

HORLEY TOWN COUNCIL
Planning and Development Committee

A virtual meeting of the above-named Committee will be held
on Tuesday, 18 May 2021 at 7.30 pm

Following Government guidelines, public meetings of Horley Town Council will return to in person meetings at the Edmonds Hall, 92 Albert Road, Horley RH6 7HZ from 10 May 2021 onwards.
Please Note: It is permitted for members of the public to be present (subject to social distancing rules being followed to a maximum number capacity) or to join the meeting remotely by requesting a Zoom link (by email to: town.clerk@horleytown.com) by no later than one hour before the start of the meeting.

A G E N D A

1. Appointment of Committee Chairman
(Chairman of the Council in the Chair)

Elected Committee Chairman to take the Chair.

2. Appointment of Committee Vice-Chairman

3. Apologies and Reasons for Absence

4. 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.

5. Public Forum

Members of the public are invited to put questions or draw relevant matters to the Council's attention. Each member of the public is allowed to speak once only and for a maximum of five minutes in respect of a business item on the agenda and shall not speak for more than five minutes 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 member of the public submits a question or comment in writing which shall be answered in due course. At the end of the Public Forum, members of the public will have their video feed turned off and microphone muted by the meeting facilitator. They may however remain to see and hear the meeting but may no longer take part unless invited to do so at the discretion of the Chair.

6. Approval of Minutes

Planning & Development Committee held on 20 April 2021.

7. Planning Updates

Planning & Development Committee held on 20 April 2021.

8. Appointment to Committees and Outside Bodies

To agree appointments to the following:

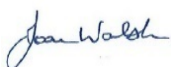
- i) Horley Regeneration Forum
- ii) Planning Applications Sub-Committee
- iii) Horley Town Management Group
- v) Gatwick Airport Consultative Committee (GATCOM).

9. Outside Bodies and Sub-Committees

To receive reports of attendance at any recent meetings.

10. **Deferred Planning Applications**
To consider any planning applications deferred from previous meetings.
11. **Determined Planning Applications**
To consider the list of applications determined for the period 15 April 2021 to 13 May 2021.
12. **Registered Planning Applications**
 - i) To consider the list of applications registered for the period 15 April 2021 to 13 May 2021.
 - ii) **Planning Application 21/00720/F: Proposed Aldi Development, Horley Place, 17 Bonehurst Road RH6 8PP** - To consider this Council's response.
13. **Planning Appeals**
 - i) To consider any Planning Appeals received.
 - ii) To consider any Planning Appeals determined.
14. **Ongoing Planning Matters**
To receive an update on any matters.
15. **Highways Matters**
 - i) **Horley Pavement Audit Committee** – To receive an update on the meeting held on 27 April 2021.
 - ii) **Traffic speeds at 'The Acres' Neighbourhood, Langshott** - To receive an update following the latest concerns made by local residents at Wheatfield Way.
 - iii) To receive an update on any other matters.
16. **Airport Matters**
 - i) **GATCOM: DfT Consultation on Night Flights (Closing Date: 31 May 2021)** – To approve this Council's response.
 - ii) **GATCOM: Meeting 22 April 2021, Key Messages** - To note information received.
 - iii) **GAL: Gatwick Airport Airspace Office Annual Report** - To note information received.
 - iv) **GATCOM: Weekly Newsletters & Updates** - To note information received.
 - v) To receive an update on any other matters.
17. **RBBC 'Delivering Change' Horley Town Centre Refurbishment projects** – To receive and update on the focus group meeting held on 7 May 2021.
18. **Letters Received.**
19. **Diary Dates.**
20. **Items for Future Consideration.**
21. **Press Release** - To agree items for inclusion.

Date of next meeting: 15 June 2021



Signed: Town Clerk

Dated: 13 May 2021

HORLEY TOWN COUNCIL

**Minutes of a Meeting of the Planning and Development Committee
held virtually on 20 April 2021, at 7.30 pm.**

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

*** Absent**

Also Present	Joan Walsh (Town Clerk)
	Judy Morgan (RFO and Planning Officer)

P 7098 Virtual Meeting

RESOLVED: that in view of the COVID-19 pandemic, the meeting of the Planning and Development Committee be held virtually.

P 7099 Apologies and Reasons for Absence

Apologies were received from Cllr Buttironi.

RESOLVED: Noted.

P 7100 Disclosable Pecuniary Interests and Non-Pecuniary Interests

Cllr Samantha Marshall declared a non-pecuniary interest in application **21/00584/HHOLD** - 31 Avenue Gardens Horley due to proximity and she is known to the applicant.

Cllrs Samantha Marshall and Simon Marshall declared a non-pecuniary interest in application **21/00569/HHOLD** - Horley Mill 83 Lee Street Horley as they are known to the applicant.

RESOLVED: Noted.

Public Forum

P 7101 Speeding Concerns - Langshott, Horley

Three residents of 'The Acres' were present to express their concerns about speeding in and around Langshott and to call for urgent action to be taken.

The first speaker explained the ongoing situation of excessive speeding in Wheatfield Way. The most recent incident occurred in the early hours of 3rd April 2021, when a vehicle crashed on the bend, heading in the direction of 'The Acres', then veered across the road and ended up in their front garden, causing damage but no physical injuries were sustained or structural interference with the property. Surrey Police attended but the driver did not remain at the scene. The resident said this was not the first time that the property has been subjected to vehicles ending up in the garden. The Committee viewed photographs taken at the time of the incident, along with other damage to the bollards on the approach and these were known to be often struck by speeding

P 7101)

cars, commercial vans, heavy goods vehicles, wide buses, and tipper type lorries.

The resident was seeking a fully risk assessed review taking the 2020 Speed Survey report findings into account and considering the benefits of the 20mph limit throughout this residential road together with HGV access restrictions, chicanes and/or full width speed cushions, a high curb on the bend with or without railings, Armco barriers, resident speed checks. These were just some of the measures and tools he felt could be considered to prevent speeding.

The second speaker added that damage had also been caused to their vehicle recently, through dangerous driving by a third party in Wheatfield Way. The resident also referred to the recent Speed Survey, evidencing speeding along the road. He said that reflective bollards were originally placed on the bend and even though those mitigations were effective in highlighting the bend at the time, they were not maintained and so became less visible over time. They were also often struck by vehicles and two of them were knocked over and have not been replaced.

He added that the speed, size and sheer volume of vehicles using Wheatfield Way as a rat-run in both directions had increased significantly over the years after Orchard Drive was built becoming a means of avoiding the A23/Balcombe Road/Smallfield Road bottle necks. His experience was that the worst for speed are HGV 4-axle grab hire tippers, skip lorries, and refuse trucks. He said that it was frightening walking along the footpath (possibly with children in tow) with vehicles approaching at high speed on their way to their destination while avoiding the main roads.

He said that changes were needed to the Westvale Park/A23 Junction and to ease the restrictive junction at Orchard Drive/Crossoak Lane. Some residents in Wheatfield Way had grave concerns for the safety on the road without some new mitigations being put in place. The safety features in Wheatfield Way had not kept pace with the increased traffic loadings and it felt unsafe.

