

# HORLEY TOWN COUNCIL

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## AGENDA

### PLANNING & DEVELOPMENT COMMITTEE

Date / Time: Tuesday, 9 April 2024 at 7.30 pm

Venue: Horley Town Council offices, Albert Rooms, 92 Albert Road, Horley RH6 7HZ

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Dear Councillors

You are hereby respectfully summoned to attend the **MEETING of HORLEY TOWN COUNCIL PLANNING & DEVELOPMENT COMMITTEE** to be held on Tuesday, 9 April 2024, 7:30 pm, at the Albert Rooms, 92 Albert Road, Horley RH6 7HZ. The Agenda for the meeting is attached to this Summons.

Yours sincerely



Joan Walsh  
Town Clerk

**Members' Apologies:**

If required, a Member must submit their apologies for this meeting by sending an email to: [town.clerk@horleytown.com](mailto:town.clerk@horleytown.com) or by telephoning the office on 01293 784765, by no later than noon on the day of the meeting.

**Public Forum:**

**Members of the Public and Press are welcome to attend this meeting in person or may join it remotely by requesting a Zoom link by email to: [town.clerk@horleytown.com](mailto:town.clerk@horleytown.com) or by telephoning the office on 01293 784765, by no later than noon on the day before the meeting is due to be held.**

Public and Press attendees are invited to put questions or draw relevant matters to the Council's attention and are permitted to speak once only and for five minutes maximum 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 question or comment is submitted in writing which shall be answered in due course.



**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, 9 April 2024 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**

**A G E N D A**

1. **Apologies and Reasons for Absence**  
To receive apologies for absence with officer recommendation for acceptance.
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 12 March 2024.
5. **Planning Updates**  
Planning & Development Committee held on 12 March 2024.
6. **Planning Applications**
  - i) To consider the list of applications determined for the period 8 March to 4 April 2024.
  - ii) To consider the list of applications registered for the period 8 March to 4 April 2024.
7. **Planning Appeals**  
To consider any Planning Appeals received and determined.
8. **Ongoing Planning**  
To receive any updates.
9. **Communications Received**
10. **Diary Dates**
11. **Items for Future Consideration.**
12. **Press Release** - To agree items for inclusion.

***Date of next meeting: 14 May 2024 (to be confirmed)***

Signed: Town Clerk

Dated: 4 April 2024

Members of the Planning and Development Committee:

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

## **HORLEY TOWN COUNCIL**

### **Minutes of a Meeting of the Planning and Development Committee held on 12 March 2024, at 7.30pm**

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

\* Absent

\*\*In Attendance

Remotely

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

#### **P 7637              Apologies and Reasons for Absence**

Apologies were received from Cllr Barlow, Cllr Chester, Cllr Hudson and Cllr Hughes.

**RESOLVED: noted.**

#### **P 7638              Disclosable Pecuniary Interests and Non-Pecuniary Interests**

Cllr Avery declared a non-pecuniary interest in Planning Application 24/00324/F [Land and Outbuilding to the rear of 19 Station Road, Horley, Surrey], as the Applicant is known to her.

Cllr Blacker is a member of the Reigate and Banstead Borough Council Planning Committee and therefore the views expressed by him at the meeting may change.

**RESOLVED: noted.**

#### **P 7639              Approval of Minutes**

Planning & Development Committee held on 13 February 2024.

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

#### **P 7640              Planning Updates**

##### **P 7633 Surrey Rights of Way Improvement Plan (ROWIP)**

The Town Clerk reported that an acknowledgement had been received to the Town Council's submission to [Surrey's Rights of Way Improvement Plan \(ROWIP\)](#). It is intended that the new ROWIP will be produced at the end of 2024.

**RESOLVED: noted.**

#### **Outside Bodies and Sub-Committees**

#### **P 7641              Horley Town Management Group (HTMG)**

The Committee received an update on the last group meeting, including progression of the Action Plan, noting key updates on:

- 'Leaving a Legacy' promotion on the HTMG website;
- A draft new Highways Signage proposal presented to Surrey County Council, for consideration;
- Contact made with the Horley Local History Society (HLHS) to progress the History Trail;
- An Environmental Trail to be progressed through the HTC Environment Group;

- P 7641)**
- Enquiries made to secure a Cash Deposit Scheme in Horley; and
  - Proposed Works Perfect hub update.

