

HORLEY TOWN COUNCIL

Minutes of a Meeting of the Planning and Development Committee held on 17 August 2021, at 7.30 pm

Present Cllrs Hannah Avery Mike George (Chairman) Martin Saunders
 James Baker* Samantha Marshall Rob Spencer
 Giorgio Buttironi* Simon Marshall Fiona Stimpson
 Jerry Hudson David Powell*

*** Absent**

Also Present Joan Walsh (Town Clerk)
 Rachel Botcherby (Planning & Finance Assistant)

P 7163 Apologies and Reasons for Absence

Apologies were received from Cllrs Baker, Buttironi and Powell.

RESOLVED: Noted.

P 7164 Disclosable Pecuniary Interests and Non-Pecuniary Interests

No declarations were made.

RESOLVED: Noted.

**P 7165 Approval of Minutes
 Planning & Development Committee – 20 July 2021**

RESOLVED: that the minutes of the above meeting of the Planning & Development Committee, be approved.

Planning Updates

P 7166 P 7172 Traffic speeds around ‘The Acres’ Neighbourhood, Langshott

The Town Clerk confirmed that all the proposed traffic calming measures set out in the HTC letter of 5 May 2021 to the SCC Cabinet Member for Highways, Cllr Matt Furniss had been submitted to the Reigate and Banstead Local Area Committee for consideration. The next meeting of the Local Committee had been set provisionally for 2 November 2021.

RESOLVED: Noted.

P 7183 RBBC Local Cycling and Walking Infrastructure Plan (LCWIP)

The Town Clerk said that the agreed response from HTC had been sent to RBBC on 28 July 2021. An acknowledgement had been received from the Planning Policy Manager at RBBC to the effect that the document is currently being finalised and once adopted in the autumn will set the stage for the next step on detailed design for individual schemes. That stage will provide further opportunities for HTC involvement.

RESOLVED: Noted.

P 7167 Determined Planning Applications

Members reviewed the list of Planning Applications determined for the period 16 July 2021 to 12 August 2021.

RESOLVED: noted.

P 7168 Planning Applications received from Reigate & Banstead Borough Council for the period 16 July 2021 to 12 August 2021.

RESOLVED: that the Town Council's comments, as appended to the signed copy of the minutes and available on the Town Council and Borough Council websites, be approved.

P 7169 Planning Appeals, during the period 16 July 2021 to 12 August 2021.

Members reviewed the list of Planning Appeals lodged, awaiting decision, and determined.

RESOLVED: noted.

P 7170 GATCOM: DfT Consultation on Night Flights, Stage 2

The Planning Chairman referred to the updated draft response he had prepared to the Stage 2: Night Flights Restrictions consultation which had previously been circulated to Members. The Chairman advised that the updated response incorporated reference to the CAA's Survey of Noise Attitudes 2014: Aircraft Noise and Sleep report ("SoNA Sleep") and the York Report.

Members extended a note of thanks to Cllr George for all his hard work and were contented with the draft response, agreeing to the amendments incorporated.

RESOLVED: that the draft response to the DFT's 'Stage 2: Night Flights' consultation be submitted, with a copy sent to the Planning Policy Manager and Cllrs Richard Biggs and Natalie Bramhall at Reigate & Banstead Borough Council.

P 7171 RBBC Consultation on Meath Green Conservation Area

Following a summary provided by the Town Clerk, the Planning Committee considered the consultation letter and associated documents regarding the designation of Meath Green as a Conservation Area. Members were in agreement with the proposals made to protect areas and buildings of special architectural interest or historical character in Meath Green, making it a worthy Conservation Area designation and that these would therefore be supported by the Town Council.

