

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 5 December 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 7 November 2017.
- 5. Matters Arising**
Planning & Development Committee held on 7 November 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 4 November to 1 December 2017.
- 9. Registered Planning Applications**
To consider the list of applications registered for the period 4 November to 1 December 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.
- 13. North West Sector (Westvale Park)**
To receive an update on any matters.

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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) **SCC Highways: Outstanding Road Maintenance in Horley** - To receive an update.
ii) **SCC Pay and Conserve - Car Park Charging on the Countryside Estate: Results and Proposals** – To note information received.
iii) To receive an update on any other matters.
17. **Airport Matters**
i) **GATCOM: Key Messages and Outcome from GATCOM Meeting held on 9 November 2017** - to note information received.
ii) **GAL Consultation – Views sought on revision of the END Noise Action Plan 2019- 2024 (GATCOM Deadline: 15 December 2017)** - To consider this Council’s response.
iii) **GATCOM: Weekly Newsletters & Updates** - To note information received.
iv) To receive an update on any other matters.
18. **Proposed Horley Business Park** - To receive an update.
19. **De-Cluttering of Signage in Surrey (supported by SCC)** - To consider surveying residents for recommendations to clear away redundant signage in Horley and to consider the way forward.
20. **SCC Draft Waste Local Plan on future of Waste Management facilities in Surrey (Closing Date: 7 February 2018)** - To consider this Council’s response.
21. **Letters Received.**
22. **Diary Dates.**
23. **Urgent Business.**
24. **Press Release.**
To agree items for inclusion.
25. **Exclusion of Public and Press**
“In view of the special or confidential nature of the business about to be transacted, it is advisable in the public interest that the press and public be excluded and that they be instructed to withdraw.”
25. **Precept 2018/2019** **CONFIDENTIAL**
To review this Committee’s requirements, for consideration by Full Council.

Date of next meeting: 9 January 2017



Signed: Town Clerk

Dated: 30 November 2017

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 4 November to 1 December 2017

1. RBBC Letter Dated: 3/11/17	Application No: 17/02467/HHOLD (To view plans 'control & click here')
LOCATION:	15 Parkhurst Road Horley Surrey RH6 8EU
DESCRIPTION:	Enlargement of ground floor extension.
<i>Cons Expiry Date: 24/11/17; Determination Deadline: 26/12/17; pdf: 4</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 5/12/17)	No objection
2. RBBC Letter Dated: 3/11/17	Application No: 17/02483/F (To view plans 'control & click here')
LOCATION:	Land To Rear Of 5 - 7 Meath Green Lane Horley Surrey RH6 8EE
DESCRIPTION:	New 2 bed house.
<i>Cons Expiry Date: 24/11/17; Determination Deadline: 26/12/17; pdf: 2</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 5/12/17)	No objection
3. RBBC Letter Dated: 7/11/17	Application No: 17/02521/HHOLD (To view plans 'control & click here')
LOCATION:	28 Williamson Road Horley Surrey RH6 9RQ
DESCRIPTION:	Single storey rear extension.
<i>Cons Expiry Date: 28/11/17; Determination Deadline: 21/12/17; pdf: 1</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 5/12/17)	No objection

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4. RBBC Letter Dated: 8/11/17	Application No: 17/02495/S73 (To view plans 'control & click here')
LOCATION:	Denton Homes Development Site At Former 34 Limes Avenue Horley Surrey
DESCRIPTION:	Demolition of existing buildings and outbuildings. Erection of 5 x 2 storey detached dwellings, with associated access, parking and landscaping works. Variation of condition 6 of appeal permission 16/00263/F. Amendment to landscaping.
<p>Cons Expiry Date: 29/11/17; Determination Deadline: 1/1/18; pdf: 1 Previous History: 16/02235/F - Demolition of existing dwelling and outbuildings. Erection of 5 dwellings with associated access, parking and landscaping. As amended on 11/11/2016 and 04/01/2017 Decision: Approved with Conditions [A previous application had been refused but was allowed on Appeal] Horley Town Council Comments: (Thu 10 Nov 2016)</p> <p>The Town Council OBJECTS on the following grounds: i) Overdevelopment; ii) Out-of-character; and iii) Concerns over flooding issues.</p>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 5/12/17)	No objection
5. RBBC Letter Dated: 8/11/17	Application No: 17/02557/F (To view plans 'control & click here')
LOCATION:	The Beeches 60 Massetts Road Horley Surrey RH6 7DS
DESCRIPTION:	Change of use from residential (use class C3) to a house in multiple occupation (HMO)- sui generis use.
<p>Cons Expiry Date: 29/11/17; Determination Deadline: 28/12/17; pdf: 10</p>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 5/12/17)	No objection, however concern was expressed about <ol style="list-style-type: none"> I. the proposed high number of occupants and II. the low ratio of parking spaces to occupants. (5 spaces for 11 rooms).

