

# **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, 18<sup>th</sup> February 2020 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 14 January 2020
- 5. Planning Updates**  
Planning & Development Committee held on 14 January 2020.
- 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 10 January – 13 February 2020.
- 8. Registered Planning Applications**  
To consider the list of applications registered for the period 10 January – 13 February 2020.
- 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 West Sector (Westvale Park)**  
To receive an update on any matters.
- 12. Town Centre Regeneration**
  - i) Horley Regeneration Forum (HRF)/Horley Town Management Group (HTMG) Merger -**  
To receive an update on recent proposals made to combine both groups.
  - ii) Horley Place and Prosperity Partnership -** To ratify the Town Council's response to the new partnership proposals made by the RBBC Executive Member for Place and Economic Prosperity (submitted by the deadline of 14 February)
  - iii)** To receive an update on any other matters.

**Continued .../...**

13. **Railway Matters**  
To receive an update on any matters.
14. **Highways Matters**
  - i) Horley Pavement Audit Committee (HPAC) – to receive an update from the HPAC Chairman on the last meeting held on 12 February.
  - ii) To receive an update on any other matters.
15. **Airport Matters**
  - i) **CAA Draft Decision for comment - Departure Route 4** – To consider information received.
  - ii) **CAA Consultation - Airspace classification review 2019–2020 (Consultation Closing Date: 3 March 2020)** - To consider information received.
  - iii) **GAL: Gatwick Northern Runway Project** – To receive an update from the Planning Chairman on the meeting held on 6 February.
  - iv) **GATCOM: Key Messages from meeting held on 23 January 2020** – To note information received.
  - v) **GATCOM: Weekly Newsletters & Updates** - To note information received.
  - vi) To receive an update on any other matters.
16. **Mole Valley Draft Local Plan Consultation (Closes 23 March 2020)** – To consider information received.
17. **SCC Draft Surrey New Tree Strategy Engagement:** To ratify this Council’s response to the preliminary Stakeholder Engagement Questionnaire.
18. **Letters Received.**
19. **Diary Dates.**
20. **Items for Future Consideration.**
21. **Press Release.**  
To agree items for inclusion.

***Date of next meeting: 17 March 2020***



**Signed: Town Clerk**

**Dated: 13 February 2020**

## List of Planning Applications

Registered by Reigate & Banstead Borough Council

During the period 10<sup>th</sup> January – 13<sup>th</sup> February 2020.

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

<b>01. RBBC Letter Dated: 10/01/20</b>	<b>Application No: <a href="#">19/02609/HHOLD</a></b>
LOCATION:	3 Abinger Keep Langshott Horley Surrey RH6 9UA
DESCRIPTION:	Proposed first floor extension.
<b>Cons Expiry Date : 31/01/20; Determination Deadline: 02/03/20;</b>	
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 18/02/20)	<b>No objections</b>
<b>02. RBBC Letter Dated: 10/01/20</b>	<b>Application No: <a href="#">19/02602/F</a></b>
LOCATION:	6 Brighton Road Horley Surrey RH6 7ES
DESCRIPTION:	Conversion of existing residential house into 4 no. flat units with associated single storey ground floor extension, hip to gable roof extension with rear facing roof dormers and landscaping.
<b>Cons Expiry Date : 31/01/20; Determination Deadline: 24/02/20;</b>	
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 18/02/20)	<b>No objections but we note the comments from Mr Leon Hibbs</b>
<b>03. RBBC Letter Dated: 14/01/20</b>	<b>Application No: <a href="#">19/02614/F</a></b>
LOCATION:	Portland Vets 8 Sangers Mews Horley Row Horley Surrey RH6 8DH
DESCRIPTION:	Demolition of existing timber outbuilding and replacement with single storey extension to provided improved facilities to veterinary Surgery
<b>Cons Expiry Date : 04/02/20; Determination Deadline: 04/03/20;</b>	
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 18/02/20)	<b>No objections</b>

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<b>04. RBBC Letter Dated: 14/01/20</b>	<b>Application No: <a href="#">19/02574/S73</a></b>
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. Variation of conditions 1 and 4 of permission 19/01624/CU. Amendment to relocate the extraction flue from high level to low level discharge.
<b>Cons Expiry Date : 04/04/20; Determination Deadline: 04/04/20;</b>	
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 18/02/20)	<b>No objections subject to no adverse comments from Environmental Health.</b>

