

HORLEY TOWN COUNCIL

Joan Walsh
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AGENDA

PLANNING & DEVELOPMENT COMMITTEE

Date / Time: Tuesday, 27 September 2022 at 7.30 pm

Venue: Horley Town Council offices, Albert Rooms, 92 Albert Road, Horley RH6 7HZ

Dear Councillors

You are hereby respectfully summoned to attend the **MEETING of HORLEY TOWN COUNCIL PLANNING & DEVELOPMENT COMMITTEE** to be held on Tuesday, 27 September 2022, 7:30 pm, at the Albert Rooms, 92 Albert Road, Horley RH6 7HZ. The Agenda for the meeting is attached to this Summons.

Yours sincerely



Joan Walsh
Town Clerk

Members' Apologies:

If required, a Member must submit their apologies for this meeting by sending an email to: town.clerk@horleytown.com or by telephoning the office on 01293 784765, by no later than noon on the day of the meeting.

Public Forum:

Members of the Public and Press are welcome to attend this meeting in person or may join it remotely by requesting a Zoom link by email to: town.clerk@horleytown.com or by telephoning the office on 01293 784765, by no later than noon on the day before the meeting is due to be held.

Public and Press attendees are invited to put questions or draw relevant matters to the Council's attention and are permitted to speak once only and for five minutes maximum in respect of a business item on the agenda, at the discretion of the Chairman. If it appears that the number of speakers is likely to unreasonably delay the disposal of business items on the agenda, the Chairman may direct that a question or comment is submitted in writing which shall be answered in due course.



HORLEY TOWN COUNCIL
Planning and Development Committee

The meeting will be preceded by a 1-minute silence in memory of the late Queen Elizabeth II

A meeting of the above-named Committee will be held at the Albert Rooms, Albert Road, Horley
on Tuesday, 27 September 2022 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 or on the website**

**Please note that prior to the meeting at 6:00 pm there will be a private briefing by the Developers of the
site of the former Mitchells of Horley Ltd and Victory Works 1 - 9 Station Road
All Councillors are welcome to attend.**

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 30 August 2022.
5. **Planning Updates**
Planning & Development Committee held on 30 August 2022.
6. **Outside Bodies and Sub-Committees**
 - i) **Horley Town Management Group** - To note the next meeting scheduled for 14 November 2022.
 - ii) **SCC Horley Regeneration Projects** – To receive any updates.
 - iii) **RBBC ‘Delivering Change’ Programme** – To receive updates on the four key projects and proposed Town Park/ Playing Fields Strategy.
 - iv) To receive reports of attendance at any other recent meetings.
7. **Planning Applications**
 - i) To consider the list of applications determined for the period 26 August 22 September 2022.
 - ii) To consider the list of applications registered for the period 26 August to 22 September 2022.
8. **Planning Appeals**
To consider any Planning Appeals received and determined.
9. **Ongoing Planning Matters**

Members of the Planning and Development Committee:

Cllrs Avery, Baker, Buttironi, Hudson, George, Samantha Marshall, Simon Marshall, Powell, Saunders, Spencer and Stimpson.

To receive an update on any matters.

10. Highways Matters

i) Horley Pavement Audit Committee (HPAC)

To receive an update from the HPAC Chair.

ii) Traffic Calming Measures around 'The Acres' and Wheatfield Way, Langshott -

To receive any updates.

iii) To receive an update on any other matters.

11. Airport Matters

i) GATCOM: Newsletters & Updates – To note information received.

ii) To receive an update on any other matters.

12. Transport provision and Cost for Students in post 16 education in Horley – To hear from Cllr Saunders regarding concerns from residents and possible next steps.

13. Precept 2023/24

To review this Committee's requirements, for consideration by Full Council.

14. Letters Received.

15. Diary Dates.

16. Items for Future Consideration.

17. Press Release - To agree items for inclusion.

Date of next meeting: 25 October 2022



Signed: Town Clerk

Dated: 22 September 2022

During the period August 26 – September 22 2022.

