

## **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 20 June 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 23 May 2017.
- 5. Matters Arising**  
Planning & Development Committee held on 23 May 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 20 May to 16 June 2017.
- 9. Registered Planning Applications**  
To consider the list of applications registered for the period 20 May to 16 June 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.
- 13. North West Sector (Westvale Park)**  
To receive an update on any matters.

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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) **Further Amendments to Reigate & Banstead Parking Review - Langshott and Brighton Road –**  
To note information received.
  - ii) **Surrey County Council Consultation: Planning Application for a new Village Green at 'The Green', Landen Park, Horley (Closing Date: 6 July 2017) -** To consider this Council's response.
  - iii) **SCC Road Maintenance -** To receive an update following potential risk of sunken hole on Victoria Road, reported to SCC Highways.
  - iv) To receive an update on any other matters.
17. **Airport Matters**
  - i) **GATCOM: Defra Consultation – Draft UK Air Quality Plan (Closing Date: 15 June 2017) –** To ratify this Council's response.
  - ii) **Weekly Newsletters & Updates -** To note information received.
  - iii) 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: 18 July 2017***



**Signed: Town Clerk**

**Dated: 15 June 2017**

**List of Planning Applications  
Registered by Reigate & Banstead Borough Council  
During the period 20 May to 16 June 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:**

<b>1. RBBC Letter Dated: 22/5/17</b>	<b>Application No: 17/00844/HHOLD (To view plans 'control &amp; click here')</b>
LOCATION:	20 Sangers Drive Horley Surrey RH6 8AH
DESCRIPTION:	Proposed single storey rear extension and two storey side extension.
<i>Cons Expiry Date: 12/6/17; Determination Deadline: 11/7/17; pdf: 6</i>	
<i>Previous History: 15/01513/HHOLD - Proposed single storey rear extension and double storey side extension</i>	
<b>Decision: Refused</b>	
HORLEY TOWN COUNCIL COMMENTS (23.7.15): <i>No objections.</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 20/6/17):	No objections.

<b>2. RBBC Letter Dated: 25/5/17</b>	<b>Application No: 17/01102/F (To view plans 'control &amp; click here')</b>
LOCATION:	Langshott Infant School Smallfield Road Horley Surrey RH6 9AU
DESCRIPTION:	Erection of modular building
<i>Cons Expiry Date: 15/6/17; Determination Deadline: 13/7/17; pdf: 8</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 20/6/17):	No objections.

<b>3. RBBC Letter Dated: 26/5/17</b>	<b>Application No: 17/01078/F</b> <b>(To view plans 'control &amp; click here')</b>
LOCATION:	Conford 70 Parkhurst Road Horley Surrey RH6 8HA
DESCRIPTION:	New detached 4 bedroom dwelling
<b>Cons Expiry Date: 16/6/17; Determination Deadline: 13/7/17; pdf: 8</b>	
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 20/6/17):	The Town Council OBJECTS on the following grounds:  (i) Cramped and overdevelopment; (ii) Overbearing and negative impact to neighbour amenities.

<b>4. RBBC Letter Dated: 30/5/17</b>	<b>Application No: 17/01097/F</b> <b>(To view plans 'control &amp; click here')</b>
LOCATION:	Copperwood 3 Russells Crescent Horley Surrey RH6 7DJ
DESCRIPTION:	Conversion of existing property to 6 flats, proposed double storey rear and side extensions and roof extension with internal alterations to form five 1 bedroom flats and one 2 bedroom flat including external landscaping and associated car parking
<b>Cons Expiry Date: 20/6/17; Determination Deadline: 13/7/17; pdf: 8</b>	
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 20/6/17):	No objections.