<b>05. RBBC Letter Dated: 14/01/20</b>	<b>Application No: <a href="#">20/00026/HHOLD</a></b>
LOCATION:	19 Wellington Way Horley Surrey RH6 8JL
DESCRIPTION:	The proposal is for a single storey rear/side extension to the existing kitchen.
<b>Cons Expiry Date : 04/02/20; Determination Deadline: 04/03/20;</b>	
<b>History</b>	<b><a href="#">19/02156/CLP</a> – The proposal is for a single storey rear/side extension to the existing kitchen.</b>
<b>Decision</b>	<b>19/02156/CLP – Decided (Refused)</b>
<b>HTC Comments</b>	<b>19/02156/CLP – None</b>
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 18/02/20)	<b>No objections</b>

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<b>06. RBBC Letter Dated: 14/01/20</b>	<b>Application No: <a href="#">19/02458/HHOLD</a></b>
LOCATION:	34 Bolters Road South Horley Surrey RH6 8HT
DESCRIPTION:	Single storey rear extension, renovation to existing garage and roof replacement. Loft conversion with rear dormer and new staircase.
<i>Cons Expiry Date : 04/02/20; Determination Deadline: 04/03/20;</i>	
History	<a href="#">19/02043/HHOLD</a> – Double storey side extension with single storey rear extension. Retaining garage access into new store room and utility space, creating ground floor shower room and larger kitchen to rear and creating new first floor bedroom.
Decision	<a href="#">19/02043/HHOLD</a> – Withdrawn by Applicant
HTC Comments	<a href="#">19/02043/HHOLD</a> – The Town Council OBJECTS as the first floor of the proposed extension would impact on the amenity of no.36 which has a side window at first floor level.  No objections to the ground floor element.
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 18/02/20)	No objections

<b>07. RBBC Letter Dated: 16/01/20</b>	<b>Application No: <a href="#">20/00004/F</a></b>
LOCATION:	Horley Recreation Ground Brighton Road Horley Surrey RH6 8DA
DESCRIPTION:	Extension of the existing car park towards the north east site boundary allowing for a turning point for a fire appliance and increased parking spaces for the new pavilion cafe building approved in application <a href="#">17/02088/F</a>
<i>Cons Expiry Date : 06/02/20; Determination Deadline: 05/03/20;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 18/02/20)	No comment - pecuniary interest

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<b>08. RBBC Letter Dated: 16/01/20</b>	<b>Application No: <a href="#">19/02442/CU</a></b>
LOCATION:	Woodlands 42 Massetts Road Horley Surrey RH6 7DS
DESCRIPTION:	<p>Application for a Change of Use from C2 (currently a 7 Bed Residential Care Home) to Sui Generis (proposed change to a 7 Bed space supported living residential scheme) house of multiple occupation, for visually impaired people with some other disabilities.</p> <p>The proposal includes a sleepover facility for a member of staff . Existing parking will retained for residents, visitors and staff. There is no change in the design or structure of the building and all existing residents are remaining as residents at the property.</p>
<b>Cons Expiry Date : 06/02/20; Determination Deadline: 06/03/20;</b>	
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 18/02/20)	<b>No objections</b>

<b>09. SCC Letter Dated: 15/01/20</b>	<b>Application No: <a href="#">2019/0199</a></b>
LOCATION:	2 Perrylands Lane, Horley, Surrey, RH6 9PR
DESCRIPTION:	<p>The continued use of land as a soil processing facility, utilising imported builders' construction and demolition waste, including: the siting of a screener, single storey Portakabin, portaloo, two metal containers, concrete hardstanding, stockpiles of soils and rubble, perimeter soil bunds, lighting, water mist sprinklers, access gates, wheelwash, and the provision of car parking and fuel storage without compliance with Conditions 2, 6 and 9 of planning permission ref: RE15/02426/CON dated 25 February 2016 to allow for the crushing of brick, concrete and stone.</p>
<b>Cons Expiry Date : 17/02/20; Determination Deadline: /20;</b>	
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 18/02/20)	<b>Application no. on RBBC web site is <a href="#">19/02612</a>.</b> <b>No objections</b>

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<b>10. RBBC Letter Dated: 20/01/20</b>	<b>Application No: <a href="#">04/02120/RM5D</a></b>
LOCATION:	Phase 5 Horley North West Development Meath Green Lane Horley Surrey
DESCRIPTION:	Reserved Matters application for Phase 5 of development at North West Horley (appearance, landscaping, layout and scale) pursuant to 04/02120/OUT for the erection and installation of a substation and pumping station.
<i>Cons Expiry Date : 10/02/20; Determination Deadline: 09/03/20;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 18/02/20)</b>	<b>No objections</b>

