

**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 9 January 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. 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 5 December 2017.
- 5. Matters Arising**  
Planning & Development Committee held on 5 December 2017.
- 6. Outside Bodies and Sub-Committees**
  - i) Gatwick Diamond Business:** To receive an update
  - ii) Horley Town Management Group:** To receive an update.
  - iii)** To receive reports of attendance at any other recent meetings.
- 7. Deferred Planning Applications**  
To consider any planning applications deferred from previous meetings.
- 8. Determined Planning Applications**  
To consider the list of applications determined for the period 2 December 2017 to 5 January 2018.
- 9. Registered Planning Applications**  
To consider the list of applications registered for the period 2 December 2017 to 5 January 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 matters.
- 12. North East Sector (The Acres)**  
To receive an update on any matters.
- 13. North West Sector (Westvale Park)**  
To receive an update on any matters.

... Continued

14. **Town Centre Regeneration**  
To receive an update on any matters.
15. **Railway Matters**  
To receive an update on any matters.
16. **Highways Matters**
  - i) **SCC Highways: Outstanding Road Maintenance in Horley** - To receive an update.
  - ii) To receive an update on any other matters.
17. **Airport Matters**
  - i) **GATCOM: Weekly Newsletters & Updates** - To note information received.
  - ii) To receive an update on any other matters.
18. **RBBC Consultation: Development Management Plan (DMP) – Regulation 19 (Closing Date: 16 February 2018)** – To consider this Council’s response.
19. **Highways England Consultation: M23 J8 to 10 Smart Motorway All Lane Running Scheme (Closing Date 15 February 2018)** – to consider this Council’s response
20. **Future Mole Valley – Local Plan Call for Sites: Greenfield Land (Closing Date 5 February 2018)** – To consider this Council’s response.
21. **SCC Draft Waste Local Plan on future of Waste Management facilities in Surrey (Closing Date: 7 February 2018)** - To ratify this Council’s response.
22. **Letters Received.**
23. **Diary Dates.**
24. **Urgent Business.**
25. **Press Release.**  
To agree items for inclusion.

***Date of next meeting: 6 February 2018***



**Signed: Town Clerk**

**Dated: 4 January 2018**

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 2 December 2017 to 5 January 2018**

<b>1. RBBC Letter Dated: 5/12/17</b>	<b>Application No: 17/02743/HHOLD</b> <b>(To view plans 'control &amp; click <a href="#">here</a>')</b>
LOCATION:	Argyll Weatherhill Close Horley Surrey RH6 9LU
DESCRIPTION:	Roof extension forming two bedrooms, raising of eaves to west elevation and part north, south and east elevations, and three dormer windows
<i>Cons Expiry Date:26/12/17; Determination Deadline:22/1 /18; pdf:1</i>	
<b>HORLEY TOWN COUNCIL</b> <b>COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 9/1/18)	<b>No objections</b>
<b>2. RBBC Letter Dated: 5/12/17</b>	<b>Application No: 17/02751/HHOLD</b> <b>(To view plans 'control &amp; click <a href="#">here</a>')</b>
LOCATION:	3 Kiln Lane Horley Surrey RH6 8JG
DESCRIPTION:	1st floor front extension and garage conversion.
<i>Cons Expiry Date:26/12/17; Determination Deadline: 23/01/18; pdf:3</i>	
<b>HORLEY TOWN COUNCIL</b> <b>COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 9/1/18)	<b>No objections</b>
<b>3. RBBC Letter Dated: 6/12/17</b>	<b>Application No: 17/02758/HHOLD</b> <b>(To view plans 'control &amp; click <a href="#">here</a>')</b>
LOCATION:	5 Willow Brean Horley Surrey RH6 8EA
DESCRIPTION:	Erection of a 2 storey rear extension with a gable end roof and the addition of a side window for the existing rear bedroom.
<i>Cons Expiry Date:27/12/17; Determination Deadline:23/01/18; pdf:6</i>	
<b>HORLEY TOWN COUNCIL</b> <b>COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 9/1/18)	<b>No objections</b>

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 2 December 2017 to 5 January 2018**

