

HORLEY TOWN COUNCIL

Joan Walsh
Town Clerk
Council Offices, 92 Albert Road
Horley, Surrey RH6 7HZ
Tel: 01293 784765
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AGENDA

PLANNING & DEVELOPMENT COMMITTEE

Date / Time: Tuesday, 24 October 2023 at 7.30 pm

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

Dear Councillors

You are hereby respectfully summoned to attend the **MEETING of HORLEY TOWN COUNCIL PLANNING & DEVELOPMENT COMMITTEE** to be held on Tuesday, 24 October 2023, 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 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 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, 24 October 2023 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**
To receive apologies for absence with officer recommendation for acceptance.
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 26 September 2023.
5. **Planning Updates**
Planning & Development Committee held on 26 September 2023.
6. **Planning Applications**
 - i) To consider the list of applications determined for the period 22 September 2023 to 19 October 2023.
 - ii) To consider the list of applications registered for the period 22 September 2023 to 19 October 2023.
7. **Planning Application MO/2023/1419 – Land at Povey Cross Farm, Reigate Road, Hookwood, Horley, Surrey**
To ratify this Council's response
8. **Gatwick Airport LTD DCO – Registration as an Interested Party**
To ratify this Council's response
9. **Communications Received**
10. **Diary Dates.**
11. **Items for Future Consideration.**
12. **Press Release - To agree items for inclusion.**

Members of the Planning and Development Committee:

Cllrs Avery, Barlow, Blacker, Chester, Easterbrook, George, Hughes, Hudson, Saunders, Turner, Wotton.

Date of next meeting: 21 November 2023

A handwritten signature in cursive script that reads "Joan Walsh".

Signed: Town Clerk

Dated: 16 October 2023

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 22 September 2023 – 19 October 2023
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 22.09.23	Application No: 23/00171/F
LOCATION:	The Turret 48 Massetts Road Horley Surrey RH6 7DS
DESCRIPTION:	Rear extension at ground, first and loft levels to increase bedroom accommodation, internal alterations to improve common areas, minor changes to fenestration, provision of additional car parking, change of doors to existing free-standing garage. As amended 05/05/2023, 28/06/2023 and on 18/09/2023 reduction in size of extensions, retention of Douglas fir
Cons Expiry Date: 10/10/23; Determination Deadline: 19/07/23;	
Comments issued to date	We note that the amendments relates to Trees and doesn't address the Conservation Officers comments. Horley Town Council OBJECTS in support of the comments made by the Conservation Officer.
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 24/10/23)	Horley Town Council OBJECTS in support of the comments made by the Tree and Conservation Officers.

02. RBBC Letter Dated: 22.09.23	Application No: 23/00946/HHOLD
LOCATION:	4 Heronswood Court Langshott Horley Surrey RH6 9PW
DESCRIPTION:	Proposed single story rear extension to provide new dining room and additional bedroom with en-suite shower and toilet. As amended on 29/08/2023, 28/08/2023 and on 19/09/2023. Amended elevations to correctly show what has been built.
Cons Expiry Date: 04/10/23; Determination Deadline: 31/08/23;	
Comments issued to date	No objections
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 24/10/23)	No objections

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03. RBBC Letter Dated: 22.09.23	Application No: <u>23/01923/HHOLD</u>
LOCATION:	23 Lechford Road Horley Surrey RH6 7NB
DESCRIPTION:	Proposed front porch extension
<i>Cons Expiry Date: 12/10/23; Determination Deadline: 10/11/23;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 24/10/23)	No objection

04. RBBC Letter Dated: 25.09.23	Application No: <u>23/01951/HHOLD</u>
LOCATION:	Melsa 33 Parkway Horley Surrey RH6 7HY
DESCRIPTION:	Retention of side boundary fence
<i>Cons Expiry Date: 16/10/23; Determination Deadline: 15/11/23;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 24/10/23)	No objections

05. RBBC Letter Dated: 02.10.23	Application No: <u>23/02018/HHOLD</u>
LOCATION:	104 Balcombe Road Horley Surrey RH6 9BW
DESCRIPTION:	Proposed detached garage
<i>Cons Expiry Date: 24/10/23; Determination Deadline: 22/11/23;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 24/10/23)	No objections

