

HORLEY TOWN COUNCIL

Planning and Development Committee

A virtual meeting of the above-named Committee will be held
on Tuesday, 13 October 2020 at 7.30 pm

The meeting will be preceded with a virtual private Briefing by
Ian Dunsford, RBBC Planning Policy Manager and Cllr Richard Biggs, Executive Member for Planning Policy and
attended by representatives of Horley Town Council and Salfords & Sidlow Parish Council,
to provide an overview by RBBC on the MHCLG White Paper – Planning for the Future consultation,
starting at 6.30pm.

Following Government advice, essential meetings of Horley Town Council will be held virtually during the Covid-19 crisis 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 13 October 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 15 September 2020.

6. Planning Updates

Planning & Development Committee held on 15 September 2020.

7. Determined Planning Applications

To consider the list of applications determined for the period 11 September – 8 October 2020.

8. Registered Planning Applications

To consider the list of applications registered for the period 11 September – 8 October 2020.

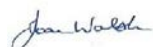
9. Planning Appeals

- i) To consider any Planning Appeals received.
- ii) To consider any Planning Appeals determined.

10. **Ongoing Planning Matters**
 - i) **Horley Commercial Hub** - To note that a private briefing will be held for members on **Tuesday, 10 November, 6.30 pm** to receive an update on the latest proposals.
 - ii) To receive an update on any other matters.
11. **Town Centre Regeneration**

To receive an update on any matters.
12. **Highways Matters**
 - i) **Horley Pavement Audit Committee (HPAC)** - To note any updates.
 - ii) **[DfT Consultation: Managing Parking on Pavements](#) (deadline for responses: 22 November 2020)** – To consider this Council’s response.
 - iii) **SCC Notice Public Footpath 392 - further extension to April 2021 of the Temporary Prohibition of Traffic Order 2016** - To note information received.
 - iv) **Procedure for selecting names for new roads** – To receive an update from the Chairman.
 - v) **SCC Rights of Way and Countryside Access Report 2019/20** – **To note information received.**
 - vi) To receive an update on any other matters.
13. **Airport Matters**
 - i) **‘Gatwick Build Back Better Strategy’** - To receive an update from the Chairman on the proposals and to agree a position to be presented to GATCOM.
 - ii) **GAL: ‘Keeping in touch with the Community’** - To receive an update from the Chairman on the virtual meeting held on 22 September 2020.
 - iii) **GAL introduction of Forecourt Charging** – To note information received.
 - iv) **GATCOM: Weekly Newsletters & Updates** - To note information received.
 - v) To receive an update on any other matters.
14. **MHCLG Planning System Reform Consultations**
 - i) To note that a second virtual private briefing was held earlier by Ian Dunsford, RBBC Planning Policy Manager, Borough Cllr Richard Biggs and representatives of Horley Town Council and Salfords & Sidlow Parish Council regarding the Planning System Reform consultations.
 - ii) **[MHCLG Consultation 1: Changes to the current planning system](#) (NALC deadline for responses: 17 September)** – To ratify this Council’s response
 - iii) **[MHCLG Consultation 2: Planning for the future](#)** - the planning white paper (NALC deadline for responses :15 October) – To consider this Council’s response.
15. **Horley Strategic Business Park Supplementary Planning Document** – To receive an update on the recent ‘visioning’ meeting held by RBBC.
16. **SCC Active Travel Scheme** – To consider this Council’s response to the proposals for Horley.
17. **Precept 2020/21** - To consider Precept requirements of the Planning & Development Committee.
18. **Letters Received.**
19. **Diary Dates.**
20. **Items for Future Consideration.**
21. **Press Release** - To agree items for inclusion.

Date of next meeting: 10 November 2020



Signed: Town Clerk

Dated: 8 October 2020

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 11 September to 8 October
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 10/09/20	Application No: <u>20/01841/HHOLD</u>
LOCATION:	37 Queens Road Horley Surrey RH6 7AH
DESCRIPTION:	Proposed single storey side and rear extension
<i>Cons Expiry Date: 01/10/20; Determination Deadline: 23/10/20;</i>	
History	<u>20/01531/CLP</u> – Loft conversion with rear dormers.
Status	Pending consideration
Comments	n/a
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 13/10/20)	The Town Council OBJECTS on the following grounds: i] negative impact on neighbouring property. li] the proposed side extension would appear to affect the shared rear access with no.39. We have no objection to the proposed rear extension.

