

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 28 March 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 28 February 2017.
- 5. Matters Arising**
Planning & Development Committee held on 28 February 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 25 February to 24 March 2017.
- 9. Registered Planning Applications**
To consider the list of applications registered for the period 25 February to 24 March 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.

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13. **North West Sector (Westvale Park)**
To receive an update on any matters.
14. **Town Centre Regeneration**
To receive an update on any matters.
15. **Railway Matters**
 - i) **Redhill Reigate & District Rail Users Association (RRDRUA): Agenda for AGM on 30 March 2017**
To note information received.
 - iii) **Redhill Reigate & District Rail Users Association (RRDRUA)**
To approve payment of £5.00 for the annual membership subscription to the Association.
 - ii) To receive an update on any other matters.
16. **Highways Matters**
To receive an update on any matters.
17. **Airport Matters**
 - i) **DfT Consultation: Draft Airports National Policy Statement (Closing Date: 25 May 2017)** – To consider this Council's response.
 - ii) **DfT Consultation: UK Airspace Policy: A framework for balanced decision on the design and use of airspace (Closing Date: 25 May 2017)** – To consider this Council's response.
 - iii) **Airport Related Parking Issues** – To receive an update following a meeting with GAL and other representative groups.
 - iv) **Weekly Newsletters & Updates** - To note information received.
 - v) To receive an update on any other matters.
18. **Community Infrastructure Levy (CIL): Payments to Horley Town Council** – To receive an update.
19. **Proposed Horley Business Park** - To receive an update.
20. **Cycle of Meetings 2017/18** – To discuss and agree the cycle of meetings of the Planning & Development Committee.
21. **Planning Applications Sub-Committee:** To review procedures when considering pre-determined applications to meet consultation deadlines outside Planning Meeting dates, and to consider the way forward.
22. **Letters Received.**
23. **Diary Dates.**
24. **Urgent Business.**
25. **Press Release**
To agree items for inclusion.

Date of next meeting: 25 April 2017



Signed: Town Clerk

Dated: 23 March 2017

**List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 25 February to 24 March 2017**

1. RBBC Letter Dated: 27/2/17	Application No: 17/00292/TPO (To view plans 'control & click here')
LOCATION:	30 Bremner Avenue Horley Surrey RH6 8EP
DESCRIPTION:	T1 & T2 Oaks to Left hand side of property to be reduced by 2m all round (all sides and height).
<i>Cons Expiry Date: 17/3/17; Determination Deadline: 3/4/17; pdf: 2</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 28/3/17):	No objections, subject to no adverse comments from the Tree Officer.

2. RBBC Letter Dated: 27/2/17	Application No: 17/00291/TPO (To view plans 'control & click here')
LOCATION:	3 Raymer Walk Langshott Horley Surrey RH6 9XQ
DESCRIPTION:	T1,T2,T3 Oaks at rear boundary of property to be to all have crowns pruned back by 1.5m all round and 2m in height
<i>Cons Expiry Date: 17/3/17; Determination Deadline: 3/4/17; pdf: 2</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 28/3/17):	No objections, subject to no adverse comments from the Tree Officer.

3. RBBC Letter Dated: 27/2/17	Application No: 17/00265/HHOLD (To view plans 'control & click here')
LOCATION:	15 Hutchins Way Horley Surrey RH6 8JN
DESCRIPTION:	Proposed first/single storey extension and garage conversion
<i>Cons Expiry Date: 20/3/17; Determination Deadline: 30/3/17; pdf: 4</i>	
<u>Previous History:</u> 16/02236/HHOLD - Proposed single storey extension and garage conversion.	
<u>Decision: Approved with Conditions</u>	
HORLEY TOWN COUNCIL COMMENTS (10/11/16): <i>No objections.</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 28/3/17):	No objections.

4. RBBC Letter Dated: 1/3/17	Application No: 17/00217/HHOLD (To view plans 'control & click here')
LOCATION:	67 Lee Street Horley Surrey RH6 8HD
DESCRIPTION:	Demolition of existing garage and rebuilding with bedroom extension over
Cons Expiry Date: 22/3/17; Determination Deadline: 3/4/17; pdf: 4	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 28/3/17):	No objections.

5. RBBC Letter Dated: 2/3/17	Application No: 16/02819/F (To view plans 'control & click here')
LOCATION:	30 The Crescent Horley Surrey RH6 7NS
DESCRIPTION:	Application for new dropped kerb and hard standing to front of property. As amended on 25/02/2017.
Cons Expiry Date: 23/3/17; Determination Deadline: 17/4/17; pdf: 4	
<u>Previous History:</u> HORLEY TOWN COUNCIL COMMENTS (2/3/17): <i>No objections.</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 28/3/17):	No objections.

