



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, 19 April 2022 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

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

Members of the public 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.

4. Approval of Minutes

Planning & Development Committee held on 15 March 2022.

5. Planning Updates

Planning & Development Committee held on 15 March 2022.

6. Planning Applications

- i) To consider the list of applications determined for the period 11 March 2022 to 14 April 2022.
- ii) To consider the list of applications registered for the period 11 March 2022 to 14 April 2022.

7. Planning Appeals

To consider any Planning Appeals received and determined.

8. Ongoing Planning Matters

To receive an update on any matters.

9. Letters Received.

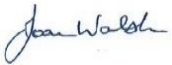
10. Diary Dates.

11. Items for Future Consideration.

12. Press Release

To agree items for inclusion.

Date of next meeting: 24 May 2022 (Provisional)



Signed: Town Clerk

Dated: 14 April 2022

During the period March 11 – April 14 2022

List of Determined Applications – Horley

By Reigate & Banstead Borough Council

Applications Approved			
Application Number	Details	HTC Comments	Decision
<u>22/00165/HHOLD</u>	17 Heritage Lawn Langshott Horley Surrey RH6 9XH Proposed 1st floor extension over garage and internal alterations.	<p>The Town Council objects for the following reasons: -</p> <ul style="list-style-type: none"> i. the proposed first floor extension over the garage will give the impression of terracing ii. negative impact on the street scene iii. the proposed development is out of character with the surrounding property. iv. the proposed development would have a negative impact on neighbour amenities. 	Approved with Conditions
<u>22/00184/HHOLD</u>	117 Albert Road Horley Surrey RH6 7HS Single storey side extension	No Objections	Approved with Conditions
<u>22/00141/HHOLD</u>	1 Castle Drive Horley Surrey RH6 9DB Single storey rear/side extension	No Objections	Approved with Conditions
<u>21/03288/HHOLD</u>	42 Chequers Drive Horley Surrey RH6 8DU The addition of 100mm internal wall insulation to the internal envelope of the property, existing windows and doors to be replaced, chimney stack removal, provision of solar panels on the new roof of the property, built-out porch to fully enclose porch and air source heat pump external condenser. As amended on 16/02/2022 and 22/03/2022.	No objections. Horley Town Council is supportive of the environmental improvements Raven Housing Trust is trying to achieve	Approved with Conditions
<u>21/02925/HHOLD</u>	6 Baden Drive Horley Surrey RH6 8SD First floor side extension	No Objections	Approved with Conditions
<u>21/01719/HHOLD</u>	Meath Green House Meath Green Lane Horley Surrey RH6 8HZ Extension of 1st floor bathroom, demolition of existing garage, erection of new garage and games room. As amended 22/11/2021, 03/03/2022 and on 01/04/2022.	No Objections	Approved

During the period March 11 – April 14 2022

<u>21/00224/CLE</u>	Land Parcel At The Grove Horley Surrey The use of the land known as "The Grove", Victoria Road, Horley (shown edged red on the submitted plan) for the parking and/or storage of vehicles for travellers using Gatwick Airport (airport car parking), and for the parking and storage of commercial vehicles. As amended on 18/10/2021.	No objections	Approved with Conditions
<u>22/00263/HHOLD</u>	24 Benhams Drive Horley Surrey RH6 8QR First floor side extension over garage & infill rear extension.	No Objection	Approved with Conditions
<u>22/00250/TPO</u>	Marlow 5 Stocks Close Horley Surrey RH6 9GU Ash - remove. The tree is afflicted with Ash Die Back disease	No objections, subject to no adverse comments from the Tree Officer.	Approved with Conditions
<u>22/00245/HHOLD</u>	7 Balcombe Gardens Horley Surrey RH6 9BY Proposed conversion of existing garage, internal alterations and changes to the front elevation fenestration and materials.	No objections	Approved with Conditions
<u>22/00218/HHOLD</u>	10 Briars Wood Langshott Horley Surrey RH6 9UE Demolition of existing conservatory and garage and erection of a single storey rear/side extension.	No objections	Approved with Conditions
<u>22/00209/HHOLD</u>	6 Crewdson Road Horley Surrey RH6 9HH Two/ single storey side / rear extension and front porch	No Objections	Approved
<u>22/00170/F</u>	23 The Close Horley Surrey RH6 9EB Erection of a dwelling and associated development	No objections	Approved with Conditions
<u>22/00101/HHOLD</u>	Hazleglen 8 Russells Crescent Horley Surrey RH6 7DN Demolition of existing detached garage and construction of new double garage with store above. As amended on 03/02/2022 and 21/03/2022.	No Objections	Approved with Conditions

