

# HORLEY TOWN COUNCIL

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## AGENDA

### PLANNING & DEVELOPMENT COMMITTEE

Date / Time: Tuesday, 21 November 2023 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, 21 November 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](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, 21 November 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 24 October 2023.
5. **Planning Updates**  
Planning & Development Committee held on 24 October 2023.
6. **Outside Bodies and Sub-Committees**  
To receive any updates from the Town Council representatives on the following outside bodies:
  - i) **Horley Town Management Group**
  - ii) **Horley Access Group**
  - iii) **GATCOM**
7. **Planning Applications**
  - i) To consider the list of applications determined for the period 19 October 2023 to 16 November 2023.
  - ii) To consider the list of applications registered for the period 19 October 2023 to 16 November 2023.
8. **Planning Appeals**  
To consider any Planning Appeals received and determined.
9. **Ongoing Planning Matters**
  - i) To receive an update on any matters.

**10. Transport & Highways Matters**

- i) To receive an update on the Highways and Parish Councils focus group.
- ii) To receive an update on any other matters

**11. Airport Matters**

- i) To receive an update on the DCO Application for the Northern Runway Project
- ii) To receive an update on any other matters

**12. Thames Water Horley Sewage Treatment Works**

To agree details of the provisional meeting and site visit scheduled for 1<sup>st</sup> December at 2pm to Horley Sewage Treatment Works

**16. Communications Received**

**17. Diary Dates**

**18. Items for Future Consideration**

To note urgent business for inclusion on future agenda.

**19. Press Release**

To agree items for inclusion.

***Date of next meeting: 19 December 2023***



**Signed: Town Clerk**

**Dated: 16 November 2023**

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 19 October 2023 – 16 November 2023**  
**To see plans please CTRL+click on the application number to follow the link**

<b>01. RBBC Letter Dated: 20.10.23</b>	<b>Application No: <u><a href="#">23/01653/F</a></u></b>
LOCATION:	2 And 4 Fairfield Avenue Horley Surrey RH6 7PD
DESCRIPTION:	Demolition of No. 2 Fairfield Avenue and erection of 1 No detached 4 bedroom dwelling and a pair of semi-detached two storey 3 bed room family dwellings with associated parking and landscaping. As amended on 24/08/2023 and on 19/10/2023.
<b>Cons Expiry Date: 03/11/23; Determination Deadline: 24/11/23;</b>	
<b>HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 21/11/23)</b>	<b>No objections</b>

<b>02. RBBC Letter Dated: 20.10.23</b>	<b>Application No: <u><a href="#">23/02095/HHOLD</a></u></b>
LOCATION:	Yew Tree Cottage Haroldslea Drive Horley Surrey RH6 9DU
DESCRIPTION:	Proposed single storey annexe for applicant's parents
<b>Cons Expiry Date: 10/11/23; Determination Deadline: 13/11/23;</b>	
<b>HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 21/11/23)</b>	<b>Horley Town Council Object on the following grounds:</b> <ul style="list-style-type: none"> <li>- <b>the size of the proposed annexe would have a dominating impact on the setting of the adjacent listed building</b></li> </ul>

<b>03. RBBC Letter Dated: 25.10.23</b>	<b>Application No: <u><a href="#">23/02130/HHOLD</a></u></b>
LOCATION:	14 Hedingham Close Langshott Horley Surrey RH6 9NB
DESCRIPTION:	Loft conversion including the installation of two roof windows into the pitched roof of the front elevation and the addition of a crown dormer at the rear.
<b>Cons Expiry Date: 15/11/23; Determination Deadline: 08/12/23;</b>	
<b>HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 21/11/23)</b>	<b>No objections</b>

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<b>04. RBBC Letter Dated: 25.10.23</b>	<b><u>Application No: 23/02184/HHOLD</u></b>
LOCATION:	21 Meath Green Lane Horley Surrey RH6 8EE
DESCRIPTION:	Single storey rear extension.
<i>Cons Expiry Date: 15/11/23; Determination Deadline: 13/12/23;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 21/11/23)</b>	<b>No objections</b>

<b>05. RBBC Letter Dated: 30.10.23</b>	<b><u>Application No: 23/02157/HHOLD</u></b>
LOCATION:	2 Hamilton Close Horley Surrey RH6 7HW
DESCRIPTION:	Two storey side extension and a ground floor rear extension
<i>Cons Expiry Date: 20/11/23; Determination Deadline: 21/12/23;</i>	
<b>History</b>	<b>23/00361/HHOLD – Two storey side extension, ground floor rear extension, loft extension and associated roof works, new carport 23/01257/HHOLD – Two storey side extension and associated roof works, ground floor rear extension</b>
<b>Status</b>	<b>23/00361/HHOLD – Withdrawn by Applicant 23/01257/HHOLD – Refused</b>
<b>Comments</b>	<b>23/00361/HHOLD – No objections 23/01257/HHOLD – No objections</b>
<b>HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 21/11/23)</b>	<b>No objections</b>