02. RBBC Letter Dated: 10/09/20	Application No: <u>20/01851/HHOLD</u>
LOCATION:	31 The Close Horley Surrey RH6 9EB
DESCRIPTION:	Proposed garage conversion into habitable space (studio accommodation). To be used ancillary to the main property
<i>Cons Expiry Date: 01/10/20; Determination Deadline: 23/10/20;</i>	
History	<u>18/01628/CLP</u> – Proposed enlargement of roof dormers to rear elevation. <u>18/02181/HHOLD</u> – Demolition of existing single storey rear extension (conservatory) & erection of single storey enlarged rear extension.
Status	<u>18/01628/CLP</u> – Permitted Development <u>18/02181/HHOLD</u> – Approved with Conditions
Comments	<u>18/01628/CLP</u> – n/a <u>18/02181/HHOLD</u> – No objections
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 13/10/20)	No objections

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03. RBBC Letter Dated: 14/09/20	Application No: <u>20/01814/HHOLD</u>
LOCATION:	57 Silverlea Gardens Horley Surrey RH6 9BA
DESCRIPTION:	Demolish part of existing building and provide rear extension with converted loft over, hip to gable roof alteration and side facing dormer.
<i>Cons Expiry Date: 05/10/20; Determination Deadline: 02/11/20;</i>	
History	<u>18/02132/F</u> – To demolish existing garage and build new detached three bedroom bungalow. <u>20/01813/F</u> – Demolish existing garage and build new detached 3 bedroom bungalow and demolish part of existing bungalow to provide access.
Status	18/02132/F – Withdrawn by Applicant 20/01813/F – Pending consideration
Comments	18/02132/F – No objections. However the Town Council is concerned that the only access, for all vehicles, to the proposed property is via the narrow bridleway. 20/01813/F – Pending consideration
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 13/10/20)	No objections

04. RBBC Letter Dated: 14/09/20	Application No: <u>20/01823/HHOLD</u>
LOCATION:	Nova 145 Smallfield Road Horley Surrey RH6 9LR
DESCRIPTION:	Rear single storey extension
<i>Cons Expiry Date: 05/10/20; Determination Deadline: 30/10/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 13/10/20)	No objections

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05. RBBC Letter Dated: 15/09/20	Application No: <u>20/01813/F</u>
LOCATION:	57 Silverlea Gardens Horley Surrey RH6 9BA
DESCRIPTION:	Demolish existing garage and build new detached 3 bedroom bungalow and demolish part of existing bungalow to provide access.
<i>Cons Expiry Date: 06/10/20; Determination Deadline: 30/10/20;</i>	
History	<u>18/02132/F</u> – To demolish existing garage and build new detached three bedroom bungalow. <u>20/01814/HHOLD</u> – Demolish part of existing building and provide rear extension with converted loft over, hip to gable roof alteration and side facing dormer.
Status	<u>18/02132/F</u> – Withdrawn by Applicant <u>20/01814/HHOLD</u> – Pending consideration
Comments	<u>18/02132/F</u> – No objections. However the Town Council is concerned that the only access, for all vehicles, to the proposed property is via the narrow bridleway. <u>20/01814/HHOLD</u> – Pending consideration
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 13/10/20)	No objections

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06. RBBC Letter Dated: 15/09/20	Application No: 20/01732/F
LOCATION:	Site Of Former 2 Parkhurst Road Horley Surrey
DESCRIPTION:	Construction of two new dwellings and alteration addition of rear dormer to existing dwelling.
<i>Cons Expiry Date: 06/10/20; Determination Deadline: 03/11/20;</i>	
History	17/01330/F – Construction of 3 new dwellings and one replacement dwelling. As amended on 03/10/2017 and on 06/10/2017. 18/01617/F – Construction of two new dwellings and one replacement dwelling (Resubmission of 17/01330/F). As amended on 15/08/2018. As amended on 17/10/2018.
Status	17/01330/F – Refused 18/01617/F – Approved with Conditions
Comments	17/01330/F – The Town Council OBJECTS on the following grounds: - i. Overdevelopment; ii. Out-of-character with surrounding properties; iii. Concerns over site access off a busy road which suffers from congestion with on-street parking; iv. Inappropriate backland development; and v. Dominating the street scene. vi. Insufficient parking for number and types of dwellings 18/01617/F – Although the number of dwellings in the back garden has been reduced to 2 the Council feel that the previous objections still apply. Therefore, The Town Council OBJECTS on the following grounds: - i. Overdevelopment; ii. Out-of-character with surrounding properties; iii. Concerns over site access off a busy road which suffers from congestion with on-street parking; iv. Inappropriate backland development; and v. Dominating the street scene. vi. Insufficient parking for number and types of dwellings
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 13/10/20)	No objections

