

HORLEY TOWN COUNCIL

Joan Walsh
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AGENDA

PLANNING & DEVELOPMENT COMMITTEE

Date / Time: Tuesday 27 August 2024 at 7.30pm

Venue: Horley Town Council offices, Albert Rooms, 92 Albert Road, Horley RH6 7HZ

Dear Councillors

You are hereby respectfully summoned to attend the **MEETING of HORLEY TOWN COUNCIL PLANNING & DEVELOPMENT COMMITTEE** to be held on Tuesday 27 August 2024 at 7.30pm at the Albert Rooms, 92 Albert Road, Horley RH6 7HZ. The Agenda for the meeting is attached to this Summons.

Yours sincerely

Joan Walsh
Town Clerk

Members' Apologies:

If required, a Member must submit their apologies for this meeting by sending an email to: town.clerk@horleytown.com or by telephoning the office on 01293 784765, by no later than noon on the day of the meeting.

Public Forum:

Members of the Public and Press are welcome to attend this meeting in person or may join it remotely by requesting a Zoom link by email to: town.clerk@horleytown.com or by telephoning the office on 01293 784765, by no later than noon on the day before the meeting is due to be held.

Public and Press attendees 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.



HORLEY TOWN COUNCIL

Planning and Development Committee

The meeting will be preceded at 6.00pm with a private briefing from Raven Housing Trust concerning proposals for the redevelopment of Delta House and Bungalows, Delta Drive, Horley.

A meeting of the above-named Committee will be held at the Albert Rooms, Albert Road, Horley on Tuesday 27 August 2024 at 7.30pm

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**
To receive apologies for absence with officer recommendation for acceptance.
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 and Development Committee held on 16 July 2024.
5. **Planning Updates**
Planning and Development Committee held on 16 July 2024.
6. **Planning Applications**
 - i) To consider the list of applications determined for the period 12 July to 21 August 2024.
 - ii) To consider the list of applications registered for the period 12 July to 21 August 2024.
7. **Planning Appeals**
To consider any Planning Appeals received and determined.
8. **Ongoing Planning Matters**
To receive any updates.
9. **Gatwick Northern Runway Project (DCO) - London Gatwick Consultation**
 - i) To ratify this Council's response to Jonathan Deegan, Northern Runway Programme Lead.
 - ii) To receive an update on any other matters
10. **Highways and Transport Matters**
 - i) **[Surrey Highways – Redhill to Horley Sustainable Travel Improvements](#)**
To consider this Council's response to the consultation (deadline: 15 September 2024).
 - ii) **Metrobus, Fastway 100 Bus Service provision at Westvale Park Development**
To consider a written communication to be sent from the Town Council to the SCC Transport Development Team, in support of a proposal put forward by Westvale Park RA, requesting that the service begin sooner than the extended deadline of spring 2025.

Members of the Planning and Development Committee:

Cllrs Barlow, Blacker, Chester, Easterbrook, George, Hughes, Hudson, Saunders, Turner, Wotton

11. **Povey Cross Farm Development Appeal (Planning Application: MO/2023/1419)**
To consider this Council's response.
12. **Communications Received**
13. **Diary Dates**
14. **Items for Future Consideration**
15. **Press Release** - To agree items for inclusion.

Date of next meeting: 24 September 2024



Signed: Town Clerk

Dated: 21 August 2024

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 12 July 2024 to 21 August 2024
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 12/07/24	Application No: 24/01284/CU
LOCATION:	48 Brighton Road, Horley, Surrey RH6 7HD
DESCRIPTION:	Change of use application from C3 Residential to sui generis (Council-run 5-bedroom hostel with associated room for staff office/administrative functions). As amended on 01/08/2024 and 15/08/2024.
Cons Expiry Date: 07/08/24; Determination Deadline: 06/09/24;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 27/08/24)	Note applicant is RBBC No objections

02. RBBC Letter Dated: 15/07/24	Application No: 24/01304/AGD
LOCATION:	Paddocksland Farm, Haroldslea Drive, Horley, Surrey RH6 9PH
DESCRIPTION:	Agricultural barn for hay and machine storage and associated hardstanding
Cons Expiry Date: 02/08/24; Determination Deadline: 12/08/24;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 27/08/24)	Clr George has a non pecuniary interest as the applicant is known to him. No objections