The next meeting would be held on 16 April. The Chairman advised that he and the Town Clerk were consulting with the HTMG Chairman on administration arrangements for future HTMG meetings to be held remotely with recordings and AI tools to transcribe meeting notes and actions. A further update would be provided in due course.

***Resolved: noted.***

**P 7642      Accessibility Horley (formerly known as ‘Horley Access Group’)**

Cllr George reported that the next meeting would be held remotely on 13 March and would cover a number of issues which had previously been reported to SCC Highways but were still awaiting responses. These included a rising number of potholes, requiring urgent attention. The notes of the meeting would be circulated in due course. In the meantime, it was recommended that SCC divisional members be alerted to any new reports made with reference numbers provided so that they can take these up directly with highways officers on likely outcomes.

***RESOLVED: noted.***

**P 7643      Determined Planning Applications**

Members reviewed the list of Planning Applications determined for the period 9 February to 7 March 2024.

***RESOLVED: noted.***

**P 7644      Registered Planning Applications**

Planning Applications received from Reigate & Banstead Borough Council for the period 9 February to 7 March 2024.

***RESOLVED: That the Town Council’s comments, as appended to the signed copy of the minutes and available on the Town Council and Borough Council websites, be approved.***

**P 7645      Planning Appeals**

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

***RESOLVED: noted.***

**Ongoing Planning Matters**

**P 7646      Former Delta House and Bungalows, Cheyne Walk, Horley**

It was noted that plans for the former retirement complex had yet to be disclosed and Raven Housing Trust were in contact with RBBC for pre-application advice. The Town Council had been asked about transferring a small area of land at Michael Crescent Centenary Park to the Trust for planting as part of biodiversity enhancements to offset the new development, in exchange for some Raven owned land that could be used for additional facilities for the park. This had however yet to be taken up directly with the Town Council and full details provided for consideration. There was also a Surrey County Council covenant on the land.

**P 7646) Reigate & Banstead Development Management Plan (DMP)**

Cllr Saunders advised that he had asked the Borough Council about their approach to delivering new development, right through from inception to final completion (including road adoption), as the principal Planning Authority. He had raised the matter initially with Bgh Cllr Richard Biggs concerning 'The Acres' development whereby RBBC is no longer directly involved even though some roads have yet to be adopted. Cllr Biggs advised that the management company had a role to play in this regard along with SCC, even though the County Council is not responsible for the management or upkeep of unadopted or private roads. Similarly, road adoption by SCC to become part of the public highway had similarly not been finalised. Cllr Saunders said he is concerned that the issues could be repeated at Westvale Park on completion and should be avoided. A further update would be provided in due course.

**RESOLVED: noted.**

**Transport and Highways Matters**

**P 7647 Surrey County Council Proposed Traffic Orders (Amendment of Waiting Loading and Unloading Prohibition and On-Street Parking Places Orders) in Reigate & Banstead**

The Town Clerk reported that Surrey County Council were advertising the proposals from the [Reigate & Banstead Parking Review 2023/24](#) with a deadline of 29 March 2024. Additional comments could be made using the [online response form](#). Members considered the information received, noting one of the proposals registered was to introduce parking meters at Station Approach, Horley.

**RESOLVED: noted.**

**P 7648 Surrey County Council consultation: Vision Zero Road Safety Strategy 2024-2050 (Closing Date: 24 March 2024)**

It was noted that the consultation focussed on a new road safety strategy from the Surrey Road Safe Partnership (comprising the County Council, Surrey Fire & Rescue Service, National Highways, Surrey Police and the Police & Crime Commissioner). Its sets out how the partnership plans to reduce fatalities and injuries caused by road traffic collisions. The public consultation encourages residents to complete the [online questionnaire](#) and the information had also been shared on the [HTC website](#).

**RESOLVED: noted.**

**Airport Matters**

**P 7649 Gatwick Airport Development Consent Order (DCO) Examination**

It was noted that the Town Council's Final Submission to the Examining Authority (ExA) had been submitted prior to the closing date of 12 March 2024. It had also been shared with the Borough Council and the points made would be covered in the **Local Impact Report**. Cllr George remarked that that the Hearings on Socio-Economics, Surface Transport and Aviation Noise were easily accessible online and he remarked that the input from planners had been very informative. Future sessions would include the topic of Climate Change on 30 April.

