

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, 8 November 2016** 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 11 October 2016.
- 5. Matters Arising**
Planning & Development Committee held on 11 October 2016.
- 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 8 October to 4 November 2016.
- 9. Registered Planning Applications**
To consider the list of applications registered for the period 8 October to 4 November 2016.
- 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**
 - i) **Greater Thameslink Railway (GTR) 2018 Timetable Consultation (Closing Date: 8 December 2016)** – To approve this Council's response.
 - ii) To receive an update on any other matters.
16. **Highways Matters**
 - i) **National Highways and Transport Network (NHT) Survey - Member Consultation (Closing Date: 15 December 2016)** – To consider this Council's response.
 - ii) **Operation Horizon: Outstanding Highways Works in Horley** - To receive an update on meeting requested with highways officers and local county members at the Town Council offices.
 - ii) To receive an update on any other matters.
17. **Airport Matters**
 - i) **GAL: Gatwick Airport Tour held for HTC and Chamber of Commerce Representatives** - To receive an update.
 - ii) **GATCOM: GAL responds to Government Decision on Airport Capacity** – To note information received.
 - iii) **GATCOM : Key Messages from Meeting held on 20 October 2016** – To note information received.
 - iv) **GATCOM: Weekly Newsletters & Updates** - To note information received.
 - v) To receive an update on any other matters.
18. **SCC Consultation: Surrey Waste Local Plan, Regulation 18 (Closing Date: 25 November 2016)**
– To consider this Council's response.
19. **RBBC Consultation: BT Phone Box Removals (Closing Date: 30 November 2016)**
– To consider this Council's response.
20. **Proposed Horley Business Park** - To receive an update.
21. **Letters Received.**
22. **Diary Dates.**
23. **Urgent Business.**
24. **Press Release**
To agree items for inclusion.

Date of next meeting: 6 December 2016



Signed: Town Clerk

Dated: 3 November 2016

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 8 October to 4 November 2016

1. RBBC Letter Dated: 11/10/16	Application No: 16/02292/HHOLD (To view plans 'control & click here')
LOCATION:	Seasons , 19 Upfield Horley Surrey RH6 7JY
DESCRIPTION:	Single storey rear extension.
<i>Cons Expiry Date: 1/11/16; Determination Deadline: 30/11/16; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 8/11/16):	No objections.

2. RBBC Letter Dated: 11/10/16	Application No: 16/02250/HHOLD (To view plans 'control & click here')
LOCATION:	4 The Crescent Horley Surrey RH6 7NS
DESCRIPTION:	Demolition of existing garage and erection of single storey side and rear extension
<i>Cons Expiry Date: 1/11/16; Determination Deadline: 23/11/16; pdf: 5</i>	
<i>Previous History: 15/02265/HHOLD - Demolition of existing garage & erection of single storey side extension.</i>	
<i>Decision: Approved with Conditions</i>	
<i>HORLEY TOWN COUNCIL COMMENTS (meeting, 8/12/15): No objections.</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 8/11/16):	No objections.

3. RBBC Letter Dated: 11/10/16	Application No: 16/02249/HHOLD (To view plans 'control & click here')
LOCATION:	Arncliffe 38 Massetts Road Horley Surrey RH6 7DS
DESCRIPTION:	Loft Conversion
<i>Cons Expiry Date: 1/11/16; Determination Deadline: 23/11/16; pdf: 5</i>	
<i>Previous History:</i> 15/01192/CLP - Replacement of conservatory with single storey brick/glass structure on same foot print	
Decision: Permitted Development	
HORLEY TOWN COUNCIL COMMENTS (meeting, 15/9/15): No objections.	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 8/11/16):	No objections.

4. RBBC Letter Dated: 11/10/16	Application No: 16/02259/HHOLD (To view plans 'control & click here')
LOCATION:	Divots 21 Massetts Road Horley Surrey RH6 7DF
DESCRIPTION:	First floor rear extension with balcony and roof overhang
<i>Cons Expiry Date: 1/11/16; Determination Deadline: 24/11/16; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 8/11/16):	No objections.