<b>4. RBBC Letter Dated: 13/12/17</b>	<b>Application No: 17/02190/OUT</b> <b>(To view plans 'control &amp; click <a href="#">here</a>')</b>
LOCATION:	Freyrham 171 Smallfield Road Horley Surrey RH6 9LR
DESCRIPTION:	Erection of 27 No 2, 3 and 4 bed houses with associated parking and access road. Alteration to 175 Smallfield Road to facilitate new access road.
<i>Cons Expiry Date:3/01/18; Determination Deadline:1/03/18; pdf:13</i>	
<b>HORLEY TOWN COUNCIL</b> <b>COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 9/1/18)	<b>The Town Council OBJECTS on the following grounds: -</b> <ul style="list-style-type: none"> <li><b>i. the proposed development is in an area allocated in the Local Plan as the Rural Surrounds of Horley where there is a strong presumption against new dwellings.</b></li> <li><b>ii. urban encroachment that would be harmful to the open character of the rural surrounds</b></li> <li><b>iii. the proposed development is unnecessary and inappropriate to the setting</b></li> <li><b>iv. the loss of visual amenity</b></li> <li><b>v. the risk of flooding</b></li> </ul>

<b>5. RBBC Letter Dated: 13/12/17</b>	<b>Application No: 17/02825/CU</b> <b>(To view plans 'control &amp; click <a href="#">here</a>')</b>
LOCATION:	18 Gatwick Metro Centre Balcombe Road Horley Surrey RH6 9GA
DESCRIPTION:	Change of use as a mixed-use building - part B1/B8 and part B2.
<i>Cons Expiry Date:3/01/18; Determination Deadline:6/02/18; pdf:3</i>	
<b>HORLEY TOWN COUNCIL</b> <b>COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 9/1/18)	<b>No objections</b>

<b>6. RBBC Letter Dated: 14/12/17</b>	<b>Application No: 17/02875/HHOLD</b> <b>(To view plans 'control &amp; click <a href="#">here</a>')</b>
LOCATION:	Alium House Haroldslea Drive Horley Surrey RH6 9PH
DESCRIPTION:	Alteration and extension to existing garden building to form pool building and games room
<i>Cons Expiry Date:4/01/18; Determination Deadline:5/02/18; pdf:2</i>	
<b>HORLEY TOWN COUNCIL</b> <b>COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 9/1/18)	<b>No objections</b>

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 2 December 2017 to 5 January 2018**

<b>7. RBBC Letter Dated: 18/12/17</b>	<b>Application No: 17/02837/HHOLD</b> <b>(To view plans 'control &amp; click <a href="#">here</a>')</b>
LOCATION:	Wentworth Oldfield Road Horley Surrey RH6 7EP
DESCRIPTION:	Demolish existing sun room and cloakroom and build a single storey side and rear extension with parapet roof. Replace existing front elevation patio doors with a pair of matched windows. Adapt loft space to provide two en-suite bedrooms with dormer window to the rear and skylight windows to the front.
<b>Cons Expiry Date:8/01/18; Determination Deadline:31/01/18; pdf:10</b>	
<b>HORLEY TOWN COUNCIL</b> <b>COMMENTS</b> <b>(for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 9/1/18)</b>	<b>No objections</b>

  

<b>8. RBBC Letter Dated: 18/12/17</b>	<b>Application No: 17/02910/S73</b> <b>(To view plans 'control &amp; click <a href="#">here</a>')</b>
LOCATION:	Rear Of Jessops Lodge 50 Massetts Road Horley Surrey RH6 7DS
DESCRIPTION:	Construction of two detached 4-bed houses. Variation of condition 1 of permission 17/01969/F. Amendments - Plot 1: room in the roof added. Plot 2: footprint amended and room in the roof added.
<b>Cons Expiry Date:8/01/18; Determination Deadline:6/02/18; pdf:7</b>	
<b>Previous History:</b> - 17/01969/F - Construction of two detached 4-bed houses <b>Decision:</b> Approved with conditions 3/11/17 <b>Horley Town Council Comments (26/9/17):</b> The Town Council OBJECTS on the grounds of overdevelopment in a conservation area.	
<b>Related Case:</b> - 17/02372/F - Two storey extension & the conversion of the Coach House into residential dwelling. <b>Decision:</b> Pending consideration <b>Horley Town Council Comments (11/12/17):</b> The Town Council OBJECTS on the grounds of overdevelopment in a conservation area.	
<b>HORLEY TOWN COUNCIL</b> <b>COMMENTS</b> <b>(for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 9/1/18)</b>	<b>The Town Council OBJECTS on the grounds of overdevelopment in a conservation area.</b>

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 2 December 2017 to 5 January 2018**

<b>9. RBBC Letter Dated: 21/12/17</b>	<b>Application No: 17/02648/HHOLD</b> <b>(To view plans 'control &amp; click <a href="#">here</a>')</b>
LOCATION:	13 Crescent Way Horley Surrey RH6 7LW
DESCRIPTION:	Proposed two storey side and single storey rear extensions.
<i>Cons Expiry Date:11/01/18; Determination Deadline:9/02/18; pdf:6</i>	
<b>Related Case:</b> - 17/02647/CLP  Rear dormer to form rooms in roof. HTC not consultee as a application is for a Certificate of Lawfulness (Proposed Use)	
<b>HORLEY TOWN COUNCIL COMMENTS (Planning meeting 09/01/18)</b>	

