

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 11 September 2018 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.**

A G E N D A

1. **Apologies and Reasons for Absence**
2. **Change of Vice Chairman**
 - i) To accept the resignation of the current Vice Chairman.
 - ii) To appoint a new Vice Chairman for the remainder of the municipal year.
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**
5. **Approval of Minutes**

Planning & Development Committee held on 14 August 2018.
6. **Matters Arising**

Planning & Development Committee held on 14 August 2018.
7. **Outside Bodies and Sub-Committees**
 - i) **Horley Town Management Group:** To receive an update.
 - ii) To receive reports of attendance at any other recent meetings.
8. **Determined Planning Applications**

To consider the list of applications determined for the period 10 August to 6 September 2018.
9. **Registered Planning Applications**

To consider the list of applications registered for the period 10 August to 6 September 2018.
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 other matters.
12. **North East Sector (The Acres) / North West Sector (Westvale Park)**

To receive an update on any matters.
13. **Town Centre Regeneration**

To receive an update on any matters.
14. **Railway Matters**

To receive an update on any matters.
15. **Highways Matters**

Continued .../...

To receive an update on any matters.

16. **Airport Matters**
 - i) **GATCOM: Weekly Newsletters & Updates** - To note information received.
 - ii) To receive an update on any other matters.
17. **DFT CONSULTATION ON DRONES: Taking Flight: The Future of Drones in the UK'** – Policy proposals for safer use of drones plus powers to police for enforcement. This consultation closes at **11:45pm on 17 September 2018** – To consider this Council's response
18. **Letters Received.**
19. **Diary Dates.**
20. **Urgent Business.**
21. **Press Release.**
To agree items for inclusion.

Date of next meeting: 9 October 2018



Signed: Town Clerk

Dated: 6 September 2018

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 10 August 2018 to 6 September 2018

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

1. RBBC Letter Dated: 10/08/18	Application No: 18/01672/HHOLD
LOCATION:	Glebe Cottage 31 Church Road Horley Surrey RH6 8AB
DESCRIPTION:	First floor side extension and front entrance extension.
<i>Cons Expiry Date : 1/09/18; Determination Deadline: 4/10/18; pdf: 4</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 11/09/18)	No objections
2. RBBC Letter Dated: 10/08/18	Application No: 18/01707/HHOLD
LOCATION:	Ferndown 64 Oakwood Road Horley Surrey RH6 7BX
DESCRIPTION:	Proposed dormer to front elevation
<i>Cons Expiry Date : 01/09/18; Determination Deadline: 02/10/18; pdf:8</i>	
History: 18/01059/HHOLD - Proposed dormer to front elevation.	
Decision: Refused	
HTC Comments: No objections	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 11/09/18)	No objections
3. RBBC Letter Dated: 13/08/18	Application No: 18/01714/HHOLD
LOCATION:	10 Bolters Road South Horley Surrey RH6 8HT
DESCRIPTION:	The construction of a full height side extension, front and rear facing dormer windows rear and single storey extension including the rearrangement and upgrading of the existing floor layout and accommodation.
<i>Cons Expiry Date : 04/09/18; Determination Deadline:05/10 /18; pdf:5</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 11/09/18)	No objections

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 10 August 2018 to 6 September 2018

4. RBBC Letter Dated: 13/08/18	Application No: <u>18/01644/HHOLD</u>
LOCATION:	6 Hevers Avenue Horley Surrey RH6 8DB
DESCRIPTION:	Two storey side extension.
Cons Expiry Date : 04/09/18; Determination Deadline: 04/10/18; pdf:1	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub- Committee prior to deadline and ratification at meeting, 11/09/18)	No objections

5. RBBC Letter Dated: 13/08/18	Application No: <u>15/00028/RM1</u>
LOCATION:	16 Kings Road Horley Surrey RH6 7AZ
DESCRIPTION:	Reserved matters details of scale, appearance and landscaping of permission ref 15/00028/OUT. Demolition of single storey side extension of existing dwelling. Construction of new dwelling to side. As amended on 07/08/2018.
Cons Expiry Date : 27/08/18; Determination Deadline: 10/08/18; pdf:3	
History: <u>15/00028/OUT</u> - Demolition of single storey side extension of existing dwelling. Construction of new dwelling to side. Decision: Approved with conditions HTC Comments: The Town Council OBJECTS on the following grounds: i) overdevelopment; ii) concerns about site traffic during construction, in an already congested area; iii) concerns about impact on neighbouring Medical Practice; and iv) negative impact on street scene.	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub- Committee prior to deadline and ratification at meeting, 11/09/18)	No objections

