

HORLEY TOWN COUNCIL

Planning and Development Committee

A virtual meeting of the above-named Committee will be held
on Tuesday, 21 April 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.

Please Note: This virtual Council Meeting will be recorded when in session for monitoring purposes.

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 21 April 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.

5. Approval of Minutes

Planning & Development Committee held on 17 March 2020.

6. Planning Updates

Planning & Development Committee held on 17 March 2020.

7. Outside Bodies and Sub-Committees

Horley Town Management Group: To receive any updates.

8. Determined Planning Applications

To consider the list of applications determined for the period 13 March – 16 April 2020.

9. Registered Planning Applications

To consider the list of applications registered for the period 13 March- 16 April 2020.

Continued .../...

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**

To receive an update on any matters.

13. **Highways Matters**
 - i) **Horley Pavement Audit Committee (HPAC)** - To receive an update.
 - ii) **Surrey County Council Public Footpath 392 A23/Bonehurst Road Junction: Temporary Prohibition of Traffic Order extended** - To note information received.
 - iii) **To receive an update on any other matters.**

14. **Airport Matters**
 - i) **GATCOM: Cancellation of Meeting of GATCOM, 23 April 2020** - To note information received.
 - ii) **GATCOM: Weekly Newsletters & Updates** - To note information received.
 - iii) 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: TBC



Signed: Town Clerk

Dated: 16 April 2020

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 12 March 2020 – 16th April 2020.

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

01. RBBC Letter Dated: 12/03/20	Application No: 20/00503/F
LOCATION:	94 Brighton Road Horley Surrey RH6 7JQ
DESCRIPTION:	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 x 1b2p 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.
<i>Cons Expiry Date: 02/04/20; Determination Deadline: 30/04/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 21/04/20)	No objections but note the site allows for little in the way of amenities. The existing car parking bays to the front of the property are used by customers of the retail unit which entails vehicles crossing the public footpath. This development should address this by having dropped kerbs installed.
02. RBBC Letter Dated: 13/03/20	Application No: 20/00409/F
LOCATION:	Site Of Former Little Bonners 30 Bonehurst Road Horley Surrey
DESCRIPTION:	Demolition of existing bungalow and outbuildings and replacement residential dwelling and garage
<i>Cons Expiry Date: 03/04/20; Determination Deadline: 04/05/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 21/04/20)	No objections
03. RBBC Letter Dated: 13/03/20	Application No: 20/00483/HHOLD
LOCATION:	6 Balcombe Gardens Horley Surrey RH6 9BY
DESCRIPTION:	Single storey rear extension
<i>Cons Expiry Date: 03/04/20; Determination Deadline: 06/05/20;</i>	
History	16/01857/CLP – Loft Conversion
Decision	Permitted Development
HTC Comments	No objections
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 21/04/20)	No objections

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04. RBBC Letter Dated: 13/03/20	Application No: <u>20/00541/HHOLD</u>
LOCATION:	7 Newlands Close Horley Surrey RH6 8JR
DESCRIPTION:	Conversion of integral garage into habitable space
<i>Cons Expiry Date: 03/04/20; Determination Deadline: 06/05/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 21/04/20)	No objections

05. RBBC Letter Dated: 16/03/20	Application No: <u>20/00533/F</u>
LOCATION:	Horley Cricket Hockey And Squash Club Horley Row Horley Surrey RH6 8BG
DESCRIPTION:	Replacement of practice nets for cricket club
<i>Cons Expiry Date: 06/04/20; Determination Deadline: 05/05/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 21/04/20)	No objections

06. RBBC Letter Dated: 16/03/20	Application No: <u>20/00562/F</u>
LOCATION:	110 Kingsley Road Horley Surrey RH6 8AW
DESCRIPTION:	Erection of new dwelling
<i>Cons Expiry Date: 06/04/20; Determination Deadline: 07/05/20;</i>	
History	19/02304/F – New 2 bed dwelling
Decision	Refused
HTC Comments	No Objections
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 21/04/20)	No objections

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07. RBBC Letter Dated: 18/03/20	Application No: 20/00539/HHOLD
LOCATION:	71 Poynes Road Horley Surrey RH6 8LS
DESCRIPTION:	Demolition of existing garage and car port and erection of single storey side/rear extension.
<i>Cons Expiry Date: 08/04/20; Determination Deadline: 08/05/20;</i>	
History	19/00513/HHOLD – Demolition of existing garage and car port and erection of single storey side/rear extension. As amended on 04/04/2019
Decision	Approved with Conditions
HTC Comments	No objections
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 21/04/20)	No objections

