

HORLEY TOWN COUNCIL

Joan Walsh
Town Clerk
Council Offices, 92 Albert Road
Horley, Surrey RH6 7HZ
Tel: 01293 784765
info@horleysurrey-tc.gov.uk
www.horleysurrey-tc.gov.uk



AGENDA

PLANNING & DEVELOPMENT COMMITTEE

Date / Time: Tuesday, 14 May 2024 at 7.30pm

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, 14 May 2024, 7:30pm, 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, 14 May 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 and Development Committee held on 9 April 2024.
5. **Planning Updates**
Planning and Development Committee held on 9 April 2024.
6. **Outside Bodies and Sub-Committees**
To receive any updates from the Town Council representatives on the following outside bodies:
 - i) **Horley Town Management Group**
 - ii) **Accessibility Horley** – To receive an update on the meeting held on 18 April 2024.
 - iii) **GATCOM**
7. **Planning Applications**
 - i) To consider the list of applications determined for the period 5 April 2024 to 9 May 2024.
 - ii) To consider the list of applications registered for the period 5 April 2024 to 9 May 2024.
8. **Planning Appeals**
To consider any Planning Appeals received and determined.
9. **Ongoing Planning Matters**
To receive any updates.
10. **Highways and Transport Matters**
 - i) [Reigate and Banstead Parking Review 2024/2025](#) – To receive an update.
 - ii) To receive an update on any other matters.

Continued .../...

11. **Airport Matters**
 - i) **Gatwick Airport Development Consent Order (DCO) Examination:** To note any updates.
 - ii) **DfT Consultation: Night Flight Restrictions from October 2025 (Deadline: 12 May 2024):** To ratify this Council's response.
 - iii) **GATCOM:** To receive any updates from Cllr George as the Town Council representative on the Gatwick Airport Consultative Committee.
 - iv) To receive an update on any other matters.

12. **SCC/RBBC 'Delivering Change' Regeneration Projects – Horley Town Centre**

To receive an update on the recent progress meeting held with Project Officers from the principal authorities along with the Committee Chairperson and Town Clerk.

13. **Horley Sewage Treatment Works**

To receive any updates from Cllr Barlow and Cllr Wotton on talks with Thames Water to mitigate impact from outflows of raw sewage on public land and long-term investment plans by the water company to upgrade the site.

14. **Outstanding Infrastructure, Amenities and Public Facilities at Westvale Park Development**

To receive any updates on collaboration between Westvale Park Residents Association and Reigate & Banstead Borough Council to resolve longstanding issues at the residential development.

15. **Communications Received**


16. **Diary Dates**

17. **Items for Future Consideration.**

To note urgent business for inclusion on future agenda.

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

Date of next meeting: 11 June 2024



Signed: Town Clerk

Dated: 9 May 2024

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 5 April 2024 – 9 May 2024
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 04.04.24	Application No: 24/00324/F
LOCATION:	Land and outbuilding to the rear of 19 Station Road, Horley, Surrey RH6 9HW
DESCRIPTION:	Demolition of outbuilding to provide two dwellings, together with associated cycle, refuse stores and off-street parking. As amended on 03/04/2024
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 14/05/24)	No objections Approved

02. RBBC Letter Dated: 05.04.24	Application No: 24/00511/HHOLD
LOCATION:	35 Cloverfields, Langshott, Horley, Surrey RH6 9EY
DESCRIPTION:	Replacement of timber double glazed windows with PVCu double glazing - like for like design and colour. Due to condition and thermal performance.
Cons Expiry Date: 26/04/24; Determination Deadline: 20/05/24;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 14/05/24)	No objections

03. RBBC Letter Dated: 15.04.24	Application No: 24/00575/HHOLD
LOCATION:	57 Wolverton Gardens, Horley, Surrey RH6 7LZ
DESCRIPTION:	Proposed single storey rear extension
Cons Expiry Date: 07/05/24; Determination Deadline: 20/05/24;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 14/05/24)	No objections

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04. RBBC Letter Dated: 15.04.24	Application No: <u>24/00605/HHOLD</u>
LOCATION:	56 Sarel Way, Horley, Surrey RH6 8EW
DESCRIPTION:	Proposed ground floor rear conservatory, floor plan redesign and all other associated works
Cons Expiry Date: 07/05/24; Determination Deadline: 23/05/24;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 14/05/24)	No objections

