

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 14 August 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 17 July 2018.
5. **Matters Arising**
Planning & Development Committee held on 17 July 2018.
6. **Outside Bodies and Sub-Committees**
 - i) **Horley Town Management Group:** To receive an update.
 - ii) To receive reports of attendance at any other recent meetings.
7. **Determined Planning Applications**
To consider the list of applications determined for the period 13 July to 9 August 2018.
8. **Registered Planning Applications**
To consider the list of applications registered for the period 13 July to 9 August 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 other 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 other matters.
14. **Highways Matters**
 - i) **National Highways and Transport Public Representative Survey for Surrey County Council closes 15 September 2018** – for consideration and response
 - ii) To receive an update on any other matters.

Continued .../...

15. **Airport Matters**
 - i) **GATCOM Key Messages – To note information received.**
 - ii) **GATCOM: Weekly Newsletters & Updates - To note information received.**
 - iii) To receive an update on any other matters.

16. **DFT CONSULTATION ON DRONES: Taking Flight: The Future of Drones in the UK’ –**
Policy proposals for safer use of drones plus powers to police for enforcement.
This consultation closes at **11:45pm on 17 September 2018 – To consider this Council’s response.**

17. **Letters Received.**

18. **Diary Dates.**

19. **Urgent Business.**

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

Date of next meeting: 11 September 2018



Signed: Town Clerk

Dated: 9 August 2018

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 13 July 2018 to 9 August 2018

To see plans please CTRL+click on the application number to follow the link .

1. RBBC Letter Dated: 13/07/18	Application No: <u>18/01518/HHOLD</u>
LOCATION:	25 Upfield Horley Surrey RH6 7JY
DESCRIPTION:	Proposed dormer window to front elevation
Cons Expiry Date : 3/8/18; Determination Deadline: 05/09/18; pdf: 2	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 14/08/18)	No objection

2. RBBC Letter Dated: 13/07/18	Application No: <u>18/01467/LBC</u>
LOCATION:	Cheswick Farm Meath Green Lane Horley Surrey RH6 8HZ
DESCRIPTION:	To replace out of character plastic/aluminium double glazed windows with oak framed double glazed units
Cons Expiry Date : 03/08/18; Determination Deadline: 06/09/18; pdf: 4	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 14/08/18)	No objection

3. RBBC Letter Dated: 17/07/18	Application No: <u>18/01521/HHOLD</u>
LOCATION:	151 Balcombe Road Horley Surrey RH6 9DR
DESCRIPTION:	Single front extension (to accommodate an entry porch) with a hipped roof over.
Cons Expiry Date : 07/8/18; Determination Deadline: 10/09/18; pdf: 2	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 14/08/18)	The Town Council OBJECTS on the following grounds <ul style="list-style-type: none"> i. Considerably forward of the building line ii. Will have an adverse impact of the street scene

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4. RBBC Letter Dated: 07/18	Application No: <u>18/01551/HHOLD</u>
LOCATION:	3 Warltersville Way Horley Surrey RH6 9EP
DESCRIPTION:	Proposed first floor extension and garage extension
<i>Cons Expiry Date : 07/8/18; Determination Deadline: 10/09/18; pdf: 3</i>	
History: <u>16/00328/HHOLD</u> - Proposed single storey rear extension, first floor extension and rear dormer Decision - Approved with Conditions HTC Comments: No objections.	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 14/08/18)	No objection
5. RBBC Letter Dated: 18/07/18	Application No: <u>18/01482/F</u>
LOCATION:	Langshott Manor Langshott Lane Langshott Horley Surrey RH6 9LN
DESCRIPTION:	Erection of a Gazebo in the garden
<i>Cons Expiry Date : 08/08/18; Determination Deadline: 10/09/18; pdf: 2</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 14/08/18)	No objection
6. RBBC Letter Dated: 18/07/18	Application No: <u>18/01436/CU</u>
LOCATION:	2 Perrylands Lane Horley Surrey RH6 9PR
DESCRIPTION:	Change of use of the land from 'a soil processing facility, utilising imported builders construction and demolition waste, including: the siting of a screener, single storey portacabin, portaloo, two metal containers, concrete hardstanding, stockpiles of soils and rubble , perimeter soil bunds, lighting, water mist sprinklers, access gates , wheelwash and the provision of car parking and fuel storage' to a mixed use comprising of car parking, vehicle storage, 10 new container storage containers plus 1 existing portacabin and container and open storage compound (B8 Use Class).
<i>Cons Expiry Date : 08/08/18; Determination Deadline: 10/09/18; pdf: 4</i>	
History: <u>18/00759/CU</u> - Change of use of land to provide for the storage of cars (B8 Use Class) / airport parking (suis generis); in the alternative to implemented permission granted by Surrey County Council under ref: RE14/02134/CON for 'The use of land as a soil processing facility, utilising imported builders construction and demolition waste, including: the siting of a screener, single storey portacabin, portaloo,two metal containers, concrete hardstanding, stockpiles of soils and rubble, perimeter soil	

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bunds, lighting, water mist sprinklers, access gates, wheelwash, and the provision of car parking and fuel storage

Decision: Refused

HTC Comments: No objections to proposed change of use.

