

## **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 23 April 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 26 March 2019.
5. **Planning Updates**  
Planning & Development Committee held on 26 March 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 22 March – 18 April 2019.
9. **Registered Planning Applications**  
To consider the list of applications registered for the period 22 March – 18 April 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) 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**  
i) To receive an update on any other matters.
16. **Airport Matters**  
i) **GAL: "An Introduction to Design Principle Development / Airspace Modernisation"** -  
To note information received.  
ii) **GATCOM: Weekly Newsletters & Updates** - To note information received.  
iii) To receive an update on any other matters.
17. **RBBC Consultation: Proposed Main Modifications to Reigate & Banstead Submission Development Management Plan (Closing date 18 April 2019) –**  
To ratify this Council's response.
18. **Surrey Fire and Rescue Service - Making Surrey Safer plan 2020 - 2023 Consultation (Closing Date 26 May 2019) –** To consider this Council's response
19. **Healthwatch Survey; have your say about the future of the NHS.**  
[www.healthwatch.co.uk/what-would-you-do](http://www.healthwatch.co.uk/what-would-you-do) (Closing date 30 April 2019) –  
To consider this Council's response.
20. **Future Education Provision in Horley –**  
to receive an update.
21. **Surrey's Earthquake Swarm –** to receive an update.
22. **Letters Received.**
23. **Diary Dates.**
24. **Items for Future Consideration.**
25. **Press Release.**  
To agree items for inclusion.

*Date of next meeting: TBC*



Signed: Town Clerk

Dated: 17 April 2019

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 22 March – 18 April 2019**

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

<b>1. RBBC Letter Dated: 27/03/19</b>		<b>Application No: <a href="#">19/00610/HHOLD</a></b>
LOCATION:		33 Bolters Road South Horley Surrey RH6 8HS
DESCRIPTION:		Single storey rear extension.
<i>Cons Expiry Date : 17/04/19; Determination Deadline: 21/05/19; pdf:3</i>		
<b>History</b>	<b><a href="#">18/02669/PDE</a></b> - Single storey rear extension. Max height 3.85m, height at eaves 2.6m. Extending 4.8m beyond the rear wall.	
<b>Decision</b>	Decided (Prior Approval Not Required)	
<b>HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 23/04/19)</b>		<b>No objections</b>

<b>2. RBBC Letter Dated: 27/03/19</b>		<b>Application No: <a href="#">19/00607/HHOLD</a></b>
LOCATION:		Gran Che 67 Massetts Road Horley Surrey RH6 7EB
DESCRIPTION:		Completion of the front and side brick wall treatment with vertical wrought iron framework between the columns, landscaping at the back of the front and side walls with the columns finished with natural stone pier caps.
<i>Cons Expiry Date : 17/04/19; Determination Deadline: 21/05/19; pdf: 4</i>		
<b>History</b>	<b><a href="#">18/02392/ADV</a></b> - In built letter box within a wall pillar with a natural slate plate advertising the house name and number of the property.	
<b>Decision</b>	Approved - Express Consent (Adverts)	
<b>HTC Comments</b>	No objections	
<b>HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 23/04/19)</b>		<b>No objections</b>

<b>3. RBBC Letter Dated: 29/03//19</b>		<b>Application No: <a href="#">18/02478/F</a></b>
LOCATION:		Gatwick Castle 28 Massetts Road Horley Surrey RH6 7DF
DESCRIPTION:		A new single storey rear annexe with roof-space accommodation containing seven new en-suite bedrooms, office, linen store and lobby, access stairs and landing plus eight additional parking spaces. A new replacement guest dining room linking the annexe to the main building. A new ground floor owners apartment formed by rearranging existing accommodation. Two new first floor extensions at the side and rear of the main property over existing single storey sections to provide six new en-suite bedrooms and a store room. As amended on 31/01/2019 & 13/03/2019 and on 28/03/2019.
<i>Cons Expiry Date : 12/04/19; Determination Deadline: 11/03/19; pdf: 2</i>		
<b>History</b>	Amended landscaping plans – last before the Council at the meeting held on 26 March when HTC commented: - The Town Council objects on the following grounds:-	

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i. Overdevelopment in a conservation area ii. Parking provision at the rear of the site having a negative impact on the amenity of neighbouring properties.	
<p><b>HORLEY TOWN COUNCIL</b>  <b>COMMENTS</b>          (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 23/04/19)</p>	<p>From the amended plans It appears that the rear car parking has been removed however this would leave insufficient parking spaces for the additional guest bedrooms.  <b>The Town Council OBJECTS on the following grounds: -</b></p> <ul style="list-style-type: none"> <li>i. Insufficient car parking provided for the proposed additional guest bedrooms</li> <li>ii. Parking provision at the rear of the site having a negative impact on the amenity of neighbouring properties.</li> </ul>

