

## **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 23 July 2019 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.**

**Please note that prior to the meeting at 6:30 pm there will be a presentation of  
the new RBBC Corporate Plan by the RBBC Head of Corporate Policy.  
All Councillors are welcome to attend.**

### **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 25 June 2019.
5. **Planning Updates**  
Planning & Development Committee held on 25 June 2019.
6. **Outside Bodies and Sub-Committees**
  - i) **Horley Town Management Group:** To receive an update.
  - ii) To receive reports of attendance at any other recent meetings.
7. **Determined Planning Applications**  
To consider the list of applications determined for the period 21 June – 18 July 2019.
8. **Registered Planning Applications**  
To consider the list of applications registered for the period 21 June – 18 July 2019.
9. **Planning Appeals**
  - i) To consider any Planning Appeals received.
  - ii) To consider any Planning Appeals determined.
10. **Ongoing Planning Matters**  
To receive an update on any matters.
11. **North East Sector (The Acres) / North West Sector (Westvale Park)**
  - i) To receive an update on any other matters.
12. **Town Centre Regeneration**
  - i) **Horley Regeneration Forum** – to receive an update.
  - ii) To receive an update on any other matters.
13. **Railway Matters**
  - i) To receive an update on any matters.

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14. **Highways Matters**
  - i) **SCC WESTVALE ROAD HORLEY, (40 MPH SPEED LIMIT) ORDER proposal (closing date 2 August 2019)** – to consider this Council’s response.
  - ii) To receive an update on any other matters.
  
15. **Airport Matters**
  - i) **Gatwick Route 4 Airspace Change – Design Principle Feedback Request – (Closed 28 June 19)** – To ratify this Council’s response.
  - ii) **GATCOM: Weekly Newsletters & Updates** - To note information received.
  - iii) To receive an update on any other matters.
  
16. **Accessibility of Horley Town Centre for Mobility users** – to receive an update.
  
17. **RBBC DMP** – to receive an update.
  
18. **RBBC Draft Corporate Plan Consultation (Closing Date 16 September 2019)** –
  - i) to note presentation received prior to the meeting,
  - ii) to consider this Council’s response.
  
19. **Coast to Capital Local Industrial Strategy - digital network capability** – to note information received
  
20. **RBBC Protective Injunction to Prevent Illegal Encampments on Land It Owns** – to note information received.
  
21. **Letters Received.**
  
22. **Diary Dates.**
  
23. **Items for Future Consideration.**
  
24. **Press Release.**  
To agree items for inclusion.

***Date of next meeting: 27 August 2019***



**Signed: Town Clerk**

**Dated: 18 July 2019**

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 21 June – 18 July 2019**

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

<b>1. RBBC Letter Dated:</b>	<b>Application No: <a href="#">19/00879/HHOLD</a></b>
LOCATION:	Arawa 5 Russells Crescent Horley Surrey RH6 7DJ
DESCRIPTION:	Proposed rear and side extensions. As amended on 20/06/2019.
<i>Cons Expiry Date : 5/07/19; Determination Deadline: 26/06/19;</i>	
<b>History</b>	Amended plans; previously before committee on May 28 when the Committee ratified no objections
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 23/07/19)	<b>Whilst we had no objections to the previous application we note &amp; support the concerns of the Conservation Officer.</b>
<b>2. RBBC Letter Dated: 26/06/19</b>	<b>Application No: <a href="#">19/01133/RET</a></b>
LOCATION:	227 Balcombe Road Horley Surrey RH6 9EF
DESCRIPTION:	Retrospective change of use from C3 Residential Care Home to C3 Residential Care Home to include an element of ancillary teaching C2.
<i>Cons Expiry Date : 17/07/19; Determination Deadline: 19/08/19;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 23/07/19)	<b>No objections</b>
<b>3. RBBC Letter Dated: 27/06/19</b>	<b>Application No: <a href="#">19/01210/RET</a> (See also application #4 below)</b>
LOCATION:	11 Masetts Road Horley Surrey RH6 7PR
DESCRIPTION:	Retrospective front side extension to existing seating area with an option convertible (conservatory) built up by shell windows, doors and roof frames.
<i>Cons Expiry Date : 18/07/19; Determination Deadline: 20/08/19;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 23/07/19)	<b>No objections</b>

