

HORLEY TOWN COUNCIL

Planning and Development Committee

A virtual meeting of the above-named Committee will be held
on Tuesday, 16 June 2020 at 7.30 pm

Following Government advice, essential meetings of Horley Town Council will be held virtually during the Covid-19 lockdown period and not in the Council Chamber. All papers will be published on our website and social media channels as normal. Members of the public may join the meeting remotely by requesting a Zoom link (by email to: town.clerk@horleytown.com) by no later than one hour before the start of the meeting.

A G E N D A

1. Virtual Meeting (Committee Chairman)

To resolve that in view of the Covid-19 crisis, the meeting of the Planning Committee on 16 June 2020 is to be held virtually.

2. Apologies and Reasons for Absence

3. 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.

4. Public Forum

Members of the public are invited to put questions or draw relevant matters to the Council's attention. Each member of the public is allowed to speak once only and for a maximum of five minutes in respect of a business item on the agenda and shall not speak for more than five minutes 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 member of the public submits a question or comment in writing which shall be answered in due course. At the end of the Public Forum, members of the public will have their video feed turned off and microphone muted by the meeting facilitator. They may however remain to see and hear the meeting but may no longer take part unless invited to do so at the discretion of the Chair.

5. Approval of Minutes

Planning & Development Committee held on 19 May 2020.

6. Planning Updates

Planning & Development Committee held on 19 May 2020.

7. Outside Bodies and Sub-Committees

To receive any updates.

8. Determined Planning Applications

To consider the list of applications determined for the period 15 May – 11 June 2020.

9. Registered Planning Applications

To consider the list of applications registered for the period 15 May – 11 June 2020.

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. **Town Centre Regeneration**
 - i) To receive an update on any other matters.
13. **Highways Matters**
 - i) Horley Pavement Audit Committee (HPAC) – To note any updates.
 - ii) To receive an update on any other matters.
14. **Airport Matters**
 - i) **CEO Update to GATCOM Members on the Covid-19 Impact on Gatwick's Operation** - To note information received.
 - ii) **GATCOM Cycle of Meetings and Updates** - To note information received
 - iii) **GATCOM: Weekly Newsletters & Updates** - To note information received.
 - iv) To receive an update on any other matters.
15. **Letters Received.**
16. **Diary Dates.**
17. **Items for Future Consideration.**
18. **Press Release.**

To agree items for inclusion.

Date of next meeting: 14 July 2020



Signed: Town Clerk

Dated: 11 June 2020

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 15/05 – 11/06 2020.

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

01. RBBC Letter Dated: 15/05/20	Application No: 20/00883/F
LOCATION:	Land To The Rear Of 48 Brighton Road Horley Surrey RH6 7HD
DESCRIPTION:	3no Proposed dwellings.
Cons Expiry Date: 05/06/20; Determination Deadline: 30/06/20;	
History	<p>18/02628/F – Two proposed dwellings to the rear of 48 Brighton Road. As amended on 19/02/2019;</p> <p>19/00957/F – 2no proposed dwellings to the rear of host dwelling at 48 Brighton Road and 10 Church Road amended to reflect previous refusal designed to match the size and style and appearance of the surrounding properties. As amended on 10/07/2019 and on 15/07/2019;</p> <p>19/01943/S73 – 2no proposed dwellings to the rear of host dwelling at 48 Brighton Road and 10 Church Road amended to reflect previous refusal designed to match the size and style and appearance of the surrounding properties. Variation of condition 1 of permission 19/00957/F. Amendment to approved plans;</p> <p>20/00627/HHOLD – New separate crossover access from Public Highway.</p>
Status	<p>18/02628/F – Decided (Refused)</p> <p>19/00957/F – Decided (Approved)</p> <p>19/01943/S73 – Decided (Approved)</p> <p>20/00627/HHOLD – Registered</p>
Comments	<p>18/02628/F – The Town Council OBJECTS on the following grounds :</p> <ul style="list-style-type: none"> i. Overdevelopment ii. Lack of amenity space iii. Unsuitability of creating another access to the very busy A23, with the pub car park & congestion from vehicles queuing at the traffic lights; <p>19/00957/F – The Town Council OBJECTS on the following grounds :</p> <ul style="list-style-type: none"> i. Overdevelopment ii. Unsuitability of creating another access to the very busy A23, with the pub car park & congestion from vehicles queuing at the traffic lights; <p>19/01943/S73 – No objections</p> <p>20/00627/HHOLD – No objections</p>
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 16/06/20)	<p>The Town Council OBJECTS on the following grounds :</p> <ul style="list-style-type: none"> i. Overdevelopment ii. Unsuitability of creating another access to the very busy A23, with the pub car park & congestion from vehicles queuing at the traffic lights. <p>The Council has consistently objected as above to 2 new dwellings so feel we must object to 3 dwellings on the site. Whilst the design appears to be acceptable; the Council continues to be concerned over the lack of visitor parking and the overdevelopment of a back garden site although we fear that the Borough will approve this application.</p>