**RESOLVED: That the Town Council's [additional response to the Gatwick Airport Development Consent Order \(DCO\) Examination](#), be ratified.**

**P 7650 DfT Consultation: Night Flight Restrictions from October 2025 (Closing Date: 22 May 2024)**

It was noted that the DfT had launched its consultation on the next night flight regime at all major airports. For Gatwick, it coincides with the DCO Application to bring the northern runway into routine use, alongside the existing runway. GAL anticipates that, if approved,

**P 7650)** could become operational by the end of the decade and would include a commitment that the northern runway would **not** be used routinely with the main runway between 2300 hours and 0600 hours each day. GATCOM will consider its response at its next meeting on 16 May 2024.

**RESOLVED: noted.**

**P 7651 GATCOM Updates**

Cllr George advised that the Noise and Track Monitory Advisory Board (NATMAG) would be meeting with the DfT. It was anticipated that NATMAG would be extended for another three years with minor adjustments made. All other GATCOM updates had been circulated, for information.

**RESOLVED: noted.**

**P 7652 SCC/RBBC 'Delivering Change' Regeneration Projects – Horley Town Centre**

The Town Clerk gave the following update from the recent review meeting held with RBBC Project Managers:

**Subway:**

The Borough Council (RBBC) had surveyed the flooding issues to identify sources of waste seeping into the subway, the results of which were unclear and Network Rail reportedly planned to conduct some investigations. RBBC had also made their concerns known about the lack of any measures taken by the rail company to install a temporary pump to remove flood water after heavy downpours as well as a long term mitigation. It remained unclear if any remedial works would be carried out in April 2024. Additionally, other subway improvements may be impacted by work on the slow up line (nearest Horley High Street) and the structure of the subway.

**High Street Public Realm:**

Design and delivery had been transferred to Surrey County Council (SCC) and anticipated start dates had yet to be advised. Once known, there would be a public engagement period beforehand to suitably notify residents and businesses of the works required and to agree arrangements to keep disruption to an absolute minimum.

**Central Car Park:**

Ahead of the public realm works, it was expected that the '20 minutes free parking' initiative would be introduced at the Central Car Park from 1 April 2024. It was hoped this would cover all Horley car parks. Additionally, contractors had been appointed to carry out demarcation of the parking bays and other landscaping works but these could not be programmed until provision of the power supply for the new Electric Vehicle Charging Points (EVCPs). At the Town Council's request, consideration would be given on how to best accommodate season ticket holders to park elsewhere along with arrangements to assist with overflow parking.

**Wayfinding Signage**

Similarly design and delivery had been transferred to SCC, for which a tender was in progress and appointment of contractor would be made in due course. It was thought that the County Council's highways contractor may also carry out some works. A more definitive programme and timetable would follow after all necessary permissions were in place.

**RESOLVED: noted.**

**P 7653 Horley Sewage Treatment Works (HSTW)**

Members were updated on the recent meeting held with Thames Water (TW), Westvale Park Residents Association (WPRA) along with the Charlwood Parish Council Chair and Horley Town

**P 7653)** Councillors. Claire Coutinho MP and Bgh Cllr Richard Biggs were also in attendance (prior to the meeting) to meet the attendees and offer support on concerns raised about outflows of raw sewage on public land and to hear more about what the water company previously divulged to mitigate flooding through the comprehensive upgrade project.

Cllr Wotton summarised the meeting content and remarked it had been constructive between all parties. With reference to presentation slides, an overview of current facilities at the site was received, along with current issues and root causes. Some proposed solutions were also put forward, including short-term mitigation with the construction of a tall concrete wall on the northern-side of the site; and a sandbag wall would remain placed in front of the open storm-tanks. TW will need a footpath closure application approved by SCC to close the public footpath to construct the wall and to retain two temporary storm pumps as the original ones were not functioning correctly. A number of other actions were also identified for TW to follow up and advise of the outcomes along with more clarity on their long-term investment plans.

