

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 22 May 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. Appointment of Committee Chairman**
(Chairman of the Council in the Chair)

Elected Committee Chairman to take the Chair
- 2. Appointment of Committee Vice-Chairman**
- 3. Apologies and Reasons for Absence**
- 4. 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.
- 5. Public Forum**
- 6. Approval of Minutes**
Planning & Development Committee held on 24 April 2018.
- 7. Matters Arising**
Planning & Development Committee held on 24 April 2018.
- 8. Appointment to Committees and Outside Bodies**
To agree appointments to the following:
 - i) Horley Regeneration Forum**
 - ii) Planning Applications Sub-Committee**
 - iii) Horley Management Group**
 - v) Gatwick Airport Consultative Committee (GATCOM).**
- 9. Outside Bodies and Sub-Committees**
 - i) Horley Town Management Group:** To receive an update.
 - iii)** To receive reports of attendance at any other recent meetings.
- 10. Determined Planning Applications**
To consider the list of applications determined for the period 20 April to 17 May 2018.
- 11. Registered Planning Applications**
To consider the list of applications registered for the period 20 April to 17 May 2018.
- 12. Planning Appeals**
 - i)** To consider any Planning Appeals received.
 - ii)** To consider any Planning Appeals determined.
- 13. Ongoing Planning Matters**
To receive an update on any matters.

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14. **North East Sector (The Acres) / North West Sector (Westvale Park)**
To receive an update on any matters.
15. **Town Centre Regeneration**
To receive an update on any matters.
16. **Railway Matters**
 - i) **Redhill Reigate & District Rail Users' Association (RR&DRUA) - Govia Thames Railway (GTR) New Timetable Consultation:** To note information received.
 - ii) To receive an update on any other matters.
17. **Highways Matters**
 - i) **Reigate and Banstead Local Transport Strategy Consultation, Deadline: 27 May 2018 -**
To approve this Council's response.
 - ii) To receive an update on any other matters.
18. **Airport Matters**
 - i) **GATCOM: Key Messages from GATCOM Meeting 26.4.18** – To note information received.
 - ii) **GATCOK: DfT Discussion Event on New Aviation Strategy 19.7.18** – To note information received.
 - iii) **GATCOM: Weekly Newsletters & Updates** - To note information received.
 - iv) To receive an update on any other matters.
19. **Reigate & Banstead Corporate Plan Review Workshop** – To note information received.
20. **Letters Received.**
21. **Diary Dates.**
22. **Urgent Business.**
23. **Press Release.**
To agree items for inclusion.

Date of next meeting: 19 June 2018



Signed: Town Clerk

Dated: 17 May 2018

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 21 April 2018 to 17 May 2018

1. RBBC Letter Dated: 20/4/18	Application No: 18/00776/HHOLD (To view plans 'control & click here')
LOCATION:	20 Darenth Way Horley Surrey RH6 8JZ
DESCRIPTION:	Proposed single storey rear extension.
<i>Cons Expiry Date: 11/05/18; Determination Deadline: 11/06/18; pdf:5</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 22/05/18)	No objections
2. RBBC Letter Dated: 20/4/18	Application No: 18/00755/HHOLD (To view plans 'control & click here')
LOCATION:	Ladram 53 Haroldslea Drive Horley Surrey RH6 9DT
DESCRIPTION:	Proposed two storey front, side and rear extension and front porch
<i>Cons Expiry Date: 11/05/18; Determination Deadline: 8/06 /18; pdf:10</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 22/05/18)	No objections
3. RBBC Letter Dated: 23/04/18	Application No: 18/00718/HHOLD (To view plans 'control & click here')
LOCATION:	29 Balcombe Gardens Horley Surrey RH6 9BY
DESCRIPTION:	Proposed 2 no. tile hung Apex roof dormers to front elevation, change of main roof material from interlocking concrete tiles to plain tiles, replacement of doors and windows to existing rear single storey extension with a set of feature doors
<i>Cons Expiry Date: 14/05/18; Determination Deadline: 11/06/18; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 22/05/18)	No objections

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4. RBBC Letter Dated: 25/04/18	Application No: 18/00822/DED (To view plans 'control & click here')
LOCATION:	Fomer Philips Research Laboratories South Site Crossoak Lane Salfords Surrey RH1 5HA
DESCRIPTION:	The buildings to be demolished are the existing 'J' building, existing gatehouse and sundry outbuildings occupying the application site, including all remaining ground floor slabs, hardstandings and all nderground structures, foundations, drainage and services to a minimum depth of two metres below ground level.
<i>Cons Expiry Date: 17/05/18; Determination Deadline:18/05 /18; pdf:2</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 22/05/18)	No objections

5. RBBC Letter Dated: 25/04/18	Application No: 18/00840/HHOLD (To view plans 'control & click here')
LOCATION:	16 Southlands Avenue Horley Surrey RH6 8BT
DESCRIPTION:	Proposed single storey rear extension and replacement garage.
<i>Cons Expiry Date: 16/05/18; Determination Deadline: 11/06/18; pdf: 5</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 22/05/18)	No objections

