

HORLEY TOWN COUNCIL

Joan Walsh
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AGENDA

PLANNING & DEVELOPMENT COMMITTEE

Date / Time: Tuesday, 13 February 2024 at 7.30 pm

Venue: Horley Town Council offices, Albert Rooms, 92 Albert Road, Horley RH6 7HZ

Dear Councillors

You are hereby respectfully summoned to attend the **MEETING of HORLEY TOWN COUNCIL PLANNING & DEVELOPMENT COMMITTEE** to be held on Tuesday, 13 February 2024, 7:30 pm, at the Albert Rooms, 92 Albert Road, Horley RH6 7HZ. The Agenda for the meeting is attached to this Summons.

Yours sincerely

Joan Walsh
Town Clerk

Members' Apologies:

If required, a Member must submit their apologies for this meeting by sending an email to: town.clerk@horleytown.com or by telephoning the office on 01293 784765, by no later than noon on the day of the meeting.

Public Forum:

Members of the Public and Press are welcome to attend this meeting in person or may join it remotely by requesting a Zoom link by email to: town.clerk@horleytown.com or by telephoning the office on 01293 784765, by no later than noon on the day before the meeting is due to be held.

Public and Press attendees are invited to put questions or draw relevant matters to the Council's attention and are permitted to speak once only and for five minutes maximum in respect of a business item on the agenda, 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 question or comment is submitted in writing which shall be answered in due course.



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, 13 February 2024 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 or on the website**

A G E N D A

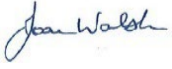
1. **Apologies and Reasons for Absence**
To receive apologies for absence with officer recommendation for acceptance.
2. **Disclosable Pecuniary Interests and Non-Pecuniary Interests**
To receive from members any Declarations of Interest in relation to any items included on the Agenda for this Meeting.
3. **Public Forum**
4. **Approval of Minutes**
Planning & Development Committee held on 16 January 2024.
5. **Planning Updates**
Planning & Development Committee held on 16 January 2024.
6. **Planning Applications**
 - i) To consider the list of applications determined for the period 12 January 2024 to 8 February 2024.
 - ii) To consider the list of applications registered for the period 12 January 2024 to 8 February 2024.
7. **Planning Appeals**
To consider any Planning Appeals received and determined.
8. **Horley Sewage Treatment Works**
 - i) To ratify the final letters to the EA and Thames Water
 - ii) To acknowledge the response from Thames Water
9. **Horley Town Centre – Subway Update**
To receive an update on the latest communications with Network Rail and SCC
10. **SCC Rights of Way Improvement Plan**
To consider this Council's response
11. **Communications Received**
12. **Diary Dates**
13. **Items for Future Consideration.**

Members of the Planning and Development Committee:

Cllrs Avery, Barlow, Blacker, Chester, Easterbrook, George, Hughes, Hudson, Saunders, Turner, Wotton.

14. **Press Release** - To agree items for inclusion.

Date of next meeting: 12 March 2024

A handwritten signature in blue ink that reads "Joan Walsh".

Signed: Town Clerk

Dated: 8 February 2024

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 11 January 2024 – 8 February 2024
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 12.01.24	Application No: <u>23/02625/F</u>
LOCATION:	85A Victoria Road Horley Surrey RH6 7QH
DESCRIPTION:	Proposed garage with flat roof.
<i>Cons Expiry Date: 02/02/24; Determination Deadline: 07/03/24;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 13/02/24)	HTC OBJECT on the following grounds: <ul style="list-style-type: none"> • A very cramped site. • The proposed garage could have a dominating impact on the surrounding area as opposed to it currently being an open area.

02. RBBC Letter Dated: 15.01.24	Application No: <u>04/02120/RM1G</u>
LOCATION:	Horley North West Development Meath Green Lane Horley Surrey
DESCRIPTION:	Reserved Matters Application for Phase 2 of the Riverside Green Chain Country Park at North West Horley (appearance, landscaping, layout and scale) pursuant to <u>04/02120/OUT</u> , together with associated play area and ancillary works.
<i>Cons Expiry Date: 05/02/24; Determination Deadline: 03/04/24;</i>	
History	<u>04/02120/OUT</u> - Comprehensive mixed use development to comprise housing (approx 1510 dwellings), neighbourhood centre, primary school, recreation and open space uses, plus associated infrastructure and access roads linking the development to A23 and A217. Additional information received on 9/5/06. Amended application site plan, assessment plan and non-technical summary received on 12/6/06. Amended assessment plans 1571/19B and supplement to Environmental Statement revising surface water drainage system and additional information (Environmental Supplement B) received 14/11/12. As amended on 20/12/2018.
Status	<u>04/02120/OUT</u> – Approved with conditions
Comments	<u>04/02120/OUT</u> – Various in report <u>Online</u>
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 13/02/24)	No objections

