

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 April 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 27 March 2018.
- 5. Matters Arising**
Planning & Development Committee held on 27 March 2018.
- 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. Determined Planning Applications**
To consider the list of applications determined for the period 23 March to 19 April 2018.
- 8. Registered Planning Applications**
To consider the list of applications registered for the period 23 March to 19 April 2018.
- 9. Planning Appeals**
 - i)** To consider any Planning Appeals received.
 - ii)** To consider any Planning Appeals determined.
- 10. Ongoing Planning Matters**
To receive an update on any matters.
- 11. North East Sector (The Acres) / North West Sector (Westvale Park)**
To receive an update on any matters.
- 12. Town Centre Regeneration**
To receive an update on any matters.
- 13. Railway Matters**
To receive an update on any matters.
- 14. Highways Matters**
 - i) Reigate and Banstead Local Committee: Local Transport Strategy - public consultation.**
Deadline 27 May 2018
 - ii)** To receive an update on any matters.

15. **Airport Matters**
 - i) **Development of a new Aviation Strategy - Government response to call for Evidence –**
To note information received.
 - ii) **GATCOM: Weekly Newsletters & Updates -** To note information received.
 - iii) To receive an update on any other matters.

18. **Letters Received.**

19. **Diary Dates.**

20. **Urgent Business.**

21. **Press Release.**
To agree items for inclusion.

Date of next meeting: 22 May 2018



Signed: Town Clerk

Dated: 19 April 2018

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 23 March 2018 to 19 April 2018

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| 1. RBBC Letter Dated: 26/03/18 | Application No: 18/00550/HHOLD (To view plans 'control & click here') |
| LOCATION: | 42 Balcombe Road Horley Surrey RH6 9AA |
| DESCRIPTION: | Single storey rear extension |
| <i>Cons Expiry Date: 16/04/18; Determination Deadline: 15/05/18; pdf:1</i> | |
| HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 24/04/18) | No objections |

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| 2. RBBC Letter Dated: 29/03/18 | Application No: 18/00572/HHOLD (To view plans 'control & click here') |
| LOCATION: | 9 Sarel Way Horley Surrey RH6 8EY |
| DESCRIPTION: | Demolition of existing single storey structure to side / rear and demolition of attached single garage. Erection of new single storey extension to side to form new utility room / family room /store. |
| <i>Cons Expiry Date: 19/04//18; Determination Deadline: 11/05/18; pdf: 1</i> | |
| HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 24/04/18) | No objections |

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| 3. RBBC Letter Dated: 03/04/18 | Application No: 18/00675/HHOLD (To view plans 'control & click here') |
| LOCATION: | 5 Heritage Lawn Langshott Horley Surrey RH6 9XH |
| DESCRIPTION: | Proposed front extension including demolition of garage. |
| <i>Cons Expiry Date: 24/04/18; Determination Deadline: 22/05/18; pdf: 12</i> | |
| <p>Previous History : - <u>17/02259/HHOLD</u> - Proposed extension and conversion of garage to residential accommodation</p> <p>Decision: - Approved with Conditions</p> <p>Horley Town Council Comments: -</p> <p>The Town Council objects for the following reasons:-</p> <ul style="list-style-type: none"> i. massing of the proposed extension ii. negative impact on the street scene. iii. the detrimental impact on the street scene will be accentuated as it is in the same road as <u>17/02242/HHOLD</u> | |

List of Planning Applications
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During the period 23 March 2018 to 19 April 2018

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| HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 24/04/18) | No objections |
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| 4. RBBC Letter Dated: 03/04/18 | Application No: 18/00516/F (To view plans 'control & click here ') |
| LOCATION: | Heathercroft 18 Wolverton Gardens Horley Surrey RH6 7LX |
| DESCRIPTION: | To erect a 2 bedroom bungalow to the rear of 18 Wolverton Gardens, with frontage on Oldfield Road. The proposed bungalow will provide a property suitable to provide intensive support for an adult with complex needs. |
| Cons Expiry Date: 24/04/18; Determination Deadline: 17/05/18; pdf:9 | |
| HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 24/04/18) | Horley Town Council objects on the following grounds:- <ul style="list-style-type: none"> i. Cramped development ii. Loss of residential amenity iii. Inadequate parking provision iv. Frontage too close to the road and in front of the building line. <p>The Council understands that the applicant has stated that this development will not be treated as a separate dwelling; however future owners of the site might take a different view. Therefore the Council feels it is important that future residential amenity is taken into account.</p> |

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| 5. RBBC Letter Dated: 9/04/18 | Application No: 18/00674/HHOLD (To view plans 'control & click here ') |
| LOCATION: | Great Oaks 48A Haroldslea Drive Horley Surrey RH6 9DU |
| DESCRIPTION: | Proposed Annex Extension To Include Demolition of Existing Garage |
| Cons Expiry Date:30/04/18; Determination Deadline: 21/5/18; pdf:3 | |
| HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 24/04/18 | |

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| 6. RBBC Letter Dated: 9/04/18 | Application No: 18/00676/HHOLD (To view plans 'control & click here') |
| LOCATION: | 8 Parkway Horley Surrey RH6 7HX |
| DESCRIPTION: | Single storey rear orangery extension. First floor rear bedroom extension. Loft conversion including rear dormer extension. |
| <i>Cons Expiry Date: 30/04/18; Determination Deadline: 29/05/18; pdf: 13</i> | |
| HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 24/04/18 | |