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<b>4. RBBC Letter Dated: 27/06/19</b>	<b>Application No: <u>19/01249/ADV</u></b> <b>(See also application #3 above)</b>
LOCATION:	Shiraz 11 Massetts Road Horley Surrey RH6 7PR
DESCRIPTION:	Retrospective application for replacing the existing hanging sign to Rohs cool white background, new text led lighting, with aluminium box and grape and vine basket images.
<i>Cons Expiry Date : 18/07/19; Determination Deadline: 19/08/19;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b> <b>(for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 23/07/19)</b>	<b>No objections</b>

<b>5. RBBC Letter Dated: 27/06/19</b>	<b>Application No: <u>19/01231/S73</u></b>
LOCATION:	Wings Peeks Brook Lane Horley Surrey RH6 9SX
DESCRIPTION:	Demolition of the existing metal barn and the residential bungalow Wings and construction of a new dog kennel facility and office headquarters for the Greyhound Trust (GT). Variation of condition 3 of permission 17/01956/F. Removal of demolition condition.
<i>Cons Expiry Date : 18/07/19; Determination Deadline: 24/09/19;</i>	
<b>History</b>	<b><u>17/01956/F</u></b> - Amended proposal Demolition of the existing metal barn and the residential bungalow Wings and construction of a new dog kennel facility and office headquarters for the Greyhound Trust (GT). As amended on 06/10/2017 and on 10/11/2017 As amended 21/12/2017. As amended on 17/01/2018
<b>Decision</b>	Approved with conditions
<b>HTC Comments</b>	No objections subject to adequate mitigation of flood risk.
<b>HORLEY TOWN COUNCIL COMMENTS</b> <b>(for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 23/07/19)</b>	<b>No objections. We question the need to demolish a residential building in good condition. The site being at the end of a road &amp; somewhat secluded should not have the impact of overdevelopment.</b>

<b>6. RBBC Letter Dated: 27/06/19</b>	<b>Application No: <u>19/01191/OUT</u></b>
LOCATION:	Drill Service Ltd 89 Albert Road Horley Surrey RH6 7HB
DESCRIPTION:	Conversion of existing ground floor commercial property and alterations to existing first and second floor residential properties to create 3 No. 1-bed, 3 No. 2-bed and 1 No. 3-bed flats.
<i>Cons Expiry Date : 18/07/19; Determination Deadline: 20/08/19;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b> <b>(for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 23/07/19)</b>	<b>No objections</b>

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<b>7. RBBC Letter Dated: 28/06/19</b>		<b>Application No: <u>19/01275/F</u></b>
LOCATION:		4 Meath Green Avenue Horley Surrey RH6 8EF
DESCRIPTION:		Erection two storey two bedroom house.
<i>Cons Expiry Date : 19/07/19; Determination Deadline: 22/08/19;</i>		
<b>History</b>	<b><u>16/01884/HHOLD</u></b> - Erection of single storey rear conservatory.	
<b>Decision</b>	Approved with conditions	
<b>HTC Comments</b>	No objections	
<p style="text-align: center;"><b>HORLEY TOWN COUNCIL COMMENTS</b>          (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 23/07/19)</p>		<p><b>Object on grounds of:-</b></p> <p><b>1] Overdevelopment</b></p> <p><b>2] Negative impact on street scene.</b></p> <p><b>3] Negative impact on the amenities of the neighbouring properties.</b></p> <p><b>4] Cramped design</b></p>

<b>8. RBBC Letter Dated: 01/07/19</b>		<b>Application No: <u>19/01288/HHOLD</u></b>
LOCATION:		1 Smithbarn Close Langshott Horley Surrey RH6 9LF
DESCRIPTION:		Replace existing conservatory with PVCU framed conservatory and roof canopy.
<i>Cons Expiry Date : 22/07/19; Determination Deadline: 22/08/19;</i>		
<p style="text-align: center;"><b>HORLEY TOWN COUNCIL COMMENTS</b>          (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 23/07/19)</p>		<b>No objections</b>

