



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, 11 January 2022 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 or on the website

Following Government guidelines, public meetings of Horley Town Council have returned to in person meetings at the Edmonds Hall, 92 Albert Road, Horley RH6 7HZ. Please Note: Members of the public may be present (subject to social distancing rules being followed to a maximum number capacity) or join the meeting remotely by requesting a Zoom link (by email to: town.clerk@horleytown.com) no later than one hour before the start of the meeting.

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**
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, 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.
4. **Approval of Minutes**
Planning & Development Committee held on 07 December 2021.
5. **Planning Updates**
Planning & Development Committee held on 07 December 2021.
6. **Outside Bodies and Sub-Committees**
 - i) **Horley Town Management Group** - To note that the next meeting has been scheduled for 24 January 2022 at 6pm.
 - ii) **SCC/RBBC 'Your Horley' Regeneration Projects** – To receive an update on the recent community/stakeholder engagement and focus group sessions, facilitated by 'thinkingplace' consultancy, set up to create the new vision for reinvestment in Horley Town Centre.
 - iii) To receive reports of attendance at any other recent meetings.
7. **Planning Applications**
 - i) To consider the list of applications determined for the period 03 December to 06 January 2022.

- ii) To consider the list of applications registered for the period 03 December to 06 January 2022.

8. Planning Appeals

To consider any Planning Appeals received and determined.

9. Ongoing Planning Matters

To receive an update on any matters.

10. Highways Matters

i) Horley Pavement Audit Committee (HPAC)

To receive an update from the HPAC Chair.

ii) Traffic Calming Measures around 'The Acres' and Wheatfield Way, Langshott -

To receive any updates.

iii) To receive an update on any other matters.

11. Airport Matters

i) DfT Consultation – Information gathering exercise with Airport Consultative Committee and Similar Organisations – To note HTC feedback provided to GATCOM

ii) Key Messages from GATCOM Meeting held on 7 January 2022 – To note information received.

iii) GATCOM: Newsletters & Updates - To note information received.

iv) To receive an update on any other matters.

12. Proposals for the redevelopment of the Titan House site, Cross Oak Lane – To note information received from the virtual private briefing held earlier in the evening, to deliver new employment space in Horley.

13. SCC Minerals and Waste Local Plan - Issues & Options Public Consultation (Closing Date: 7 March 2022) – To consider this Council's response.


14. Letters Received.

15. Diary Dates.

16. Items for Future Consideration.

17. Press Release - To agree items for inclusion.

Date of next meeting: 8 February 2022



Signed: Town Clerk

Dated: 06 January 2022

During the period December 03 – January 06 2022

List of Determined Applications – Horley

By Reigate & Banstead Borough Council

Applications Approved			
Application Number	Details	HTC Comments	Decision
<u>21/02731/HHOLD</u>	5 Williamson Road Horley Surrey RH6 9RQ Single story rear extension and conversion of garage to habitable use. As amended on 15/12/2021	No Objections	Approved with Conditions
<u>21/02706/S73</u>	Carline 34 High Street Horley Surrey RH6 7BB Demolition of rear of existing building and erection of three storey rear extension for the provision of three x 2 bed flats and one x 1 bed flat. Variation of Condition 9 of decision 19/02166/F. Repositioning of the bin store. Refuse collection area has been provided in accordance with the approved plans. As amended on 16/11/2021 and on 03/12/2021.	No Objections	Approved with Conditions
<u>21/02219/F</u>	Diamond Kebab 36 Victoria Road Horley Surrey RH6 7PZ Retrospective planning application for the erection of a new extractor flue.	No Objections	Approved with Conditions
<u>21/02896/TPO</u>	The Lawn 30 Massetts Road Horley Surrey RH6 7DF Two Scots Pine trees - Tip prune both trees to control the size by shortening branch length by 0.5m.	No objections, subject to no adverse comments from the Tree Officer.	Approved with Conditions
<u>21/02877/HHOLD</u>	Threeways 4 Ringley Avenue Horley Surrey RH6 7HA Removal of existing conservatory and construction of two storey rear extension with first floor extension to rear over existing kitchen/utility	No Objections	Approved with Conditions
<u>21/02932/HHOLD</u>	83 Balcombe Road Horley Surrey RH6 9AB Proposed single storey side/rear extension.	No objections	Approved with Conditions
<u>21/02858/CLE</u>	19A Station Road Horley Surrey RH6 9HW Application for a lawful development certificate for an existing use of land for the first floor flat (No.19a) as a self-contained flat at 19 Station Road, Horley, RH6 9HW.	No objections	Approved with Conditions