5. RBBC Letter Dated: 11/10/16	Application No: 16/02285/F (To view plans 'control & click here')
LOCATION:	19 Church Road And Land To The Rear Of 17-23 Church Road Horley Surrey RH6 7EY
DESCRIPTION:	Demolition of no. 19 Church Road and the erection of 9 new detached dwellings on land to the rear of 17-23 Church Road and 58-60 Massetts Road Horley, with access from Church Road, together with car parking and landscaping
<i>Cons Expiry Date: 1/11/16; Determination Deadline: 28/11/16; pdf: 8</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 8/11/16):	No objections.

6. RBBC Letter Dated: 11/10/16	Application No: 16/01904/HHOLD (To view plans 'control & click here')
LOCATION:	12 Cloverfields Langshott Horley Surrey RH6 9EY
DESCRIPTION:	Conversion of garage to habitable room. Garage door changed to a window for the room and necessary insulation and sound proof as part of the conversion.
<i>Cons Expiry Date: 1/11/16; Determination Deadline: 1/12/16; pdf: 6</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 8/11/16):	No objections.

7. RBBC Letter Dated: 11/10/16	Application No: 16/02240/CLP (To view plans 'control & click here')
LOCATION:	60 Castle Drive Horley Surrey RH6 9DE
DESCRIPTION:	Single storey rear extension, Hip to gable conversion and rear dormer and roof lights
<i>Cons Expiry Date: 1/11/16; Determination Deadline: 28/11/16; pdf: 2</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 8/11/16):	No objections.

8. RBBC Letter Dated: 12/10/16	Application No: 16/02294/S73 (To view plans 'control & click here')
LOCATION:	2 Grendon Close Horley Surrey RH6 8JW
DESCRIPTION:	Extension on the first floor. Variation of Condition 3. Cedar cladding instead of exterior tiles.
<i>Cons Expiry Date: 2/11/16; Determination Deadline: 28/11/16; pdf: 7</i>	
Previous History: 16/00052/HHOLD - Extension on the first floor. As amended on 07/03/2016	
Decision: Approved with Conditions	
HORLEY TOWN COUNCIL COMMENTS (meeting, 1/3/16): No objections.	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 8/11/16):	The Town Council OBJECTS on the following grounds: i) Out-of-character; and ii) Negative impact on street scene.

9. RBBC Letter Dated: 17/10/16	Application No: 16/02106/F (To view plans 'control & click here')
LOCATION:	Arawa 5 Russells Crescent Horley Surrey RH6 7DJ
DESCRIPTION:	Demolition of existing dwelling and outbuildings and erection of new replacement dwelling
<p>Cons Expiry Date: 7/11/16; Determination Deadline: 5/12/16; pdf: 5</p> <p>Previous History: 14/01714/HHOLD - Demolition of porch, carport, rear extension, conservatory, outbuilding & erection of front/side/rear extension and new porch. As amended by letter dated 6.4.15</p> <p>Decision: Approved with Conditions</p> <p>HORLEY TOWN COUNCIL COMMENTS (meeting, 5/5/15): <i>No objections, provided that the design is in keeping with surrounding properties within a conservation area.</i></p>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 8/11/16):	No objections, subject to no adverse comments from the Conservation Officer.

10. RBBC Letter Dated: 17/10/16	Application No: 16/02303/CAN (To view plans 'control & click here')
LOCATION:	St Bartholomews Church Church Road Horley Surrey RH6 8AB
DESCRIPTION:	<p>1752 - Common Lime in old churchyard - fell to safe height of approximately 4metres</p> <p>1757 - Common Yew in old churchyard by back door - reduce faulted limbs / stems Prune height down to main crown at 9 metres</p> <p>1762 - Common Lime in old churchyard by church meadow - remove major deadwood greater than 25mm from crown</p>
<p>Cons Expiry Date: 8/11/16; Determination Deadline: TBA; pdf: 1</p>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 8/11/16):	No objections, subject to no adverse comments from the Tree Officer.

