

HORLEY TOWN COUNCIL

Planning and Development Committee

A virtual meeting of the above-named Committee will be held
on Tuesday, 15 September 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 15 September 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 18 August 2020.

6. Planning Updates

Planning & Development Committee held on 18 August 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 14 August – 10 September 2020.

9. Registered Planning Applications

To consider the list of applications registered for the period 14 August – 10 September 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 note letter regarding ***Delivering Change in Horley Town Centre*** received from Cllr Eddy Humphreys, Executive Member for Place and Economic Prosperity, RBBC
 - ii) To receive an update on any matters.
13. **Highways Matters**
 - i) **Horley Pavement Audit Committee (HPAC)** – To note any updates.
 - ii) **[DfT Consultation: Managing Parking on Pavements](#)** (deadline for responses: 22 November 2020) – to consider this Council's response.
 - iii) To receive an update on any other matters.
14. **Airport Matters**
 - i) **GAL Half Yearly Results and Restructuring Plans** – to note information received
 - ii) **GATCOM: Weekly Newsletters & Updates** - To note information received.
 - iii) To receive an update on any other matters.
15. **MHCLG Planning System Reform Consultations**
 - i) **[MHCLG Consultation 1: Changes to the current planning system](#)** (NALC deadline for responses: 17 September) – To consider this Council's response
 - ii) **[MHCLG Consultation 2: Planning for the future](#)** - the planning white paper (NALC deadline for responses :15 October) – To consider this Council's response.
 - iii) **[MHCLG Consultation 3: Transparency and competition: a call for evidence on data on land control](#)** (NALC deadline for responses: 16 October) – To consider this Council's response.
16. **Horley Strategic Business Park Supplementary Planning Document Visioning Meeting 7 October @ 6:30 pm** – to consider this Council's response
17. **Letters Received.**
18. **Diary Dates.**
19. **Items for Future Consideration.**
20. **Press Release.**
To agree items for inclusion.

Date of next meeting: 13 October 2020



Signed: Town Clerk

Dated: 10 September 2020

List of Planning Applications
Registered by Reigate & Banstead Borough Council

During the period 14 August to 10 September

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

01. RBBC Letter Dated: 17/08/20	Application No: 20/01553/HHOLD
LOCATION:	9 St Hildas Close Horley Surrey RH6 7BA
DESCRIPTION:	Erection of a front porch and converting the garage to habitable room with addition of front window.
<i>Cons Expiry Date: 08/09/20; Determination Deadline: 02/10/20;</i>	
History	18/01255/HHOLD – Single storey rear extension for detached house.
Status	Approved with Conditions
Comments	No objections
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 15/09/20)	No objections

02. RBBC Letter Dated: 17/08/20	Application No: 20/01607/HHOLD
LOCATION:	49 The Crescent Horley Surrey RH6 7NT
DESCRIPTION:	Ground and first floor extensions to the side of the property.
<i>Cons Expiry Date: 08/09/20; Determination Deadline: 06/10/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 15/09/20)	No objections

03. RBBC Letter Dated: 18/08/20	Application No: 20/01734/TPO
LOCATION:	6 Chaffinch Way Horley Surrey RH6 8HJ
DESCRIPTION:	Rear Garden Left Hand Side T1 - Chestnut Fell as close to ground level as possible. The tree is located in the rear garden on the rear boundary. The tree has major fire damage at the base going up to around 5 m and the tree is leaning towards the neighbours property. The tree is of poor form and condition and is of little amenity value. T2 - Chestnut Fell as close to ground level as possible. The tree is located in the rear garden on the rear boundary. The tree has a large split going from ground level up to around 7-8m The tree is of poor form and condition and is of little amenity value.
<i>Cons Expiry Date: 09/09/20; Determination Deadline: 12/10/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 15/09/20)	No objections subject to any other options from the tree officer

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04. RBBC Letter Dated: 19/08/20	Application No: <u>20/01498/F</u>
LOCATION:	Lee Street Church, Lee Street Horley Surrey RH6 8ES
DESCRIPTION:	Removal of existing portacabin building which is now time-expired and replacement with a smaller new storage shed.
Cons Expiry Date: 10/09/20; Determination Deadline: 02/10/20;	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 15/09/20)	No objections

05. RBBC Letter Dated: 21/08/20	Application No: <u>20/01705/HHOLD</u>
LOCATION:	11 Killick Road Horley Surrey RH6 8GZ
DESCRIPTION:	Conversion of the existing integral garage to a habitable room to form a children's playroom.
Cons Expiry Date: 12/09/20; Determination Deadline: 06/10/20;	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 15/09/20)	No objections

06. RBBC Letter Dated: 10/08/20	Application No: <u>20/01783/HHOLD</u>
LOCATION:	37 Sarel Way Horley Surrey RH6 8EY
DESCRIPTION:	Two storey side extension
Cons Expiry Date: 12/09/20; Determination Deadline: 09/10/20;	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 15/09/20)	No objections

