

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 12 September 2017 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 15 August 2017.
5. **Matters Arising**
Planning & Development Committee held on 15 August 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 12 August to 8 September 2017.
9. **Registered Planning Applications**
To consider the list of applications registered for the period 12 August to 8 September 2017.
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.

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14. **Town Centre Regeneration**
To receive an update on any other matters.
15. **Railway Matters**
To receive an update on any matters.
16. **Highways Matters**
 - i) **SCC Road Maintenance** – To receive an update on essential road repairs to Victoria Road, Horley.
 - ii) To receive an update on any other matters.
17. **Airport Matters**
 - i) **GATCOM: DfT Consultation: ‘Government sets out vision for future of UK Aviation’** - To note information received.
 - ii) **Proposed Airport ‘Parking Beat Survey’** - To receive an update.
 - iii) **GATCOM: Weekly Newsletters & Updates** - To note information received.
 - iv) To receive an update on any other matters.
18. **Proposed Horley Business Park** - To receive an update.
19. **Mole Valley District Council consultation: ‘Scope and Content of new Local Plan’** - To ratify this Council’s response.
20. **Tandridge District Council consultation: Local Plan - Garden Villages (Closing Date: 9 October 2017)** - To consider this Council’s response.
21. **Letters Received.**
22. **Diary Dates.**
23. **Urgent Business.**
24. **Press Release.**
To agree items for inclusion.

Date of next meeting: 10 October 2017



Signed: Town Clerk

Dated: 7 September 2017

**List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 12 August to 8 September 2017**

DUE TO THE TIGHT DEADLINES FOR SOME PLANNING COMMENTS, THE PLANNING SUB-COMMITTEE WILL SUBMIT THEIR RESPONSES TO RBBC SHORTLY. PLEASE LET THE OFFICE KNOW URGENTLY IF YOU HAVE ANY VIEWS ON THE FOLLOWING APPLICATIONS:

1. RBBC Letter Dated: 14/8/17	Application No: 17/01781/HHOLD (To view plans 'control & click here')
LOCATION:	Meldon 7 Russells Crescent Horley Surrey RH6 7DJ
DESCRIPTION:	Rear ground and first floor extension and extension to existing garage.
<p><i>Cons Expiry Date: 4/9/17; Determination Deadline:29/9/17; pdf:3</i></p> <p>Previous History: 16/01674/HHOLD Rear ground and first floor extension and extension to existing garage.</p> <p>Decision: Approved</p> <p>Horley Town Council Comments (2 September 2016) - No objections, subject to no adverse comments from the Conservation Officer.</p>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 12/9/17):	No objections
2. RBBC Letter Dated: 16/8/17	Application No: 17/01854/HHOLD (To view plans 'control & click here')
LOCATION:	5 Silverlea Gardens Horley Surrey RH6 9BA
DESCRIPTION:	Proposed two storey side and single storey rear extension.
<p><i>Cons Expiry Date: 6/9/17; Determination Deadline:2/10/17; pdf: 5</i></p> <p>Previous History: 16/02593/HHOLD - Two storey rear extension - roof amendment to 16/00883/HHOLD 16/00883/HHOLD - Two storey rear extension and internal remodel scheme.</p> <p>Decision: Approved - Horley Town Council Comments (8 December 2016) - No objections, Approved - Horley Town Council Comments (3 June 2016) - No objections</p>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 12/9/17):	No objections

3. RBBC Letter Dated: 16/8/17	Application No: 17/01869/HHOLD (To view plans 'control & click here')
LOCATION:	Stonycroft 17 Russells Crescent Horley Surrey RH6 7DJ
DESCRIPTION:	Demolition of existing garage / store and replacement with new garage / store
<i>Cons Expiry Date: 6/9/17; Determination Deadline:5/10/17; pdf: 7</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 12/9/17):	No objections

4. RBBC Letter Dated: 17/8/17	Application No: 17/01347/HHOLD (To view plans 'control & click here')
LOCATION:	High Trees 3 Rosemary Lane Horley Surrey RH6 9HG
DESCRIPTION:	Extensions to rear side and front. As amended on 17/08/2017.
<i>Cons Expiry Date: 31/8/17; Determination Deadline:tba; pdf: 6</i> Previous History: 17/01347/HHOLD - Extensions to rear side and front. Decision: Pending Consideration Horley Town Council Comments (4 July 2017) - No objections. However, we do have concerns over the proposed small front extension which is forward of the building line.	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 12/9/17):	No objections - However, we do have concerns over the proposed small front extension which is forward of the building line.

5. RBBC Letter Dated: 21/8/17	Application No: 17/01901/HHOLD (To view plans 'control & click here')
LOCATION:	Lavengro Castle Drive Horley Surrey RH6 9DE
DESCRIPTION:	Replace hung tiling to street facing elevation (tiles start at 1st floor level and continue to apex of gable end) with painted render system.
<i>Cons Expiry Date: 11/9/17; Determination Deadline:10/10/17; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 12/9/17):	No objections. - It is disappointing to lose the hanging tiles which are a local characteristic.

