

# HORLEY TOWN COUNCIL

Joan Walsh  
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## AGENDA

### PLANNING & DEVELOPMENT COMMITTEE

Date / Time: Tuesday, 20 December 2022 at 7.30 pm

Venue: Horley Town Council offices, Albert Rooms, 92 Albert Road, Horley RH6 7HZ

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Dear Councillors

You are hereby respectfully summoned to attend the MEETING of HORLEY TOWN COUNCIL PLANNING & DEVELOPMENT COMMITTEE to be held on Tuesday, 20 December 2022, 7:30 pm, at the Albert Rooms, 92 Albert Road, Horley RH6 7HZ. The Agenda for the meeting is attached to this Summons.

Yours sincerely



Joan Walsh  
Town Clerk

#### Members' Apologies:

If required, a Member must submit their apologies for this meeting by sending an email to: [town.clerk@horleytown.com](mailto:town.clerk@horleytown.com) or by telephoning the office on 01293 784765, by no later than noon on the day of the meeting.

#### Public Forum:

**Members of the Public and Press are welcome to attend this meeting in person or may join it remotely by requesting a Zoom link by email to: [town.clerk@horleytown.com](mailto:town.clerk@horleytown.com) or by telephoning the office on 01293 784765, by no later than noon on the day before the meeting is due to be held.**

Public and Press attendees are invited to put questions or draw relevant matters to the Council's attention and are permitted to speak once only and for five minutes maximum in respect of a business item on the agenda, 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 question or comment is submitted in writing which shall be answered in due course.



## **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, 20 December 2022 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 or on the website**


### **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 22 November 2022.
5. **Planning Updates**  
Planning & Development Committee held on 22 November 2022.
6. **Planning Applications**
  - i) To consider the list of applications determined for the period 18 November to 15 December 2022.
  - ii) To consider the list of applications registered for the period 18 November to 15 December 2022.
7. **Planning Appeals**  
To consider any Planning Appeals received and determined.
9. **Ongoing Planning Matters**  
To receive an update on any matters.
10. **Horley Bus Services**  
To discuss the reliability of local bus services considering concerns raised regarding Route 20 through The Acres.
11. **Letters Received.**
12. **Diary Dates.**
13. **Items for Future Consideration.**
14. **Press Release - To agree items for inclusion.**

Members of the Planning and Development Committee:

Cllrs Avery, Baker, Buttironi, Hudson, George, Samantha Marshall, Simon Marshall, Powell, Saunders, Spencer and Stimpson.

***Date of next meeting: 10 January 2023***



Signed: Town Clerk

Dated: 15 December 2022

## During the period November 18 – December 15 2022.

### List of Determined Applications – Horley By Reigate & Banstead Borough Council

Applications Approved			
Application Number	Details	HTC Comments	Decision
<u>22/02113/HHOLD</u>	26 Landen Park Horley Surrey RH6 8DZ   Two Storey Side extension and single storey rear extension	No objections	Approved with conditions
<u>22/02091/HHOLD</u>	2 Raymer Walk Langshott Horley Surrey RH6 9XQ   Part single, part two storey rear extension, single storey front and side extensions, conversion of existing garage to habitable room, associated internal and external alterations. As amended on 25/10/2022 and on 09/11/2022.	No objections except for concerns around garage conversion leading to loss of off road parking. Whilst the existing drive will allow for some parking there is no capacity for any parking on road in the vicinity Raymer Walk being a very narrow road.	Approved with conditions
<u>22/01746/HHOLD</u>	Beau Songe 66 Massetts Road Horley Surrey RH6 7ED   Construction of a single storey side extension with pitched roof and replacement boundary treatment. As amended on 11/10/2022.	No objections subject to any conditions from the conservation officer	Approved with conditions
<u>22/02151/HHOLD</u>	17 Wheatfield Way Langshott Horley Surrey RH6 9DA   Ground floor front extension.	No Objections	Approved with conditions
<u>22/01738/F</u>	34 Wellington Way Horley Surrey RH6 8JH   Subdivision of plot, erection of 4 bedroom two-storey new build dwelling and revised access arrangements. As amended on 28/10/2022	Horley Town Council OBJECTS on the following grounds: i) overdevelopment of the site; ii) concern regarding highway access, in particular poor sightlines; iii) design and materials out of keeping with the local character; iv) negative impact on the streetscene; v) we also note the concerns of Horley Cricket Club in terms of safety and	Approved with conditions

During the period November 18 – December 15 2022.

