

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 6 March 2018 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 6 February 2018.
- 5. Matters Arising**
Planning & Development Committee held on 6 February 2018.
- 6. Outside Bodies and Sub-Committees**
 - i) Gatwick Diamond Business:** To receive an update
 - ii) Horley Town Management Group:** To receive an update.
 - iii)** To receive reports of attendance at any other recent meetings.
- 7. Deferred Planning Applications**
To consider any planning applications deferred from previous meetings.
- 8. Determined Planning Applications**
To consider the list of applications determined for the period 3 February to 2 March 2018.
- 9. Registered Planning Applications**
To consider the list of applications registered for the period 3 February to 2 March 2018.
- 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. North East Sector (The Acres)**
To receive an update on any matters.
- 13. North West Sector (Westvale Park)**
To receive an update on any matters.
- 14. Town Centre Regeneration**
To receive an update on any matters.

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15. **Railway Matters**
 - i) **Redhill, Reigate & District Rail Users Association (RR&DRUA) - Announcement of Association's AGM: 12 April 2018** - To note information received.
 - ii) **Redhill, Reigate & District Rail Users Association (RR&DRUA) – To approve payment of £5.00 for the annual membership subscription to the Association.**
 - iii) **To receive an update on any other matters.**
16. **Highways Matters**
 - i) **SCC Highways: Outstanding Road Maintenance in Horley** - To receive an update.
 - ii) **To receive an update on any other matters.**
17. **Airport Matters**
 - i) **GATCOM: Gatwick Route 4 Departure Route, CAA's letter to GAL** – To receive an update.
 - ii) **GATCOM: Weekly Newsletters & Updates** - To note information received.
 - iii) **To receive an update on any other matters.**
18. **RBBC Consultation: Development Management Plan (DMP) – Regulation 19 (Closing Date: 23 February 2018)** - To ratify this Council's response.
19. **Letters Received.**
20. **Diary Dates.**
21. **Urgent Business.**
22. **Press Release.**
To agree items for inclusion.

Date of next meeting: 27 March 2018



Signed: Town Clerk

Dated: 1 March 2018

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 3 February 2018 to 2 March 2018

1. RBBC Letter Dated: 06/02/18	Application No: 18/00182/HHOLD (To view plans 'control & click here')
LOCATION:	Brightleigh 167 Smallfield Road Horley Surrey RH6 9LR
DESCRIPTION:	Proposed single storey side and rear extensions
Cons Expiry Date: 27/02/18; Determination Deadline: 26/03/18; pdf: 4	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 06/03/18)	No objections
2. RBBC Letter Dated: 06/02/18	Application No: 18/00203/HHOLD (To view plans 'control & click here')
LOCATION:	4 Parkhurst Road Horley Surrey RH6 8HB
DESCRIPTION:	8 metre rear extension with flat roof to rear of bungalow as per application ref 17/03031/PDE. Drawing submitted.
Cons Expiry Date: 27/02/18; Determination Deadline: 28/02/18; pdf: 2	
History: - General Permitted Development – Extensions 17/03031/PDE Single storey rear extension to detached bungalow. Depth 8metres beyond rear wall x Maximum height 3metres height at eaves 3metres.	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 06/03/18)	No objections
3. RBBC Letter Dated: 06/02/18	Application No: 18/00221/HHOLD (To view plans 'control & click here')
LOCATION:	54 Cheyne Walk Horley Surrey RH6 7NA
DESCRIPTION:	Proposed dormer roof extension & garage conversion for use as annexe ancillillary to the benefit of the existing dwelling.
Cons Expiry Date: 27/02/18; Determination Deadline: 28/03/18; pdf: 6	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 06/03/18)	No objections

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4. RBBC Letter Dated: 08/02/18	Application No: 18/00209/HHOLD (To view plans 'control & click here')
LOCATION:	15 Heritage Lawn Langshott Horley Surrey RH6 9XH
DESCRIPTION:	2 storey rear extension to length of existing 2 storey rear extension
Cons Expiry Date: 01/03/18; Determination Deadline: 26/03/18; pdf: 3	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 06/03/18)	No objections

5. RBBC Letter Dated: 12/02/18	Application No: 18/00309/TPO (To view plans 'control & click here')
LOCATION:	3 Clifton Close Horley Surrey RH6 9SE
DESCRIPTION:	1. Ash - Fell to ground level. 2. Oak - Reduce in outside dimensions by 3-4m. 3. Oak - LHS. Cut back by 2m over property and sever Ivy. Deadwood. 4. Ash (Leaning) - Cut back by 2m over property. 5. Silver Birch - x2. Reduce taller Birch by 3-4m and shape, nipping 0.6m off the sides to match second smaller tree. (not protected by the TPO) Reason for works: To allow more light into the property. To cut trees back away from the garden.
Cons Expiry Date: 05/03/18; Determination Deadline: 05/04/18; pdf: 1	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 06/03/18)	The Town Council objects to the Ash being felled on the following grounds:- i. Tree numbers 1 to 4 are East of House; therefore only cause shading at dawn. The felling is unnecessary. ii. No reason has been given for why the Ash is being treated differently to tree numbers 2 to 4, which are all in the same location. iii. There is no indication that the Ash is diseased.