**RESOLVED: noted.**

**P 7654 Outstanding Infrastructure, Amenities and Public Facilities at Westvale Park Development**

In the absence of Cllr Barlow, the Town Clerk recited an extract on an update from the Westvale Park Residents' Association (WPRA) Chair, concerning lack of delivery of the whole programme by the Consortium at the development. Their complete dissatisfaction had been made known in a letter to the Borough Council, to which the Managing Director responded. She stated that a Deed of Variation to the S.106 Agreement was under negotiation and once finalised, they would be invited to a round table meeting to discuss the terms of the revised programme by the developer along with timescales. In the meantime, the Stop Order would remain in force, along with the bond to ensure appropriate delivery of all outstanding requirements.

The Town Clerk reminded the Committee that these were the views given from WPRA and not those of the Town Council and that HTC were already receiving updates from RBBC through their joint council meetings.

Cllr Saunders added that commitment made by the principal authorities to deliver a new sustainable development at Westvale Park, had ignited other concerns about the use of S.106 funds in a general sense. Even though a level of new development in recent years was clearly evident, it was felt there was still scope for improvement. As such, he asked Cllr Biggs to assist in furnishing a list of how S.106 monies have been spent recently; on what projects the monies were spent; what projects are planned or in the pipeline; and how much is left. Cllr Biggs advised that, in time, he felt that an informative report of this nature could be provided. It should, however be noted that there may be allocation of funds to cover indirect projects in other areas, for example, improved access routes to East Surrey Hospital via the Three Arch Road and A23 junction. A further update would be provided in due course.

**RESOLVED: noted.**

**P 7655 Communications Received**

<b>From</b>	<b>Subject</b>	<b>Date</b>	<b>Action</b>
Mole Valley DC	Local Plan (Main Modifications) consultation	1 March 2024	Noted.

**RESOLVED: noted.**

**P 7656 Diary Dates**

19 March: Full Council Meeting, 7.30 pm  
9 April: Interim Planning Committee, 7.30 pm

**P 7656)** 16 April: Horley Town Management Group (HTMG), 6pm (remote)  
**RESOLVED: noted.**

**P 7657**

**Press Release**

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

**Meeting closed at 20.46pm**

**Date of next meeting: 9 April 2024**



**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 8 February 2024 – 7 March 2024**  
**To see plans please CTRL+click on the application number to follow the link**

<b>01. RBBC Letter Dated: 08.02.24</b>	<b>Application No: <a href="#">24/00234/HHOLD</a></b>
LOCATION:	113 Balcombe Road Horley Surrey RH6 9BG
DESCRIPTION:	Proposed first-floor rear extension and car port conversion to extend existing garage.
<b>HORLEY TOWN COUNCIL COMMENTS (Ratified, 12/03/24)</b>	<b>No Objections</b>

<b>02. RBBC Letter Dated: 19.02.24</b>	<b>Application No: <a href="#">24/00308/HHOLD</a></b>
LOCATION:	16 West Meads Horley Surrey RH6 9AF
DESCRIPTION:	Change of garage door to window to match existing windows in size and style. To allow garage to be converted into TV/snug room. No other external changes proposed.
<b>HORLEY TOWN COUNCIL COMMENTS (Ratified, 12/03/24)</b>	<b>No Objections</b>

<b>03. RBBC Letter Dated: 22.02.24</b>	<b>Application No: <a href="#">24/00329/ADV</a></b>
LOCATION:	Nationwide 119 Victoria Road Horley Surrey RH6 7YS
DESCRIPTION:	Replace 1no. Projecting signage with new 500mm. Replace 1no. Fascia and 1no. Logo with 1no. new blue fascia & 1no. new 385mm logo height. Remove window message "Building Society" & make good as necessary. Replace 1no. ATM tablet and decals with new. Replace statutory signage with new. Install new window message "A good way to bank." Remove receipt bin. Post box number to be grey.
<b>HORLEY TOWN COUNCIL COMMENTS (Ratified, 12/03/24)</b>	<b>No Objections</b>

<b>04. RBBC Letter Dated: 26.02.24</b>	<b>Application No: <a href="#">24/00324/F</a></b>
LOCATION:	Land And Outbuilding To The Rear Of 19 Station Road Horley Surrey RH6 9HW
DESCRIPTION:	Demolition of outbuilding to provide two dwellings, together with associated cycle, refuse stores and off-street parking.
<b>HORLEY TOWN COUNCIL COMMENTS</b>	<b>No Objections</b>