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07. RBBC Letter Dated: n/a	Application No: 20/01588/CLP
LOCATION:	19 The Meadway Langshott Horley Surrey RH6 9AW
DESCRIPTION:	Roof alterations to create rear box dormer and hip to gable extension to provide living accommodation in loft.
Cons Expiry Date: 02/09/20; Determination Deadline: 23/09/20;	
History	19/00414/HHOLD – Loft conversion to domestic dwelling house with hip to gable and rear facing dormer window. 19/01501/CLP – Convert loft to living accommodation.
Status	19/00414/HHOLD – Refused 19/01501/CLP – Refused
Comments	19/00414/HHOLD – The Town Council OBJECTS for the following reasons: - <ul style="list-style-type: none"> i. Out of character ii. Negative impact on the street scene iii. Poor design and out of keeping with the adjoining property 19/01501/CLP – not consulted
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 15/09/20)	The Town Council OBJECTS for the following reasons: - <ul style="list-style-type: none"> i. Out of character ii. Negative impact on the street scene iii. Poor design and out of keeping with the adjoining property

08. RBBC Letter Dated: 26/08/20	Application No: 20/01781/HHOLD
LOCATION:	Copperwood 3 Russells Crescent Horley Surrey RH6 7DJ
DESCRIPTION:	Single storey rear extension
Cons Expiry Date: 17/09/20; Determination Deadline: 12/10/20;	
HORLEY TOWN COUNCIL COMMENTS (15/09/20)	

09. RBBC Letter Dated: 28/08/20	Application No: 20/01704/OUT
LOCATION:	Yew Tree Guest House 31 Massetts Road Horley Surrey RH6 7DQ
DESCRIPTION:	Demolition of existing dwelling formally operated as a Guest House and the construction of bespoke apartment building containing 8 dwelling flats with associated access and supporting works.
Cons Expiry Date: 19/09/20; Determination Deadline: 05/10/20;	
HORLEY TOWN COUNCIL COMMENTS (15/09/20)	

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10. RBBC Letter Dated: 01/09/20	Application No: <u>20/01681/HHOLD</u>
LOCATION:	29 Bremner Avenue Horley Surrey RH6 8EP
DESCRIPTION:	Single storey rear extension.
<i>Cons Expiry Date: 22/09/20; Determination Deadline: 20/10/20;</i>	
History	<u>20/00765/CLP</u> – Single storey rear extension.
Status	Refused
Comments	CLP not consulted
HORLEY TOWN COUNCIL COMMENTS (15/09/20)	

11. RBBC Letter Dated: 01/09/20	Application No: <u>20/01765/HHOLD</u>
LOCATION:	22 Balcombe Gardens Horley Surrey RH6 9BY
DESCRIPTION:	Demolition and removal of rear ground floor kitchen and conservatory including removal of first floor dormer window. To be replaced with a full width ground floor extension to rear of the property to form a new kitchen and dining area, and create two bedrooms in the roof space in the new extension.
<i>Cons Expiry Date: 22/09/20; Determination Deadline: 22/10/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (15/09/20)	

12. RBBC Letter Dated: 01/09/20	Application No: <u>20/01693/HHOLD</u>
LOCATION:	The Reduit Rosemary Lane Horley Surrey RH6 9HG
DESCRIPTION:	Demolition of existing garage and 1.35m wide side extension to length of existing property 5m rear extension (incorporating 3No. rooflights). Loft conversion at first floor level with new roof structure (incorporating gable end to the rear elevation)
<i>Cons Expiry Date: 22/09/20; Determination Deadline: 19/10/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (15/09/20)	

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13. RBBC Letter Dated: 01/09/20	Application No: <u>20/01795/CLP</u>
LOCATION:	27 Queens Road Horley Surrey RH6 7AH
DESCRIPTION:	Rear dormer
<i>Cons Expiry Date: 22/09/20; Determination Deadline: 16/10/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (15/09/20)	

14. RBBC Letter Dated: 02/09/20	Application No: <u>20/01822/HHOLD</u>
LOCATION:	Podgora 71 Lee Street Horley Surrey RH6 8HD
DESCRIPTION:	Existing car port extended to front and widened including pitched roof to front extended across front projection replacing the existing flat roof.
<i>Cons Expiry Date: 23/09/20; Determination Deadline: 22/10/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (15/09/20)	

15. RBBC Letter Dated: 02/09/20	Application No: <u>20/00455/LBC</u>
LOCATION:	Ringley Oak Cottage 53 Brighton Road Horley Surrey RH6 7HH
DESCRIPTION:	Replacement of existing roof.
<i>Cons Expiry Date: 23/09/20; Determination Deadline: 16/10/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (15/09/20)	

