

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 6 November 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.**

**Prior to the meeting, at 6:30 pm,
there will be a presentation by the East Surrey Clinical Commissioning Group
on the Future Provision of Health Care in Horley.
All Members welcome to attend.**

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 9 October 2018.
5. **Planning Updates**
Planning & Development Committee held on 9 October 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 5 October to 1 November 2018.
8. **Registered Planning Applications**
To consider the list of applications registered for the period 5 October to 1 November 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**
 - i) **Horley Regeneration Forum, meeting held 30 October** – to note information received.
 - ii) To receive an update on any matters.
13. **Railway Matters**
To receive an update on any matters.

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14. **Highways Matters**
To receive an update on any matters.
15. **Airport Matters**
 - i) **Draft Gatwick Airport Master Plan Consultation** – to note information received.
 - ii) **Key Messages** – to note information received.
 - iii) **GATCOM: Weekly Newsletters & Updates** - To note information received.
 - iv) To receive an update on any other matters.
16. **Future Education Capacity in the Horley Area** – to form a view and consider appropriate action.
17. **RBBC Development Management Plan Examination Hearings** – to receive an update.
18. **Letters Received.**
19. **Diary Dates.**
20. **Urgent Business.**
21. **Press Release.**
To agree items for inclusion.

Date of next meeting: 4 December 2018



Signed: Town Clerk

Dated: 1 November 2018

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 5 October to 1 November 2018

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

1. RBBC Letter Dated: 05/10/18		Application No: 18/02046/F
LOCATION:		Peeks Rough Farm Peeks Brook Lane Horley Surrey RH6 9SX
DESCRIPTION:		Erection of an Agricultural barn for feed and machinery.
<i>Cons Expiry Date : 26/10/18; Determination Deadline: 28/11/18; pdf: 2</i>		
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 6/11/18)		No objections
2. RBBC Letter Dated: 17/10/18		Application No: 18/02128/HHOLD
LOCATION:		8 Kidworth Close Horley Surrey RH6 8JP
DESCRIPTION:		Proposed porch extension.
<i>Cons Expiry Date : 07/11 /18; Determination Deadline: 10/12/18; pdf:2</i>		
History	16/01169/HHOLD – Single Storey Extension	
Decision	Approved with conditions	
HTC Comments	No objections	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 6/11/18		
3. RBBC Letter Dated: 17/10/18		Application No: 18/02132/F
LOCATION:		57 Silverlea Gardens Horley Surrey RH6 9BA
DESCRIPTION:		To demolish existing garage and build new detached three bedroom bungalow
<i>Cons Expiry Date : 07/11/18; Determination Deadline: 10/12/18; pdf: 2</i>		
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 6/11/18		