During the period March 11 – April 14 2022

Applications Refused and Withdrawn

By Reigate & Banstead Borough Council

Applications Refused			
Application No:	Details	HTC Comments	Status

During the period March 11 – April 14 2022

Appeals Lodged – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Application Date
21/00838/F <u>APP/L3625/W/21/3289794</u>	Thurgarton Cottage Meath Green Lane Horley Surrey RH6 8HZ Erection of three detached dwellings, provision of new access with car parking for 6 cars, with the retention of the existing dwelling. As amended on 06/08/2021, on 19/08/2021 and on 02/09/2021.	Appeal against Refusal of DC Application	30.03.22

Appeals In Progress (Awaiting Decision) – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Hearing Date
21/02258/HHOLD <u>APP/L3625/D/22/3292285</u>	2 Grendon Close Horley Surrey RH6 8JW Annexe to main house	Appeal against Refusal of HHOLD Application	No date yet arranged
21/01836/TED <u>APP/L3625/W/21/3284516</u>	Land Parcel Adjacent To 32 Russells Crescent Horley Surrey Proposed telecommunications installation: Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.	Appeal against Refusal of DC Application	No date yet arranged
21/00882/TED <u>APP/L3625/W/21/3276913</u>	Amenity Space Chequers Drive Horley Surrey Details of the type of apparatus to be installed and other relevant and pertinent information, such as the site location, elevations etc, cabinet sizes, have been supplied with the planning drawings.	Appeal against Refusal of Prior Approval	No date yet arranged
21/00067/E_EN <u>APP/L3625/C/21/3282754</u>	57 Meadowcroft Close Horley Surrey RH6 9EJ Appealed against an Enforcement Notice regarding: 1. Without planning permission, the formation of an access at the junction with the B2036 Balcombe Road and the D552 Meadowcroft Close in the approximate position shown as a black hatched area on the attached plan A. 2. Without planning permission, the creation of a hardstanding in the approximate position shown within the black dotted line on the attached plan B.	Appeal against an Enforcement Notice	No date yet arranged

During the period March 11 – April 14 2022

Appeals Decided – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Decision

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 11 March 2022 – 14 April 2022
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 16.03.22	Application No: <u>22/00499/F</u>
LOCATION:	The Gables 17 Massetts Road Horley Surrey RH6 7DQ
DESCRIPTION:	New bin store and new markings to existing car parking area to provide two disabled parking spaces.
<i>Cons Expiry Date: 06/04/22; Determination Deadline: 10/05/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 19/04/22)	No objections

02. RBBC Letter Dated: 17.03.22	Application No: <u>22/00604/HHOLD</u>
LOCATION:	20 The Fieldings Langshott Horley Surrey RH6 9AJ
DESCRIPTION:	Front pitched roof extension to existing detached double garage. Plus change of use to garage (which is to be used as an annexe ancillary to the main dwelling house).
<i>Cons Expiry Date: 07/04/22; Determination Deadline: 09/05/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 19/04/22)	No objections

03. RBBC Letter Dated: 17.03.22	Application No: <u>22/00599/HHOLD</u>
LOCATION:	23 Wolverton Gardens Horley Surrey RH6 7LZ
DESCRIPTION:	Single storey rear extension
<i>Cons Expiry Date: 07/04/22; Determination Deadline: 10/05/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 19/04/22)	No objections

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04. RBBC Letter Dated: 17.03.22	Application No: 22/00610/S73
LOCATION:	26 Castle Drive Horley Surrey RH6 9DB
DESCRIPTION:	Proposed single-storey rear extension following demolition of existing single-storey pitched roof detached garage. Variation of Condition 1 of permission 21/02647/HHOLD. The roof design is to be altered to incorporate a partial pitched roof design. The roof design replicates the current roof of the garage and will be in keeping with the current situation on site
Cons Expiry Date: 07/04/22; Determination Deadline: 12/05/22;	
History	21/02647/HHOLD – Proposed single-storey rear extension following demolition of existing single-storey pitched roof detached garage.
Status	21/02647/HHOLD – Approved with Conditions
Comments	21/02647/HHOLD – No objections
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 19/04/22)	No objections
05. RBBC Letter Dated: 17.03.22	Application No: 22/00616/HHOLD
LOCATION:	20 Rathbone Crescent Horley Surrey RH6 8TR
DESCRIPTION:	Proposed ground floor rear extension, floor plan redesign and all associated works.
Cons Expiry Date: 07/04/22; Determination Deadline: 11/05/22;	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 19/04/22)	No objections
06. RBBC Letter Dated: 21.03.22	Application No: 22/00629/CLP
LOCATION:	20 Grassmere Langshott Horley Surrey RH6 9UG
DESCRIPTION:	Demolition of existing rear conservatory and replace with a full width single story rear extension. Form access from house into existing garage to create utility & shower room.
Cons Expiry Date: 11/04/22; Determination Deadline: 11/05/22;	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 19/04/22)	No objections