6. RBBC Letter Dated: 27/04/18	Application No: 18/00734/HHOLD (To view plans 'control & click here')
LOCATION:	43 Parkhurst Road Horley Surrey RH6 8EU
DESCRIPTION:	To build single storey log cabin at bottom of garden for non commercial use, non residential, and to make outlook more aesthetic from garden.
<i>Cons Expiry Date: 18/05/18; Determination Deadline: 13/06/18; pdf: 6</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 22/05/18)	No objections

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7. RBBC Letter Dated: 27/04/18	Application No: 18/00836/HHOLD (To view plans 'control & click here')
LOCATION:	7 Westleas Horley Surrey RH6 8AF
DESCRIPTION:	Demolition of existing garage and erection of new 2 storey side /front extension.
<i>Cons Expiry Date: 18/05/18; Determination Deadline: 14/06/18; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 22/05/18)	No objections

8. RBBC Letter Dated: 30/04/18	Application No: 18/00859/HHOLD (To view plans 'control & click here')
LOCATION:	4 Station Approach Horley Surrey RH6 9HQ
DESCRIPTION:	Proposed porch.
<i>Cons Expiry Date: 21/05/18; Determination Deadline:18/06 /18; pdf: 4</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 22/05/18)	No objections as although forward of building line; the adjacent property already has a front porch.

9. RBBC Letter Dated: 01/05 /18	Application No: 18/00038/F (To view plans 'control & click here')
LOCATION:	Jessops Lodge 50 Massetts Road Horley Surrey RH6 7DS
DESCRIPTION:	Combined Development (CD) of 50 Massetts Road to include the demolition of the existing coach house, the building of two new mews cottages, the conversion of the main house ground floor into 2 flats & associated landscaping. As amended on 30/04/2018
<i>Cons Expiry Date: 15/05/18; Determination Deadline: 25/04/18; pdf: 4</i>	
Previous History: 17/02910/S73 - 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. Approved with conditions HTC Comments: -The Town Council OBJECTS on the grounds of overdevelopment in a conservation area. 17/02372/F - Two storey extension & the conversion of the Coach House into residential dwelling. Approved with conditions. HTC Comments: -The Town Council OBJECTS on the grounds of overdevelopment in a conservation area.	

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17/01969/F - Construction of two detached 4-bed houses Approved with conditions. HTC Comments: -The Town Council OBJECTS on the grounds of overdevelopment in a conservation area.	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 22/05/18)	The Town Council OBJECTS to the redevelopment of the coach house on the grounds of overdevelopment in a conservation area. However the Council has no objection to the conversion to flats in the main building, subject to the Conservation officer's conditions.

10. RBBC Letter Dated: 03/05/18	Application No: 18/00885/HHOLD (To view plans 'control & click here')
LOCATION:	16 Newlands Close Horley Surrey RH6 8JR
DESCRIPTION:	Proposed replacement roof to garage.
<i>Cons Expiry Date: 24/05/18; Determination Deadline: 18/06/18; pdf:5</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 22/05/18	

11. RBBC Letter Dated: 08/05/18	Application No: 18/00896/HHOLD (To view plans 'control & click here')
LOCATION:	1 Littlefield Close Horley Surrey RH6 8GD
DESCRIPTION:	Single storey extension to rear of property and increasing the ridge height by 1340mm to provide loft conversion with additional bedroom & en-suite
<i>Cons Expiry Date: 29/05/18; Determination Deadline: 19/06/18; pdf: 5</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 22/05/18	

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12. RBBC Letter Dated: 09/05/18	Application No: 18/00759/CU (To view plans 'control & click here')
LOCATION:	2 Perrylands Lane Horley Surrey RH6 9PR
DESCRIPTION:	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, portaloos, 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'.
<i>Cons Expiry Date: 30/05/18; Determination Deadline: 24/06/18; pdf:4</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 22/05/18	

13. RBBC Letter Dated: 10/05/18	Application No: 18/00848/HHOLD (To view plans 'control & click here')
LOCATION:	41 Horley Row Horley Surrey RH6 8DN
DESCRIPTION:	Single storey side/rear extension with porch.
<i>Cons Expiry Date: 31/05/18; Determination Deadline: 19/06/18; pdf:1</i>	
Related Case: 18/00844/CLP - The construction of a dormer window to facilitate residential use of the loft space. Pending consideration, determination deadline 13/06/18	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 22/05/18	

14. RBBC Letter Dated: 10/05/18	Application No: 18/00897/F (To view plans 'control & click here')
LOCATION:	The Turret 48 Massetts Road Horley Surrey RH6 7DS
DESCRIPTION:	2 x 4 bed detached houses with integral garages, and associated private amenity areas, 3 visitors parking spaces and refuse and recycling storage
<i>Cons Expiry Date: 01/06/18; Determination Deadline: 20/06/18; pdf:5</i>	
Previous History: - 17/01586/F - 2 x 4 bed detached houses with integral garages, and associated private amenity areas, 3 visitors parking spaces and refuse and recycling storage. As amended on 12/09/2017 and 20/11/2017.	
Decision:- Approved with conditions	