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<b>06. RBBC Letter Dated: 06.11.23</b>	<b>Application No: <a href="#">23/02206/F</a></b>
LOCATION:	Land Parcel At 527388 143266 Drake Road Horley Surrey
DESCRIPTION:	Erection of dwelling
<i>Cons Expiry Date: 27/11/23; Determination Deadline: 21/12/23;</i>	
<b>History</b>	<b><a href="#">23/01483/F</a> – A self-build three storey three bedroom house to be used as a family home by the applicant. The ground floor will have an open plan kitchen-living room combination with a downstairs WC and an under stairs storage closet. The first floor will have 3 bedrooms and one bathroom. The second floor will be a loft room which will contain an en-suite bathroom. As amended on 30/08/2023</b>
<b>Status</b>	<b><a href="#">23/01483/F</a> – Refused</b>
<b>Comments</b>	<b><a href="#">23/01483/F</a> – HTCs only objection is the apparent lack of parking space[s]. The adjacent communal parking area was presumably calculated for the existing properties.</b>
<b>HORLEY TOWN COUNCIL COMMENTS</b>	

<b>07. RBBC Letter Dated: 25.10.23</b>	<b>Application No: <a href="#">SCC Ref 2023-0170</a></b>
LOCATION:	Land at Hookwood Waste Management Centre, 24-26 Reigate Road, Horley, Surrey RH6 0HJ
DESCRIPTION:	Erection of new plant and machinery at existing materials recovery facility (retrospective).
<i>Cons Expiry Date: 16/12/23; Determination Deadline:</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b>	

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<b>08. RBBC Letter Dated: 14.11.23</b>	<b>Application No: <u><a href="#">23/00312/HHOLD</a></u></b>
LOCATION:	Buckland 1 The Avenue Horley Surrey RH6 7EU
DESCRIPTION:	To install fencing and wooden electric gate across the entrance of the property. <b>As amended on 13/11/2023</b>
<i>Cons Expiry Date: 16/12/23; Determination Deadline:</i>	
<b>Comments issued on 22<sup>nd</sup> March</b>	<p><b>The Town Council OBJECTS on the following grounds:</b></p> <p><b>i) Out-of-character; and</b></p> <p><b>ii) Negative impact on street scene.</b></p> <p><b>In addition, the Applicants aren't clear on the proposed finish colour other than stating 'probably grey'. We have assumed that the colour of the gate in the photo is representative of what is being proposed. No details/photos of the fencing are provided.</b></p>
<b>HORLEY TOWN COUNCIL COMMENTS</b>	

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**Tree Works (Non-Felling)**

<b>A. RBBC Letter Dated: 6.11.23</b>	<b>Application No: <a href="#">23/02170/TPO</a></b>
LOCATION:	26 Kingsley Road Horley Surrey RH6 8HR
DESCRIPTION:	T1 Oak (Dead) - This tree is dead and requires felling in the interest of Health and Safety management. T2 Ash - Reduce in outside dimensions by 1.5m back to previous points in the interest of Health and Safety management.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>

<b>B. RBBC Letter Dated: 6.11.23</b>	<b>Application No: <a href="#">23/02224/TPO</a></b>
LOCATION:	18 West Meads Horley Surrey RH6 9AF
DESCRIPTION:	T1 - To fell and dismantle Maple tree in rear garden due to closeness to residence
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>

<b>C. RBBC Letter Dated: 14.11.23</b>	<b>Application No: <a href="#">23/02290/TPO</a></b>
LOCATION:	The Oriel 32 Ringley Avenue Horley Surrey RH6 7GD
DESCRIPTION:	T1 -T787 Lime Has epicormic around the basal area of the stem that requires removal and deadwood removing Due to the decline in the crown, it is recommended that this be reduced by 5m - 25m x 9m down to 20m x 7m T2 -T788 Common Horse Chestnut. The crown has been previously reduced and there is a cavity at 8m. This tree requires crown reduction of 3m - 22m x 9m down to 22m x 7m T3 - T790 Norway Maple Has a very poor basal union that is now showing clear sign of decay, the tree is now dead. The tree requires felling.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>



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<b>D. RBBC Letter Dated: 15.11.23</b>	<b>Application No: <a href="#">23/02245/TPO</a></b>
LOCATION:	8 Regents Mews Horley Surrey RH6 7AN
DESCRIPTION:	T90 (Lime) - To section fell mature Lime that is suffering with decay using appropriate rigging techniques, and or hand held cuts. Site of old stem removal at 1.5m is decaying and appears to be decaying the remaining stem to a significant degree. The lower stem appears decayed and hollow from sounding. Ivy colonised stem. Stem bifurcates at 2m with tight unions. Poor structure and decay.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b><a href="#">No objections, subject to no adverse comments from the Tree Officer.</a></b>

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<b>The following applications are for information only</b>	
<b>23.10.23</b>	
<a href="#"><u>23/02179/CLP</u></a> – Grange Lodge 36 Bonehurst Road Horley Surrey RH6 8QG   Loft conversion with rear dormer and front facing roof lights.	
<b>30.10.23</b>	
None	
<b>06.11.23</b>	
None	
<b>13.11.23</b>	
None	