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6. RBBC Letter Dated:16/11 /17	Application No: 17/02592/HHOLD (To view plans 'control & click here')
LOCATION:	31 Cheyne Walk Horley Surrey RH6 7PE
DESCRIPTION:	Front extension and garage conversion
<i>Cons Expiry Date:- 7/12/17; Determination Deadline: 1/1/17; pdf:3</i>	
<i>Previous History: 17/02355/PDE - Single storey rear extension. 8 metres beyond rear wall. Maximum height 3.15 metres. Height at eaves 2.95 metres. Permitted Development Decision issued 14/11/17</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/12/17	

7. RBBC Letter Dated:17/11 /17	Application No: 17/02211/F (To view plans 'control & click here')
LOCATION:	57 Meadowcroft Close Horley Surrey RH6 9EJ
DESCRIPTION:	Dropped kerb to create access from Balcombe Road.
<i>Cons Expiry Date:- 8/12/17; Determination Deadline: 8/1/17; pdf:5</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/12/17	

8. RBBC Letter Dated:17/11 /17	Application No: 17/02388/F (To view plans 'control & click here')
LOCATION:	Horley Railway Station Victoria Road Horley Surrey
DESCRIPTION:	The installation of an automated teller machine.
<i>Cons Expiry Date:- 8/12/17; Determination Deadline: 4/1/17; pdf 10</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/12/17	

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9. RBBC Letter Dated:20/11 /17	Application No: 17/02389/ADV (To view plans 'control & click here')
LOCATION:	Horley Railway Station Victoria Road Horley Surrey
DESCRIPTION:	The installation of 1no illuminated logo panel.
<i>Cons Expiry Date:- 11/12/17; Determination Deadline: 3/1/17; pdf See 17/02388/F above.</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/12/17	
10. RBBC Letter Dated:20/11 /17	Application No: 17/02590/HHOLD (To view plans 'control & click here')
LOCATION:	233 Balcombe Road Horley Surrey RH6 9EF
DESCRIPTION:	Conversion of garage into 2 rooms, rear one third conversion into a utility space, front two thirds into a habitable room.
<i>Cons Expiry Date:- 11/12/17; Determination Deadline:- 1/1/17; pdf 4 There is also a current application for a Certificate of Lawfulness (Proposed Use) 17/02591/CLP, The proposal includes a conversion of the existing loft into two habitable rooms which also includes installation of a staircase from the first floor into the loft. The proposed loft space is 15.39 cubic meters which is within the 50 cubic meters requirement. The proposal includes a dormer to the rear of the property and two velux windows to the front.</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/12/17	
11. RBBC Letter Dated:20/11 /17	Application No: 17/01763/HHOLD (To view plans 'control & click here')
LOCATION:	3 Emlyn Road Horley Surrey RH6 8RX
DESCRIPTION:	Ramp to side of property.
<i>Cons Expiry Date:-11/12/17; Determination Deadline: 1/1/17; pdf3</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/12/17	

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12. RBBC Letter Dated:20/11 /17	Application No: 17/02650/HHOLD (To view plans 'control & click here')
LOCATION:	68 Castle Drive Horley Surrey RH6 9DE
DESCRIPTION:	Two storey side extension.
Cons Expiry Date:- 11/12/17; Determination Deadline: 10/1/17; pdf 5	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/12/17	
13. RBBC Letter Dated:23/11 /17	Application No: 17/02634/CU (To view plans 'control & click here')
LOCATION:	Unit B1 Smallmead House Smallmead Horley Surrey
DESCRIPTION:	Change of use from B1 to Sui Generis.
Cons Expiry Date:- 14/12/17; Determination Deadline: 15/1/17; pdf 2	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/12/17	
14. RBBC Letter Dated:23/11 /17	Application No: 17/00131/F (To view plans 'control & click here')
LOCATION:	Sangers House Horley Row Horley Surrey RH6 8DJ
DESCRIPTION:	Extension and alteration to Building 1 to provide a veterinary surgery at ground floor and 2 flats on the first floor and external alterations to Building 2 to provide 3 flats and 2 outbuildings and Termination Cabinet. As amended on 10/11/2017.
Cons Expiry Date:- 14/12/17; Determination Deadline: 3/1/17; pdf 9	
Previous History: - 17/00131/F Horley Town Council comments: 30 Mar 2017 - The Town Council OBJECTS on the following grounds: i) Increased traffic flow; and ii) Danger to road users based on the proposed conversion of existing building to provide veterinary surgery and 5 flats.	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/12/17	

