

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 December 2016 at 7.30 pm**

**The meeting will be preceded at 6.30 pm with a private meeting by Surrey Highways
on outstanding road works and future maintenance in Horley.**

All members are invited to attend.

**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 8 November 2016.
- 5. Matters Arising**
Planning & Development Committee held on 8 November 2016.
- 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 5 November to 2 December 2016.
- 9. Registered Planning Applications**
To consider the list of applications registered for the period 5 November to 2 December 2016.
- 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**
To receive an update on any matters.
16. **Highways Matters**
 - i) **Operation Horizon: Outstanding Highways Works in Horley** - To receive an update on the pre-meeting briefing by Surrey Highways.
 - ii) **National Highways and Transport Network (NHT) Survey - Member Consultation (Closing Date: 15 December 2016)** – To approve this Council's response.
 - iii) **Reigate & Banstead Parking Review 2016/17** – To note information received.
 - iv) To receive an update on any other matters.
17. **Airport Matters**
 - i) **Gatwick Route 4 Consultation (Closing Date: 25 November 2016)** - To ratify this Council's response.
 - ii) **GATCOM: Independent Arrivals Review – Runway Direction Protocol** - To note information received.
 - iii) **GATCOM: Weekly Newsletters & Updates** - To note information received.
 - iv) To receive an update on any other matters.
18. **Proposed Horley Business Park** - To receive an update.
19. **Letters Received.**
20. **Diary Dates.**
21. **Urgent Business.**
22. **Press Release**
To agree items for inclusion.

Date of next meeting: 3 January 2017



Signed: Town Clerk

Dated: 1 December 2016

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 5 November to 2 December 2016

1. RBBC Letter Dated: 8/11/16	Application No: 16/02572/TPO (To view plans 'control & click here')
LOCATION:	9 Langwood Drive Horley Surrey RH6 9FH
DESCRIPTION:	x2 Ash trees reduce lateral branches by up to 2 metres, crown lift to 5 metres.
<i>Cons Expiry Date: 29/11/16; Determination Deadline: 28/12/16; pdf: 1</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 6/12//16):	No objections, subject to no adverse comments from the Tree Officer.

2. RBBC Letter Dated: 8/11/16	Application No: 16/02570/TPO (To view plans 'control & click here')
LOCATION:	The Oriel 32 Ringley Avenue Horley Surrey RH6 7GD
DESCRIPTION:	Lime (T2)-Fell fungal infection at base
<i>Cons Expiry Date: 29/11/16; Determination Deadline: 28/12/16; pdf: 1</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 6/12//16):	No objections, subject to no adverse comments from the Tree Officer.

3. RBBC Letter Dated: 9/11/16	Application No: 16/02351/CU (To view plans 'control & click here')
LOCATION:	Aintree House 54 Bonehurst Road Horley Surrey RH6 8QG
DESCRIPTION:	Change of use from guest house (Class C1) to dwelling house (Class C3). Semi detached house trading as guest house.
<i>Cons Expiry Date: 1/12/16; Determination Deadline: 22/12/16; pdf: 5</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 6/12//16):	No objections.

4. RBBC Letter Dated: 9/11/16	Application No: 16/02422/HHOLD (To view plans 'control & click here')
LOCATION:	Grassmere 140 Balcombe Road Horley Surrey RH6 9DS
DESCRIPTION:	Demolition of existing structure and erecting new two storey extension
<i>Cons Expiry Date: 1/12/16; Determination Deadline: 26/12/16; pdf: 6</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 6/12//16):	No objections.

5. RBBC Letter Dated: 10/11/16	Application No: 16/02374/F (To view plans 'control & click here') Represented with amended plans (App No. 17 refers)
LOCATION:	Former Denoras Rest Meath Green Lane Horley Surrey
DESCRIPTION:	The erection of 8 dwellings: formation of new access off Meath Green Lane: new internal drives and associated parking and landscaping all following demolition of existing house and outbuildings and closure of the 2 existing accesses.
<i>Cons Expiry Date: 1/12/16; Determination Deadline: 22/12/16; pdf: 8</i>	
Previous History: 15/01806/F - The erection of 10 dwellings plus garaging; formation of a new access off Meath Green Lane with the closure of one the existing accesses; new internal drives with associated parking and landscaping all following demolition of existing house and outbuildings.	
Decision: Refused	
HORLEY TOWN COUNCIL COMMENTS (meeting, 15/9/15): <i>No objections, however, we do have safety concerns on the proposed new access formation for the northerly sited properties (Plot 5), as well as flood and drainage issues.</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 6/12//16):	No objections. However, we do have safety concerns over proposed access to Meath Green Lane as well as flood and drainage issues. We also have concerns over site traffic and that these should be subject to strict daily limitations as well as tied in with other commercial traffic access for the North West Sector.

