

## **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 31 January 2017 at 7.30 pm**

**All correspondence and papers referred to in the public part of the agenda are available to view  
in the Town Council Offices during normal office hours.**

## **A G E N D A**

- 1. Apologies and Reasons for Absence**
- 2. Disclosable Pecuniary Interests and Non-Pecuniary Interests**  
To receive from members any Declarations of Interest in relation to any items included on the Agenda for this Meeting.
- 3. Public Forum**
- 4. Approval of Minutes**  
Planning & Development Committee held on 3 January 2017.
- 5. Matters Arising**  
Planning & Development Committee held on 3 January 2017.
- 6. Outside Bodies and Sub-Committees**
  - i) Gatwick Diamond Business:** To receive an update
  - ii) Horley Town Management Group:** To receive an update.
  - iii)** To receive reports of attendance at any other recent meetings.
- 7. Deferred Planning Applications**  
To consider any planning applications deferred from previous meetings.
- 8. Determined Planning Applications**  
To consider the list of applications determined for the period 23 December 2016 to 27 January 2017.
- 9. Registered Planning Applications**  
To consider the list of applications registered for the period 23 December 2016 to 27 January 2017.
- 10. Planning Appeals**
  - i)** To consider any Planning Appeals received.
  - ii)** To consider any Planning Appeals determined.
- 11. Ongoing Planning Matters**  
To receive an update on any matters.
- 12. North East Sector (The Acres)**  
To receive an update on any matters.

.... Continued

13. **North West Sector (Westvale Park)**  
To receive an update on any matters.
14. **Town Centre Regeneration**  
To receive an update on any matters.
15. **Railway Matters**  
To receive an update on any matters.
16. **Highways Matters**
  - i) **RBBC Consultation: Off Street Parking Places Order 2017 (Closing Date: 10 February 2017) –**  
To approve this Council's response.
  - ii) To receive an update on any other matters.
17. **Airport Matters**
  - i) **GATCOM: Dft Consultation – Safe Use of Drones (Closing date: 15 March 2017) –**  
To consider this Council's response.
  - ii) **GATCOM: Agenda for Meeting held on 26 January 2017** - To note information received.
  - iii) **GATCOM: GAL Press Release "Growth at Gatwick ..."** - To note information received.
  - iv) **GATCOM: Weekly Newsletters & Updates** - To note information received.
  - v) To receive an update on any other matters.
18. **Surrey County Council – Part Night Lighting Programme in Reigate & Banstead –**  
To receive an update.
19. **Surrey County Council Consultation: Proposed Removal of 'NO ENTRY' signs - Lumley Road and Albert Road, Horley (Closing Date: 3 February 2017) -** To approve this Council's response.
20. **RBBC Consultation - Community Infrastructure Levy (CIL): Local Improvements Fund (Closing Date: 6 February 2017) –** To consider this Council's response.
21. **Proposed Horley Business Park** - To receive an update.
22. **Letters Received.**
23. **Diary Dates.**
24. **Urgent Business.**
25. **Press Release**  
To agree items for inclusion.

*Date of next meeting: 28 February 2017*



Signed: Town Clerk

Dated: 26 January 2017

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 23 December 2016 to 27 January 2017**

<b>1.</b> <b>RBBC Letter Dated: 23/12/16</b>	<b>Application No: 16/02621/F</b> <b>(To view plans 'control &amp; click here')</b>
LOCATION:	Imperial Buildings 68 Victoria Road Horley Surrey
DESCRIPTION:	Four apartments over the second storey conversion and elevational external changes associated with the site's redevelopment (variation from previous approval for two apartments)
<p><i>Cons Expiry Date: 12/1/17; Determination Deadline: 3/2/17; pdf: 5</i></p> <p><i>Previous History: 14/00012/F - This application relates to two new residential penthouse units over the second storey conversion and the elevational external changes associated with the site's redevelopment. Amended plan received 13/02/2014.</i></p> <p><b>Decision: Approved with Conditions</b></p> <p><b>HORLEY TOWN COUNCIL COMMENTS (meeting, 11/2/14):</b> <i>The Town Council OBJECTS on the grounds of overdevelopment. We were satisfied with the original application, but not with the mass and height of the proposed two new residential penthouse units over the second storey conversion.</i></p>	
<b>HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 31/1/17):</b>	The Town COUNCIL OBJECTS on the grounds of overdevelopment. We were satisfied with the original application, but not with the mass and height of the proposed four apartments over the second storey conversion.