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 8 February 2024 – 7 March 2024**  
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<b>05. RBBC Letter Dated: 29.02.24</b>	<b>Application No: <a href="#">24/00359/HHOLD</a></b>
LOCATION:	63 Albert Road Horley Surrey RH6 7HB
DESCRIPTION:	Proposed single storey rear/side extension.
<b>HORLEY TOWN COUNCIL COMMENTS</b>	<b>No Objections</b>

<b>06. RBBC Letter Dated: 01.03.24</b>	<b>Application No: <a href="#">24/00369/HHOLD</a></b>
LOCATION:	21 Hazelhurst Langshott Horley Surrey RH6 9XY
DESCRIPTION:	Single storey rear and part side addition
<b>HORLEY TOWN COUNCIL COMMENTS</b>	<b>No Objections</b>

<b>07. RBBC Letter Dated: 07.03.24</b>	<b>Application No: <a href="#">24/00409/HHOLD</a></b>
LOCATION:	3 Kiln Lane Horley Surrey RH6 8JG
DESCRIPTION:	Garage conversion, single-story front extension and first-floor front extension.
<b>HORLEY TOWN COUNCIL COMMENTS</b>	<b>No Objections</b>

**List of Planning Applications**  
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**During the period 8 February 2024 – 7 March 2024**  
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**Tree Works (Non-Felling)**

<b>A. RBBC Letter Dated: 08.02.24</b>	<b>Application No: <a href="#">24/00192/TPO</a></b>
LOCATION:	28 Lechford Road Horley Surrey RH6 7NB
DESCRIPTION:	T1-Reduce lateral branches by 2 metres. T2-Reduce lateral branches by 2 metres. T3-Reduce lateral branches by 2 metres
<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: 20.02.24</b>	<b>Application No: <a href="#">24/00249/TPO</a></b>
LOCATION:	Junction At Brighton Road And Le May Close Horley Surrey
DESCRIPTION:	T03 - Hazel - Fell self-set Sycamores to the front Northeast T04 - Hazel - Fell self-set Cherry to the front North. T09 - Scots Pine - Carefully climb and dismantle to as close to ground level as possible T14 - Scots Pine - Carefully climb and dismantle to as close to ground level as possible T32 - Robinia - Reduce crown by 2 metres and Remove major deadwood greater than 25mm in diameter T34 -Cherry - Crown thin 10%, centre of crown. T37 - Robinia - Fell to as close to ground level as possible. Please see Tree Report attached for reasons and dimensions
<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: 21.02.24</b>	<b>Application No: <a href="#">24/00260/TPO</a></b>
LOCATION:	5 Rainbow Close Horley Surrey RH6 9QQ
DESCRIPTION:	T1 - Oak - To crown reduce branches overhanging the parking bays by 2.5m. The tree will also have all major deadwood removed. All branches will be pruned to appropriate growth points. All works are carried out to BS 3998: 2010 Tree work recommendations. A well balanced shape must be maintained. T2 - Oak - To crown reduce branches overhanging the parking bays by 2.5m. The tree will also have all major deadwood removed. All branches will be pruned to appropriate growth points. All works are carried out to BS 3998: 2010 Tree work recommendations. A well balanced shape must be maintained.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No Objections, subject to no adverse comments from the Tree Officer.</b>

**List of Planning Applications**  
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**During the period 8 February 2024 – 7 March 2024**  
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<b>D. RBBC Letter Dated: 06.03.24</b>	<b>Application No: <a href="#">24/00190/TPO</a></b>
LOCATION:	2 Hamilton Close Horley Surrey RH6 7HW
DESCRIPTION:	T002 - Reduce 1x mature Oak tree by approximately 2 meters. T003 - Reduce 1x mature Oak trees by approximately 2-3 meters. T004 - Reduce 1x mature Oak trees by approximately 2-3 meters. T005 - Reduce 1x mature Oak tree by approximately 2-3 meters
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b><a href="#">No Objections, subject to no adverse comments from the Tree Officer.</a></b>

**List of Planning Applications**  
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**During the period 8 February 2024 – 7 March 2024**  
**To see plans please CTRL+click on the application number to follow the link**

The following applications are for information only
15.02.24
<a href="#"><u>24/00276/CU</u></a> – 5th Horley Scout Group Scout Hall 34 Bay Close Horley Surrey  Permission to be used as a Preschool Monday to Friday, 9 am to 3 pm, during school term time only. Alongside the building's existing use of Scouting activities, meetings and hire to community based groups (under the F2 use class).