06. RBBC Letter Dated: 09.10.23	Application No: <u>23/02069/HHOLD</u>
LOCATION:	9 Whittaker Drive Horley Surrey RH6 9FB
DESCRIPTION:	Loft conversion with 2 small pitched roof dormers on front elevation and velux windows
<i>Cons Expiry Date: 30/10/23; Determination Deadline: 30/11/23;</i>	
HORLEY TOWN COUNCIL COMMENTS	

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07. RBBC Letter Dated: 09.10.23	Application No: 23/02074/HHOLD
LOCATION:	2 Benhams Drive Horley Surrey RH6 8QR
DESCRIPTION:	Single story rear extension, 1st floor side extension over existing garage, new pitched roof overhang to garage and entrance door, replace cladding to front elevation.
<i>Cons Expiry Date: 30/10/23; Determination Deadline: 30/11/23;</i>	
HORLEY TOWN COUNCIL COMMENTS	

08. RBBC Letter Dated: 12.10.23	Application No: 23/01842/F
LOCATION:	57 Silverlea Gardens Horley Surrey RH6 9BA
DESCRIPTION:	Proposed new dwelling including dormers and garage
<i>Cons Expiry Date: 02/11/23; Determination Deadline: 04/12/23;</i>	
History	21/02260/F – Alterations and extensions to existing dwelling. Proposed 3 bed bungalow to the rear. As amended on 29/10/2021 and on 12/11/2021.
Status	21/02260/F – Approved with conditions
Comments	21/02260/F – No objections
HORLEY TOWN COUNCIL COMMENTS	

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09. RBBC Letter Dated: 12.10.23	Application No: 23/02097/HHOLD
LOCATION:	34 Sangers Drive Horley Surrey RH6 8AH
DESCRIPTION:	Demolition of existing conservatory and garage and erection of a single storey side extension and a part two storey/part single storey rear extension.
<i>Cons Expiry Date: 02/11/23; Determination Deadline: 05/12/23;</i>	
History	22/01490/HHOLD – Demolition of existing garage and erection of a single storey side extension.
Status	22/01490/HHOLD – Approved with conditions
Comments	22/01490/HHOLD – No objections
HORLEY TOWN COUNCIL COMMENTS	

10. RBBC Letter Dated: 12.10.23	Application No: 23/02098/S73
LOCATION:	Land To The Rear Of 43 - 49 High Street Horley Surrey RH6 7BN
DESCRIPTION:	Proposed erection of 3 no. dwellinghouses. Variation of condition 1 of permission 22/02650/F changes to external materials. Variation of condition 1 of permission 23/01015/S73. Provide better amenity space to plot 1 and consolidating the external stores.
<i>Cons Expiry Date: 02/11/23; Determination Deadline: 05/12/23;</i>	
History	23/01015/S73 – Proposed erection of 3 no. dwellinghouses. Variation of condition 1 of permission 22/02650/F changes to external materials. As amended on 18/07/2023 and on 28/07/2023. 22/02650/F – Proposed erection of 3 no. dwellinghouses. As amended on 17/01/2023.
Status	23/01015/S73 – Approved with conditions. 22/02650/F – Approved with conditions.
Comments	23/01015/S73 – No objections 22/02650/F – Horley Town Council OBJECTS on the following grounds: i. Cramped and Overdevelopment of the site ii. Out of character with surrounding properties iii. Inappropriate mass of development
HORLEY TOWN COUNCIL COMMENTS	

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11. RBBC Letter Dated: 16.10.23	Application No: 23/02022/F
LOCATION:	64 Massetts Road Horley Surrey RH6 7DS
DESCRIPTION:	Installation of 26no. solar panels to the south (8no.), east (10no.), and west (8no.), roof surfaces of an existing residential house of multiple occupation (HMO) in Horley to provide all electrical power to the building.
<i>Cons Expiry Date: 06/11/23; Determination Deadline: 11/12/23;</i>	
HORLEY TOWN COUNCIL COMMENTS	

