

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 8 January 2019 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 4 December 2018.
5. **Planning Updates**
Planning & Development Committee held on 4 December 2018.
6. **Outside Bodies and Sub-Committees**
 - i) **Horley Town Management Group:** To receive an update.
 - ii) To receive reports of attendance at any other recent meetings.
7. **Determined Planning Applications**
To consider the list of applications determined for the period 30 November 18 to 3 January 2019.
8. **Registered Planning Applications**
To consider the list of applications registered for the period 30 November 2018 to 3 January 2019.
9. **Planning Appeals**
 - i) To consider any Planning Appeals received.
 - ii) To consider any Planning Appeals determined.
10. **Ongoing Planning Matters**
To receive an update on any matters.
11. **North East Sector (The Acres) / North West Sector (Westvale Park)**
To receive an update on any matters.
12. **Town Centre Regeneration**
 - i) **Horley Regeneration Forum** – to receive an update.
 - ii) To receive an update on any matters.
13. **Railway Matters**
 - i) **Unblocking the Croydon Bottleneck Survey Response** – to ratify this Council's [response](#).
 - ii) To receive an update on any matters.
14. **Highways Matters**

Continued .../...

To receive an update on any matters.

15. **Airport Matters**

- i) **Gatwick Airport Draft Master Plan 2018** ([Consultation](#) closes on 10 January 2019) – To consider this Council’s response.
- ii) **GATCOM Chairman’s Annual Review** – to note information received.
- iii) **GATCOM: Weekly Newsletters & Updates** - To note information received.
- iv) To receive an update on any other matters.

16. **Application for the Retention and extension of an existing well site at Horse Hill, Horley,**
– to consider this Council’s response.

Application No:	RBBC Ref 18/02667/CO SCC Ref 2018/0152
LOCATION:	Land Parcel 2 West of Horse Hill Horley Surrey
DESCRIPTION:	Retention and extension of an existing well site, HH1 and HH2 wells, and vehicular access to allow: the drilling of four new hydrocarbon wells and one water reinjection well; the construction of a process and storage area and tanker loading facility; new boundary fencing; well maintenance workovers and sidetrack drilling; and ancillary development enabling the production of hydrocarbons from six wells, for a period of 25 years.

17. **Surrey County Council Transformation Consultations (Consultations closed on 4 January 2019) –**
To ratify this Council’s response.

[Family Resilience - Children's Centres](#)

[Concessionary Bus Travel Funding Consultation](#)

[Libraries and Cultural Services](#)

[Shaping Surrey’s CRC’s](#)

18. **Letters Received.**

19. **Diary Dates.**

20. **Items for Future Consideration.**

21. **Press Release.**

To agree items for inclusion.

Date of next meeting: 5 February 2019



Signed: Town Clerk

Dated: 3 January 2019

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 30 November 2018 to 3 January 2019

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

1. RBBC Letter Dated: 4/12/18	Application No: 18/02439/HHOLD
LOCATION:	40 Sangers Drive Horley Surrey RH6 8AH
DESCRIPTION:	Demolition of existing conservatory and part of existing rear extension, erection of a single storey rear extension with a pitched roof.
<i>Cons Expiry Date : 27/12/18; Determination Deadline: 21/01/19; pdf: 2</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 8/01/19)	No objections
2. RBBC Letter Dated: 6/12/18	Application No: 18/02365/F
LOCATION:	Woodlea Peeks Brook Lane Horley Surrey RH6 9PP
DESCRIPTION:	Use of land for gypsy/traveller accommodation.
<i>Cons Expiry Date : 29/12/18; Determination Deadline: 21/01/19; pdf: 2</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 8/01/19)	No objections
3. RBBC Letter Dated: 10/12/18	Application No: 18/02413/HHOLD
LOCATION:	46 Balcombe Road Horley Surrey RH6 9AA
DESCRIPTION:	Single storey rear extension 3.50 m
<i>Cons Expiry Date : 03/01/19; Determination Deadline: 23/01/19; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 8/01/19)	No objections

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4. RBBC Letter Dated: 10/12/18		Application No: <u>18/02441/F</u>
LOCATION:		Saxley Court 121 - 129 Victoria Road Horley Surrey RH6 7AS
DESCRIPTION:		Additional 1 Bedroom apartment being applied for against the original consent ref. 14/02653S73 dated 23.03.15) for the redevelopment and extension of the existing 3 storey Retail and Office Building at 121-129 Victoria Rd, Horley and provision of a high quality mixed use development. The approved development currently comprises of 43 apartments and 502 sqm retail space. Change of vehicular access security to gates (to match the carpark enclosure) instead of an access controlled barrier
<i>Cons Expiry Date :3/01/19; Determination Deadline: 21/01/19; pdf: 7</i>		
<i>See also Tree Works Application <u>18/02526/TPO</u>; Item C below</i>		
<p style="text-align: center;">HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 8/01/19)</p>		No objections