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07. RBBC Letter Dated: 24.03.22	Application No: 21/03206/F
LOCATION:	Victoria Lodge 161 Victoria Road Horley Surrey RH6 7BL
DESCRIPTION:	Two storey side extension, roof alterations, including raising the height of the existing roof, and conversion of building to contain 10 x 1 bed flats
<i>Cons Expiry Date: 14/04/22; Determination Deadline: 19/05/22;</i>	
HORLEY TOWN COUNCIL COMMENTS	

08. RBBC Letter Dated: 28.03.22	Application No: 22/00684/HHOLD
LOCATION:	33 Bolters Road South Horley Surrey RH6 8HS
DESCRIPTION:	Single storey rear extension with crown roof.
<i>Cons Expiry Date:20/04/22; Determination Deadline: 18/05/22;</i>	
History	19/00610/HHOLD – Single storey rear extension
Status	19/00610/HHOLD – Approved with Conditions
Comments	19/00610/HHOLD – No objections
HORLEY TOWN COUNCIL COMMENTS	

09. RBBC Letter Dated: .03.22	Application No: 22/00668/F
LOCATION:	QVS 94 Brighton Road Horley Surrey RH6 7JQ
DESCRIPTION:	The proposal consists of the extension, alteration and addition of residential accommodation to the existing building on 94 Brighton Road accommodating an additional 6 No. self contained flats with parking, refuse and recycling. The existing flat at first floor and retail unit at ground floor will be retained.
<i>Cons Expiry Date: 20/04/22; Determination Deadline: 16/05/22;</i>	
History	20/02581/F – Extension, alteration and addition of residential accommodation to the existing building on 94 Brighton Road to provide 6 self contained flats.
Status	20/02581/F – Refused (Appeal Dismissed)
Comments	20/02581/F – No objections
HORLEY TOWN COUNCIL COMMENTS	

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10. RBBC Letter Dated: 29.03.22	Application No: <u>22/00597/HHOLD</u>
LOCATION:	Pilgrims 49 Limes Avenue Horley Surrey RH6 9DG
DESCRIPTION:	Single storey ground floor side and rear extension. First floor side and rear extension with pitch roof extension. Internal remodelling. Extension to front porch. Front drive way boundary wall, metal railing and electric hinged gate.
<i>Cons Expiry Date: 21/04/22; Determination Deadline: 20/05/22;</i>	
HORLEY TOWN COUNCIL COMMENTS	

11. RBBC Letter Dated: 30.03.22	Application No: <u>22/00710/HHOLD</u>
LOCATION:	128 Lumley Road Horley Surrey RH6 7JJ
DESCRIPTION:	Proposed ground floor rear extension, floor plan redesign and all associated works.
<i>Cons Expiry Date: 22/04/22; Determination Deadline: 23/05/22;</i>	
HORLEY TOWN COUNCIL COMMENTS	

12. RBBC Letter Dated: 30.03.22	Application No: <u>22/00696/HHOLD</u>
LOCATION:	12 The Fieldings Langshott Horley Surrey RH6 9AJ
DESCRIPTION:	Link between dwelling and garage.
<i>Cons Expiry Date: 22/04/22; Determination Deadline: 23/05/22;</i>	
HORLEY TOWN COUNCIL COMMENTS	

13. RBBC Letter Dated: 06.04.22	Application No: <u>22/00788/HHOLD</u>
LOCATION:	The Laurels Yattendon Road Horley Surrey RH6 7BS
DESCRIPTION:	Proposed cross over and parking off road
<i>Cons Expiry Date: 29/04/22; Determination Deadline: 30/05/22;</i>	
HORLEY TOWN COUNCIL COMMENTS	

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14. RBBC Letter Dated: 07.04.22	Application No: 22/00706/HHOLD
LOCATION:	23 Pine Gardens Horley Surrey RH6 7RA
DESCRIPTION:	Single storey side extension with a pitched roof.
<i>Cons Expiry Date: 30/04/22; Determination Deadline: 01/06/22;</i>	
HORLEY TOWN COUNCIL COMMENTS	