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03. RBBC Letter Dated: 17.01.24	Application No: <u>24/00074/HHOLD</u>
LOCATION:	Honeybee Meath Green Lane Horley Surrey RH6 8HY
DESCRIPTION:	Single storey side and rear extension along with demolition of existing conservatory.
Cons Expiry Date: 07/02/24; Determination Deadline: 11/03/24;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 13/02/24)	No objections

04. RBBC Letter Dated: 18.01.24	Application No: <u>24/00013/F</u>
LOCATION:	30 Balcombe Road Horley Surrey RH6 9AA
DESCRIPTION:	Replacement of damaged roof covering including openings/rooflights.
Cons Expiry Date: 08/02/24; Determination Deadline: 12/03/24;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 13/02/24)	No objections

05. RBBC Letter Dated: 25.01.24	Application No: <u>24/00128/HHOLD</u>
LOCATION:	5 Mann Avenue Horley Surrey RH6 8TF
DESCRIPTION:	Loft conversion with Velux windows.
Cons Expiry Date: 15/02/24; Determination Deadline: 18/03/24;	
HORLEY TOWN COUNCIL COMMENTS	

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06. RBBC Letter Dated: 25.01.24	Application No: 24/00120/HHOLD
LOCATION:	6 Meath Green Avenue Horley Surrey RH6 8EF
DESCRIPTION:	Proposed part single and part two storey rear, loft , and single storey side extension.
<i>Cons Expiry Date: 15/02/24; Determination Deadline: 18/03/24;</i>	
HORLEY TOWN COUNCIL COMMENTS	

07. RBBC Letter Dated: 29.01.24	Application No: 24/00104/HHOLD
LOCATION:	83 Balcombe Road Horley Surrey RH6 9AB
DESCRIPTION:	Single storey flat roof extension
<i>Cons Expiry Date: 19/02/24; Determination Deadline: 21/03/24;</i>	
HORLEY TOWN COUNCIL COMMENTS	

08. RBBC Letter Dated: 30.01.24	Application No: 24/00150/HHOLD
LOCATION:	38 Hoadley Road Horley Surrey RH6 8TG
DESCRIPTION:	Retrospective permission for a 6.01m x 4.20m Aluminium and Polycarbonate Canopy/Verandah
<i>Cons Expiry Date: 20/02/24; Determination Deadline: 22/03/24;</i>	
HORLEY TOWN COUNCIL COMMENTS	

09. RBBC Letter Dated: 02.02.24	Application No: 24/00211/HHOLD
LOCATION:	13 Hutchins Way Horley Surrey RH6 8JN
DESCRIPTION:	Proposed replacement roof to existing conservatory.
<i>Cons Expiry Date: 23/02/24; Determination Deadline: 28/03/24;</i>	
HORLEY TOWN COUNCIL COMMENTS	

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10. SCC Letter Dated: 05.02.24	Application No: <u>SCC Ref 2023-0170</u>
LOCATION:	Land at Hookwood Waste Management Centre, 24-26 Reigate Road, Horley, Surrey RH6 0HJ
DESCRIPTION:	Erection of new plant and machinery at existing materials recovery facility (retrospective). The applicant has submitted additional documents (updated site and block plan and technical info on noise and hydro).
<i>Cons Expiry Date: 20/02/24; Determination Deadline: 22/03/24;</i>	
Previous Comments issued on 28.11.23	No Objections
HORLEY TOWN COUNCIL COMMENTS	

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 11.01.24	Application No: 23/02571/TPO
LOCATION:	104 Balcombe Road Horley Surrey RH6 9BW
DESCRIPTION:	Oak Tree was down for a 2M crown reduction on the previous application 23/01787/TPO when our climber started the process we had to abandon the job due to the poor state of the tree. Due to all the splits and cracks in the tree we have decided to give the tree a 6-10 Meter monolith this is to completely mitigate any risk of failure, whilst creating a valuable habitat resource.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No Objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 23.01.24	Application No: 24/00027/TPO
LOCATION:	Comphurst 1 The Grove Horley Surrey RH6 9HA
DESCRIPTION:	T1 Oak - Reduce lateral branches over garden by 2m to match previously reduced neighbours side. Excessive shading. Remove rotten central stem. Risk of failure.
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
15.01.24
<u>23/02666/CLE</u> – The Gables 50 Bonehurst Road Horley Surrey RH68QJ Use as a hotel, boarding or guest house or as a hostel. Certificate is sought for the validation of existing use as a hotel, guest house, bed and breakfast in line with the C1 classification only. The use relates to all of the land in respect of 50 Bonehurst Road (Gatwick Inn Hotel).