

HORLEY TOWN COUNCIL

Planning and Development Committee

A virtual meeting of the above-named Committee will be held
on Tuesday, 14 July 2020 at 7.30 pm

Following Government advice, essential meetings of Horley Town Council will be held virtually during the Covid-19 lockdown period and not in the Council Chamber. All papers will be published on our website and social media channels as normal. Members of the public may join the meeting remotely by requesting a Zoom link (by email to: town.clerk@horleytown.com) by no later than one hour before the start of the meeting.

A G E N D A

1. Virtual Meeting (Committee Chairman)

To resolve that in view of the Covid-19 crisis, the meeting of the Planning Committee on 14 July 2020 is to be held virtually.

2. Apologies and Reasons for Absence

3. 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.

4. Public Forum

Members of the public are invited to put questions or draw relevant matters to the Council's attention. Each member of the public is allowed to speak once only and for a maximum of five minutes in respect of a business item on the agenda and shall not speak for more than five minutes 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 member of the public submits a question or comment in writing which shall be answered in due course. At the end of the Public Forum, members of the public will have their video feed turned off and microphone muted by the meeting facilitator. They may however remain to see and hear the meeting but may no longer take part unless invited to do so at the discretion of the Chair.

5. Approval of Minutes

Planning & Development Committee held on 16 June 2020.

6. Planning Updates

Planning & Development Committee held on 16 June 2020.

7. Outside Bodies and Sub-Committees

To receive any updates.

8. Determined Planning Applications

To consider the list of applications determined for the period 12 June – 9 July 2020.

9. Registered Planning Applications

To consider the list of applications registered for the period 12 June – 9 July 2020.

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. **Town Centre Regeneration**
 - i) To receive an update on any other matters.
13. **Railways**
 - i) **Network Rail Consultation:** 'Unblocking the Croydon Bottleneck' - Phase 2 Consultation for passengers and public, closes September 2020 – To consider this Council's response.
 - ii) To receive an update on any other matters.
14. **Highways Matters**
 - i) Horley Pavement Audit Committee (HPAC) – To note any updates.
 - ii) SCC Application, Public Footpath 411 Horley, between Moy Green Drive and Weber Street - Proposed Diversion - To consider this Council's response.
 - iii) To receive an update on any other matters.
14. **Airport Matters**
 - i) **GATCOM: Weekly Newsletters & Updates** - To note information received.
 - ii) To receive an update on any other matters.
15. **Letters Received.**
16. **Diary Dates.**
17. **Items for Future Consideration.**
18. **Press Release.**

To agree items for inclusion.

Date of next meeting: 18 August 2020



Signed: Town Clerk

Dated: 9 July 2020

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 12/06 –09/07 2020.

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

01. RBBC Letter Dated: 15/06/20	Application No: <u>20/01018/S73</u>
LOCATION:	57 Massetts Road Horley Surrey RH6 7DT
DESCRIPTION:	Demolition of existing detached garage and erection of 2 no. semidetached houses (3 Bed 5 Person dwellings) on land to the rear of 57 Massetts Road, with associated access. Variation of Conditions 3 and 12 of permission 19/00559/OUT. Replace white painted timbers, flemish bond bricks with wood grain effect UPVC windows and Stretcher bond. Remove the condition related to bricks improvement.
Cons Expiry Date: 06/07/20; Determination Deadline: 29/07/20;	
History	19/00559/OUT – Demolition of existing detached garage and erection of 2 no. semi-detached houses (3 Bed 5 Person dwellings) on land to the rear of 57 Massetts Road, with associated access. As amended on 29/03/2019, 17/05/2019 and on 01/10/2019.
Status	Approved with Conditions
Comments	The Town Council OBJECTS on the basis that it is inappropriate backland development in a conservation area
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 14/07/20)	We support the views of the Conservation Officer

02. RBBC Letter Dated: 15/06/20	Application No: <u>20/01093/HHOLD</u>
LOCATION:	41A Oakwood Road Horley Surrey RH6 7BY
DESCRIPTION:	Proposed single storey side extension and first floor extension/garage conversion.
Cons Expiry Date: 06/07/20; Determination Deadline: 03/08/20;	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 14/07/20)	No objections