However the Town Council is concerned about the proposed number of vehicles to be parked on the site; and the impact that this will have on local roads and residents.

In order to ameliorate the local impact, the Town Council recommends that there is a reduction in the number of vehicles allowed on the site; and an appropriate speed limit is imposed on the road that gives access to the site.

<p style="text-align: center;">HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 14/08/18)</p>	<p>The Town Council OBJECTS to this application on the following grounds: -</p> <ul style="list-style-type: none"> i. Inappropriate use as per previous refusal ii. Problems with access iii. Adverse affect on neighboring properties
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7. RBBC Letter Dated 19/7/18	Application No: <u>18/01549/HHOLD</u>
LOCATION:	2 Russet Close Langshott Horley Surrey RH6 9GE
DESCRIPTION:	To extend the existing third bedroom over the downstairs toilet and entrance. The existing room is a very small box room, by doubling the floor space the bedroom becomes a usable small double bedroom
<i>Cons Expiry Date: 09/08/18; Determination Deadline:12/9/18; pdf: 5</i>	
<p style="text-align: center;">HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 14/08/18)</p>	<p>No objection</p>

8. RBBC Letter Dated 24/07/18	Application No: <u>18/01411/F</u>
LOCATION:	Land To The Rear Of 52-56 Bonehurst Road Horley Surrey RH6 8QG
DESCRIPTION:	Erection of a detached family house at the rear of 52-56 Bonehurst Road. Demolition of a detached garage and a single-storey extension to 52 Bonehurst Road to facilitate access to the proposed site
<i>Cons Expiry Date:14/08/18; Determination Deadline: 18/09/18; pdf: 4</i>	
<p>History: - <u>14/01738/F</u> Construction of two 2 storey houses at the rear of the site Decision: – Refused HTC Comments: - The Town Council OBJECTS on the following grounds: i) Overdevelopment of site; and ii) Lack of amenity for potential householders.</p>	

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HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 14/08/18)	No objections However the Town Council does have concerns about flooding
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9. RBBC Letter Dated 25/7/18	Application No: <u>17/02483/F</u>
LOCATION:	Land To Rear Of 5 - 7 Meath Green Lane Horley Surrey RH6 8EE
DESCRIPTION:	New 2 bed house. As amended on 24/07/2018 1. First floor bedrooms moved to front, insertion of first floor obscured glazing to rear 2. Amendment to rear windows and roof design.
<i>Cons Expiry Date: 08/8/18; Determination Deadline: 26/12/17; pdf: 2</i>	
History: - Amended Plans, this application came before the committee in December 17 HTC Comments: - No objections	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 14/08/18)	No objections

10. RBBC Letter Dated 27/7/18	Application No: <u>18/01075/HHOLD</u>
LOCATION:	Ivydale Horley Row Horley Surrey RH6 8BE
DESCRIPTION:	Proposed garden annexe. As amended on 25/07/2018
<i>Cons Expiry Date: 10/08/18; Determination Deadline:31/7/18; pdf: 2</i>	
History – Previously came before the committee at the meeting in June 2018 HTC Comments: - The Town Council OBJECTS to this application on the following grounds:- i. Inappropriate back land development ii. Out of character with the surrounds.	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 14/08/18)	The Town Council OBJECTS to this application on the following grounds:- i. Inappropriate back land development ii. Out of character with the surrounds.

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11. RBBC Letter Dated 26/7/18	Application No: <u>18/01603/HHOLD</u>
LOCATION:	21 Williamson Road Horley Surrey RH6 9RQ
DESCRIPTION:	Proposed single storey side and rear extension
<i>Cons Expiry Date:16/8 /18; Determination Deadline:19/9 /18; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 14/08/18	

12. RBBC Letter Dated 31/7/18	Application No: <u>18/01367/HHOLD</u>
LOCATION:	13 Killick Road Horley Surrey RH6 8GZ
DESCRIPTION:	Creation of additional area of hardstanding to front of property to create extra parking space
<i>Cons Expiry Date: 21/8/18; Determination Deadline: 21/9/18; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 14/08/18	

13. RBBC Letter Dated 31/7/18	Application No: <u>18/01480/F</u>
LOCATION:	Haroldslea Poultry Farm Haroldslea Horley Surrey RH6 9PJ
DESCRIPTION:	Proposed conversion of a former agricultural building to provide a 2 bed property with associated parking and landscaping
<i>Cons Expiry Date: 21/8/18; Determination Deadline: 20/9/18; pdf: 3</i>	
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14. RBBC Letter Dated 31/7/18	Application No: <u>18/01571/HHOLD</u>
LOCATION:	22 Baden Drive Horley Surrey RH6 8SD
DESCRIPTION:	Proposed single storey side extension, first floor side extension, part first floor part single storey rear extension and loft conversion with front facing roof lights and rear facing dormer window
<i>Cons Expiry Date: 21/8/18; Determination Deadline: 20/9/18; pdf: 5</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 14/08/18	

