

HORLEY TOWN COUNCIL

Planning and Development Committee

A virtual meeting of the above-named Committee will be held
on Tuesday, 16 February 2021 at 7.30 pm

Following Government advice, essential meetings of Horley Town Council will be held virtually during the Covid-19 crisis 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 16 February 2021 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 12 January 2021.

6. Planning Updates

Planning & Development Committee held on 12 January 2021.

7. Determined Planning Applications

To consider the list of applications determined for the period 08 January 2021 – 11 February 2021.

8. Registered Planning Applications

To consider the list of applications registered for the period 08 January 2021 – 11 February 2021.

9. Planning Appeals

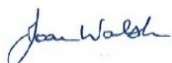
- i) To consider any Planning Appeals received.
- ii) To consider any Planning Appeals determined.

10. Ongoing Planning Matters

To receive an update on any matters.

11. **Town Centre Regeneration**
- i) **RBBC: 'Delivering Change' Horley Town Centre Refurbishment Projects** - To receive an update on the RBBC/HTC Focus Group meeting held on 12 February 2021.
 - ii) To receive an update on any other matters.
12. **Highways Matters**
- i) **Reigate and Banstead parking review 2020** - To ratify this Council's response.
 - ii) **Horley Pavement Audit Committee (HPAC)** - To receive an update on the meeting held on 9 February 2021.
 - iii) To receive an update of ongoing Highways issues.
 - iv) To receive an update on any other matters.
13. **Airport Matters**
- i) **GATCOM: DfT Consultation on Stage 1 Night Flights (Closing Date 3 March 2021)** - To receive Members' views to inform the Planning Chairman for participation at upcoming meetings and workshops of the consultative committee.
 - ii) **GAL: 'Keeping in touch with the Community'** - To receive an update from the Chairman on the virtual meeting held on 11 February 2021.
 - iii) **GATCOM Key Messages** (GATCOM meeting 21 January 2021) – To receive an update from the Chairman.
 - iv) **GATCOM: Weekly Newsletters & Updates** - To note information received.
 - v) To receive an update on any other matters.
14. **Crawley Borough Council Local Plan (Reg 19) Consultation (Closing Date 17 February 2021)** – To approve this Council's response in regard to designation of strategic employment land.
15. **MHCLG Supporting housing delivery and public service infrastructure consultation (Closing Date: 28 January 2021)** - To ratify this Council's response.
16. **RBBC Local Character and Distinctiveness Design Guide Supplementary Planning Document (SPD) Consultation (Closing Date 1 March 2021)** – 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: 16 March 2021



Signed: Town Clerk

Dated: 11 February 2021

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 08 January – 11 February 2021
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 15/01/21	Application No: 21/00019/HHOLD
LOCATION:	Cherrytree Rosemary Lane Horley Surrey RH6 9HG
DESCRIPTION:	Proposed rear extension and new pitched roof
<i>Cons Expiry Date: 05/02/21; Determination Deadline: 03/03/21;</i>	
History	04/00106/F – Single storey side and rear extension, loft conversion and porch. (Drg nos. AB1/1-2)
Status	Approved with Conditions
Comments	No objections
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 16/02/21)	No objections

02. RBBC Letter Dated: 15/01/21	Application No: 21/00021/HHOLD
LOCATION:	38 Queens Road Horley Surrey RH6 7AH
DESCRIPTION:	Proposed single storey extension
<i>Cons Expiry Date: 05/02/21; Determination Deadline: 05/03/21;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 16/02/21)	No objections

03. RBBC Letter Dated: 15/01/21	Application No: 20/02742/HHOLD
LOCATION:	Copperwood 3 Russells Crescent Horley Surrey RH6 7DJ
DESCRIPTION:	Single storey rear extension
<i>Cons Expiry Date: 05/02/21; Determination Deadline: 08/03/21;</i>	
History	20/01781/HHOLD – Single storey rear extension
Status	Refused
Comments	The Town Council supports the recommendations of the Conservation Officer: “This site is in Massetts Road Conservation Area. The proposed extension would be visible from the site and extend above the current eaves of the side lean to, with an awkward juxtaposition of the box form visible from the road frontage above the eaves of the lean to. I would therefore recommend this application for refusal from a conservation viewpoint.”
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 16/02/21)	No objections