<b>4. RBBC Letter Dated: 29/03/19</b>	<b>Application No: <u>19/00618/HHOLD</u></b>
LOCATION:	1 Blacksmith Road Horley Surrey RH6 9FF
DESCRIPTION:	Proposed rear orangery.
<i>Cons Expiry Date : 20/04/19; Determination Deadline: 23/05/19; pdf: 4</i>	
<p><b>HORLEY TOWN COUNCIL</b>  <b>COMMENTS</b>          (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 23/04/19)</p>	<b>No objections</b>

<b>5. RBBC Letter Dated: 2/04/19</b>	<b>Application No: <u>19/00625/S73</u></b>
LOCATION:	25 Upfield Horley Surrey RH6 7JY
DESCRIPTION:	Proposed dormer window to front elevation. Variation of condition 1 of permission 18/01518/HHOLD.
<i>Cons Expiry Date : 25/04/19; Determination Deadline: 23/05/19; pdf:</i>	
<b>History</b>	<b><u>18/01518/HHOLD</u></b> - Proposed dormer window to front elevation.
<b>Decision</b>	Approved with conditions
<b>HTC Comments</b>	No objections
<p><b>HORLEY TOWN COUNCIL</b>  <b>COMMENTS</b>          Planning Committee meeting,          23/04/19</p>	

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<b>6. RBBC Letter Dated: 5/04/19</b>		<b>Application No: <u>19/00481/HHOLD</u></b>
LOCATION:		31 Bremner Avenue Horley Surrey RH6 8EP
DESCRIPTION:		Part two storey, part single storey rear extension, loft extension, front dormer and roof lights.
<i>Cons Expiry Date : 28/04/19; Determination Deadline: 27/05/19; pdf: 10</i>		
<b>History</b>	<b><u>18/02151/F</u></b> - Two storey rear extension, front facing dormer windows and loft conversion. As amended on 29/01/2019.	
<b>Decision</b>	Approved with conditions	
<b>HTC Comments</b>	No objections	
<b>HORLEY TOWN COUNCIL COMMENTS</b> Planning Committee meeting, 23/04/19		

<b>7. RBBC Letter Dated: 8/04/19</b>		<b>Application No: <u>19/00635/HHOLD</u></b>
LOCATION:		29 Lee Street Horley Surrey RH6 8ER
DESCRIPTION:		Proposed outbuilding.
<i>Cons Expiry Date : 1/05/19; Determination Deadline: 29/05/19; pdf: 3</i>		
<b>History</b>	<b><u>17/00157/HHOLD</u></b> - Proposed outbuilding for use as a "granny annexe" ancillary to the main house.	
<b>Decision</b>	Approved with conditions	
<b>HTC Comments</b>	No objections	
<b>HORLEY TOWN COUNCIL COMMENTS</b> Planning Committee meeting, 23/04/19		

<b>8. RBBC Letter Dated: 8/4/19</b>		<b>Application No: <u>19/00321/HHOLD</u></b>
LOCATION:		26 Avenue Gardens Horley Surrey RH6 9BS
DESCRIPTION:		Part single part two storey rear extension. As amended on 02/04/2019.
<i>Cons Expiry Date : 24/04/19; Determination Deadline: 16/04/19; pdf: 6</i>		
<b>HORLEY TOWN COUNCIL COMMENTS</b> Planning Committee meeting, 23/04/19		

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<b>9. RBBC Letter Dated: 9/4/19</b>	<b>Application No: <u>19/00674/HHOLD</u></b>
LOCATION:	10 Woodcote Langshott Horley Surrey RH6 9AL
DESCRIPTION:	Demolition of existing conservatory and erection of two storey rear extension.
<i>Cons Expiry Date : 2/05/19; Determination Deadline: 29/05/19; pdf: 3</i>	
<b>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 23/04/19</b>	

<b>10. RBBC Letter Dated: 9/04/19</b>	<b>Application No: <u>19/00207/HHOLD</u></b>
LOCATION:	13 Chantry Close Horley Surrey RH6 8AT
DESCRIPTION:	Proposed hip to gable roof extension, removal of rear dormer and replaced with three small dormers to create a chalet bungalow. As amended on 12/02/2019 and on 08/04/2019.
<i>Cons Expiry Date : 25/04/19; Determination Deadline: 23/03/19; pdf: 7</i>	
<b>History:</b> Amended plans, previously before committee on 5 March 2019 when HTC had no objections	
<b>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 23/04/19</b>	