List of Determined Applications – Horley

By Reigate & Banstead Borough Council

Applications Approved			
Application Number	Details	HTC Comments	Decision
<u>22/01490/HHOLD</u>	34 Sangers Drive Horley Surrey RH6 8AH Demolition of existing garage and erection of a single storey side extension	No objections	Approved with conditions
<u>22/01487/HHOLD</u>	25 Kingsley Road Horley Surrey RH6 8HP Demolition of existing rear bay window and side conservatory structure; conversion of garage to habitable space, construction of enlarged single-storey front extension, single-storey side extension, single-storey rear extension, 2x dormer roof extensions to the rear and extension and alterations to the front facing dormer. As amended on 22/07/2022	No objections	Approved with conditions
<u>22/01483/HHOLD</u>	Elmcroft 40 Vicarage Lane Horley Surrey RH6 8BA Proposed single storey rear extension with partial roof terrace above, single storey side extension and new pitched roof over existing flat roof at first floor level/roof level. As amended on 11/08/2022.	No objections	Approved with conditions
<u>22/01160/F</u>	Drill Service Ltd 89 Albert Road Horley Surrey RH6 7HB Demolition of the existing buildings on site and the erection of replacement buildings to provide 5 No. 2 bed and 2 No. 1 bed flats with 3 parking spaces. As amended on 30/05/2022 and on 24/08/2022.	No objections	Approved with conditions
<u>22/00336/F</u>	73 - 77 Brighton Road Horley Surrey RH6 7HL Construction of ground floor extension to existing retail unit. Alteration and extension to first floor accommodation to provide total 3 x 2bed flats and 2 x 1bed flats, (a net increase of two flats). As amended on 27/06/2022.	No objections	Approved with conditions
<u>22/01742/TPO</u>	Cooper Lodge 61 Massetts Road Horley Surrey RH6 7DT AMENDED SPECIFICATION: 1 x Sycamore and 1 x Horse Chestnut - located in the corner boundary of the premises. Approved	No objections, subject to no adverse comments from the Tree Officer.	Approved with conditions

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	works: height reduction to each tree of up to a maximum of 4m only, crown lift each tree up to a maximum of 6m from ground level.		
<u>22/01686/TPO</u>	131 Balcombe Road Horley Surrey RH6 9BX T1 Oak - Reduce crown by 3m and remove epicormic growth. Tree is in close proximity to property and causing excessive shading Reduction will bring tree in line with previous application of second Oak tree.	No objections, subject to no adverse comments from the Tree Officer.	Approved with conditions
<u>22/01599/HHOLD</u>	20 Grassmere Langshott Horley Surrey RH6 9UG Demolition of existing conservatory and construction of 3m deep full width extension to rear of house. Conversion of two thirds of the existing garage in to utility & shower room and addition of obscure glazed window.	No objections	Approved with conditions
<u>22/01426/TPO</u>	26 Wellington Way Horley Surrey RH6 8JH AMENDED SPECIFICATION: 1 no. oak tree in rear garden: Crown reduction by up to a maximum of 1.5m of branch end length removed. Crown thin by up to a maximum of 15%. Remove epicormic growth from the main stem. See conditions and informatives.	No objections, subject to no adverse comments from the Tree Officer.	Approved with conditions
<u>22/01247/S73</u>	96-100 Victoria Road Horley Surrey RH6 7AB Construct a single storey roof extension above the existing flat roof of the building (Nos. 98-100) to create a new third storey, together with alterations to the existing pitched roof building (No. 96) to create 19 self-contained studio, 1 & 2 bedroom residential flats. Variation of Condition 1 of permission 17/00693/F. Additional velux windows in mansard to comply with daylight requirements in dwelling.	No objections	Approved with conditions
<u>21/02874/HHOLD</u>	Oakwood Lodge 54 Oakwood Road Horley Surrey RH6 7BU Proposed loft conversion/dormer roof extension to include raising of existing roof height by 485mm with crown roof, including 3no roof lights. As amended on 01/09/2022.	No objections	Approved with conditions