The third speaker concurred and added that he had contacted three local companies operating HGV's and had been pleasantly surprised by their positive response. He added that a proper risk assessment was needed for the whole area to ensure that appropriate action be taken. He felt that to ensure everyone's safety, both proper enforcement and mitigation were needed. Another resident who had recently moved to the area expressed surprise at how busy it was at both ends of Wheatfield Way with significant speeding. He suggested that full width speed cushions might be appropriate.

RESOLVED: that Standing Orders be suspended to bring item 12 i) Traffic Speeds at 'The Acres' Neighbourhood, Langshott forward for consideration at this part of the meeting.

Members thanked the residents for providing such valuable information and for clarifying the issues. Members made the following comments:

- Speed cushions might be a possible solution.
- The area has changed significantly over the years and has become much busier.

P 7101)

- HTC together with Salfords & Sidlow Parish Council (S&SPC) with the support of RBBC were seeking a holistic review of traffic management on the A23 and associated link roads between the Air Balloon and the East Surrey Hospital
- Horley could possibly be put forward to be a guinea pig for a blanket 20 mph limit on all roads as a trial.
- Limitation, mitigation, and enforcement were needed.
- The bollards needed to be replaced urgently.

It was agreed that a detailed letter would be sent from the Town Council to the Cabinet Member for Highways, Cllr Matt Furniss, to make representations on behalf of the residents, outlining their concerns and that urgent action be taken accordingly. A further update would be provided at the next Committee meeting.

RESOLVED: that

- i. the information from the residents be noted.*
- ii. the matters raised be discussed with SCC Divisional Members to consider the most effective way of achieving a result for residents, by petition of individual letters.*
- iii. HTC writes a letter to Matt Furniss, SCC Cabinet Member for Highways expressing concerns about speed of traffic, Surrey Police response and the possibility of other mitigations such as signage, kerbing, illuminated signs, restriction of HGV's and any other mitigation. Emphasis to be placed on the fact that that this was the latest in a long line of incidents and that his thoughts on and plans to solve the issue were required. (Letter appended to the Minutes for information).*

P 7102

**Approval of Minutes
Planning & Development Committee – 16 March 2021**

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

P 7103

Planning Updates

P 7054 'Welcome to Horley' Signage

The Town Clerk explained that approval from the HTMG Chairman had been received and a letter of authority (copy appended to the Minutes) had been issued to the volunteers, permitting them to take over and maintain the sign. It was hoped that other groups might wish to take on other signs and the HPAC Chairman said that that matter would be discussed at their next meeting.

RESOLVED: noted.

P 7104

Determined Planning Applications

Members reviewed the list of Planning Applications determined for the period 12 March 2021 to 15 April 2021.

RESOLVED: noted.

P 7105 Planning Applications received from Reigate & Banstead Borough Council for the period 12 March 2021 to 15 April 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 7106 Planning Appeals, during the period 12 March 2021 to 15 April 2021.

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

RESOLVED: *noted.*

Ongoing Planning Matters

P 7107 'Delivering Change' Refurbishment Projects - Horley Town Centre

The Town Clerk gave the following update from the recent focus group meeting with RBBC Project Managers.

Subway Refurbishment:

- RBBC were consulting with their professional Design Consultants to agree next steps and their Architects had outlined a concept to improve the entrance from the High Street.
- Network Rail (NR) were considering their request to remove the advertising hoardings to create more light into the Subway but this would be subject to RBBC installing a chain link fence or set of gates along the railway line to provide an access point for NR staff but prohibit public access.
- NR had yet to relinquish the triangular piece of land (close to the entrance) to RBBC for landscaping but negotiations were continuing.
- Drainage surveys and underground checks were underway to establish why the pumps were insufficient and NR would be asked to resolve the issues once identified.
- A full structural survey would be carried out shortly and concerns about the state of the Footbridge would be raised again with NR.

Public Realm Improvements from the Subway to the High Street:

- RBBC's Design Consultants had mapped out the High Street and pavements with a contemporary urban design.
- Specialist Transport Advisors had been consulted on potential road layout options, ie. one-way or two-way traffic, plus potentially narrowing the road and widening the pavements.
- HTC raised the importance to consider disabled parking bays and loading bays for deliveries together with an option to relocate standard parking away from the High Street and this was duly noted.
- RBBC's Architects may consider tree provision, planted inside large containers (to prevent root growth issues), without affecting underground utilities in place or having to divert services elsewhere.

P 7107)

- RBBC were keen for passageways leading into the High Street to be made accessible, such as Diana Walk, subject to Rights of Way and ownership being covered.

High Street Car Park Redevelopment:

- Surveys were underway to establish ground conditions for the foundations.
- An arboricultural survey would be carried out and tree planting on the site was also envisaged to mitigate the loss of trees during the development.
- An ecological survey and environmental study on wildlife habitat had been carried out and the results were awaited.
- RBBC had been liaising with Network Rail on development plans and were aware of the restrictive covenants on the land and rights of access which would be taken up with the Architects.
- An evaluation on the requirement of resident parking, disabled bays and electric vehicle charging points would be carried out along with adequate service provision for deliveries etc.
- It was expected that a full planning application will be submitted in the Autumn of this year.

Victoria Road and Central Car Parks - Pay-on-exit Facility:

- The programme for the installation of the pay-on-exit infrastructure and ANPR system was expected to be completed by the Summer of this year, subject to involvement by BT keeping to schedule.
- The car park signage would be replaced with clear entry and exit displays.
- The agreed 30-minute free parking grace period would be implemented to increase customer footfall into the town centre.

Community and Stakeholder Engagement:

- The RBBC Project Managers were continuing to actively pursue community engagement with both businesses and residents. Further consultations were planned to include public exhibitions.
- HTC had offered the use of the Edmonds Hall to host public exhibitions, and this was considered helpful by RBBC.

The next Focus Group meeting was planned for early May and a further update would be provided at the next Committee meeting.

RESOLVED: noted.

Highways Matters

P 7108

Joint Council Request for a Traffic Survey and Impact Assessment on the A23/Bonehurst Road

The Town Clerk referred to the response received from SCC Cllr Matt Furniss, Cabinet Member for Highways (previously circulated to Members and appended to these Minutes). The Planning Chairman said that the focus of the response was only to the A23 junction with Cross Oak Lane and Westvale Park, rather than the whole stretch of road. Some Members expressed dissatisfaction with

P 7108) the response and that SCC should take a more holistic view of the issues on the A23 with traffic congestion both northbound and southbound. In conjunction with S&SPC and further supported by RBBC, a full traffic impact assessment and traffic survey were considered essential to see the bigger picture and this would continue to be actively pursued.

RESOLVED: noted.

P 7109 **Surrey Highways: Traffic Regulation Orders - Meath Green Lane Traffic Calming Measures.**
Surrey Highways: Traffic Regulation Orders - Various Roads in the Reigate & Banstead Borough (including Horley)

The Town Clerk explained the Temporary Prohibition of Traffic Orders (copies appended to the Minutes) which had been previously circulated for information.

RESOLVED: noted.

P 7110 The Town Clerk advised that the latest Metrobus newsletter had been circulated to all Members for information. It focussed on the return of school buses with extra measures implemented for passenger safety.

RESOLVED: noted.

P 7111 **SCC Highways Bulletins**

RESOLVED: that receipt be noted of the latest SCC Highways Bulletins (already circulated to members).