03. RBBC Letter Dated: 08/07/24	Application No: 24/00889/F
LOCATION:	QVS, 94 Brighton Road, Horley, Surrey RH6 7JQ
DESCRIPTION:	Amendments to previously approved ground floor internal storage, exterior bin storage and bicycle racks
Cons Expiry Date: 12/08/24; Determination Deadline: 02/09/24;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 27/08/24)	No objections

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04. SCC Letter Dated: 22/07/24	Application No: <u>SCC Ref 2024 0122</u>
LOCATION:	Land at Meath Green Junior School, 8 Greenfields Road, Horley, Surrey RH6 8HW
DESCRIPTION:	Details of a Traffic Management Plan and an Ecological Protection Plan pursuant to Condition 7 and an Ecological Enhancement Plan pursuant to Condition 8 of planning permission RE23/01063/CON dated 30 October 2023.
Cons Expiry Date: 09/08/24	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 27/08/24)	No objections

05. RBBC Letter Dated: 17/07/24	Application No: <u>24/01161/HHOLD</u>
LOCATION:	63 Whittaker Drive, Horley, Surrey RH6 9FB
DESCRIPTION:	Single storey rear extension
Cons Expiry Date: 13/08/24; Determination Deadline: 11/09/24;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 27/08/24)	No objections

06. RBBC Letter Dated: 17/07/24	Application No: <u>24/01136/HHOLD</u>
LOCATION:	15 Parsons Close, Horley, Surrey RH6 8SE
DESCRIPTION:	Conversion of garage to kitchen and associated works
Cons Expiry Date: 14/08/24; Determination Deadline: 11/09/24;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 27/08/24)	No objections

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07. RBBC Letter Dated: 24/07/24	Application No: 24/01367/HHOLD
LOCATION:	27 Lechford Road, Horley, Surrey RH6 7NB
DESCRIPTION:	Proposed single storey side/rear extension, entrance door relocated to front with tiled roof canopy
Cons Expiry Date: 19/08/24; Determination Deadline: 18/09/24;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 27/08/24)	No objections

08. RBBC Letter Dated: 22/07/24	Application No: 24/01339/HHOLD
LOCATION:	1 Powell Close, Horley, Surrey RH6 8SF
DESCRIPTION:	Raising house roof by 400mm and building a rear dormer for a loft conversion
Cons Expiry Date: 19/08/24; Determination Deadline: 16/09/24;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 27/08/24)	No objections

09. RBBC Letter Dated: 31/07/24	Application No: 24/01034/HHOLD
LOCATION:	20 Castle Drive, Horley, Surrey RH6 9DB
DESCRIPTION:	The proposed works involve demolition of a single garage, a single storey rear extension 6 metres from the original wall of the house, a new front porch and a loft conversion with a dormer to the rear.
Cons Expiry Date: 29/08/24; Determination Deadline: 25/09/24;	
HORLEY TOWN COUNCIL COMMENTS	No objections but would like to see an alternative to aluminium for the new roof areas to match the existing roof so more in keeping with the main property.

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10. RBBC Letter Dated: 06/08/24	Application No: 24/01455/HHOLD
LOCATION:	9 Balcombe Gardens, Horley, Surrey RH6 9BY
DESCRIPTION:	Single storey flat roof 'wrap-around' rear extensions
<i>Cons Expiry Date: 03/09/24; Determination Deadline: 01/10/24;</i>	
HORLEY TOWN COUNCIL COMMENTS	

11. RBBC Letter Dated: 09/08/24	Application No: 24/01265/CLP
LOCATION:	14 Southlands Avenue, Horley, Surrey RH6 8BT
DESCRIPTION:	Extending roof line and construction of rear dormer to create habitable living space.
<i>Cons Expiry Date: 04/09/24; Determination Deadline: 04/10/24;</i>	
HORLEY TOWN COUNCIL COMMENTS	