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02. RBBC Letter Dated: 15/05/20	Application No: 20/00868/HHOLD
LOCATION:	68 Whittaker Drive Horley Surrey RH6 9TN
DESCRIPTION:	Single storey rear extension with flat roof.
<i>Cons Expiry Date: 05/06/20; Determination Deadline: 30/06/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 16/06/20)	No objections

03. RBBC Letter Dated: 15/05/20	Application No: 20/00897/HHOLD
LOCATION:	Homelea 12 Smallfield Road Horley Surrey RH6 9AU
DESCRIPTION:	Proposed 2 storey side extension. Demolition of existing garage with replacement garage. Proposed fence and gate to front of garage.
<i>Cons Expiry Date: 05/06/20; Determination Deadline: 30/06/20;</i>	
History	20/00896/CLP – Proposed loft conversion with hip to gable conversion and rear dormer extension. Proposed 2 Velux windows to front elevation.
Status	Registered
Comments	CLP not consulted
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 16/06/20)	No objections

04. RBBC Letter Dated: 15/05/20	Application No: 20/00823/HHOLD
LOCATION:	11 Kingsley Road Horley Surrey RH6 8HP
DESCRIPTION:	Proposed single storey side and rear extension
<i>Cons Expiry Date: 05/06/20; Determination Deadline: 02/07/20;</i>	
History	20/00821/CLP – Rear dormer
Status	Registered
Comments	CLP not consulted
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 16/06/20)	No objections

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05. RBBC Letter Dated: 18/05/20	Application No: <u>20/00894/HHOLD</u>
LOCATION:	119 Lumley Road Horley Surrey RH6 7JG
DESCRIPTION:	Rear and side single storey extension
<i>Cons Expiry Date: 08/06/20; Determination Deadline: 06/07/20;</i>	
History	<u>20/00892/CLP</u> – Loft conversion with rear dormer
Status	Registered
Comments	CLP not consulted
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 16/06/20)	No objections

06. RBBC Letter Dated: 18/05/20	Application No: <u>20/00924/HHOLD</u>
LOCATION:	168 Lee Street Horley Surrey RH6 8HE
DESCRIPTION:	Two-storey and single-storey side extension
<i>Cons Expiry Date: 08/06/20; Determination Deadline: 09/07/20;</i>	
History	<u>14/01649/HHOLD</u> – Erection of front porch
Status	Decided (Approved)
Comments	No objections
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 16/06/20)	No objections

07. RBBC Letter Dated: 22/05/20	Application No: <u>20/00956/HHOLD</u>
LOCATION:	61 Castle Drive Horley Surrey RH6 9DD
DESCRIPTION:	Demolition of side/rear extension. Construction of side/rear extension and reformation of roof to form loft conversion.
<i>Cons Expiry Date: 12/06/20; Determination Deadline: 14/07/20;</i>	
History	<u>19/02046/HHOLD</u> – Demolition of side/rear extension. Construction of side/rear extension and reformation of roof to form loft conversion. <u>20/00143/CLP</u> – Alterations from hipped roof to Gable. Loft conversion with proposed roof lights.
Status	19/02046/HHOLD – Decided (Refused) 20/00143/CLP – Decided (Permitted Development)
Comments	19/02046/HHOLD – no objections 20/00143/CLP – not consulted
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 16/06/20)	No objections

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08. RBBC Letter Dated: 22/05/20	Application No: 20/00926/CLE
LOCATION:	43 Avondale Close Horley Surrey RH6 8BN
DESCRIPTION:	Conservatory with external doors and windows between it and main property. Also not connected to main property heating.
<i>Cons Expiry Date: 12/06/20; Determination Deadline: 13/07/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 16/06/20)	No objections

