RESOLVED: Noted.***
- P 7516** **Crawley Borough Council Regulation 19 Local Plan Consultation**
- The Planning Officer directed Members of the Committee to the Council's response to the CBC Regulation 19 Local Plan Consultation, which was agreed by all Members.
- RESOLVED: The Response be Ratified by Horley Town Council***
- P 7517** **Diary Dates**
- 4th July – Leisure Committee @ 7.30pm
11th July – HTMG @ 6pm
18th July – Councillor Training Governance @ 7.30pm
25th June – Full Council @ 7.30pm
- RESOLVED: Noted***

P 7518 Items for Future Consideration

The Acres Road and Sewage Adoption

P 7519 Press Release

RESOLVED: that comments on Planning Application be released to the press and placed on the Town Council website.

Meeting closed at 20.20pm

Date of next meeting: 01 August 2023

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 19 May 2023 – 22 June 2023
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 19.05.23	Application No: 23/00961/CU
LOCATION:	The New Defence Anderson Way Horley Surrey RH6 8SP
DESCRIPTION:	Change of use of land from groundsman compound to builders storage compound.
HORLEY TOWN COUNCIL COMMENTS (RATIFIED, 27/06/23)	No objections

02. RBBC Letter Dated: 19.05.23	Application No: 22/01816/F
LOCATION:	Mitchells Of Horley Ltd Victory Works 1 - 9 Station Road Horley Surrey
DESCRIPTION:	Mixed-use redevelopment of the site comprising restoration, partial demolition and conversion of the Former Albert Brewery building for class E office uses; demolition of existing builders merchant to provide six new-build use class E/B2/B8 (flexible) units; and erection of a mixed-use building comprising ground floor E(a)/E(b) uses and ten C3 residential apartments with associated vehicle parking, landscaping, and other required works. As amended on 14/09/2022 and on 21/12/2022 and on 28.02.2023 and on 26/04/2023
HORLEY TOWN COUNCIL COMMENTS (RATIFIED, 27/06/23)	Horley Town Council wish to raise concerns regarding inadequate parking capacity.

03. RBBC Letter Dated: 19.05.23	Application No: 23/00956/F
LOCATION:	Site Of Former Horley Gas Holder Station Balcombe Road Horley Surrey RH6 9GA
DESCRIPTION:	Installation of freestanding brick built UKPN Sub-Station
HORLEY TOWN COUNCIL COMMENTS (RATIFIED, 27/06/23)	No objection

04. RBBC Letter Dated: 22.05.23	Application No: 23/00976/F
LOCATION:	Chandler Court Station Approach Horley Surrey RH6 9EQ
DESCRIPTION:	Replacement of windows and balcony doors to all 12 No. flats with double glazed white UPVC to match existing styles and sizes.
HORLEY TOWN COUNCIL COMMENTS (RATIFIED, 27/06/23)	No objection

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05. RBBC Letter Dated: 23.05.23	Application No: 23/00933/HHOLD
LOCATION:	11A Silverlea Gardens Horley Surrey RH6 9BA
DESCRIPTION:	Double storey front and rear extensions with pitched roofs
HORLEY TOWN COUNCIL COMMENTS (RATIFIED, 27/06/23)	No objection

06. RBBC Letter Dated: 22.05.23	Application No: SCC_Ref_2023-0028
LOCATION:	Land at Meath Green Junior School, 8 Greenfields Road, Horley Surrey, RH6 8HW
DESCRIPTION:	Removal of existing demountable classroom building and replacement with new demountable classroom building.
HORLEY TOWN COUNCIL COMMENTS (RATIFIED, 27/06/23)	No objection

07. RBBC Letter Dated: 25.05.23	Application No: 23/00970/HHOLD
LOCATION:	144 Balcombe Road Horley Surrey RH6 9DS
DESCRIPTION:	First floor extension to the existing single storey extension built in 1976
HORLEY TOWN COUNCIL COMMENTS (RATIFIED, 27/06/23)	No objection

08. RBBC Letter Dated: 25.05.23	Application No: 23/01015/S73
LOCATION:	Land To The Rear Of 43 - 49 High Street Horley Surrey RH6 7BN
DESCRIPTION:	Proposed erection of 3 no. dwellinghouses. Variation of condition 1 of permission 22/02650/F changes to external materials.
HORLEY TOWN COUNCIL COMMENTS (RATIFIED, 27/06/23)	No objection

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09. RBBC Letter Dated: 25.05.23	Application No: <u>23/01005/HHOLD</u>
LOCATION:	26 Landen Park Horley Surrey RH6 8DZ
DESCRIPTION:	Ground floor rear extension
HORLEY TOWN COUNCIL COMMENTS (RATIFIED, 27/06/23)	No objection

10. RBBC Letter Dated: 30.05.23	Application No: <u>23/01037/HHOLD</u>
LOCATION:	19 Smallfield Road Horley Surrey RH6 9AQ
DESCRIPTION:	Proposed single storey rear extension
HORLEY TOWN COUNCIL COMMENTS (RATIFIED, 27/06/23)	No objections