During the period December 03 – January 06 2022

RE21/02101/CON	The Oakwood School, Balcombe Road, Horley RH6 9AE Two-storey extension to school to provide additional classrooms and reorganisation of existing hard standing areas to provide parking and play space, including two additional parking spaces.	No Objections	Grant
-----------------------	--	----------------------	--------------

During the period December 03 – January 06 2022

Applications Refused and Withdrawn

By Reigate & Banstead Borough Council

Applications Refused			
Application No:	Details	HTC Comments	Status
			Refused

During the period December 03 – January 06 2022

Appeals Lodged – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Application Date
<u>21/00882/TED</u> <u>APP/L3625/W/21/3276913</u>	Amienty Space Chequers Drive Horley Surrey Details of the type of apparatus to be installed and other relevant and pertinent information, such as the site location, elevations etc, cabinet sizes, have been supplied with the planning drawings.	Appeal against Refusal of Prior Approval	02 December 2021

Appeals In Progress (Awaiting Decision) – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Hearing Date
<u>21/00067/E_EN</u> <u>APP/L3625/C/21/3282754</u>	57 Meadowcroft Close Horley Surrey RH6 9EJ Appealed against an Enforcement Notice regarding: 1. Without planning permission, the formation of an access at the junction with the B2036 Balcombe Road and the D552 Meadowcroft Close in the approximate position shown as a black hatched area on the attached plan A. 2. Without planning permission, the creation of a hardstanding in the approximate position shown within the black dotted line on the attached plan B.	Appeal against an Enforcement Notice	No date yet arranged
<u>20/02581/F </u> <u>APP/L3625/W/21/3277182</u>	QVS 94 Brighton Road Horley Surrey RH6 7JQ Extension, alteration and addition of residential accommodation to the existing building on 94 Brighton Road to provide 6 self contained flats.	Appeal against Refusal of DC Application	No date yet arranged

During the period December 03 – January 06 2022

Appeals Decided – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Decision
<u>21/00325/HHOLD </u> <u>APP/L3625/D/21/3275865</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.	Appeal against Refusal of DC Application	Dismissed
<u>21/00027/ADV </u> <u>APP/L3625/Z/21/3275074</u>	The Chequers Brighton Road Horley Surrey New brand signage to replace existing that were situated at the property, 3no entrance totem signs are a like for like replacement for the existing in size and construction, new small way finder signage situated within the property carpark to replace existing but smaller to match brand guidelines, 2no new canopy signs to match brand guidelines situated above the 2no entrances. 1no new sign above the entrance to the restaurant to replace the existing sign which was coming away from the building and a risk to public safety if the signage was not removed, new signage consisting of timber back ground and moulding with halo illuminated letters in brand colours, materials and design used were to be as sympathetic as possible to the existing build design. As amended on 22/02/2021.	Appeal against Refusal of Advertisement Consent Application	Dismissed