03. RBBC Letter Dated: 15/06/20	Application No: <u>20/01074/HHOLD</u>
LOCATION:	19 Langwood Drive Horley Surrey RH6 9FH
DESCRIPTION:	Proposed single storey side and rear extension.
Cons Expiry Date: 06/07/20; Determination Deadline: 30/07/20;	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 14/07/20)	No objections

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04. RBBC Letter Dated: 17/06/20	Application No: <u>20/01196/TPO</u>
LOCATION:	57 Massetts Road Horley Surrey RH6 7DT
DESCRIPTION:	Fell 1 Oak - Fell and plant replacement tree. Previously heavily reduced with dieback of re growth across crown.
<i>Cons Expiry Date: 08/07/20; Determination Deadline: 07/08/20;</i>	
History	<u>00/03730/TREE</u> – Fell 1 oak <u>01/01137/TPO</u> – Remove dead wood and cut back overhanging branches from neighbouring property
Status	<u>00/03730/TREE</u> – Refused <u>01/01137/TPO</u> – Approved with Conditions
Comments	<u>00/03730/TREE</u> – n/a <u>01/01137/TPO</u> – n/a
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 14/07/20)	No objections subject to any recommendations from the Tree Officer on alternative measures short of felling.

05. RBBC Letter Dated: 17/06/20	Application No: <u>20/01149/HHOLD</u>
LOCATION:	33 Balcombe Gardens Horley Surrey RH6 9BY
DESCRIPTION:	Erection of single-story extension to the rear. Internal alterations including garage conversion.
<i>Cons Expiry Date: 08/07/20; Determination Deadline: 03/08/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 14/07/20)	No objections

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06. RBBC Letter Dated: 19/06/20	Application No: 20/01125/S73
LOCATION:	Wings Peeks Brook Lane Horley Surrey RH6 9SX
DESCRIPTION:	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). Variation of condition 12 of permission 17/01956/F. Amendment to SUDs design
Cons Expiry Date: 10/06/20; Determination Deadline: 03/09/20;	
History	17/01956/F – 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 19/01231/S73 – 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. As amended on 16/07/2019 and on 23/07/2019.
Status	17/01956/F – Approved with Conditions 19/01231/S73 – Refused
Comments	17/01956/F – No objections subject to adequate mitigation of flood risk. 19/01231/S73 – No objections. We question the need to demolish a residential building in good condition. The site being at the end of a road & somewhat secluded should not have the impact of overdevelopment.
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 14/07/20)	

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07. RBBC Letter Dated: 23/06/20	Application No: <u>20/01103/F</u>
LOCATION:	62 Cheyne Walk Horley Surrey RH6 7NA
DESCRIPTION:	Demolition of existing dwelling and replacement with 2no. three bedroom semi-detached dwellings.
Cons Expiry Date: 14/07/20; Determination Deadline: 07/08/20;	
History	<u>19/01728/F</u> – Proposed single storey rear and hip to gable dormer roof extensions and side extension to include the creation of additional 3 bedroom dwelling. As amended on 17/10/2019 and on 06/11/2019.
Status	Approved with Conditions
Comments	<p><i>No objections but the Town Council notes the objections for Number 64</i></p> <p><i>[Objection from no. 64 Cheyne Walk for information]</i></p> <p><i>The proposed single storey rear and hip to gable dormer roof extensions and side extension to include the creation of addition 3 bedroom dwelling.</i></p> <p><i>64 Cheyne Walk will be overlooked to the rear of the property by the installation of dormer windows. We live in a bungalow where there is no type of this proposed dormer window extensions to any dwelling between Lechford Road and Wolverton Gardens even numbers.</i></p> <p><i>As a retiring couple we purchased the bungalow for our privacy and not to be overlooked. I have two daughters resident at 64 Cheyne Walk and they are entitled to the same privacy that they have had all their lives.</i></p> <p><i>We are not opposed to the property being extended, we are opposed to the roof being extended by dormer construction.</i></p>
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 14/07/20)	

