

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 27 August 2019 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.
3. **Public Forum**
4. **Approval of Minutes**
Planning & Development Committee held on 23 July 2019.
5. **Planning Updates**
Planning & Development Committee held on 23 July 2019.
6. **Outside Bodies and Sub-Committees**
 - i) **Horley Town Management Group:** To receive an update.
 - ii) To receive reports of attendance at any other recent meetings.
7. **Determined Planning Applications**
To consider the list of applications determined for the period 19 July – 22 August 2019.
8. **Registered Planning Applications**
To consider the list of applications registered for the period 19 July – 22 August 2019
9. **Planning Appeals**
 - i) To consider any Planning Appeals received.
 - ii) To consider any Planning Appeals determined.
10. **Ongoing Planning Matters**
To receive an update on any matters.
11. **North East Sector (The Acres) / North West Sector (Westvale Park)**
 - i) To receive an update on any other matters.
12. **Town Centre Regeneration**
 - i) **Horley Regeneration Forum** – to receive an update.
 - ii) To receive an update on any other matters.
13. **Railway Matters**
 - i) To receive an update on any matters.
14. **Highways Matters**
 - i) To receive an update on any matters.

Continued .../...

15. **Airport Matters**
 - i) **Gatwick Airport – Publication of our Final Master Plan and beginning the DCO process –**
To note information received.
 - ii) **GATCOM Meeting 18 July, Key Messages –** To note information received.
 - iii) **GATCOM: Weekly Newsletters & Updates -** To note information received.
 - iv) To receive an update on any other matters.
16. **Surrey County Council Rights of Way and Countryside Access annual report 2018-19**
To note information received.
17. **Coast to Capital LEP- RBBC Bid -** to receive an update.
18. **RBBC 2025, Draft Corporate Plan Consultation (Closing Date 16 September 2019) –**
to consider this Council’s response.
19. **Letters Received.**
20. **Diary Dates.**
21. **Items for Future Consideration.**
22. **Press Release.**
To agree items for inclusion.

Date of next meeting: 24 September 2019



Signed: Town Clerk

Dated: 22 August 2019

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 19 July – 22 August 2019

To see plans please CTRL+click on the application number to follow the link .

1. RBBC Letter Dated: 22/07/19		Application No: 19/01408/HHOLD
LOCATION:		24 The Meadway Langshott Horley Surrey RH6 9AW
DESCRIPTION:		Single storey extension.
<i>Cons Expiry Date : 12/08/19; Determination Deadline: 11/09/19;</i>		
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 27/08/19)		No objections
2. RBBC Letter Dated: 19/07/19		Application No: 19/01371/S73
LOCATION:		Chalet At Trentham Peeks Brook Lane Horley Surrey
DESCRIPTION:		Retrospective approval for change of use to gypsy caravan site for 6 static and 6 touring caravans and retention of hard standing. Variation of conditions 3, 4 and 5 of permission 18/02251/RET. Removal of No. of pitches, sound insulation and ventilation conditions.
<i>Cons Expiry Date : 09/08/19; Determination Deadline: 11/09/19;</i>		
History	18/02251/RET - Retrospective approval for change of use to gypsy caravan site for 6 static and 6 touring caravans and retention of hard standing. As amended on 05/03/2019 and 29/03/2019.	
Decision	Approved with Conditions	
HTC Comments	No objections	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 27/08/19)		No objections
3. RBBC Letter Dated: 24/07/19		Application No: 19/01422/HHOLD
LOCATION:		104 Benhams Drive Horley Surrey RH6 8QP
DESCRIPTION:		Proposed single storey rear extension and part single storey, part two storey side extension.
<i>Cons Expiry Date : 14/08/19; Determination Deadline: 13/09/19;</i>		
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 27/08/19)		No objections

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 19 July – 22 August 2019

4. RBBC Letter Dated: 24/07/19		Application No: <u>19/01231/S73</u>
LOCATION:		Wings Peeks Brook Lane Horley Surrey RH6 9SX
DESCRIPTION:		Demolition of the existing metal barn and the residential bungalow Wings and construction of a new dog kennel facility and office headquarters for the Greyhound Trust (GT). Variation of condition 3 of permission 17/01956/F. Removal of demolition condition. As amended on 16/07/2019 and on 23/07/2019.
<i>Cons Expiry Date : 14/08/19; Determination Deadline: 13/09/19;</i>		
History	17/01956/F - Amended proposal Demolition of the existing metal barn and the residential bungalow Wings and construction of a new dog kennel facility and office headquarters for the Greyhound Trust (GT). As amended on 06/10/2017 and on 10/11/2017 As amended on 21/12/2017. As amended on 17/01/2018. As amended on 16/07/2019 and 23/07/2019.	
Decision	Approved with conditions	
HTC Comments	No objections. We question the need to demolish a residential building in good condition. The site being at the end of a road & somewhat secluded should not have the impact of overdevelopment.	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 27/08/19)	No objections. We question the need to demolish a residential building in good condition. The site being at the end of a road & somewhat secluded should not have the impact of overdevelopment.	

