

## **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 5 March 2019 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 5 February 2019.
5. **Planning Updates**  
Planning & Development Committee held on 5 February 2019.
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. **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 1 - 28 February 2019.
9. **Registered Planning Applications**  
To consider the list of applications registered for the period 1 - 28 February 2019.
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) / North West Sector (Westvale Park)**
  - i) Bus Bollard at Webber Street/ Meath Green Lane – to receive an update.
  - ii) To receive an update on any other matters.
13. **Town Centre Regeneration**
  - i) **Horley Regeneration Forum** – to receive an update.
  - ii) To receive an update on any other matters.

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14. **Railway Matters**  
To receive an update on any matters.
15. **Highways Matters**  
To receive an update on any matters.
16. **Airport Matters**
  - i) **GATCOM: Weekly Newsletters & Updates** - To note information received.
  - ii) To receive an update on any other matters.
17. **Reigate and Banstead Borough Council Development Management Plan (DMP)**  
To receive any updates.
18. **Reigate and Banstead Local Committee parking review 2019**  
To note information received.
19. **SCC Consultation: Surrey Waste Local Plan – Regulation 19 (Closing Date: 10 March 2019)**  
To consider this Council's response.
20. **Recent Geological Events –**  
To consider next steps
21. **Letters Received.**
22. **Diary Dates.**
23. **Items for Future Consideration.**
24. **Press Release.**  
To agree items for inclusion.

*Date of next meeting: 26 March 2019*



Signed: Town Clerk

Dated: 28 February 2019

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 1 to 28 February 2019**

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

<b>1. RBBC Letter Dated: 4/02/19</b>	<b>Application No: <a href="#">19/00188/ADV</a></b>
LOCATION:	McColls Unit 4 Victoria Square Consort Way Horley Surrey
DESCRIPTION:	The retention of 1No illuminated logo panel and 1No illuminated surround sign
<i>Cons Expiry Date : 25/02/19; Determination Deadline: 26/03/19; pdf: 7</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 5/03/19)</b>	<b>No objections</b>
<b>2. RBBC Letter Dated: 4/02/19</b>	<b>Application No: <a href="#">19/00187/RET</a></b>
LOCATION:	McColls Unit 4 Victoria Square Consort Way Horley Surrey
DESCRIPTION:	The retention of an automated teller machine and installation of associated signage
<i>Cons Expiry Date : 25/02/19; Determination Deadline: 26/03/19; pdf: 7</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 5/03/19)</b>	<b>No objections</b>
<b>3. RBBC Letter Dated: 6/02/19</b>	<b>Application No: <a href="#">19/00207/HHOLD</a></b>
LOCATION:	13 Chantry Close Horley Surrey RH6 8AT
DESCRIPTION:	Proposed hip to gable roof extensions, first floor rear extension and roof lights to create chalet bungalow. As amended on 12/02/2019
<i>Cons Expiry Date : 27/02/19; Determination Deadline: 28/03/19; pdf: 8</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 5/03/19)</b>	<b>No objections</b>

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<b>4. RBBC Letter Dated: 6/02/19</b>	<b>Application No: <u>19/00195/HHOLD</u></b>
LOCATION:	26 Fairfield Avenue Horley Surrey RH6 7PD
DESCRIPTION:	Loft conversion, dormers and roof lights
<i>Cons Expiry Date : 27/02/19; Determination Deadline: 27/03/19; pdf:6</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 5/03/19)	<b>No objections</b>

  

<b>5. RBBC Letter Dated: 7/02/19</b>	<b>Application No: <u>19/00242/HHOLD</u></b>
LOCATION:	13 Lechford Road Horley Surrey RH6 7NB
DESCRIPTION:	Proposed single storey extensions.
<i>Cons Expiry Date : 28/02/19; Determination Deadline: 3/04/19; pdf: 3</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 5/03/19)	<b>No objections</b>

  

<b>6. RBBC Letter Dated: 7/02/19</b>	<b>Application No: <u>19/00222/HHOLD</u></b>
LOCATION:	148 Lumley Road Horley Surrey RH6 7JJ
DESCRIPTION:	First floor extension over existing rear single storey element.
<i>Cons Expiry Date : 28/02/19; Determination Deadline: 3/04/19; pdf:2</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 5/03/19)	<b>No objections</b>