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16. RBBC Letter Dated: 04/09/20	Application No: <u>04/02120/RM3C</u>
LOCATION:	Horley North West Development Meath Green Lane Horley Surrey
DESCRIPTION:	Reserved Matters application for the Neighbourhood Centre at the North West Horley development (appearance, landscaping, layout and scale) pursuant to 04/02120/OUT for the erection of 80 dwellings (Use Class C3), Neighbourhood Hall (Use Class D1), Medical Centre (Use Class D1), retail (Use Classes A1-A5) and commercial floorspace (Use Class B1), together with associated parking, lighting, levels and drainage. As amended on 08/05/2019 and on 01/09/2020.
<i>Cons Expiry Date: 25/09/20; Determination Deadline: 17/09/2019;</i>	
History	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. As amended on 20/12/2018.
Status	Approved with Conditions
Comments	None
HORLEY TOWN COUNCIL COMMENTS (15/09/20)	

17. RBBC Letter Dated: 04/09/20	Application No: <u>20/01770/F</u>
LOCATION:	65 Kingsley Road Horley Surrey RH6 8JX
DESCRIPTION:	Erection of new two - bedroom, end of terrace dwelling.
<i>Cons Expiry Date: 25/09/20; Determination Deadline: 23/10/20;</i>	
History	19/01676/F – Erection of new two-bedroom, end of terrace dwelling.
Status	Approved with Conditions
Comments	No objections
HORLEY TOWN COUNCIL COMMENTS (15/09/20)	

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18. RBBC Letter Dated: 07/09/20	Application No: <u>20/01376/HHOLD</u>
LOCATION:	Little Limes 11 Limes Avenue Horley Surrey RH6 9DH
DESCRIPTION:	An application for the repositioning of existing fence, alterations to existing porch, single storey side extension and first floor rear extension.
<i>Cons Expiry Date: 28/09/20; Determination Deadline: 28/10/20;</i>	
History	<u>19/01236/HHOLD</u> – Demolition of conservatory and erection of single storey flat roof rear extension.
Status	Approved with Conditions
Comments	No objections
HORLEY TOWN COUNCIL COMMENTS (15/09/20)	

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 21/08/20	Application No: 20/01679/TPO
LOCATION:	1 Kingsley Road Horley Surrey RH6 8HP
DESCRIPTION:	Crown redcuton [sic] to 1 oak tree
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 27/08/20	Application No: 20/01769/TPO
LOCATION:	5 Clifton Close Horley Surrey RH6 9SE
DESCRIPTION:	Three Ash trees - Reduce the height by 4m and shorten the remaining lateral branches by 0.75m. This will leave the trees 8m tall. The reason is for safety because the trees lean towards the house and are skinny for the height.
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 17 August
<p><u>04/02120/DET17N</u> – Submission of TPP,AIA and AMS details pursuant to Condition 17 of 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.</p> <p><u>04/02120/DET16N</u> – Submission of arboricultural protection supervision details pursuant to Condition 16 of 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.</p> <p><u>19/02142/DET03</u> – Alium House Haroldslea Drive Horley Surrey RH6 9PH Submission of materials details pursuant to Condition 3 of permission 19/02142/F. Construction of one, three bedroomed bungalow.</p> <p><u>19/02142/DET05</u> – Alium House Haroldslea Drive Horley Surrey RH6 9PH Submission of energy and water efficiency details pursuant to Condition 5 of permission 19/02142/F. Construction of one, three bedroomed bungalow.</p> <p><u>19/02142/DET07</u> – Alium House Haroldslea Drive Horley Surrey RH6 9PH Submission of boundary treatment details pursuant to Condition 7 of permission 19/02142/F. Construction of one, three bedroomed bungalow.</p> <p><u>20/00790/NMAMD1</u> – Acorns 34 Smallfield Road Horley Surrey RH6 9AT Non-material amendment Change of roof coverings on apex roof areas from grey felt shingles to grey tapco slate. Change of material for flat roof workshop area from standard roofing felt to EPDM rubber roofing membrane.</p>
Applications validated week beginning 24 August
<p><u>20/00862/DET04</u> – 11 - 15 High Street Horley Surrey RH6 7BJ Submission of asbestos survey details pursuant to condition 4 of permission 20/00862/PAP30. Convert the 1st, 2nd and 3rd floors from offices (use class B1a) into 19 dwellings (use class C3).</p> <p><u>20/00862/DET05</u> – 11 - 15 High Street Horley Surrey RH6 7BJ Submission of noise insulation details pursuant to condition 5 of permission 20/00862/PAP30. Convert the 1st, 2nd and 3rd floors from offices (use class B1a) into 19 dwellings (use class C3).</p> <p><u>20/01877/PAP20</u> – Jubilee Court 8 Station Road Horley Surrey RH6 9HL Construction of an additional 8 two bedroom apartments by way of a two storey roof extension to an existing purpose built detached apartment block.</p>
Applications validated week beginning 31 August
<p><u>20/01861/PDE</u> – 6 Silverlea Gardens Horley Surrey RH6 9BB Single storey extension. Maximum height 3.00m, height at eaves 3.00m and extending 5.00m beyond the rear wall.</p>
Applications validated week beginning 7 September
None to date