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07. RBBC Letter Dated: 16/09/20	Application No: <u>20/01856/HHOLD</u>
LOCATION:	68 Whittaker Drive Horley Surrey RH6 9TN
DESCRIPTION:	4.0 metre deep single storey rear extension
<i>Cons Expiry Date: 07/10/20; Determination Deadline: 27/10/20;</i>	
History	<u>20/00868/HHOLD</u> – Single storey rear extension with flat roof. <u>20/01368/CLP</u> – Erection of a single storey rear extension 4.0 metres deep
Status	<u>20/00868/HHOLD</u> – Refused <u>20/01368/CLP</u> – Refused
Comments	<u>20/00868/HHOLD</u> – No objections <u>20/01368/CLP</u> – No objections
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 13/10/20)	No objections

08. RBBC Letter Dated: 17/09/20	Application No: <u>04/02120/RM5E</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 provision of 3no. play areas, enhancements to Bolters Wood, open space areas and the detailed design for the spine road (inc. landscaping, parking and access junctions) and associated levels, lighting, drainage and ancillary works. As amended on 14/09/2020.
<i>Cons Expiry Date: 08/10/20; Determination Deadline: 06/10/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 13/10/20)	No objections

09. RBBC Letter Dated: 23/09/20	Application No: <u>20/01869/HHOLD</u>
LOCATION:	The Everglades Langshott Horley Surrey RH6 9LN
DESCRIPTION:	Proposed first floor extension to existing detached garage with external staircase and new detached garage.
<i>Cons Expiry Date: 14/10/20; Determination Deadline: 11/11/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (13/10/20)	

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10. RBBC Letter Dated: 23/09/20	Application No: <u>20/01868/HHOLD</u>
LOCATION:	42 Lee Street Horley Surrey RH6 8EQ
DESCRIPTION:	Proposed single storey extension
<i>Cons Expiry Date: 14/10/20; Determination Deadline: 11/11/20;</i>	
History	<u>20/01866/CLP</u> – Proposed loft conversion with dormer
Status	Pending consideration
Comments	Pending consideration
HORLEY TOWN COUNCIL COMMENTS (13/10/20)	

11. RBBC Letter Dated: 23/09/20	Application No: <u>20/01923/HHOLD</u>
LOCATION:	88 Cheyne Walk Horley Surrey RH6 7LR
DESCRIPTION:	Proposed single storey rear extension and new roof
<i>Cons Expiry Date: 14/10/20; Determination Deadline: 06/11/20;</i>	
History	<u>19/01526/HHOLD</u> – Proposed single storey rear extension.
Status	Approved with Conditions
Comments	No objections
HORLEY TOWN COUNCIL COMMENTS (13/10/20)	

12. RBBC Letter Dated: 24/09/20	Application No: <u>20/01970/HHOLD</u>
LOCATION:	Cranleigh 56 Haroldslea Drive Horley Surrey RH6 9DU
DESCRIPTION:	Proposed pitched roof to replace existing first floor flat roof.
<i>Cons Expiry Date: 15/10/20; Determination Deadline: 09/11/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (13/10/20)	

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13. RBBC Letter Dated: 28/09/20	Application No: <u>20/01985/HHOLD</u>
LOCATION:	Crundale 64 Vicarage Lane Horley Surrey RH6 8BA
DESCRIPTION:	Proposed demolition of existing garage and conservatory. Proposed new garage and 6m single storey rear/side extension.
<i>Cons Expiry Date: 19/10/20; Determination Deadline: 12/11/20;</i>	
History	<u>20/01261/CLP</u> – Erection of a shed.
Status	Permitted Development
Comments	n/a
HORLEY TOWN COUNCIL COMMENTS (13/10/20)	

