

HORLEY TOWN COUNCIL

Joan Walsh
Town Clerk
Council Offices, 92 Albert Road
Horley, Surrey RH6 7HZ
Tel: 01293 784765
info@horleysurrey-tc.gov.uk
www.horleysurrey-tc.gov.uk



AGENDA

PLANNING & DEVELOPMENT COMMITTEE

Date / Time: Tuesday 17 December 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 17 December 2024, 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

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**

A meeting of the above-named Committee will be held at the Albert Rooms, Albert Road, Horley
on Tuesday 17 December 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 19 November 2024.
5. **Planning Updates**
Planning and Development Committee held on 19 November 2024.
6. **Planning Applications**
 - i) To consider the list of applications determined for the period 15 November to 12 December 2024.
 - ii) To consider the list of applications registered for the period 15 November to 12 December 2024.
7. **Planning Appeals**
To consider any Planning Appeals received and determined.
8. **Ongoing Planning Matters**
To receive any other updates.
9. **Highways and Transport Matters**
 - i) **Surrey Bus Partnership** – To receive any updates.
 - ii) **Metrobus, Fastway 100 Bus Service Provision at Westvale Park Development** – To receive any updates.
 - iii) To receive an update on any other matters.

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10. **Horley Sewage Treatment Works** – To consider a draft letter from this Council to Thames Water regarding the sewage overflow spillage into Lee Street and impact on several residents’ gardens and garages.
11. **[Surrey Rights of Way Improvement Plan](#)**
To consider the consultation for the Surrey Rights of Way Improvement Plan (**Closing Date: 9 February 2025**).
12. **Communications Received**
13. **Diary Dates**
14. **Items for Future Consideration.**
To note urgent business for inclusion on future agenda.
15. **Press Release** - To agree items for inclusion.

Date of next meeting: 14 January 2025



Signed: Town Clerk

Dated: 12 December 2024

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 15 November – 12 December 2024
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 18/11/24	Application No: 24/02008/HHOLD
LOCATION:	51 Moy Green Drive, Horley, Surrey RH6 8NU
DESCRIPTION:	Proposal to convert the integral garage into additional living space by creating two extra rooms.
Cons Expiry Date: 09/12/24; Determination Deadline: 13/01/25;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 17/12/24)	No objections but we would wish to see the new vehicle hardstanding made with permeable material.
02. SCC Letter Dated: 20/11/24	Application No: SCC Ref 2024 0120
LOCATION:	Land at Hathersham Lane, Smallfield, Surrey RH6 9JG
DESCRIPTION:	Change of use from mixed-use agricultural and horticultural storage and supplies with storage of scaffolding to two aggregate recycling facilities, comprising the importation and processing of Construction, Demolition and Excavation Waste; and ancillary development comprising the erection of push walls, the installation of a weighbridge and wheel wash, the siting of one modular office unit on each yard and the construction of a vehicular access point to the northern yard (part-retrospective).
Cons Expiry Date: 12/12/24; Determination Deadline: 23/12/24;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 17/12/24)	No objections
03. RBBC Letter Dated: 21/11/24	Application No: 24/02075/HHOLD
LOCATION:	2 Whipple Tree Cottages, 54 Meath Green Lane, Horley, Surrey RH6 8HY
DESCRIPTION:	Retention of outdoor office/gym.
Cons Expiry Date: 13/12/24; Determination Deadline: 16/01/25;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 17/12/24)	No objections

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04. RBBC Letter Dated: 20/11/24	Application No: 24/02112/RET
LOCATION:	Buddleia House, 11 Horley Row, Horley, Surrey RH6 8DN
DESCRIPTION:	Retrospective planning permission for standalone laundry room.
Cons Expiry Date: 17/12/24; Determination Deadline: 15/01/25;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 17/12/24)	For RBBC – no objections