<b>11. RBBC Letter Dated: 11/04/19</b>	<b>Application No: <u>19/00678/ADV</u></b>
LOCATION:	The Convenience Store 38 High Street Horley Surrey RH6 7BB
DESCRIPTION:	1no. High-level signage panel with Savers logo and external illumination to rear of unit (signage height to be confirmed on site). 1no. High-level internally illuminated fascia sign to front entrance of unit, as well as 1no. illuminated blade projecting sign.
<i>Cons Expiry Date 4/05/19; Determination Deadline: 29/05/19; pdf: 4</i>	
<b>History</b>	<b>18/02031/F</b> - This unit is vacant with A1 use. We would like to use the unit for Sunbed's and Beauty this would fall under Sui Generis.
<b>Decision</b>	Approved with conditions
<b>HTC Comments</b>	No objections
<b>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 23/04/19</b>	

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<b>12. RBBC Letters Dated: 11/4/19</b>		<b>Application Nos: <u>19/00632/HHOLD</u> <u>19/00633/LBC</u></b>
LOCATION:		Puddleduck Barn Lake Lane Horley Surrey RH6 9LL
DESCRIPTION:		Erection of 2m high close board fence on part of the southern and western boundaries.
<i>Cons Expiry Date : 4/05/19; Determination Deadline: 31/05/19; pdf: 3</i>		
<b>History</b>	17/00726/HHOLD/AP - Provide new 3 bay timber frame garage	
<b>Decision</b>	Appeal against refusal allowed	
<b>HTC Comments</b>	No objections, subject to adequate flood alleviation measures.	
<b>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 23/04/19</b>		

<b>13. RBBC Letter Dated: 11/4/19</b>		<b>Application No: <u>19/00668/CLE</u></b>
LOCATION:		10 - 12 Balcombe Road Horley Surrey RH6 9HT
DESCRIPTION:		Existing office use (B1[a] with ancillary storage at No's 10-12 Balcombe Road, Horley; associated with the existing light industrial use at adjoining Bridge Works, Balcombe Road, Horley
<i>Cons Expiry Date : 4/05/19; Determination Deadline: 29/05/19; pdf: 2</i>		
<b>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 23/04/19</b>		

<b>14. RBBC Letter Dated: 12/4/19</b>		<b>Application No: <u>19/00686/HHOLD</u></b>
LOCATION:		69 Avondale Close Horley Surrey RH6 8BN
DESCRIPTION:		Single storey side and part front extension to provide bedroom with en suite bathroom.
<i>Cons Expiry Date : 5/05/19; Determination Deadline: 3/06/19; pdf: 4</i>		
<b>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 23/04/19</b>		

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<b>15. RBBC Letter Dated: 12/4/19</b>	<b>Application No: <u>19/00717/CLP</u></b>
LOCATION:	20 Cloverfields Langshott Horley Surrey RH6 9EY
DESCRIPTION:	Proposed loft conversion dormer roof extension.
<i>Cons Expiry Date : 5/05/19; Determination Deadline: 3/06/19; pdf: 7</i>	
Please also see the following application 19/00716/HHOLD at number 16 below	
<b>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 23/04/19</b>	

<b>16. RBBC Letter Dated: 12/4/19</b>	<b>Application No: <u>19/00716/HHOLD</u></b>
LOCATION:	20 Cloverfields Langshott Horley Surrey RH6 9EY
DESCRIPTION:	Proposed single storey rear extension.
<i>Cons Expiry Date : 5/05/19; Determination Deadline: 3/06/19; pdf: 7</i>	
<b>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 23/04/19</b>	

<b>17. RBBC Letter Dated: 15/4/19</b>	<b>Application No: <u>19/00739/HHOLD</u></b>
LOCATION:	7 Silverlea Gardens Horley Surrey RH6 9BA
DESCRIPTION:	Single storey rear extension.
<i>Cons Expiry Date : 9/05/19; Determination Deadline: 6/06/19; pdf: 1</i>	
<b>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 23/04/19</b>	

<b>18. RBBC Letter Dated: 15/4/19</b>	<b>Application No: <u>19/00735/HHOLD</u></b>
LOCATION:	10 Granary Close Horley Surrey RH6 8JF
DESCRIPTION:	Demolition of existing outbuilding, new single bay garage and front extension
<i>Cons Expiry Date : 9/05/19; Determination Deadline: 7/06/19; pdf: 4</i>	
<b>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 23/04/19</b>	



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**Tree Works (Non-Felling)**

<b>A. RBBC Letter Dated: 3/04/19</b>	<b>Application No: <u>19/00647/TPO</u></b>
LOCATION:	Copperwood 3 Russells Crescent Horley Surrey RH6 7DJ
DESCRIPTION:	Reduce the Oak tree by 2-2.5metres lateral branches and deadwood and any crossing branches. To reduce the beech tree in the front garden by 2. metres all lateral and crossing branches.
<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</b>	<b>Application No:</b>
LOCATION:	
DESCRIPTION:	
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>