

# **HORLEY TOWN COUNCIL**

## **Minutes of a Meeting of the Planning and Development Committee held on 11 June 2024 at 7.30pm**

**Present** Cllrs Keith Barlow Mike George Tom Turner  
Michael Blacker Jerry Hudson Steve Wotton  
Victoria Chester\* Cec Hughes\*  
Lynnette Easterbrook Martin Saunders

\* Absent

\*\*In Attendance

Remotely

**Also Present** Joan Walsh (Town Clerk)  
Sophie Mandak (Administrative Assistant)

### **P 7690 Apologies and Reasons for Absence**

***RESOLVED: that the apologies received from Cllr Victoria Chester and Cllr Cec Hughes, be accepted as well as the apology of the Planning Support Administrator, Joanna Stay.***

### **P 7691 Disclosable Pecuniary Interests and Non-Pecuniary Interests**

Cllr Turner declared a non-pecuniary interest in Planning Application 24/00806/HHOLD (11 Queens Road, Horley RH6 7AH) as he is known by the applicant.

Cllr George declared a non-pecuniary interest in Planning Application 24/00758/CU (Massetts Road Dental Surgery, 57A Massetts Road, Horley RH6 7DT) as he is a patient at the practice.

It was declared that as Cllr Blacker and Cllr Hudson are members of the Reigate and Banstead Borough Council Planning Committee, the views expressed by them at the meeting may change.

***RESOLVED: noted.***

### **P 7692 Approval of Minutes**

Planning and Development Committee held on 14 May 2024.

***RESOLVED: That the minutes of the above meeting of the Planning and Development Committee, be approved.***

### **P 7693 Planning Updates**

#### **P 7673: Horley Town Management Group (HTMG)**

The Town Clerk informed the Committee that at the annual meeting of HTMG, held earlier in the evening, Mike Humphrey was reappointed Chairman for 2024/25. Mike George was reappointed Vice-Chairman in his capacity as Chairman of Court Lodge Residents Association.

***RESOLVED: noted.***

### **P 7694 Determined Planning Applications**

Members reviewed the list of Planning Applications determined for the period 10 May to 6 June 2024.

***RESOLVED: noted.***

Members of the Planning and Development Committee:

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

**P 7695 Registered Planning Applications**

Planning Applications received from Reigate & Banstead Borough Council for the period 10 May to 6 June 2024.

**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 7696 Planning Appeals**

Planning appeals received and determined for this period were noted by the Committee.

**RESOLVED: noted.**

**P 7697 Ongoing Planning Matters**

**RBBC Delivering Change Update**

The Town Clerk reported that the borough council had arranged for the Central car park in the town centre to be opened temporarily on Saturday, 15 June 2024 to facilitate parking for the Horley Carnival at Horley Recreation Ground. There would be on site management in place while the landscaping works were currently underway. A note of thanks was extended to Cllr Avery who had been instrumental in having the arrangements put in place to support the event.

**RESOLVED: noted.**

**P 7698 Gatwick Northern Runway Project (DCO) - London Gatwick Consultation: Providing an option for an on-airport Wastewater Treatment Works facility**

The Chairman explained that London Gatwick had opened a short consultation on a further potential change to its Northern Runway proposals, concerning an on-airport Wastewater Treatment Works facility to manage wastewater flows from the airport, if these could not be dealt with effectively by the water company (Thames Water). Additionally, a helpful briefing, held virtually, had been given by London Gatwick which he had attended. It was noted from the information provided that there were no significant impacts for Horley or other concerns at the present time. However, the Town Council would reserve the right to make further comment at a future stage, should the proposals change and the response was supported by the committee.

**RESOLVED: that the Town Council's response to the London Gatwick Consultation on Gatwick's Northern Runway Project (DC) and providing an option for an on-airport Wastewater Treatment Works facility, as appended to the signed copy of the minutes, be approved.**

**P 7699 Communications Received**

<b>From</b>	<b>Subject</b>	<b>Date</b>	<b>Action</b>
RBBC LDF Team	Call for Sites – Reigate & Banstead (Closing Date: 23 August 2024)	23 May 2024	Noted by HTC

**RESOLVED: noted.**

**P 7700**      **Diary Dates**

**Full Council meeting, 7.30 pm - 18 June 2024**  
**Leisure Committee meeting, 7.30 pm – 2 July 2024**

***RESOLVED: noted.***

**P 7701**      **Items for Future Consideration**

Reigate & Banstead Parking Review update.