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<b>7. RBBC Letter Dated: 7/02/19</b>		<b>Application No: <u>18/02671/HHOLD</u></b>
LOCATION:		75 Castle Drive Horley Surrey RH6 9DD
DESCRIPTION:		Proposed single storey rear extension with new side facing velux window. As amended on 30.01.2019.
<i>Cons Expiry Date : 28/02/19; Determination Deadline: 7/03/19; pdf:</i>		
<b>History</b>	Amended Plans, last before committee at the meeting held on 5 February 2019 when the Council had no objections to the proposal.	
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 5/03/19)		<b>No objections</b>

<b>8. RBBC Letter Dated: 8/02/19</b>		<b>Application No: <u>19/00218/HHOLD</u></b>
LOCATION:		2 Grendon Close Horley Surrey RH6 8JW
DESCRIPTION:		Proposed first floor and two storey extension to existing garage.
<i>Cons Expiry Date : 1/03/19; Determination Deadline: 3/04/19; pdf: 3</i>		
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 5/03/19)		<b>No objections</b>

<b>9. RBBC Letter Dated: 8/02/19</b>		<b>Application No: <u>19/00224/HHOLD</u></b>
LOCATION:		Tarn Hows 18 Limes Avenue Horley Surrey RH6 9DH
DESCRIPTION:		Proposed single storey rear extension and internal alterations.
<i>Cons Expiry Date : 1/03/19; Determination Deadline: 4/03/19; pdf: 4</i>		
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 5/03/19)		<b>No objections</b>

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<b>10. RBBC Letter Dated: 8/02/19</b>	<b>Application No: <u>19/00248/HHOLD</u></b>
LOCATION:	28 Thomas Waters Way Horley Surrey RH6 9FZ
DESCRIPTION:	Erection of orangery.
<i>Cons Expiry Date : 1/03/19; Determination Deadline: 3/04/19; pdf: 5</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub- Committee prior to deadline and ratification at meeting, 5/03/19)</b>	<b>No objections</b>

<b>11. RBBC Letter Dated: 12/02/19</b>	<b>Application No: <u>18/02496/F</u></b>
LOCATION:	The Paddocks 50 Meath Green Lane Horley Surrey RH6 8HY
DESCRIPTION:	Construction of two detached houses with associated landscaping and access to Meath Green Lane. As amended on 31/01/2019.
<i>Cons Expiry Date : 04/03/19; Determination Deadline: 13/02/19; pdf: 2</i>	
<b>History</b>	Amended Plans, last before committee at the meeting held on 5 February 2019 when the Council had no objections to the proposal.
<b>HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub- Committee prior to deadline and ratification at meeting, 5/03/19)</b>	<b>No objections</b>

<b>12. RBBC Letter Dated: 11/02/19</b>	<b>Application No: <u>19/00147/F</u></b>
LOCATION:	Land At Bonehurst Road Horley Surrey
DESCRIPTION:	Erection of 40 new 1,2,3,4 and 5 bedroom dwellings together with associated access from Bonehurst Road, car parking, landscaping and open space.
<i>Cons Expiry Date : 08/03/19; Determination Deadline: 06/05/19; pdf: 6</i>	
<b>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/03/19</b>	

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<b>13. RBBC Letter Dated: 14/2/19</b>		<b>Application No: <u>19/00282/HHOLD</u></b>
LOCATION:		Garn Cottage 4 Woodroyd Avenue Horley Surrey RH6 7EF
DESCRIPTION:		Erection of single storey rear extension with parapet roof depth 6.0 metres x 7.3 metres wide
<i>Cons Expiry Date : 07/03/19; Determination Deadline: 08/04/19; pdf: 2</i>		
<b>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/03/19</b>		

  