<b>2.</b> <b>RBBC Letter Dated: 30/12/16</b>	<b>Application No: 16/02856/TPO</b> <b>(To view plans 'control &amp; click here')</b>
LOCATION:	6 Millfield Close Horley Surrey RH6 9QX
DESCRIPTION:	Rear Garden - Rear Boundary T1 - Oak Reduce and re-shape crown by removal of up to 3 metres in crown width and height to shape and balance. Removal of dead wood. Crown lift to 3 metres by removal of secondary growth. Rear Garden - Rear Boundary T2 - Oak Reduce and re-shape crown by removal of up to 3 metres in crown width and height to shape and balance. Removal of dead wood. crown lift to 3 metres by removal of secondary growth. Rear Garden - Rear Boundary T3 - Oak Reduce and re-shape crown by removal of up to 3 metres in crown width and height to shape and balance. Removal of dead wood. Crown lift to 3 metres by removal of secondary growth.
<p><i>Cons Expiry Date: 20/1/17; Determination Deadline: 1/2/17; pdf: 1</i></p>	
<b>HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 31/1/17):</b>	No objections, subject to no adverse comments from the Tree Officer.

<b>3.</b> <b>RBBC Letter Dated: 30/12/16</b>	<b>Application No: 16/02870/S73</b> <b>(To view plans 'control &amp; click here')</b>
LOCATION:	Greenleas 48 Meath Green Lane Horley Surrey RH6 8HY
DESCRIPTION:	Demolition of outbuilding and replacement with a residential double garage and 1-bed annexe ancillary to no.48, and double garage to no.46. Replacement of a single storey rear extension to no.48 with an single storey rear extension. Variation of condition 4 of 16/01111/F. Removal of the reference to the General Permitted Development Order Class E
<i>Cons Expiry Date: 20/1/17; Determination Deadline: 2/2/17; pdf: 3</i>	
<b>HORLEY TOWN</b> <b>COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 31/1/17):</b>	The Town Council OBJECTS on the grounds of having noted the comments of the Conservation Officer, we would wish to give his views our support.

<b>4.</b> <b>RBBC Letter Dated: 3/1/17</b>	<b>Application No: 16/02834/F</b> <b>(To view plans 'control &amp; click here')</b>
LOCATION:	55 - 57 Victoria Road Horley Surrey RH6 7QH
DESCRIPTION:	Signage and branding to the proposed Horley Library (Unit 1, Russell Square). Application includes the installation of high level louvres to shop front glazing, book drop and external mounted defibrillator. <b>Application relates to Change of Use application granted 31/08/16, ref: RE16/01664/CON.</b>
<i>Cons Expiry Date: 24/1/17; Determination Deadline: 2/2/17; pdf: 6</i>	
<b>HORLEY TOWN</b> <b>COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 31/1/17):</b>	No objections.

<b>5.</b> <b>RBBC Letter Dated: 6/1/17</b>	<b>Application No: 16/03002/TPO</b> <b>(To view plans 'control &amp; click here')</b>
LOCATION:	13 Priestlands Close Horley Surrey RH6 8GG
DESCRIPTION:	T1 - Rear Garden - Silver Birch Tree: Crown reduce & re-shape the canopy by approx 1.5 metres to suitable secondary growth points & lateral reduction to 2 secondary branches which overhang the rear garden by up to 1 metre.
<i>Cons Expiry Date: 27/1/17; Determination Deadline: 16/2/17; pdf: 1</i>	
<b>HORLEY TOWN</b> <b>COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 31/1/17):</b>	No objections, subject to no adverse comments from the Tree Officer.