5. RBBC Letter Dated: 11/12/18		Application No: <u>18/02151/F</u>
LOCATION:		31 And 33 Bremner Avenue Horley Surrey RH6 8EP
DESCRIPTION:		Two storey rear extension, front facing dormer windows and loft conversion
<i>Cons Expiry Date : 4/01/19; Determination Deadline: 25/01/19; pdf: 11</i>		
<p style="text-align: center;">HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 8/01/19)</p>		No objections

6. RBBC Letter Dated: 13/12/18		Application No: <u>18/02182/F</u>
LOCATION:		Edgewood 28 Ringley Avenue Horley Surrey RH6 7HA
DESCRIPTION:		Erection of a single detached dwelling.
<i>Cons Expiry Date : 6/01/19; Determination Deadline: 28/01/19; pdf: 4</i>		
History	<u>17/01498/F</u> - Proposed new detached 5 bedroom house.	
Decision	Refused	
HTC Comments	The Town Council OBJECTS on the following grounds: i) Inappropriate development in a conservation area ii) Creating access to proposed dwelling would reduce parking capacity for neighbouring property.	
<p style="text-align: center;">HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 8/01/19)</p>	<p style="text-align: center;">The Town Council OBJECTS on the following grounds: i) Inappropriate development in a conservation area ii) Creating access to proposed dwelling would reduce parking capacity for neighbouring property.</p>	

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7. RBBC Letter Dated: 13/12/18	Application No: <u>18/02513/HHOLD</u>
LOCATION:	32 Emlyn Road Horley Surrey RH6 8RU
DESCRIPTION:	Single storey rear and side extension.
<i>Cons Expiry Date : 6/01/19; Determination Deadline: 31/01/19; pdf: 6</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 8/01/19)	No objections

8. RBBC Letter Dated: 13/12/18	Application No: <u>18/02493/HHOLD</u>
LOCATION:	1 Wysemead Langshott Horley Surrey RH6 9XX
DESCRIPTION:	Proposed demolition of existing conservatory. Proposed single storey rear extension. Propose front porch. Proposed side extension between garage and house as bin store.
<i>Cons Expiry Date : 6/01/19; Determination Deadline: 29/01/19; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 8/01/19)	No objections

9. RBBC Letter Dated: 13/12/18	Application No: <u>18/02591/HHOLD</u>
LOCATION:	29 Chesters Horley Surrey RH6 8BP
DESCRIPTION:	Proposed single storey extension
<i>Cons Expiry Date : 6/01/19; Determination Deadline: 4/02/19; pdf: 5</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 8/01/19)	No objections, however the Town Council is concerned about the extent of the proposed flat roof extension.

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10. RBBC Letter Dated: 13/12/18	Application No: <u>18/02497/CLP</u>
LOCATION:	70 Sangers Drive Horley Surrey RH6 8AN
DESCRIPTION:	Ground floor single storey extension.
<i>Cons Expiry Date : 6/01/19; Determination Deadline: 29/01/19; pdf: 7</i>	
<i>Note: Applicant states that the proposal falls within the rules of permitted development.</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub- Committee prior to deadline and ratification at meeting, 8/01/19)	No objections

11. RBBC Letter Dated: 17/12/18	Application No: <u>18/02498/HHOLD</u>
LOCATION:	1 Parkhurst Grove Horley Surrey RH6 8EN
DESCRIPTION:	Remove existing roof of rear conservatory, raise walls by 300mm and provide new flat roof with new window and door locations.
<i>Cons Expiry Date : 10/01/19; Determination Deadline: 29/01/19; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 8/01/18	

12. RBBC Letter Dated: 18/12/18	Application No: <u>18/02491/HHOLD</u>
LOCATION:	Rainbows End 8 Haine Close Horley Surrey RH6 9SU
DESCRIPTION:	Proposed climbing frame
<i>Cons Expiry Date : 11/01/19; Determination Deadline: 28/01 /19; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 8/01/18	

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13. RBBC Letter Dated: 19/12/18		Application No: <u>18/02286/CU</u>
LOCATION:		Puretech Racing 59 - 61 Brighton Road Horley Surrey RH6 7HJ
DESCRIPTION:		Change of Use from D2 to D1 to create a children's day nursery.
<i>Cons Expiry Date : 13/01/19; Determination Deadline: 6/02/19; pdf: 8</i>		
History	17/00282/CU - Change of Use from Sui Generis to D2 - Assembly & Leisure for use as an Indoor Children's Soft Play Area with cafe.	
Decision	Approved with Conditions	
HTC Comments	No objections	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 8/01/18		

14. RBBC Letter Dated: 21/12/18		Application No: <u>18/02549/HHOLD</u>
LOCATION:		76 Parkhurst Road Horley Surrey RH6 8HA
DESCRIPTION:		Outbuilding comprising of shed and garden room
<i>Cons Expiry Date : 14/01/19; Determination Deadline: 4/02/19; pdf: 4</i>		
History	16/01668/HHOLD - Demolition and reconstruction of garage, first floor extensions and alterations to create a two storey dwelling house.	
Decision	Approved with Conditions	
HTC Comments	Deferred to Planning Sub Committee -	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 8/01/18		