Airport Matters

P 7112 **GATCOM: DfT Consultation on Night Flights, Stage 2 (Closing Date: 31 May 2021)**

The Planning Chairman had circulated an overview for discussion prior to the meeting. He said the current situation was that Gatwick was one of three regulated airports in respect of night flight controls, the others being Heathrow and Stansted. He explained the current regime for night flight allocations for Gatwick and how dispensations are operated over and above the allowances. Dispensations may be granted by the airport but must be reported to the DfT within 5 days. In addition, the airport could roll over up to 10% of any unused allocation to the following season.

There was currently no consensus on the economic and social benefits/disbenefits of night flights. While there was an increasing amount of data on the impacts of sleep disturbance and health from night flights on communities under flight paths (as evidenced by the WHO), the Government had not as yet adopted the findings of the report or drawn up its own policy.

There was further evidence that the main operators at Gatwick were investing in the latest and quietest aircraft. Through its landing charges, the airport was supporting the use of the new generation aircraft in the night period.

P 7112) The Planning Chairman proposed the responses to be made to the consultation and these were supported by Members with the following recommendations:

- i) The number of movements allocated for each season should remain the same.
- ii) That dispensations should only be granted for truly unpredictable reasons.
- iii) The winter allocation should be reduced by about one third.
- iv) To stop the inflation of summer night flight numbers, the rollover facility should be stopped.

Members extended a sincere note of thanks to Cllr George for all his hard work in preparing the extensive and thorough draft responses to the consultation.

RESOLVED: that a draft response based on the above recommendations, be circulated and finalised for approval at the next Committee meeting.

P 7113 **GATCOM: Airspace Modernisation Update: FASI Funding Support Programme**

The Planning Chairman said that GAL would be providing a full update on the Airspace Modernisation proposals and FASI Funding Support Programme at the next GATCOM meeting.

RESOLVED: noted.

P 7114 **GATCOM: Weekly Newsletters and Updates**

RESOLVED: that the latest GATCOM newsletters and updates, previously circulated to Members, be noted.

P 7115 **Airport expansion without the Development Consent of the Northern Runway**

The Planning Chairman reported on the challenges posed by such development of the airport and the possible mechanisms for HTC to have some influence on possible outcomes.

He said that Planning law requires 'development' to be consented. National aviation policy does address growth and is required to be considered in determining planning applications. Under the current legal system, there was no land use planning requirement for non-development related activity (e.g. through more passengers per plane or higher load factors) to be scrutinised or consented. However, there were other regulatory and legal mechanisms that control the effects of the airport's operation on the environment.

An increase in flights in the off-peak periods together with air traffic technology and process initiatives, a shift to aircraft which are either larger and/or have higher seat numbers and higher load factor, do not constitute 'development' and do not require permission or consent through the planning system. Scrutiny would however take place in other forms by competent authorities such as through the existing Section 106 Agreement, the statutory Noise Action Plan or air quality monitoring.

P 7115) **RESOLVED: that the information be noted and the recommendation for HTC to contact RBBC with the Town Council's views on what should be put into a S106 Agreement, be agreed.**

P7116 **Recent Airport Communications**

From	Subject	Received	Action
GATCOM	Airspace Modernisation Update	19.03.21	Noted
	Night flights Draft Response Part 2	25.03.21	Noted
	South Terminal forecourt charge	07.04.21	Noted
	Newsletters	25.03.21	Noted

RESOLVED: noted.

P 7117 **Proposed Aldi Development, Bonehurst Road**

The Town Clerk reported that a request had been received from Salfords & Sidlow Parish Council (S&SPC) for a joint meeting to discuss the proposed Aldi development proposals since the Planning Application had been lodged with RBBC. It was agreed amongst the Committee that the meeting would be attended by Cllrs George, Baker and Hudson. A further update would be provided at the next Committee meeting.

RESOLVED: noted.

P 7118 **Esso SEP Pipeline Operations & Safety – Update from Fisher German**

The Town Clerk reported that she and the Planning Chairman had recently received a briefing from the Fisher German Liaison Officer on the Esso SEP pipeline (which runs through Emlyn Meadows). The briefing was being provided for all landowners or managing agents affected by the South East pipeline from Alton to its refuelling point at Dartford and terminal in Purfleet, to ensure a full update on pipeline safety awareness and operations had been made available.

She said that the presentation was informative and included the history of the multi-fuel pipeline network, important safety checks, engineer inspections and ongoing maintenance. The pipeline was fully sustainable, being manufactured from steel and protected from corrosion. All sites, including Emlyn Meadows, had clearly labelled marker posts installed at entry points, explaining the pipeline features together with emergency contact information for Fisher German (acting on behalf of Esso), including a 24 hour helpline (available to view on the [HTC website](#)). Any suspicious or criminal activity or concerns should be reported without delay, including any concerns in regard to the equipment. Easement Agreements were in place in relation to any proposed new development on land and stipulates what Esso is legally entitled to do to protect the pipeline. As such, any extensive underground work at the sites must be disclosed before works could be undertaken. However, surface works, such as grass cutting or planting would not require prior notification.

RESOLVED: noted

P 7119 Letters Received

RH6 OHN, Horse Hill Developments Ltd, EPR/BB3300XG/V007: environmental permit consultation

It was noted that Salfords & Sidlow Parish Council (S&SPC) had shared their response to the above consultation (copy appended to the minutes). The Planning Chairman commented that although the site was not within the Parish of Horley, HTC did have an interest on the environmental impact. The RBBC Air Quality Monitoring Officer had confirmed that to date, air quality was not a problem, the site was well run and there was no cause for concern at present. Cllr George added that anyone could respond to the consultation and he suggested that HTC support S&SPC by mirroring their response and this was agreed.

RESOLVED: that that the Town Council makes a formal submission to the Environmental Permit consultation by Horse Hill Developments Ltd, in support of the comments already made by Salfords & Sidlow Parish Council.

P 7120 Surrey ALC Newsletter

The Town Clerk reported that information had been received from Surrey ALC about a survey on traffic speeds and risk on rural roads in Surrey. As part of the rural speed limit project, Surrey County Council were seeking the views of Surrey residents on speed and risk on rural roads (single carriageway in a non-built-up area). The public survey was open for responses at <https://www.smartsurvey.co.uk/s/ZGXNTX/>. As Horley is an urban area, no formal response from the Town Council would be required.

RESOLVED: noted.

P 7121	From	Subject	Received	Action
	Metrobus	Newsletters	26.02.21 12.03.21	Noted
	CBC	Local Plan Extension Consultation	19.03.21	Noted
		Consultation Receipt	26.03.21	Noted
	MVDC	Newsletters	18.03.21	Noted
	Matt Furniss, Cabinet Member for Highways	Response re: A23 junction Cross Oak Lane / Westvale Park traffic lights	22.03.21	Noted
	Network Rail	Newsletters	24.03.21	Noted
	Surrey Highways	Meath Green Ln Traffic Proposed Calming Measures	18.03.21	Noted
	WSDC	Soft Sand Review of the Joint Minerals	01.04.21	Noted

P7121) Local Plan – Adoption
& Statement
Residents Peeks Brook Lane 19.04.21 Issue reported to
Surrey Highways and
to the EHC.

RESOLVED: noted.