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<u>22/01709/HHOLD</u>	3 Heritage Lawn Langshott Horley Surrey RH6 9XH Proposed single storey rear extension	No objections	Approved with conditions
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Applications Refused and Withdrawn

By Reigate & Banstead Borough Council

Applications Refused			
Application No:	Details	HTC Comments	Status
<u>20/00455/LBC</u>	Ringley Oak Cottage 53 Brighton Road Horley Surrey RH6 7HH Retrospective consent sought for replacement of existing roof. As amended on 02/12/2021 and on 17/02/2022	HTC declared a blanket non-pecuniary interest and abstained from commenting on the basis that the applicant is a serving Town Councillor	Withdrawn by Applicant
<u>22/00668/F</u>	QVS 94 Brighton Road Horley Surrey RH6 7JQ The proposal consists of the extension, alteration and addition of residential accommodation to the existing building on 94 Brighton Road accommodating an additional 6 No. self contained flats with parking, refuse and recycling. The existing flat at first floor and retail unit at ground floor will be retained. As amended on 05/08/2022.	No objections	Refused

During the period August 26 – September 22 2022.

Appeals Lodged – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Application Date

Appeals In Progress (Awaiting Decision) – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Hearing Date
21/02724/F <u>APP/L3625/W/22/3298763</u>	Land At Laburnum And Branscombe 50 Haroldslea Drive Horley Surrey RH6 9DU Demolition of existing buildings and erection of 40 homes, including affordable housing, with access from Haroldslea Drive and associated parking and open space. As amended on 15/12/2021, 31/01/2022, 21/02/2022, 16/03/2022, 28/03/2022 and the 04/04/2022.	Appeal against Refusal of DC Application	No date yet arranged
21/03133/RET <u>APP/L3625/W/22/3296694</u>	Horley Town Football Club The New Defence Anderson Way Horley Surrey Change of use of land from groundsman compound to builders storage compound	Appeal against Refusal of DC Application	No date yet arranged
21/00838/F <u>APP/L3625/W/21/3289794</u>	Thurgarton Cottage Meath Green Lane Horley Surrey RH6 8HZ Erection of three detached dwellings, provision of new access with car parking for 6 cars, with the retention of the existing dwelling. As amended on 06/08/2021, on 19/08/2021 and on 02/09/2021.	Appeal against Refusal of DC Application	10 am on 8 th December at RBBC Town Hall
21/00067/E_EN <u>APP/L3625/C/21/3282754</u>	57 Meadowcroft Close Horley Surrey RH6 9EJ Appealed against an Enforcement Notice regarding: 1. Without planning permission, the formation of an access at the junction with the B2036 Balcombe Road and the D552 Meadowcroft Close in the approximate position shown as a black hatched area on the attached plan A. 2. Without planning permission, the creation of a hardstanding in the approximate position shown within the black dotted line on the attached plan B.	Appeal against an Enforcement Notice	No date yet arranged

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Appeals Decided – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Decision

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01. RBBC Letter Dated: 30.08.22	Application No: <u>22/01863/F</u>
LOCATION:	15B Station Road Horley Surrey RH6 9HW
DESCRIPTION:	Erection of an obscure glazed balustrade and replacement of a window with doors to create a roof terrace for Flat B, 15 Station Road, Horley.
<i>Cons Expiry Date: 20/09/22; Determination Deadline: 13/10/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 27/09/22)	No objections

02. RBBC Letter Dated: 30.08.22	Application No: <u>22/01827/HHOLD</u>
LOCATION:	Trewithiel 30 Russells Crescent Horley Surrey RH6 7DN
DESCRIPTION:	Demolition of existing single storey rear extension, replaced by single storey rear extension and second floor dormer to existing rear roof slope.
<i>Cons Expiry Date: 20/09/22; Determination Deadline: 21/10/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 27/09/22)	No objections subject to any comments from the conservation officer.