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 03 December 2021 – 06 January 2022
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 03.12.21	Application No: 21/03081/HHOLD
LOCATION:	10 The Coronet Horley Surrey RH6 9EX
DESCRIPTION:	Proposed single storey rear extension
<i>Cons Expiry Date: 24/12/21; Determination Deadline: 27/01/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 11/01/22)	No objections
02. RBBC Letter Dated: 09.12.21	Application No: 21/03141/HHOLD
LOCATION:	15 Cheyne Walk Horley Surrey RH6 7PE
DESCRIPTION:	Single storey rear extension
<i>Cons Expiry Date: 31/12/21; Determination Deadline: 02/02/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 11/01/22)	No objections
03. RBBC Letter Dated: 09.12.21	Application No: 21/03054/S73
LOCATION:	138 Victoria Road Horley Surrey RH6 7BF
DESCRIPTION:	To extend existing building with two storey and single storey extension and to convert existing shop/office building including extension into 6 No. flats. 6 x 2 bed. Variation of Condition 3 of permission 18/00058/F. Removal of condition 3h - All footpaths, hardstandings and drives shall be of fixed gravel.
<i>Cons Expiry Date: 31/12/21; Determination Deadline: 01/02/22;</i>	
History	18/00058/F – To extend existing building with two storey and single storey extension and to convert existing shop/office building including extension into 6 No. flats. 6 x 2 bed. As amended on 22/02/2018
Status	18/00058/F – Approved with Conditions
Comments	18/00058/F – The Town Council OBJECTS on the following grounds: i) Overdevelopment; ii) No provision for on-site parking in an already congested area; iii) Negative impact on local character and street scene; and iv) Negative impact on existing neighbouring amenity.
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 11/01/22)	No objections to proposed changes to footpaths, hardstanding & drives but continue to be concerned on the future protection to the listed footpath adjacent to the development after construction works have been completed.

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 03 December 2021 – 06 January 2022
To see plans please CTRL+click on the application number to follow the link

04. RBBC Letter Dated: 10.12.21	Application No: 21/02870/F
LOCATION:	The Turret 48 Massetts Road Horley Surrey RH6 7DS
DESCRIPTION:	Alterations and extensions to the existing building, including a single storey side extension, two-storey and single storey rear extensions, and a rear dormer extension, to create a fitness room, 4 guest bedrooms with ensembles, and an ancillary 1-bed flat for staff accommodation
Cons Expiry Date: 01/01/22; Determination Deadline: 03/02/22;	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 11/01/22)	No objections subject to no adverse comments from the Conservation Officer.

05. RBBC Letter Dated: 13.12.21	Application No: 21/03108/HHOLD
LOCATION:	2 Winfield 57D Massetts Road Horley Surrey RH6 7DT
DESCRIPTION:	Single storey rear extension
Cons Expiry Date: 05/01/22; Determination Deadline: 07/02/22;	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 11/01/22)	No objections

06. RBBC Letter Dated: 14.12.21	Application No: 21/03089/F
LOCATION:	55 Hyperion Walk Horley Surrey RH6 7DA
DESCRIPTION:	Proposed residential two storey side extension, single storey rear extension, erection of new fence, and change of use of land to the side of the dwelling to be incorporated within the garden.
Cons Expiry Date: 06/01/22; Determination Deadline: 07/02/22;	
History	21/00046/HHOLD – Two storey side extension, single storey rear extension. As amended on 18/02/2021. 20/00598/HHOLD – Two storey side extension
Status	21/00046/HHOLD – Approved with Conditions. 20/00598/HHOLD – Approved with Conditions.
Comments	21/00046/HHOLD – No objections. However, we do have concerns about the adjacent tree which is on public land. 20/00598/HHOLD – No objections. However, we do have concerns about the adjacent tree which is on public land.
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 11/01/22)	No objection to the side & rear extensions however query the re-location of the garden fence which appears to enclose an area of open/communal public land. Any construction work should not affect the nearby cherry tree.

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 03 December 2021 – 06 January 2022
To see plans please CTRL+click on the application number to follow the link

07. RBBC Letter Dated: 14.12.21	Application No: 21/03133/RET
LOCATION:	Horley Town Football Club The New Defence Anderson Way Horley Surrey
DESCRIPTION:	Change of use of land from groundsman compound to builders storage compound.
<i>Cons Expiry Date: 06/01/22; Determination Deadline: 07/02/22;</i>	
History	21/01725/RET – Change of use of land from groundsman compound to builders storage compound.
Status	21/01725/RET – Refused
Comments	21/01725/RET – No objections
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 11/01/22)	No objections. HTC feel it should be granted for the good of the club and the local community. MG has declared a Non- Pecuniary Interest due his to involvement with HTFC
08. RBBC Letter Dated: 16.12.21	Application No: 21/03106/HHOLD
LOCATION:	70 Sarel Way Horley Surrey RH6 8EW
DESCRIPTION:	Proposed two storey side extension to create granny annexe. Provide drop kerb to allow for off street parking.
<i>Cons Expiry Date: 08/01/22; Determination Deadline: 09/02/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 11/01/22)	No objections
09. RBBC Letter Dated: 16.12.21	Application No: 21/03147/F
LOCATION:	Lower Bayhorne Warltersville Way Horley Surrey RH6 9EP
DESCRIPTION:	Demolition of existing buildings on site and redevelopment of the site to include new 6 residential units with proposed parking, landscaping and associated site works.
<i>Cons Expiry Date: 08/01/22; Determination Deadline: 08/02/22;</i>	
HORLEY TOWN COUNCIL COMMENTS	

