

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 24 September 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 27 August 2019.
5. **Planning Updates**
Planning & Development Committee held on 27 August 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. **Determined Planning Applications**
To consider the list of applications determined for the period 22 August – 19 September 2019.
8. **Registered Planning Applications**
To consider the list of applications registered for the period 22 August – 19 September 2019
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)**
 - i) To receive an update on any other matters.
12. **Town Centre Regeneration**
 - i) **Horley Regeneration Forum** – to receive an update.
 - ii) To receive an update on any other matters.
13. **Railway Matters**
 - i) To receive an update on any matters.
14. **Highways Matters**
 - i) **The Surrey County Council Public Footpath No. 362c (Horley) Temporary Prohibition of Traffic Order 2019** – to note information received
 - ii) To receive an update on any matters.

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15. **Airport Matters**
 - i) **Application by Gatwick Airport Limited (GAL) (the Applicant) for an Order granting Development Consent for the Gatwick Airport Northern Runway (the Proposed Development) Scoping consultation (Closing 1 October 2019)** – To consider this Council’s Response
 - ii) **GATCOM: Weekly Newsletters & Updates** - To note information received.
 - iii) To receive an update on any other matters.
16. **Coast to Capital LEP- RBBC Bid** - to receive an update.
17. **Letters Received.**
18. **Diary Dates.**
19. **Items for Future Consideration.**
20. **Press Release.**
To agree items for inclusion.

Date of next meeting: 22 October 2019



Signed: Town Clerk

Dated: 19 September 2019

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 22 August – 19 September 2019.

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

1. RBBC Letter Dated: 28/08/19		Application No: 19/01651/HHOLD
LOCATION:		209 Balcombe Road Horley Surrey RH6 9EA
DESCRIPTION:		Ground floor side extension and new porch.
<i>Cons Expiry Date : 18/09/19; Determination Deadline: 16/10/19;</i>		
History	17/02972/HHOLD - Two storey side extension to existing property.	
Decision	Refused	
HTC Comments	The Town Council objects on the following grounds: - I. The design is out of character with the existing property II. The design will adversely affect the street scene and is detrimental to the local character and appearance of the area. III. The building line will be unacceptably compromised	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 24/09/19)		No objections

2. RBBC Letter Dated: 30/08/19		Application No: 19/01630/HHOLD
LOCATION:		42 Church Road Horley Surrey RH6 7EX
DESCRIPTION:		Demolition of existing conservatory and construction of new single storey side and rear extension, a loft conversion and side facing dormer window.
<i>Cons Expiry Date : 20/09/19; Determination Deadline: 17/10/19;</i>		
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 24/09/19)		No objections

3. RBBC Letter Dated: 03/09/19		Application No: 19/01657/HHOLD
LOCATION:		5 Lambyn Croft Langshott Horley Surrey RH6 9XU
DESCRIPTION:		Proposed single storey extension.
<i>Cons Expiry Date : 24/09/19; Determination Deadline: 17/10/19;</i>		
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 24/09/19)		No objections

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4. RBBC Letter Dated: 04/09/2019	Application No: <u>19/01676/F</u>
LOCATION:	Land Adjacent To 65 Kingsley Road Horley Surrey RH6 8JX
DESCRIPTION:	Erection of new two-bedroom, end of terrace dwelling.
<i>Cons Expiry Date : 25/09/19; Determination Deadline: 22/10/19;</i>	
HORLEY TOWN COUNCIL COMMENTS Planning meeting, 24/09/19	

5. RBBC Letter Dated: 04/09/2019	Application No: <u>19/01515/HHOLD</u>
LOCATION:	58 Tanyard Way Langshott Horley Surrey RH6 9PG
DESCRIPTION:	Construction of a single storey full width rear extension 3.5 meters deep with a flat roof and lantern light and double rear doors in rear elevation.
<i>Cons Expiry Date : 25/09/19; Determination Deadline: 22/10/19;</i>	
History	19/00518/HHOLD - Construction of a single storey front porch side extension.
Decision	Approved with conditions
HTC Comments	No objections
HORLEY TOWN COUNCIL COMMENTS Planning meeting, 24/09/19	