08. RBBC Letter Dated: 24/06/20	Application No: <u>20/01121/F</u>
LOCATION:	Unit 5 North Gatwick Gateway Cross Oak Lane Horley RH6 8PP
DESCRIPTION:	Minor alterations to the elevations and site layout to facilitate operational use.
Cons Expiry Date: 15/07/20; Determination Deadline: 15/09/20;	
HORLEY TOWN COUNCIL COMMENTS Planning Meeting, 14/07/20	

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09. RBBC Letter Dated: 26/06/20	Application No: 20/01131/OUT
LOCATION:	171-175 Smallfield Road Horley Surrey RH6 9LR
DESCRIPTION:	Outline planning application for the erection of 11no. dwellings with associated access. Alterations to No.175 Smallfield Road to facilitate access. All other matters to be reserved.
<i>Cons Expiry Date: 17/07/20; Determination Deadline: 16/09/20;</i>	
History	19/01973/OUT – Erection of 11no. detached dwellings with associated parking and access road. Alterations to 175 Smallfield Road to facilitate new access road. As amended on 15/01/2020, 03/02/2020 and on 10/03/2020.
Status	Refused
Comments	The Town Council OBJECTS for the following reasons: - <ul style="list-style-type: none"> – Concerns that the proposal is in Flood Zone 2 and note the concerns of Surrey County Council with respect to the flooding and mitigation; – Potential negative impact on neighbour amenity to numbers 171 and 173 from plots 3 and 4; – No requirement in the DMP for a housing contribution from this site; – Inappropriate development in the Rural Surrounds of Horley when there is a need to continue to protect the countryside in accordance with national policy, which recognises the intrinsic character and beauty of the countryside.
HORLEY TOWN COUNCIL COMMENTS Planning Meeting, 14/07/20	

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10. RBBC Letter Dated: 26/06/20	Application No: <u>20/01199/S73</u>
LOCATION:	Rear Of Jessops Lodge 50 Massetts Road Horley Surrey RH6 7DS
DESCRIPTION:	Construction of two detached 4-bed houses. Variation of condition 1 of permission 17/01969/F. Amendments - Plot 1: room in the roof added. Plot 2: footprint amended and room in the roof added. Variation of Condition 1 of permission 17/02910/S73. Changes to internal floor layout of Plot 2, including conversion of garage to additional habitable accommodation. Minor consequential elevation changes.
<i>Cons Expiry Date: 17/07/20; Determination Deadline: 07/08/20;</i>	
History	<u>17/02910/S73</u> – Construction of two detached 4-bed houses. Variation of condition 1 of permission 17/01969/F. Amendments - Plot 1: room in the roof added. Plot 2: footprint amended and room in the roof added.
Status	Approved with Conditions
Comments	The Town Council OBJECTS on the grounds of overdevelopment in a conservation area.
HORLEY TOWN COUNCIL COMMENTS Planning Meeting, 14/07/20	

11. RBBC Letter Dated: 29/06/20	Application No: <u>20/01265/CU</u>
LOCATION:	The New Fort Raj 74 Victoria Road Horley Surrey RH6 7PZ
DESCRIPTION:	Change of first floor of A3-Restaurant into C3-Residential Flat (1No)
<i>Cons Expiry Date: 20/07/20; Determination Deadline: 17/08/20;</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Meeting, 14/07/20	

12. RBBC Letter Dated: 29/06/20	Application No: <u>20/01170/HHOLD</u>
LOCATION:	15 Williamson Road Horley Surrey RH6 9RQ
DESCRIPTION:	Erection of single storey rear extension and enclosure of front overhang to form porch.
<i>Cons Expiry Date: 20/14/20; Determination Deadline: 14/08/20;</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Meeting, 14/07/20	

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13. RBBC Letter Dated: 03/07/20	Application No: <u>20/01346/TPO</u>
LOCATION:	24 Ferndown Horley Surrey RH6 8ED
DESCRIPTION:	Oak (T1) - Dismantle and remove tree in the interest of Health & Safety. The tree has got severe dieback & it is infected with Honey Fungus, there is severe basal decay on the North East buttress roots. Further signs of decay throughout other areas of the stem.
<i>Cons Expiry Date: 24/07/20; Determination Deadline: 26/08/20;</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Meeting, 14/07/20	