P7122 Diary Dates

Next virtual meetings of HTC: Town Meeting 30 April 2021 and Annual Meeting 4 May 2021. These will be the final virtual meetings and future meetings would take place with Members present in the Edmonds Hall.

RESOLVED: noted.

P 7123 Press Release

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

Meeting closed at 21.26 pm Date of next meeting: 18 May 2021

List of Deferred Planning Applications

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

17. RBBC Letter Dated: 09/04/21	Application No: 21/00766/CLE
LOCATION:	2 Smithbarn Close Langshott Horley Surrey RH6 9LF
DESCRIPTION:	The use of a single storey side extension as a separate dwelling
<i>Cons Expiry Date: 30/04/21; Determination Deadline: 19/05/21;</i>	
History	14/01365/HHOLD – ADDITIONAL DESCRIPTION: Erection of single storey side extension and repositioning of boundary fence along Tanyard Way. Ammended plan submitted 10/09/14
Status	Approved with Conditions
Comments	No objections
HORLEY TOWN COUNCIL COMMENTS (20/04/21)	No objections

During the period April 15 2021 – May 13 2021

List of Determined Applications – Horley

By Reigate & Banstead Borough Council

Applications Approved			
Application Number	Details	HTC Comments	Decision
<u>21/00414/CLP</u>	4 Queens Court Queens Road Horley Surrey RH6 7AJ Dormer window for living space with 2no Velux Windows. Loft conversion with dormer window for living space with 2no Velux Windows.	No objections	Permitted Development
<u>21/00091/CON</u> <u>2020/0171/JD</u>	Westvale Park Primary School Cavell Way Horley Surrey RH6 8SU Details of parking management plan submitted pursuant to Condition 7 of planning permission ref: RE20/00808/CON dated 14 July 2020.	No objection	Approved with Conditions
<u>21/00620/F</u>	17 Avenue Gardens Horley Surrey RH6 9BS Single storey extension to garage, increase in height of roof and provision of dormers and conversion of double garage to form a two bedroom dwelling.	The Town Council OBJECTS on the grounds of a cramped site & overdevelopment.	Approved with Conditions
<u>21/00193/HHOLD</u>	Fircroft 58A Oakwood Road Horley Surrey RH6 7BU Single-storey rear extension. As amended on 19/04/2021.	No objections although the Council queries whether the external finishes on the proposed extension will match the existing dwelling	Approved with Conditions
<u>21/00345/HHOLD</u>	Acorns 34 Smallfield Road Horley Surrey RH6 9AT Erection of attached garage to side of house, rendered to match, following removal of existing detached garage to the east of the property. As amended on 26/04/2021.	No objections	Approved with Conditions
<u>21/00388/HHOLD</u>	20 Cheyne Walk Horley Surrey RH6 7PF Single storey flat roof extension onto detached bungalow, extension will span the whole width of the property and extend out to a maximum of 4 metres.	No objections	Approved with Conditions
<u>21/00425/HHOLD</u>	2 Brotherton Avenue Horley Surrey RH6 8GQ Side/rear extension. As amended on 09/03/2021 and on 11/03/2021.	No objections	Approved with Conditions
<u>21/00449/HHOLD</u>	Steadway 1 Queens Road Horley Surrey RH6 7AH Double storey extension to side of house and single storey rear extension.	No objections	Approved with Conditions

During the period April 15 2021 – May 13 2021

<u>21/00638/HHOLD</u>	12 Lechford Road Horley Surrey RH6 7NB Ground floor side infill. Demolition of existing conservatory. Erection of two storey rear extensions and raise in roof ridge height of first floor side projection.	No objections	Approved with Conditions
<u>21/00430/TPO</u>	30 Haroldslea Drive Horley Surrey RH6 9DU T3 Sycamore- Fell, tree is being suppressed by two very mature Oak trees. T3 has poor form and is leaning. Main stem is damaged by barbed wire wrapped round the tree which is now unable to be removed which is likely to cause death of tree. Removal would add amenity value as Oaks would be main feature of garden and surrounding area. It would appear other Sycamores have been removed along this line.	No objections, subject to no adverse comments from the Tree Officer.	Approved with Conditions
<u>21/00520/TPO</u>	1 Stocks Close Horley Surrey RH6 9GU SEE CONDITIONS AND INFORMATIVES FOR APPROVED WORKS AND STATUTORY REPLACEMENT PLANTING GUIDANCE. T1 Oak - Tip prune the South side of the crown to shorten the lateral branches by one metre. T2 Ash - Fell due to Chalara disease. T3 Oak - Reduce the crown by 25% leaf volume. This being 1.5m height reduction and 0.75 lateral branch length reduction.	No objections, subject to no adverse comments from the Tree Officer.	Approved with Conditions
<u>21/00538/TPO</u>	Horley Council Langshott Allotments Off Ladbroke Road Horley Surrey SEE CONDITION 2 FOR APPROVED WORKS. T1,4,7,9,13 Oak- Prune lateral branches growing towards neighbouring properties by 1.5 to 2m back to suitable growth points. Council have received a number of complaints regarding overhang of trees and whilst most are are not impeding on neighbouring gardens five have been identified that are growing over neighbouring properties. Pruning will bring these five trees back in line with rest of tree line.	No comment, application pertains to Council property	Approved with Conditions
<u>21/00550/TPO</u>	Street Record Granary Close Horley Surrey T1 Oak : Reduce 2 branches on North-East side overhanging road by 4 metres. Reduce end wight for safety reasons.	No objections, subject to no adverse comments from the Tree Officer.	Approved with Conditions

During the period April 15 2021 – May 13 2021

<p><u>21/00563/TPO</u></p>	<p>20 Pine Gardens Horley Surrey RH6 7RH SEE CONDITION 2 FOR APPROVED WORKS. T1 - Cut, strip and remove ivy on trunk (particularly between 0-2m) to aid future tree inspection. Cut back to origin/trunk, branch to N at 1.5m on trunk to NE. Remove major deadwood. T2 - Cut, strip and remove ivy on trunk (particularly between 0-4m) & clear around base of tree to aid future tree inspection. Crown reduce by up to 1.5m and 2m to N.</p>	<p>No objections, subject to no adverse comments from the Tree Officer.</p>	<p>Approved with Conditions</p>
<p><u>21/00659/TPO</u></p>	<p>Somerton 61 Meath Green Lane Horley Surrey RH6 8HN T1 Pine - Remove limb back to main stem growing towards house. Tree has over extended limb with increasing amount of end weight. Towards the main stem the limb has an unnatural bend which could lead to failure of the limb. Limb has previously been pruned but still has a lot of end weight. Removal of limb would eliminate any future works to tree as it would improve aesthetics and balance tree which is in good form apart from over extended limb</p>	<p>No objections, subject to no adverse comments from the Tree Officer.</p>	<p>Approved with Conditions</p>
<p><u>21/00688/TPO</u></p>	<p>Hazleglen 8 Russells Crescent Horley Surrey RH6 7DN Oak (T1) - To reduce in height by 50% using lowering ropes and pulling lines where necessary and shape round from that point. Due to the fact the the tree has rot and heartwood decay.</p>	<p>No objections, subject to no adverse comments from the Tree Officer.</p>	<p>Approved with Conditions</p>