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15. RBBC Letter Dated:/11 /17	Application No: 17/02372/F (To view plans 'control & click here')
LOCATION:	Jessops Lodge 50 Massetts Road Horley Surrey RH6 7DS
DESCRIPTION:	Two storey extension & the conversion of the Coach House into residential dwelling.
<p>Cons Expiry Date:- 15/12/17; Determination Deadline: 15/1/17; pdf 7</p> <p>Previous History:</p> <p>1. 17/01969/F -Construction of two detached 4-bed houses</p> <p>2. 14/01442/F - Two storey extension & conversion of the Coach House to a dwelling, amended plans 26.11.14</p> <p>Decision: 1. Approved with Conditions 2. Refused</p> <p>Horley Town Council Comments: (26 Sep 2017) (26 Sep 2014 and 12 Dec 2014) The Town Council OBJECTS on the grounds of overdevelopment in a conservation area.</p>	
<p style="text-align: center;">HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/12/17</p>	
16. RBBC Letter Dated: 28/11 /17	Application No: 17/02411/HHOLD (To view plans 'control & click here')
LOCATION:	32 Chestnut Road Horley Surrey RH6 8PF
DESCRIPTION:	Rear single storey extension. As amended on 17/11/2017.
<p>Cons Expiry Date:- 12/12/17; Determination Deadline: 14/12/17; pdf 4</p> <p>Previous History:</p> <p>17/02411/HHOLD – Before committee in November 2017 HTC Comments – No objections</p> <p>17/01659/HHOLD - Single storey rear extension</p> <p>Decision: Refused</p> <p>Horley Town Council Comments: No objections (15 August 2017)</p>	
<p style="text-align: center;">HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/12/17</p>	
17. RBBC Letter Dated: 28/11 /17	Application No: 17/02691/HHOLD (To view plans 'control & click here')
LOCATION:	26 Haroldslea Drive Horley Surrey RH6 9DU
DESCRIPTION:	Proposed loft conversion, dormer extension and single storey rear extension.
<p>Cons Expiry Date:- 19/12/17; Determination Deadline: 15/1/17; pdf 5</p>	
<p style="text-align: center;">HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/12/17</p>	

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18. RBBC Letter Dated: 28/11 /17	Application No: 17/02677/HHOLD (To view plans 'control & click here')
LOCATION:	4 Stocks Close Horley Surrey RH6 9GU
DESCRIPTION:	Rear single storey extension & two storey extension with dormer.
<i>Cons Expiry Date:- 19/12/17; Determination Deadline: 18/1/17; pdf 2</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/12/17	

List of Planning Applications
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During the period 4 November to 1 December 2017
Tree Works (Non-Felling)

A. RBBC Letter Dated: 13/11/17	Application No: 17/02588/TPO (To view plans 'control & click here')
LOCATION:	13 Newlands Close Horley Surrey RH6 8JR
DESCRIPTION:	T2- Oak- Remove regrowth from previously reduce overhanging branches over 11 kiln lane. Excessive shading was previously caused by tree and removal will prevent future shading.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 14/11/17	Application No: 17/02640/TPO (To view plans 'control & click here')
LOCATION:	Land Adjoining 8 Jubilee Close Horley Surrey RH6 9FN
DESCRIPTION:	Oak crown lift by 2m and lateral redcut of branches on house side only by 1m
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 20/11/17	Application No: 17/02657/TPO (To view plans 'control & click here')
LOCATION:	The Squirrels 11 Kiln Lane Horley Surrey RH6 8JG
DESCRIPTION:	T1 Oak- To remove epicormic growth. Growth was removed last year to increase aesthetic value of tree. Propose to remove again as general maintenance.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

D. RBBC Letter Dated: 24/11/17	Application No: (To view plans 'control & click here')
LOCATION:	18 Langshott Lane Langshott Horley Surrey RH6 9AH
DESCRIPTION:	Oak - Reduce the crown by shortening the longer branches by 1m. Prune out rubbing and structurally defective branches. Cherry tree - Reduce the crown by 1m. Walnut tree - Reduce the lateral branches by 1m . Reduce the upper branches by 0.5m.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.