

## **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, 14<sup>th</sup> January 2020 at 7.30 pm**

**The Planning Meeting will be preceded with a private briefing by representatives of the YMCA Horley Family Centre, starting at 6.30 pm. All members are invited to attend.**

**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 17 December 2019.
- 5. Planning Updates**  
Planning & Development Committee held on 17 December 2019.
- 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 13 December 2019 – 9 January 2020.
- 8. Registered Planning Applications**  
To consider the list of applications registered for the period 13 December 2019 – 9 January 2020.
- 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 West Sector (Westvale Park)**  
To receive an update on any matters.
- 12. Town Centre Regeneration**
  - i) Horley Regeneration Forum (HRF)/Horley Town Management Group (HTMG) Merger -**  
To receive an update on progress in agreeing the proposals put forward for the HRF/HTMG merger.
  - ii)** To receive an update on any other matters.
- 13. Railway Matters**  
To receive an update on any matters.

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14. **Highways Matters**
  - i) **SCC Engagement with local Councils on Highways Matters:**  
To receive an update on the recent meeting held with the Cabinet Member for Highways, Cllr Matt Furniss, and representatives of Salfords & Sidlow Parish Council and Horley Town Council.
  - ii) To receive an update on any other matters.
  
15. **Airport Matters**
  - i) **GATCOM: Gatwick Northern Runway DCO Process - Preparation of Statement of Community Consultation (SOCC)**  
To receive an update from the Planning Chairman in his capacity as GATCOM representative.
  - ii) **GATCOM: Weekly Newsletters & Updates** - To note information received.
  - iii) To receive an update on any other matters.
  
16. **TfSE: Draft Transport Strategy Consultation (Closing Date: 10 January 2020)**  
To ratify this Council's responses to the consultation questionnaire.
  
17. **NALC Engagement with Local Councils on Home Office Consultation - Strengthening Police Powers to tackle Unauthorised Encampments (NALC Closing Date: 19 February 2020)**  
To consider this Council's response.
  
18. **Affordable Housing Supplementary Planning Document (SPD), Barn and Farm Conversions SPD, Historic Parks and Gardens SPD, and Reigate Shopfront SPD Consultation (Closing Date: 8 February 2020).**  
To consider this Council's response.
  
19. **Planning Applications Sub-Committee**  
To agree a substitute to be appointed to the Planning Applications Sub-Committee during a current Town Councillor's period of extended absence overseas.
  
20. **Letters Received.**
  
21. **Diary Dates.**
  
22. **Items for Future Consideration.**
  
23. **Press Release.**  
To agree items for inclusion.

*Date of next meeting: 18 February 2020*



Signed: Town Clerk

Dated: 9 January 2020

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 13<sup>th</sup> December 2019 – 9<sup>th</sup> January 2020.**  
**To see plans please CTRL+click on the application number to follow the link**

<b>01. RBBC Letter Dated: 16/12/19</b>	<b>Application No: <a href="#">19/02132/HHOLD</a></b>
LOCATION:	21 Harvestside Langshott Horley Surrey RH6 9UH
DESCRIPTION:	2 storey side extension and ground floor rear extension. Loft conversion with rear dormer.
<i>Cons Expiry Date : 09/01/20; Determination Deadline: 04/02/20;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 14/01/20)</b>	<b>No objections</b>

<b>02. RBBC Letter Dated: 16/12/19</b>	<b>Application No: <a href="#">19/02486/CLP</a></b>
LOCATION:	33 The Meadway Langshott Horley Surrey RH6 9AW
DESCRIPTION:	Loft conversion with hip to gable extension and rear dormer window.
<i>Cons Expiry Date : 09/01/20; Determination Deadline: 04/02/20;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 14/01/20)</b>	<b>No objections</b>

<b>03. RBBC Letter Dated: 17/12/19</b>	<b>Application No: <a href="#">19/02521/TPO</a></b>
LOCATION:	17 Vicarage Lane Horley Surrey RH6 8AR
DESCRIPTION:	T9 Japanese Cedar- <b>FELL</b> -Tree is small in comparison to surrounding trees and is being suppressed by larger Oak tree and is not visibly from roadside so has low amenity value. This was brought up in a recent survey (T10 on Survey included with application documents) removal will stop interference with more mature Oak.
<i>Cons Expiry Date : 10/01/20; Determination Deadline: 10/02/20;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 14/01/20)</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>

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<b>04. RBBC Letter Dated: 17/12/19</b>	<b>Application No: <a href="#">19/02509/HHOLD</a></b>
LOCATION:	Clavadel 151 Smallfield Road Horley Surrey RH6 9LR
DESCRIPTION:	Proposed two storey and single storey extensions.
<i>Cons Expiry Date : 10/01/20; Determination Deadline: 07/02/20;</i>	
<b>History</b>	<b><a href="#">19/00961/HHOLD</a> – Demolition of existing single storey garage. Erection of new 2 storey side extension. <a href="#">19/01772/HHOLD</a> – Demolition of existing garage and erection of 2 storey side extension. As amended on 25/09/2019.</b>
<b>Decision</b>	<b>19/00961/HHOLD – Refused 19/01772/HHOLD – Approved with Conditions</b>
<b>HTC Comments</b>	<b>19/00961/HHOLD – No objections 19/01772/HHOLD – No objections</b>
<b>HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub- Committee prior to deadline and ratification at meeting, 14/01/20)</b>	<b>No objections</b>