<b>14. RBBC Letter Dated: 14/02/19</b>		<b>Application No: <u>19/00280/S73</u></b>
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. Variation of condition 1 of permission 18/01854/HHOLD.
<i>Cons Expiry Date : 07/03/19; Determination Deadline: 10/04/19; pdf:</i>		
<b>History</b>	<b>18/01854/HHOLD</b> - 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.	
<b>Decision</b>	Approved with Conditions	
<b>HTC Comments</b>	No Objections	
<b>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/03/19</b>		

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<b>15. RBBC Letter Dated: 18/02/19</b>	<b>Application No: <u>19/00178/HHOLD</u></b>
<b>LOCATION:</b>	11 Balcombe Road Horley Surrey RH6 7JR
<b>DESCRIPTION:</b>	New vehicular access
<i>Cons Expiry Date : 11/03/19; Determination Deadline: 11/04/19; pdf: 1</i>	
<b>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/03/19</b>	
<b>16. RBBC Letter Dated: 18/02/19</b>	<b>Application No: <u>19/00311/HHOLD</u></b>
<b>LOCATION:</b>	57 Oakwood Road Horley Surrey RH6 7BY
<b>DESCRIPTION:</b>	Proposed two storey & single storey rear extensions. Replacement of side boundary wall to fencing. Proposed boundary wall to part side and front.
<i>Cons Expiry Date : 11/03/19; Determination Deadline: 10/04/19; pdf:</i>	
<b>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/03/19</b>	
<b>17. SCC Letter Dated: 18/02/19 SCC Ref 2018/0149</b>	<b>Application No: <u>RE19/00272/CON/</u></b>
<b>LOCATION:</b>	Hookwood Waste Management Centre, 24-26 Reigate Road, Horley, Surrey RH6 0HJ
<b>DESCRIPTION:</b>	Construction of a concrete hardstanding area (0.3 hectares) with a retaining concrete wall and flexible concrete bay walls.
<i>Cons Expiry Date : 18/03/19; Determination Deadline: /19; pdf: 4</i>	
<b>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/03/19</b>	



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<b>18. RBBC Letter Dated: 19/02/19</b>	<b>Application No: <u>19/00321/HHOLD</u></b>
<b>LOCATION:</b>	<b>26 Avenue Gardens Horley Surrey RH6 9BS</b>
<b>DESCRIPTION:</b>	<b>First floor extension to the rear of the existing property.</b>
<i>Cons Expiry Date : 12/03/19; Determination Deadline: 16/04/19; pdf: 6</i>	
<b>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/03/19</b>	
<b>19. SCC Letter Dated: 22/02/19 SCC Ref 2019/027</b>	<b>Application No: <u>RE19/00323/CON/ 22</u></b>
<b>LOCATION:</b>	<b>Oakwood School, Balcombe Road, Horley, Surrey RH6 9AE</b>
<b>DESCRIPTION:</b>	<b>Construction of a detached, single-storey 'Access for Learning Faculty' building, to include staff offices, teaching rooms and toilet accommodation.</b>
<i>Cons Expiry Date : 22/03/19; Determination Deadline: /19; pdf: 4</i>	
<b>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/03/19</b>	

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<b>20. RBBC Letter Dated: 25/02/19</b>		<b>Application No: <u>18/02628/F</u></b>
<b>LOCATION:</b>		To The Rear Of 48 Brighton Road And Rear Of 10 Church Road Horley
<b>DESCRIPTION:</b>		Two proposed dwellings to the rear of 48 Brighton Road. As amended on 19/02/2019.
<b>Cons Expiry Date : 11/03/19; Determination Deadline: 13/03/19; pdf: 4</b>		
<b>History</b>	<p>Amended plans with reduction in first floor of proposed new dwellings, increase in landscaping between existing property and new access road.</p> <p>Last before the Committee at the meeting held on 5 February 2019 when the Town Council made the following comments: -</p> <p><b>The Town Council OBJECTS on the following grounds : -</b></p> <ul style="list-style-type: none"> <li>i. <b>Overdevelopment</b></li> <li>ii. <b>Lack of amenity space</b></li> <li>iii. <b>Unsuitability of creating another access to the very busy A23, with the pub car park &amp; congestion from vehicles queuing at the traffic lights.</b></li> </ul>	
<b>HORLEY TOWN COUNCIL COMMENTS</b> Planning Committee meeting, 5/03/19		