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04. RBBC Letter Dated: 15/01/21	Application No: <u>20/02930/HHOLD</u>
LOCATION:	Chalet At Trentham Peeks Brook Lane Horley Surrey
DESCRIPTION:	Retrospective approval for replacement garden building in revised position from consent 17/00561 and revised use as ancillary use to the dwelling and support building for the caravan site.
<i>Cons Expiry Date: 05/02/21; Determination Deadline: 09/03/21;</i>	
History	<u>15/00272/HHOLD</u> – Construction of a garage building to replace an existing structure. <u>17/00561/HHOLD</u> – Replacement garden building in revised position from consent 15/00272.
Status	<u>15/00272/HHOLD</u> – Approved with Conditions <u>17/00561/HHOLD</u> – Approved with Conditions
Comments	<u>15/00272/HHOLD</u> – No objections <u>17/00561/HHOLD</u> – No objections
HORLEY TOWN COUNCIL COMMENTS (16/02/21)	

05. RBBC Letter Dated: 18/01/21	Application No: <u>21/00017/HHOLD</u>
LOCATION:	7 Chesters Horley Surrey RH6 8BP
DESCRIPTION:	Garage (not in use as such) conversion, improve insulation, adding pitched roof with skylights.
<i>Cons Expiry Date: 08/02/21; Determination Deadline: 03/03/21;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 16/02/21)	No objections

06. RBBC Letter Dated: 18/01/21	Application No: <u>21/00008/HHOLD</u>
LOCATION:	Newlands 37 Ringley Avenue Horley Surrey RH6 7EZ
DESCRIPTION:	Demolition of the existing garage. Additional ground and first floor extensions to the rear. New garage and utility to the side.
<i>Cons Expiry Date: 08/02/21; Determination Deadline: 07/03/21;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 16/02/21)	The Town Council OBJECTS based on the comments from the Conservation Officer.

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07. RBBC Letter Dated: 21/01/21	Application No: 21/00089/CON SCC REF: 2020/0156/RE21/00089/CON
LOCATION:	Westvale Park Primary School, Westvale road, Cavell Way, Horley, Surrey, RH6 8SU
DESCRIPTION:	Details of Landscape and Ecology Management Plan submitted pursuant to Condition 22 of planning permission ref: RE18/01912/CON dated 18 April 2019
Cons Expiry Date: 29/01/21; Determination Deadline: 11/02/21;	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 16/02/21)	No objections

08. RBBC Letter Dated: 21/01/21	Application No: 21/00090/CON SCC REF: 2020/0157/RE21/00090/CON
LOCATION:	Westvale Park Primary School, Westvale road, Cavell Way, Horley, Surrey, RH6 8SU
DESCRIPTION:	Details of vehicular and pedestrian access; parking scheme for bicycles and scooters; footway and pedestrian crossing facilities; and signage and road marking strategy submitted pursuant to Conditions 8, 10, 13 and 15 of planning permission ref: RE18/0912/CON dated 18 April 2019.
Cons Expiry Date: 29/01/21; Determination Deadline: 11/02/21;	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 16/02/21)	No objections

09. RBBC Letter Dated: 21/01/21	Application No: RE21/00091/CON SCC REF: 2020/0171/RE21/00091/CON
LOCATION:	Westvale Park Primary School, Westvale road, Cavell Way, Horley, Surrey, RH6 8SU
DESCRIPTION:	Details of parking management plan submitted pursuant to Condition 7 of planning permission ref: RE20/00808/CON dated 14 July 2020.
Cons Expiry Date: 11/02/21; Determination Deadline: n/a;	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 16/02/21)	No objections