		glare from the level of proposed glazing.	
<u>22/02131/HHOLD</u>	24 Oakwood Road Horley Surrey RH6 7BU   Erection of single storey rear extension	No objections	Approved with conditions
<u>22/02360/HHOLD</u>	18 Grove Road Horley Surrey RH6 8EL   Demolition of conservatory and construction of single storey rear extension.	No objections	Approved with conditions
<u>22/02285/HHOLD</u>	4 Meath Green Lane Horley Surrey RH6 8EG   Erection of an outbuilding	No Objections	Approved with conditions
<u>22/02245/HHOLD</u>	10 Meath Gardens Horley Surrey RH6 8FW   Single-storey side extension	No Objections	Approved with conditions
<u>22/02142/S73</u>	Friars 210 Smallfield Road Horley Surrey RH6 9LS   Erection of a replacement dwelling. Variation of Condition 3 of permission 21/01863/F. Change render to facing brickwork - brick type Vander Sanden Old Coach House. Change windows from white uPVC to black aluminium. As amended on 21/10/2022	No Objections	Approved with conditions
<u>22/02137/HHOLD</u>	29 Wolverton Gardens Horley Surrey RH6 7LZ   Single storey rear extension. As amended on 21/11/2022	No Objections	Approved with conditions
<u>22/02081/HHOLD</u>	16 Carlton Tye Langshott Horley Surrey RH6 9XJ   Retention of timber gazebo to the rear garden and trellis to the boundary fence. As amended on 31/10/2022	The Town Council have no objection to the proposal but make the following comment:  The gazebo structure should be repositioned to be placed wholly within the applicant's boundary and the applicant should ensure that no part of the structure is overhanging neighbouring property	Approved with conditions
<u>22/01827/HHOLD</u>	Trewithiel 30 Russells Crescent Horley Surrey RH6 7DN   Demolition of existing single storey rear extension, replaced by single storey rear extension. As amended on 31/10/2022 and on 23/11/2022	No objections subject to any comments from the conservation officer	Approved with conditions
<u>22/01475/F</u>	7 Fairlawns Horley Surrey RH6 9HD   A 6 metre by 9 metre art studio for personal use	No Objections	Approved with conditions

During the period November 18 – December 15 2022.

Applications Refused and Withdrawn

By Reigate & Banstead Borough Council

Applications Refused			
Application No:	Details	HTC Comments	Status
<u>22/02015/HHOLD</u>	Bryn Mawr 169 Smallfield Road Horley Surrey RH6 9LR   Demolish existing conservatory and replacement side extension. Extend first floor roof with rear dormer and 2 front dormers, to create 3 new bedrooms on the first floor. New front porch, new bifold sliding door to rear elevation, new windows and doors throughout. Change front and rear elevational finishes. Install new windows and doors throughout.	No objections	Refused
<u>22/02227/HHOLD</u>	Lynwood 15 The Meadway Langshott Horley Surrey RH6 9AN   Ground floor rear extension. Side dormer. Alterations to windows	No objections	Refused
<u>22/02052/HHOLD</u>	90 The Drive Horley Surrey RH6 7NH   Single storey rear and double storey side extensions. As amended on 14/11/2022	No Objections	Refused

## During the period November 18 – December 15 2022.

### Appeals Lodged – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Application Date
22/01009/TED <u>APP/L3625/W/22/3303118</u>	Court Lodge Road Horley RH6 8RT   Proposed telecommunications installation: Proposed slim line phase 8 monopole c/w wraparound cabinet at base, 3no. additional ancillary equipment cabinets and associated ancillary works.	Appeal against Refusal of Prior Approval	8 <sup>th</sup> December 2022