5. RBBC Letter Dated: 01/08/19		Application No: <u>04/02120/RM5A</u>
LOCATION:		Horley North West Development Meath Green Lane Horley Surrey
DESCRIPTION:		Reserved Matters application for Phase 5 of development at North West Horley (appearance, landscaping, layout and scale) pursuant to 04/02120/OUT for the erection of 63no. dwellings and associated parking, levels, lighting, drainage and ancillary works.
<i>Cons Expiry Date : 22/08/19; Determination Deadline: 22/10/19;</i>		
HORLEY TOWN COUNCIL COMMENTS Planning meeting, 27/08/19		

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 19 July – 22 August 2019

6. RBBC Letter Dated: 01/08/19		Application No: <u>19/01474/HHOLD</u>
LOCATION:		Argyll Weatherhill Close Horley Surrey RH6 9LU
DESCRIPTION:		Refurbishment of the existing conservatory to improve its energy efficiency and to address existing problems associated with frequent flooding from local watercourse. The works include the enlargement of the existing kitchen to improve functionality and the replacement of all glazing and external doors with new energy efficient glazing and bi-folding doors. The roof will also be replaced with a solid tiled roof to match that of the existing house incorporating an area of flat lead rolled roof and a number of roof lights to provide natural light into the space. To address the current problems with frequent flooding the floor level of the conservatory will be raised by approximately 200mm to align with the floor level of the existing property.
<i>Cons Expiry Date : 22/08/19; Determination Deadline: 20/09/19;</i>		
History	18/00417/HHOLD - Loft conversion, raising of eaves to west elevation and part north and south elevations, hip to barn hip roof alteration and three dormer windows. As amended on 13/04/2018.	
Decision	Approved with conditions	
HTC Comments	No objections	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 27/08/19)		No objections

7. RBBC Letter Dated: 07/08/19		Application No: <u>19/01506/HHOLD</u>
LOCATION:		Hazleglen 8 Russells Crescent Horley Surrey RH6 7DN
DESCRIPTION:		Construction of garden shed
<i>Cons Expiry Date : 29/08/19; Determination Deadline: 26/09/19;</i>		
HORLEY TOWN COUNCIL COMMENTS Planning meeting, 27/08/19		

8. RBBC Letter Dated: 08/08/19		Application No: <u>19/01214/TPO</u>
LOCATION:		Land At Stafford Place Horley Surrey RH6 9DH
DESCRIPTION:		Hawthorn - on land formerly the rear garden of 4 Limes Avenue Horley. Fell Hawthorn as tree is in decline due to proximity to neighbouring conifer hedge.
<i>Cons Expiry Date : 30/08/19; Determination Deadline: 02/10/19;</i>		
HORLEY TOWN COUNCIL COMMENTS Planning meeting, 27/08/19		

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 19 July – 22 August 2019

9. RBBC Letter Dated: 12/08/19	Application No: <u>19/01321/HHOLD</u>
LOCATION:	14 Birchwood Close Langshott Horley Surrey RH6 9TX
DESCRIPTION:	Ground floor rear extension. First floor side extension over garage.
<i>Cons Expiry Date : 3/09/19; Determination Deadline: 30/09/19;</i>	
HORLEY TOWN COUNCIL COMMENTS Planning meeting, 27/08/19	

10. RBBC Letter Dated: 14/08/19	Application No: <u>19/01519/F</u>
LOCATION:	Dairy At Hutchins Horley Row Horley Surrey
DESCRIPTION:	Use of outbuilding as independent dwelling house
<i>Cons Expiry Date : 05/09/19; Determination Deadline: 02/10/19;</i>	
History	<u>17/00877/F</u> Land At Hutchins Horley Row. The creation of 8 no of 4 bed dwellings, on the land adjacent to Hutchins. The creation of a shared surface road with adopted standards off the Horley Row at the south of the site
Decision	Refused
HTC Comments	The Town Council OBJECTS on the following grounds: i) Overdevelopment; ii) Out-of-character; iii) Close proximity to a listed building; and iv) Use of materials not in keeping with the local area.
HORLEY TOWN COUNCIL COMMENTS Planning meeting, 27/08/19	

11. RBBC Letter Dated: 13/08/19	Application No: <u>19/01526/HHOLD</u>
LOCATION:	88 Cheyne Walk Horley Surrey RH6 7LR
DESCRIPTION:	Proposed single storey rear extension
<i>Cons Expiry Date : 04/09/19; Determination Deadline: 30/09/19;</i>	
HORLEY TOWN COUNCIL COMMENTS Planning meeting, 27/08/19	

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 19 July – 22 August 2019

12. RBBC Letter Dated: 15/08/19	Application No: <u>19/01438/F</u>
LOCATION:	Cumberland Guest House 39 Brighton Road Horley Surrey RH6 7HH
DESCRIPTION:	Conversion of guest house and outbuilding to create 8 self contained flats for occupation by residents in need of a limited element of care (use class C3). Single storey extensions to front and rear elevations of guest house and dormers to outbuilding.
<i>Cons Expiry Date : 06/09/19; Determination Deadline: 27/09/19;</i>	
HORLEY TOWN COUNCIL COMMENTS Planning meeting, 27/08/19	