6. RBBC Letter Dated: 14/11/16	Application No: 04/02120/RM1E (To view plans 'control & click here')
LOCATION:	Horley North West Development Meath Green Lane Horley
DESCRIPTION:	Reserved Matters Application (Layout, Scale, Access, Appearance) for a bus turning facility to the south of Phase A.2 and a bus passing place on Meath Green Lane, pursuant to 04/02120/OUT for the erection of 600 dwellings
<i>Cons Expiry Date: 5/12/16; Determination Deadline: 4/1/17; pdf: 4</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 6/12//16):	<p>The Town Council OBJECTS on the following grounds:</p> <ul style="list-style-type: none"> (i) Ability of the bus to be able to negotiate the turn into the access road from Meath Green Lane. (ii) Meath Green Lane will not easily allow for opposite traffic, which could be another bus, to pass. (iii) Concerns over the junction of Meath Green Lane and Horley Row to accommodate a vehicle the size of a bus. (iv) Close to a blind corner located to the north of the access site. <p>Whilst we recognise the requirement to introduce bus services to Phase 1, the whole question of access to Westvale Park along Meath Green Lane needs to be addressed. The Town Council has raised many of these concerns since the first indicative layouts of this development were published.</p>

7. RBBC Letter Dated: 16/11/16	Application No: 16/01845/F (To view plans 'control & click here')
LOCATION:	Land At 29 Riverside Horley Surrey RH6 7LN
DESCRIPTION:	Construction of three bedroom house. As amended on 11/11/2016
<i>Cons Expiry Date: 30/11/16; Determination Deadline: 25/11/16; pdf: 7</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 6/12//16):	<p>The Town Council OBJECTS on the grounds of flooding risk, and we acknowledge the concerns raised by the RBBC Drainage Engineer and the Environmental Agency in this regard.</p>

8. RBBC Letter Dated: 18/11/16	Application No: 16/02400/HHOLD (To view plans 'control & click here')
LOCATION:	51 Bolters Road South Horley Surrey RH6 8HS
DESCRIPTION:	Single storey side extension for new shower room
<i>Cons Expiry Date: 9/12/16; Determination Deadline: 29/12/16; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 6/12//16):	

9. RBBC Letter Dated: 21/11/16	Application No: 16/02676/TPO (To view plans 'control & click here')
LOCATION:	Saxley Court 121 - 129 Victoria Road Horley Surrey RH6 7AS
DESCRIPTION:	T1: Oak Cut back from building to give up to 2m clearance from building; sympathetically reduce the remaining crown by up to 1.5m to balance tree; Lift to give 4m clearance from ground level.T2: Oak Cut back from building to give up to 2m clearance from building; Lift to give 4m clearance from ground level; sever ivy by removing a 50cm band around trunk.
<i>Cons Expiry Date: 12/12/16; Determination Deadline: 09/01/17; pdf: 1</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 6/12//16):	

10. RBBC Letter Dated: 21/11/16	Application No: 16/02595/HHOLD (To view plans 'control & click here')
LOCATION:	26 Chequers Drive Horley Surrey RH6 8DU
DESCRIPTION:	Single and two storey rear and side extension
<i>Cons Expiry Date: 15/12/16; Determination Deadline: 30/12/16; pdf: 5</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 6/12//16):	

11. RBBC Letter Dated: 24/11/16	Application No: 16/02593/HHOLD (To view plans 'control & click here')
LOCATION:	35 Silverlea Gardens Horley Surrey RH6 9BA
DESCRIPTION:	Two storey rear extension - roof amendment to 16/00883/HHOLD
<i>Cons Expiry Date: 15/12/16; Determination Deadline: 29/12/16; pdf: 2</i>	
Previous History: 16/00883/HHOLD	
Decision: Approved with Conditions	
HORLEY TOWN COUNCIL COMMENTS (meeting, 31/5/16): <i>No objections.</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 6/12//16):	

12. RBBC Letter Dated: 25/11/16	Application No: 16/02467/F (To view plans 'control & click here')
LOCATION:	50 Parkhurst Road Horley Surrey RH6 8HB
DESCRIPTION:	Erection of a first floor extension to facilitate a pair of 3 bedroom, two storey, semi-detached dwellinghouses with associated parking and landscaping
<i>Cons Expiry Date: 16/12/16; Determination Deadline: 3/1/17; pdf: 6</i>	
Previous History: 16/01626/F - Demolition of the existing bungalow and replacement with a pair of 3 bedroomed semi-detached dwellinghouses with associated parking & landscaping	
Decision: Refused	
HORLEY TOWN COUNCIL COMMENTS (meeting, 16/8/16): <i>Matter Deferred.</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 6/12//16):	