11. RBBC Letter Dated: 17/10/16	Application No: 04/02120/RM1D (To view plans 'control & click here')
LOCATION:	Horley North West Development Meath Green Lane Horley Surrey
DESCRIPTION:	Reserved Matters Application (Layout, Scale, Access, Appearance) for the permanent installation of a gas governor, retractable bollard and earthworks and temporary use of existing access from Meath Green Lane for a period ending 31 December 2017.
<i>Cons Expiry Date: 7/11/16; Determination Deadline: 30/11/16; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 8/11/16):	No objections. However, there are concerns about site traffic and that daily movements should be restricted to a set number accordingly.

12. RBBC Letter Dated: 18/10/16	Application No: 16/02264/HHOLD (To view plans 'control & click here')
LOCATION:	32 Avenue Gardens Horley Surrey RH6 9BS
DESCRIPTION:	2 story rear extension to family home. Increase downstairs living area. Additional bedroom with en-suite.
<i>Cons Expiry Date: 8/11/16; Determination Deadline: 25/11/16; pdf: 5</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 8/11/16):	No objections.

13. RBBC Letter Dated: 19/10/16	Application No: 16/02316/HHOLD (To view plans 'control & click here')
LOCATION:	Woodlands Langshott Horley Surrey RH6 9LN
DESCRIPTION:	Side first floor extension and internal layout alterations
<i>Cons Expiry Date: 9/11/16; Determination Deadline: 30/11/16; pdf: 2</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 8/11/16):	.

14. RBBC Letter Dated: 19/10/16	Application No: 16/02075/HHOLD (To view plans 'control & click here')
LOCATION:	49 Emlyn Road Horley Surrey RH6 8RX
DESCRIPTION:	Extension at ground floor & first floor levels.
<i>Cons Expiry Date: 10/11/16; Determination Deadline: 12/12/16; pdf: 5</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 8/11/16):	

15. RBBC Letter Dated: 24/10/16	Application No: 16/02236/HHOLD (To view plans 'control & click here')
LOCATION:	15 Hutchins Way Horley Surrey RH6 8JN
DESCRIPTION:	Proposed single storey extension and garage conversion.
<i>Cons Expiry Date: 14/11/16; Determination Deadline: 21/11/16; pdf: 4</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 8/11/16):	

16. RBBC Letter Dated: 24/10/16	Application No: 16/02235/F (To view plans 'control & click here')
LOCATION:	34 Limes Avenue Horley Surrey RH6 9DG
DESCRIPTION:	Demolition of existing dwelling and outbuildings. Erection of 5 x 2-storey detached dwellings with associated access, parking and landscaping.
<i>Cons Expiry Date: 17/11/16; Determination Deadline: 9/12/16; pdf: 10</i>	
Previous History: 16/00263/F - Demolition of existing buildings and outbuildings. Erection of 5 x 2-storey detached dwellings, with associated access, parking and landscaping works	
Decision: Refused (Appeal Lodged 13.10.16)	
HORLEY TOWN COUNCIL COMMENTS (meeting, 29/3/16): <i>The Town Council OBJECTS on the following grounds: i) Overdevelopment; ii) Out-of-character; iii) Concerns over flooding issues; and iv) Location is a known area for protected species.</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 8/11/16):	

17. RBBC Letter Dated: 26/10/16	Application No: 16/02308/HHOLD (To view plans 'control & click here')
LOCATION:	91 Lumley Road Horley Surrey RH6 7JF
DESCRIPTION:	Proposed Single Storey Extension
<i>Cons Expiry Date: 16/11/16; Determination Deadline: 30/11/16; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 8/11/16):	

18. RBBC Letter Dated: 27/10/16	Application No: 16/02197/F (To view plans 'control & click here')
LOCATION:	Imperial Buildings 68 Victoria Road Horley Surrey
DESCRIPTION:	Proposed roof extension and external alterations to the building
<i>Cons Expiry Date: 17/11/16; Determination Deadline: 9/12/16; pdf: 5</i>	
Previous History: 15/02867/PAP3O – Prior notification requirement under Part O of the GPDO for the change of use of offices Class B1a to form 15 apartments	
Decision: Prior Approval Not Required	
HORLEY TOWN COUNCIL COMMENTS (meeting, 2/216): <i>No objections.</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 8/11/16):	