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6. RBBC Letter Dated: 14/02/18	Application No: 18/00238/HHOLD (To view plans 'control & click here')
LOCATION:	121 Balcombe Road Horley Surrey RH6 9BG
DESCRIPTION:	Proposed temporary timber garage
Cons Expiry Date: 07/03/18; Determination Deadline: 04/04/18; pdf: 13	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 06/03/18	

7. RBBC Letter Dated: 19/02/18	Application No: 18/00329/HHOLD (To view plans 'control & click here')
LOCATION:	37 Wellington Way Horley Surrey RH6 8JL
DESCRIPTION:	Proposed single storey extension.
Cons Expiry Date: 12/03/18; Determination Deadline: 06/04/18; pdf: 3	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 06/03/18	

8. RBBC Letter Dated: 19/02/18	Application No: 18/00249/F (To view plans 'control & click here')
LOCATION:	Magnolia Court Block A - Flat 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 Block B - Flats 35, 36, 43, 44, 45 Victoria Road Horley
DESCRIPTION:	Replacement of 20no. Juliet Balconies across two blocks at Magnolia Court.
Cons Expiry Date: 12/03/18; Determination Deadline: 06/04/18; pdf: 4	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 06/03/18	

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9. RBBC Letter Dated: 20/02/18	Application No: 18/00336/HHOLD (To view plans 'control & click here')
LOCATION:	101 Balcombe Road Horley Surrey RH6 9BG
DESCRIPTION:	Proposed single storey rear extension.
<i>Cons Expiry Date: 13/03/18; Determination Deadline: 09/04/18; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 06/03/18	

10. RBBC Letter Dated: 22/02/18	Application No: 18/00285/HHOLD (To view plans 'control & click here')
LOCATION:	Little Manor Lawn Apperlie Drive Horley Surrey RH6 9EU
DESCRIPTION:	Side/rear single storey extension.
<i>Cons Expiry Date: 15/03/18; Determination Deadline: 13/04/18; pdf: 10</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 06/03/18	

11. RBBC Letter Dated: 22/02/18	Application No: 18/00366/HHOLD (To view plans 'control & click here')
LOCATION:	33 Brookfield Drive Horley Surrey RH6 9HN
DESCRIPTION:	Proposed single storey rear extension.
<i>Cons Expiry Date: 15/03/18; Determination Deadline: 11/04/18; pdf:1</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 06/03/18	

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12. RBBC Letter Dated: 23/02/18	Application No: 18/00429/TPO (To view plans 'control & click here')
LOCATION:	Hutchins Horley Row Horley Surrey RH6 8DF
DESCRIPTION:	<p>T1 Four stemmed Ash tree - Remove the two stems that are leaning severely over the road.</p> <p>T2 Oak tree - Reduce the crown above the road by shortening the south side of the crown by 4m. There reason is to improve public safety. The tree has a very one sided crown, a heavily leaning trunk and a huge open vertical wound on the trunk. This pruning work will reduce weight and therefore stresses on the trunk.</p> <p>T3 Leaning Ash tree - Fell because it is leaning severely over the road.</p> <p>T4 Large Ash tree - Remove the long low limb that extends above the road, just above bus roof height.</p> <p>T5 Leaning Ash tree – Fell because it is leaning severely over the road.</p>
Cons Expiry Date: 13/03/18; Determination Deadline: 19/04/18; pdf: 1	
<p>Previous History: 17/00877/F - 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.</p> <p>Decision: Refused</p> <p>Horley Town Council comments: -The Town Council OBJECTS on the following grounds:</p> <ul style="list-style-type: none"> 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. 	
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13. RBBC Letter Dated: 23/02/18	Application No: 18/00306/F (To view plans 'control & click here')
LOCATION:	Gainsborough Lodge Hotel 39 Massetts Road Horley RH6 7DT
DESCRIPTION:	Single storey side extension containing two en-suite bedrooms replacing existing single storey garage and first floor side extension containing one en-suite bedroom
Cons Expiry Date: 16/03/18; Determination Deadline: 05/04/18; pdf:	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 06/03/18	