<b>5. RBBC Letter Dated: 5/6/17</b>	<b>Application No: 17/01143/HHOLD</b> <b>(To view plans 'control &amp; click here')</b>
LOCATION:	32 Broadlands Langshott Horley Surrey RH6
DESCRIPTION:	3m single storey side extension and partial conversion of the existing two storey house to create a two bedroom annexe
<b>Cons Expiry Date: 26/6/17; Determination Deadline: 26/7/17; pdf: 6</b>	
<b>HORLEY TOWN COUNCIL COMMENTS</b> (meeting, 20/6/17):	

<b>6. RBBC Letter Dated: 6/6/17</b>	<b>Application No: 04/02120/RM2C (To view plans 'control &amp; click here')</b>
LOCATION:	Horley North West Development Meath Green Lane Horley
DESCRIPTION:	Reserved Matters Application for Phase 2 of development at North West Horley (appearance, landscaping, layout and scale) pursuant to 04/02120/OUT for the construction of the Primary Street from Phase 1 to Meath Green Lane, 1 no. detention basin and outfall, 2 no. play areas and associated levels and drainage.
<b>Cons Expiry Date: 27/6/17; Determination Deadline: 21/8/17; pdf: 5</b>	
<b>HORLEY TOWN COUNCIL COMMENTS (meeting, 20/6/17):</b>	

<b>7. RBBC Letter Dated: 9/6/17</b>	<b>Application No: 17/01235/HHOLD (To view plans 'control &amp; click here')</b>
LOCATION:	22 Emlyn Road Horley Surrey RH6 8RU
DESCRIPTION:	Single storey rear extension
<b>Cons Expiry Date: 30/6/17; Determination Deadline: 21/7/17; pdf: 3</b>	
<b>HORLEY TOWN COUNCIL COMMENTS (meeting, 20/6/17):</b>	

<b>8. RBBC Letter Dated: 9/6/17</b>	<b>Application No: 17/01265/HHOLD (To view plans 'control &amp; click here')</b>
LOCATION:	Kilmory 72 Oakwood Road Horley Surrey RH6 7BX
DESCRIPTION:	Proposed ground floor and two storey side extensions
<b>Cons Expiry Date: 30/6/17; Determination Deadline: 26/7/17; pdf: 3</b>	
<b>Previous History:</b> 12/01492/HHOLD - Proposed two storey side/rear extension and detached garage	
<b>Decision: Approved with Conditions</b>	
<b>HORLEY TOWN COUNCIL COMMENTS (meeting 11.9.12): No objections.</b>	
<b>HORLEY TOWN COUNCIL COMMENTS (meeting, 20/6/17):</b>	

<b>9. RBBC Letter Dated: 12/6/17</b>	<b>Application No: 17/01099/HHOLD (To view plans 'control &amp; click here')</b>
LOCATION:	1 Smithbarn Close Langshott Horley Surrey RH6 9LF
DESCRIPTION:	Replacement of old 6 ft fence and replaced and new 6 ft fence panels erected with at least 1m clearance from public footpath adjacent to highway.
<i>Cons Expiry Date: 3/7/17; Determination Deadline: 1/8/17; pdf: 5</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 20/6/17):	

<b>10. RBBC Letter Dated: 12/6/17</b>	<b>Application No: 16/01349/F (To view plans 'control &amp; click here')</b>
LOCATION:	St Georges House 6 Yattendon Road Horley Surrey RH6 7BS
DESCRIPTION:	Demolition of existing offices, workshops and storage units to provide 4 no. two bed flats and 2no. one bed houses, including cross over for access to carpark to the rear. Alteration to the boundary and the house at No.5 Yattenden Road. As amended on 08/06/2017.
<i>Cons Expiry Date: 3/7/17; Determination Deadline: 3/8/17; pdf: 6</i>	
<i>Previous History: 15/02142/F - Demolition of existing offices, workshops and storage units to provide 8 residential flats</i>	
<b>Decision: Refused</b>	
<b>HORLEY TOWN COMMENTS (13/11/15):</b> <i>No objections, however, we do have concerns about the roof design which includes dormers.</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 20/6/17):	