6. RBBC Letter Dated: 2/3/17	Application No: 17/00131/F (To view plans 'control & click here')
LOCATION:	Sangers House Horley Row Horley Surrey RH6 8DJ
DESCRIPTION:	Conversion of existing building to provide veterinary surgery and 5 flats.
Cons Expiry Date: 23/3/17; Determination Deadline: 4/4/17; pdf: 7	
<u>Previous History:</u> 15/02681/F - Conversion of existing buildings to provide 8 flats. As amended on 15/02/2016. Decision: Approved with Conditions	
HORLEY TOWN COUNCIL COMMENTS (4/3/16): <i>No objections, subject to requirements of Conservation Officer being met, plus we continue to have concerns re any access from Horley Row which is off a busy road may be subject to frequent queuing and near to a busy junction with the A23.</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 28/3/17):	No objections. However, we continue to have concerns re access from Horley Row which is off a busy road and may be subject to frequent queuing and near to a busy junction with the A23.

7. RBBC Letter Dated: 3/3/17	Application No: 17/00243/S73 (To view plans 'control & click here')
LOCATION:	Chalet At Trentham Peeks Brook Lane Horley Surrey RH6 9PP
DESCRIPTION:	Construction of a garage building to replace an existing structure. Variation of condition 1 of permission 15/00272/HHOLD. Amendment for new garage required to be built in to the right rather than left of the host dwelling as shown on revised site plan.
<i>Cons Expiry Date: 24/3/17; Determination Deadline: 4/4/17; pdf: 1</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 28/3/17):	No objections.

8. RBBC Letter Dated: 7/3/17	Application No: 17/00104/HHOLD (To view plans 'control & click here')
LOCATION:	Thors Field Haroldslea Drive Horley Surrey RH6 9PH
DESCRIPTION:	Retention of finishing materials (a brick plinth wall and then a monocouche render in ivory colour) to single storey side extension
<i>Cons Expiry Date: 28/3/17; Determination Deadline: 10/4/17; pdf: 6</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 28/3/17):	No objections.

9. RBBC Letter Dated: 7/3/17	Application No: 16/03006/F (To view plans 'control & click here')
LOCATION:	73 - 77 Brighton Road Horley Surrey RH6 7HL
DESCRIPTION:	Construction of ground floor extension to existing retail unit, and first floor extension to provide 1x1 bed and 1x2 bed flat at first floor level.
<i>Cons Expiry Date: 28/3/17; Determination Deadline: 11/4/17; pdf: 7</i>	
Previous History: 14/01374/ADV - Re-branding of Tesco express to include: New fascia signage. New projecting signage. New vinyl window graphics panels. New atm graphics. New promotional banner signage Decision: Express Consent (Adverts)	
HORLEY TOWN COUNCIL COMMENTS (1/8/14): <i>No objections.</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 28/3/17):	No objections.

10. RBBC Letter Dated: 7/3/17	Application No: 17/00192/HHOLD (To view plans 'control & click here')
LOCATION:	44 Bonehurst Road Horley Surrey RH6 8QG
DESCRIPTION:	Single storey side extension with room in loft, extension of dormer and new rear dormer
<i>Cons Expiry Date: 28/3/17; Determination Deadline: 10/4/17; pdf: 5</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 28/3/17):	No objections.

11. RBBC Letter Dated: 7/3/17	Application No: 17/00344/TPO (To view plans 'control & click here')
LOCATION:	10 Hedingham Close Langshott Horley Surrey RH6 9NB
DESCRIPTION:	Oak tree - Reduce the crown by pruning out 15% of branch volume. This will be a branch length reduction of 0.5m of the longer branches.
<i>Cons Expiry Date: 28/3/17; Determination Deadline: 10/4/17; pdf: 1</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 28/3/17):	

12. RBBC Letter Dated: 7/3/17	Application No: 17/00438/TPO (To view plans 'control & click here')
LOCATION:	Cleveden House 2A Upfield Horley Surrey RH6 7JZ
DESCRIPTION:	T1 Ash at front by driveway - Climb and dismantle to near ground level - compression fork @2 metres to west and trailing root having an effect on driveway and pavement at the front of the house.
<i>Cons Expiry Date: 28/3/17; Determination Deadline: 20/4/17; pdf: 1</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 28/3/17):	

13. RBBC Letter Dated: 8/3/17	Application No: 17/00236/ADV (To view plans 'control & click here')
LOCATION:	Unit 1 55 - 57 Victoria Road Horley Surrey RH6 7QH
DESCRIPTION:	Signage and branding to the proposed Horley Library (Unit 1, Russell Square).
<i>Cons Expiry Date: 29/3/17; Determination Deadline: 20/4/17; pdf: 5</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 28/3/17):	