14. RBBC Letter Dated: 03/07/20	Application No: <u>20/01380/HHOLD</u>
LOCATION:	3 The Spinney Horley Surrey RH6 8DY
DESCRIPTION:	Proposed single storey rear extension and front extension.
<i>Cons Expiry Date: 24/07/20; Determination Deadline: 24/08/20;</i>	
History	<u>20/00516/HHOLD</u> – Proposed single storey rear extension and porch.
Status	Approved with Conditions
Comments	No objections.
HORLEY TOWN COUNCIL COMMENTS Planning Meeting, 14/07/20	

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 17/05/20	Application No: 20/01175/TPO
LOCATION:	20 Ferndown Horley Surrey RH6 8ED
DESCRIPTION:	Oak (T1) - Reduce crown height and spread by approximately 2.0m to 2.5m to reduce the risk of branch or stem failure.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 19/05/20	Application No: 20/01255/TPO
LOCATION:	21 Langwood Drive Horley Surrey RH6 9FH
DESCRIPTION:	T1 oak reduce lateral branches by 2.5m
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 30/06/20	Application No: 20/01311/TPO
LOCATION:	Gowrie Weatherhill Close Horley Surrey RH6 9LU
DESCRIPTION:	Oak T1 - Reduce the dimensions of the tree by 50%. This tree is severely infected with Ganoderma and Fistulina hepatica and the trunk is very hollow. The only reason for this work is for safety reasons. It is currently within reach of four houses. Oak T2 – Reduce the volume of the crown by 30%. This tree is infected by Ganoderma austral and although not unstable, this proposed work will reduce the sail area of the tree to improve the safety factor.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

D. RBBC Letter Dated:	Application No: 20/01314/TPO
LOCATION:	Land At Staffords Place Formerly The Garden Of No.6 Limes Avenue Horley Surrey RH6 9DH
DESCRIPTION:	Reduce Chestnut - Tag no. 929 by 2-3 meters
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

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E. RBBC Letter Dated: 01/07/20	Application No: 20/01315/TPO
LOCATION:	Land At Staffords Place Horley, Formerly The Rear Garden Of 4 Limes Avenue. Horley Surrey RH6 9DH
DESCRIPTION:	Sycamore Tag no. 0928 - Remove leaning stem to the East to remove overhang on neighbours property.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

F. RBBC Letter Dated:	Application No:
LOCATION:	
DESCRIPTION:	
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

G. RBBC Letter Dated:	Application No:
LOCATION:	
DESCRIPTION:	
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

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The following applications are for information only
Applications validated week beginning 15 June
<p><u>04/02120/DET13B</u> – Horley North West Development Meath Green Lane Horley Surrey Submission of management plan details pursuant to Condition 13 of 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. Additional information received on 9/5/06. Amended application site plan, assessment plan and non-technical summary received on 12/6/06. Amended assessment plans 1571/19B and supplement to Environmental Statement revising surface water drainage system and additional information (Environmental Supplement B) received 14/11/12.</p>
Applications validated week beginning 22 June
Nothing to report
Applications validated week beginning 29 June
<p><u>19/02540/DET04A</u> – Mole End 1 Church Road Horley Surrey RH6 7EY Submission of landscaping details pursuant to Condition 4 of permission 19/02540/S73. Proposed new 4 bedroom detached dwelling to rear plot of 1 Church Road and associated works. Variation of conditions 1 and 5 of permission 19/01845/F. Variation to ground floor layout kitchen layout which has altered ground floor window positions. 8no First floor obscured Velux windows added to bedrooms to allow additional light and natural ventilation to bedrooms. As amended on 06/07/2020.</p> <p><u>20/01372/PDE</u> – 46 Haroldslea Drive Horley Surrey RH6 9DU Single storey rear extension. Max height 3.59m, height at eaves 2.4m and extending 5.84m beyond the rear wall.</p>
Applications validated week beginning 6 July
Nothing to report