15. RBBC Letter Dated: 2/01/19		Application No: <u>18/02528/F</u>
LOCATION:		227 Balcombe Road Horley Surrey RH6 9EF
DESCRIPTION:		Single storey replacement rear extension. Demolition of existing rear conservatory
<i>Cons Expiry Date : 23/01/19; Determination Deadline: 1/02/19; pdf: 4</i>		
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 8/01/18		

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16. RBBC Letter Dated: 3/01/19	Application No: <u>04/02120/RM3B</u>
LOCATION:	Horley North West Development Meath Green Lane Horley Surrey
DESCRIPTION:	Reserved Matters application for the Neighbourhood Centre at the North West Horley development (appearance, landscaping, layout and scale) pursuant to 04/02120/OUT for the construction of an access road from Webber Street to the Primary School site, together with associated parking, lighting, levels and drainage.
<i>Cons Expiry Date : 24/01/19; Determination Deadline: 15/03/19; pdf: 9</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 8/01/18	

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 5/12/18	Application No: <u>18/02466/TPO</u>
LOCATION:	Tondu 81 Parkhurst Road Horley Surrey RH6 8EX
DESCRIPTION:	T1 - Oak - Crown Raise the lower 3 branches on Oak growing to the South East. T2 - Cherry Tree - Crown Raise branches growing over the boundary to the North West to the gutter height of the neighbouring property.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 10/12/18	Application No: <u>18/02545/TPO</u>
LOCATION:	Land Parcel At Far End Of Hyperion Walk Horley Surrey
DESCRIPTION:	Oak (T1) and (T2)- Crown reduce by no more than 2m because the tree is unbalanced.Oak Oak (T3) - Crown reduce by no more than 3m because the tree is unbalanced. There is also a large cavity in the base of the tree (See Report).Oak (T4) - Crown reduce by no more than 3m because the tree is unbalanced.There is also a large cavity in the base of the tree (Possibly caused by lightning?). (See Report).Oak (T5) - Crown reduce by no more than 3m because the tree is unbalanced. There is also a large cavity in the base of the tree caused by and old stem that had either failed or been taken out. (See Report).Oak (T6) - Crown reduce by no more than 2m because the tree is unbalanced. Oak (T7) - Crown reduce by no more than 3m because the tree is unbalanced there is also a large cavity in the base of the tree (See Report).Oak (T8) - Crown reduce by no more than 3m because the tree is unbalanced there is also a large cavity in the base of the tree (See Report).Oak (9) - Crown reduce by no more than 2m because the tree is unbalanced and has large over-extended limbs.Ash (10) - Crown reduce by no more than 3m because the tree is unbalanced. There is also a large cavity in the base of the tree (See Report).Oak (11) - Crown reduce by no more than 4m because the tree is unbalanced and has fungus growing in and around the base of the tree. There is also a large cavity in the base of the tree (See Report).Acer campestre (12) - Crown reduce by no more than 1m. Leaning over car parking area. Oak (13) - Crown clean. Clear major deadwood and any (If any) crossing branches.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

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C. RBBC Letter Dated: 10/12/18	Application No: <u>18/02526/TPO</u>
LOCATION:	Saxley Court 121 - 129 Victoria Road Horley Surrey RH6 7AS
DESCRIPTION:	T1 Chestnut, T2 Cedar, T3 Oaks x 2, T4 Pine - reduce all by approx 1 metre to give 2 metre clearance of main building
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

D. RBBC Letter Dated: 13/12/18	Application No: <u>18/02446/TPO</u>
LOCATION:	Great Oaks 48A Haroldslea Drive Horley Surrey RH6 9DU
DESCRIPTION:	T1 Oak 16m in Height and 12m across crown spread to be reduced all over by 1m to healthy pruning points leaving a crown spread of 10m and height of 15m. Tree to also be thinned throughout by 10 %. T2 Oak 19 m in Height and 15m across crown spread to be reduced all over by 1.5m to healthy pruning points leaving a crown spread of 12m and height of 17.5m. Tree to also be thinned throughout by 10 %. T3 Oak 19 m in Height and 15m across crown spread to be reduced all over by 1.5 to healthy pruning points leaving a crown spread of 12m and height of 17.5m. Tree to also be thinned throughout by 10 %.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

E. RBBC Letter Dated: 21/12/18	Application No: <u>18/02641/TPO</u>
LOCATION:	18 Wellington Way Horley Surrey RH6 8JH
DESCRIPTION:	T1 oak crown lift to 6m and reduce single limb overhanging summer house by 3m.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

F. RBBC Letter Dated: 21/12/18	Application No: <u>18/02618/TPO</u>
LOCATION:	1 Deepfields Horley Surrey RH6 8JT
DESCRIPTION:	T1 Oak- Crown reduce to previous reduction points, and selectively crown lift to increase light and manage trees crown within proximity to surroundings.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.