03. RBBC Letter Dated: 02.09.22	Application No: <u>22/01938/HHOLD</u>
LOCATION:	8 Chatelet Close Horley Surrey RH6 7JD
DESCRIPTION:	Proposed single storey side/rear extension, double storey side extension & part garage conversion to habitable space.
<i>Cons Expiry Date: 23/09/22; Determination Deadline: 25/10/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 27/09/22)	No objections

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04. RBBC Letter Dated: 02.09.22	Application No: 19/011 91/RM1
LOCATION:	Drill Service Ltd 89 Albert Road Horley Surrey RH6 7HB
DESCRIPTION:	Submission of landscaping details pursuant to 19/01191/OUT. Conversion of existing ground floor commercial property, alterations to existing first and second floor residential properties and single storey side extension to create 3 No. 1-bed, 3 No. 2-bed and 1 No. 3- bed flats.
<i>Cons Expiry Date: 23/09/22; Determination Deadline: 21/10/22;</i>	
History	<u>19/01191/OUT</u> – Conversion of existing ground floor commercial property, alterations to existing first and second floor residential properties and single storey side extension to create 3 No. 1-bed, 3 No. 2-bed and 1 No. 3-bed flats. As amended on 20/08/2019.
Status	19/01191/OUT – Approved with Conditions
Comments	19/01191/OUT – No objections
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 27/09/22)	No objections

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05. RBBC Letter Dated: 07.09.22	Application No: <u>22/01400/F</u>
LOCATION:	The Air Balloon 60 Brighton Road Horley Surrey RH6 7HE
DESCRIPTION:	Demolition of existing building and redevelopment of the site to provide a Class E(a) retail foodstore with associated parking, access and landscaping. As amended on 24/08/2022.
Cons Expiry Date: 21/09/22; Determination Deadline: 06/10/22;	
Previous Comments issued on 04.08.22	<p>The Town Council objects to the application. The Council is not against the principle of a supermarket on the site however the Council has serious concerns about the impact of the proposed development on the surrounding roads.</p> <p>The Council is strongly of the opinion that the exit onto Victoria Road should be removed for the following reasons: -</p> <p>' Serious congestion would be caused by this exit given that Victoria Road is both a bus route and that there is parking on the road.</p> <p>' There is concern that the car park with the entry and exits as proposed could potentially become a rat run for drivers avoiding the no right turn into Victoria Road from the A23 Brighton Road.</p> <p>The Council has serious concerns about the right hand turn out of the proposed car park onto the A23 Brighton Road heading northbound due to the proximity of the filter lane to the proposed exit. Vehicles turning in this way would be impacted with vehicles having to queue to enter the site, without a break in traffic, especially during peak times. The volume of vehicle movements generated from the site would potentially be significantly increased and could cause an increased risk to road safety. The Council suggests that there should be no right turn on to the A23 Brighton Road.</p>
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 27/09/22)	<p>The amendment seems to relate to concerns around the RBBC retail policy.</p> <p>The Town Council objects to the application. The Council is not against the principle of a supermarket on the site however the Council has serious concerns about the impact of the proposed development on the surrounding roads as per our previous comments issued on 04.08.22</p>

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06. RBBC Letter Dated: 05.09.22	Application No 22/01746/HHOLD
LOCATION:	Beau Songe 66 Massetts Road Horley Surrey RH6 7ED
DESCRIPTION:	Construction of a single storey side extension with pitched roof and replacement boundary treatment.
<i>Cons Expiry Date: 26/09/22; Determination Deadline: 27/10/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 27/09/22)	No objections subject to any conditions from the conservation officer.