### Appeals In Progress (Awaiting Decision) – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Hearing Date
21/02885/F <u>APP/L3625/W/22/3301313</u>	106 Balcombe Road Horley Surrey RH6 9BW   Erection of a detached bungalow.	Appeal against Refusal of DC Application	No date yet arranged
21/02724/F <u>APP/L3625/W/22/3298763</u>	Land At Laburnum And Branscombe 50 Haroldslea Drive Horley Surrey RH6 9DU   Demolition of existing buildings and erection of 40 homes, including affordable housing, with access from Haroldslea Drive and associated parking and open space. As amended on 15/12/2021, 31/01/2022, 21/02/2022, 16/03/2022, 28/03/2022 and the 04/04/2022.	Appeal against Refusal of DC Application	No date yet arranged
21/03133/RET <u>APP/L3625/W/22/3296694</u>	Horley Town Football Club The New Defence Anderson Way Horley Surrey   Change of use of land from groundsman compound to builders storage compound	Appeal against Refusal of DC Application	No date yet arranged
21/00838/F <u>APP/L3625/W/21/3289794</u>	Thurgarton Cottage Meath Green Lane Horley Surrey RH6 8HZ   Erection of three detached dwellings, provision of new access with car parking for 6 cars, with the retention of the existing dwelling. As amended on 06/08/2021, on 19/08/2021 and on 02/09/2021.	Appeal against Refusal of DC Application	10 am on 8 <sup>th</sup> December at RBBC Town Hall
21/00067/E_EN <u>APP/L3625/C/21/3282754</u>	57 Meadowcroft Close Horley Surrey RH6 9EJ   Appealed against an Enforcement Notice regarding:  1. Without planning permission, the formation of an access at the junction with the B2036 Balcombe Road and the D552 Meadowcroft Close in the approximate position shown as a black hatched area on the attached plan A.	Appeal against an Enforcement Notice	No date yet arranged

During the period November 18 – December 15 2022.

	2. Without planning permission, the creation of a hardstanding in the approximate position shown within the black dotted line on the attached plan B.		
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Appeals Decided – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Decision



**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 18 November 2022 – 15 December 2022**  
**To see plans please CTRL+click on the application number to follow the link**

01. RBBC Letter Dated: 15.11.22	Application No: <u><a href="#">22/02052/HHOLD</a></u>
LOCATION:	90 The Drive Horley Surrey RH6 7NH
DESCRIPTION:	Single storey rear and double storey side extensions. As amended on 14/11/2022
<i>Cons Expiry Date: 29/11/22; Determination Deadline: 08/11/22;</i>	
Comments issued on 7.10.22	<b>No Objections</b>
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 20/12/22)	<b>No objections</b>
02. RBBC Letter Dated: 21.11.22	Application No: <u><a href="#">22/02537/HHOLD</a></u>
LOCATION:	69 Hevers Avenue Horley Surrey RH6 8BZ
DESCRIPTION:	Loft conversion with hip to gable, dormer and roof lights
<i>Cons Expiry Date: 12/12/22; Determination Deadline: 13/01/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 20/12/22)	<b>No objections</b>
03. RBBC Letter Dated: 24.11.22	Application No: <u><a href="#">22/02470/F</a></u>
LOCATION:	39 Fairlawns Horley Surrey RH6 9HD
DESCRIPTION:	The proposal is the widening of a crossover / Dropped kerb by 4.6 Metres (measured and marked by Surrey CC) and create a hardstanding to the front of the property, the depth of which is 6.8 metres consisting of stone chippings over a hardcore base, this will be permeable and contained within blockwork edging. The intention is for the hardstanding to be completed before the crossover to prevent and damage to the latter.
<i>Cons Expiry Date: 15/12/22; Determination Deadline: 17/01/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 20/12/22)	<b>No objections</b>

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04. RBBC Letter Dated: 24.11.22	Application No: <a href="#">22/02390/F</a>
LOCATION:	Drill Service Ltd 89 Albert Road Horley Surrey RH6 7HB
DESCRIPTION:	Demolition of existing buildings and erection of 8 No 2 bed and 1 No 1 bed flats with associated parking.
<b>Cons Expiry Date: 15/12/22; Determination Deadline: 18/01/22;</b>	
History	<a href="#">19/01191/OUT</a> – Conversion of existing ground floor commercial property, alterations to existing first and second floor residential properties and single storey side extension to create 3 No. 1-bed, 3 No. 2-bed and 1 No. 3-bed flats. As amended on 20/08/2019. <a href="#">22/01160/F</a> – Demolition of the existing buildings on site and the erection of replacement buildings to provide 5 No. 2 bed and 2 No. 1 bed flats with 3 parking spaces. As amended on 30/05/2022 and on 24/08/2022.
Status	<a href="#">19/01191/OUT</a> – Approved with Conditions <a href="#">22/01160/F</a> – Approved with Conditions
Comments	<a href="#">19/01191/OUT</a> – No Objections <a href="#">22/01160/F</a> – No Objections
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 20/12/22)	Increase of 1 flat more than previous application.  No objections

05. RBBC Letter Dated: 25.11.22	Application No: <a href="#">22/02567/HHOLD</a>
LOCATION:	1 Oatlands Langshott Horley Surrey RH6 9UN
DESCRIPTION:	Proposed double storey front extension
<b>Cons Expiry Date: 16/12/22; Determination Deadline: 19/01/22;</b>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 20/12/22)	No objections