<b>6.</b> <b>RBBC Letter Dated: 9/1/17</b>	<b>Application No: 16/02907/F</b> <b>(To view plans 'control &amp; click here')</b>
LOCATION:	Andrews 12 - 14 High Street Horley Surrey RH6 7AY
DESCRIPTION:	Vary the window style to the front elevation
<i>Cons Expiry Date: 27/1/17; Determination Deadline: 16/2/17; pdf: 3</i>	
<b>HORLEY TOWN</b> <b>COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 31/1/17):	No objections.

<b>7.</b> <b>RBBC Letter Dated: 9/1/17</b>	<b>Application No: 16/02733/ADV</b> <b>(To view plans 'control &amp; click here')</b>
LOCATION:	Kings Bakery 19 High Street Horley Surrey RH6 7BH
DESCRIPTION:	Changing the name of the business and removing the old sign and replacing it with a more safe and less protruding sign
<i>Cons Expiry Date: 30/1/17; Determination Deadline: 22/2/17; pdf: 4</i>	
<b>HORLEY TOWN</b> <b>COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 31/1/17):	No objections.

<b>8.</b> <b>RBBC Letter Dated: 10/1/17</b>	<b>Application No: 04/02120/RM1F</b> <b>(To view plans 'control &amp; click here')</b>
LOCATION:	Horley North West Development Meath Green Lane Horley
DESCRIPTION:	Reserved matters application for Phase 1 of the Riverside Green Chain Country Park and Great Crested Newt Reserve at North West Horley (Appearance, Landscaping, Layout and Scale) pursuant to outline permission 04/02120/OUT - Comprehensive mixed use development to comprise housing (approx 1510 dwellings), neighbourhood centre, primary school, recreation and open space uses, plus associated infrastructure and access roads linking the development to A23 and A217. An Environmental Statement was submitted in support of the original outline planning application.
<i>Cons Expiry Date: 31/1/17; Determination Deadline: 22/2/17; pdf: 4</i>	
<b>HORLEY TOWN</b> <b>COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 31/1/17):	No objections.

<b>9.</b> <b>RBBC Letter Dated: 10/1/17</b>	<b>Application No: 16/02950/HHOLD</b> <b>(To view plans 'control &amp; click here')</b>
LOCATION:	8 Avenue Gardens Horley Surrey RH6 9BS
DESCRIPTION:	Proposed two storey and single storey extensions with porch
<i>Cons Expiry Date: 31/1/17; Determination Deadline: 10/2/17; pdf: 3</i>	
<b>HORLEY TOWN</b> <b>COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 31/1/17):	No objections.

<b>10.</b> <b>RBBC Letter Dated: 10/1/17</b>	<b>Application No: 17/00023/TPO</b> <b>(To view plans 'control &amp; click here')</b>
LOCATION:	1 Millfield Close Horley Surrey RH6 9QX
DESCRIPTION:	T1 - Oak Remove dead and diseased wood. Crown reduction by the removal of up to 3 metres in crown width and height. G2 - Cypress Fell and stump grind, not subject to the Tree Preservation Order.
<i>Cons Expiry Date: 31/1/17; Determination Deadline: 2/3/17; pdf: 1</i>	
<b>HORLEY TOWN</b> <b>COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 31/1/17):	No objections, subject to no adverse comments from the Tree Officer.

<b>11.</b> <b>RBBC Letter Dated: 11/1/17</b>	<b>Application No: 16/02989/HHOLD</b> <b>To view plans 'control &amp; click here')</b>
LOCATION:	Farling 45 Limes Avenue Horley Surrey RH6 9DG
DESCRIPTION:	Demolition of existing garage, proposed two storey side and rear extensions, single storey rear extension and front canopy porch
<i>Cons Expiry Date: 1/2/17; Determination Deadline: 15/2/17; pdf: 3</i>	
<b>HORLEY TOWN</b> <b>COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 31/1/17):	No objections.