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 03 December 2021 – 06 January 2022
To see plans please CTRL+click on the application number to follow the link

10. RBBC Letter Dated: 20.12.21	Application No: 21/03232/HHOLD
LOCATION:	26 The Meadway Langshott Horley Surrey RH6 9AW
DESCRIPTION:	Rear and side wrap around, single story extension
<i>Cons Expiry Date: 12/01/22; Determination Deadline: 11/02/22;</i>	
HORLEY TOWN COUNCIL COMMENTS	

11. RBBC Letter Dated: 22.12.21	Application No: 21/03185/F
LOCATION:	Oldbury Engineering Ltd 8 - 12 Balcombe Road Horley Surrey RH6 9HT
DESCRIPTION:	Demolition of all existing building and erection of a detached building containing 6 apartments with associated access, parking for car and cycles, refuse storage and amenity space
<i>Cons Expiry Date: 14/01/22; Determination Deadline: 15/02/22;</i>	
HORLEY TOWN COUNCIL COMMENTS	

12. RBBC Letter Dated: 29.12.21	Application No: 21/03264/HHOLD
LOCATION:	6 Meath Green Farm Close Horley Surrey RH6 8NB
DESCRIPTION:	Construction of infill to existing single storey car port to include new external window. Installation of double doors to rear to provide storage access. Internal modifications to allow access to new bedroom through main property.
<i>Cons Expiry Date: 20/01/22; Determination Deadline: 16/02/22;</i>	
HORLEY TOWN COUNCIL COMMENTS	

13. RBBC Letter Dated: 31.12.21	Application No: 21/03288/HHOLD
LOCATION:	42 Chequers Drive Horley Surrey RH6 8DU
DESCRIPTION:	The addition of 200mm external wall insulation to the external envelope of the property, existing windows and doors to be replaced, chimney stack removal, provision of solar panels on the roof of the property, built-out porch to fully enclose porch and air source heat pump external condenser.
<i>Cons Expiry Date: 22/01/22; Determination Deadline: 17/02/22;</i>	
HORLEY TOWN COUNCIL COMMENTS	

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 03 December 2021 – 06 January 2022
To see plans please CTRL+click on the application number to follow the link

14. RBBC Letter Dated: 31.12.21	Application No: <u>21/03298/HHOLD</u>
LOCATION:	8 Denoras Close Horley Surrey RH6 8QA
DESCRIPTION:	Erection of a two storey side extension including a garage with a home office in the roof, external alterations, an extended driveway and associated landscaping.
<i>Cons Expiry Date: 22/01/22; Determination Deadline: 23/02/22;</i>	
HORLEY TOWN COUNCIL COMMENTS	

15. RBBC Letter Dated: 31.12.21	Application No: <u>21/03286/HHOLD</u>
LOCATION:	88 The Drive Horley Surrey RH6 7NH
DESCRIPTION:	Single storey rear extension to replace conservatory
<i>Cons Expiry Date: 22/01/22; Determination Deadline: 24/02/22;</i>	
HORLEY TOWN COUNCIL COMMENTS	

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 03 December 2021 – 06 January 2022
To see plans please CTRL+click on the application number to follow the link

The following applications are for information only
06.12.21
<u>21/03119/PDE</u> – 14 Castle Drive Horley Surrey RH6 9DB Proposed single storey rear extension and internal alterations. Maximum height 3.00m, height at eaves 3.00m and extending 4.50m beyond the rear wall.
13.12.21
N/A
20.12.21
N/A
27.12.21
N/A