

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 9 October 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 11 September 2018.
5. **Planning Updates**
Planning & Development Committee held on 11 September 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 6 September to 4 October 2018.
8. **Registered Planning Applications**
To consider the list of applications registered for the period 6 September to 4 October 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**
To receive an update on any matters.
13. **Railway Matters**
To receive an update on any matters.
14. **Highways Matters**
 - i) **Electric Bus Trial** – to note information received.
 - ii) To receive an update on any other matters.

Continued .../...

15. **Airport Matters**
 - i) **GATCOM: Weekly Newsletters & Updates** - To note information received.
 - ii) To receive an update on any other matters.
16. **RBBC Development Management Plan Examination Hearings** – to note information received.
17. **Precept** – To consider this committee’s requirements
18. **Future Education Capacity in the Horley Area** – to form a view and consider appropriate action.
19. **Letters Received.**
20. **Diary Dates.**
21. **Urgent Business.**
22. **Press Release.**
To agree items for inclusion.

Date of next meeting: 6 November 2018



Signed: Town Clerk

Dated: 4 October 2018

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 7 September to 4 October 2018

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

1. RBBC Letter Dated: 07/09/18	Application No: 18/01854/HHOLD
LOCATION:	23 Balcombe Gardens Horley Surrey RH6 9BY
DESCRIPTION:	Demolition of existing flat roofed rear garage extension and replacement with a smaller pitched roof rear garage extension, insertion of 3no. roof windows, removal of secondary flue stack, installation of external wall insulation, new permeable driveway surface, boundary fencing to sides and rear and new dwarf boundary wall and gateway to front. Fencing and wall replacing existing hedging.
<i>Cons Expiry Date : 28/09/18; Determination Deadline: 01/11/18; pdf:13</i>	
History: 14/01418/HHOLD - Garage extension Decision: Approved with conditions HTC Comments: The Town Council OBJECTS on the following grounds: i) overdevelopment; and ii) out-of-character.	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 9/10/18)	No objection
2. RBBC Letter Dated: 10/09/18	Application No: 18/01691/F
LOCATION:	Mayfield Court 56 Massetts Road Horley Surrey RH6 7DS
DESCRIPTION:	Amendments to approved application ref 16/00870 - Erection of side and rear extension to existing building and creation of 4 additional flats (to make 8 in total) with associated parking; incorporating here a single roof-mounted and tile-hung screened automatic opening vent (AOV), being provided to comply with the relevant building regulations.
<i>Cons Expiry Date : 1/10/18; Determination Deadline: 5/11 /18; pdf: 2</i>	
History: 16/00870/F - Erection of side and rear extension to existing building and creation of 4 additional flats (to make 8 in total) with associated car parking. As amended 7/7/2016 Decision: Approved with conditions HTC Comments: The Town Council OBJECTS on the following grounds: i) Overdevelopment in a conservation area; ii) Massing Issues; and iii) Impact on neighbouring amenity.	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 9/10/18)	No objection
3. RBBC Letter Dated: 13/09/18	Application No: 18/01531/CU
LOCATION:	The Jack Fairman 30 Victoria Road Horley Surrey RH6 7PZ

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 7 September to 4 October 2018

DESCRIPTION:	Pavement cafe increased.
<i>Cons Expiry Date : 04/10/18; Determination Deadline: 06/11/18; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 9/10/18)	<p>The Town Council OBJECT on the following grounds: -</p> <ul style="list-style-type: none"> i. it will reduce public amenity space ii. excessive encroachment on to the public footpath iii. disproportionate reduction in public access to paved area between the Jack Fairman and Victoria Road . <p>The Council is of the opinion that Weatherspoon already have adequate seating within curtilage.</p>
4. RBBC Letter Dated: 17/09/18	Application No: <u>18/01903/HHOLD</u>
LOCATION:	69 Parkhurst Road Horley Surrey RH6 8EU
DESCRIPTION:	Part two storey, part single storey rear extension. Hip to gable end roof.
<i>Cons Expiry Date : 08/10/18; Determination Deadline: 08/11/18; pdf: 4</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 9/10/18)	No objection
5. RBBC Letter Dated: 17/09/18	Application No: <u>18/01896/HHOLD</u>
LOCATION:	9 Spiers Farm Close Horley Surrey RH6 7BW
DESCRIPTION:	Proposed single storey rear extension 4100mm (width) x 4000mm (projection)
<i>Cons Expiry Date : 08/10/18; Determination Deadline: 08/11/18; pdf:</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 9/10/18)	No objection
6. RBBC Letter Dated: 17/09/18	Application No: <u>18/01624/HHOLD</u>
LOCATION:	79 Albert Road Horley Surrey RH6 7HB
DESCRIPTION:	Erection of a single storey rear kitchen extension.
<i>Cons Expiry Date : 08/10/18; Determination Deadline: 09/11/18; pdf:</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 9/10/18)	No objection

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 7 September to 4 October 2018

7. RBBC email Dated 25/09/18	Application No: SCC 18/01912/CON - Proposed primary school
LOCATION:	Proposed Westvale Park Primary School Site, off Webber Street, Westvale Park Development, Horley, Surrey
DESCRIPTION:	Construction of a two storey, 2 form of entry primary school comprising dining, kitchen, staffroom, library, nursery, classrooms, stores and plantroom with associated landscaping, parking, cycle stores and play spaces including multi-use games area.
<i>Cons Expiry Date: 1/10/18; Determination Deadline: /18; pdf:</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 9/10/18)	No objections