During the period April 15 2021 – May 13 2021

Applications Refused and Withdrawn

By Reigate & Banstead Borough Council

Applications Refused			
Application No:	Details	HTC Comments	Status
<u>21/00325/HHOLD</u>	Ladram 53 Haroldslea Drive Horley Surrey RH6 9DT Proposed part single storey/part double storey rear extension, double storey side extensions (east and west side), roof extension to incorporate habitable space with 2no. feature glazed dormers and front porch. As amended on 24/03/2021.	The Town Council OBJECTS on the following grounds: i. The proposed development is out of character with surrounding properties ii. Massing and the overdevelopment of the footprint is out of keeping iii. Negative impact on neighbouring amenities	Refused

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1. RBBC Letter Dated: 15/04/21	Application No: 21/00783/HHOLD
LOCATION:	8 Seymour Mews Malt House Lane Horley Surrey RH6 8FY
DESCRIPTION:	Proposed single storey rear extension
<i>Cons Expiry Date: 07/05/21; Determination Deadline: 04/06/21;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 18/05/21)	No objections

2. RBBC Letter Dated: 16/04/21	Application No: 21/00846/HHOLD
LOCATION:	Swaylands 1 Ringley Avenue Horley Surrey RH6 7EZ
DESCRIPTION:	Proposed single storey rear extension, velux roof lights to existing roof, and second floor obscure glazed side facing window.
<i>Cons Expiry Date: 08/05/21; Determination Deadline: 25/06/21;</i>	
History	21/00230/CLP – 4m Rear extension to a large detached house with a pitched roof 2.5m to eaves and 3.6m at main house all materials to match existing. Velux roof lights to main roof.
Status	Refused
Comments	n/a (CLP type application)
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 18/05/21)	No objections

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3. RBBC Letter Dated: 20/04/21	Application No: 21/00639/S73
LOCATION:	3 Astor Gardens Horley Surrey RH6 7HQ
DESCRIPTION:	Demolition of no. 19 Church Road and the erection of 8 new detached dwellings on land to the rear of 17-23 Church Road and 58 – 60 Massetts Road Horley, with access from Church Road, together with car parking and landscaping. Variation of condition 2 of permission ref no 17/01057/F. Amending the conditions attached to the planning permission, including seeking to make minor material amendments. Variation of condition 2 of permission 18/00969/S73. Variation of condition 1 of permission 19/00018/S73. Amendment to approved plans. Variation of conditions 1 and 4 of permission 19/01931/S73. Amendment to location and design of car port. and landscaping.
Cons Expiry Date: 29/04/21; Determination Deadline: 04/06/21;	
History	19/01931/S73 – Demolition of no. 19 Church Road and the erection of 8 new detached dwellings on land to the rear of 17-23 Church Road and 58 - 60 Massetts Road Horley, with access from Church Road, together with car parking and landscaping. Variation of condition 2 of permission ref no 17/01057/F. Amending the conditions attached to the planning permission, including seeking to make minor material amendments. Variation of condition 2 of permission 18/00969/S73. Variation of condition 1 of permission 19/00018/S73. Amendment to approved plans. As amended on 04/02/2020, 27/02/2020 and on 03/03/2020.
Status	Approved with Conditions
Comments	No objections
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 18/05/21)	No objections

4. RBBC Letter Dated: 21/04/21	Application No: 21/00426/F
LOCATION:	36 Fairlawns Horley Surrey RH6 9HD
DESCRIPTION:	A proposed loft conversion to form a new en-suite double bedroom with three low pitch roof dormer windows at the rear and two roof lights at the front. A new enclosed staircase with a new side window is also proposed to provide access from the existing first floor to the converted roof area.
Cons Expiry Date: 13/05/21; Determination Deadline: 09/06/21;	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 18/05/21)	No objections

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5. RBBC Letter Dated: n/a	Application No: 21/00720/F
LOCATION:	Horley Place 17 Bonehurst Road Horley Surrey RH6 8PP
DESCRIPTION:	Demolition of existing buildings and the erection of a Class E retail unit with access, car parking and associated works
Cons Expiry Date: 14/05/21; Determination Deadline: 14/07/21;	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 18/05/21)	Deferred to full committee – xtn to deadline agreed with RBBC

6. RBBC Letter Dated: 23/04/21	Application No: 21/00519/HHOLD
LOCATION:	41 Castle Drive Horley Surrey RH6 9DD
DESCRIPTION:	Demolition of existing garage; Erection of single storey side extension to form new living and sleeping accommodation. New disabled access ramp to front of property. New detached double garage to front of property. New dropped kerb to front of property.
Cons Expiry Date: 15/05/21; Determination Deadline: 11/06/21;	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 18/05/21)	No objections

7. RBBC Letter Dated: 23/04/21	Application No: 21/00687/HHOLD
LOCATION:	133 Lumley Road Horley Surrey RH6 7JG
DESCRIPTION:	Single storey extension at the rear of the property 3meters by 3meters. This will house a bathroom and utility room.
Cons Expiry Date: 15/05/21; Determination Deadline: 03/06/21;	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 18/05/21)	No objections

8. RBBC Letter Dated: 23/04/21	Application No: 21/00927/HHOLD
LOCATION:	2 Little Meadow Horley Surrey RH6 9FL
DESCRIPTION:	Proposed part garage conversion
Cons Expiry Date: 15/05/21; Determination Deadline: 03/06/21;	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 18/05/21)	No objections

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9. RBBC Letter Dated: 26/04/21	Application No: 21/00954/HHOLD
LOCATION:	11 Peach Road Horley Surrey RH6 8NF
DESCRIPTION:	Loft conversion to include second floor dormer to rear elevatio
<i>Cons Expiry Date: 18/05/21; Determination Deadline: 07/06/21;</i>	
History	21/00150/CLP – Conversion of roof space to include second floor dormer to rear elevation.
Status	Refused
Comments	n/a (CLP)
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 18/05/21)	No objections

10. RBBC Letter Dated: 27/04/21	Application No: 21/00049/F
LOCATION:	Cafe In The Park Horley Recreation Ground 65 Brighton Road Horley Surrey
DESCRIPTION:	To place a storage container beside cafe in the park
<i>Cons Expiry Date: 19/05/21; Determination Deadline: 18/06/21;</i>	
HORLEY TOWN COUNCIL COMMENTS (18/05/21)	No comment – application pertains to Council property

11. RBBC Letter Dated: 29/04/21	Application No: 21/00686/F
LOCATION:	44 Brighton Road Horley Surrey RH6 7HD
DESCRIPTION:	Single storey rear extension
<i>Cons Expiry Date: 21/05/21; Determination Deadline: 14/06/21;</i>	
HORLEY TOWN COUNCIL COMMENTS (18/05/21)	

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12. RBBC Letter Dated: 04/05/21	Application No: <u>21/01004/CLP</u>
LOCATION:	19 The Meadway Langshott Horley Surrey RH6 9AW
DESCRIPTION:	To convert loft to bedroom accomodation to include rear box dormer
<i>Cons Expiry Date: 25/05/21; Determination Deadline: 10/06/21;</i>	
History	<u>19/00414/HHOLD</u> – Loft conversion to domestic dwelling house with hip to gable and rear facing dormer window. <u>19/01501/CLP</u> – Convert loft to living accommodation. <u>20/01588/CLP</u> – Roof alterations to create rear box dormer and hip to gable extension to provide living accommodation in loft.
Status	19/00414/HHOLD – Refused 19/01501/CLP – Refused 20/01588/CLP – Refused
Comments	19/00414/HHOLD – The Town Council OBJECTS for the following reasons: - I. Out of character II. Negative impact on the street scene III. Poor design and out of keeping with the adjoining property 19/01501/CLP – n/a (CLP type) 20/01588/CLP – n/a (CLP type)
HORLEY TOWN COUNCIL COMMENTS (18/05/21)	