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 29.09.23	Application No: 23/01988/TPO
LOCATION:	13 Newlands Close Horley Surrey RH6 8JR
DESCRIPTION:	T1 Oak- Reduce side of Oak tree growing towards 15 Newlands Close by 1.5m back to suitable growth points. Tree is slightly one sided. Reduction of this section will re-balance crown and increase light to 15 Newlands Close.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 29.09.23	Application No: 23/01986/TPO
LOCATION:	Oak House 3 Burton Close Horley Surrey RH6 7DD
DESCRIPTION:	T1- Reduce crown by 3m maintaining natural shape and pruned to suitable growth points. Crown lift to 4m. Possible signs of Ganoderma (fruiting bodies removed) T2 Oak- Reduce crown by 3m maintaining natural shape and pruned to suitable growth points. Remove low limb growing towards neighbouring property with split running along most of limb. Crown lift to 4m. Trees have previously been heavily reduced in past of have put on excessive regrowth. Excessive shading is being caused and trees at risk of wind damage.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 29.09.23	Application No: 23/01987/TPO
LOCATION:	15 Jennings Way Horley Surrey RH6 9SF
DESCRIPTION:	T1 Oak- Crown lift to height of 7m back to source in line with properties trees that have been lifted previously. Tree is causing excessive shading and has low canopy. Crown lift will increase light spill.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

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D. RBBC Letter Dated: 06.10.23	Application No: 23/02042/TPO
LOCATION:	The Moorings 14 Russells Crescent Horley Surrey RH6 7DN
DESCRIPTION:	T2 Oak - shorten the lateral branches that overhang the lawn by 2m. T1 Oak - shorten the lateral branches that overhang the lawn by 1.5m
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
25.09.23
<p><u>04/02120/RM3A/NMAMD3</u> – Phase 4 Horley North West Development Meath Green Lane Horley Surrey Non material amendment to 04/02120/RM3A. Providing the remaining design details for the Eastern Access Road.</p> <p><u>04/02120/RM4B/NMAMD3</u> – Horley North West Development Meath Green Lane Horley Surrey Non material amendment to 04/02120/RM4B. Alterations to the site layout relocation of visitor parking bays.</p>
02.10.23
<p>04/02120/RM4B/DET20 – Horley North West Development Meath Green Lane Horley Surrey Submission of surface water drainage pursuant to condition 20 of permission 04/02120/RM4B. Reserved Matters application for Phase 4 of development at North West Horley (appearance, landscaping, layout and scale) pursuant to 04/02120/OUT for the erection of 64no. dwellings and associated parking, levels, lighting, drainage and ancillary works.</p>
09.10.23
<p>23/02106/PDE – 3 Wickham Close Horley Surrey RH6 8AZ Single storey rear extension. Max height 4m, height at eaves 2.6m and extending 6m beyond the rear wall.</p>

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Planning Applications,
Mole Valley District Council,
Pippbrook,
Reigate Road,
Dorking,
RH4 1SJ

16th October 2023

By email: - katrina.sullivan-watkins@molevalley.gov.uk

Dear Sirs,

Planning Application: MO/2023/1419 – Land at Povey Cross Farm, Reigate Road, Hookwood, Horley, Surrey, RH6 0AP

We understand that a further application has been submitted for outline planning permission for up to 116 new houses, up to 4,250sqm of specialist housing for older persons and 350sqm of floorspace for Class E Use. Again, it is disappointing that Horley Town Council [HTC] weren't formally consulted on this application as the neighbouring Town Council and the Town which will bear the biggest impact from the proposed developed.

Undoubtedly, the residents of these sites will look to Horley to meet their needs for – inter alia – education and health care. At present our current infrastructure is unable to meet the demands of Horley residents, let alone the increased impacts from the growth in our Horley population from the new developments within Horley.

That said, this application has also been drawn to our attention and we therefore make the following comments.

Medical Provision

Only one Horley GP practice has recently started accepting new patients, with the other GP Practices all operating with closed lists. Indeed, we are aware that many Horley residents are already registered to the GP practice in Smallfield due to the lack of provision within the main town. Only one of our dental practices is accepting NHS patients, with another recently removing its NHS patients to become solely privately run.