8. RBBC Letter Dated: 20/09/18	Application No: 18/01796/HHOLD
LOCATION:	Hatch End Apperlie Drive Horley Surrey RH6 9EU
DESCRIPTION:	Creation of link between the existing house and "coach house" outbuilding. Conversion of outbuilding to 1No. kitchen, 1No. bathroom and 1No. lounge. Conversion of existing kitchen into 1No. Bedroom. As amended on 17/09/2018.
<i>Cons Expiry Date : 11/10/18; Determination Deadline: 23/10/18; pdf:</i>	
<i>Amended Plans, previously before committee on 14/09 when the committee had no objections</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 9/10/18	

9. RBBC Letter Dated: 20/9/18	Application No: 18/01937/HHOLD
LOCATION:	4 Pine Gardens Horley Surrey RH6 7RH
DESCRIPTION:	Rear extension, garage conversion , internal modifications and creating additional parking space on driveway.
<i>Cons Expiry Date : 11/10/18; Determination Deadline:14/11 /18; pdf:</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 9/10/18	

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 7 September to 4 October 2018

10. RBBC Letter Dated: 21/09/18	Application No: <u>18/01952/HHOLD</u>
LOCATION:	38 The Meadway Langshott Horley Surrey RH6 9AW
DESCRIPTION:	Single storey rear extension.
<i>Cons Expiry Date : 12/10/18; Determination Deadline: 14/11/18; pdf:</i>	
<p>Previous History: <u>18/01111/HHOLD</u> - Erection of first floor side, single storey rear extension and rear dormer roof extension, following the demolition of the existing rear conservatory. As amended on 16/07/2018 & 18/07/2018.</p> <p>Decision: Approved with Conditions</p> <p>HTC Comments: No objections</p>	
<p><u>18/01951/CLP</u> - Conversion of existing garage, and hip to gable extension with new dormer to facilitate a loft conversion.</p> <p>Current Status: Pending consideration</p>	
<p style="text-align: center;">HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 9/10/18</p>	

11. RBBC Letter Dated: 26/09/18	Application No: <u>18/01965/F</u>
LOCATION:	1 Yattendon Road Horley Surrey RH6 7BS
DESCRIPTION:	Conversion of the existing former warehouse building to a residential coach house.
<i>Cons Expiry Date : 17/10/18; Determination Deadline: 21/11/18; pdf:</i>	
<p style="text-align: center;">HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 9/10/18</p>	

12. RBBC Letter Dated: 4/10/18	Application No: <u>18/01576/F</u>
LOCATION:	Middleton House 43 - 49 High Street Horley Surrey RH6 7BN
DESCRIPTION:	Erection of a three storey rear extension to provide nine flats. As amended on 04/10/2018.
<i>Cons Expiry Date : 18/10/18; Determination Deadline: 4/10/18; pdf:</i>	
History: Amended plans, previously before the committee on 11/9/18 when HTC had no objections	
<p style="text-align: center;">HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 9/10/18</p>	

13. RBBC Letter Dated: 4/10/18	Application No: <u>18/01736/F</u>
---------------------------------------	--

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 7 September to 4 October 2018

LOCATION:	The Grove Meeting Hall The Grove Horley Surrey RH6 9HF
DESCRIPTION:	Erection of replacement hall with parking. As amended on 4/10/2018
<i>Cons Expiry Date : 18/10/18; Determination Deadline: 16/10/18; pdf:</i>	
History: Amended plans, previously before the committee on 11/9/18 when HTC had no objections. HTC commented that for the benefit of residents, we suggest that the applicant submits a travel plan showing potential for car sharing, in view of the potential number of people attending the hall and the limited number of parking spaces.	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 9/10/18	

14. RBBC Letter Dated: 4/10/18	Application No: <u>18/02063/TPO</u>
LOCATION:	Copperwood 3 Russells Crescent Horley Surrey RH6 7DJ
DESCRIPTION:	Oak T1 in Rear Garden to be felled due to bad decay at base. As can be seen in attached pictures of tree showing visible signs of decay at many different area at base of tree and is in decline. There is a risk the tree could fail in the future so on the grounds of H&S the client has applied to fell the tree and replant the same species.
<i>Cons Expiry Date :25/10 /18; Determination Deadline: 27/11/18; pdf:</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 9/10/18	

Tree Works (Non-Felling)

A. RBBC Letter Dated:3/10/18	Application No: <u>18/02058/TPO</u>
LOCATION:	15 Hutchins Way Horley Surrey RH6 8JN
DESCRIPTION:	(T1) Oak tree- Reduce crown by 2.5m leaving at a height of 14m and width of 12m, lightly thin and crown clean and lightly raise crown. To allow more light into property and neighbouring property as very close to house and to keep in check
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated:/18	Application No: <u>18/02001/TPO</u>
LOCATION:	Gallihus Langshott Lane Langshott Horley Surrey RH6 9AH

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 7 September to 4 October 2018

DESCRIPTION:	Oak (T1) - Reduce by 1.5 - 2m Oak (T2) - Reduce by 1.5 - 2m
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.