13. RBBC Letter Dated: 25/11/16	Application No: 16/02468/F (To view plans 'control & click here')
LOCATION:	Land To The Rear Of 50 Parkhurst Road Horley Surrey RH6 8HB
DESCRIPTION:	Demolition of the block of 3 garages and erection of a two bedroom bungalow with associated parking and landscaping
<i>Cons Expiry Date: 16/12/16; Determination Deadline: 3/1/17; pdf: 5</i>	
Previous History: 16/01625/F: 50 Parkhurst Road Horley Surrey RH6 8HB - Demolition of the existing block of 3 garages and replacement with a 2 bedroom bungalow with associated parking & landscaping	
Decision: Refused	
HORLEY TOWN COUNCIL COMMENTS (meeting, 16/8/16): <i>Matter Deferred.</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 6/12//16):	

14. RBBC Letter Dated: 29/11/16	Application No: 16/02141/HHOLD (To view plans 'control & click here')
LOCATION:	Langmore 70 Lee Street Horley Surrey RH6 8EQ
DESCRIPTION:	Dormers and gable extension to roof, conversion of garage to habitable space
<i>Cons Expiry Date: 20/12/16; Determination Deadline: 5/1/17; pdf: 3</i>	
Previous History: 15/02478/HHOLD - First floor extension to existing garage with pitched roof and conversion of existing garage into kitchen.	
Status: Withdrawn by Applicant	
HORLEY TOWN COUNCIL COMMENTS (meeting, 21/6/16): <i>No objections to the first floor extension. However, we do have concerns over the conversion of the existing double garage due to loss of off-street parking.</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 6/12//16):	

15. RBBC Letter Dated: 29/11/16	Application No: 16/02500/ADV (To view plans 'control & click here')
LOCATION:	Horley Baptist Church 289 Court Lodge Road Horley RH6 8RG
DESCRIPTION:	Vinyl banner advertising Christmas events at the church. Size 2.1m x 0.75m in white text on a black/red background. Size of letters maximum 4cm height. Not illuminated fixed to boundary fence 0.39m from the ground
<i>Cons Expiry Date: 20/12/16; Determination Deadline: 4/1/17; pdf: 2</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 6/12//16):	

16. RBBC Letter Dated: 30/11/16	Application No: 16/02653/HHOLD (To view plans 'control & click here')
LOCATION:	11 Lechford Road Horley Surrey RH6 7NB
DESCRIPTION:	Conversion of existing single garage to form study. Erection of new detached domestic garage, and single storey rear extension to main dwelling.
<i>Cons Expiry Date: 21/12/16; Determination Deadline: 9/1/17; pdf: 2</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 6/12//16):	

17. RBBC Letter Dated: 30/11/16	Application No: 16/02374/F (To view plans 'control & click here') Represented Application (App No. 5 refers)
LOCATION:	Former Denoras Rest Meath Green Lane Horley Surrey
DESCRIPTION:	The erection of 8 dwellings: formation of new access off Meath Green Lane: new internal drives and associated parking and landscaping all following demolition of existing house and outbuildings and closure of the 2 existing accesses. As amended on 23/11/2016
Cons Expiry Date: 14/12/16; Determination Deadline: 22/12/16; pdf: 8 Previous History: HORLEY TOWN COUNCIL COMMENTS (for ratification at meeting 6.12.16) <i>No objections. However, we do have safety concerns over proposed access to Meath Green Lane as well as flood and drainage issues. We also have concerns over site traffic and that these should be subject to strict daily limitations as well as tied in with other commercial traffic access for the North West Sector.</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 6/12//16):	

18. RBBC Letter Dated: 30/11/16	Application No: 16/02534/HHOLD (To view plans 'control & click here')
LOCATION:	10 Bayfield Road Horley Surrey RH6 8ET
DESCRIPTION:	Ground floor extension to provide WC, utility room and living room. 1st floor loft conversion to provide 2 No. bedrooms and bathroom.
Cons Expiry Date: 21/12/16; Determination Deadline: 10/1/17; pdf: 5	
HORLEY TOWN COUNCIL COMMENTS (meeting, 6/12//16):	

19. RBBC Letter Dated: 1/12/16	Application No: 16/02487/HHOLD (To view plans 'control & click here')
LOCATION:	Hyrstlea 6 Queens Road Horley Surrey RH6 7AH
DESCRIPTION:	Demolition of existing conservatory and erection of single storey side extension (approximately 13.5sqm) to the south west of dwelling
Cons Expiry Date: 22/12/16; Determination Deadline: 9/1/17; pdf: 4	
HORLEY TOWN COUNCIL COMMENTS (meeting, 6/12//16):	