14. RBBC Letter Dated: 26/02/18	Application No: 18/00417/HHOLD (To view plans 'control & click here')
LOCATION:	Argyll Weatherhill Close Horley Surrey RH6 9LU
DESCRIPTION:	Loft conversion, raising of eaves to west elevation and part north and south elevations, hip to barn hip roof alteration and three dormer windows
Cons Expiry Date: 19/03/18; Determination Deadline: 18/04/18; pdf:	
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15. RBBC Letter Dated: 26/02/18	Application No: 18/00351/F (To view plans 'control & click here')
LOCATION:	Gatwick White House Hotel 52 Church Road Horley RH6 7EX
DESCRIPTION:	The development of a new single storey private house on an existing enclosed site adjacent to and part of the Gatwick White House Hotel at the rear of 50 Church Road, Horley following the demolition of an existing timber garage, large shed and the preparation of the site.
Cons Expiry Date: 19/03/18; Determination Deadline: 17/04/18; pdf:	
Previous History: 17/01877/F - The development of a new private house on a site adjacent to the Gatwick White House Hotel at the rear of 50 Church Road, Horley. Decision: Refused Horley Town Council comments (meeting 12/09/17): The Town Council OBJECTS on the following grounds: i) Overdevelopment; ii) Impact on neighbour amenities.	
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16. RBBC Letter Dated: 27/02/18	Application No: 04/02120/RM3A (To view plans 'control & click here')
LOCATION:	Horley North West Development Meath Green Lane Horley
DESCRIPTION:	Reserved Matters Application for Phase C.1 and Phase C.2 of development at North West Horley (appearance, landscaping, layout and scale) pursuant to 04/02120/OUT for the construction of the Eastern Access Road from A23, the Primary Street from Meath Green Lane to the Eastern Access Road, 1no. detention basin and outfall, part of the Riverside Green Chain Country Park and associated levels, drainage and earthworks.
Cons Expiry Date: 20/03/18; Determination Deadline: 21/05/18; pdf:	
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17. RBBC Letter Dated: 02/02/18	Application No: 17/02483/F (To view plans 'control & click here')
LOCATION:	Land To Rear Of 5 - 7 Meath Green Lane Horley RH6 8EE
DESCRIPTION:	New 2 bed house. As amended on 01/03/2018
Cons Expiry Date: 16/03/18; Determination Deadline: tba; pdf:	
Previous History: 17/02483/F - Land To Rear Of 5 - 7 Meath Green Lane Horley Surrey RH6 8EE Horley Town Council comments (meeting 05/12/17): No objections.	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 06/03/18	

18. RBBC Letter Dated: 02/02/18	Application No: 18/00400/F (To view plans 'control & click here')
LOCATION:	Mandalay 62 Balcombe Road Horley RH6 9AY
DESCRIPTION:	Demolition and removal of existing house. Erection of 5 residences of 2 bedrooms in a new building.
Cons Expiry Date: 23/03/18; Determination Deadline: 13/04/18; pdf:	
Previous History: 17/01862/F - Mandalay 62 Balcombe Road Horley Surrey RH6 9AY Status: Application withdrawn by Applicant	
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Tree Works (Non-Felling)

A. RBBC Letter Dated: 12/02/18	Application No: 18/00299/TPO (To view plans 'control & click here')
LOCATION:	Mersa Haroldslea Drive Horley Surrey RH6 9DT
DESCRIPTION:	T1 - Front Garden - Oak Tree: Crown reduce & re-shape back by approx. 2.5 - 3 meters re balancing the crown of the tree. Reasons: the branches are touching the property & the tree needs a crown reduction to re balance the tree as well as remove the branches touching the house. The crown of the tree is heavier on one side. Current height is 22 meters & width is 20 meters approx. T2 - Horse Chestnut Tree: Crown reduce & re-shape back by approx. 2 meters (Back to the previous reduction points) Reasons: Generate light into the garden & property & to maintain the trees size in proximity to the property & garden. Current height is 19 meters & width is 16 meters approx.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 19/02/18	Application No: 18/00368/TPO (To view plans 'control & click here')
LOCATION:	Le May Close Horley Surrey
DESCRIPTION:	T1 Oak reduce back away from buildings by 2 metres Approx 18m high x 14mm wide down to 18m high x 12m wide. Keeping tree away from building. G1 All trees across the entire front of area -Crown lift all to provide 3m clearance above main footpaths
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 19/02/18	Application No: 18/00373/TPO (To view plans 'control & click here')
LOCATION:	Land To The Rear Of 35 Thomas Waters Way Horley Surrey RH6 9FZ
DESCRIPTION:	T1Oak cut back over garden by 1.5 meters and remove deadwood. T2 Oak cut back over garden by 1.5 meters and remove deadwood. Both trees are overhanging garden dropping so many accorns the garden was almost unsafe householders to use after both recently having hip replacements
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

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D. RBBC Letter Dated: 21/02/18	Application No: 18/00395/TPO (To view plans 'control & click here')
LOCATION:	Land To The Rear Of 19 Lee Street Horley Surrey RH6 8EH
DESCRIPTION:	Oak tree (T1) at the rear of the Post Office The tree is currently 18 metres high and 7 metres in radius from the trunk bark , crown reduction to reduce the height by approximately four metres and in any event no more than five metres (back to previous pruning cuts) leaving at least 13 metres of height, reduce the radial branches to leave at least 5 metres in length.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.