<b>12.</b> <b>RBBC Letter Dated: 13/1/17</b>	<b>Application No: 17/00026/TPO</b> <b>To view plans 'control &amp; click here')</b>
LOCATION:	<b>23 Carlton Tye Langshott Horley Surrey RH6 9XJ</b>
DESCRIPTION:	<b>T1 Oak - Crown reduce by up to 2-2.5m and remove dead wood.</b> <b>Reason - To maintain trees crown within proximity to surroundings and good arboricultural management.</b>
<i>Cons Expiry Date: 3/2/17; Determination Deadline: 3/3/17; pdf: 1</i>	
<b>HORLEY TOWN</b> <b>COUNCIL COMMENTS</b> (meeting, 31/1/17):	

<b>13.</b> <b>RBBC Letter Dated: 16/1/17</b>	<b>Application No: 16/02890/HHOLD</b> <b>To view plans 'control &amp; click here')</b>
LOCATION:	<b>15 Greenfields Road Horley Surrey RH6 8HW</b>
DESCRIPTION:	<b>Demolition of existing garage and erection of single storey side extension</b>
<i>Cons Expiry Date: 6/2/17; Determination Deadline: 28/2/17; pdf: 3</i>	
<b>HORLEY TOWN</b> <b>COUNCIL COMMENTS</b> (meeting, 31/1/17):	

<b>14.</b> <b>RBBC Letter Dated: 16/1/17</b>	<b>Application No: 16/02791/CU</b> <b>To view plans 'control &amp; click here')</b>
LOCATION:	<b>Hartleys 84 Brighton Road Horley Surrey RH6 7JQ</b>
DESCRIPTION:	<b>Change of use from A1 to A3+A5 mixed use and installation of extractor flue pipe</b>
<i>Cons Expiry Date: 7/2/17; Determination Deadline: 3/3/17; pdf: 3</i>	
<b>HORLEY TOWN</b> <b>COUNCIL COMMENTS</b> (meeting, 31/1/17):	

<b>15.</b> <b>RBBC Letter Dated: 20/1/17</b>	<b>Application No: 16/03005/HHOLD</b> <b>To view plans 'control &amp; click here')</b>
LOCATION:	<b>117A Balcombe Road Horley Surrey RH6 9BG</b>
DESCRIPTION:	<b>New garage block to front of property</b>
<i>Cons Expiry Date: 10/2/17; Determination Deadline: 28/2/17; pdf: 1</i>	
<b>HORLEY TOWN</b> <b>COUNCIL COMMENTS</b> (meeting, 31/1/17):	

<b>16.</b> <b>RBBC Letter Dated: 25/1/17</b>	<b>Application No: 17/00031/HHOLD</b> <b>To view plans 'control &amp; click here')</b>
LOCATION:	<b>11 Granary Close Horley Surrey RH6 8JF</b>
DESCRIPTION:	<b>New garage detached from existing building, attached to neighbours garage.</b>
<i>Cons Expiry Date: 15/2/17; Determination Deadline: 6/3/17; pdf: 4</i>	
<b>HORLEY TOWN</b> <b>COUNCIL COMMENTS</b> (meeting, 31/1/17):	

<b>17.</b> <b>RBBC Letter Dated: 26/1/17</b>	<b>Application No: 17/00144/TPO</b> <b>To view plans 'control &amp; click here')</b>
LOCATION:	<b>2 Skipton Way Horley Surrey RH6 8LX</b>
DESCRIPTION:	<b>Fir (0A42) Height 18m, Spread 5-10m, Stem Diameter 750mm+.</b> <b>Located on edge of access road to garages to the rear of 2 Skipton Way, fell infected with Heterobasidion annosum fungi found at base. Remove major dead wood from Pine (0A41)</b>
<i>Cons Expiry Date: 16/2/17; Determination Deadline: 17/3/17; pdf: 1</i>	
<b>HORLEY TOWN</b> <b>COUNCIL COMMENTS</b> (meeting, 31/1/17):	