14. RBBC Letter Dated: 9/3/17	Application No: 17/00061/TPO (To view plans 'control & click here')
LOCATION:	11 Priestlands Close Horley Surrey RH6 8GG
DESCRIPTION:	Silver Birch tree - Prune to reduce the density of the lower crown area. This will be achieved by pruning to shorten the branches by 0.5m. Ash tree - Crown lift by the removal of the six lowest branches. Hawthorn tree - Reduce the height by 40%, this being to 0.5m above the previous cut points.
<i>Cons Expiry Date: 30/3/17; Determination Deadline: 7/3/17; pdf: 1</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 28/3/17):	

15. RBBC Letter Dated: 10/3/17	Application No: 17/00234/F (To view plans 'control & click here')
LOCATION:	50 Parkhurst Road Horley Surrey RH6 8HB
DESCRIPTION:	The change of use of the existing building into 2no. two bedroomed dwellinghouses with additional bay windows, front porches and associated parking and landscaping
<i>Cons Expiry Date: 31/3/17; Determination Deadline: 21/4/17; pdf: 5</i>	
Previous History: 16/02467/F - Erection of a first floor extension to facilitate a pair of 3 bedroom, two storey, semi-detached dwellinghouses with associated parking and landscaping. As amended on 21/11/2016	
Decision: Approved with Conditions	
HORLEY TOWN COUNCIL COMMENTS (meeting, 8/12/16) : No objections.	
HORLEY TOWN COUNCIL COMMENTS (meeting, 28/3/17):	

16. RBBC Letter Dated: 10/3/17	Application No: 17/00378/HHOLD (To view plans 'control & click here')
LOCATION:	65 Southlands Avenue Horley Surrey RH6 8BU
DESCRIPTION:	Proposed demolition of existing side and rear return extension for the construction of a single storey rear and side extension
<i>Cons Expiry Date: 7/4/17; Determination Deadline: 14/4/17; pdf: 5</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 28/3/17):	

17. RBBC Letter Dated: 10/3/17	Application No: 17/00253/HHOLD (To view plans 'control & click here')
LOCATION:	The Squirrels 11 Kiln Lane Horley Surrey RH6 8JG
DESCRIPTION:	Proposed erection of low level fence and vehicular access gates to front garden
<i>Cons Expiry Date: 10/4/17; Determination Deadline: 25/4/17; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 28/3/17):	

18. RBBC Letter Dated: 10/3/17	Application No: 17/00537/TPO (To view plans 'control & click here')
LOCATION:	25 Sarel Way Horley Surrey RH6 8EY
DESCRIPTION:	Group TPO for Corsican Pines x 5 at side of house - lateral reduction by 1-2 metres and remove all deadwood greater than 30mm. Additional to be taken off trees 1 and 5 to ensure equal clearance from house.
<i>Cons Expiry Date: 10/4/17; Determination Deadline: 2/5/17; pdf: 1</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 28/3/17):	

19. RBBC Letter Dated: 22/3/17	Application No: 17/00451/HHOLD (To view plans 'control & click here')
LOCATION:	10 Bayfield Road Horley Surrey RH6 8ET
DESCRIPTION:	Ground floor extensions to provide lounge, kitchen, dining, utility, bathroom and WC and loft conversion and two rear facing dormer windows to provide 2 bedrooms and bathroom
<p>Cons Expiry Date: 12/4/17; Determination Deadline: 24/4/17; pdf: 4</p> <p>Previous History: 16/02534/HHOLD - Ground floor extension to provide WC, utility room and living room. 1st floor loft conversion to provide 2 No. bedrooms and bathroom. As amended on 05/01/2017.</p> <p>Decision: Refused</p> <p>HORLEY TOWN COUNCIL COMMENTS (8/12/16): No objections.</p>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 28/3/17):	

20. RBBC Letter Dated: 22/3/17	Application No: 17/00036/HHOLD (To view plans 'control & click here')
LOCATION:	55 Hyperion Walk Horley Surrey RH6 7DA
DESCRIPTION:	2 storey side extension. As amended on 22/03/2017
<p>Cons Expiry Date: 6/4/17; Determination Deadline: 20/4/17; pdf: 6</p> <p>Previous History:</p> <p>HORLEY TOWN COUNCIL COMMENTS (2/3/17): No objections.</p>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 28/3/17):	

**List of Planning Applications
Registered by Surrey County Council
During the period 25 February to 24 March 2017**

A. SCC Letter Dated: 6/3/17	SCC Ref: 2017/0026/RE17/00376/CON/ (To view plans 'control & click here')
LOCATION:	55-57 Victoria Road, Horley, Surrey RH6 7QH
DESCRIPTION:	Details of cycle parking facilities pursuant to Condition 4 of planning permission ref RE16/01664/CON dated 31/08/16.
Registered Date: 7/2/17; Determination Deadline: 27/3/17; pdf: 2	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 28/3/17):	No objections.