15. RBBC Letter Dated 02/08/18	Application No: <u>18/01662/HHOLD</u>
LOCATION:	Ladram 53 Haroldslea Drive Horley Surrey RH6 9DT
DESCRIPTION:	Demolition of the existing conservatory, proposed rear extension, part single storey/part two storey side extension and proposed infill to the southwest corner of the existing dwelling
<i>Cons Expiry Date: 31/07/18; Determination Deadline: 20/09/18; pdf: 8</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 14/08/18	

16. RBBC Letter Dated 03/08/18	Application No: <u>06/00798/F</u>
LOCATION:	Woodlea Stables Peeks Brook Lane Horley Surrey
DESCRIPTION:	Continued use of land as a private gypsy caravan site.
<i>Cons Expiry Date: 24/08/18; Determination Deadline: 22/06/06; pdf: 1</i>	
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17. RBBC Letter Dated 03/08/18	Application No: <u>06/00828/F</u>
LOCATION:	Summer Place Perrylands Lane Horley Surrey
DESCRIPTION:	Continued use of land as a private caravan site with two Mobile Homes and two tourer caravans with ancillary accommodation and works.
<i>Cons Expiry Date: 24/08/18; Determination Deadline: 28/08/18; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 14/08/18	

18. RBBC Letter Dated 08/08/18	Application No: <u>18/01670/HHOLD</u>
LOCATION:	51 Silverlea Gardens Horley Surrey RH6 9BA
DESCRIPTION:	Demolition of existing conservatory & replace with a single storey rear extension to create enlarged kitchen.
<i>Cons Expiry Date: 30/08/18; Determination Deadline: 02/09/18; pdf: 4</i>	
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Tree Works (Non-Felling)

A. RBBC Letter Dated:/18	Application No: <u>18/01539/TPO</u>
LOCATION:	Land Adjacent To 2 Cloverfields Langshott Horley Surrey
DESCRIPTION:	T1 - oak - Remove epicormic branch growing at base of large pruning would at 3m on west side of trunk, which overhangs the garden shed completely and is almost touching the gutters of the garage (see Photo #1) Reduce western extent of crown back to 6.5m from centre of trunk to reduce overhang of garages and garden of No. 2 Cloverfields Remove all dead branches of 50mm diameter or greater at point of origin Remove all dead ivy overhanging or within 1m of boundary line of No. 2 Cloverfields
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated:18/07/18	Application No: <u>18/01544/TPO</u>
LOCATION:	34 Chaffinch Way Horley Surrey RH6 8HJ
DESCRIPTION:	Rear Garden - Right Boundary. T1 - Horse Chestnut. Reduce and reshape crown by removal of up to 2.5 metres in crown height and 1.5 metres in crown width to shape and balance. Maps & Reasons. T1 - Horse Chestnut - The subject trees proximity to the property is causing anxiety and apprehension to the residents, it therefore requires pruning as specified, in order to maintain at a size appropriate to its location.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 24/7/18	Application No: <u>18/01558/TPO</u>
LOCATION:	2 Avenue Gardens Horley Surrey RH6 9BS
DESCRIPTION:	T1 Fir: Height 17m, Canopy Spread 10m, Stem Diameter 750mm+Request consent to prune lateral branches on South to South-West aspect by 2m to appropriate pruning points to mitigate encroachment to building. Also to prune branches to clear telephone wires running through the canopy ensuring 0.25m clearance where possible (tree not formally protected by TPO RE474). T2 Sycamore: Height 20m, Canopy Spread 15m, Stem Diameter 750mm+Request consent to reduce and reshape crown by 2-3m near previous and to appropriate pruning points to mitigate encroachment and control canopy size in relation to very close proximity to the building. T3 Plum: Height 4m, Canopy spread 3m, Stem Diameter 300-450mm Request consent to prune and reshape crown by up to

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	1m to appropriate pruning points to control and maintain tree size in garden.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.
D. RBBC Letter Dated: 07/08/18	Application No: <u>18/01697/TPO</u>
LOCATION:	43 Oakwood Road Horley Surrey RH6 7BY
DESCRIPTION:	Horse Chestnut - Reduce the crown by approximately 25% to reduce weight on the main limbs, in the interest of public safety. The lateral branches over the road will be reduced in length by 2.5m. These limbs are very long and heavy, creating concern over the road and pavement that is in a school drop off area. The lateral branches around the East, West & South sides of the tree will be reduced by 1m. No reduction of the height of the tree is proposed except the removal of any crossing or rubbing branches. Lime tree - Reduce the height by 2m and lateral branches by 0.5m.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.