08. RBBC Letter Dated: 18/03/20	Application No: 20/00580/HHOLD
LOCATION:	Meath Green House Meath Green Lane Horley Surrey RH6 8HZ
DESCRIPTION:	Demolition of existing two storey side extension and replacement with new two storey side extension
<i>Cons Expiry Date: 08/04/20; Determination Deadline: 12/05/20;</i>	
History	16/00691/HHOLD – Demolition of existing side extension and replacement with new side extension. Enlargement of existing porch.
Decision	Approved with Conditions
HTC Comments	No objections
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 21/04/20)	No objections

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09. RBBC Letter Dated: 19/03/20	Application No: 20/00598/HHOLD
LOCATION:	55 Hyperion Walk Horley Surrey RH6 7DA
DESCRIPTION:	Two storey side extension
<i>Cons Expiry Date: 09/04/20; Determination Deadline: 12/05/20;</i>	
History	17/00036/HHOLD – 2 storey side extension. As amended on 22/03/2017 17/00036/DET04 – Submission of tree protection plan details pursuant to condition 4 of permission 17/00036/HHOLD. 2 storey side extension.
Decision	17/00036/HHOLD – Approved with Conditions 17/00036/DET04 – Approved
HTC Comments	17/00036/HHOLD – No objections. However, we do have concerns about the adjacent tree which is on public land. 17/00036/DET04 – No objections
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 21/04/20)	No objections. However, we do have concerns about the adjacent tree which is on public land.

10. RBBC Letter Dated: 19/03/20	Application No: 20/00519/HHOLD
LOCATION:	60 Hevers Avenue Horley Surrey RH6 8DA
DESCRIPTION:	Demolition of existing conservatory and erection of single storey rear extension.
<i>Cons Expiry Date: 09/04/20; Determination Deadline: 13/05/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 21/04/20)	No objections

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11. RBBC Letter Dated: 19/03/20	Application No: 19/02518/ADV
LOCATION:	Portland Vets 8 Sangers Mews Horley Row Horley Surrey
DESCRIPTION:	Proposed new signage following dismissed appeal; 2 signs located to the front of the site 1.4m x 1.6m, at Portland Vets, Sangers Mews Horley. As amended on 13/03/2020.
<i>Cons Expiry Date: 02/04/20; Determination Deadline: 10/02/20;</i>	
History	18/02659/ADV – Re-use of 1 existing sign, with changed business description and 1 new sign to provide visual indication of business premises. This sign to be identical to the other sign.
Decision	Refused
HTC Comments	The Town Council OBJECTS for the following reason. The signage would be overly dominating of the street scene and should be reduced in size. The Town Council comments that the banner should also be removed once any new signage is in place.
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 21/04/20)	No objections subject to no adverse comments from conservation officer

12. RBBC Letter Dated: 19/03/20	Application No: 20/00327/F
LOCATION:	3 And 4 Premier Parade High Street Horley Surrey RH6 7BG
DESCRIPTION:	Installation of new shopfront to front elevation. Installation of fascia signs and projecting sign to front and side elevation.
<i>Cons Expiry Date: 09/04/20; Determination Deadline: 20/04/20;</i>	
History	20/00328/ADV – Various fascia signs and one projecting sign
Decision	Undecided
HTC Comments	No objection
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 21/04/20)	No objections

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13. RBBC Letter Dated: 20/03/20	Application No: 19/01417/OUT
LOCATION:	M & G Catering Equipment 10A High Street Horley Surrey RH6 7AY
DESCRIPTION:	Demolition of existing buildings and erection of one four storey block containing 12 1-bed apartments. As amended on 28/11/2019 and on 06/02/2020.
<i>Cons Expiry Date : 10/04/20; Determination Deadline: 27/11/19;</i>	
History	07/00764/OUT – Renewal of planning permission 04/00574/OUT for the demolition of existing industrial buildings and erection of 4 retail units and 4no 2 bedroom flats.
Decision	Approved with Conditions
HTC Comments	No objection
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 21/04/20)	The Town Council OBJECTS on the following grounds: - ' The development is out of keeping with the surrounding area ' Overdevelopment ' Crammed design and no amenities ' Harmful to neighbouring properties ' No parking provision and no space to provide any