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10. RBBC Letter Dated: 21/01/21	Application No: 20/02474/CLE
LOCATION:	8 Bolters Road South Horley Surrey RH6 8HT
DESCRIPTION:	Single storey extension within 3m of existing rear wall and loft conversion to 1st floor
Cons Expiry Date: 11/02/21; Determination Deadline: 09/03/21;	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 16/02/21)	No objections

11. RBBC Letter Dated: 21/01/21	Application No: 21/00027/ADV
LOCATION:	The Chequers Brighton Road Horley Surrey
DESCRIPTION:	New brand signage to replace existing that were situated at the property, 3no entrance totem signs are a like for like replacement for the existing in size and construction, new small way finder signage situated within the property carpark to replace existing but smaller to match brand guidelines, 2no new canopy signs to match brand guidelines situated above the 2no entrances. 1no new sign above the entrance to the restaurant to replace the existing sign which was coming away from the building and a risk to public safety if the signage was not removed, new signage consisting of timber back ground and moulding with halo illuminated letters in brand colours, materials and design used were to be as sympathetic as possible to the existing build design
Cons Expiry Date: 11/02/21; Determination Deadline: 04/03/21;	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 16/02/21)	We note & support the comments from the Conservation Officer. Illuminated signs adjacent to the neighbouring residential areas should be designed to mitigate light pollution to those areas.

12. RBBC Letter Dated: 22/01/21	Application No: 21/00046/HHOLD
LOCATION:	55 Hyperion Walk Horley Surrey RH6 7DA
DESCRIPTION:	Two storey side extension, single storey rear extension
Cons Expiry Date: 12/02/21; Determination Deadline: 08/03/21;	
History	20/00598/HHOLD – Two storey side extension
Status	Approved with Conditions
Comments	No objections. However, we do have concerns about the adjacent tree which is on public land.
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 16/02/21)	No objections. However, we do have concerns about the adjacent tree which is on public land.

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13. RBBC Letter Dated: 25/01/21	Application No: 21/00085/HHOLD
LOCATION:	33 Poynes Road Horley Surrey RH6 8LS
DESCRIPTION:	Two storey front extension protruding from the south elevation
<i>Cons Expiry Date: 15/02/21; Determination Deadline: 11/03/21;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 16/02/21)	No objections

14. RBBC Letter Dated: 26/01/21	Application No: 21/00038/HHOLD
LOCATION:	32 Williamson Road Horley Surrey RH6 9RQ
DESCRIPTION:	Erection of single storey rear and side extension
<i>Cons Expiry Date: 16/02/21; Determination Deadline: 18/03/21;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 16/02/21)	No objections

15. RBBC Letter Dated: 26/01/21	Application No: 20/02912/HHOLD
LOCATION:	41A Oakwood Road Horley Surrey RH6 7BY
DESCRIPTION:	Proposed single storey side extension and double storey extension/garage conversion
<i>Cons Expiry Date: 16/02/21; Determination Deadline: 17/03/21;</i>	
History	20/01093/HHOLD – Proposed single storey side extension and first floor extension/garage conversion
Status	Approved with Conditions
Comments	No objections
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 16/02/21)	No objections

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16. RBBC Letter Dated: 27/01/21	Application No: 21/00020/CU
LOCATION:	Vonwolf Kennels Peeks Brook Lane Horley Surrey RH6 9PP
DESCRIPTION:	Change of use of dog kennel (Sui Generis) to a flexible use as E (a) retail, E (c) E(c)(i) financial services; E(c) (ii) professional services; and, E(c)(iii) other appropriate services. E (g) Uses which can be carried out in a residential area without detriment to its amenity (E(g)(i) offices to carry out any operational or administrative functions; (E(g)(ii) research and development of products or processes; and, E(g)(iii) industrial processes) and B8 storage or distribution with associated improvement to the existing building
<i>Cons Expiry Date: 17/02/21; Determination Deadline: 12/03/21</i>	
HORLEY TOWN COUNCIL COMMENTS (16/02/21)	