## During the period March 8 2024 – April 4 2024.

### List of Determined Applications – Horley

#### By Reigate & Banstead Borough Council

Applications Approved			
Application Number	Details	HTC Comments	Decision
<u><a href="#">24/00013/F</a></u>	30 Balcombe Road Horley Surrey RH6 9AA   Replacement of damaged roof covering including openings/rooflights. As amended on 08/03/2024	<b>No objections</b>	Approved with conditions
<u><a href="#">24/00104/HHOLD</a></u>	83 Balcombe Road Horley Surrey RH6 9AB   Single storey flat roof extension	<b>No objections</b>	Approved with conditions
<u><a href="#">24/00128/HHOLD</a></u>	5 Mann Avenue Horley Surrey RH6 8TF   Loft conversion with Velux windows	<b>No objections</b>	Approved with conditions
<u><a href="#">24/00150/HHOLD</a></u>	38 Hoadley Road Horley Surrey RH6 8TG   Retrospective permission for a 6.01m x 4.20m Aluminium and Polycarbonate Canopy/Verandah	<b>No objections</b>	Approved with conditions
<u><a href="#">24/00211/HHOLD</a></u>	13 Hutchins Way Horley Surrey RH6 8JN   Proposed replacement roof to existing conservatory.	<b>No objections</b>	Approved with conditions
<u><a href="#">24/00249/TPO</a></u>	Junction At Brighton Road And Le May Close Horley Surrey   T03 - Hazel - Fell self-set Sycamores to the front Northeast T04 - Hazel - Fell self-set Cherry to the front North. T09 - Scots Pine - Carefully climb and dismantle to as close to ground level as possible T14 - Scots Pine - Carefully climb and dismantle to as close to ground level as possible T32 - Robinia - Reduce crown by 2 metres and Remove major deadwood greater than 25mm in diameter T34 - Cherry - Crown thin 10%, centre of crown. T37 - Robinia - Fell to as close to ground level as possible. Please see Tree Report attached for reasons and dimensions	<b>No Objections, subject to no adverse comments from the Tree Officer</b>	Approved with conditions

**During the period March 8 2024 – April 4 2024.**

**Applications Refused and Withdrawn**

**By Reigate & Banstead Borough Council**

<b>Applications Refused</b>			
<b>Application No:</b>	<b>Details</b>	<b>HTC Comments</b>	<b>Status</b>

**During the period March 8 2024 – April 4 2024.**

**Appeals Lodged – Horley**

<b>Application No / Planning Inspectorate Reference:</b>	<b>Details</b>	<b>Case Type</b>	<b>Application Date</b>

**Appeals In Progress (Awaiting Decision) – Horley**

<b>Application No / Planning Inspectorate Reference:</b>	<b>Details</b>	<b>Case Type</b>	<b>Hearing Date</b>

**Appeals Decided – Horley**

<b>Application No / Planning Inspectorate Reference:</b>	<b>Details</b>	<b>Case Type</b>	<b>Decision</b>



**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 8 March 2024 – 4 April 2024**

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

<b>01. RBBC Letter Dated: 11.02.24</b>	<b>Application No: <u><a href="#">24/00412/HHOLD</a></u></b>
LOCATION:	16 Denshire Field Horley Surrey RH6 8GU
DESCRIPTION:	Erection of a single-storey rear extension, loft conversion and extension, and conversion of the existing garage into an annexe.
<i>Cons Expiry Date: 03/04/24; Determination Deadline: 29/04/24;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 09/04/24)</b>	<b>No objections</b>

<b>02. RBBC Letter Dated: 11.02.24</b>	<b>Application No: <u><a href="#">24/00434/HHOLD</a></u></b>
LOCATION:	Ashington Langshott Horley Surrey RH6 9LN
DESCRIPTION:	Proposed first floor rear extension and dormer extensions/alterations.
<i>Cons Expiry Date: 03/04/24; Determination Deadline: 30/04/24;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 09/04/24)</b>	<b>Don't think the proposed first floor extension helps with the appearance of massing however this is an isolated plot not overlooked by neighbours so would propose <b>no objections</b>.</b>

