

# HORLEY TOWN COUNCIL

## Minutes of a Meeting of the Planning and Development Committee held on 29 August 2023, at 7.30 pm

**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**

Rachel Botcherby (Planning Officer)  
Sophie Mandak (Administrative Assistant)

### **P 7542 Apologies and Reasons for Absence**

Apologies were received from Cllr Barlow and Cllr Saunders.

**RESOLVED: Noted.**

### **P 7543 Disclosable Pecuniary Interests and Non-Pecuniary Interests**

Cllr Hughes declared an interest in Agenda Item 7 as she lives in the oldest listed house in the proposed Horley Row Conservation Area.

The whole Committee declared a Non-Pecuniary Interest in Planning Application 21 (Ref: 23/01701/DED) – 1<sup>st</sup> Horley Scout Group Hall, Michaels Crescent as this is being progressed by Horley Town Council.

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

**RESOLVED: Noted.**

### **P 7544 Approval of Minutes**

Planning & Development Committee held on 01 August 2023.

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

### **P 7545 Planning Updates**

The Planning Officer updated the Committee to advise that further to last month's Public Forum we are happy to report that the hedge line fronting Bonehurst Rd has been cut down to ground level, thereby resolving the issues regarding sightlines.

**RESOLVED: Noted**

### **P 7546 Determined Planning Applications**

Members reviewed the list of Planning Applications determined for the period 28th July 2023 to 24 August 2023.

**RESOLVED: Noted.**

**P 7547 Registered Planning Applications**

Planning Applications received from Reigate & Banstead Borough Council for the period 28th July 2023 to 24 August 2023.

**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 7548 Response to Consultation on Proposed Horley Row Conservation Area and Proposed Extensions to Massetts Road Conservation Area**

The Planning Officer advised that the Chairman had queried why only part of the New Churchyard is proposed for inclusion and not all of it. The boundary as proposed only reached the internal roundabout. The Council's response has therefore been updated to reflect this. No other comments were received, and all Members voted to ratify the response.

**RESOLVED: The Response be Ratified by Horley Town Council**

**P 7549 Diary Dates**

4<sup>th</sup> September – **Members tour of the Churchyard @ 6pm**

5<sup>th</sup> September – **Environment Working Group @ 6pm**

5<sup>th</sup> September – **Full Council @ 7.30pm**

12<sup>th</sup> September – **Councillor Training- Finance @ 7pm**

19<sup>th</sup> September – **HTMG @ 6pm**

26<sup>th</sup> September – **Metrobus Presentation @ 6pm**

**RESOLVED: Noted**

**P 7550 Press Release**

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

Meeting closed at 20.05pm

Date of next meeting: 26 September 2023

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 28 July 2023 – 24 August 2023**  
**To see plans please CTRL+click on the application number to follow the link**

<b>01. RBBC Letter Dated: 27.07.23</b>	<b>Application No: <a href="#">23/01341/HHOLD</a></b>
LOCATION:	79 Hevers Avenue Horley Surrey RH6 8BZ
DESCRIPTION:	Single-storey rear extension
<b>HORLEY TOWN COUNCIL COMMENTS (RATIFIED, 29/08/23)</b>	<b>No objections</b>

<b>02. RBBC Letter Dated: 27.07.23</b>	<b>Application No: <a href="#">23/01358/F</a></b>
LOCATION:	Thurgarton Cottage Meath Green Lane Horley Surrey RH6 8HZ
DESCRIPTION:	Erection of two three-bedroom houses, provision of six parking spaces and turning area
<b>HORLEY TOWN COUNCIL COMMENTS (RATIFIED, 29/08/23)</b>	<b>No objection subject to the application meeting the requirements of the conservation officer</b>

<b>03. RBBC Letter Dated: 31.07.23</b>	<b>Application No: <a href="#">23/01329/F</a></b>
LOCATION:	Land To Rear Of 44-46 Sangers Drive Horley Surrey RH6 8AL
DESCRIPTION:	Demolition of existing double garage and erection of two-storey, three bedroom dwelling, together with associated vehicle and cycle parking and landscaping.
<b>HORLEY TOWN COUNCIL COMMENTS (RATIFIED, 29/08/23)</b>	<b>No objections</b>