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 10 August 2018 to 6 September 2018

6. RBBC Letter Dated: 13/08/18	Application No: <u>18/01723/HHOLD</u>
LOCATION:	23 Crescent Way Horley Surrey RH6 7LW
DESCRIPTION:	Proposed double storey side & single storey front extensions.
<i>Cons Expiry Date : 04/09/18; Determination Deadline: 05/10/18; pdf:5</i>	
History: <u>18/01722/CLP</u> - Proposed hip to gable dormer roof extension. Awaiting Decision: Determination Deadline 4/10/18	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 11/09/18)	No objections

7. RBBC Letter Dated: 14/08/18	Application No: <u>18/01617/F</u>
LOCATION:	2 Parkhurst Road Horley Surrey RH6 8HB
DESCRIPTION:	Construction of two new dwellings and one replacement dwelling (Resubmission of 17/01330/F)
<i>Cons Expiry Date : 05/09/18; Determination Deadline: 08/10/18; pdf:14</i>	
History: <u>17/01330/F</u> - Construction of 3 new dwellings and one replacement dwelling. As amended on 03/10/2017 and on 06/10/2017. Decision: Refused Appeal Dismissed HTC Comments: The Town Council OBJECTS on the following grounds: - i. Overdevelopment; ii. Out-of-character with surrounding properties; iii. Concerns over site access off a busy road which suffers from congestion with on-street parking; iv. Inappropriate backland development; and v. Dominating the street scene. vi. Insufficient parking for number and types of dwellings	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 11/09/18)	Although the number of dwellings in the back garden has been reduced to 2 the Council feel that the previous objections still apply. Therefore, The Town Council OBJECTS on the following grounds: - i. Overdevelopment; ii. Out-of-character with surrounding properties; iii. Concerns over site access off a busy road which suffers from congestion with on-street parking; iv. Inappropriate backland development; and v. Dominating the street scene. vi. Insufficient parking for number and types of dwellings

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 10 August 2018 to 6 September 2018

8. RBBC Letter Dated: 14/08/18	Application No: <u>18/01706/F</u>
LOCATION:	Acorn Lodge Gatwick 79 Massetts Road Horley Surrey RH6 7EB
DESCRIPTION:	Provision of 6 additional parking spaces with access from the existing car park with additional screening landscape.
<i>Cons Expiry Date : 05/09/18; Determination Deadline: 09/10/18; pdf:3</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 11/09/18)	No objections

9. RBBC Letter Dated: 14/08/18	Application No: <u>18/01727/HHOLD</u>
LOCATION:	Fern Cottage 73 Albert Road Horley Surrey RH6 7HB
DESCRIPTION:	Demolition of existing brick outbuilding and erection of single storey rear extension
<i>Cons Expiry Date : 05/09/18; Determination Deadline: 08/10/18; pdf:6</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 11/09/18)	No objections

10. RBBC Letter Dated: 20/08/18	Application No: <u>18/01741/HHOLD</u>
LOCATION:	Wembury 18 Church Road Horley Surrey RH6 7EX
DESCRIPTION:	Erection of outbuilding.
<i>Cons Expiry Date :11/09 /18; Determination Deadline: 12/10/18; pdf:3</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 11/09/18)	No objections

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 10 August 2018 to 6 September 2018

11. SCC email Dated 17/08/18	Application No: <u>SCC Ref 2018/0097</u>
LOCATION:	The Oakwood School, Balcombe Road, Horley, Surrey RH6 9AE
DESCRIPTION:	Minor extensions comprising a single-storey extension to the school gymnasium hall; replacement of an existing external steel stair case with a new external steel stair case with roof canopy; single-storey detached toilet block adjacent to the dining hall; and a single-storey toilet block extension adjacent to the reprographics rooms.
<i>Cons Expiry Date: 24/09/18; Determination Deadline: /18; pdf: 10</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 11/09/18	

12. RBBC Letter Dated: 21/08/18	Application No: <u>18/01775/TPO</u>
LOCATION:	17 Langwood Drive Horley Surrey RH6 9FH
DESCRIPTION:	Oak (T1) - Fell and dismantle Oak
<i>Cons Expiry Date : 12/09/18; Determination Deadline: 12/10/18; pdf:1</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 11/09/18	