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| 7. RBBC Letter Dated: 9/04/18 | Application No: 18/00657/F (To view plans 'control & click here') |
| LOCATION: | 17 Vicarage Lane Horley Surrey RH6 8AR |
| DESCRIPTION: | Proposed construction of 2no. detached four bedroom, two storey houses, following the demolition of a detached three bedroom two storey house, garage and stores. |
| <i>Cons Expiry Date: 30/04/18; Determination Deadline: 18/05/18; pdf: 7</i> | |
| HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 24/04/18 | |

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| 8. RBBC Letter Dated: 18/04 /18 | Application No: 18/00629/HHOLD (To view plans 'control & click here') |
| LOCATION: | 24 Michael Crescent Horley Surrey RH6 7LH |
| DESCRIPTION: | Erection of conservatory to rear. |
| <i>Cons Expiry Date: 09/05/18; Determination Deadline: 01/06/18; pdf: 4</i> | |
| HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 24/04/18 | |

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| 9.. RBBC Letter Dated: 18/04/18 | Application No: 18/00482/HHOLD (To view plans 'control & click here') |
| LOCATION: | 60 Cheyne Walk Horley Surrey RH6 7NA |
| DESCRIPTION: | Single storey rear extension and rear extension to detached garage. |
| <i>Cons Expiry Date: 09/05/18; Determination Deadline :30/05/18; pdf: 3</i> | |
| HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 24/04/18 | |

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| 10. RBBC Letter Dated: 18/04/18 | Application No: 18/00708/HHOLD (To view plans 'control & click here') |
| LOCATION: | 14 Bridges Close Horley Surrey RH6 9SG |
| DESCRIPTION: | Proposed single storey rear extension. |
| <i>Cons Expiry Date: 09/5/18; Determination Deadline: 29/05/18; pdf: 1</i> | |
| <i>An similar application for a CERTIFICATE OF LAWFULNESS FOR PROPOSED USE OR DEVELOPMENT - 18/00250/CLP was refused on 29 March 2018 as the proposed development would not be permitted development by virtue of Article 3 and Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 as permitted development for classes A to C have been removed by virtue of Condition 8 to planning permission 9P/664/OUT which originally granted permission for the construction of the application dwelling.</i> | |
| HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 24/04/18 | |

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| 11. RBBC Letter Dated: 19/04/18 | Application No: 18/00695/F (To view plans 'control & click here') |
| LOCATION: | 57 Massetts Road Horley Surrey RH6 7DT |
| DESCRIPTION: | Single storey front extension and loft conversion with side facing dormer window, set back to keep the host building subservient to the main building. |
| <i>Cons Expiry Date: 10/05/18; Determination Deadline: 29/05/18; pdf:7</i> | |
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| 12. RBBC Letter Dated: 19/04/18 | Application No: 18/00762/HHOLD (To view plans 'control & click here') |
| LOCATION: | 33 Lechford Road Horley Surrey RH6 7NB |
| DESCRIPTION: | Proposed single storey rear extension. |
| <i>Cons Expiry Date: 10/05/18; Determination Deadline: 04/06/18; pdf:5</i> | |
| HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 24/04/18 | |

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| 13. RBBC Letter Dated: 19/04/18 | Application No: 18/00768/S73 (To view plans 'control & click here') |
| LOCATION: | 5 Heritage Lawn Langshott Horley Surrey RH6 9XH |
| DESCRIPTION: | Proposed extension and conversion of garage to residential accommodation. Variation of condition 1 of permission 17/02259/HHOLD. Amendment to approved plans - increase in the height of the conservatory, increase in the height of the parapet wall along the boundary, changes to the conservatory roof material and the introduction of two rooflights, the proposed conservatory double door to be replaced by a single door, the existing bathroom rooflight to be relocated to the new roof, the window sill and head height of two windows along the front elevation to be raised to match existing windows and minor internal layout changes. |
| <i>Cons Expiry Date: 10/05/18; Determination Deadline: 04/06/18; pdf: 6</i> | |
| <i>Previous History:- 17/02259/HHOLD, Proposed extension and conversion of garage to residential accommodation</i> | |
| <i>Decision:- Approved with Conditions</i> | |
| <i>Horley Town Council Comments: - The Town Council objects for the following reasons:-</i> | |
| <i>i. massing of the proposed extension</i> | |
| <i>ii. negative impact on the street scene.</i> | |
| <i>iii. the detrimental impact on the street scene will be accentuated as it is in the same road as 17/02242/HHOLD</i> | |
| <i>Previous History:- 17/02242/HHOLD Proposed front extension including demolition of garage.</i> | |
| <i>Decision:- Registered – Pending Consideration</i> | |
| <i>Horley Town Council Comments: - No objections</i> | |
| HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 24/04/18 | |

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Tree Works (Non-Felling)

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| A. RBBC Letter Dated: 26/3/18 | Application No: 18/00634/TPO (To view plans 'control & click here') |
| LOCATION: | 22 Grove Road Horley Surrey RH6 8EL |
| DESCRIPTION: | Front Garden - Front Boundary G1- Cypress Reduce in height by approximately 50% to leave a finished tree height of approximately 12 metres above ground level. Trim around lateral growth as hard as possible, retaining healthy growth. |
| HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation): | No objections, subject to no adverse comments from the Tree Officer. |
| B. RBBC Letter Dated: /18 | Application No: 18/00643/TPO (To view plans 'control & click here') |
| LOCATION: | Mayfield Court 56 Massetts Road Horley Surrey RH6 7DS |
| DESCRIPTION: | - 1x Yew (Northern boundary), reduce height and lateral growth by up to 1m. |
| HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation): | No objections, subject to no adverse comments from the Tree Officer. |