11. RBBC Letter Dated: 30.05.23	Application No: <u>23/01045/HHOLD</u>
LOCATION:	20 Williamson Road Horley Surrey RH6 9RQ
DESCRIPTION:	Single storey rear extension
HORLEY TOWN COUNCIL COMMENTS (RATIFIED, 27/06/23)	No objections

12. RBBC Letter Dated: 01.06.23	Application No: <u>23/01038/HHOLD</u>
LOCATION:	6 Meath Green Avenue Horley Surrey RH6 8EF
DESCRIPTION:	Proposed part single and part two storey rear extension and single storey side garage.
HORLEY TOWN COUNCIL COMMENTS (RATIFIED, 27/06/23)	No objections

13. RBBC Letter Dated: 09.06.23	Application No: <u>23/01031/HHOLD</u>
LOCATION:	Glenri 48 Upfield Horley Surrey RH6 7LF
DESCRIPTION:	Proposed single storey rear extension
HORLEY TOWN COUNCIL COMMENTS	No comments issued

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14. RBBC Letter Dated: 09.06.23	Application No: 23/00402/F
LOCATION:	Cheswick Farm Buildings Meath Green Lane Horley Surrey RH6 8HZ
DESCRIPTION:	Demolition of remaining barn; erection of a two-storey residential development comprising six family dwellings; modifications to existing access and formation of access road with turning head; and provision of car and cycle parking.
HORLEY TOWN COUNCIL COMMENTS	Horley Town Council OBJECTs on the following grounds: i) the proposals are cramped and overdevelopment of the site; ii) the impact from its proximity to the neighbouring listed building and character of the conservation area.

15. RBBC Letter Dated: 09.06.23	Application No: 23/00926/HHOLD
LOCATION:	1 Station Approach Horley Surrey RH6 9HQ
DESCRIPTION:	Single storey side extension
HORLEY TOWN COUNCIL COMMENTS	No objection

16. RBBC Letter Dated: 12.06.23	Application No: 23/01138/HHOLD
LOCATION:	40 Lumley Road Horley Surrey RH6 7JL
DESCRIPTION:	Ground floor single storey side and rear extensions including demolition of existing rear lean to.
HORLEY TOWN COUNCIL COMMENTS	No objection

17. RBBC Letter Dated: 14.06.23	Application No: 23/01162/HHOLD
LOCATION:	1 Oatlands Langshott Horley Surrey RH6 9UN
DESCRIPTION:	Proposed single storey front extension
HORLEY TOWN COUNCIL COMMENTS	No objection

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 23.05.23	Application No: 23/00748/TPO
LOCATION:	Cherry Lodge Aurum Close Horley Surrey RH6 9BQ
DESCRIPTION:	Oak tree. Crown reduced by 1.5 - 2m to suitable growth points, remove deadwood 25mm and greater in diameter, Crown lift to a height of 4m from ground level.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 26.05.23	Application No: 23/01036/TPO
LOCATION:	15 Hutchins Way Horley Surrey RH6 8JN
DESCRIPTION:	(T1)Oak tree-reduce crown by 2m (Re growth) leaving at a height of 14m and width of 10m. thin crown by 10%. To allow more light in to property's and gardens
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 01.06.23	Application No: 23/00983/TPO
LOCATION:	Rear Of 13 Field Close Horley Surrey RH6 9QG
DESCRIPTION:	T1 - Oak - To reduce 1x mature Oak tree that overhang the above garden of 13 field close back in width to previous reduction points (Approx. 2.5m) to reduce the encroachment over the garden. All branches will be pruned to appropriate growth points. All works are carried out to BS 3998: 2010 Tree work recommendations. A well balanced shape must be maintained.
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: 01.06.23	Application No: 23/01133/TPO
LOCATION:	4 Brookwood Park 119 Balcombe Road Horley Surrey RH6 9PZ
DESCRIPTION:	T1 Dead Sycamore The tree is located in the rear garden to the left hand side by the rear boundary. The tree has Sooty Bark Disease. The tree is at high risk of branch or limb shedding or complete failure if retained. The tree has no future in its condition
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

E. RBBC Letter Dated: 01.06.23	Application No: 23/01183/TPO
LOCATION:	8 West Meads Horley Surrey RH6 9AF
DESCRIPTION:	T1 Ancient Oak - Reduce in outside dimensions back to previous pruning points (approximately 2-3 metres) as the tree is very hollow.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

F. RBBC Letter Dated: 21.06.23	Application No: 23/01195/TPO
LOCATION:	17 Jennings Way Horley Surrey RH6 9SF
DESCRIPTION:	T1 Oak- Crown lift to height of 5m back to source, prune lateral branches growing towards house by 2m. Tree is mature specimen and is causing excessive shading. Crown lift will increase light spill. T2 Ash- Crown lift to height of 5m back to source, prune lateral branches growing towards house by 2m. Tree is mature specimen and is causing excessive shading. Crown lift will increase light spill. T3 Hornbeam- Remove limb that is damaging fence and growing towards neighbours property. Reduce remaining crown by 2m maintaining natural shape. Limb is growing excessively over neighbours property and causing damage to fence.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.