<b>11. RBBC Letter Dated: 22/01/20</b>	<b>Application No: <a href="#">19/02530/F</a></b>
LOCATION:	The Paddocks 50 Meath Green Lane Horley Surrey RH6 8HY
DESCRIPTION:	Construction of one detached house with associated landscaping.
<i>Cons Expiry Date : 12/02/20; Determination Deadline: 13/03/20;</i>	
<b>History</b>	<b><a href="#">18/02496/F</a> – Construction of two detached houses with associated landscaping and access to Meath Green Lane. As amended on 31/01/2019 &amp; 13/03/2019.</b>
<b>Decision</b>	<b>18/02496/F – Refused &amp; Appeal Dismissed</b>
<b>HTC Comments</b>	<b>18/02496/F – No objections</b>
<b>HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 18/02/20)</b>	<b>No objections</b>

<b>12. RBBC Letter Dated:</b>	<b>Application No: <a href="#">20/00037/HHOLD</a></b>
LOCATION:	6 Lechford Road Horley Surrey RH6 7NB
DESCRIPTION:	Proposed single storey rear extension.
<i>Cons Expiry Date : 12/02/20; Determination Deadline: 13/03/20;</i>	
<b>History</b>	<b><a href="#">16/01590/HHOLD</a> – Single storey side extension <a href="#">16/02563/CLE</a> – single storey side extension (partially constructed)</b>
<b>Decision</b>	<b>16/01590/HHOLD – Refused 16/02563/CLE – Withdrawn by Applicant</b>
<b>HTC Comments</b>	<b>16/01590/HHOLD – The Town Council OBJECTS on the following grounds: - Loss off access to the rear garden.</b>

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	<p>We question whether there should be a 1 metre gap to the neighbouring boundary.</p> <p>16/02563/CLE – As above</p>
<p><b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 18/02/20)</p>	<p>No objections</p>

<b>13. RBBC Letter Dated: 30/01/20</b>	<b>Application No: <u>20/00123/HHOLD</u></b>
LOCATION:	2A Cheyne Walk Horley Surrey RH6 7PF
DESCRIPTION:	Single-storey side extension (Front elevation 5.3m wide - Back elevation 2.7m wide). The extension will be : 2 bedrooms, pitched roof, maximum height of 5.05 metres (as the original house), eaves height of 2.4 metres (as the original house), materials to match existing.
<b>Cons Expiry Date : 20/02/20; Determination Deadline: 23/03/20;</b>	
<p><b>HORLEY TOWN COUNCIL COMMENTS</b> Meeting 18/02/20</p>	

<b>14. RBBC Letter Dated: 03/02/20</b>	<b>Application No: <u>20/00043/HHOLD</u></b>
LOCATION:	21 Vicarage Lane Horley Surrey RH6 8AR
DESCRIPTION:	Single storey rear extension. Internal rearrangement. New front porch. Render all elevations painted white.
<b>Cons Expiry Date : 24/02/20; Determination Deadline: 25/03/20;</b>	
<p><b>HORLEY TOWN COUNCIL COMMENTS</b> Meeting 18/02/20</p>	
<b>15. RBBC Letter Dated: 03/02/20</b>	<b>Application No: <u>20/00147/HHOLD</u></b>
LOCATION:	23 Brighton Road Horley Surrey RH6 7HH
DESCRIPTION:	Erection of single storey rear-side extension and alteration to rear window.
<b>Cons Expiry Date : 24/02/20; Determination Deadline: 26/03/20;</b>	
<p><b>HORLEY TOWN COUNCIL COMMENTS</b> Meeting 18/02/20</p>	



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<b>16. RBBC Letter Dated: 06/02/20</b>	<b>Application No: <a href="#">20/00238/TPO</a></b>
LOCATION:	11 Clifton Close Horley Surrey RH6 9SE
DESCRIPTION:	T1 Oak - Crown lift by 1m, secondary branches only. Shorten by 1.5m the six lowest branches that protrude on the West side of the tree. T2 Ash - Fell.
<i>Cons Expiry Date : 27/02/20; Determination Deadline: 31/03/20;</i>	
<b>Withdrawn by RBBC</b>	