6. RBBC Letter Dated: 22/8/17	Application No: 17/01793/HHOLD (To view plans 'control & click here')
LOCATION:	33 Thomas Waters Way Horley Surrey RH6 9FZ
DESCRIPTION:	Conservatory extension to the rear elevation to infill between the garage and house.
<i>Cons Expiry Date: 12/9/17; Determination Deadline:10/10/17; pdf: 6</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 12/9/17):	No objections

7. RBBC Letter Dated: 22/8/17	Application No: 17/01498/F (To view plans 'control & click here')
LOCATION:	Edgewood 28 Ringley Avenue Horley Surrey RH6 7HA
DESCRIPTION:	Proposed new detached 5 bedroom house.
<i>Cons Expiry Date: 13/9/17; Determination Deadline:16/10/17; pdf: 2</i>	
Previous History: 16/00147/HHOLD -Replacement of garage door with window, new vehicular access and crossovers, part removal of front boundary wall and infill of existing section and construction of new piers and removal of 1 no. tree. As amended on 4/3/2016 Decision: Approved Horley Town Council Comments (31 March 2016) - No objections,	
HORLEY TOWN COUNCIL COMMENTS (meeting, 12/9/17):	

8. RBBC Letter Dated: 24/8/17	Application No: 17/01877/F (To view plans 'control & click here')
LOCATION:	Rear Of Gatwick White House Hotel 52 Church Road Horley Surrey RH6 7EX
DESCRIPTION:	The development of a new private house on a site adjacent to the Gatwick White House Hotel at the rear of 50 Church Road, Horley.
<i>Cons Expiry Date: 14/9/17; Determination Deadline:11/10/17; pdf:</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 12/9/17):	

9. RBBC Letter Dated: 25/8/17	Application No: 17/01839/F (To view plans 'control & click here')
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.
<p><i>Cons Expiry Date: 15/9/17; Determination Deadline: 16/10/17; pdf:7</i></p> <p>Previous History: 14/01363/F - Demolition of houses and outbuildings. Erection of three pairs of semi-detached dwellings and detached dwelling with associated parking, garages and access</p> <p>Decision: Refused</p> <p>Horley Town Council Comments (01 August 2014) - The Town Council OBJECTS on the following grounds:</p> <p>i) out-of-character;</p> <p>ii) cramped development;</p> <p>iii) environmentally harmful to green corridor along Langshott; and</p> <p>iv) concern over increase in required access points.</p> <p>Appeal against refusal was dismissed on 24/7/15</p>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 12/9/17):	

10. RBBC Letter Dated: 25/8/17	Application No: 17/01863/HHOLD (To view plans 'control & click here')
LOCATION:	33 Balcombe Road Horley Surrey RH6 7JR
DESCRIPTION:	A single storey rear extension flat roofed with roof lights, beco block building construction, with render finish to all 3 sides. A four part patio door and two 3/4 height windows make the front glazed area with two solid return walls.
<p><i>Cons Expiry Date :15/9/17; Determination Deadline: 18/10/17; pdf:</i></p> <p>Previous History: 16/00073/HHOLD - Garage conversion to include front extension to have bedroom and level access shower for disabled child</p> <p>Decision: Approved</p> <p>Horley Town Council Comments (04 March 2016) – No objections</p>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 12/9/17):	

11. RBBC Letter Dated: 29/8/17	Application No: 17/01969/F (To view plans 'control & click here')
LOCATION:	Rear Of Jessops Lodge 50 Massetts Road Horley Surrey RH6 7DS
DESCRIPTION:	Construction of two detached 4-bed houses
<p><i>Cons Expiry Date: 19/9/17; Determination Deadline: 16/10/17; pdf:9</i></p> <p>Previous History: 17/00793/F - Construction of two detached 4 bed houses. Decision: Refused Horley Town Council Comments (12 May 2017) - The Town Council OBJECTS on the grounds of overdevelopment in a Conservation Area.</p>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 12/9/17):	
12. RBBC Letter Dated: 30/8/17	Application No: 17/01617/HHOLD (To view plans 'control & click here')
LOCATION:	21 Russet Close Langshott Horley Surrey RH6 9GE
DESCRIPTION:	Extending above entrance and ground floor toilet. Knocking down existing window wall into the extension from the box bedroom to double its size.
<p><i>Cons Expiry Date: 20/9/17; Determination Deadline: 24/10/17; pdf:6</i></p>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 12/9/17):	
13. RBBC Letter Dated: 30/8/17	Application No: 17/01862/F (To view plans 'control & click here')
LOCATION:	Mandalay 62 Balcombe Road Horley Surrey RH6 9AY
DESCRIPTION:	Demolition and removal of existing house. Erection of 5 residences of 2 bedrooms in a new building.
<p><i>Cons Expiry Date: 20/9/17; Determination Deadline: 20/10/17; pdf: 12</i></p> <p>Previous History: 17/01377/F - 2 Bedroom Bungalow. Decision: Under consideration Horley Town Council Comments (20 July 2017) - The Town Council OBJECTS on the following grounds:</p> <ul style="list-style-type: none"> i. Overdevelopment ii. Cramming of the site iii. Loss of amenity for future residents of 62 Balcombe Road 	
HORLEY TOWN COUNCIL COMMENTS (meeting, 12/9/17):	