<b>9. RBBC Letter Dated: 03/07/19</b>		<b>Application No: <u>19/01236/HHOLD</u></b>
LOCATION:		Little Limes 11 Limes Avenue Horley Surrey RH6 9DH
DESCRIPTION:		Demolition of conservatory and erection of single storey flat roof rear extension.
<i>Cons Expiry Date : 24/07/19; Determination Deadline: 26/08/19;</i>		
<p style="text-align: center;"><b>HORLEY TOWN COUNCIL COMMENTS</b>          Planning meeting, 23/07/19</p>		

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<b>10. RBBC Letter Dated: 03/07/19</b>		<b>Application No: <u>19/01291/HHOLD</u></b>
LOCATION:		Grenville 47 Limes Avenue Horley Surrey RH6 9DG
DESCRIPTION:		Construction of a rear roof extension and 5no roof windows inserted into the pitched roof and the loft converted into habitable space. Demolition of porch canopy and external walls to the front elevation and new two storey glazed window feature and entrance door.
<i>Cons Expiry Date : 24/07/19; Determination Deadline: 23/08/19;</i>		
<b>History</b>	17/00849/HHOLD -Single storey side extension to form garage to front and storage to rear including alterations to driveway to form second access from highway	
<b>Decision</b>	Approved with conditions	
<b>HTC Comments</b>	No objections	
<b>HORLEY TOWN COUNCIL COMMENTS Planning meeting, 23/07/19</b>		
<b>11. RBBC Letter Dated: 09/07/19</b>		<b>Application No: <u>19/01340/HHOLD</u></b>
LOCATION:		20 Cloverfields Langshott Horley Surrey RH6 9EY
DESCRIPTION:		Proposed single storey rear extension and first floor side/rear extension.
<i>Cons Expiry Date : 30/07/19; Determination Deadline: 29/08/19;</i>		
<b>History</b>	19/00716/HHOLD - Proposed single storey rear extension. 19/00717/CLP - Proposed loft conversion dormer roof extension.	
<b>Decision</b>	Approved with conditions Decided (Refused)	
<b>HTC Comments</b>	No objections No objections	
<b>HORLEY TOWN COUNCIL COMMENTS Planning meeting, 23/07/19</b>		
<b>12. RBBC Letter Dated: 10/07/19</b>		<b>Application No: <u>19/01331/HHOLD</u></b>
LOCATION:		33 Horley Row Horley Surrey RH6 8DN
DESCRIPTION:		Single storey rear extension
<i>Cons Expiry Date : 31/07/19; Determination Deadline: 29/08/19;</i>		
<b>HORLEY TOWN COUNCIL COMMENTS Planning meeting, 23/07/19</b>		

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<b>13. RBBC Letter Dated: 11/07/19</b>	<b>Application No: <u>19/01360/HHOLD</u></b>
LOCATION:	51 Whittaker Drive Horley Surrey RH6 9FB
DESCRIPTION:	Installation of two roof windows to both roof slopes and a pitched roof dormer window.
<i>Cons Expiry Date : 01/08/19; Determination Deadline: 03/09/19;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS Planning meeting, 23/07/19</b>	

<b>14. RBBC Letter Dated: 12/07/19</b>	<b>Application No: <u>19/00957/F</u></b>
LOCATION:	Rear Of 48 Brighton Road And Rear Of 10 Church Road Horley RH6 7HD
DESCRIPTION:	2no proposed dwellings to the rear of host dwelling at 48 Brighton Road and 10 Church Road amended to reflect previous refusal designed to match the size and style and appearance of the surrounding properties. As amended on 10/07/2019.
<i>Cons Expiry Date : 26/07/19; Determination Deadline: 11/07/19;</i>	
<b>History</b>	<b>18/02628/F</b> - Two proposed dwellings to the rear of 48 Brighton Road. As amended on 19/02/2019.
<b>Decision</b>	Refused
<b>HTC Comments</b>	The Town Council OBJECTS on the following grounds : - i. Overdevelopment ii. Lack of amenity space iii. Unsuitability of creating another access to the very busy A23, with the pub car park & congestion from vehicles queuing at the traffic lights.
Last before committee on 28 May when the <b>Town Council OBJECTED on the following grounds : -</b> <b>i. Overdevelopment, ii. Unsuitability of creating another access to the very busy A23, with the pub car park &amp; congestion from vehicles queuing at the traffic lights</b>	
Amended plans; amendments concerned are:- Reductions in size of properties, introduction of front gardens, increase in landscaping along access road.	
<b>HORLEY TOWN COUNCIL COMMENTS Planning meeting, 23/07/19</b>	