05. RBBC Letter Dated: 20/11/24	Application No: 24/02074/S73
LOCATION:	Aintree House, 54 Bonehurst Road, Horley, Surrey RH6 8QG
DESCRIPTION:	Change of use from house to three flats. Removal of condition number 5 of permission 23/00530/CU.
Cons Expiry Date: 17/12/24; Determination Deadline: 15/01/25;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 17/12/24)	No objections

06. RBBC Letter Dated: 29/11/24	Application No: 23/00171/F
LOCATION:	The Turret, 48 Massetts Road, Horley, Surrey RH6 7DS
DESCRIPTION:	Rear extension at ground and first floor to increase bedroom accommodation, internal alterations to improve common areas, minor changes to fenestration, provision of additional car parking, change of doors to existing free-standing garage. As Amended 05/05/2023, 28/06/23, 18/09/23, 10/10/23 and 22/11/24.
Cons Expiry Date: 13/12/24; Determination Deadline: 13/12/24;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 17/12/24)	The latest amendments claim to address matters raised by the case and conservation officers. Subject to that being so and subject to their agreement, we have no objections.

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07. RBBC Letter Dated: 02/12/24	Application No: 24/01834/F
LOCATION:	Street Record, Churchview Close, Horley, Surrey RH6 8SG
DESCRIPTION:	Installation of electronic gates to a private close (nine properties).
Cons Expiry Date: 23/12/24; Determination Deadline: 22/01/25;	
HORLEY TOWN COUNCIL COMMENTS	HTC supports the recommendation of the conservation officer that a five bar gate would be more appropriate in keeping with the character of this area.

08. RBBC Letter Dated: 04/12/24	Application No: 24/02141/HHOLD
LOCATION:	43 Wolverton Gardens, Horley, Surrey RH6 7LZ
DESCRIPTION:	Single storey rear extension.
Cons Expiry Date: 28/12/24; Determination Deadline: 20/01/25;	
HORLEY TOWN COUNCIL COMMENTS	No objections

09. RBBC Letter Dated: 04/12/24	Application No: 24/02223/HHOLD
LOCATION:	Fuschl, 65 Vicarage Lane, Horley, Surrey RH6 8BA
DESCRIPTION:	Proposed single storey extension.
Cons Expiry Date: 03/01/25; Determination Deadline: 29/01/25;	
HORLEY TOWN COUNCIL COMMENTS	No objections

10. RBBC Letter Dated: 05/12/24	Application No: 24/02186/HHOLD
LOCATION:	135 Balcombe Road, Horley, Surrey RH6 9BX
DESCRIPTION:	Timber car port with a pitched roof
Cons Expiry Date: 09/01/25; Determination Deadline: 30/01/25;	
HORLEY TOWN COUNCIL COMMENTS	No objections

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 28/11/24	Application No: 24/02167/TPO
LOCATION:	Gatwick Metro Centre, Balcombe Road, Horley, Surrey RH6 9GA
DESCRIPTION:	G1 Oaks – Prune lateral growth toward building back by 3m to natural growth points. Trees are encroaching building causing problems with gutters and squirrels.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 28/11/24	Application No: 24/02168/TPO
LOCATION:	27 Haroldslea Drive, Horley, Surrey RH6 9DT
DESCRIPTION:	T1 Horse Chestnut – Crown reduce by 2m to suitable growth points maintaining natural shape. Tree is causing excessive shading.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 28/11/24	Application No: 24/02150/TPO
LOCATION:	Land at Staffords Place, Horley, Surrey
DESCRIPTION:	3367 Poplar – Remove eastern stem to ground level 10x5m recently pollarded tree. Works as per report attached. 3368 Ash – Remove major deadwood greater than 25mm diameter 14x10m. Exempt works 3358 Ash – Carefully dismantle to as close to ground level as possible utilising a mobile elevated work platform 15x10m – Works as per report attached. 931 Ash – Carefully dismantle to as close to ground level as possible utilising a mobile elevated work platform 12x8m – Works as per report attached.
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