

HORLEY TOWN COUNCIL

Joan Walsh
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AGENDA

PLANNING & DEVELOPMENT COMMITTEE

Date / Time: Tuesday, 25 October 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, 25 October 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**

A meeting of the above-named Committee will be held at the Albert Rooms, Albert Road, Horley
on Tuesday, 25 October 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**

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 September 2022.
5. **Planning Updates**
Planning & Development Committee held on 27 September 2022.
6. **Planning Applications**
 - i) To consider the list of applications determined for the period 23 September to 20 October 2022.
 - ii) To consider the list of applications registered for the period 23 September to 20 October 2022.
7. **Planning Appeals**
To consider any Planning Appeals received and determined.
9. **Ongoing Planning Matters**
To receive an update on any matters.
10. **Horley Police Station – Asset of Community Value**
To ratify this Council's response to the Police and Crime Commissioners decision
11. **Letters Received.**
12. **Diary Dates.**
13. **Items for Future Consideration.**
14. **Press Release - To agree items for inclusion.**

Members of the Planning and Development Committee:

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

Date of next meeting: 22 November 2022

A handwritten signature in black ink that reads "Jean Walsh". The signature is written in a cursive style with a large initial 'J'.

Signed: Town Clerk

Dated: 20 October 2022

During the period September 23 – October 20 2022.

List of Determined Applications – Horley

By Reigate & Banstead Borough Council

Applications Approved			
Application Number	Details	HTC Comments	Decision
<u>22/01864/TPO</u>	Claremont House 1A Upfield Horley Surrey RH6 7JY AMENDED SPECIFICATION: 2 no. oak trees (one tree is twin stemmed) to the rear west of the rear garden: crown reduce by removing up to a maximum of 3m of top height and 2m of lateral growth only.	No objections, subject to no adverse comments from the Tree Officer	Approved with conditions
<u>22/01562/F</u>	Flat At The Lawn 30 Massetts Road Horley Surrey RH6 7DF Proposed loft conversion of attic truss space, including dormer window and roof lights, to allow for owner accommodation only. As amended on 22/08/2022 and on 20/09/2022	The Town Council OBJECTS to the application and supports the comments made by the Conservation Officer.	Approved with conditions
<u>22/01415/HHOLD</u>	11A Silverlea Gardens Horley Surrey RH6 9BA Double storey rear extension with a hipped to flat roof. As amended on 12/09/2022 and on 25/09/2022.	No Objections	Approved with conditions
<u>22/01208/HHOLD</u>	96 Balcombe Road Horley Surrey RH6 9BP Hip to gable roof adaptation with rear dormer and front roof lights. As amended on 02/08/2022 and on 20/09/2022	No Objections	Approved with conditions
<u>22/01892/TPO</u>	Grassmere 140 Balcombe Road Horley Surrey RH6 9DS AMENDED SPECIFICATION: T1 Horse Chestnut - Reduce crown by 1.5m. T2 Oak- Reduce crown by 1.5m. T4 - Oak with recent stem failure and cavity - fell to ground level.	No objections, subject to no adverse comments from the Tree Officer. Horley Town Council wish to see a replacement tree planted in place of T4 which is proposed to be felled.	Approved with conditions
<u>22/01863/F</u>	15B Station Road Horley Surrey RH6 9HW 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.	No Objections	Approved with conditions
<u>22/01771/F</u>	30 Avenue Gardens Horley Surrey RH6 9BS New semi detached residential dwelling on land adjacent to 30 Avenue	Horley Town Council OBJECTS on the following grounds:	Approved with conditions

During the period September 23 – October 20 2022.

	Gardens and rear extension to the existing dwelling at 30 Avenue Gardens.	<p>i. The proposed development will have a negative impact on neighbouring amenities;</p> <p>ii. Is out of character with the streetscene and results in a terracing effect;</p> <p>iii. The proposed development appears cramped on such a narrow plot; and</p> <p>iv. The scale of the streetscene plan submitted doesn't appear to reflect the reality on site.</p>	
<u>22/01775/HHOLD</u>	Hallington Yattendon Road Horley Surrey RH6 7BS Two storey rear extension and replacement garage.	No Objections	Approved with conditions
<u>22/01667/F</u>	Gainsborough Lodge Hotel 39 Massetts Road Horley Surrey RH6 7DT Single storey side extension containing two en-suite bedrooms replacing existing single storey garage and first floor side extension containing one en-suite bedroom.	No Objections	Approved with conditions
<u>22/01602/CU</u>	The Horley Launderette 45 High Street Horley Surrey RH6 7BN The development will be used as a personal training studio and small gym (Class E). There will be no changes to the current infrastructure of the building this application is required for change of use from Sui Generis to Class E (Leisure).	No objections. The Town Council welcomes the use of a vacant property offering a unique service in the town.	Approved with conditions

During the period September 23 – October 20 2022.