13. RBBC Letter Dated: 19/08/19	Application No: <u>19/01466/HHOLD</u>
LOCATION:	2 Mosford Close Horley Surrey RH6 8JS
DESCRIPTION:	Single storey side extension and erection of new fence.
<i>Cons Expiry Date : 10/09/19; Determination Deadline: 10/10/19;</i>	
History	<u>19/01046/CLP</u> – Side extension
Decision	Refused – not permitted development
HORLEY TOWN COUNCIL COMMENTS Planning meeting, 27/08/19	

14. RBBC Letter Dated: 21/08/19	Application No: <u>19/01191/OUT</u>
LOCATION:	Drill Service Ltd 89 Albert Road Horley Surrey RH6 7HB
DESCRIPTION:	Conversion of existing ground floor commercial property and alterations to existing first and second floor residential properties to create 3 No. 1-bed, 3 No. 2-bed and 1 No. 3-bed flats. As amended on 20/08/2019.
<i>Cons Expiry Date : 12/09/19; Determination Deadline: 20/08/19;</i>	
History	Amended description to reflect the application, last before committee on 23/07/19
HTC Comments	No objections
HORLEY TOWN COUNCIL COMMENTS Planning meeting, 27/08/19	

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 19 July – 22 August 2019

Tree Works (Non-Felling)

A. RBBC Letter Dated: 06/08/19	Application No: <u>19/01404/TPO</u>
LOCATION:	29 The Meadway Langshott Horley Surrey RH6 9AW
DESCRIPTION:	Oak crown lift one single low branch overhanging garden.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 06/08/19	Application No: <u>19/01490/TPO</u>
LOCATION:	Office Wavertree Court 59 Massetts Road Horley Surrey
DESCRIPTION:	T3 H. Chestnut - Crown lift 2.5m from ground level over footpath. T4 H. Chestnut - Remove basal and epicormic growth. T10 H. Chestnut - Twin stemmed tree with included bark. Reduce crown by 2m and check cobra brace. T31 H. Chestnut - Previously pollard, remove basal and epicormic growth to be able to inspect base. T41 H. Chestnut - Crown lift 2.5m from ground level over footpath T43 H. Chestnut - Requested work due to darkness in flats. Crown lift 2.5m from ground level, crown thin by 15%
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 08/08/19	Application No: <u>19/01213/TPO</u>
LOCATION:	Land At Staffords Place Horley Surrey RH6 9DH
DESCRIPTION:	Sycamore on land formerly the rear garden of 4 Limes Avenue Horley. Reduce Sycamore over parking bays by 1.5 meters to reduce overhang of 3rd party tree. Tree falls under TPO RE570.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

D. RBBC Letter Dated: 08/08/19	Application No: <u>19/01185/TPO</u>
LOCATION:	Land At Staffords Place Horley Surrey RH6 9GX
DESCRIPTION:	2 x Horse Chestnut on land formerly the rear garden of 6 Limes Avenue Horley - Lift to give 2 meters clearance for pedestrians.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 19 July – 22 August 2019

E. RBBC Letter Dated: 15/08/19	Application No: <u>19/01528/TPO</u>
LOCATION:	Land Adjacent To 2 West Meads Horley Surrey RH6 9AF
DESCRIPTION:	T1 Oak Tree that leans over the public grass area - Crown lift by 3m, the secondary branches to ensure a minimum clearance from the neighbour's boundary. Tip prune the entire overhang of the tree (South side) above the neighbour's garden to shorten branches by approximately 2.5m. Also remove any internal branches that are causing congestion or rubbing. The reason is to improve the overall balance of the tree. T2 Oak tree adjacent to the road - Cut back the stem growth that is now growing over the road. Crown lift above the road to create a minimum of 5.2m headroom, compliance with highways regulations.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

F. RBBC Letter Dated: 14/08/19	Application No: <u>19/01353/TPO</u>
LOCATION:	Land Rear Of 2 Rainbow Close Horley Surrey RH6 9QQ
DESCRIPTION:	T3 - To reduce 1x mature Oak trees located behind the garden of 2 Rainbow close by approximately 2.0m on garden side only. 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. Any major deadwood will also be removed.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

G. RBBC Letter Dated: 15/08/19	Application No: <u>19/01216/TPO</u>
LOCATION:	Land At Staffords Place Horley Surrey RH6 9GX
DESCRIPTION:	Poplar on land formerly the rear garden of 10 Limes Avenue Horley. Reduce branches away from building to leave 2 meters clearance.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

H. RBBC Letter Dated: 16/08/19	Application No: <u>19/01008/TPO</u>
LOCATION:	28 Lechford Road Horley Surrey RH6 7NB
DESCRIPTION:	3 large Oak trees, at rear of property - Thin by 30%
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.