13. RBBC Letter Dated: 21/08/18	Application No: <u>18/01733/HHOLD</u>
LOCATION:	Shaldon 191 Smallfield Road Horley Surrey RH6 9LR
DESCRIPTION:	Two storey rear extension.
<i>Cons Expiry Date : 12/09/18; Determination Deadline: 12/10/18; pdf:2</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 11/09/18	

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 10 August 2018 to 6 September 2018

14. RBBC Letter Dated: 22/08/18	Application No: <u>18/01736/F</u>
LOCATION:	The Grove Meeting Hall The Grove Horley Surrey RH6 9HF
DESCRIPTION:	Erection of replacement hall with parking.
<i>Cons Expiry Date : 16/09/18; Determination Deadline: 16/10/18; pdf:4</i>	
History: <u>12/00846/F</u> - Proposed replacement building Decision: Approved with Conditions HTC comments: None recorded	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 11/09/18	

15. RBBC Letter Dated: 22/08/18	Application No: <u>04/02120/RM2D</u>
LOCATION:	Horley North West Development Phase Two Meath Green Lane Horley Surrey
DESCRIPTION:	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. As amended on 23/02/2018 and on 26/02/2018 and on 13/08/2018.
<i>Cons Expiry Date : 13/09/18; Determination Deadline: 18/04/18; pdf:11</i>	
Previous History:- Amended Application came before the committee in February 2018 when the Town Council had no objections. Associated Case; <u>04/02120/OUT</u> 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. Decision: - Approved with Conditions	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 11/09/18	

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 10 August 2018 to 6 September 2018

16. RBBC Letter Dated: 24/08/18	Application No: <u>18/01576/F</u>
LOCATION:	Middleton House 43 - 49 High Street Horley Surrey RH6 7BN
DESCRIPTION:	Erection of a three storey rear extension to provide nine flats
<i>Cons Expiry Date : 15/09/18; Determination Deadline: 04/10/18; pdf:9</i>	
<p>History: <u>17/01029/CU</u> Temporary change of use of car park to use as off airport car parking until February 2018</p> <p>Decision: Pending Consideration</p> <p>HTC Comments: The Town Council OBJECTS on the following grounds:</p> <p>i) Not appropriate in a residential area;</p> <p>ii) Increased traffic build-up in an already heavily congested area; and</p> <p>iii) Concerns over disturbances during antisocial hours of operation and traffic noise late at night.</p> <p>There are also concerns in view of the existing car park nearby which currently has 60 spaces leased to Uber for use by their partner-drivers.</p>	
<p style="text-align: center;">HORLEY TOWN COUNCIL COMMENTS</p> <p style="text-align: center;">Planning Committee meeting, 11/09/18</p>	

17. RBBC Letter Dated: 30/08/18	Application No: <u>18/01796/HHOLD</u>
LOCATION:	Hatch End Apperlie Drive Horley Surrey RH6 9EU
DESCRIPTION:	Creation of link between the existing house and "coach house" outbuilding. Conversion of outbuilding to 1No. kitchen, 1No. bathroom and 1No. lounge. Conversion of existing kitchen into 1No. Bedroom.
<i>Cons Expiry Date : 20/09/18; Determination Deadline: 23/10/18; pdf:4</i>	
<p style="text-align: center;">HORLEY TOWN COUNCIL COMMENTS</p> <p style="text-align: center;">Planning Committee meeting, 11/09/18</p>	

18. RBBC Letter Dated: 31/08/18	Application No: <u>18/01839/DED</u>
LOCATION:	Horley Gas Holder Station Balcombe Road Horley Surrey RH6 9GA
DESCRIPTION:	Dismantling of the existing gasholder and ancillary buildings
<i>Cons Expiry Date : 14/09/18; Determination Deadline: 26/09/18; pdf:3</i>	
<p style="text-align: center;">HORLEY TOWN COUNCIL COMMENTS</p> <p style="text-align: center;">Planning Committee meeting, 11/09/18</p>	

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 10 August 2018 to 6 September 2018

19. RBBC Letter Dated: 31/08/18	Application No: <u>18/01825/F</u>
LOCATION:	Land To Rear Of 5 - 7 Meath Green Lane Horley Surrey RH6 8EE
DESCRIPTION:	New 3-bed house.
<i>Cons Expiry Date : 21/09/18; Determination Deadline: 23/10/18; pdf:3</i>	
Previous History: <u>17/02483/F</u> - New 2 bed house. As amended on 24/07/2018. Decision: Approved with Conditions HTC Comments: No Objections	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 11/09/18	