<b>21. RBBC Letter Dated: 25/02/19</b>		<b>Application No: <u>19/00368/HHOLD</u></b>
<b>LOCATION:</b>		20 Fairlawns Horley Surrey RH6 9HD
<b>DESCRIPTION:</b>		Construction of new entrance lobby and attic room with rear dormer.
<b>Cons Expiry Date : 18/03/19; Determination Deadline: 19/04/19; pdf: 5</b>		
<b>HORLEY TOWN COUNCIL COMMENTS</b> Planning Committee meeting, 5/03/19		

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<b>22. RBBC Letter Dated: 27/02/19</b>		<b>Application No: <u>19/00390/HHOLD</u></b>
<b>LOCATION:</b>		Mole End 1 Church Road Horley Surrey RH6 7EY
<b>DESCRIPTION:</b>		Proposed two storey rear extension over existing projection, pitched roof over existing two storey flat roof, Demolition of existing dilapidated garage, additional fenestration to side elevation, reduction of external store area.
<i>Cons Expiry Date : 20/03/19; Determination Deadline: 22/04/19; pdf: 3</i>		
<b>History</b>	18/02568/F - Proposal for 2 new semi detached 2 bedroom chalet style dwellings to rear plot on 1 Church Road. Alterations to existing host dwelling including demolition of existing garage and proposed two storey rear extension over existing ground floor projection.	
<b>Decision</b>	Pending consideration	
<b>HTC Comments 5/2/19</b>	The Town Council objects on the following grounds: - i) Inappropriate backland development ii) Cramped design with limited amenities. iii) Overdevelopment iv) Requires part demolition of existing, possibly Edwardian, property to create access v) Negative impact to neighbour amenities.	
<b>HORLEY TOWN COUNCIL COMMENTS</b> <b>Planning Committee meeting,</b> <b>5/03/19</b>		

<b>23. RBBC Letter Dated: 28/02/19</b>		<b>Application No: <u>19/00343/HHOLD</u></b>
<b>LOCATION:</b>		Amberley 19 Limes Avenue Horley Surrey RH6 9DH
<b>DESCRIPTION:</b>		Removal of existing 5m x 3 m shed/outbuilding and replacement with log cabin style shed/garage to match garden log cabin
<i>Cons Expiry Date : 21/03/19; Determination Deadline: 23/04/19; pdf:</i>		
<b>HORLEY TOWN COUNCIL COMMENTS</b> <b>Planning Committee meeting,</b> <b>5/03/19</b>		

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<b>24. RBBC Letter Dated: 28/02/19</b>	<b>Application No: <u>19/00391/ADV</u></b>
<b>LOCATION:</b>	Goya Developments Fomer Philips Research Laboratories South Site Crossoak Lane Salfords Surrey
<b>DESCRIPTION:</b>	Marketing signage to Cross Oak Lane and Bonehurst Road
<b><i>Cons Expiry Date : 21/03/19; Determination Deadline: 23/04/19; pdf:</i></b>	
<b>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 5/03/19</b>	

**List of Planning Applications**  
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**Tree Works (Non-Felling)**

<b>A. RBBC Letter Dated: 6/02/19</b>	<b>Application No: <u>19/00213/TPO</u></b>
LOCATION:	Street Record Meath Gardens Horley Surrey
DESCRIPTION:	Oak( T1) - Tip lift to 3.5ms branches overhanging paths and roads to prevent any obstructions to public highways.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>

<b>B. RBBC Letter Dated: 19/02/19</b>	<b>Application No: <u>19/00345/TPO</u></b>
LOCATION:	10 Chaffinch Way Horley Surrey RH6 8HJ
DESCRIPTION:	T1 - Horse Chestnut reduce lateral branches 2 - 2.5 metres- Blocking natural light and too close to the house. T2 - Horse Chestnut - Fell - Leaning more than 15% and is potentially dangerous to fences and structures in the surrounding area. T3 - Oak 1.5 metres Blocking out natural light to the house.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>