RESOLVED: that the following Town Council response to the RBBC Consultation on Meath Green Conservation Area, be approved and submitted to the Conservation Officer at Reigate & Banstead Borough Council:

P 7171) ***“Horley Town Council supports the protection of areas and buildings of special architectural interest or historical character, and we have no further comment to make on these proposals for Meath Green to be designated as a Conservation Area”.***

P 7172 **Letters Received**

From	Subject	Date	Action
Agents – Earlswood Homes Ltd	Land off Haroldslea Drive - Pre-Planning Proposals for Residential Development: Public Consultation & Engagement	11.08.21	Online Public Engagement by developers, 060921 – details available on HTC Website .
Surrey Highways	Temporary TRO: Hevers Ave (D340) from A23, effective from 120821 for 18 months- for carriageway resurfacing and maintenance.	12.08.21	Noted.
Resident	Speeding Concerns: Lee Street	19.08.21	Resident contacted by Cllr George with information from the Casualty Reduction Officer.
Surrey Highways	Active Travel Scheme: Cross Oak Lane/Westvale Park Junction, via Chequers Roundabout, effective from 190821 for 16 weeks – to install a new share cycle path plus new kerb alignment, footway and new pedestrian refuge islands	19.08.21	Noted.

P 7173 **Diary Dates**

24 August 2021, 7.00 pm: **HTC Extraordinary Meeting** (Edmonds Hall).

14 September 2021, 6.00 pm: **Horley Town Management Group** (Edmonds Hall)

RESOLVED: noted.

P 7174 **Press Release**

RESOLVED: that comments on Planning Applications be released to the press and placed on the Town Council website.

Meeting closed at 20.37 pm Date of next meeting: 21 September 2021.

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 16 July 2021 – 12 August 2021

To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated:	Application No: <u>21/01760/F</u>
LOCATION:	77-81 Victoria Road Horley Surrey RH6 7QH
DESCRIPTION:	Conversion of first floor and addition of second storey to building to provide six flats and retention of ground floor retail.
HORLEY TOWN COUNCIL COMMENTS (Ratified 17/08/21)	No objections though we would question the 5 off road parking spaces available being allocated for the residents of the flats. This assumes no parking for occupants of the ground floor retail unit?

02. RBBC Letter Dated: 19.07.21	Application No: <u>21/01784/CU</u>
LOCATION:	The Stapley Building 24B High Street Horley RH6 7BB
DESCRIPTION:	Change of use from use Class A1 to Sui Generis (hot-food takeaway) and installation of extractor flue pipe.
HORLEY TOWN COUNCIL COMMENTS (Ratified 17/08/21)	No objections though we regret the loss of another retail [non food] unit.

03. RBBC Letter Dated:	Application No: <u>21/01857/HHOLD</u>
LOCATION:	12 Cloverfields Langshott Horley Surrey RH6 9EY
DESCRIPTION:	Proposed double storey side/rear extension & part single storey side/rear extension.
HORLEY TOWN COUNCIL COMMENTS (Ratified 17/08/21)	No objections

04. RBBC Letter Dated:	Application No: <u>21/01879/HHOLD</u>
LOCATION:	64 Lee Street Horley Surrey RH6 8EQ
DESCRIPTION:	Replacement single storey 'wrap around' extension
HORLEY TOWN COUNCIL COMMENTS (Ratified 17/08/21)	No objections

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05. RBBC Letter Dated:	Application No: <u>21/01712/HHOLD</u>
LOCATION:	9 The Coronet Horley Surrey RH6 9EX
DESCRIPTION:	Proposed single storey rear extension with adjacent covered area and a proposed detached garden 'Granny Annexe' offering accommodation ancillary to the main dwelling.
HORLEY TOWN COUNCIL COMMENTS (Ratified 17/08/21)	No objections

06. RBBC Letter Dated:	Application No: <u>21/00858/F</u>
LOCATION:	59 Sangers Drive Horley Surrey RH6 8AN
DESCRIPTION:	To put a cats protection pen in the garden.
HORLEY TOWN COUNCIL COMMENTS (Ratified 17/08/21)	No objections

07. RBBC Letter Dated:	Application No: <u>21/01871/CU</u>
LOCATION:	Villa Verde 34 Massetts Road Horley Surrey RH6 7DS
DESCRIPTION:	Conversion of existing hotel (C2) to 1no. apartment (C3) and 3no. houses in multiple occupation (C4), and associated works, landscaping changes, and associated works including roof extensions, and alterations, porch addition and fenestration changes.
HORLEY TOWN COUNCIL COMMENTS (Ratified 17/08/21)	We have no objections to the change of use from a guest house to residential however we note the comments of the Conservation Officer.