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4. RBBC Letter Dated: 18/10/18		Application No: <u>18/02122/HHOLD</u>
LOCATION:		7 The Meadway Langshott Horley Surrey RH6 9AN
DESCRIPTION:		Single storey rear extension and side extension incorporating garage, loft conversion with extended gable and velux windows to front and rear roof slopes.
<i>Cons Expiry Date : 08/11/18; Determination Deadline: 11/12/18; pdf: 3</i>		
History	18/01392/HHOLD - Demolish existing garage to rear of property and small kitchen extension. Double storey extension to side of house plus single story extension to rear of house.	
Decision	Refused	
HTC Comments	The Town Council OBJECTS to the application the following grounds: - i. massing and design ii. negative impact on neighbouring amenity iii. negative visual impact on the street scene, giving the impression of terracing	
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5. RBBC Letter Dated: 18/11/18		Application No: <u>18/01617/F</u>
LOCATION:		2 Parkhurst Road Horley Surrey RH6 8HB
DESCRIPTION:		Construction of two new dwellings and one replacement dwelling (Resubmission of 17/01330/F). As amended on 15/08/2018. As amended on 17/10/2018.
<i>Cons Expiry Date : 08/11/18; Determination Deadline: 08/10/18; pdf:2</i>		
History	Previously before the committee on 11 September 2018	
HTC Comments	Although the number of dwellings in the back garden has been reduced to 2 the Council feel that the previous objections still apply. Therefore, The Town Council OBJECTS on the following grounds: - i. Overdevelopment; ii. Out-of-character with surrounding properties; iii. Concerns over site access off a busy road which suffers from congestion with on-street parking; iv. Inappropriate backland development; and v. Dominating the street scene. vi. Insufficient parking for number and types of dwellings	
History	17/01330/F - Construction of 3 new dwellings and one replacement dwelling. As amended on 03/10/2017 and on 06/10/2017.	
Decision	Refused (Appeal Dismissed)	
HTC Comments	Objected as above	
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6. RBBC Letter Dated: 18/10/18	Application No: <u>18/02129/HHOLD</u>
LOCATION:	57 Parkhurst Road Horley Surrey RH6 8EU
DESCRIPTION:	Rear and side extensions. Raise ridge height, front and rear facing dormer windows and rooms in the roof to form first floor.
<i>Cons Expiry Date : 08/11/18; Determination Deadline: 10/12/18; pdf:3</i>	
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7. RBBC Letter Dated: 19/10/18	Application No: <u>18/02036/F</u>
LOCATION:	Seven Day Grocers 5 - 7 Meath Green Lane
DESCRIPTION:	Loft conversion with side extensions to existing hipped roof and full width rear dormer.
<i>Cons Expiry Date : 09/10/18; Determination Deadline: 10/12/18; pdf:1</i>	
History	<u>18/01825/F</u> - New 3-bed house
Decision	Approved with Conditions
HTC Comments	No Objections
History	<u>17/02483/F</u> - New 2 bed house
Decision	Approved with Conditions
HTC Comments	No Objections
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8. RBBC Letter Dated: 19/10/18	Application No: <u>18/02045/F</u>
LOCATION:	Thors Field Haroldslea Drive Horley Surrey RH6 9PH
DESCRIPTION:	Retention of existing track & hard standing including 3no. storage sheds associated with existing stables.
<i>Cons Expiry Date : 09/11/18; Determination Deadline: 07/12/18; pdf:</i>	
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9. RBBC Letter Dated: 19/10/18		Application No: <u>18/01895/F</u>
LOCATION:		57 Massetts Road Horley Surrey RH6 7DT
DESCRIPTION:		Extend the existing building by forming a further storey at first floor level over the existing ground floor.
<i>Cons Expiry Date : 09/11/18; Determination Deadline: 10/12/18; pdf: 8</i>		
History	<u>18/00695/F</u> - Single storey front extension and loft conversion with side facing dormer window, set back to keep the host building subservient to the main building.	
Decision	Refused	
HTC Comments	No objections	
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10. RBBC Letter Dated: 23/10/18		Application No: <u>18/02158/RM1</u>
LOCATION:		Lydbrook & Rear Of 1 & 3 Lee Street 67 Vicarage Lane Horley Surrey RH6 8BA
DESCRIPTION:		Reserved matters application pursuant to 17/01750/OUT. Consent is sought for the hard and soft landscaping of the public realm, and the architectural design of the dwellings, including their appearance and scale. The detailed design of the dwellings has resulted in a simplification of the footprint of one of the pairs of semi-detached dwellings, but this is considered an improvement and not to represent a material deviation from the approved layout.
<i>Cons Expiry Date : 13/11/18; Determination Deadline: 11/12/18; pdf:9</i>		
History	<u>17/01750/OUT</u> - Erection of 4 x semi detached houses and 1 detached bungalow with associated parking following the demolition of existing bungalow.	
Decision	<i>Refused; Appeal Allowed</i>	
HTC Comments	The Town Council OBJECTS on the grounds of: i) Overdevelopment ii) Impact on neighbour amenities.	
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11. RBBC Letter Dated: 24/10/18		Application No: <u>18/02181/HHOLD</u>
LOCATION:		31 The Close Horley Surrey RH6 9EB
DESCRIPTION:		Demolition of existing single storey rear extension (conservatory) & erection of single storey enlarged rear extension.
<i>Cons Expiry Date : 14/11/18; Determination Deadline: 14/12/18; pdf:6</i>		
History	18/01628/CLP - Proposed enlargement of roof dormers to rear elevation Decided, Permitted Development	
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12. RBBC Letter Dated: 25/10/18		Application No: <u>18/02198/HHOLD</u>
LOCATION:		South View 105 Balcombe Road Horley Surrey RH6 9BG
DESCRIPTION:		Replacement bay to front; new porch; 2 storey / single storey side extension; 2 storey / single storey rear extension; changes to finishes / roof line
<i>Cons Expiry Date : 15/11/18; Determination Deadline: 18/12/18; pdf:3</i>		
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13. RBBC Letter Dated: 25/10/18		Application No: <u>18/02178/S73</u>
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. Variation of condition 7 of permission 18/00516/F. Amendment to use class.
<i>Cons Expiry Date : 15/11/18; Determination Deadline: 14/12/18; pdf:1</i>		
History	18/00516/F - 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.	
Decision	Approved with Conditions	
HTC Comments	<p>Horley Town Council objects on the following grounds:-</p> <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</p>	

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	a different view. Therefore the Council feels it is important that future residential amenity is taken into account.
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14. RBBC Letter Dated: 31/10/18	Application No: <u>18/02031/F</u>
LOCATION:	38/40 High Street Horley Surrey RH6 7BB
DESCRIPTION:	This unit is vacant with A1 use. We would like to use the unit for Sunbed's and Beauty this would fall under Sui Generis.
<i>Cons Expiry Date : 21/11/18; Determination Deadline: 20/12/18; pdf:</i>	
History	<u>18/01573/PAP3C</u> - Change of use from retail (Class A1) to restaurant/cafe (Class A3) Decided, Prior Approval Not Required
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15. RBBC Letter Dated: 1/11/18	Application No: <u>18/02209/HHOLD</u>
LOCATION:	17 Apsley Road Horley Surrey RH6 9RX
DESCRIPTION:	Upper storey flank extension with a hipped roof.
<i>Cons Expiry Date : 22/11/18; Determination Deadline: 25/12/18; pdf:</i>	
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16. RBBC Letter Dated: 1/11/18	Application No: <u>18/02273/HHOLD</u>
LOCATION:	38 Oakwood Road Horley Surrey RH6 7BU
DESCRIPTION:	First floor extension to the flank elevation.
<i>Cons Expiry Date : 22/11/18; Determination Deadline: 25/12/18; pdf:</i>	
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