<b>03. RBBC Letter Dated: 13.03.24</b>	<b>Application No: <u><a href="#">24/00014/F</a></u></b>
LOCATION:	30 Balcombe Road Horley Surrey RH6 9AA
DESCRIPTION:	Extensions to create a first floor throughout, including roof extension and changes to the roof design
<i>Cons Expiry Date: 07/04/24; Determination Deadline: 08/05/24;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 09/04/24)</b>	<b>no objections</b>

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 8 March 2024 – 4 April 2024**

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<b>04. RBBC Letter Dated: 22.03.24</b>	<b>Application No: <a href="#">24/00510/F</a></b>
<b>LOCATION:</b>	Flat Shell 26 - 36 Cloverfields Langshott Horley Surrey RH6 9EY
<b>DESCRIPTION:</b>	Replacement of timber double glazed windows with PVCu double glazed windows - like for like colour & design.
<i>Cons Expiry Date: 14/04/24; Determination Deadline: 09/05/24;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b>	

<b>05. RBBC Letter Dated: 26.03.24</b>	<b>Application No: <a href="#">24/00539/HHOLD</a></b>
<b>LOCATION:</b>	22 Westleas Horley Surrey RH6 8AF
<b>DESCRIPTION:</b>	Single storey side extension
<i>Cons Expiry Date: 18/04/24; Determination Deadline: 15/05/24;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b>	

<b>06. RBBC Letter Dated: 27.03.24</b>	<b>Application No: <a href="#">24/00512/HHOLD</a></b>
<b>LOCATION:</b>	41 Cloverfields Langshott Horley Surrey RH6 9EY
<b>DESCRIPTION:</b>	Replacement of timber framed double glazed windows with PVCu framed double glazing. Like for like design and colour. Reason - condition and thermal performance.
<i>Cons Expiry Date: 19/04/24; Determination Deadline: 16/05/24;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b>	

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<b>07. RBBC Letter Dated: 03.04.24</b>	<b>Application No: <a href="#">24/00556/HHOLD</a></b>
<b>LOCATION:</b>	5 Dene Close Horley Surrey RH6 8AG
<b>DESCRIPTION:</b>	Garage conversion & new window to front elevation.
<i>Cons Expiry Date: 24/04/24; Determination Deadline: 16/05/24;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b>	

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**Tree Works (Non-Felling)**

<b>A. RBBC Letter Dated: 26/03/24</b>	<b>Application No: <a href="#">24/00505/TPO</a></b>
LOCATION:	17A Vicarage Lane Horley Surrey RH6 8AR
DESCRIPTION:	T1 Ash- Remove, Tree is showing some early signs of Ash dieback and has a very significant lean over very busy footpath and highway. Early removal would prevent possible risk to public.
<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: 26/03/24</b>	<b>Application No: <a href="#">24/00541/TPO</a></b>
LOCATION:	48 Limes Avenue Horley Surrey RH6 9DG
DESCRIPTION:	T1-T14 as shown on attached map. Works are part of a regular maintenance program to retain the trees at a suitable size for their location. Works being carried out to encourage well balanced crowns for the future. Front Garden T1 - Cherry. Remove dead and diseased wood which is overhanging the Neighbour's driveway. Cut to the 1 live growth which is remaining. Front Garden T2 - Goat Willow. Reduce by up to 2 metres whilst retaining healthy growth where possible. Front Garden. T3 - Small Tree - Unknown Species Light reduction up to 1 metre. Rear Garden. T4 - Maple Reduce to previous points. Rear Garden T5 - Conifer Reduce by 1.5 metres. Rear Garden T6 - Maple Reduce to previous points. Rear Garden T7 -Willow Reduce by up to 2.5 metres. Rear Garden T8 - Conifer Reduce any branches that sticks out over the garden to match the tree shape. Rear Garden T9 - Maple Reduce to previous points. Rear Garden T10 - Shrub Trim round to shape. Rear Garden T11 - Conifer Reduce by 1.5 metres to shape. Rear Garden T12 – Hazel Coppice to 6 foot. Rear Garden T13 - Lime Lift to 4-5 metres from ground level. Rear Garden T14 - Eucalyptus Reduce the top in height to 1-2 metres.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No Objections, subject to no adverse comments from the Tree Officer.</b>

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<b>The following applications are for information only</b>