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06. RBBC Letter Dated: 25.11.22	Application No: <a href="#">22/02546/OUT</a>
LOCATION:	Emberwood 1 The Crescent Horley Surrey RH6 7NT
DESCRIPTION:	Proposed new dwelling to the rear of 1 The Crescent, Horley, Surrey, RH6 7NT
<b>Cons Expiry Date: 16/12/22; Determination Deadline: 20/01/22;</b>	
<b>HORLEY TOWN COUNCIL          COMMENTS</b> (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 20/12/22)	<b>Horley Town Council objects on the grounds of:-</b> <b>1] Cramped design.</b> <b>2] Poor amenity provision for new dwelling.</b> <b>3] Over development</b> <b>4] Out of character</b> <b>5] Development is harmful to the local character</b>

07. RBBC Letter Dated: 29.11.22	Application No: <a href="#">22/02581/HHOLD</a>
LOCATION:	5 Charm Close Horley Surrey RH6 8DG
DESCRIPTION:	Two storey side extension and part single storey part two storey front extension.
<b>Cons Expiry Date: 20/12/22; Determination Deadline: 23/01/22;</b>	
<b>HORLEY TOWN COUNCIL          COMMENTS</b> (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 20/12/22)	<b>No objections</b>

08. RBBC Letter Dated: 02.12.22	Application No: <a href="#">22/02450/F</a>
LOCATION:	Saxley Court 121 - 129 Victoria Road Horley Surrey RH6 7LT
DESCRIPTION:	Construction of a 6-storey building for residential use (Class C3) connected to the existing building at 121-129 Victoria Road, including car parking, cycle parking, plant room and refuse store, landscaping, installation of PV panels to the roof of the existing and proposed building, and associated works
<b>Cons Expiry Date: 23/12/22; Determination Deadline: 01/03/22;</b>	
<b>HORLEY TOWN COUNCIL          COMMENTS</b>	

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09. RBBC Letter Dated: 05.12.22	Application No: <a href="#">22/02650/F</a>
LOCATION:	Land R/O 43-49 High Street Horley Surrey RH6 7BN
DESCRIPTION:	Proposed erection of 3 no. dwellinghouses
<i>Cons Expiry Date: 28/12/22; Determination Deadline: 26/01/22;</i>	
History	21/02346/F – N Residential development of 3 no. 3 bedroom 6 person houses on land to the rear of 43-49 High Street, Horley. As amended on 13/10/2021 and 06/01/2022.
Status	21/02346/F – Refused (Appeal Dismissed)
Comments	21/02346/F – Horley Town Council OBJECTS on the following grounds: i. Over development of the site ii. Out of character with surrounding properties iii. Adverse impact on Neighbour Amenities iv. Inappropriate mass and height of development
HORLEY TOWN COUNCIL COMMENTS	

10. RBBC Letter Dated: 13.12.22	Application No: <a href="#">22/02543/HHOLD</a>
LOCATION:	11 Ashleigh Close Horley Surrey RH6 8AJ
DESCRIPTION:	2 storey rear extension and single storey rear extension.
<i>Cons Expiry Date: 06/01/22; Determination Deadline: 30/01/22;</i>	
HORLEY TOWN COUNCIL COMMENTS	

11. RBBC Letter Dated: 14.12.22	Application No: <a href="#">22/02680/HHOLD</a>
LOCATION:	5 Palmer Close Horley Surrey RH6 8LG
DESCRIPTION:	Replacement of rear conservatory with a single storey rear extension on the same footprint
<i>Cons Expiry Date: 07/01/22; Determination Deadline: 30/01/22;</i>	
HORLEY TOWN COUNCIL COMMENTS	

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12. RBBC Letter Dated: 14.12.22	Application No: <a href="#">22/02107/HHOLD</a>
LOCATION:	Landens Farm House 15 Malt House Lane Horley Surrey RH6 8FY
DESCRIPTION:	Proposed moving and extending of the existing metal fencing to enclose a small section of lawn. Single storey extension between house and garage. New entrance to the garage to be installed and new flooring to be laid within the extension to make it more useable.
<i>Cons Expiry Date: 07/01/22; Determination Deadline: 30/01/22;</i>	
History	<a href="#">22/02109/LBC</a> – Proposed moving and extending of the existing metal fencing to enclose a small section of lawn. Single storey extension between house and garage. New entrance to the garage to be installed and new flooring to be laid within the extension to make it more useable.
Status	<a href="#">22/02109/LBC</a> – pending
Comments	<a href="#">22/02109/LBC</a> – N/A
HORLEY TOWN COUNCIL COMMENTS	