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<p>HTC Comments:- Although the density has been reduced from the previous application the objections still apply. The Town Council OBJECTS on the following grounds: (i) Overdevelopment; (ii) Inappropriate backland development; and (iii) Design not in keeping, as adjacent to conservation area.</p>	
<p>Previous History: - <u>17/00664/F</u> - 4 x 3 bedroom town houses with integral garages, on curtilage parking spaces, private rear amenity area with secure cycle storage to promote alternative modes of transport, 3 visitors' parking spaces and refuse and recycling storage. Decision:- Refused HTC Comments:- The Town Council OBJECTS on the following grounds: (i) Overdevelopment; (ii) Inappropriate backland development; and (iii) Design not in keeping, as adjacent to conservation area.</p>	
<p>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 22/05/18</p>	

15. RBBC Letter Dated: 14/05/18	Application No: 18/00963/HHOLD (To view plans 'control & click here')
LOCATION:	63 Tanyard Way Langshott Horley Surrey RH6 9PF
DESCRIPTION:	Remove existing conservatory and build single storey rear extension.
<p><i>Cons Expiry Date: 04/06/18; Determination Deadline: 29/06/18; pdf:5</i></p>	
<p>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 22/05/18</p>	

16. RBBC Letter Dated: 15/05/18	Application No: 18/00984/HHOLD (To view plans 'control & click here')
LOCATION:	74 Charlesfield Road Horley Surrey RH6 8BL
DESCRIPTION:	Single storey rear extension and two storey side extension
<p><i>Cons Expiry Date: 05/06/18; Determination Deadline: 03/07/18; pdf: 4</i></p>	
<p>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 22/05/18</p>	

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17. RBBC Letter Dated: 15/05/18	Application No: 18/00969/S73 (To view plans 'control & click here')
LOCATION:	Rear Of 17-23 Church Road Horley Surrey RH6 7EY
DESCRIPTION:	Demolition of no. 19 Church Road and the erection of 8 new detached dwellings on land to the rear of 17-23 Church Road and 58 – 60 Massetts Road Horley, with access from Church Road, together with car parking and landscaping. Variation of condition 2 of permission ref no 17/01057/F. Amending the conditions attached to the planning permission, including seeking to make minor material amendments.
<i>Cons Expiry Date: 05/06/18; Determination Deadline: 03/07/18; pdf:5</i>	
Previous History: - 17/01057/F - Demolition of no. 19 Church Road and the erection of 8 new detached dwellings on land to the rear of 17-23 Church Road and 58 - 60 Massetts Road Horley, with access from Church Road, together with car parking and landscaping. (Revision of application 17/00228/F. As amended on 23/06/2017. As amended on 12/07/2017 Decision:- Refused, Appeal Allowed HTC Comments:- No Objections	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 22/05/18	

18. RBBC Letter Dated: 16/05/18	Application No: 18/00970/HHOLD (To view plans 'control & click here')
LOCATION:	2 Mosford Close Horley Surrey RH6 8JS
DESCRIPTION:	Move the existing fence on the Easterly side of the Horley Baptist Church Manse towards the edge of the back garden plot by Parklawn Avenue.
<i>Cons Expiry Date: 06/06/18; Determination Deadline: 10/07/18; pdf:4</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 22/05/18	

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19. RBBC Letter Dated: 16/05/18	Application No: 18/00678/F (To view plans 'control & click here')
LOCATION:	19 High Street Horley Surrey RH6 7BH
DESCRIPTION:	New shop front with bi fold doors. Existing fascia to remain.
<i>Cons Expiry Date: 06/06/18; Determination Deadline: 04/07/18; pdf:4</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 22/05/18	

20. RBBC Letter Dated: 16/05/18	Application No: 18/00980/F (To view plans 'control & click here')
LOCATION:	Jordans 70 Smallfield Road Horley Surrey RH6 9AT
DESCRIPTION:	Proposed division of the existing Jordans dwelling into two separate semi-detached houses with driveway access and parking spaces.
<i>Cons Expiry Date: 06/06/18; Determination Deadline: 29/06/18; pdf:7</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 22/05/18	

21. RBBC Letter Dated: 17/05/18	Application No: 18/00989/HHOLD (To view plans 'control & click here')
LOCATION:	36 Queens Road Horley Surrey RH6 7AH
DESCRIPTION:	Erection of a single storey side and rear extension
<i>Cons Expiry Date: 07/06/18; Determination Deadline: 06/07/18; pdf:</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 22/05/18	

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Tree Works (Non-Felling)

A. RBBC Letter Dated:/18	Application No: (To view plans 'control & click here')
LOCATION:	
DESCRIPTION:	
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.