17. RBBC Letter Dated: 01/02/21	Application No: 21/00118/HHOLD
LOCATION:	Mersa Haroldslea Drive Horley Surrey RH6 9DT
DESCRIPTION:	Proposed single storey rear extension following demolition of existing conservatory.
<i>Cons Expiry Date: 22/02/21; Determination Deadline: 16/03/21;</i>	
HORLEY TOWN COUNCIL COMMENTS (16/02/21)	

18. RBBC Letter Dated: 01/02/21	Application No: 21/00198/HHOLD
LOCATION:	18 Balcombe Gardens Horley Surrey RH6 9BY
DESCRIPTION:	Proposed two storey side/rear extension with single storey rear extension.
<i>Cons Expiry Date: 22/02/21; Determination Deadline: 18/03/21;</i>	
HORLEY TOWN COUNCIL COMMENTS (16/02/21)	

19. RBBC Letter Dated: 01/02/21	Application No: 21/00025/HHOLD
LOCATION:	7 Arne Grove Horley Surrey RH6 8DQ
DESCRIPTION:	2 storey side extension incorporating front porch
<i>Cons Expiry Date: 22/02/21; Determination Deadline: 22/03/21;</i>	
HORLEY TOWN COUNCIL COMMENTS (16/02/21)	

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20. RBBC Letter Dated: 08/02/21	Application No: 21/00143/HHOLD
LOCATION:	38 Benhams Drive Horley Surrey RH6 8QU
DESCRIPTION:	Erection of single storey flat roof rear extension and conversion of the existing integral garage to habitable accommodation
Cons Expiry Date: 01/03/21; Determination Deadline: 18/03/21;	
HORLEY TOWN COUNCIL COMMENTS (16/02/21)	

21. RBBC Letter Dated: 08/02/21	Application No: SCC Ref 2021/0010/RE/2021
LOCATION:	Langshott Infant School, Smallfield Road, Horley, RH6 9AU
DESCRIPTION:	Details of a Travel Plan effectiveness monitoring report submitted pursuant to Condition 2 of planning permission ref: RE18/02666/CON dated 3 May 2019
Cons Expiry Date: 01/03/21; Determination Deadline: n/a;	
HORLEY TOWN COUNCIL COMMENTS (16/02/21)	

22. RBBC Letter Dated: 10/02/21	Application No: 21/00261/TPO
LOCATION:	7 Clifton Close Horley Surrey RH6 9SE
DESCRIPTION:	T1 – Dead Oak trunk. This constitutes only the trunk of the tree, no lateral branches and a very small amount of dead epicormic. T2 – Ash Tree. The tree exhibits Chalara and should be removed for safety reasons.
Cons Expiry Date: 03/02/21; Determination Deadline: 31/03/21;	
HORLEY TOWN COUNCIL COMMENTS (16/02/21)	

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23. RBBC Letter Dated: 10/02/21	Application No: <u>21/00219/CLP</u>
LOCATION:	19 Palmer Close Horley Surrey RH6 8LG
DESCRIPTION:	Construction of new porch to front entrance, installation of 1 no. new window and blocking up of 1 no. existing to side elevation and alterations to fenestration to rear elevation (all at ground floor level)
<i>Cons Expiry Date: 03/03/21; Determination Deadline: 25/03/21;</i>	
HORLEY TOWN COUNCIL COMMENTS (16/02/21)	

24. RBBC Letter Dated: 10/02/21	Application No: <u>21/00030/HHOLD</u>
LOCATION:	17 Furze Close Horley Surrey RH6 9SL
DESCRIPTION:	To remove hedging and verge to front of house to make a parking space. I have already gained permission to remove hedging according to building covenant and propose to remove front garden under less than 5m2 rules. Complete with block paving to match drive and road.
<i>Cons Expiry Date: 03/03/21; Determination Deadline: 29/03/21;</i>	
HORLEY TOWN COUNCIL COMMENTS (16/02/21)	