***RESOLVED: noted.***

**P 7702**      **Press Release**

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

**Meeting closed at 8:07pm**

**Date of next meeting: 16 July 2024**

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 10 May 2024 – 6 June 2024**  
**To see plans please CTRL+click on the application number to follow the link**

<b>01. RBBC Letter Dated: 10/05/24</b>	<b>Application No: <a href="#">24/00651/HHOLD</a></b>
LOCATION:	Bay Trees, 22 Russells Crescent, Horley, Surrey RH6 7DN
DESCRIPTION:	Removal of rear utility room and conservatory and replacement with new single story rear extension.
<b>HORLEY TOWN COUNCIL COMMENTS Ratified 11/06/24</b>	<b>No objections</b>

<b>02. RBBC Letter Dated: 13/05/24</b>	<b>Application No: <a href="#">24/00620/CU</a></b>
LOCATION:	Dovenby Hall, 271 Balcombe Road, Horley, Surrey RH6 9UU
DESCRIPTION:	Changing the use from Class E to Class F1 to establish a specialised school for students with special educational needs (SEN). This application solely pertains to change of use, with no alterations planned for the building.
<b>HORLEY TOWN COUNCIL COMMENTS Ratified 11/06/24</b>	<b>There is a shortage of special needs provision across all schools in Horley so this application is to be welcomed.</b>

<b>03. RBBC Letter Dated: 13/05/24</b>	<b>Application No: <a href="#">24/00806/HHOLD</a></b>
LOCATION:	11 Queens Road, Horley, Surrey RH6 7AH
DESCRIPTION:	Proposed single storey extension
<b>HORLEY TOWN COUNCIL COMMENTS Ratified 11/06/24</b>	<b>No objections</b>

<b>04. RBBC Letter Dated: 14/05/24</b>	<b>Application No: <a href="#">24/00758/CU</a></b>
LOCATION:	Massetts Road Dental Surgery, 57A Massetts Road, Horley, Surrey RH6 7DT
DESCRIPTION:	Convert existing ground floor flat 57D into a dental surgery as part of the existing dental practice at number 57.
<b>HORLEY TOWN COUNCIL COMMENTS Ratified 11/06/24</b>	<b>No objections</b>

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<b>05. RBBC Letter Dated: 20/05/24</b>	<b>Application No: <a href="#">24/00892/HHOLD</a></b>
LOCATION:	40 Balcombe Road, Horley, Surrey RH6 9AA
DESCRIPTION:	Proposed side extension, rear extension and porch.
<b>HORLEY TOWN COUNCIL COMMENTS Ratified 11/06/24</b>	<b>No objections</b>

<b>06. RBBC Letter Dated: 20/05/24</b>	<b>Application No: <a href="#">24/00881/HHOLD</a></b>
LOCATION:	97 Lumley Road, Horley, Surrey RH6 7JF
DESCRIPTION:	Single storey side extension
<b>HORLEY TOWN COUNCIL COMMENTS Ratified 11/06/24</b>	<b>No objections</b>

<b>07. RBBC Letter Dated: 20/05/24</b>	<b>Application No: <a href="#">24/00901/F</a></b>
LOCATION:	The New Fort Raj, 74 Victoria Road, Horley, Surrey RH6 7PZ
DESCRIPTION:	Addition of two internal rooms on first floor to be used by the restaurant staff for changing and taking rest.
<b>HORLEY TOWN COUNCIL COMMENTS Ratified 11/06/24</b>	<b>No objections</b>

<b>08. RBBC Letter Dated: 23/05/24</b>	<b>Application No: <a href="#">24/00924/HHOLD</a></b>
LOCATION:	104 Albert Road, Horley, Surrey RH6 7HZ
DESCRIPTION:	Ground floor rear extension and new porch
<b>HORLEY TOWN COUNCIL COMMENTS Ratified 11/06/24</b>	<b>No objections</b>