13. RBBC Letter Dated: 14.12.22	Application No: <a href="#">22/02109/LBC</a>
LOCATION:	Landens Farm House 15 Malt House Lane Horley Surrey RH6 8FY
DESCRIPTION:	Proposed moving and extending of the existing metal fencing to enclose a small section of lawn. Single storey extension between house and garage. New entrance to the garage to be installed and new flooring to be laid within the extension to make it more useable.
<i>Cons Expiry Date: 07/01/22; Determination Deadline: 30/01/22;</i>	
History	<a href="#">22/02107/HHOLD</a> – Proposed moving and extending of the existing metal fencing to enclose a small section of lawn. Single storey extension between house and garage. New entrance to the garage to be installed and new flooring to be laid within the extension to make it more useable.
Status	<a href="#">22/02107/HHOLD</a> – pending
Comments	<a href="#">22/02107/HHOLD</a> – N/A
HORLEY TOWN COUNCIL COMMENTS	

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**Tree Works (Non-Felling)**

A. RBBC Letter Dated: 27.10.22	Application No:
LOCATION:	
DESCRIPTION:	
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	<a href="#">No objections, subject to no adverse comments from the Tree Officer.</a>

**List of Planning Applications**  
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The following applications are for information only
21.11.12
N/A
28.11.22
<p><u>22/00288/DET05</u> – 2 Chequers Drive Horley Surrey RH6 8DU   Submission of materials information pursuant to condition 5 of permission 22/00288/F. New three-bed detached dwelling on land to northwest of 2 Chequers Drive</p> <p><u>22/00288/DET03</u> – 2 Chequers Drive Horley Surrey RH6 8DU   Submission of a construction management statement pursuant to condition 3 of permission 22/00288/F. New three-bed detached dwelling on land to northwest of 2 Chequers Drive</p> <p><u>22/00288/DET12</u> – 2 Chequers Drive Horley Surrey RH6 8DU   Submission of bike storage information pursuant to condition 12 of permission 22/00288/F. New three-bed detached dwelling on land to northwest of 2 Chequers Drive</p> <p><u>22/00288/DET07</u> – 2 Chequers Drive Horley Surrey RH6 8DU   Submission of landscaping details pursuant to condition 7 of permission 22/00288/F. New three-bed detached dwelling on land to northwest of 2 Chequers Drive</p> <p><u>22/00288/DET10</u> – 2 Chequers Drive Horley Surrey RH6 8DU   Submission of fast charge socket information pursuant to condition 10 of permission 22/00288/F. New three-bed detached dwelling on land to northwest of 2 Chequers Drive</p> <p><u>20/00503/DET11</u> – QVS 94 Brighton Road Horley Surrey RH6 7JQ   Submission of boundary treatment information pursuant to condition 11 of permission 20/00503/F. The proposal consists of the extension, alteration and addition of residential accommodation to the existing building on 94 Brighton Road. The proposal would provide an additional 5 No. flats. This includes 2 No. one-bedroom flats and 3 No. studio flats (2 x1b2p and 3 x 1b1p). The existing flat at first floor and retail unit at ground floor will be retained. The existing car park at the rear is also retained and this will provide space for parking, refuse and recycling which are all accessed from Lumley Road.</p> <p><u>20/00503/DET10</u> – QVS 94 Brighton Road Horley Surrey RH6 7JQ   Submission of fast charge socket information pursuant to condition 10 of permission 20/00503/F. The proposal consists of the extension, alteration and addition of residential accommodation to the existing building on 94 Brighton Road. The proposal would provide an additional 5 No. flats. This includes 2 No. one-bedroom flats and 3 No. studio flats (2 x1b2p and 3 x 1b1p). The existing flat at first floor and retail unit at ground floor will be retained. The existing car park at the rear is also retained and this will provide space for parking, refuse and recycling which are all accessed from Lumley Road.</p> <p><u>20/00503/DET09</u> – QVS 94 Brighton Road Horley Surrey RH6 7JQ   Submission of a construction transport management plan pursuant to condition 9 of permission 20/00503/F. The proposal consists of the extension, alteration and addition of residential accommodation to the existing building on 94 Brighton Road. The proposal would provide an additional 5 No. flats. This includes 2 No. one-bedroom flats and 3 No. studio flats (2 x1b2p and 3 x 1b1p). The existing flat at first floor and retail unit at ground floor will be retained. The existing car park at the rear is also retained and this will provide space for parking, refuse and recycling which are all accessed from Lumley Road.</p>