13. RBBC Letter Dated: 06/05/21	Application No: <u>21/01018/HHOLD</u>
LOCATION:	30 Thomas Waters Way Horley Surrey RH6 9FZ
DESCRIPTION:	To build a rear elevation single storey rear elevation extension, as well as a pergola to the side.
<i>Cons Expiry Date: 27/05/21; Determination Deadline: 11/06/21;</i>	
History	<u>21/00372/CLP</u> – The building of a rear elevation extension, single storey.
Status	Refused
Comments	No objections
HORLEY TOWN COUNCIL COMMENTS (18/05/21)	

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14. RBBC Letter Dated: 06/05/21	Application No: <u>21/01006/HHOLD</u>
LOCATION:	9 Birchwood Close Langshott Horley Surrey RH6 9TX
DESCRIPTION:	Proposed two storey side extension to west of property set away from boundary, proposed single storey extension to east of property abutting boundary and tile hung upper front facade
<i>Cons Expiry Date: 27/05/21; Determination Deadline: 10/06/21;</i>	
History	<u>20/01979/HHOLD</u> – Proposed two storey side extension to west of property, proposed single storey extension to east of property and tile hung upper front facade. As amended on 01/12/2020. <u>20/01979/NMAMD1</u> – Non material amendment. Ground floor level of the two storey side extension to the west of property to be moved away from site boundary by 1m. Single storey ground floor side extension to east of property to be extended to the boundary
Status	20/01979/HHOLD – Approved with Conditions 20/01979/NMAMD1 – Refused
Comments	20/01979/HHOLD – No objections 20/01979/NMAMD1 – n/a (NMAMD type)
HORLEY TOWN COUNCIL COMMENTS (18/05/21)	

15. RBBC Letter Dated: 06/05/21	Application No: <u>21/01042/HHOLD</u>
LOCATION:	8 Church Road Horley Surrey RH6 7EX
DESCRIPTION:	Extension to side and rear and loft conversion
<i>Cons Expiry Date: 27/05/21; Determination Deadline: 22/06/21;</i>	
History	<u>19/01679/HHOLD</u> – Ground and first floor side and rear extension and loft conversion with rear roof extension. <u>20/02487/CLP</u> – Loft conversion with rear facing dormer, hip to gable and front elevation roof light
Status	19/01679/HHOLD – Refused 20/02487/CLP – Permitted Development
Comments	19/01679/HHOLD – No objections 20/02487/CLP – n/a (CLP type)
HORLEY TOWN COUNCIL COMMENTS (18/05/21)	

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16. RBBC Letter Dated: 07/05/21	Application No: <u>21/00639/S73</u>
LOCATION:	Rear Of 17-23 Church Road Horley Surrey RH6 7HQ
DESCRIPTION:	Demolition of no. 19 Church Road and the erection of 8 new detached dwellings on land to the rear of 17-23 Church Road and 58 – 60 Masetts Road Horley, with access from Church Road, together with car parking and landscaping. Variation of condition 2 of permission ref no 17/01057/F. Amending the conditions attached to the planning permission, including seeking to make minor material amendments. Variation of condition 2 of permission 18/00969/S73. Variation of condition 1 of permission 19/00018/S73. Amendment to approved plans. Variation of conditions 1 and 4 of permission 19/01931/S73. Amendment to location and design of car port. and landscaping.
Cons Expiry Date: 28/05/21; Determination Deadline: 25/06/21;	
History	<p><u>17/02261/F</u> – Demolition of no. 19 Church Road and the erection of 7 new detached dwellings on land to the rear of 17-23 Church Road and 58-60 Masetts Road Horley, with access from Church Road, together with car parking and landscaping. (Revision of application 17/1057/F). As amended on 01/12/2017.</p> <p><u>18/00969/S73</u> – Demolition of no. 19 Church Road and the erection of 8 new detached dwellings on land to the rear of 17-23 Church Road and 58 - 60 Masetts Road Horley, with access from Church Road, together with car parking and landscaping. Variation of condition 2 of permission ref no 17/01057/F. Amending the conditions attached to the planning permission, including seeking to make minor material amendments.</p> <p><u>19/00018/S73</u> – Demolition of no. 19 Church Road and the erection of 8 new detached dwellings on land to the rear of 17-23 Church Road and 58 - 60 Masetts Road Horley, with access from Church Road, together with car parking and landscaping. Variation of condition 2 of permission ref no 17/01057/F. Amending the conditions attached to the planning permission, including seeking to make minor material amendments. Variation of condition 2 of permission 18/00969/S73.</p>
Status	<p>17/02261/F – Approved with Conditions</p> <p>18/00969/S73 – Approved with Conditions</p> <p>19/00018/S73 – Approved with Conditions</p>
Comments	<p>17/02261/F – No Objections.</p> <p>18/00969/S73 – No objections</p> <p>19/00018/S73 – No objections</p>
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17. RBBC Letter Dated: 07/05/21	Application No: 21/01162/HHOLD
LOCATION:	18 Balcombe Gardens Horley Surrey RH6 9BY
DESCRIPTION:	Proposed two storey side extension with single storey rear extension.
<i>Cons Expiry Date: 28/05/21; Determination Deadline: 16/06/21;</i>	
History	21/00198/HHOLD – Proposed two storey side/rear extension with single storey rear extension. As amended on 01/03/2021.
Status	Refused
Comments	No objections
HORLEY TOWN COUNCIL COMMENTS (18/05/21)	

18. RBBC Letter Dated: 07/05/21	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.
<i>Cons Expiry Date: 28/05/21; Determination Deadline: 23/06/21;</i>	
History	20/02625/CLE – A certificate of lawful development (existing use) is sought to regularize the existing and continued use of the building and grounds immediately south of no 15 Church Road and as per the attached site location plan as a self-contained C3 residential dwelling. As amended on 12/02/2021.
Status	Approved
Comments	No objections
HORLEY TOWN COUNCIL COMMENTS (18/05/21)	

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19. RBBC Letter Dated: 07/05/21	Application No: 21/00949/HHOLD
LOCATION:	Annexe At 15 Church Road Horley Surrey
DESCRIPTION:	External alterations including raising the roof, addition of a dormer within the proposed pitched roof, and extension to west face [note: no plans available]
<i>Cons Expiry Date: 07/05/21; Determination Deadline: 04/06/21;</i>	
History	20/02625/CLE – A certificate of lawful development (existing use) is sought to regularize the existing and continued use of the building and grounds immediately south of no 15 Church Road and as per the attached site location plan as a self-contained C3 residential dwelling. As amended on 12/02/2021.
Status	Approved
Comments	No objections
HORLEY TOWN COUNCIL COMMENTS (18/05/21)	