<b>17. RBBC Letter Dated: 10/02/20</b>	<b>Application No: <a href="#">20/00194/F</a></b>
LOCATION:	Don Ruffles 138 Victoria Road Horley Surrey RH6 7BF
DESCRIPTION:	To extend existing building with two storey and single storey extension and to convert existing shop/office building including extension into 8No. flats, 5 x 2 bed and 3 x 1 bed. Proposed new gables to North Elevation. Proposed rooflights and PV panels to roof slopes.
<i>Cons Expiry Date : 02/03/20; Determination Deadline: 01/04/20;</i>	
<b>History</b>	<b><a href="#">16/00007/F</a> – Don Ruffles 138 Victoria Road Horley Surrey RH6 7BF   To extend existing building with two storey and single storey extension and to convert existing shop/office building including extension into 5 No. flats. 3 x 2 bed and 2 No. 1 bed. As amended on 11/04/2016</b> <b><a href="#">18/00058/F</a> – Don Ruffles 138 Victoria Road Horley Surrey RH6 7BF   To extend existing building with two storey and single storey extension and to convert existing shop/office building including extension into 6 No. flats. 6 x 2 bed. As amended on 22/02/2018</b>
<b>Decision</b>	<b>16/00007/F – Approved with Conditions</b> <b>18/00058/F – Approved with Conditions</b>
<b>HTC Comments</b>	<b>16/00007/F – no comments</b> <b>18/00058/F – The Town Council OBJECTS on the following grounds:</b> <ul style="list-style-type: none"> <li><b>i) Overdevelopment;</b></li> <li><b>ii) No provision for on-site parking in an already congested area;</b></li> <li><b>iii) Negative impact on local character and street scene;</b></li> <li><b>and</b></li> <li><b>iv) Negative impact on existing neighbouring amenity.</b></li> </ul>
<b>HORLEY TOWN COUNCIL COMMENTS Meeting 18/02/20</b>	

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### Tree Works (Non-Felling)

<b>A. RBBC Letter Dated: 27/01/20</b>	<b>Application No: <a href="#">20/00128/TPO</a></b>
LOCATION:	Land Parcel Rear Of 14 Heritage Lawn Langshott Horley Surrey
DESCRIPTION:	English oak (T1): Proposed pruning (as detailed below) aims to remediate structural issues and to give sufficient clearance from adjacent property and roads. 1. Remove all dead branches with a diameter at point of origin of 50mm or greater on the north, west and south sides of the canopy, i.e. overhanging Lake Lane, overhanging Langshott Lane or the gardens of the adjacent properties in Heritage Lawn. 2. Remove low branch at 2.5m on north-west which has been truncated at 5m from the trunk and only supports some minor epicormic growth. Cut back to trunk leaving a wound of 275mm diameter. 3. Low branch to south-west at 4m which is over-extended and grows towards corner of fence of 12 Heritage Lawn. Remove entirely back to main trunk leaving wound 300mm in diameter. 4. Branch above this to the south-west with point of origin at 8m. Retain two sub-branches but remove two small descending sub-branches so that crown clearance on this corner of the tree is at least 6m. 5. Large lateral branch to south originating at 3.75m. (i) Remove lowest sub-branch with point of origin 5m from centre of trunk and which hangs low over 12 Heritage Lawn and contains some stubs showing it has been cut back historically; (ii) remove second sub-branch overhanging garden; (iii) lightly reduce other descending sub-branches from remainder of this limb to achieve 6m clearance over garden, as per branch to south-east; (iv) reduce back any descending sub-branches to give a minimum 2m clearance from roof gutters of 14 Heritage Lawn; (v) lightly reduce ends to reduce length and overhang of garden by 1.5m. 6. Lateral branch growing off subdominant stem to south-east at 8m and growing directly towards corner of building 14 Heritage Lawn. (i) Remove first descending sub-branch to W back to main limb (not to ascending stem); (ii) remove former failed hazard beam on sub-branch to E; (iii) lightly reduce any other sub-branches to give minimum 2m clearance from house and gutters of 14 Heritage Lawn. 7.
<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:</b>	<b>Application No: <a href="#">20/00167/TPO</a></b>
LOCATION:	32 Wellington Way Horley Surrey RH6 8JH
DESCRIPTION:	T1 - Oak - Prune to reduce the crown size by shortening the longer branches by 1.5m. T2 - Oak - Prune to reduce the crown size by shortening the longer branches by 0.75m.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>

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<b>C. RBBC Letter Dated: 03/02/20</b>	<b>Application No: <a href="#">19/02273/TPO</a></b>
LOCATION:	Land Adjacent To 9 Priestlands Close Horley Surrey RH6 8GG
DESCRIPTION:	AMENDED PRUNING SPECIFICATION SEE CONDITION 2 AND INFORMATIVE 2 FOR APPROVED WORKS AND GUIDANCE Willow crown redcue as per imposed conditions. [sic]
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b><a href="#">No objections, subject to no adverse comments from the Tree Officer.</a></b>

<b>D. RBBC Letter Dated: 11/02/20</b>	<b>Application No: <a href="#">20/00272/TPO</a></b>
LOCATION:	Land Adjacent To 11 Clifton Close Horley Surrey RH6 9SE
DESCRIPTION:	T1 Oak - Crown lift by 1m, secondary branches only. Shorten by 1.5m the six lowest branches that protrude on the West side of the tree. T2 Ash - Fell. This tree has had some recent branch failures and exhibits some dead branches due to suspected Chalara fraxinea.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b><a href="#">No objections, subject to no adverse comments from the Tree Officer.</a></b>