<b>04. RBBC Letter Dated: 31.07.23</b>	<b>Application No: <a href="#">23/01495/S73</a></b>
LOCATION:	Land At The Croft Meath Green Lane Horley Surrey RH6 8HZ
DESCRIPTION:	Erection of 10 dwellings with site access, private amenity space, garaging, parking and access to neighbouring development. Variation of conditions 1,13 and 21 of permission 19/00986/F. Alterations to plot 9 and 10 floor plans and elevations.
<b>HORLEY TOWN COUNCIL COMMENTS (RATIFIED, 29/08/23)</b>	<b>No Objections</b>

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<b>05. RBBC Letter Dated: 02.08.23</b>	<b>Application No: <a href="#">23/01577/TED</a></b>
LOCATION:	Street Record Chequers Drive Horley Surrey
DESCRIPTION:	Proposed 15m 5G telecoms installation: H3G street pole and additional equipment cabinets.
<b>HORLEY TOWN COUNCIL COMMENTS (RATIFIED, 29/08/23)</b>	<b>Horley Town Council Object and suggest that an alternative site in the neighbourhood be investigated</b>

<b>06. RBBC Letter Dated: 02.08.23</b>	<b>Application No: <a href="#">23/01284/HHOLD</a></b>
LOCATION:	2 Dunsfold Cottages 56 Lee Street Horley Surrey RH6 8EQ
DESCRIPTION:	Proposed single storey rear extension.
<b>HORLEY TOWN COUNCIL COMMENTS (RATIFIED, 29/08/23)</b>	<b>No objections</b>

<b>07. RBBC Letter Dated: 07.08.23</b>	<b>Application No: <a href="#">23/01558/F</a></b>
LOCATION:	Barclays Bank Plc 105 Victoria Road Horley Surrey RH6 7AX
DESCRIPTION:	Creation of additional/altered fenestration.
<b>HORLEY TOWN COUNCIL COMMENTS (RATIFIED, 29/08/23)</b>	<b>No objections</b>

<b>08. RBBC Letter Dated: 07.08.23</b>	<b>Application No: <a href="#">23/01552/HHOLD</a></b>
LOCATION:	Waverley 48 Smallfield Road Horley Surrey RH6 9AT
DESCRIPTION:	Partial ground floor & first floor side extension.
<b>HORLEY TOWN COUNCIL COMMENTS (RATIFIED, 29/08/23)</b>	<b>No objections</b>

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<b>09. RBBC Letter Dated: 08.08.23</b>	<b>Application No: <a href="#">23/01483/F</a></b>
LOCATION:	Land Parcel At 527388 143266 Drake Road Horley Surrey
DESCRIPTION:	A self-build three storey three-bedroom house to be used as a family home by the applicant. The ground floor will have an open plan kitchen-living room combination with a downstairs WC and an under stairs storage closet. The first floor will have 3 bedrooms and one bathroom. The second floor will be a loft room which will contain an en-suite bathroom.
<b>HORLEY TOWN COUNCIL COMMENTS (RATIFIED, 29/08/23)</b>	<b>HTCs only objection is the apparent lack of parking space[s]. The adjacent communal parking area was presumably calculated for the existing properties.</b>

<b>10. RBBC Letter Dated: 10.08.23</b>	<b>Application No: <a href="#">23/01581/HHOLD</a></b>
LOCATION:	81 Hevers Avenue Horley Surrey RH6 8BZ
DESCRIPTION:	Single storey rear extension
<b>HORLEY TOWN COUNCIL COMMENTS</b>	<b>No Objections</b>

<b>11. RBBC Letter Dated: 10.08.23</b>	<b>Application No: <a href="#">23/01604/HHOLD</a></b>
LOCATION:	163 Balcombe Road Horley Surrey RH6 9DR
DESCRIPTION:	Part front part side extension
<b>HORLEY TOWN COUNCIL COMMENTS</b>	<b>No Objections</b>