  

<b>10. RBBC Letter Dated: 28/12/17</b>	<b>Application No: 17/02888/F</b> <b>(To view plans 'control &amp; click <a href="#">here</a>')</b>
LOCATION:	Waitrose 26 Victoria Road Horley Surrey RH6 7PZ
DESCRIPTION:	Installation of 2no. new automatic number plate recognition cameras and 1no. camera column to the Waitrose car park.
<i>Cons Expiry Date:18/01/18; Determination Deadline:2/02/18; pdf:5</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (Planning meeting 09/01/18)</b>	

  

<b>11. RBBC Letter Dated: 2/1/18</b>	<b>Application No: 17/01956/F</b> <b>(To view plans 'control &amp; click <a href="#">here</a>')</b>
LOCATION:	Wings Peeks Brook Lane Horley Surrey RH6 9SX
DESCRIPTION:	Amended proposal Demolition of the existing metal barn and the residential bungalow Wings and construction of a new dog kennel facility and office headquarters for the Greyhound Trust (GT). As amended on 06/10/2017 and on 10/11/2017 As amended 21/12/2017
<i>Cons Expiry Date:23/01/18; Determination Deadline:6/12/17; pdf:1</i>	
<b>Previous History:</b> - The application came before the committee on 10 October 2017 when the comments of the subcommittee were ratified. <b>Horley Town Council Comments:</b> - (25/9/17) No objections subject to adequate mitigation of flood risk.	
<b>HORLEY TOWN COUNCIL COMMENTS (Planning meeting 09/01/18)</b>	

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 2 December 2017 to 5 January 2018**

<b>12. RBBC Letter Dated: 4/1/18</b>	<b>Application No: 17/02690/F</b> <b>(To view plans 'control &amp; click <a href="#">here</a>')</b>
LOCATION:	Scotia Gas Networks St Lawrence House Station Approach Horley Surrey
DESCRIPTION:	Alteration and refurbishment of 3rd floor to increase office accommodation including the insertion of external windows and doors and creation of balconies.
<i>Cons Expiry Date:25/01/18; Determination Deadline:16/02/18; pdf:11</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b> <b>(Planning meeting 09/01/18)</b>	
<b>13. RBBC Letter Dated: 4/1/18</b>	<b>Application No: 17/02190/OUT</b> <b>(To view plans 'control &amp; click <a href="#">here</a>')</b>
LOCATION:	Freyrham 171 Smallfield Road Horley Surrey RH6 9LR
DESCRIPTION:	Erection of 27 No 2, 3 and 4 bed houses with associated parking and access road. Alteration to 175 Smallfield Road to facilitate new access road.
<i>Cons Expiry Date:4/01/18; Determination Deadline:1/03/18; pdf:13</i>	
<b>History: - See item 4 above.</b> Revised application form - confirmation applicant is seeking consent for matters of access and layout and all other matters are reserved.	
<b>HORLEY TOWN COUNCIL COMMENTS</b> <b>(Planning meeting 09/01/18)</b>	
<b>14. RBBC Letter Dated: 4/1/18</b>	<b>Application No: 17/02965/HHOLD</b> <b>(To view plans 'control &amp; click <a href="#">here</a>')</b>
LOCATION:	5 Chequers Close Horley Surrey RH6 8DS
DESCRIPTION:	Proposed single storey side/rear extension
<i>Cons Expiry Date:25/01/18; Determination Deadline:12/02/18; pdf:5</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b> <b>(Planning meeting 09/01/18)</b>	

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 2 December 2017 to 5 January 2018**  
**Tree Works (Non-Felling)**

<b>A. RBBC Letter Dated: 13/12/17</b>	<b>Application No: 17/02909/TPO</b> <b>(To view plans 'control &amp; click here')</b>
LOCATION:	7 Dene Close Horley Surrey RH6 8AG
DESCRIPTION:	oak reduce by 3m back to existing growth points, remove 1 low branch on left hand side of tree growing over neighbours garden
<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: 21/12/17</b>	<b>Application No:</b> <b>(To view plans 'control &amp; click here')</b>
LOCATION:	Land At Thomas Waters Way Horley Surrey RH6 9FZ
DESCRIPTION:	T1- Oak reduce back by 2-3 metres, as touching building of number 1 Thomas Waters Way. T2-Oak reduce back by 2-3 metres , as touching building of number 4 Thomas Waters Way. T3- Oak reduce back by 2- 3 metres, as touching building of number 1 Thomas Waters Way.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>