Applications Refused and Withdrawn

By Reigate & Banstead Borough Council

Applications Refused			
Application No:	Details	HTC Comments	Status

During the period September 23 – October 20 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: <ol style="list-style-type: none"> 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

During the period September 23 – October 20 2022.

Appeals Decided – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Decision

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 23 September 2022 – 20 October 2022
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 21.09.22	Application No: <u>22/02071/HHOLD</u>
LOCATION:	11 Chestnut Road Horley Surrey RH6 8PF
DESCRIPTION:	Single storey rear and first floor rear extensions
<i>Cons Expiry Date: 12/10/22; Determination Deadline: 10/11/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 25/10/22)	No objections
02. RBBC Letter Dated: 22.09.22	Application No: <u>22/02091/HHOLD</u>
LOCATION:	2 Raymer Walk Langshott Horley Surrey RH6 9XQ
DESCRIPTION:	Part single, part two storey rear extension, single storey front and side extensions, conversion of existing garage to habitable room, associated internal and external alterations
<i>Cons Expiry Date: 13/10/22; Determination Deadline: 15/11/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 25/10/22)	No objections
03. RBBC Letter Dated: 26.09.22	Application No: <u>22/02015/HHOLD</u>
LOCATION:	Bryn Mawr 169 Smallfield Road Horley Surrey RH6 9LR
DESCRIPTION:	Demolish existing conservatory and replacement side extension. Extend first floor roof with rear dormer and 2 front dormers, to create 3 new bedrooms on the first floor. New front porch, new bifold sliding door to rear elevation, new windows and doors throughout. Change front and rear elevational finishes. Install new windows and doors throughout.
<i>Cons Expiry Date: 17/10/22; Determination Deadline: 17/11/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 25/10/22)	No objections

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04. RBBC Letter Dated: 26.09.22	Application No: 22/02113/HHOLD
LOCATION:	26 Landen Park Horley Surrey RH6 8DZ
DESCRIPTION:	Two Storey Side extension and single storey rear extension
<i>Cons Expiry Date: 17/10/22; Determination Deadline: 17/11/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 25/10/22)	No objections

05. RBBC Letter Dated: 28.09.22	Application No: 22/02106/F
LOCATION:	Flat 16 Middleton House 43 - 49 High Street Horley Surrey
DESCRIPTION:	Proposed subdivision of existing 3rd floor 3-bedroom flat, to create 3no. 1 bedroom flats (net increase 2no. dwellings)
<i>Cons Expiry Date: 19/10/22; Determination Deadline: 17/11/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 25/10/22)	No objections

06. RBBC Letter Dated: 30.09.22	Application No: 22/02137/HHOLD
LOCATION:	29 Wolverton Gardens Horley Surrey RH6 7LZ
DESCRIPTION:	Single storey rear extension
<i>Cons Expiry Date: 21/10/22; Determination Deadline: 22/11/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 25/10/22)	No objections

07. RBBC Letter Dated: 30.09.22	Application No: 22/02151/HHOLD
LOCATION:	17 Wheatfield Way Langshott Horley Surrey RH6 9DA
DESCRIPTION:	Ground floor front extension
<i>Cons Expiry Date: 21/10/22; Determination Deadline: 23/11/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 25/10/22)	No objections

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08. RBBC Letter Dated: 03.10.22	Application No: <u>22/02142/S73</u>
LOCATION:	Friars 210 Smallfield Road Horley Surrey RH6 9LS
DESCRIPTION:	Erection of a replacement dwelling. Variation of Condition 3 of permission 21/01863/F. Change render to facing brickwork - brick type Vander Sanden, Corum - yellow and gray/ black brick. Change windows from white uPVC to black aluminium.
Cons Expiry Date: 24/10/22; Determination Deadline: 24/11/22;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 25/10/22)	No objections

09. RBBC Letter Dated: 03.10.22	Application No: <u>04/02120/RM6</u>
LOCATION:	Horley North West Development Meath Green Lane Horley Surrey
DESCRIPTION:	Reserved Matters Application at North West Horley (appearance, landscaping, layout and scale) pursuant to 04/02120/OUT for the construction of two allotment sites and associated storage and toilet facilities, access road, parking, levels, drainage and ancillary works. As amended on 03/02/2022 and on 30/09/2022
Cons Expiry Date: 17/10/22; Determination Deadline: 03/11/22;	
Previous Comments issued on 2.09.22	No objection – but we have the following concerns/ queries. Will the proposed chain link boundary fence provide adequate site security and why is a natural hedge boundary only proposed for the southern site?
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 25/10/22)	The Town Council have no objections to the proposals but make the following comment: The storage building should be green in colour (juniper green ideally) and the Town Council would prefer a door that has a digilock (with a keypad) rather than a key. The landscaping plans do not include the route of the mains water supply and tap locations throughout each site. It is imperative that mains water is provided by tap across both allotment sites and not just water troughs.