20. RBBC Letter Dated: 10/05/21	Application No: 21/01022/S73
LOCATION:	Springwood Guest House Springwood 58 Massetts Road Horley Surrey
DESCRIPTION:	A change of use to an HMO. Variation of condition 1 of permission 20/01009/CU, amendment to approved plans
<i>Cons Expiry Date: 20/05/21; Determination Deadline: 11/06/21;</i>	
History	20/01009/CU – A change of use to an HMO.
Status	Approved with Conditions
Comments	No objections
HORLEY TOWN COUNCIL COMMENTS (18/05/21)	

21. RBBC Letter Dated: 11/05/21	Application No: 21/01213/TPO
LOCATION:	8 Staffords Place Horley Surrey RH6 9GY
DESCRIPTION:	Ash (T1) - showing initial stages of Ash Die Back. Fell to ground level.
<i>Cons Expiry Date: 02/06/21; Determination Deadline: 29/06/21;</i>	
HORLEY TOWN COUNCIL COMMENTS (18/05/21)	

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22. RBBC Letter Dated: 12/05/21	Application No: 21/01043/HHOLD
LOCATION:	2 Benhams Close Horley Surrey RH6 8QX
DESCRIPTION:	Proposed garage conversion
<i>Cons Expiry Date: 03/05/21; Determination Deadline: 14/06/21;</i>	
HORLEY TOWN COUNCIL COMMENTS (18/05/21)	

23. RBBC Letter Dated: 12/05/21	Application No: 21/01044/F
LOCATION:	Second Floor Victoria House Consort Way Horley Surrey
DESCRIPTION:	New windows to first floor consort way facade
<i>Cons Expiry Date: 03/06/21; Determination Deadline: 14/06/21;</i>	
History	20/02279/PAP30 – Change of Use of offices (Class B1a) to form 22 apartments. As amended on 26/10/2020
Status	Prior Approval Refused
Comments	n/a (PAP-type application)
HORLEY TOWN COUNCIL COMMENTS (18/05/21)	

24. RBBC Letter Dated: 12/05/21	Application No: 21/01235/CON SCC Ref: 2021/0057
LOCATION:	The Oakwood School Balcombe Road Horley Surrey RH6 9AE
DESCRIPTION:	Details of SuDS verification report submitted pursuant to Condition 5 of planning application ref: RE20/01982/CON dated 19 March 2021.
<i>Cons Expiry Date: 24/05/21; Determination Deadline: 03/06/21;</i>	
HORLEY TOWN COUNCIL COMMENTS (18/05/21)	

25. RBBC Letter Dated: 12/05/21	Application No: 21/01075/HHOLD
LOCATION:	83 Balcombe Road Horley Surrey RH6 9AB
DESCRIPTION:	Proposed single storey side/rear extension
<i>Cons Expiry Date: 03/06/21; Determination Deadline: 16/06/21;</i>	
HORLEY TOWN COUNCIL COMMENTS (18/05/21)	

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 28/04/21	Application No: 21/00909/TPO
LOCATION:	Land Parcel Rear Of Coltswood The Close Horley Surrey
DESCRIPTION:	T1 Oak- Oak tree is on The Close on lane going towards Gatwick group and is overhanging 50 Thomas Waters Way. Reduce crown by 1.5m leaving natural form. Tree was reduced when property was built and has put on significant regrowth and is now encroaching towards house and dropping debris over play area.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 28/04/21	Application No: 21/01003/TPO
LOCATION:	9 Willow Brean Horley Surrey RH6 8EA
DESCRIPTION:	T1 - Oak - Shorten one branch by 2m because it is over the house roof. T2 - Oak - Crown lift over the lawn by 1.5m by the removal of drooping secondary branches only.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 06/05/21	Application No: 21/01150/TPO
LOCATION:	Holtye 29 Lee Street Horley Surrey RH6 8ER
DESCRIPTION:	Two Oak trees - Reduce the length of the lateral branches on the West side of the trees to the previous cut points. This being branch shortening by 0.75m.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

D. RBBC Letter Dated: 10/05/21	Application No: 21/01149/TPO
LOCATION:	21 Priestlands Close Horley Surrey RH6 8GG
DESCRIPTION:	Oak tree - Tip prune on the North, east and south side of the tree to reduce density by shortening the branches by 0.75m
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
12/04/21
<p>21/00958/CLP – 7 Wellington Way Horley Surrey RH6 8JL Convert half of garage to a gym and install bifold doors.</p>
<p>21/01004/CLP – 19 The Meadway Langshott Horley Surrey RH6 9AW To convert loft to bedroom accomodation to include rear box dormer.</p>
<p>21/01011/CLP – 9 Woodman Way Horley Surrey RH6 9RL Loft conversion</p>
<p>15/00028/DET02A – 16 Kings Road Horley Surrey RH6 7AZ Submission of landscaping details pursuant to condition 2 of permission 15/00028/OUT. Demolition of single storey side extension of existing dwelling. Construction of new dwelling to side.</p>
<p>19/00935/DET03A – The Chequers Brighton Road Horley Surrey Submission of materials details pursuant to Condition 3 of 19/00935/F. Ground floor single storey rear extension to car park and restaurant, entrance area. 3 storey extension to inner court yard to allow for 18 new rooms, 2 storey extension to allow for 2 additional rooms, further 2 storey extension to allow for 2 additional rooms. Additional parking spaces.</p>
<p>19/00935/DET11A – The Chequers Brighton Road Horley Surrey Submission of locally listed building repair details pursuant to Condition 11 of 19/00935/F. Ground floor single storey rear extension to car park and restaurant, entrance area. 3 storey extension to inner court yard to allow for 18 new rooms, 2 storey extension to allow for 2 additional rooms, further 2 storey extension to allow for 2 additional rooms. Additional parking spaces.</p>
<p>19/01943/DET03 – Rear Of 48 Brighton Road Horley Surrey RH6 7HD Submission of materials details pursuant to condition 3 of permission 19/01943/S73. 2no proposed dwellings to the rear of host dwelling at 48 Brighton Road and 10 Church Road amended to reflect previous refusal designed to match the size and style and appearance of the surrounding properties.Variation of condition 1 of permission 19/00957/F. Amendment to approved plans.</p>
<p>19/01943/DET04 – Rear Of 48 Brighton Road Horley Surrey RH6 7HD Submission of tree protection plan details pursuant to condition 4 of permission 19/01943/S73. 2no proposed dwellings to the rear of host dwelling at 48 Brighton Road and 10 Church Road amended to reflect previous refusal designed to match the size and style and appearance of the surrounding properties.Variation of condition 1 of permission 19/00957/F. Amendment to approved plans.</p>
<p>19/01943/DET05 – Rear Of 48 Brighton Road Horley Surrey RH6 7HD Submission of landscaping details pursuant to condition 5 of permission 19/01943/S73. 2no proposed dwellings to the rear of host dwelling at 48 Brighton Road and 10 Church Road amended to reflect previous refusal designed to match the size and style and appearance of the surrounding properties.Variation of condition 1 of permission 19/00957/F. Amendment to approved plans.</p>
<p>19/01943/DET11 – Rear Of 48 Brighton Road Horley Surrey RH6 7HD Submission of construction transport management plan details pursuant to condition 11 of permission 19/01943/S73. 2no proposed dwellings to the rear of host dwelling at 48 Brighton Road and 10 Church Road amended to reflect previous refusal designed to match the size and style and appearance of the surrounding properties.Variation of condition 1 of permission 19/00957/F. Amendment to approved plans.</p>

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20/01009/DET03 – Springwood Guest House Springwood 58 Massetts Road Horley Surrey RH6 7DS | Submission of bedroom seven details pursuant to Condition 3 of permission 20/01009/CU. A change of use to an HMO.