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<b>09. RBBC Letter Dated: 24/05/24</b>	<b>Application No: <a href="#">24/00932/HHOLD</a></b>
LOCATION:	8 Ferndown, Horley, Surrey RH6 8ED
DESCRIPTION:	Ground floor rear extension to existing kitchen with internal alterations
<b>HORLEY TOWN COUNCIL COMMENTS 11/06/24</b>	<b>No objections</b>

<b>10. RBBC Letter Dated: 30/05/24</b>	<b>Application No: <a href="#">24/00942/HHOLD</a></b>
LOCATION:	29 Langwood Drive, Horley, Surrey RH6 9FH
DESCRIPTION:	Proposed single storey extension
<b>HORLEY TOWN COUNCIL COMMENTS 11/06/24</b>	<b>No objections</b>

<b>11. RBBC Letter Dated: 30/05/24</b>	<b>Application No: <a href="#">24/00949/HHOLD</a></b>
LOCATION:	6 Haroldslea Close, Horley, Surrey RH6 9DZ
DESCRIPTION:	Proposed single storey rear flat roof extension
<b>HORLEY TOWN COUNCIL COMMENTS 11/06/24</b>	<b>No objections</b>

<b>12. RBBC Letter Dated: 30/05/24</b>	<b>Application No: <a href="#">24/00952/TPO</a></b>
LOCATION:	8 Park Lawn Avenue, Horley, Surrey RH6 8JU
DESCRIPTION:	T1 Ash – Fell to ground level in sections. Replant ash tree in its place. Reasons: The ash tree is diseased and has ash die back. The tree has been dropping large branches over the past couple of years. This is for safety reasons.
<b>HORLEY TOWN COUNCIL COMMENTS 11/06/24</b>	<b>No objections, subject to no adverse comments from the Tree Officer. Tree Officer to inspect the tree and give instructions when felled in respect of the replacement ash tree in the same location.</b>

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<b>13. RBBC Letter Dated: 03/06/24</b>	<b>Application No: <a href="#">24/00774/LBC</a></b>
LOCATION:	172 Lee Street, Horley, Surrey RH6 8HE
DESCRIPTION:	Application for Listed Building Consent to replace 2 double glazed uPVC windows, 2 double glazed timber windows and 1 single glazed timber window with new doubled glazed timber casements of equal sightlines. Retrospective Listed Building Consent also sought for previous installation for 5 double glazed timber windows and 2 external doors.
<b>HORLEY TOWN COUNCIL COMMENTS 11/06/24</b>	<b>No objections, subject to no adverse comments from the Conservation Officer</b>

<b>14. RBBC Letter Dated: 03/06/24</b>	<b>Application No: <a href="#">24/00977/HHOLD</a></b>
LOCATION:	11 Brocklehurst Way, Horley, Surrey RH6 8GN
DESCRIPTION:	Installation of two dormers to accommodate a loft extension and part conversion of the existing detached garage.
<b>HORLEY TOWN COUNCIL COMMENTS 11/06/24</b>	<b>No objections</b>

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**Tree Works (Non-Felling)**

<b>A. RBBC Letter Dated: 17/05/24</b>	<b>Application No: <a href="#">24/00851/TPO</a></b>
LOCATION:	50 Cheyne Walk, Horley, Surrey RH6 7NA
DESCRIPTION:	T1 Oak - Reduce in outside dimensions by 2-3m/back to previous pruning points in accordance with BS3998. Remove any dead/dangerous branches. Reasons: safety and good tree management as the tree is large in a residential space.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>  <b>11/06/24</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>



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**The following applications are for information only**

**05/06/2024**

**SSC\_Ref\_2024-0080** – Land at Hathersham Lane, Smallfield, Surrey RH6 9JG | Certificate of Lawful Existing Use or Development (CLEUD) for the use of land identified on Drawing No: WBH0207 Location and Block Plan, dated April 2024, for aggregate recycling, including the importation and processing of Construction, Demolition and Excavation waste with ancillary scrap metal processing