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<b>15. RBBC Letter Dated: 16/07/19</b>		<b>Application No: <u>19/01379/HHOLD</u></b>
LOCATION:		Vulcan Lodge 27 Massetts Road Horley Surrey RH6 7DQ
DESCRIPTION:		The demolition and replacement of the office space to the east of the property, and the demolition of the existing single-storey ancillary spaces, to the west, replacing those with a two-storey two-bed annexe.
<i>Cons Expiry Date : 06/08/19; Determination Deadline: 05/09/19;</i>		
<b>History</b>	<b>19/00541/CU</b> - Change of Use from a Guest House [Class C1] to a residential property [Class C3(a)].	
<b>Decision</b>	Approved with conditions	
<b>HTC Comments</b>	No objections	
<b>HORLEY TOWN COUNCIL COMMENTS Planning meeting, 23/07/19</b>		

<b>16. RBBC Letter Dated:16/07/19</b>		<b>Application No: <u>19/01385/HHOLD</u></b>
LOCATION:		36 Balcombe Gardens Horley Surrey RH6 9BY
DESCRIPTION:		Proposed single storey rear extension.
<i>Cons Expiry Date : 06/08/19; Determination Deadline: 06/09/19;</i>		
<b>HORLEY TOWN COUNCIL COMMENTS Planning meeting, 23/07/19</b>		

<b>17. RBBC Letter Dated:18/07/19</b>		<b>Application No: <u>19/01370/S73</u></b>
LOCATION:		Former Philips Research Laboratories South Site Crossoak Lane Salfords Surrey RH1 5HA
DESCRIPTION:		The redevelopment of the site to include four employment buildings incorporating 5 units for open B1(b), B1(c), B2 and B8 use comprising 15,831sqm GEA with associated parking and landscape planting. - Application to remove condition 23 of permission 18/01180/F which restricts the amount of B8 floorspace.
<i>Cons Expiry Date : 08/08/19; Determination Deadline: 14/10/19;</i>		
<b>History</b>	<b>18/01180/F</b> -The redevelopment of the site to include four employment buildings incorporating 5 units for open B1(b), B1(c), B2 and B8 use comprising 15,831sqm GEA with associated parking and landscape planting. As amended on 30/07/2018, 15/08/2018 and on 04/10/2018. As amended on 19/10/2018 and on 23/10/2018.	
<b>Decision</b>	Approved with conditions	
<b>HTC comments</b>	The Town Council <b>OBJECTS</b> to this application. The current transport infrastructure will not support the proposal both at Cross Oak Lane and at the junction of Cross Oak Lane with the A23 especially when taking into account that the Westvale Park development access road joins in to this junction.	



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	While the Town Council supports development of the site, it feels that this is not the right genre of development and suggests that offices/residential would be more appropriate.
<b>HORLEY TOWN COUNCIL</b> <b>COMMENTS</b> Planning meeting, 23/07/19	

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**Tree Works (Non-Felling)**

<b>A. RBBC Letter Dated: 24/06/19</b>	<b>Application No: <u>19/01187/TPO</u></b>
LOCATION:	The Oriel Ringley Avenue Horley Surrey RH6 7GD
DESCRIPTION:	Crown lift on the lime to the left hand of the entrance into the Oriel site, off of Ringley Avenue. The crown lift will be to a height of 6 meters. This will be to improve access and remove branches growing towards the building, leaving a balanced crown. Aiming to align with the height of the tree on the other side of the entrance.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>