East Surrey Hospital is the nearest large hospital providing both A&E services and in excess of 700 beds delivering both acute and complex services. Like many Hospitals they are under immense pressure and have frequently declared 'Critical Incident' status due to the level of patient demand for A&E

services. HTC remain concerned that continued housing development without proper investment in infrastructure will continue to place further unsustainable burdens on existing facilities.

Education Provision

Although the Westvale Park development has a new two form entry primary school in operation from September 2020 it will be a phased opening therefore some six years before it is in full operation; similarly, the primary school in The Acres opened on the same basis. This has meant that children whose ages are ahead of the phased opening are having to be accommodated in the existing schools with two of them accepting bulge years.

We note the SCC Education response to application [MO/2023/1125](#) that states an oversubscription of two forms of entry for 2024-25 and although requesting a developer contribution appears to have given no solution as to how the additional demand will actually be accommodated.

There is also the matter of capacity at our only comprehensive secondary school, Oakwood, which we now understand is unable to fully accommodate existing demand, despite many attempts to provide additional capacity through extra classrooms etc. We hope this will be addressed before children transfer from the new primary schools (at Westvale Park and The Acres). Again, HTC are disappointed to read the SCC Education response which again acknowledges the localised demand for places at Oakwood and again requests a planning contribution but with no explanation of how the demand will be accommodated.

Furthermore, despite huge growth in population within Horley we remain an area without any dedicated post 16+ education provision, requiring all young residents to travel outside of the Town to access provision in either Reigate, Redhill or Crawley and Horsham, placing a greater burden on road and transport services as well as the education facilities in those areas.

Transport

HTC continue to remain concerned about the impact of additional growth from neighbouring areas will have on generating traffic on the already very busy local Horley roads and main A23 and A217 routes, not to mention pressure on the local road network from Gatwick's growth plans.

Other infrastructure concerns

HTC note that Horley is a water stress area and the Thames Water Sewage Treatment Works is also at capacity and pending further investment to support growth. Furthermore, we note the recent consultation response from Thames Water to another development in Hookwood that states that Thames Water has "*identified an inability of the existing FOUL WATER network infrastructure to accommodate the needs of this development proposal*". We anticipate that Thames Water will reiterate this stance in response to this application. HTC would urge Mole Valley DC to resist granting planning permission for developments in areas where there is no capacity to accommodate such growth. Without reinforcement works to the existing network this area is at risk of continued sewage flooding and pollution incidents, the likes of which are regularly occurring at other developments sites nearby.

We understand that the application site is within flood zones 2 & 3 which will require detailed plans for flood mitigation, however, HTC are concerned about the potential impact to Horley of mitigation from another major development in such areas.

Conclusion

The proposals for up to 116 new houses, up to 4,250sqm of specialist housing for older persons and 350sqm of floorspace for Class E Use places huge demand on the local infrastructure of Horley, which as set out above is already operating at or over its intended capacity.

HTC note the recent consultation through the Levelling Up and Regeneration Bill, which sees the Government proposing amendments to the NPPF to remove the need for Local Authorities to meet housing needs in full due to recognised constraints such as Green Belt. We note that to date Mole Valley DC has agreed to put on hold the adoption of its emerging Local Plan pending the outcome of the amendments to the NPPF.

We would draw the Council's attention to a recent appeal decision [APP/N1920/W/23/3314268](#) where the local authority in this case has also set aside its draft local plan, and despite the appeal site in question being allocated within that draft local plan and both parties accepting that the Council had a shortfall against its 5-year housing land supply, the Inspector concluded that the very special circumstances necessary to justify the proposed development did not exist to clearly outweigh the harm to the Green Belt.

Notwithstanding the above, HTC do not consider there is a recognised housing need for this site to be brought forward and we urge Mole Valley District Council to resist such large housing growth contrary to Green Belt Policy and outside of their adopted Local Plan.

We hope that you will consider our comments and concerns in relation to this application.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Jean Walsh', enclosed within a thin black rectangular border.

Town Clerk