<b>12. RBBC Letter Dated: 11.08.23</b>	<b>Application No: <a href="#">23/01456/RET</a></b>
LOCATION:	Skylane Hotel 34 Bonehurst Road Horley Surrey RH6 8QG
DESCRIPTION:	Retrospective application for alteration works to Skylane Hotel's "cart house" building.
<b>HORLEY TOWN COUNCIL COMMENTS</b>	<b>No objections subject to meeting the requirements of the Conservation Officer</b>

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<b>13. RBBC Letter Dated: 11.08.23</b>	<b>Application No: <a href="#">23/01657/HHOLD</a></b>
LOCATION:	5 Charm Close Horley Surrey RH6 8DG
DESCRIPTION:	Proposed single storey front and rear extensions and first floor extension.
<b>HORLEY TOWN COUNCIL COMMENTS</b>	<b>Horley Town Council raises concerns about the visual impact of terracing.</b>

<b>14. RBBC Letter Dated: 11.08.23</b>	<b>Application No: <a href="#">23/01449/HHOLD</a></b>
LOCATION:	67 Poynes Road Horley Surrey RH6 8LS
DESCRIPTION:	New porch and single storey side extension 1.25 metres to create a laundry room and open up the layout.
<b>HORLEY TOWN COUNCIL COMMENTS</b>	<b>No objections</b>

<b>15. RBBC Letter Dated: 11.08.23</b>	<b>Application No: <a href="#">23/01230/CU</a></b>
LOCATION:	Gable End Guest House 23 Church Road Horley Surrey RH6 7EY
DESCRIPTION:	Change of use from guest house to HMO
<b>HORLEY TOWN COUNCIL COMMENTS</b>	<b>Horley Town Council raises concerns about the lack of internal communal areas for residents and considers that there is an insufficient level of parking to support an HMO.</b>

<b>16. RBBC Letter Dated: 15.08.23</b>	<b>Application No: <a href="#">23/01649/HHOLD</a></b>
LOCATION:	12 Westvale Road Horley Surrey RH6 8NT
DESCRIPTION:	Conversion of existing garage to office space. Replace existing side door with French door and additional window on same elevation. Garage door to remain to maintain visual amenity. Internal insulation and lining to allow use as office space.
<b>HORLEY TOWN COUNCIL COMMENTS</b>	<b>No objections</b>

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<b>17. RBBC Letter Dated: 15.08.23</b>	<b>Application No: <u>SCC Ref 2023-0001</u></b>
LOCATION:	Land at Hathersham Lane, Smallfield, Surrey RH6 9JG
DESCRIPTION:	Change of use from mixed-use agricultural and horticultural storage and supplies with storage of scaffolding to an aggregates recycling facility, including the importation and processing of Construction, Demolition and Excavation waste, the extension of one soil storage warehouse, siting of a portacabin office, construction of a new vehicle access point, wheelwash and a weighbridge and the erection of push walls.
<b>HORLEY TOWN COUNCIL COMMENTS</b>	<b>No Objections</b>

<b>18. RBBC Letter Dated: 16.08.23</b>	<b>Application No: <u>23/01648/ADV</u></b>
LOCATION:	Foodwise 15 High Street Horley Surrey RH6 7BH
DESCRIPTION:	New fascia sign. New projection sign
<b>HORLEY TOWN COUNCIL COMMENTS</b>	<b>No objections</b>

<b>19. RBBC Letter Dated: 16.08.23</b>	<b>Application No: <u>23/01686/HHOLD</u></b>
LOCATION:	9 Priory Close Horley Surrey RH6 8AX
DESCRIPTION:	Single storey rear / side extension following demolition of existing conservatory.
<b>HORLEY TOWN COUNCIL COMMENTS</b>	<b>No objections</b>

<b>20. RBBC Letter Dated: 23.08.23</b>	<b>Application No: <u>23/01653/F</u></b>
LOCATION:	2 And 4 Fairfield Avenue Horley Surrey RH6 7PD
DESCRIPTION:	Demolition of No. 2 Fairfield Avenue and erection of 1 No detached 4 bedroom dwelling and a pair of semi-detached two storey 3 bed room family dwellings with associated parking and landscaping.
<b>HORLEY TOWN COUNCIL COMMENTS</b>	<b>No objections</b>