05. RBBC Letter Dated: 18.04.24	Application No: <u>24/00608/HHOLD</u>
LOCATION:	9 Westvale Road, Horley, Surrey RH6 8NS
DESCRIPTION:	Planning application for the installation of air source heat unit.
Cons Expiry Date: 10/05/24; Determination Deadline: 23/05/24;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 14/05/24)	No objections

06. RBBC Letter Dated: 18.04.24	Application No: <u>24/00618/HHOLD</u>
LOCATION:	3 Stonecourt Close, Horley, Surrey RH6 9AS
DESCRIPTION:	Demolition of large existing garage structure to make way for a new single storey side extension to the existing semi detached bungalow. The new extension will contain a new kitchen/dining/lounge space alongside a new play room, with the existing living space divided into two additional children's bedrooms.
Cons Expiry Date: 10/05/24; Determination Deadline: 28/05/24;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 14/05/24)	No objections

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07. RBBC Letter Dated: 19.04.24	Application No: 24/00570/F
LOCATION:	T A Boxall & Co, 14-20 Balcombe Road, Horley, Surrey RH6 9HR
DESCRIPTION:	Demolition of existing buildings and redevelopment of site to provide a mixed-use building comprising ground and first floor flexible Class E use and eight C3 residential apartments with associated vehicle parking, landscaping, and other required works.
<i>Cons Expiry Date: 14/05/24; Determination Deadline: 04/06/24;</i>	
HORLEY TOWN COUNCIL COMMENTS	Deferred to P&D on 14 May to be considered by full committee. Been given an extension to the deadline for comment of 14 May.

08. RBBC Letter Dated: 23.04.24	Application No: 24/00639/HHOLD
LOCATION:	Langhurst, 38 Grove Road, Horley, Surrey RH6 8EL
DESCRIPTION:	Two storey side extension with flat roof
<i>Cons Expiry Date: 15/05/24; Determination Deadline: 07/06/24;</i>	
HORLEY TOWN COUNCIL COMMENTS	No objections

09. RBBC Letter Dated: 23.04.24	Application No: 24/00705/HHOLD
LOCATION:	6 Parkhurst Road, Horley, Surrey RH6 8HB
DESCRIPTION:	Single storey rear extension with a flat roof. New extension and existing rear extension(s) to have a parapet to enclose entire flat roof area
<i>Cons Expiry Date: 15/05/24; Determination Deadline: 07/06/24;</i>	
HORLEY TOWN COUNCIL COMMENTS	No objections

10. RBBC Letter Dated: 24.04.24	Application No: 24/00700/F
LOCATION:	93-95 Victoria Road, Horley, Surrey RH6 7QH
DESCRIPTION:	Alterations to shop front and door changes.
<i>Cons Expiry Date: 16/05/24; Determination Deadline: 06/06/24;</i>	
HORLEY TOWN COUNCIL COMMENTS	No objections

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11. RBBC Letter Dated: 26.04.24	Application No: 24/00742/HHOLD
LOCATION:	2 Raymer Walk, Langshott, Horley, Surrey RH6 9XQ
DESCRIPTION:	Installation of boundary treatments and sliding gate to front garden/drive area
<i>Cons Expiry Date: 18/05/24; Determination Deadline: 13/06/24;</i>	
HORLEY TOWN COUNCIL COMMENTS	

12. RBBC Letter Dated: 26.04.24	Application No: 24/00619/HHOLD
LOCATION:	27 Queens Road, Horley, Surrey RH6 7AH
DESCRIPTION:	Installation of 2 Velux Roof windows on the front elevation of the house roof
<i>Cons Expiry Date: 18/05/24; Determination Deadline: 13/06/24;</i>	
HORLEY TOWN COUNCIL COMMENTS	

13. RBBC Letter Dated: 29.04.24	Application No: 24/00735/HHOLD
LOCATION:	1 Southlands Avenue, Horley, Surrey RH6 8BS
DESCRIPTION:	Conversion of existing garage to form new kitchen location. Creation of new front porch
<i>Cons Expiry Date: 21/05/24; Determination Deadline: 13/06/24;</i>	
HORLEY TOWN COUNCIL COMMENTS	