07. RBBC Letter Dated: 07.09.22	Application No: 22/01816/F
LOCATION:	Mitchells Of Horley Ltd Victory Works 1 - 9 Station Road Horley Surrey
DESCRIPTION:	Mixed-use redevelopment of the site comprising restoration, partial demolition and conversion of the Former Albert Brewery building for class E office uses; demolition of existing builders merchant to provide six new-build use class E/B2/B8 (flexible) units; and erection of a mixed-use building comprising ground floor E(a)/E(b) uses and ten C3 residential apartments with associated vehicle parking, landscaping, and other required works
<i>Cons Expiry Date: 28/09/22; Determination Deadline: 02/12/22;</i>	
HORLEY TOWN COUNCIL COMMENTS	

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08. RBBC Letter Dated: 02.09.22	Application No: 22/01738/F
LOCATION:	34 Wellington Way Horley Surrey RH6 8JH
DESCRIPTION:	Subdivision of plot, erection of 4 bedroom two-storey new build dwelling and revised access arrangements.
<i>Cons Expiry Date: 28/09/22; Determination Deadline: 31/10/22;</i>	
History	22/00089/OUT – The demolition of the existing garage and erection of a single detached 4 bedroom 2 storey house. As amended on 03/03/2022 and on 03/03/2022
Status	22/00089/OUT – Approved with Conditions
Comments	22/00089/OUT – Horley Town Council OBJECTS on the following grounds: i) Overdevelopment of the site; ii) Concern regarding highway access, in particular poor sightlines; iii) Out of keeping with the local area; iv) Concern about potential massing in relation to neighbouring properties. Should this application be granted, Horley Town Council wish to be consulted on any Reserved Matters applications.
HORLEY TOWN COUNCIL COMMENTS	

09. RBBC Letter Dated: 09.09.22	Application No: 22/01985/HHOLD
LOCATION:	69 Hevers Avenue Horley Surrey RH6 8BZ
DESCRIPTION:	Single storey rear and side extension.
<i>Cons Expiry Date: 30/09/22; Determination Deadline: 31/10/22;</i>	
History	22/01263/HHOLD – Two storey rear extension and single storey side extension
Status	22/01263/HHOLD – Withdrawn by Applicant
Comments	22/01263/HHOLD – No objection
HORLEY TOWN COUNCIL COMMENTS	

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10. RBBC Letter Dated: 12.09.22	Application No: 22/01741/ADV
LOCATION:	Former Horley Library 102 Victoria Road Horley Surrey RH6 7AB
DESCRIPTION:	Hoarding advertisement indicating Surrey County Council's aspirations for its residents in 2030 and features of Supported Independent Living.
<i>Cons Expiry Date: 04/10/22; Determination Deadline: 02/11/22;</i>	
History	22/01956/CON – Erection of apartment block containing 6 x 1-bedroom self-contained flats and 2 town houses each containing 5 x en-suite bedrooms for independent supported living; construction of carparking spaces and associated hard and soft landscaping.
Status	22/01956/CON – Pending
Comments	22/01956/CON – None to date (See Item 11)
HORLEY TOWN COUNCIL COMMENTS	

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11. RBBC Letter Dated: 13.09.22	Application No: SCC Ref 2022/0104/ 22/01956/CON
LOCATION:	Former Horley Library, 102 Victoria Road, Horley, Surrey RH6 7AB
DESCRIPTION:	Erection of apartment block containing 6 x 1-bedroom self-contained flats and 2 town houses each containing 5 x en-suite bedrooms for independent supported living; construction of carparking spaces and associated hard and soft landscaping.
Cons Expiry Date: 30/09/22; Determination Deadline: 31/10/22;	
History	22/01741/ADV – Hoarding advertisement indicating Surrey County Council's aspirations for its residents in 2030 and features of Supported Independent Living. 18/00222/OUT – Outline application with all matters except access reserved, for the demolition of the existing building and redevelopment of the site for residential purposes (maximum of 40 units), provision of associated parking and refuse facilities. Provision of replacement public car park with 12 spaces including creation of new access onto Kings Road. As amended on 26/04/2018.
Status	22/01741/ADV – pending 18/00222/OUT – pending
Comments	22/01741/ADV – None to date (See item 10) 18/00222/OUT – The Town Council objects on the following grounds: - i. Lack of public parking ii. Lack of disabled parking spaces iii. Design is out of keeping with and would be a detriment to Horley Town Centre iv. Overdevelopment and cramming of the site (DMP identified the site for 35 dwellings but the proposal seeks 40) v. Unsuitable access from Kings Road which is too narrow to accept increased traffic
HORLEY TOWN COUNCIL COMMENTS	