6. RBBC Letter Dated: 05/09/2019	Application No: <u>19/01517/HHOLD</u>
LOCATION:	Brook House Haroldslea Drive Horley Surrey RH6 9PJ
DESCRIPTION:	Two storey side and rear extension.
<i>Cons Expiry Date :26/09/2019; Determination Deadline:23/10/2019;</i>	
HORLEY TOWN COUNCIL COMMENTS Planning meeting, 24/09/19	

7. RBBC Letter Dated: 06/09/2019	Application No: <u>19/01417/OUT</u>
LOCATION:	M & G Catering Equipment 10A High Street Horley Surrey RH6 7AY
DESCRIPTION:	Demolition of existing buildings and erection of one four storey block containing 12 2-bed apartments.
<i>Cons Expiry Date :27/09/2019; Determination Deadline:27/11/2019;</i>	
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8. RBBC Letter Dated: 09/09/2019	Application No: <u>19/01665/F</u>
LOCATION:	Building Adjacent To Pumping Station Horley Sewage Works Lee Street Horley Surrey
DESCRIPTION:	Erection of 4 no. 1 bedroom dwellings with associated hard and soft landscaping.
<i>Cons Expiry Date :30/09/2019; Determination Deadline:25/10/2019;</i>	
History	<u>15/00216/F</u> – Demolition of existing single storey building, erection of 1no. 2 bed bungalow and 1no. 3 bed bungalow with associated hard and soft landscaping. <u>15/00216/DET04</u> – Submission of landscaping details pursuant to Condition 4 of permission 15/00216/F Demolition of existing single storey building, erection of 1 no. 2 bed bungalow and 1 no. 3 bed bungalow with associated hard and soft landscaping. <u>15/00216/DET05</u> – Submission of sustainable development details pursuant to Condition 5 of permission 15/00216/F Demolition of existing single storey building, erection of 1 no. 2 bed bungalow and 1 no. 3 bed bungalow with associated hard and soft landscaping.
Decision	<u>15/00216/F</u> – Approved with conditions <u>15/00216/DET04</u> – Approved <u>15/00216/DET05</u> – Approved
HTC Comments	No objections
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9. RBBC Letter Dated: 10/09/2019	Application No: <u>19/01624/CU</u>
LOCATION:	40 High Street Horley Surrey RH6 7BB
DESCRIPTION:	Change of use from a convenience store (Use Class A1) to a hot food takeaway (Use Class A5) together with minor external alterations comprising a new shopfront (front elevation) and an extract grille, condenser unit and extraction flue to the rear elevation.
<i>Cons Expiry Date :01/10/2019; Determination Deadline:25/10/2019;</i>	
History	<u>15/01558/F</u> – Part second floor extension to create 2 residential units <u>18/01573/PAP3C</u> – Change of use from retail (Class A1) to restaurant/cafe (Class A3) <u>18/02031/F</u> – 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.
Decision	<u>15/01558/F</u> – Approved <u>18/01573/PAP3C</u> – Prior approval not required <u>18/02031/F</u> – Approved with conditions
HTC Comments	No objections
HORLEY TOWN COUNCIL COMMENTS Planning meeting, 24/09/19	