09. RBBC Letter Dated: 01/06/20	Application No: 20/01006/HHOLD
LOCATION:	Grenville 47 Limes Avenue Horley Surrey RH6 9DG
DESCRIPTION:	Garden room with flat roof
<i>Cons Expiry Date: 22/06/20; Determination Deadline: 16/07/20;</i>	
History	17/00849/HHOLD – Single storey side extension to form garage to front and storage to rear including alterations to driveway to form second access from highway; 19/01291/HHOLD – Construction of a rear roof extension and 5no roof windows inserted into the pitched roof and the loft converted into habitable space. Demolition of porch canopy and external walls to the front elevation and new two storey glazed window feature and entrance door; 20/00307/HHOLD – Garden room with flat roof. As amended on 20/02/2020 and on 12/03/2020.
Status	17/00849/HHOLD – Approved with Conditions; 19/01291/HHOLD – Approved with Conditions; 20/00307/HHOLD – Approved with Conditions.
Comments	17/00849/HHOLD – No objections; 19/01291/HHOLD – No objections; 20/00307/HHOLD – No objections.
HORLEY TOWN COUNCIL COMMENTS (16/06/20)	

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 15/05/20	Application No: 20/00916/TPO
LOCATION:	Roslan Court Rosemary Lane Horley Surrey RH6 9XZ
DESCRIPTION:	See Plan T991 - Yew Cut back from building to give 1.5 metre clearance. Reduce height by 5 metres to encourage new growth. Remove deadwood. The tree is located in the car park area adjacent to the building Reduction works in order to reduce the tree to a more suitable and desirable size for its location. There is limited growth in the upper crown and the reduction is to try and encourage more suitable growth in order to retain the tree T999 - Holm Oak Sever and remove Ivy from ground level to a height of 1 metre using hand tools only. Remove epicormic growth at 2.5 metres over public footpath. The tree is located to the entrance of the car park area Sever ivy - exempt works Lifting over the public footpath to a height of 2.5m to reduce the encroachment into the public footpath.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 03/06/20	Application No: 20/01043/TPO
LOCATION:	2 Stocks Close Horley Surrey RH6 9GU
DESCRIPTION:	(T1) Oak , Located in garden of No.2 Stocks Close - To remove lowest 3 primary limbs on north side over property. To provide height clearance due to identified conflict between tree and structure
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 05/06/20	Application No: 20/01098/TPO
LOCATION:	22 Grove Road Horley Surrey RH6 8EL
DESCRIPTION:	G1 Conifers- Reduce side by 1m. Trees have become large for small front garden creating excessive shading.
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
Applications validated week beginning 18 May
<p><u>Conservatory with external doors and windows between it and main property. Also not connected to main property heating.</u> 43 Avondale Close Horley Surrey RH6 8BN Ref. No: 20/00926/CLE Validated: Mon 18 May 2020 Status: Registered</p>
<p><u>Ground floor rear extension. Maximum height 3.00m, height at eaves 2.80m and extending 3.40m beyond the rear wall.</u> 4 Fairstone Court Horley Surrey RH6 9TU Ref. No: 20/00988/PDE Validated: Wed 20 May 2020 Status: Registered</p>
<p><u>Submission of tree protection plan details pursuant to condition 5 of permission 20/00004/F. Extension of the existing car park towards the north east site boundary allowing for a turning point for a fire appliance and increased parking spaces for the new pavilion cafe building approved in application 17/02088/F</u> Horley Recreation Ground Brighton Road Horley Surrey RH6 8DA Ref. No: 20/00004/DET05 Validated: Thu 21 May 2020 Status: Registered</p>
<p><u>Submission of landscaping details pursuant to condition 4 of permission 20/00004/F. Extension of the existing car park towards the north east site boundary allowing for a turning point for a fire appliance and increased parking spaces for the new pavilion cafe building approved in application 17/02088/F</u> Horley Recreation Ground Brighton Road Horley Surrey RH6 8DA Ref. No: 20/00004/DET04 Validated: Thu 21 May 2020 Status: Registered</p>
<p><u>Proposed loft conversion with extension. 2no front facing Velux windows.</u> Homelea 12 Smallfield Road Horley Surrey RH6 9AU Ref. No: 20/01000/CLP Validated: Thu 21 May 2020 Status: Registered</p>
Applications validated week beginning 25 May
<p><u>Erection of single storey rear extension. Maximum height 3.13m, height at eaves 2.85m and extending 4.00m beyond the rear wall.</u> 1 Oatlands Langshott Horley Surrey RH6 9UN Ref No: 20/01047/PDE Validated: 26 May 2020 Status: Registered</p>
Applications validated week beginning 1 June
<p><u>T2 willow crown reduce by 5m to form a pollard framework.</u> Wayside Court 12 Russells Crescent Horley Surrey RH6 7DN Ref No: 20/01136/CAN Validated: 05 Jun 2020 Status: Awaiting decision</p>
Applications validated week beginning 8 June
<p>None</p>