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<b>21. RBBC Letter Dated: 23.08.23</b>	<b>Application No: <a href="#">23/01701/DED</a></b>
LOCATION:	1st Horley Scout Group Hall Michael Crescent Horley Surrey RH6 7LH
DESCRIPTION:	The demolition of the former scout hall building.
<b>HORLEY TOWN COUNCIL COMMENTS</b>	<b>No Comments Issued</b>

<b>22. RBBC Letter Dated: 23.08.23</b>	<b>Application No: <a href="#">23/01647/F</a></b>
LOCATION:	Foodwise 15 High Street Horley Surrey RH6 7BH
DESCRIPTION:	Replacement of existing shop front with powder coated aluminium framed shop front
<b>HORLEY TOWN COUNCIL COMMENTS</b>	<b>No objections as long as the design meets the requirements of the Horley Shopfront Design Guide SPG</b>



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**Tree Works (Non-Felling)**

<b>A. RBBC Letter Dated: 31.07.23</b>	<b>Application No: <a href="#">23/01539/TPO</a></b>
LOCATION:	Comphurst 1 The Grove Horley Surrey RH6 9HA
DESCRIPTION:	T1 Oak- Reduce lateral branches overhanging 14 Victoria road by 2m to suitable growth points. Roof has recently been replaced and tree is dropping a lot of debris. Pruning will decrease overhang and prevent future damage.
<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: 04.08.23</b>	<b>Application No: <a href="#">23/01592/TPO</a></b>
LOCATION:	Springwood 58 Massetts Road Horley Surrey RH6 7DS
DESCRIPTION:	G1 - Leylandii x 3 and Self Set Sycamore Reduce height of 3 x Leylandii by approximately 3 metres in height and cut back from neighbouring garden, rear of back boundary, as near to boundary line as possible, whilst retaining healthy growth. Fell to ground leveland poison 1 x self set Sycamore adjacent to the rear boundary fence. The trees are located in the rear garden to the right hand side adjacent to the rear boundary Reduction of the Leylandii to reduce the sail effect of the upper crowns To reduce the trees to a more suitable size for their location To allow more suitable light levels in to the neighbouring property to the rear of the rear boundary Felling of the self set Sycamore as this is an undesirable species for its location with no amenity value
<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: 04.08.23</b>	<b>Application No: <a href="#">23/01518/TPO</a></b>
LOCATION:	42 Woodman Way Horley Surrey RH6 9ZE
DESCRIPTION:	T730 (Oak) - Dead Tree - To fell to 2m and keep remaining stem for wildlife, using appropriate rigging techniques, and or hand held cuts.
<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>D. RBBC Letter Dated: 04.08.23</b>	<b>Application No: <a href="#">23/01520/TPO</a></b>
LOCATION:	43 Oakwood Road Horley Surrey RH6 7BY
DESCRIPTION:	T1 Lime - Reduce back by 2m back to previous pruning points. T2 Horse Chestnut - Reduce back by 2m back to previous pruning points. Remove dead and dangerous branches. Reasons for works: During recent bad weather (wind), branches fell from the trees and hit our customers car. We propose reducing the trees to avoid any further damage and for general good tree management.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>

<b>E. RBBC Letter Dated: 07.08.23</b>	<b>Application No: <a href="#">23/01523/TPO</a></b>
LOCATION:	Land To The West Of 8 Field Close Horley Surrey RH6 9QG
DESCRIPTION:	T835 - Oak - Dead standing tree - To section fell to 2.5m and retain the stem for wildlife using appropriate rigging techniques, and or hand held cuts. T836 - Oak - To remove dead wood and upper necrotic section of stem down to suitable live growth (approximately 4m reduction in height). T837 - Wild Service tree - To section fell to 3m and retain for wildlife using appropriate rigging techniques, and or hand held cuts. Stem lean towards the east in the direction of the houses. Dysfunction around the base, audible through sounding. Bees nesting at 2.5m indicating significant internal decay and stem hollowing.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>