14. RBBC Letter Dated: 28/09/20	Application No: <u>20/01967/HHOLD</u>
LOCATION:	15 Emlyn Road Horley Surrey RH6 8RX
DESCRIPTION:	Demolition of conservatory and erection of single storey rear extension
<i>Cons Expiry Date: 19/10/20; Determination Deadline: 10/11/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (13/10/20)	

15. RBBC Letter Dated: 29/09/20	Application No: <u>20/01979/HHOLD</u>
LOCATION:	9 Birchwood Close Langshott Horley Surrey RH6 9TX
DESCRIPTION:	Proposed two storey side extension to west of property, proposed single storey extension to east of property and tile hung upper front facade.
<i>Cons Expiry Date: 20/10/20; Determination Deadline: 12/11/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (13/10/20)	

16. RBBC Letter Dated: 30/09/20	Application No: <u>RE20/01982/CON</u>
LOCATION:	The Oakwood School, Balcombe Road, Horley, Surrey RH6 9AE
DESCRIPTION:	Construction of new modular Dining Hall and associated external works.
<i>Cons Expiry Date: 26/10/20; Determination Deadline;</i>	
HORLEY TOWN COUNCIL COMMENTS (13/10/20)	

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17. RBBC Letter Dated: 30/09/20	Application No: <u>20/01870/CLP</u>
LOCATION:	1 Malt House Lane Horley Surrey RH6 8FY
DESCRIPTION:	Proposed use, to convert existing garage into additional reception room (Playroom / Family Room)
<i>Cons Expiry Date: 21/10/20; Determination Deadline: 19/11/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (13/10/20)	

18. RBBC Letter Dated: 05/10/20	Application No: <u>20/01893/F</u>
LOCATION:	Jai Ho 263 Balcombe Road Horley Surrey RH6 9EF
DESCRIPTION:	1st floor extension and internal alterations to Jai Ho, The Coppingham Arms, 263 Balcombe Road, Horley, RH6 9EF to provide 6 additional guest rooms above the existing restaurant with ground floor external access and fire escape routes. To reinstate and enhance the use of the property partly by expanding one of the original building functions as a guest house in conjunction with the existing restaurant business. Planning permission was previously granted to extend the restaurant and refurbish the kitchen and storage area, and this has partly been constructed. The refurbishment of the commercial kitchen also requires demolishing those areas and rebuilding.
<i>Cons Expiry Date: 26/10/20; Determination Deadline: 30/10/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (13/10/20)	

19. RBBC Letter Dated: 07/10/20	Application No: <u>20/02018/HHOLD</u>
LOCATION:	5 Twyner Close Langshott Horley Surrey RH6 9XW
DESCRIPTION:	Proposed garage conversion
<i>Cons Expiry Date: 28/10/20; Determination Deadline: 16/11/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (13/10/20)	

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 25/09/20	Application No: 20/01809/TPO
LOCATION:	Unit 13 The Old Laundry Bayhorne Lane Horley Surrey
DESCRIPTION:	Sycamore x 1 - T1 : remove 4 lower limbs from trunk and reduce crown by 2m
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 14 September
<p><u>20/01922/PDE</u> – 9 Parsons Close Horley Surrey RH6 8SE Single story rear extension. Maximum height 3.8m, height at eaves 2.4m and extending 3.5m beyond the rear wall.</p> <p><u>20/02002/PDE</u> – Dollarton 39 Wolverton Gardens Horley Surrey RH6 7LZ Single storey rear extension to project from the rear elevation of the existing dwelling by approximately 5.50m to match the existing adjacent extension at no. 41 Wolverton Gardens. Maximum height 3.00m, height at eaves 3.00m and extending 5.50m beyond the rear wall.</p>
Applications validated week beginning 21 September
<p><u>16/01349/DET17B</u> – St Georges House 6 Yattendon Road Horley Surrey RH6 7BS Submission of remediation validation report details pursuant to condition 17 of permission 16/01349/F. Demolition of existing offices, workshops and storage units to provide 4 no. two bed flats and 2no. one bed houses, including cross over for access to carpark to the rear. Alteration to the boundary and the house at No.5 Yattendon Road.</p> <p><u>20/02095/PAP30</u> – Hereford House 7 - 9 Massetts Road Horley Surrey RH6 7PR Change of use of part of first floor from Offices (B1a) to residential (C3) under Class O of the GPDO to form 3no. residential flats. All flats will be afforded natural light to all habitable rooms.</p>
Applications validated week beginning 28 September
None
Applications validated week beginning 05 October
None