12. RBBC Letter Dated: 06/08/24	Application No: 24/01450/RET
LOCATION:	37 Station Road, Horley, Surrey RH6 9HW
DESCRIPTION:	External alterations to the ground floor (front) through additional/altered fenestration - retrospective.
<i>Cons Expiry Date: 04/09/24; Determination Deadline: 01/10/24;</i>	
HORLEY TOWN COUNCIL COMMENTS	

13. RBBC Letter Dated: 08/08/24	Application No: 24/01431/F
LOCATION:	T Northeast Ltd, 4 Station Road, Horley, Surrey RH6 9HL
DESCRIPTION:	Demolition of existing building and construct a detached building comprising 9 apartments and a replacement T Northeast service centre.
<i>Cons Expiry Date: 05/09/24; Determination Deadline: 03/10/24;</i>	
HORLEY TOWN COUNCIL COMMENTS	

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14. RBBC Letter Dated: 14/08/24	Application No: 24/01482/HHOLD
LOCATION:	16 Chatelet Close, Horley, Surrey RH6 7JD
DESCRIPTION:	Garage conversion
<i>Cons Expiry Date: 06/09/24; Determination Deadline: 09/10/24;</i>	
HORLEY TOWN COUNCIL COMMENTS	

15. RBBC Letter Dated: 15/08/24	Application No: 24/01490/HHOLD
LOCATION:	83 Balcombe Road, Horley, Surrey RH6 9AB
DESCRIPTION:	6.5m long by 5.4m wide single storey flat roof rear extension.
<i>Cons Expiry Date: 10/09/24; Determination Deadline: 10/10/24;</i>	
HORLEY TOWN COUNCIL COMMENTS	

16. RBBC Letter Dated: 16/08/24	Application No: 24/01281/HHOLD
LOCATION:	Bryn Mawr, 169 Smallfield Road, Horley, Surrey RH6 9LR
DESCRIPTION:	Demolish existing conservatory and replace with traditionally built single storey side extension with pitched roof. New windows and doors throughout. Change front and rear elevational finishes.
<i>Cons Expiry Date: 10/09/24; Determination Deadline: 11/10/24;</i>	
HORLEY TOWN COUNCIL COMMENTS	

17. RBBC Letter Dated: 16/08/24	Application No: 24/01444/HHOLD
LOCATION:	65 Kingsley Road, Horley, Surrey RH6 8JX
DESCRIPTION:	Double storey side extension
<i>Cons Expiry Date: 10/09/24; Determination Deadline: 11/10/24;</i>	
HORLEY TOWN COUNCIL COMMENTS	

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 18/07/2024	Application No: <u>24/01324/TPO</u>
LOCATION:	Street Record, Staffords Place, Horley, Surrey RH6 9GY
DESCRIPTION:	<p>1. Horse chestnut x2 opposite front of 32 & 34 Stafford Place. Crown Reduction. Reducing the height and spread of the tree by up to 2 metres. Height pre 17m post 15m Crown spread pre 9m post 7m allow light to properties</p> <p>2. Horse chestnut in rear of 2 Limes Avenue LHS of car park entrance. Reduce encroachment toward boundary fence line by Approx 4 metres. Height pre 17m post 15m Crown spread pre 9m post 7m cut back from building</p> <p>3. Poplar between # 51 & 59 Re-Pollard back to previous pollard points. Height pre 17m post 6m Crown spread pre 9m post 4m Cyclical pollarding</p> <p>4. Cherry opposite lay-by just inside gateway to estate. Crown Reduction. Reducing the height and spread of the tree by up to 2 metres. All pruning cuts shall be made to suitable secondary growth points and shall maintain a stable platform for the expected regrowth.</p>
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 18/07/2024	Application No: <u>24/01331/TPO</u>
LOCATION:	1 Clifton Close, Horley, Surrey RH6 9SE
DESCRIPTION:	<p>Rear garden T1 – Thorn - cut back to fence line.</p> <p>1. T1 Hawthorn. The proposed works would not reduce the amenity value of the tree and will allow sustainable tree management in the long term. Its proximity to the property is causing anxiety and apprehension to the occupier/residents. The maintenance requirements of the tree(s) contribute towards an ever increasing stressful quality of life.</p> <p>Rear garden T2 – Oak - cut back from property to give 2 metre clearance and remove lowest branch.</p> <p>2. T2 Oak. The proposed works would not reduce the amenity value of the tree and will allow sustainable tree management in the long term. Its proximity to the property is causing anxiety and apprehension to the occupier/residents. The maintenance requirements of the tree(s) contribute towards an ever increasing stressful quality of life.</p>