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 20/01/21	Application No: 21/00116/TPO
LOCATION:	Rear Of 7-15 Wheatfield Way Langshott Horley Surrey
DESCRIPTION:	5 Oak Trees - Crown lift for all trees to a height of 10m. Lateral crown reduction of 2 metres, and crown thin by 20% in density, and for this to be done every 6th or 7th year. The last application was approved under Ref : 12/00772/TPO. This work will reduce overhang and improve light into each property.
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 04 January
04/02120/RM5CNMAMD1 – Horley North West Development Meath Green Lane Horley Surrey Non material amendment- minor amendment to approved materials plan is required
Applications validated week beginning 11 January
04/02120/RM2DDET03B – Horley North West Development Phase Two Webber Street Horley Surrey Submission of materials details (excluding windows) pursuant to condition 3 of permission 04/02120/RM2D. Reserved Matters Application for Phase 2 of development at North West Horley (appearance, landscaping, layout and scale) pursuant to 04/02120/OUT for the erection of 152no. dwellings and associated car parking, play area, levels and drainage.
18/01411/DET04A – Land To The Rear Of 52-56 Bonehurst Road Horley Surrey RH6 8QG Submission of Arboricultural Method Statement details pursuant to condition 4 of permission 18/01411/F. Erection of a detached family house at the rear of 52-56 Bonehurst Road. Demolition of a detached garage and a single-storey extension to 52 Bonehurst Road to facilitate access to the proposed site.
18/00058/DET05 – Don Ruffles 138 Victoria Road Horley Surrey RH6 7BF Submission of construction transport management plan details pursuant to condition 5 of permission 18/00058/F. To extend existing building with two storey and single storey extension and to convert existing shop/office building including extension into 6 No. flats. 6 x 2 bed.
15/00028/NMAMD1 – 16 Kings Road Horley Surrey RH6 7AZ Non-material amendment-amendments to height of eaves and ridge due to increase in floor to ceiling height required for housing standards. Amendments to facade materials. Omissions/ addition of windows/ doors. As amended on 22/01/2021 and on 08/02/2021.
04/02120/RM5CDET23A – Horley North West Development Meath Green Lane Horley Surrey Submission of photovoltaic panels details pursuant to condition 23 of permission 04/02120/RM5C. Reserved Matters Application for 78 dwellings on Phase 5 of development at North West Horley (access, appearance, landscaping, layout and scale) pursuant to 04/02120/OUT and associated car parking, landscaping, levels and drainage.
Applications validated week beginning 18 January
None relevant to Horley
Applications validated week beginning 25 January
21/00101/CLP – 27 Field Bank Horley Surrey RH6 9EH The proposal is to erect an Unenclosed Storm Porch to the east-facing front door entrance of the existing house. The porch will be constructed over the existing entrance, extending out by a maximum of 1m, with a maximum width of 1.88m, that is 1.88m sq. The maximum height above present ground level is expected to be 2.86m.
18/00058/DET03 – Don Ruffles 138 Victoria Road Horley Surrey RH6 7BF Submission of materials details pursuant to condition 3 of permission 18/00058/F. To extend existing building with two storey and single storey extension and to convert existing shop/office building including extension into 6 No. flats. 6 x 2 bed.
17/00693/DET06 – 96-100 Victoria Road Horley Surrey RH6 7AB Submission of surface water drainage details pursuant to condition 6 of permission 17/00693/F. Construct a single storey roof extension above the existing flat roof of the building (Nos. 98-100) to create a new third storey, together with alterations to the existing pitched roof building (No. 96) to create 19 self-contained studio, 1 & 2 bedroom residential flats.

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20/01765/NMAMD1 – 22 Balcombe Gardens Horley Surrey RH6 9BY Non-material amendment- Addition of a back door.

Applications validated week beginning 01 February
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None relevant to Horley