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12. RBBC Letter Dated: 14.09.22	Application No: 22/01559/F
LOCATION:	56 Avenue Gardens Horley Surrey RH6 9BS
DESCRIPTION:	Replacement of fire damaged dwelling.
<i>Cons Expiry Date: 06/10/22; Determination Deadline: 03/11/22;</i>	
HORLEY TOWN COUNCIL COMMENTS	

13. RBBC Letter Dated: 14.09.22	Application No: 22/01989/F
LOCATION:	Land R/O 50-56 Haroldslea Drive Horley Surrey RH6 9DU
DESCRIPTION:	Demolition of existing buildings and erection of 34 homes, including affordable housing, with access from Haroldslea Drive, associated parking, open space and associated works.
<i>Cons Expiry Date: 06/10/22; Determination Deadline: 06/12/22;</i>	
History	21/02724/F – Demolition of existing buildings and erection of 40 homes, including affordable housing, with access from Haroldslea Drive and associated parking and open space. As amended on 15/12/2021, 31/01/2022, 21/02/2022, 16/03/2022, 28/03/2022 and the 04/04/2022.
Status	21/02724/F – Refused
Comments	21/02724/F – Horley Town Council OBJECTS on the following grounds: i) The Site access is subject to flooding therefore concerns regarding access/egress for residents; ii) No details are provided regarding the ongoing responsibility of the cost and maintenance of proposed SUDS and Foul sewage pump; iii) The Ecology Report is incomplete and requires further studies to be undertaken. This should be done prior to this planning application being determined; iv) Concern regarding additional cars requiring access onto Balcombe Road; v) The scale of the development will have an adverse impact on the character and visual amenity of the local area; vi) Design and layout of the proposals provide limited natural surveillance and raise security concerns, vii) The Site is not allocated within the DMP or reserved for housing. The DMP allocated sites should be developed first; viii) Over development of the site.
HORLEY TOWN COUNCIL COMMENTS	

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14. RBBC Letter Dated: 14.09.22	Application No: 22/01961/F
LOCATION:	17-19 Station Road Horley Surrey RH6 9HW
DESCRIPTION:	Erection of an additional storey with a pitched roof to 19 Station Road and a three storey side extension with pitched roof together with the conversion of the existing two bed flat at first floor level to create four new residential dwellings (five units in total), together with associated balconies, cycle, refuse storage and off-street parking as well as minor alterations to flat at 17a Station Road.
Cons Expiry Date: 06/10/22; Determination Deadline: 02/11/22;	
HORLEY TOWN COUNCIL COMMENTS	

15. RBBC Letter Dated: 15.09.22	Application No: 22/02041/HHOLD
LOCATION:	Farthings Horley Row Horley Surrey RH6 8BG
DESCRIPTION:	Demolition of existing outbuildings and covered area. New ground floor rear extension with roof light.
Cons Expiry Date: 07/10/22; Determination Deadline: 07/11/22;	
HORLEY TOWN COUNCIL COMMENTS	

16. RBBC Letter Dated: 16.09.22	Application No: 22/02052/HHOLD
LOCATION:	90 The Drive Horley Surrey RH6 7NH
DESCRIPTION:	Single storey rear and double storey side extensions
Cons Expiry Date: 08/10/22; Determination Deadline: 08/11/22;	
HORLEY TOWN COUNCIL COMMENTS	