<b>11. RBBC Letter Dated: 15/6/17</b>	<b>Application No: 17/01199/HHOLD (To view plans 'control &amp; click here')</b>
LOCATION:	49 Emlyn Road Horley Surrey RH6 8RX
DESCRIPTION:	Extension at ground floor and first floor levels. Re-design and extension so as to provide enlarged kitchen, new dining room and utility room. Re-configuration of existing bathroom. At first floor level- bathroom created with new bedrooms (2 & 3).
<i>Cons Expiry Date: 6/7/17; Determination Deadline: 9/8/17; pdf: 6</i>	
<i>Previous History: 16/02075/HHOLD - Extension at ground floor &amp; first floor levels</i>	
<b>Decision: Refused</b>	
<b>HORLEY TOWN COUNCIL COMMENTS (10/11/17):</b> <i>No objections.</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 20/6/17):	

<b>12. RBBC Letter Dated: 15/6/17</b>	<b>Application No: 17/00693/F</b> <b>(To view plans 'control &amp; click here')</b>
<b>LOCATION:</b>	96-100 Victoria Road Horley Surrey RH6 7AB
<b>DESCRIPTION:</b>	Construct a single storey roof extension above the existing flat roof of the building (Nos. 98-100) to create a new third storey, together with alterations to the existing pitched roof building (No. 96) to create 19 self-contained studio, 1 & 2 bedroom residential flats
<i>Cons Expiry Date: 7/7/17; Determination Deadline: 11/9/17; pdf: 7</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (meeting, 20/6/17):</b>	

**List of Planning Applications for Tree Works (Non-Felling)  
Registered by Reigate & Banstead Borough Council  
During the period 20 May to 16 June 2017**

<b>A. RBBC Letter Dated: 23/5/17</b>	<b>Application No: 17/00794/TPO</b>
LOCATION:	Horley Methodist Church Victoria Road Horley Surrey RH6 7AS
DESCRIPTION:	Pruning to help alleviate the proximity issues of the tree to dwellings to involve crown thinning to a density of 15% evenly distributing though out crown system. Crown lift to a maximum of 5m above existing ground level achieved by removal of secondary and sub branches only. Additional lateral reduction by 1.5m to branches on western side of tree that specifically overhang the gardens and encroach towards the dwellings of Regents Mews to maintain a reasonable clearance between tree structure.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	No objections, subject to no adverse comments from the Tree Officer.

<b>B. RBBC Letter Dated: 24/5/17</b>	<b>Application No: 17/01195/TPO</b>
LOCATION:	Terranora 26 Horley Row Horley Surrey RH6 8NH
DESCRIPTION:	T1- Yew To reduce height by 2m and shape sides. Tree has been well maintained in the past and applicant wishes to keep up with maintenance in order for the general look of the tree and its surrounding area.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	No objections, subject to no adverse comments from the Tree Officer.

<b>C. RBBC Letter Dated: 25/5/17</b>	<b>Application No: 17/01202/TPO</b>
LOCATION:	2 Raymer Walk Langshott Horley Surrey RH6 9XQ
DESCRIPTION:	T1 Oak at rear boundary of property to be to all have crowns pruned back by 1.5m all round and 2m in height. The trees measure 13m across and 16m in height so this will leave the trees leave the trees measuring 10m across by 14m in height. The trees will be pruned back to strong growth points and will also be dead wooded where necessary .
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	No objections, subject to no adverse comments from the Tree Officer.



<b>D. RBBC Letter Dated: 31/5/17</b>	<b>Application No: 17/01248/TPO (1)</b>
LOCATION:	12A Grendon Close Horley Surrey RH6 8JW
DESCRIPTION:	T1- Oak- To remove five lowest branches facing 9 Kidworth Close.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	No objections, subject to no adverse comments from the Tree Officer.

<b>E. RBBC Letter Dated: 31/5/17</b>	<b>Application No: 17/01247/TPO (2)</b>
LOCATION:	12A Grendon Close Horley Surrey RH6 8JW
DESCRIPTION:	T1- Oak- To remove two lowest limbs facing 9 Kidworth Close. Tree is very one sided having had some large limbs removed on opposite side and is causing excessive shading. Removal of limbs would increase light spill and also re-balance one sided crown.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	No objections, subject to no adverse comments from the Tree Officer.