20/01009/DET04 – Springwood Guest House Springwood 58 Massetts Road Horley Surrey RH6 7DS | Submission of windows details pursuant to Condition 4 of permission 20/01009/CU. A change of use to an HMO.

20/01009/DET06 – Springwood Guest House Springwood 58 Massetts Road Horley Surrey RH6 7DS | Submission of bin storage details pursuant to Condition 6 of permission 20/01009/CU. A change of use to an HMO.

20/01009/DET07 – Springwood Guest House Springwood 58 Massetts Road Horley Surrey RH6 7DS | Submission of building repair specification details pursuant to Condition 7 of permission 20/01009/CU. A change of use to an HMO.

20/01009/DET08 – Springwood Guest House Springwood 58 Massetts Road Horley Surrey RH6 7DS | Submission of planting scheme details pursuant to Condition 8 of permission 20/01009/CU. A change of use to an HMO.

19/04/21

04/02120/RM5B/DET21 – Horley North West Development Meath Green Lane Horley Surrey | Submission of energy statement details pursuant to condition 21 of permission 04/02120/RM5B. Reserved Matters application for Phase 5 of development at North West Horley (appearance, landscaping, layout and scale) pursuant to 04/02120/OUT for the erection of 53no. dwellings and associated parking, levels, lighting, drainage and ancillary works.

04/02120/RM5B/DET10 – Horley North West Development Meath Green Lane Horley Surrey | Submission of landscape management plan details pursuant to condition 10 of permission 04/02120/RM5B. Reserved Matters application for Phase 5 of development at North West Horley (appearance, landscaping, layout and scale) pursuant to 04/02120/OUT for the erection of 53no. dwellings and associated parking, levels, lighting, drainage and ancillary works.

04/02120/RM5B/DET20 – Horley North West Development Meath Green Lane Horley Surrey | Submission of photovoltaics details pursuant to condition 20 of permission 04/02120/RM5B. Reserved Matters application for Phase 5 of development at North West Horley (appearance, landscaping, layout and scale) pursuant to 04/02120/OUT for the erection of 53no. dwellings and associated parking, levels, lighting, drainage and ancillary works.

04/02120/RM5CNMAMD2 – Horley North West Development Meath Green Lane Horley Surrey | Non material amendment to swap the tenure of affordable housing of plots 26/27 and 67/68

26/04/21

Nothing to Report

03/05/21

Nothing to Report

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Appeals Lodged – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Application Date
	None that are relevant to Horley		

Appeals In Progress (Awaiting Decision) – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Hearing Date
<u>20/02062/F/AP APP/L3625/W/21/3269591</u>	47 Lumley Road Horley Surrey RH6 7JF Change of use of existing building from B8 (storage) to C3 (residential) to provide three residential units, plus associated works of alterations and construction.	Appeal against Refusal of DC Application	Not arranged
<u>19/01417/OUT/AP APP/L3625/W/20/3262007</u>	M & G Catering Equipment 10A High Street Horley Surrey RH6 7AY Demolition of existing buildings and erection of one four storey block containing 12 1-bed apartments. As amended on 28/11/2019 and on 06/02/2020.	Appeal against Refusal of DC Application	Date arranged
<u>20/01459/ADV APP/L3625/Z/20/3262646</u>	Waitrose And Car Park Victoria Road Horley Surrey RH6 7PZ 1no. set of new internally illuminated building letters, 3no. sets of replacement internally illuminated building letters and 2no. sets of illuminated building letters to be removed. 1no. internally illuminated totem sign to be replaced. 24no. signs to be replaced. 1no. new vinyl to be replaced and 8no. new vinyls to be installed. 14no. new signs to be installed. 1no. cafe projecting sign to be installed. 1no. Cafe A-frame to be placed. 1no. internally illuminated fascia to be installed. 11no. signs to be removed.	Appeal against Refusal of ADVT Applic'n	Not arranged

Appeals Decided – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Decision
	None that are relevant to Horley		

HORLEY TOWN COUNCIL

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Night Flights Consultation
Great Minster House
33 Horseferry Road
London SW1P 4DR

By email: night.flights@dft.gov.uk

19 May 2021

Dear Sir or Madam,

Night flights restrictions at Heathrow, Gatwick and Stansted airports beyond 2024, plus national night flight policy Consultation

Horley is located on the north side of Gatwick Airport with a shared boundary in places so can be indirectly and directly affected by aircraft noise. It is somewhat protected by a regulation in the AIP that aircraft departing from Gatwick must not overfly the town. Our southern neighbourhoods are likely to be the most affected by arrivals on westerly operations and departures on easterly operations but neither fly directly overhead. A major new residential development in Horley has been built under one of the NPR's and is not protected by the current AIP regulations.

Horley's local economy has suffered from the impacts on the aviation industry from COVID-19 in respect of job losses both direct and indirectly. Therefore, we are supportive of the airport re-building its business; but doing so in a way that has the least possible environmental impact on our residents. There is an expectation that every new night flight regime produces improvements from the previous one through new technology, in the form of quieter aircraft, but also from better operational practices.

The Council's Planning and Development Committee at its meetings held on the 20th of April and the 18th May thoroughly considered our response to phase 2 of the Night Flights Consultation which is set out below. We request that the following comments be taken into consideration when drafting the next regime effective from October 2024.



Winter Period: Historically, Gatwick has never used its quota of ATM's or QC so we would recommend that the current ATM cap be reduced by 25%-30%

Summer Period: The current caps, particularly for ATM's, are grossly misleading as the actual numbers are inflated from roll overs from the winter period and dispensations. For that reason, the ability to rollover unused ATMs from the winter period should be stopped.

Whilst we understand the logic behind granting dispensations the majority every year appear to be for weather or ATC so are these unpredictable reasons? We would propose that these are very predictable reasons in that they occur every summer in one form or another and an allowance for these should be built into the summer caps. We would also object to any increase in ATM's over and above the current cap.

Quota Counts: We have no views on maintaining or re-calibrating the QC figures allocated to any aircraft type however we would not agree to any aircraft assigned a zero QC. All aircraft can be a noise source and therefore a potential annoyance and cause sleep disturbance.

Length of night regime: Whilst some parties are suggesting that future regimes should be for a period of ten years, we are satisfied with the current length of five years.

We mentioned in our response to phase one of the night flights consultation and would wish to emphasise the importance we attach to the following. The economic benefits/disbenefits of night flights. Whilst a large quantity of air freight/mail is flown overnight to support international trade does the same apply to passenger flights particularly to/from domestic and European airports? There is a growing amount of evidence from several sources, including the WHO, which indicates there are health impacts on residents subject to sleep disturbance from night flights. It is important that the UK government publishes its own policy to assist in formulating future night flight regimes.

We trust our comments will be taken into account.

Yours faithfully,

A handwritten signature in blue ink, appearing to read "Jean Walsh", enclosed in a thin black rectangular border.

Town Clerk