

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 25 April 2017 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 28 March 2017.
- 5. Matters Arising**
Planning & Development Committee held on 28 March 2017.
- 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 25 March to 21 April 2017.
- 9. Registered Planning Applications**
To consider the list of applications registered for the period 25 March to 21 April 2017.
- 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.

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13. **North West Sector (Westvale Park)**
To receive an update on any matters.
14. **Town Centre Regeneration**
To receive an update on any matters.
15. **Railway Matters**
To receive an update on any other matters.
16. **Highways Matters**
 - i) **Operation Horizon: Outstanding Highways Works in Horley** - To receive an update.
 - ii) To receive an update on any other matters.
17. **Airport Matters**
 - i) **CAA Press Release & Route 4 Report** – To receive an update.
 - ii) **DfT Consultation: UK Airspace Policy: A framework for balanced decision on the design and use of airspace (Closing Date: 25 May 2017)** – To approve this Council's response.
 - iii) **Weekly Newsletters & Updates** - To note information received.
 - iv) To receive an update on any other matters.
18. **Proposed Horley Business Park** - To receive an update.
19. **Letters Received.**
20. **Diary Dates.**
21. **Urgent Business.**
22. **Press Release**
To agree items for inclusion.

Date of next meeting: 23 May 2017



Signed: Town Clerk

Dated: 20 April 2017

**List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 25 March to 21 April 2017**

DUE TO THE TIGHT DEADLINES FOR SOME PLANNING COMMENTS, THE PLANNING SUB-COMMITTEE WILL SUBMIT THEIR RESPONSES TO RBBC SHORTLY. PLEASE LET THE OFFICE KNOW URGENTLY IF YOU HAVE ANY VIEWS ON THE FOLLOWING APPLICATIONS:

1. RBBC Letter Dated: 28/3/17	Application No: 17/00471/HHOLD (To view plans 'control & click here')
LOCATION:	The Squirrels 15 Victoria Road Horley Surrey RH6 9BN
DESCRIPTION:	Garage Conversion with change of materials to front of garage.
<i>Cons Expiry Date: 18/4/17; Determination Deadline: 26/4/17; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 25/4/17):	No objections.

2. RBBC Letter Dated: 29/3/17	Application No: 17/00201/F (To view plans 'control & click here')
LOCATION:	Friars 210 Smallfield Road Horley Surrey RH6 9LS
DESCRIPTION:	Demolition of the existing dwelling and erection of a replacement dwelling.
<i>Cons Expiry Date: 19/4/17; Determination Deadline: 28/4/17; pdf: 6</i>	
<i>Previous History:</i> 16/01546/HHOLD - Single storey rear and side extension, formation of pitched roof	
<i>Decision: Approved with Conditions</i>	
<i>HORLEY TOWN COUNCIL COMMENTS (5/8/16): No objections.</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 25/4/17):	No objections.

3. RBBC Letter Dated: 30/3/17	Application No: 17/00282/CU (To view plans 'control & click here')
LOCATION:	Puretech Racing 59 - 61 Brighton Road Horley Surrey RH6 7HJ
DESCRIPTION:	Change of Use from Sui Generis to D2 - Assembly & Leisure for use as an Indoor Children's Soft Play Area with cafe.
<i>Cons Expiry Date: 20/4/17; Determination Deadline: 1/5/17; pdf: 6</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 25/4/17):	No objections.

4. RBBC Letter Dated: 3/4/17	Application No: 17/00468/F (To view plans 'control & click here')
LOCATION:	Four Winds Harrowsley Green Lane Horley Surrey RH6 9PN
DESCRIPTION:	Proposed alterations and conversion of existing outbuildings and annexe to provide 3 x 2 and 1 x 3 bed houses with associated parking, landscaping and removal of hard standing.
<i>Cons Expiry Date: 24/4/17; Determination Deadline: TBA; pdf: 8</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 25/4/17):	No objections, subject to adequate flood alleviation measures.

5. RBBC Letter Dated: 3/4/17	Application No: 17/00487/F (To view plans 'control & click here')
LOCATION:	The Granary Puddleduck Barn Lake Lane Horley Surrey RH6 9LL
DESCRIPTION:	Proposed removal of existing attached garage and replacement with a new two storey extension. Creation of a separate C3 dwelling within its own curtilage, separate from Puddleduck Barn.
<i>Cons Expiry Date: 24/4/17; Determination Deadline: 26/4/17; pdf: 6</i>	
Previous History: 16/01454/CLE - Use of the building known as The Granary for residential purposes within the curtilage of Puddleduck Barn. As amended on 02/08/2016, 16/09/2016 and 20/09/2016.	
Decision: Approved	
HORLEY TOWN COUNCIL COMMENTS (18/8/16): No objections.	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 25/4/17):	No objections, subject to adequate flood alleviation measures.

6. RBBC Letter Dated: 6/4/17	Application No: 17/00522/HHOLD (To view plans 'control & click here')
LOCATION:	28 Smallmead Horley Surrey RH6 9AX
DESCRIPTION:	Demolish existing extension/conservatory and construct single storey rear extension
<i>Cons Expiry Date: 27/4/17; Determination Deadline: 2/5/17; pdf: 4</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 25/4/17):	

7. RBBC Letter Dated: 6/4/17	Application No: 17/00320/F (To view plans 'control & click here')
LOCATION:	Land Parcel Arne Grove Horley Surrey
DESCRIPTION:	Development of 4 x 3 bedroom dwellings in 2 pairs of semi-detached
<i>Cons Expiry Date: 27/4/17; Determination Deadline: 10/5/17; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 25/4/17):	