14. RBBC Letter Dated: 30/8/17	Application No: 17/01750/OUT (To view plans 'control & click here')
LOCATION:	67 Vicarage Lane & Rear Of 1 & 3 Lee Street Horley Surrey RH6 8BA
DESCRIPTION:	Erection of 4 x semi detached houses and 1 detached bungalow with associated parking following the demolition of existing bungalow.
<i>Cons Expiry Date: 20/9/17; Determination Deadline: 19/10/17; pdf: 4</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 12/9/17):	

15.1 RBBC Letter Dated: 31/8/17	Application No: 17/02019/F (To view plans 'control & click here')
LOCATION:	Copperwood 3 Russells Crescent Horley Surrey RH6 7DJ
DESCRIPTION:	Conversion of existing property to 6 flats, proposed double storey rear and side extensions and roof extension with internal alterations to form three 1 bedroom flats and three 2 bedroom flats including external landscaping and associated car parking.
<i>Cons Expiry Date: 21/9/17; Determination Deadline: 24/10/17; pdf: 6</i>	
Previous History: 17/01097/F - Conversion of existing property to 6 flats, proposed double storey rear and side extensions and roof extension with internal alterations to form five 1 bedroom flats and one 2 bedroom flat including external landscaping and associated car parking. As amended on 1/06/2017 As amended on 30/06/2017	
Decision: Approved	
Horley Town Council Comments (29 June 2017) - Following the comments of 'No objections' made by the Planning Applications Sub-Committee, this application was raised at the main Planning Meeting on 20 June, and the committee decided to include a supplementary note, as follows:- No objections. However, there are concerns over car parking.	
HORLEY TOWN COUNCIL COMMENTS (meeting, 12/9/17):	

15.2. RBBC Letter Dated: 6/9/17	Application No: 17/02020/S73 (To view plans 'control & click here')
LOCATION:	Copperwood 3 Russells Crescent Horley Surrey RH6 7DJ
DESCRIPTION:	Conversion of existing property to 6 flats, proposed double storey rear and side extensions and roof extension with internal alterations to form five 1 bedroom flats and one 2 bedroom flat including external landscaping and associated car parking. Variation of condition 1 of permission 17/01097/F. Two additional parking spaces to the rear of the property..
<i>Cons Expiry Date: 27/9/17; Determination Deadline: 26/10/17; pdf: 1</i> Previous History: See item 15.1	
HORLEY TOWN COUNCIL COMMENTS (meeting, 12/9/17):	

16. RBBC Letter Dated: 31/8/17	Application No: 17/01990/HHOLD (To view plans 'control & click here')
LOCATION:	9 Woodcote Langshott Horley Surrey RH6 9AL
DESCRIPTION:	Single story rear extension and first floor extension over garage.
<i>Cons Expiry Date: 21/9/17; Determination Deadline: 24/10/17; pdf:3</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 12/9/17):	

17. RBBC Letter Dated: 7/9/17	Application No: 17/01980/HHOLD (To view plans 'control & click here')
LOCATION:	Woodneuk 3 Queens Road Horley Surrey RH6 7AH
DESCRIPTION:	Loft conversion with full width rear dormer and front elevation roof lights
<i>Cons Expiry Date: 28/9/17; Determination Deadline: 30/10/17; pdf: 2</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 12/9/17):	

List of Planning Applications for Tree Works (Non-Felling)
Registered by Reigate & Banstead Borough Council
During the period 12 August to 8 September 2017

A. RBBC Letter Dated: 16/8/17	Application No: 17/01899/TPO
LOCATION:	Prinstead Oldfield Road Horley Surrey RH6 7EP
DESCRIPTION:	T1- Oak on entrance to drive reduce in height by up to 3m, property side 4m to form compact crown. T2-Yew 2.5m reduction to property and roadside to form compact crown.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 16/8/17	Application No: 17/01900/TPO
LOCATION:	Prinstead Oldfield Road Horley Surrey RH6 7EP
DESCRIPTION:	T1- Oak on entrance to drive reduce in height by up to 3m, property side 4m to form compact crown. T2-Yew 2.5m reduction to property and roadside to form compact crown.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

List of Planning Applications for Tree Works (Felling)
Registered by Reigate & Banstead Borough Council
During the period 12 August to 8 September 2017

A1. RBBC Letter Dated: 30/8/17	Application No: 17/01951/TPO (To view plans 'control & click here')
LOCATION:	Kenya Court Horley Row Horley Surrey RH6 8BQ
DESCRIPTION:	Fell T1 mature elder located on adjoining land at Farthings, not protected by Tree Preservation Order. T2 Holly, T3 Ash, T4 sycamore, T5 Row of 4 sycamore, T6 row of 3 cypress, pollard all trees to 2.5m
<i>Cons Expiry Date: 20/9/17; Determination Deadline: 19/10/17; pdf:1</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 12/9/17):	