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 01.09.22	Application No: 22/01848/TPO
LOCATION:	3 Clifton Close Horley Surrey RH6 9SE
DESCRIPTION:	(T1) Ash tree- Section fell to near ground level. Ash die back/ excessive lean out of group trees, low amenity value
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 01.09.22	Application No: 22/01892/TPO
LOCATION:	Grassmere 140 Balcombe Road Horley Surrey RH6 9DS
DESCRIPTION:	T1 Horse Chestnut- Reduce crown by 2.5m. Tree is leaning towards road. Reduction will decrease weight. T2 Oak- Reduce crown by 2.5m. Tree is leaning towards road. Reduction will decrease weight. T3 Sycamore- Fell to ground level. Tree is suppressed by T1 and T2 and offers no visual amenity value. T4 Oak- Fell to ground level. Tree has had significant failure and now needs be felled.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

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C. RBBC Letter Dated: 01.09.22	Application No: 22/01864/TPO
LOCATION:	Claremont House 1A Upfield Horley Surrey RH6 7JY
DESCRIPTION:	Rear Garden G1 - 3x Oak & 2x Ash. Crown reduce by up to 6 metres. The trees are of a large spreading nature straddling gardens and encroaching onto neighboring properties. The subject trees are interfering with the reasonable enjoyment of a large proportion of the rear garden. It is a large dominant tree in close proximity to the property G2 - 4x Conifer Crown reduce to gutter height. The trees are of a large spreading nature straddling gardens and encroaching onto neighboring oroperties. The subject trees are interfering with the reasonable enjoyment of a large proportion of the rear garden. It is a large dominant tree in close proximity to the property.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

D. RBBC Letter Dated: 01.09.22	Application No: 22/01940/TPO
LOCATION:	32 Haroldslea Drive Horley Surrey RH6 9DU
DESCRIPTION:	To reduce Oak in front garden, by 3 metres and thin by 10% to prevent any other limbs from failing. Crown lift up to 5 metres to make more aesthetically pleasing.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

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E. RBBC Letter Dated: 02.09.22	Application No: 22/01935/TPO
LOCATION:	Brookfield Drive R/O 33 Meadow Way Horley Surrey RH6 9JA
DESCRIPTION:	T1 - Oak - To reduce mature Oak limb that protrudes the crown and overhangs the property of the above address back by 2.0m. All branches will be pruned to appropriate growth points. All works are carried out to BS 3998: 2010 Tree work recommendations. A well balanced shape must be maintained. This will reduce any chances of failure and will also balance the tree. T2 and T3 - Oak - To reduce 2x mature Oak trees that are stopping the satellite signal from reaching the satellite by reducing selective lower limbs by approximately 2.0m to achieve better signal. All branches will be pruned to appropriate growth points. All works are carried out to BS 3998: 2010 Tree work recommendations. A well balanced shape must be maintained. Please see attached report to show exactly which branches will be reduced.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

List of Planning Applications

Registered by Reigate & Banstead Borough Council

During the period 26 August 2022 – 22 September 2022

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

The following applications are for information only

29.08.22

[22/00181/DET03](#) – The Oakwood School Balcombe Road Horley Surrey RH6 9AE | Submission of surface water drainage scheme details pursuant to Condition 3 of permission 22/00181/F. Creation of a Community 3G Football Turf Pitch (FTP) (11020 sq. metres) with associated features including: 3G football turf pitch (7460 sq. metres); 4.5m high ball stop fencing with entrance gates to form an enclosure around FTP perimeter; 1.2m high and 2.0m high pitch barriers with entrance gates internally within fenced FTP enclosure; 2.6m high maintenance equipment storage container (15 sq. metres) within fenced FTP enclosure; 15.0m high LED floodlights (6no.) around FTP perimeter; 4.0m high LED amenity light (1no.) along pedestrian access; Hard-standing areas for pedestrian access and circulation, portable goals storage, as well as vehicular access (807 sq. metres); 0.75m high grass flood defence crest around FTP perimeter (formed with recycled soils from the FTP construction (2753 sq. metres). (No change of use.)