08. RBBC Letter Dated:	Application No: <u>21/01670/HHOLD</u>
LOCATION:	18 Upfield Close Horley Surrey RH6 7LG
DESCRIPTION:	Installation of a 2m fence facing the highway
HORLEY TOWN COUNCIL COMMENTS (Ratified 17/08/21)	No objections

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09. RBBC Letter Dated:	Application No: 21/01967/CU
LOCATION:	Yew Tree Guest House 31 Massetts Road Horley Surrey RH6 7DQ
DESCRIPTION:	Change of use of the property property from Guest House back to its original use as a Residential dwelling to be used by a single person or family (Use Class C3a)
HORLEY TOWN COUNCIL COMMENTS (17/08/21)	No Objections but we support any comments made by the Conservation Officer.

10. RBBC Letter Dated:	Application No: 21/01791/F
LOCATION:	137-139 Albert Road Horley Surrey RH6 7HS
DESCRIPTION:	Proposed single storey to 139 Albert Road and first floor extensions to 137 and 139.
HORLEY TOWN COUNCIL COMMENTS (17/08/21)	No Objections

11. RBBC Letter Dated:	Application No: 21/01943/F
LOCATION:	2 Chequers Drive Horley Surrey RH6 8DU
DESCRIPTION:	New pair of three-bedroom, five person semi-detached dwellings on land to northwest of 2 Chequers Drive
HORLEY TOWN COUNCIL COMMENTS (17/08/21)	No Objections but we have concerns regarding future car parking ownership rights.

12. RBBC Letter Dated:	Application No: 21/01887/HHOLD
LOCATION:	Annexe At 15 Church Road Horley Surrey
DESCRIPTION:	External alterations including modifications to roof and extensions to north and west faces.
HORLEY TOWN COUNCIL COMMENTS (17/08/21)	No Objections

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13. RBBC Letter Dated:	Application No: 21/01978/HHOLD
LOCATION:	47 Kingsley Road Horley Surrey RH6 8HP
DESCRIPTION:	Single story side extension and new pitched roof to existing porch
HORLEY TOWN COUNCIL COMMENTS (17/08/21)	No Objections

14. RBBC Letter Dated:	Application No: 21/01998/HHOLD
LOCATION:	13 Chestnut Road Horley Surrey RH6 8PF
DESCRIPTION:	Ground floor rear extension with internal layout alterations
HORLEY TOWN COUNCIL COMMENTS (17/08/21)	No Objections

15. RBBC Letter Dated:	Application No: 21/02044/HHOLD
LOCATION:	102 Balcombe Road Horley Surrey RH6 9BP
DESCRIPTION:	Proposed ground floor rear extension, garage conversion, facade alterations, floor plan redesign and all associated works at 102 Balcombe Road
HORLEY TOWN COUNCIL COMMENTS (17/08/21)	No Objections

16. RBBC Letter Dated:	Application No: 21/02039/HHOLD
LOCATION:	12 Todds Close Horley Surrey RH6 8LB
DESCRIPTION:	Retrospective application for the demolition of existing conservatory and erection of replacement single storey extension
HORLEY TOWN COUNCIL COMMENTS (17/08/21)	No Objections

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17. RBBC Letter Dated:	Application No: 21/01920/F
LOCATION:	17 Vicarage Lane Horley Surrey RH6 8AR
DESCRIPTION:	Currently no.17 and no.17a (currently under construction) have a shared driveway. This application seeks to provide both no.17 and no.17a with their own exclusive shingle driveway. This will involve a new dropped kerb for both new driveways to connect to Vicarage Lane.
HORLEY TOWN COUNCIL COMMENTS (17/08/21)	OBJECT in support of the concerns raised by the Tree Officer.