20. RBBC Letter Dated: 03/09/18	Application No: <u>18/01764/F</u>
LOCATION:	Skylane Hotel 34 Bonehurst Road Horley Surrey RH6 8QG
DESCRIPTION:	Erection of 1st and 2nd floor extensions to link building and annexe to form additional guest rooms and lift.
<i>Cons Expiry Date : 24/09/18; Determination Deadline: 24/10/18; pdf:12</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 11/09/18	

21. RBBC Letter Dated: 03/09/18	Application No: <u>18/01730/HHOLD</u>
LOCATION:	13 Longbridge Walk Horley Surrey RH6 7EQ
DESCRIPTION:	Two storey extension on side of existing property. Single extension on rear of existing property.
<i>Cons Expiry Date : 24/09/18; Determination Deadline: 24/10/18; pdf: 5</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 11/09/18	

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 10 August 2018 to 6 September 2018

22. RBBC Letter Dated:	Application No: <u>18/01826/HHOLD</u>
LOCATION:	Chalet At Trentham Peeks Brook Lane Horley Surrey
DESCRIPTION:	Replacement garden building in revised position from consent 17/00561/HHOLD.
<i>Cons Expiry Date : 26/09/18; Determination Deadline: 25/10/18; pdf:4</i>	
Previous History: - <u>17/00561/HHOLD</u> - Replacement garden building in revised position from consent 15/00272 Decision: Approved with Conditions HTC Comments: No objections	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 11/09/18	

23. RBBC Letter Dated: 06/09/18	Application No: <u>18/01805/HHOLD</u>
LOCATION:	90 Brookfield Drive Horley Surrey RH6 9TA
DESCRIPTION:	Proposed Conservatory
<i>Cons Expiry Date : 27/09/18; Determination Deadline: 31/10/18; pdf:3</i>	
Previous History: <u>18/01515/PDE</u> -Proposed rear conservatory. Materials to match property. Depth 3.5 metres x Height 3.7 metres x Height to Eaves 2.4 metres. Decision: Refused Extension GPD	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 11/09/18	

24. RBBC Letter Dated:	Application No: <u>18/01870/CLP</u>
LOCATION:	21 Haroldslea Close Horley Surrey RH6 9DZ
DESCRIPTION:	The existing building is currently a garage/storage area (see report). The proposal aims to convert the garage to have bathrooms and potential bedrooms to add additional accomodation space to the main house. The construction works for the project consist of the roof being replaced and new openings made for the garden facing elevation to allow for new windows and one new access (see report for layout). Insulation will be added and the floor slab levelled with a new finish on-top.
<i>Cons Expiry Date : 27/09/18; Determination Deadline: 29/10/18; pdf 9:</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 11/09/18	

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 10 August 2018 to 6 September 2018

Tree Works (Non-Felling)

A. RBBC Letter Dated:13/08/18	Application No: <u>18/01716/TPO</u>
LOCATION:	Land At The East Of 12 & 13 Field Close Horley Surrey RH6 9QG
DESCRIPTION:	two oaks lateral branch reduction by up to a maximum of 3m to those branches which overhang the gardens of 12 and 13 Field close
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated:16/08/18	Application No: <u>18/01737/TPO</u>
LOCATION:	Office Wavertree Court 59 Massetts Road Horley Surrey
DESCRIPTION:	H. Chestnut (T1) - Branches touching property. To prune away from property ensuring 2m clearance.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated:04/09/18	Application No: <u>18/01865/TPO</u>
LOCATION:	1E Sarel Way Horley Surrey RH6 8EY
DESCRIPTION:	T1 Horse Chestnut - Prune to reduce the crown by approximately 25% of the volume. This will incorporate lateral branch length reduction of 1m and height reduction of 0.75m. Crossing and rubbing branches will also be removed.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

D. RBBC Letter Dated:04/09/18	Application No: <u>18/01871/TPO</u>
LOCATION:	18 Kingsley Road Horley Surrey RH6 8HR
DESCRIPTION:	T1 Oak- To remove limb overhanging 2 Mosford Close. Limb has large cavity which looks to be a point of weakness. Applicant is concerned about failure with young family playing in garden.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

E. RBBC Letter Dated:04/09/18	Application No: <u>18/01872/TPO</u>
LOCATION:	18 Kingsley Road Horley Surrey RH6 8HR
DESCRIPTION:	T1 Oak- Reduce limb by 2m overhanging 2 Mosford Close. Limb has large cavity which looks like it could be a point of weakness. Applicant is concerned about failure of limb with young family playing in garden.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.