[22/00181/DET09](#) – The Oakwood School Balcombe Road Horley Surrey RH6 9AE | Submission of biodiversity enhancement scheme details pursuant to Condition 9 of permission 22/00181/F. Creation of a Community 3G Football Turf Pitch (FTP) (11020 sq. metres) with associated features including: 3G football turf pitch (7460 sq. metres); 4.5m high ball stop fencing with entrance gates to form an enclosure around FTP perimeter; 1.2m high and 2.0m high pitch barriers with entrance gates internally within fenced FTP enclosure; 2.6m high maintenance equipment storage container (15 sq. metres) within fenced FTP enclosure; 15.0m high LED floodlights (6no.) around FTP perimeter; 4.0m high LED amenity light (1no.) along pedestrian access; Hard-standing areas for pedestrian access and circulation, portable goals storage, as well as vehicular access (807 sq. metres); 0.75m high grass flood defence crest around FTP perimeter (formed with recycled soils from the FTP construction (2753 sq. metres). (No change of use.)

[22/00181/DET07](#) – The Oakwood School Balcombe Road Horley Surrey RH6 9AE | Submission of sensitive lighting management plan details pursuant to Condition 7 of permission 22/00181/F. Creation of a Community 3G Football Turf Pitch (FTP) (11020 sq. metres) with associated features including: 3G football turf pitch (7460 sq. metres); 4.5m high ball stop fencing with entrance gates to form an enclosure around FTP perimeter; 1.2m high and 2.0m high pitch barriers with entrance gates internally within fenced FTP enclosure; 2.6m high maintenance equipment storage container (15 sq. metres) within fenced FTP enclosure; 15.0m high LED floodlights (6no.) around FTP perimeter; 4.0m high LED amenity light (1no.) along pedestrian access; Hard-standing areas for pedestrian access and circulation, portable goals storage, as well as vehicular access (807 sq. metres); 0.75m high grass flood defence crest around FTP perimeter (formed with recycled soils from the FTP construction (2753 sq. metres). (No change of use.)

[22/00181/DET06](#) – The Oakwood School Balcombe Road Horley Surrey RH6 9AE | Submission of Tree Protection Plan and Arboricultural Method Statement details pursuant to Condition 6 of permission 22/00181/F. Creation of a Community 3G Football Turf Pitch (FTP) (11020 sq. metres) with associated features including: 3G football turf pitch (7460 sq. metres); 4.5m high ball stop fencing with entrance gates to form an enclosure around FTP perimeter; 1.2m high and 2.0m high pitch barriers with entrance gates internally within fenced FTP enclosure; 2.6m high maintenance equipment storage container (15 sq. metres) within fenced FTP enclosure; 15.0m high LED floodlights (6no.) around FTP perimeter; 4.0m high LED amenity light (1no.) along pedestrian access; Hard-standing areas for pedestrian access and circulation, portable goals storage, as well as vehicular access (807 sq. metres); 0.75m high grass flood defence crest around FTP perimeter (formed with recycled soils from the FTP construction (2753 sq. metres). (No change of use.)

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05.09.22
<u>22/02000/CLP</u> – 36 Limes Avenue Horley Surrey RH6 9DG Single storey rear extension
12.09.22
<u>22/02063/CAN</u> – The Little House 24 Massetts Road Horley Surrey RH6 7DF 01 Conifer x2: Carefully fell to near ground level. - To eliminate the risk of failure due to the poor condition of the trees and their close proximity to the entrance of Mitchell Court . Removal of these trees are recommended due to Ivy that has enveloped the trees and therefore impacted their stability.