15. RBBC Letter Dated: 11.04.22	Application No: 22/00819/HHOLD
LOCATION:	68 Castle Drive Horley Surrey RH6 9DE
DESCRIPTION:	Replace front roof light with small pitch roofed dormer and internal alterations.
<i>Cons Expiry Date: 05/05/22; Determination Deadline: 02/06/22;</i>	
HORLEY TOWN COUNCIL COMMENTS	

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 30.03.22	Application No: 22/00730/TPO
LOCATION:	7 Clifton Close Horley Surrey RH6 9SE
DESCRIPTION:	Oak tree behind the rear boundary - Cut back the branches that overhang the garden and childrens play area, shortening branch length by 1m. The reason is the prevent pigeons perching above the play area and making an unhygienic mess.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 12.04.22	Application No: 22/00838/TPO
LOCATION:	14 Hedingham Close Langshott Horley Surrey RH6 9NB
DESCRIPTION:	DESCRIPTION: Rear Garden T1 oak Lateral crown reduction by upto 2.45m over clients property The subject tree is interfering with the reasonable enjoyment of a large proportion of the surrounding area. The works are part of a regular maintenance programme to retain the tree at a suitable size for its location. It is the cause of unreasonable shade to the rear/front elevation of the property/surrounding area
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
14.03.22
<p>04/02120/RM5B/DET13 – Horley North West Development Meath Green Lane Horley Surrey Submission vehicular access details pursuant to condition 13 of permission 04/02120/RM5B. Reserved Matters application for Phase 5 of development at North West Horley (appearance, landscaping, layout and scale) pursuant to 04/02120/OUT for the erection of 53no. dwellings and associated parking, levels, lighting, drainage and ancillary works.</p> <p>22/00615/PDE – 6 Castle Drive Horley Surrey RH6 9DB Single storey rear extension. Maximum height 3.00m, height at eaves 2.70m and extending 5.40m beyond the rear wall.</p>
21.03.22
<p>22/00663/TPO – 7 Wheatfield Way Langshott Horley Surrey RH6 9DA Requesting permission to trim 1 oak tree (T1), directly behind the garden of 7 Wheatfield Way. The tree is in a public bridleway. The work requested consists of: 1) Crown reduction of 2 metres. 2) Crown thinning of 15% Reasons for requesting the work: 1) It last had permission for work done to it in 2012, so it is due given that the tree is now encroaching on the property. 2) It reaches into roughly 50% of the length of the garden. 3) Debris from recent storms has highlighted that the tree needs maintenance work. 4) Tree surgeons have recommended that this work is done, when providing their expert advice.</p> <p>22/00648/TPO – 24 Chaffinch Way Horley Surrey RH6 8HJ Rear Garden - Right Hand Side G1 - 2x Chestnuts. Reduce to previous reduction points retaining furnishing growth by a reduction of up to approximately 2 metres of the branch length. Remove epicormic growth. The trees are located in the rear garden to the right hand side adjacent to the rear boundary. Reduction to previous points by removal of up to approximately 2m leaving a finished height of approximately 12m and width of approximately 4-5m. Reduction works are part of a maintenance program to maintain the trees at a suitable size for their location. To reduce the risk of secondary branch failure of the new growth from the previous reduction works. To allow more suitable light levels in to the garden in the summer months</p>
28.03.22
<p>22/00794/PDE – 10 Queens Road Horley Surrey RH6 7AH Single storey rear extension following demolition of existing conservatory and utility projection. Maximum height 4.00m, height at eaves 3.00m and extending 6.00m beyond the rear wall.</p> <p>22/00790/TPO – 5 Astor Gardens Horley Surrey RH6 7HQ 4 Sycamore Trees in G3 of TPO RE710. Trees to be removed, the trees in rear of property are in poor health and are dying. Unable to plant any vegetation around as too awkwardly spaced. Leaning towards house- unstable in wind.</p> <p>22/00762/CLP – 10 Queens Road Horley Surrey RH6 7AH Loft conversion with rear dormer. Change of use form class C4 back to use class C3.</p>
04.04.22
<p>22/00779/CLP – 115 The Crescent Horley Surrey RH6 7NZ Loft conversion with rear dormer and hip to gable. 3 front facing roof windows.</p> <p>04/02120/DET18 – Horley North West Development Phase Two Meath Green Lane Horley Surrey RH6 8HG Submission of a drainage verification report pursuant to condition 18 of permission 04/02120/RM2D. Reserved Matters Application for Phase 2 of development at North West Horley</p>

List of Planning Applications
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(appearance, landscaping, layout and scale) pursuant to 04/02120/OUT for the erection of 152no. dwellings and associated car parking, play area, levels and drainage.