19. RBBC Letter Dated: 27/10/16	Application No: 16/02379/TPO (To view plans 'control & click here')
LOCATION:	1 Little Meadow Horley Surrey RH6 9FL
DESCRIPTION:	Side of Property G1 - Mixed Species Tree Group cut back to boundary by undertaking lateral reduction by up to 3.5 metre. Remove 2 x lateral branches to main stem. Mixed Species Understorey cut back to boundary, exempt works. T3 - Oak crown reduce over hang to property by up to 3 metres in lateral length.
<i>Cons Expiry Date: 17/11/16; Determination Deadline: 7/12/16; pdf: 1</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 8/11/16):	

20. RBBC Letter Dated: 28/10/16	Application No: 16/02403/HHOLD (To view plans 'control & click here')
LOCATION:	235 Balcombe Road Horley Surrey RH6 9EF
DESCRIPTION:	Proposed two storey and single storey extensions
<i>Cons Expiry Date: 18/11/16; Determination Deadline: 9/12/16; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 8/11/16):	

21. RBBC Letter Dated: 28/10/16	Application No: 16/02518/TPO (To view plans 'control & click here')
LOCATION:	The Bull Public House Horley Row Horley Surrey RH6 8DE
DESCRIPTION:	T1 Walnut- To crown reduce all round by 2m leaving natural shape and crown lift by 2.5m over neighbouring property.
<i>Cons Expiry Date: 23/11/16; Determination Deadline: 22/12/16; pdf: 1</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 8/11/16):	

22. RBBC Letter Dated: 3/11/16	Application No: 16/02425/HHOLD (To view plans 'control & click here')
LOCATION:	48 Whittaker Drive Horley Surrey RH6 9TN
DESCRIPTION:	Proposed conservatory and garage conversion.
<i>Cons Expiry Date: 24/11/16; Determination Deadline: 12/12/16; pdf: 1</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 8/11/16):	

23. RBBC Letter Dated: 3/11/16	Application No: 16/02520/TPO (To view plans 'control & click here')
LOCATION:	Four Oaks 14 Victoria Road Horley Surrey RH6 9BN
DESCRIPTION:	T1 Oak- To remove five lowest branches overhanging garage and shed.
<i>Cons Expiry Date: 24/11/16; Determination Deadline: 22/12/16; pdf: 1</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 8/11/16):	

24. RBBC Letter Dated: 4/11/16	Application No: 16/02244/S73 (To view plans 'control & click here')
LOCATION:	1 Yattendon Road Horley Surrey RH6 7BS
DESCRIPTION:	Replacement building and demolish workshop to rear to form:- A1 retail unit 40m2, two bedroom house, 2 x two bedroom flats, 1 bedroom flat, studio flat. <u>Variation of condition 1 of permission 14/02542/F to omit the dormer window from the roof</u>
<i>Cons Expiry Date: 25/11/16; Determination Deadline: 15/12/16; pdf: 4</i>	
<u>Previous History:</u> 14/02542/F - Replacement building and demolish workshop to rear to form:- A1 retail unit 40m2, two bedroom house, 2 x two bedroom flats, 1 bedroom flat, studio flat. Additional plan received by letter 05.02.15.	
<u>Decision: Approved with Conditions</u>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 13/1/15) : <i>The Town Council OBJECTS on the following grounds:</i> <i>i) Overdevelopment; and ii) Out-of-character.</i> <i>On viewing the plans, it was difficult to see the location of the proposed house.</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 8/11/16):	

25. RBBC Letter Dated: 4/11/16	Application No: 16/01973/CU (To view plans 'control & click here')
LOCATION:	Unit B1 Smallmead House Smallmead Horley Surrey
DESCRIPTION:	Change of previous vacant unit class from B2 to Sui Generis – semi permanent make up (cosmetic tattooing).
<i>Cons Expiry Date: 25/11/16; Determination Deadline: 15/12/16; pdf: 2</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 8/11/16):	