14. RBBC Letter Dated: 25/03/20	Application No: 20/00631/HHOLD
LOCATION:	13 Williamson Road Horley Surrey RH6 9RQ
DESCRIPTION:	Erection of single storey rear/side extension and part garage conversion.
<i>Cons Expiry Date: 15/04/20; Determination Deadline: 15/05/20;</i>	
History	04/01778/RM13 – Submission of access, appearance, landscaping, layout and scale details for 308 dwellings (including 60 bed extra care home) and neighbourhood centre. Amended plans received 11/03/11 altering site layout, landscaping, elevational details and internal layouts. NOTE: no change in number of dwellings proposed or access to site. (Case file republished to the web 15/03/11) *Amended and additional plans received 21/03/11 showing alterations to layout of swales; Additional plan received showing plots 301 and 297. Amended plans received showing additional 10 parking spaces about the spine road.
Decision	Approved with Conditions
HTC Comments	No objections
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 21/04/20)	No objections

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15. RBBC Letter Dated: 27/03/20	Application No: <u>20/00627/HHOLD</u>
LOCATION:	48 Brighton Road Horley Surrey RH6 7HD
DESCRIPTION:	New separate crossover access from Public Highway
<i>Cons Expiry Date: 17/04/20; Determination Deadline: 15/05/20;</i>	
History	<u>19/01943/S73</u> – 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.Variation of condition 1 of permission 19/00957/F. Amendment to approved plans.
Decision	Approved with Conditions
HTC Comments	No objections
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 21/04/20)	No objections

16. RBBC Letter Dated: 27/03/20	Application No: <u>20/00616/HHOLD</u>
LOCATION:	24 Bremner Avenue Horley Surrey RH6 8EP
DESCRIPTION:	New dormer to front elevation to replace Velux window.
<i>Cons Expiry Date: 17/04/20; Determination Deadline: 20/05/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 21/04/20)	No objections

17. RBBC Letter Dated: 03/04/20	Application No: <u>20/00671/HHOLD</u>
LOCATION:	Seymour Haroldslea Horley Surrey RH6 9PH
DESCRIPTION:	Two storey rear extension
<i>Cons Expiry Date: 24/04/20; Determination Deadline: 16/05/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (21/04/20)	

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18. RBBC Letter Dated: 03/04/20	Application No: 20/00577/HHOLD
LOCATION:	2 Newstead Hall Haroldslea Drive Horley Surrey RH6 9PH
DESCRIPTION:	Demolition of rear conservatory. Construction of single storey rear extension.
<i>Cons Expiry Date: 24/04/20; Determination Deadline: 28/05/20;</i>	
History	17/00045/HHOLD – Conversion of loft to 1 No. bedroom and en suite wc, to include staircase and 2 velux windows to lower first floor staircase window and provide a new window on second landing, also 1 No. obscure glass window to en suite. Amended plan received on 9/2/17 showing additional first floor side facing window.
Decision	Approved with Conditions
HTC Comments	No objections
HORLEY TOWN COUNCIL COMMENTS (21/04/20)	

19. RBBC Letter Dated: 03/04/20	Application No: 20/00691/HHOLD
LOCATION:	Ringwood 85 Parkhurst Road Horley Surrey RH6 8EX
DESCRIPTION:	Proposed two storey side and rear extension.
<i>Cons Expiry Date: 24/04/20; Determination Deadline: 27/05/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (21/04/20)	

20. RBBC Letter Dated: 03/04/20	Application No: 20/00690/F
LOCATION:	Land At Ringwood 85 Parkhurst Road Horley Surrey
DESCRIPTION:	Proposed new dwelling.
<i>Cons Expiry Date: 24/04/20; Determination Deadline: 27/05/20;</i>	
History	09/00623/OUT – Erection of three bedroom semi-detached house and associated works on land at 85 Parkhurst Road. (Drawing Nos: MCAN/03/2009/01 sheets 1-3)
Decision	Refused
HTC Comments	The Town Council OBJECTS based on overdevelopment
HORLEY TOWN COUNCIL COMMENTS (21/04/20)	

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21. RBBC Letter Dated: 06/04/20	Application No: 20/00692/S73
LOCATION:	Kerriemuir And Wheatridge Langshott Horley Surrey RH6 9LJ
DESCRIPTION:	Demolition of Kerriemuir and Wheatridge on Langshott Wood and development of a single detached property comprising eight apartments. Amendment to condition 1 of permission 17/01839/F. Amendment to approved plans - design changes to the plan layouts and the inclusion of an additional rear dormer (3no in total) to the elevations.
<i>Cons Expiry Date: 27/04/20; Determination Deadline: 27/05/20;</i>	
History	17/01839/F – Demolition of Kerriemuir and Wheatridge on Langshott Wood and development of a single detached property comprising eight apartments. As amended on 27/09/2017. As amended on 04/10/2017
Decision	Approved with Conditions
HTC Comments	No objections
HORLEY TOWN COUNCIL COMMENTS (21/04/20)	