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	<p>Rear garden T3 – Ash - reduce lowest limb back to first suitable growth point from main stem.</p> <p>3. T3 Ash. The proposed works would not reduce the amenity value of the tree and will allow sustainable tree management in the long term. The maintenance requirements of the tree(s) contribute towards an ever increasing stressful quality of life.</p> <p>Rear garden G4 - 2 x Thorn - reduce and shape by removal of 2-3 metres in growth.</p> <p>G4 2x Hawthorn. Works will encourage well balanced crown for future years, to allow retention of the tree within the available space for growth. The proposed works would not reduce the amenity value of the tree and will allow sustainable tree management in the long term.</p> <p>Rear garden T5 - Oak - reduce low limb overhanging into garden by 3 metres.</p> <p>5. T5 Oak. The proposed works would not reduce the amenity value of the tree and will allow sustainable tree management in the long term. The subject tree is of a large spreading nature straddling gardens and encroaching on to residents’ properties. The maintenance requirements of the tree(s) contribute towards an ever increasing stressful quality of life.</p> <p>Rear Garden T6 - Cherry - reduce tree back by 2 -2.5 metres and shape.</p> <p>6. T6 Cherry. Works will encourage well balanced crown for future years. To allow retention of the tree within the available space for growth, the proposed works would not reduce the amenity value of the tree and will allow sustainable tree management in the long term.</p>
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 01/07/2024	Application No: <u>24/01138/TPO</u>
LOCATION:	Flat Shell 42-64, Staffords Place, Horley, Surrey RH6 9GY
DESCRIPTION:	<p>1. Horse chestnut x2 opposite front of 32 and 34 Stafford Place. Crown Reduction. Reducing the height and spread of the tree by up to 2 metres. Height pre 17m post 15m Crown spread pre 9m post 7m allow light to properties</p> <p>2. Horse chestnut in rear of 2 limes Avenue LHS of car park entrance. Reduce encroachment toward boundary fence line by Approx 4 metres. Height pre 17m post 15m Crown spread pre 9m post 7m cut back from building</p>

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	<p>3. Poplar between # 51 & 59 Re-Pollard back to previous pollard points. Height pre 17m post 6m Crown spread pre 9m post 4m Cyclical pollarding</p> <p>4. Cherry opposite lay-by just inside gateway to estate. Crown Reduction. Reducing the height and spread of the tree by up to 2 metres. All pruning cuts shall be made to suitable secondary growth points and shall maintain a stable platform for the expected regrowth</p>
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

D. RBBC Letter Dated: 01/08/24	Application No: <u>24/01426/TPO</u>
LOCATION:	Land Parcel West of The Close, Horley, Surrey
DESCRIPTION:	<p>T1 Oak Lift crown to 5.5 metres from ground level on North East side over roadway and remove deadwood. Crown is currently 2 metres from ground level over roadway.</p> <p>T2 Oak Lift crown to 5.5 metres from ground level North East side over roadway and remove deadwood. Crown is currently 2 metres from ground level over roadway.</p> <p>T3 Oak Lift crown to 5.5 metres from ground level on North East side over roadway, reduce crown away from phonelines on North East side by 2 metres and remove deadwood. Crown is currently 2 metres from ground level and has a current spread of 7 metres on the North East side.</p> <p>T4 Ash tree with late stages of ash dieback to fell to ground level without replacement due to location and use of field.</p> <p>T5 Oak Reduce all low growth encroaching on roadway by 2 metres to within boundary fenceline. Crown is currently 7 metres on North East side.</p> <p>T6 Oak Reduce crown on South East side by 2 metres to maintain a clearance from the building by 3 metres. Crown on South East side is currently 8 metres.</p>
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