10. RBBC Letter Dated: 11/09/2019	Application No: <u>04/02120/RM4A</u>
LOCATION:	Horley North West Development Meath Green Lane Horley Surrey
DESCRIPTION:	Reserved Matters application for Phase 4 of development at North West Horley (appearance, landscaping, layout and scale) pursuant to 04/02120/OUT for the erection of 107 dwellings and associated parking, levels, lighting, drainage and ancillary works.
<i>Cons Expiry Date : 02/10/2019; Determination Deadline: 04/12/2019;</i>	
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11. RBBC Letter Dated: 12/09/2019	Application No: <u>19/01613/RET</u>
LOCATION:	Puretech Racing 59 - 61 Brighton Road Horley Surrey RH6 7HJ
DESCRIPTION:	Retrospective application for change of use from Sui Generis to D1 to create a children's day nursery outside play area.
<i>Cons Expiry Date : 03/10/2019; Determination Deadline: 24/10/2019;</i>	
History	<u>17/00282/CU</u> – Change of Use from Sui Generis to D2 - Assembly & Leisure for use as an Indoor Children's Soft Play Area with cafe. <u>18/02286/CU</u> – Change of Use from D2 to D1 to create a children's day nursery. As amended on 10/01/2019.
Decision	<u>17/00282/CU</u> – Approved with constraints <u>18/02286/CU</u> – Approved with constraints
HTC Comments	<u>17/00282/CU</u> – No comment <u>18/02286/CU</u> – No comment
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12. RBBC Letter Dated: 13/09/2019	Application No: <u>19/01105/HHOLD</u>
LOCATION:	17 Carlton Tye Langshott Horley Surrey RH6 9XJ
DESCRIPTION:	Proposed single storey side extension to garage
<i>Cons Expiry Date : 04/10/2019; Determination Deadline: 29/10/2019;</i>	
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13. RBBC Letter Dated: 16/09/2019	Application No: <u>19/01679/HHOLD</u>
LOCATION:	8 Church Road Horley Surrey RH6 7EX
DESCRIPTION:	Ground and first floor side and rear extension and loft conversion with rear roof extension.
<i>Cons Expiry Date : 07/10/2019; Determination Deadline: 31/10/2019;</i>	
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14. RBBC Letter Dated: 16/09/2019	Application No: <u>19/01728/F</u>
LOCATION:	62 Cheyne Walk Horley Surrey RH6 7NA
DESCRIPTION:	Proposed single storey rear and hip to gable dormer roof extensions and side extension to include the creation of additional 3 bedroom dwelling.
<i>Cons Expiry Date : 07/10/2019; Determination Deadline: 01/11/2019;</i>	
History	<u>18/01848/PDE</u> – Single storey rear extension with dummy pitched flat roof. 8m from rear wall. 3.658m max height. 2.25m height at eaves. <u>18/02271/CLP</u> – Proposed loft conversion hip to gable dormer roof extension.
Decision	<u>18/01848/PDE</u> – no prior approval needed <u>18/02271/CLP</u> – permitted development
HTC Comments	None
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15. RBBC Letter Dated: 17/09/19	Application No: <u>19/01518/HHOLD</u>
LOCATION:	15 Jennings Way Horley Surrey RH6 9SF
DESCRIPTION:	Rear single storey extension forming enlarged kitchen and dining room.
<i>Cons Expiry Date : 08/10/2019; Determination Deadline: 31/10/2019;</i>	
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16. RBBC Letter Dated: 17/09/19	Application No: <u>19/01703/HHOLD</u>
LOCATION:	7 Clifton Close Horley Surrey RH6 9SE
DESCRIPTION:	Single storey rear extension to replace existing conservatory.
<i>Cons Expiry Date : 08/10/2019; Determination Deadline: 01/11/2019;</i>	
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17. RBBC Letter Dated: 19/09/19	Application No: <u>19/01788/HHOLD</u>
LOCATION:	Syringa 43 Vicarage Lane Horley Surrey RH6 8BA
DESCRIPTION:	Proposed single storey rear extension.
<i>Cons Expiry Date : 10/10/2019; Determination Deadline: 05/11/2019;</i>	
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Tree Works (Non-Felling)

A. RBBC Letter Dated: 28/08/19	Application No: <u>19/01663/TPO</u>
LOCATION:	13 Priestlands Close Horley Surrey RH6 8GG
DESCRIPTION:	T1 - Silver Birch Tree in rear garden - Reduce back to the previous reduction points approx 2 metres: Current height is 14 metres want it down to 12 metres & spread is currently 6 metres & want it cut back to approx 5-4 metres (back to the previous reduction points).
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.