8. RBBC Letter Dated: 7/4/17	Application No: 17/00588/F (To view plans 'control & click here')
LOCATION:	Horley Bowling Club Bowling Green Horley Recreation Ground Brighton Road Horley Surrey RH6 8DA
DESCRIPTION:	Provide a means of safe and secure access and a temporary parking area which will allow our disabled members to use their mobility scooters (Up to 5 members). Remove and relocate a small Storage shed. Provide a 1.6m x 1.6 m x 1.1m Height guard rail using 42mm galvanised steel on the top right corner of the Green
<i>Cons Expiry Date: 28/4/17; Determination Deadline: 8/5/17; pdf: 2</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 25/4/17):	

9. RBBC Letter Dated: 10/4/17	Application No: 17/00727/LBC *(1) (To view plans 'control & click here')
LOCATION:	Puddleduck Barn Lake Lane Horley Surrey RH6 9LL
DESCRIPTION:	Provide new 3 bay timber frame garage
<i>Cons Expiry Date: 4/5/17; Determination Deadline: 23/5/17; pdf: 2</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 25/4/17):	

10. RBBC Letter Dated: 3/4/17	Application No: 17/00664/F (To view plans 'control & click here')
LOCATION:	Land To The Rear Of 48 Massetts Road Horley Surrey RH6 7DS
DESCRIPTION:	4 x 3 bedroom town houses with integral garages, on curtilage parking spaces, private rear amenity area with secure cycle storage to promote alternative modes of transport, 3 visitors' parking spaces and refuse and recycling storage.
<i>Cons Expiry Date: 1/5/17; Determination Deadline: 16/5/17; pdf: 4</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 25/4/17):	

11. RBBC Letter Dated: 11/4/17	Application No: 17/00523/HHOLD (To view plans 'control & click here')
LOCATION:	29 Parkhurst Road Horley Surrey RH6 8EU
DESCRIPTION:	Double extension approx. 4 x 5m and single extension 3.5 x 4. Total extension across total rear of existing property
<i>Cons Expiry Date: 2/5/17; Determination Deadline: 23/5/17; pdf: 6</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 25/4/17):	

12. RBBC Letter Dated: 11/4/17	Application No: 17/00715/HHOLD (To view plans 'control & click here')
LOCATION:	41 Bolters Road South Horley Surrey RH6 8HS
DESCRIPTION:	Single storey pitched roof rear extension comprising of kitchen and dining room.
<i>Cons Expiry Date: 3/5/17; Determination Deadline: 30/5/17; pdf: 4</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 25/4/17):	

13. RBBC Letter Dated: 11/4/17	Application No: 17/00602/HHOLD (To view plans 'control & click here')
LOCATION:	Lissett Rosemary Lane Horley Surrey RH6 9HG
DESCRIPTION:	Single storey rear extension with a pitched roof to matching with existing roof pitch. Extension to provide a new kitchen, dining and family room.
<i>Cons Expiry Date: 3/5/17; Determination Deadline: 19/5/17; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 25/4/17):	

14. RBBC Letter Dated: 11/4/17	Application No: 17/00726/HHOLD *(2) (To view plans 'control & click here')
LOCATION:	Puddleduck Barn Lake Lane Horley Surrey RH6 9LL
DESCRIPTION:	Provide new 3 bay timber frame garage
<i>Cons Expiry Date: 3/5/17; Determination Deadline: 5/6/17; pdf: 2</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 25/4/17):	

15. RBBC Letter Dated: 18/4/17	Application No: 17/00403/HHOLD (To view plans 'control & click here')
LOCATION:	5 Kidworth Close Horley Surrey RH6 8JP
DESCRIPTION:	1st floor extension on right hand side of property above existing building.
<i>Cons Expiry Date: 9/5/17; Determination Deadline: 23/5/17; pdf: 4</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 25/4/17):	

16. RBBC Letter Dated: 20/4/17	Application No: 17/00217/HHOLD (To view plans 'control & click here')
LOCATION:	67 Lee Street Horley Surrey RH6 8HD
DESCRIPTION:	Demolition of existing garage and rebuilding with bedroom extension over. As amended on 07/04/2017.
<i>Cons Expiry Date: 4/5/17; Determination Deadline: TBA; pdf: 5</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 25/4/17):	

17. RBBC Letter Dated: 20/4/17	Application No: 17/00707/HHOLD (To view plans 'control & click here')
LOCATION:	36 Benhams Drive Horley Surrey RH6 8QU
DESCRIPTION:	Demolition of existing garage, new two storey side extension
<i>Cons Expiry Date: 11/5/17; Determination Deadline: 24/5/17; pdf: 2</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 25/4/17):	

List of Planning Applications for Tree Works (Non-Felling)
Registered by Reigate & Banstead Borough Council
During the period 25 March to 21 April 2017

A. RBBC Letter Dated: 3/4/17	Application No: 17/00786/TPO
LOCATION:	Little Paddock Apperlie Drive Horley Surrey RH6 9EU
DESCRIPTION:	T1 Laurel in neighbours at rear (Little Paddock) - Reduce to 5 metres tall and cut back all which overhangs 8 The Coronet boundary T2 Yew in neighbours at rear (Little Paddock) - Reduce to 6 metres tall and cut back all which overhangs 8 The Coronet boundary (14m Height down to 6 metres height and 6 metres width down to 4 metres width)
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 3/4/17	Application No: 17/00739/TPO
LOCATION:	13 Wellington Way Horley Surrey RH6 8JL
DESCRIPTION:	Oak T1 - Reduce the crown to improve the passage of light and wind through the crown. Tip prune to shorten branch length and height by 1m. Oak T2 - Reduce the crown to improve the passage of light and wind through the crown. Tip prune to shorten branch length and height by 1m on the South side and 1.75m on the North side of the tree.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.