14. RBBC Letter Dated: 30.04.24	Application No: 24/00650/F
LOCATION:	Barclays, 105 Victoria Road, Horley, Surrey RH6 7AX
DESCRIPTION:	Proposed first floor rear extension and the addition of a further storey of development above the existing building providing 6 flats together with alterations to fenestration
<i>Cons Expiry Date: 22/05/24; Determination Deadline: 18/06/24;</i>	
HORLEY TOWN COUNCIL COMMENTS	

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15. RBBC Letter Dated: 30.04.24	Application No: 24/00688/F
LOCATION:	Iceland, Gateway House, 50-58 Victoria Road, Horley, Surrey RH6 7PZ
DESCRIPTION:	Proposed window replacement to first and second floor front and rear windows. Proposed entrance door replacement
Cons Expiry Date: 22/05/24; Determination Deadline: 18/06/24;	
HORLEY TOWN COUNCIL COMMENTS	

16. RBBC Letter Dated: 02.05.24	Application No: 24/00692/HHOLD
LOCATION:	72 The Drive, Horley, Surrey RH6 7NH
DESCRIPTION:	Proposed raised flat roof to existing garage, garage conversion to habitable space and front porch extension
Cons Expiry Date: 24/05/24; Determination Deadline: 21/06/24;	
HORLEY TOWN COUNCIL COMMENTS	

17. RBBC Letter Dated: 02.05.24	Application No: 24/00582/LBC
LOCATION:	Yew Tree Cottage, Haroldslea Drive, Horley, Surrey RH6 9DU
DESCRIPTION:	Proposed ground floor extension
Cons Expiry Date: 24/05/24; Determination Deadline: 21/06/24;	
HORLEY TOWN COUNCIL COMMENTS	

18. RBBC Letter Dated: 02.05.24	Application No: 24/00583/LBC
LOCATION:	Yew Tree Cottage, Haroldslea Drive, Horley, Surrey RH6 9DU
DESCRIPTION:	Proposed ground floor extension
Cons Expiry Date: 24/05/24; Determination Deadline: 21/06/24;	
HORLEY TOWN COUNCIL COMMENTS	

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19. RBBC Letter Dated: 03.05.24	Application No: 24/00792/F
LOCATION:	Land Adjacent To 2 Wellington Way, Horley, Surrey RH6 8JH
DESCRIPTION:	Subdivision of plot, demolition part of garage and erection of 3 bedroom two-storey new build dwelling.
Cons Expiry Date: 25/05/24; Determination Deadline: 21/06/24;	
HORLEY TOWN COUNCIL COMMENTS	

20. RBBC Letter Dated: 03.05.24	Application No: 24/00262/F
LOCATION:	Gatwick Castle, 28 Massetts Road, Horley, Surrey RH6 7DF
DESCRIPTION:	A new single storey rear annexe with roof-space accommodation containing seven new en-suite bedrooms, office, linen store and lobby, access stairs and landing. A new replacement guest dining room linking the annexe to the main building. A new ground floor owners apartment formed by rearranging existing accommodation. Two new first floor extensions at the side and rear of the main property over existing single storey sections to provide six new en-suite bedrooms and a store room'.
Cons Expiry Date: 25/05/24; Determination Deadline: 25/06/24;	
HORLEY TOWN COUNCIL COMMENTS	

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 08/04/24	Application No: 24/00649/TPO
LOCATION:	Open greenspace between Suffolk Close and Upfield, Horley, Surrey
DESCRIPTION:	2.5m crown reduction on the Oak
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No Objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 01/05/24	Application No: 24/00765/TPO
LOCATION:	43A Oakwood Road, Horley, Surrey RH6 7BY
DESCRIPTION:	Horse Chestnut tree: prune the crown to reduce density by 20%. Remove crossing and rubbing branches. Remove dead wood. Crown lift by 1m above the road. The reason for this work is to maintain the density of the crown because it overhangs a pavement and busy road adjacent to a school.
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	
26/04/2024	
<u>24/00736/TPO</u>	7 Langwood Drive, Horley, Surrey RH6 9FH Ash tree with ash dieback to be felled