22. RBBC Letter Dated: 08/04/20	Application No: 20/00712/F
LOCATION:	Brook Farm House Peeks Brook Lane Horley Surrey RH6 9PP
DESCRIPTION:	Demolition of existing building and construction of replacement agricultural storage building
<i>Cons Expiry Date: 29/04/20; Determination Deadline: 28/05/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (21/04/20)	

23. RBBC Letter Dated: 08/04/20	Application No: 20/00709/F
LOCATION:	St Georges House 6 Yattendon Road Horley Surrey
DESCRIPTION:	Demolition of existing offices, workshop and storage units to provide 5 flats and a pair of semi detached dwellings
<i>Cons Expiry Date: 29/04/20; Determination Deadline: 27/05/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (21/04/20)	

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24. RBBC Letter Dated: 06/04/20	Application No: SCC: RE20/00696/CON RBBC: 20/00696/CON
LOCATION:	Meath Green Infant School, Kiln Lane, Horley, Surrey RH6 8JG
DESCRIPTION:	Permanent retention of modular classroom building comprising two classrooms and ancillary toilets.
<i>Cons Expiry Date: 22/05/20; Determination Deadline: 28/04/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (21/04/20)	
25. RBBC Letter Dated: 15/04/20	Application No: 20/00726/HHOLD
LOCATION:	63 Poynes Road Horley Surrey RH6 8LS
DESCRIPTION:	Rear and side extension, new front bay window. All materials to match existing.
<i>Cons Expiry Date: 06/05/20; Determination Deadline: 01/06/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (21/04/20)	
26. RBBC Letter Dated: 16/04/20	Application No: 20/00325/F
LOCATION:	3 South Parade Horley Row Horley Surrey RH6 8BH
DESCRIPTION:	Change of use of shop unit from A1 (shops) to A5 (take away fish and chip shop), including new shop front and fume extraction equipment. As amended on 11/03/2020, 30/03/2020 and on 15/04/2020.
<i>Cons Expiry Date: 30/04/20; Determination Deadline: 13/04/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (21/04/20)	

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27. RBBC Letter Dated: 16/04/20	Application No: 20/00729/HHOLD
LOCATION:	12 Sarel Way Horley Surrey RH6 8EW
DESCRIPTION:	Erection of small extension to first floor rear.
<i>Cons Expiry Date: 07/05/20; Determination Deadline: 02/06/20;</i>	
History	14/00072/CLP – Single storey rear extension. 17/02596/CLP – Construction of new Porch.
Decision	14/00072/CLP – Permitted Development 17/02596/CLP – Permitted Development
HTC Comments	14/00072/CLP – n/a 17/02596/CLP – n/a
HORLEY TOWN COUNCIL COMMENTS (21/04/20)	

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 17/03/20	Application No: 20/00567/TPO
LOCATION:	12 Ferndown Horley Surrey RH6 8ED
DESCRIPTION:	T2 Oak - Crown reduce by 1.5m leaving natural shape. Crown lift to height of 5m by removing secondary branches and remove epicormic growth. Tree is causing excessive shading due to proximity to house and size.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 17/03/20	Application No: 20/00575/TPO
LOCATION:	7 Jubilee Close Horley Surrey RH6 9FN
DESCRIPTION:	Oak Tree - Reduce the length of the lowest branches. The branches on North and Northwest side will be shortened by 1.5m. The branches on the Northeast side will be shortened by 1. The tree will be crown lifted by 1m, only secondary branches.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 17/03/20	Application No: 20/00566/TPO
LOCATION:	21 Bakehouse Road Horley Surrey RH6 8HQ
DESCRIPTION:	T1 Oak - Crown reduce Oak tree by 1.5m leaving natural shape. Tree is causing excessive shading due to proximity to house and size.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

D. RBBC Letter Dated: 25/04/20	Application No: 20/00634/TPO
LOCATION:	Land Between The Rear Boundaries Of Bremner Avenue And Priestlands Close
DESCRIPTION:	Oak tree behind the rear boundary - Remove the lowest limb that protrudes over the garden shed. Remove the small drooping branch that is above the shed.
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: 27/03/20	Application No: 20/00636/TPO
LOCATION:	3 Kingsley Road Horley Surrey RH6 8HP
DESCRIPTION:	T1 Sycamore tree - Re-pollard. T2 Goat Willow tree - Reduce the leaning stem by 50%. This stem moved recently in storm winds. Repollard the two upright stems. T3 Horse Chestnut tree - Re-pollard.
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.