18. RBBC Letter Dated:	Application No: 21/02099/HHOLD
LOCATION:	102 The Drive Horley Surrey RH6 7NH
DESCRIPTION:	Proposed single storey rear extension and front porch
HORLEY TOWN COUNCIL COMMENTS (17/08/21)	No Objections

19. RBBC Letter Dated:	Application No: 21/02069/HHOLD
LOCATION:	15 Palmer Close Horley Surrey RH6 8LG
DESCRIPTION:	Single storey front / side / rear wrap around extension
HORLEY TOWN COUNCIL COMMENTS (17/08/21)	No Objections to the rear/ side extension, however, we have concerns in relation to the front porch extension sitting forward of the established building line causing a detrimental impact on the streetscene.

20. RBBC Letter Dated: 09/08/21	Application No: 21/01933/F
LOCATION:	Grove House 1C Grove Road Horley Surrey RH6 8EL
DESCRIPTION:	Proposed detached dwelling (amendments to approved planning permission ref: 18/01825/F) to include 3m deep single storey side extension. Enlarged porch with feature brick piers. Change roof tiles from Wealden handmade sand faced plain clay tiles to Redland Rosemary Classic tiles and change the vertical hung
HORLEY TOWN COUNCIL COMMENTS (17/08/21)	No Objections

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21. RBBC Letter Dated:	Application No: 21/00838/F
LOCATION:	Thurgarton Cottage Meath Green Lane Horley Surrey RH6 8HZ
DESCRIPTION:	Erection of three detached two storey dwellings and provisions of new access with car parking for 7 cars with the retention of existing dwelling. As amended on 06/08/2021.
HORLEY TOWN COUNCIL COMMENTS (17/08/21)	No Objections

22. RBBC Letter Dated:	Application No: 21/01254/F
LOCATION:	Parking Spaces Rear Of 1 Smithbarn Close Langshott Horley Surrey RH6 9LF
DESCRIPTION:	Erect joined garages on two private parking spaces belonging to number 1 Smithbarn Close and 12 Smithbarn Close, in the parking area to the rear of number 1 Smithbarn Close.
HORLEY TOWN COUNCIL COMMENTS (17/08/21)	No Objections in principle, however, we would question whether the width of the proposed garage structure meets statutory requirements and may have an adverse impact on the use of neighbouring car parking spaces.

23. RBBC Letter Dated:	Application No: 21/02133/HHOLD
LOCATION:	30 Grove Road Horley Surrey RH6 8EL
DESCRIPTION:	Single storey rear extension with half forming conservatory.
HORLEY TOWN COUNCIL COMMENTS (17/08/21)	No Objections

24. RBBC Letter Dated:	Application No: 21/02042/F
LOCATION:	Jessops Lodge 50 Massetts Road Horley Surrey RH6 7DS
DESCRIPTION:	Combined development of 50 Massetts Road to include the demolition of the existing coach house, the building of two new mews cottages, the conversion of the main house ground floor into 2No. flats and associated landscaping.
HORLEY TOWN COUNCIL COMMENTS (17/08/21)	No Objections subject to no adverse comments from the Tree Officer.

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 19.07.21	Application No: 21/01733/TPO
LOCATION:	Hazleglen 8 Russells Crescent Horley Surrey RH6 7DN
DESCRIPTION:	Rear Garden T1 - Oak Crown lift to Crown break by removal of 5x low limbs (logs left on site). Crown lift to a finishing height of 5m above fence line It's the cause of unreasonable shade to the rear elevation of the property and garden The specified works will enhance the overall aesthetics of the tree. The subject tree is interfering with the reasonable enjoyment of a large portion of the rear garden T2 – Oak Cut back to boundary. Cut back to boundary fence line It's the cause of unreasonable shade to the rear elevation of the property and garden. The specified works will enhance the overall aesthetics of the tree. The subject tree is interfering with the reasonable enjoyment of a large portion of the rear garden
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated:	Application No: 21/02045/TPO
LOCATION:	18 West Meads Horley Surrey RH6 9AF
DESCRIPTION:	Norwegian Maple (T1) - Removal of lateral branches due to excessive shading and encroaching on property and garage.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated:	Application No: 21/02074/TPO
LOCATION:	18 Wysemead Langshott Horley Surrey RH6 9XX
DESCRIPTION:	T1 Oak Reduce lateral branches by 2 metres in length on south side. Prevent damage caused to 18 Wysemead
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.