<b>05. RBBC Letter Dated: 18/12/19</b>	<b>Application No: <a href="#">19/02519/HHOLD</a></b>
LOCATION:	49 Castle Drive Horley Surrey RH6 9DD
DESCRIPTION:	Glazed lantern to the rear extension and two rooflights to the front roof to allow light into the existing loft.
<i>Cons Expiry Date : 11/01/20; Determination Deadline: 10/02/20;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub- Committee prior to deadline and ratification at meeting, 14/01/20)</b>	<b>No objections</b>

<b>06. RBBC Letter Dated: 18/12/19</b>	<b>Application No: <a href="#">19/02518/ADV</a></b>
LOCATION:	Portland Vets 8 Sangers Mews Horley Row Horley Surrey
DESCRIPTION:	Proposed new signage following dismissed appeal; 2 signs located to the front of the site 1.4m x 1.6m, at Portland Vets, Sangers Mews Horley
<i>Cons Expiry Date : 11/01/20; Determination Deadline: 10/02/20;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub- Committee prior to deadline and ratification at meeting, 14/01/20)</b>	<b>We note the concerns of the Conservation Officer &amp; support his reasons for objecting</b>

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<b>07. RBBC Letter Dated: 20/12/19</b>	<b>Application No: <a href="#">19/02399/HHOLD</a></b>
LOCATION:	38 Clarence Way Langshott Horley Surrey RH6 9GT
DESCRIPTION:	Single storey extension at rear of detached property.
<i>Cons Expiry Date : 13/01/20; Determination Deadline: 12/02/20;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 14/01/20)</b>	<b>No objections</b>

<b>08. RBBC Letter Dated: 31/12/19</b>	<b>Application No: <a href="#">19/02540/S73</a></b>
LOCATION:	Mole End 1 Church Road Horley Surrey RH6 7EY
DESCRIPTION:	Proposed new 4 bedroom detached dwelling to rear plot of 1 Church Road and associated works. Variation of conditions 1 and 5 of permission 19/01845/F. Variation to ground floor layout kitchen layout which has altered ground floor window positions. 8no First floor obscured Velux windows added to bedrooms to allow additional light and natural ventilation to bedrooms.
<i>Cons Expiry Date : 22/01/20; Determination Deadline: 17/02/20;</i>	
<b>History</b>	<b><a href="#">19/00390/HHOLD</a> – Proposed two storey rear extension over existing projection, pitched roof over existing two storey flat roof, Demolition of existing dilapidated garage, additional fenestration to side elevation, reduction of external store area. <a href="#">19/01845/F</a> – Proposed new 4 bedroom detached dwelling to rear plot of 1 Church Road and associated works. As amended on 04/11/2019.</b>
<b>Decision</b>	<b>19/00390/HHOLD – Approved with conditions 19/01845/F – Approved with conditions</b>
<b>HTC Comments</b>	<b>19/00390/HHOLD – No objections 19/01845/F – No objections</b>
<b>HORLEY TOWN COUNCIL COMMENTS Meeting 14/01/20</b>	

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<b>09. RBBC Letter Dated: 02/01/20</b>	<b>Application No: <a href="#">19/02580/F</a></b>
LOCATION:	Ye Olde Six Bells Public House Church Road Horley Surrey RH6 8AD
DESCRIPTION:	The retention of a open sided covered structure in the rear garden terrace of the associated property.
<i>Cons Expiry Date : 23/01/20; Determination Deadline: 14/02/20;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS Meeting 14/01/20</b>	

<b>10. RBBC Letter Dated: 03/01/20</b>	<b>Application No: <a href="#">19/02491/HHOLD</a></b>
LOCATION:	14 Birchwood Close Langshott Horley Surrey RH6 9TX
DESCRIPTION:	First floor side and front extension. Ground floor rear infill extension. Convert garage into habital space.
<i>Cons Expiry Date : 24/01/20; Determination Deadline: 17/02/20;</i>	
<b>History</b>	<b>19/01321/HHOLD – Ground floor rear extension. First floor side extension over garage.</b>
<b>Decision</b>	<b>Decided (Refused)</b>
<b>HTC Comments</b>	<b>No objections</b>
<b>HORLEY TOWN COUNCIL COMMENTS Meeting 14/01/20</b>	

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**Tree Works (Non-Felling)**

<b>A. RBBC Letter Dated: 20/12/19</b>	<b>Application No: <a href="#">19/02083/TPO</a></b>
LOCATION:	6 Grays Wood Langshott Horley Surrey RH6 9UT
DESCRIPTION:	Three Oak trees - Tip prune to shorten the lateral branches that cross the boundary fence of number 6 Grays Wood. Longest branches will be shortened by 2.5m.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>

<b>B. RBBC Letter Dated: 06/01/20</b>	<b>Application No: <a href="#">20/00005/TPO</a></b>
LOCATION:	23 Carlton Tye Langshott Horley Surrey RH6 9XJ
DESCRIPTION:	T1 Oak : Crown thin by no more than 20% and reduce by no more than 1.5m to previous pruning points on all compass aspects including height, to leave an approx. finished crown spread of 6m and a retained height of approx. 17m. Reason : To mitigate light restriction and to continue crown management to control size in relation to property.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>

<b>C. RBBC Letter Dated: 09/01/20</b>	<b>Application No: <a href="#">20/00020/TPO</a></b>
LOCATION:	3 Hedingham Close Langshott Horley Surrey RH6 9NB
DESCRIPTION:	Oak T1- Tree is in close proximity to property and causing excessive shading and now overhanging roof of house. Propose a 1.5m reduction to crown maintaining natural shape and 2.5m reduction to lowest limb growing towards and over house.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>