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10. RBBC Letter Dated: 06.10.22	Application No: 22/02131/HHOLD
LOCATION:	24 Oakwood Road Horley Surrey RH6 7BU
DESCRIPTION:	Erection of single storey rear extension
<i>Cons Expiry Date: 27/10/22; Determination Deadline: 01/12/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 25/10/22)	No objections

11. RBBC Letter Dated: 12.10.22	Application No: 22/02227/HHOLD
LOCATION:	Lynwood 15 The Meadway Langshott Horley Surrey
DESCRIPTION:	Ground floor rear extension. Side dormer. Alterations to windows
<i>Cons Expiry Date: 02/11/22; Determination Deadline: 05/12/22;</i>	
HORLEY TOWN COUNCIL COMMENTS	

12. RBBC Letter Dated: 13.10.22	Application No: 22/02081/HHOLD
LOCATION:	16 Carlton Tye Langshott Horley Surrey RH6 9XJ
DESCRIPTION:	Retention of timber gazebo to rear garden
<i>Cons Expiry Date: 03/11/22; Determination Deadline: 06/12/22;</i>	
HORLEY TOWN COUNCIL COMMENTS	

13. RBBC Letter Dated: 13.10.22	Application No: 22/02245/HHOLD
LOCATION:	10 Meath Gardens Horley Surrey RH6 8FW
DESCRIPTION:	Single-storey side extension
<i>Cons Expiry Date: 03/11/22; Determination Deadline: 07/12/22;</i>	
HORLEY TOWN COUNCIL COMMENTS	

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14. RBBC Letter Dated: 14.10.22	Application No: 22/01475/F
LOCATION:	7 Fairlawns Horley Surrey RH6 9HD
DESCRIPTION:	A 6 metre by 9 metre art studio for personal use
<i>Cons Expiry Date: 04/11/22; Determination Deadline: 06/12/22;</i>	
HORLEY TOWN COUNCIL COMMENTS	

15. RBBC Letter Dated: 17.10.22	Application No: 22/02285/HHOLD
LOCATION:	4 Meath Green Lane Horley Surrey RH6 8EG
DESCRIPTION:	Erection of an outbuilding
<i>Cons Expiry Date: 07/11/22; Determination Deadline: 09/12/22;</i>	
HORLEY TOWN COUNCIL COMMENTS	

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 04.10.22	Application No: 22/02179/TPO
LOCATION:	11 Langwood Drive Horley Surrey RH6 9FH
DESCRIPTION:	Ash tree - Reduce the overhanging branches on the East side of the tree, above the garden, by shortening length by 2m. The reason is because the tree is heavily weighted towards the house
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 11.10.22	Application No: 22/02051/TPO
LOCATION:	Flat Shell 1 - 4 Le May Close Horley Surrey RH6 7JH
DESCRIPTION:	1 x sycamore: fell, 1 x elder: coppice
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 11.10.22	Application No: 22/02239/TPO
LOCATION:	Little Paddock Apperlie Drive Horley Surrey RH6 9EU
DESCRIPTION:	T1 - Sycamore - Fell because of excessive shading and low amenity value. T2 - Elder - Fell because of excessive shading and low amenity value. T3 - Small Yew - Fell because of excessive shading and low amenity value due to larger Yew nearby.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

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The following applications are for information only
19.09.22
<p><u>22/02095/TPO</u> – Pavane 4 Haroldslea Drive Horley Surrey RH6 9DU G1 - 3 x Western Red Cedars, Along the left hand front boundary of the property. Fell to ground level and remove stumps. The trees are of a large spreading nature, straddling neighbouring gardens and encroaching onto the property. The trees are causing structural damage to the homeowners driveway. The roots system is creating a health and safety trip hazard issue on the homeowners drive.</p> <p><u>22/02101/PAP3MA</u> – Ark Blinds 86 Victoria Road Horley Surrey RH6 7AB Change of use of existing retail premises to C3.</p>
26.09.22
<p><u>22/02140/PDE</u> – 41 Haroldslea Drive Horley Surrey RH6 9DT A single storey rear extension with new fenestrations. Maximum height 2.85m, height at eaves 2.65m and extending 3.50m beyond the rear wall.</p>
03.10.22
<p><u>22/01358/PAP3G</u> – 4A Premier Parade High Street Horley Surrey RH6 7BG Prior notification under Class G of the General Permitted Development Order (GPDO) 2015 (as amended) for the change of use of the first floor to a two bedroom flat from commercial (Use Class E).</p>
10.10.22
<p><u>22/02242/CLP</u> – 12 Birchwood Close Langshott Horley Surrey RH6 9TX Proposed single storey rear extension</p>