

HORLEY TOWN COUNCIL

Joan Walsh
Town Clerk
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AGENDA

PLANNING & DEVELOPMENT COMMITTEE

Date / Time: Tuesday, 01 August 2023 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, 01 August 2023, 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, 01 August 2023 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 June 2023.
- 5. Planning Updates**
Planning & Development Committee held on 27 June 2023.
- 6. Outside Bodies and Sub-Committees**
To receive any updates from the Town Council representatives on the following outside bodies:
 - i) Horley Town Management Group**
 - ii) Horley Access Group**
 - iii) GATCOM**
- 7. Planning Applications**
 - i)** To consider the list of applications determined for the period 23 June 2023 to 27 July 2023.
 - ii)** To consider the list of applications registered for the period 23 June 2023 to 27 July 2023.
- 8. Planning Appeals**
To consider any Planning Appeals received and determined.
- 9. Ongoing Planning Matters**
 - i)** To receive an update on any matters.
- 10. Transport & Highways Matters**
 - i)** SCC Highways Focus Group
 - ii)** To receive an update on any other matters
- 11. Airport Matters**

- i) To note the submission of the DCO to the Secretary of State
- ii) To Ratify this Council's response to the request for information from RBBC regarding their response to the SoS Adequacy of Consultation
- iii) To receive an update on any other matters

12. "Delivering Change" Horley Regeneration Projects

To receive an update on the Horley Regeneration Projects

13. The Acres Road & Sewage Adoption

To receive an update from Cllr Martin Saunders

14. Horley Sewage Works

To receive information from Cllr Keith Barlow

15. Communications Received

16. Diary Dates


17. Items for Future Consideration

To note urgent business for inclusion on future agenda.

18. Press Release

To agree items for inclusion.

Date of next meeting: 29 August 2023



Signed: Town Clerk

Dated: 27 July 2023

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 23 June 2023 – 27 July 2023

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

01. RBBC Letter Dated: 27.06.23	Application No: 23/00710/HHOLD
LOCATION:	7 Haroldslea Drive Horley Surrey RH6 9DT
DESCRIPTION:	Erection of a two storey side extension, a two storey rear extension, loft conversion, rear dormer and front roof lights. A new storm porch to be constructed to the front elevation and the existing parking area to be extended.
Cons Expiry Date: 18/07/22; Determination Deadline: 15/08/23;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 01/08/23)	No objections subject to any comments from the tree officer in respect of the trees fronting Haroldslea Drive.
02. RBBC Letter Dated: 28.06.23	Application No: 23/01199/F
LOCATION:	45 And 46 Fairlawns Horley Surrey RH6 9HD
DESCRIPTION:	Proposed cross-over and hardstanding for 45 and 46 Fairlawns Horley RH6 9HD
Cons Expiry Date: 19/07/23; Determination Deadline: 06/08/23;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 01/08/23)	No objections
03. RBBC Letter Dated: 29.06.23	Application No: 23/00171/F
LOCATION:	The Turret 48 Massetts Road Horley Surrey RH6 7DS
DESCRIPTION:	Rear extension at ground, first and loft levels to increase bedroom accommodation, internal alterations to improve common areas, minor changes to fenestration, provision of additional car parking, change of doors to existing free-standing garage. As amended 05/05/2023 and on 28/06/2023 (reduction in size of extensions, retention of Douglas fir)
Cons Expiry Date: 20/07/23; Determination Deadline: 19/07/23;	
HTC Comments issued on 23rd May 2023	We note that the amendments relate to Trees and doesn't address the Conservation Officers comments. Horley Town Council OBJECTS in support of the comments made by the Conservation Officer.
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 01/08/23)	No objections subject to the tree officers requirements being met.

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04. RBBC Letter Dated: 30.06.23	Application No: 23/01257/HHOLD
LOCATION:	2 Hamilton Close Horley Surrey RH6 7HW
DESCRIPTION:	Two storey side extension and associated roof works, ground floor rear extension
<i>Cons Expiry Date: 21/07/23; Determination Deadline: 15/08/23;</i>	
History	23/00361/HHOLD – Two storey side extension, ground floor rear extension, loft extension and associated roof works, new carport
Status	23/00361/HHOLD – Withdrawn by applicant
Comments	23/00361/HHOLD – No objections
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 01/08/23)	No objections

05. RBBC Letter Dated: 05.07.23	Application No: 23/01315/HHOLD
LOCATION:	1 Ewelands Langshott Horley Surrey RH6 9XD
DESCRIPTION:	Erection of a single storey rear extension in replacement of an existing conservatory
<i>Cons Expiry Date: 26/07/23; Determination Deadline: 22/08/23;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 01/08/23)	Non pecuniary interest as the applicant is known to me. No objections

06. RBBC Letter Dated: 06.07.23	Application No: 23/01335/HHOLD
LOCATION:	82 Hevers Avenue Horley Surrey RH6 8DA
DESCRIPTION:	Single storey rear/side extension for a new open plan kitchen/dining area.
<i>Cons Expiry Date: 27/07/23; Determination Deadline: 25/08/23;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 01/08/23)	No objections

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07. RBBC Letter Dated: 13.07.23	Application No: 23/00946/HHOLD
LOCATION:	4 Heronswood Court Langshott Horley Surrey RH6 9PW
DESCRIPTION:	Proposed single story rear extension to provide new dining room and additional bedroom with en-suite shower and toilet
Cons Expiry Date: 03/08/23; Determination Deadline: 31/08/23;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 01/08/23)	No objections

08. RBBC Letter Dated: 14.07.23	Application No: 23/01363/F
LOCATION:	Sentinel House 10 - 12 Massetts Road Horley Surrey RH6 7DE
DESCRIPTION:	Proposed dropped kerb to provide access to existing parking spaces
Cons Expiry Date: 04/08/23; Determination Deadline: 05/09/23;	
HORLEY TOWN COUNCIL COMMENTS	

09. RBBC Letter Dated: 17.07.23	Application No: 23/01142/CU
LOCATION:	The Gatwick Cambridge Hotel 19 Bonehurst Road Horley Surrey RH6 8PP
DESCRIPTION:	This application is for change of use from hotel to a mixed use hotel and car wash facility within the grounds of the hotel. The car wash is currently subject to a planning contravention notice in its present position. This application is for retention of the car wash facility but in a new location away from the entrance to the hotel in a less imposing position with less impact on the setting of the hotel. We also propose to move the advertising signage to the new position and introduce a mobile smaller sign at the entrance.
Cons Expiry Date: 07/08/23; Determination Deadline: 04/09/23;	
HORLEY TOWN COUNCIL COMMENTS	

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10. RBBC Letter Dated: 17.07.23	Application No: 23/01219/HHOLD
LOCATION:	22 Castle Drive Horley Surrey RH6 9DB
DESCRIPTION:	Proposed single/two storey rear/side extension.
Cons Expiry Date: 07/08/23; Determination Deadline: 05/09/23;	
HORLEY TOWN COUNCIL COMMENTS	

11. RBBC Letter Dated: 14.07.23	Application No: SCC 2023-0064
LOCATION:	The Oakwood School, Balcombe Road, Horley, Surrey RH6 9AE
DESCRIPTION:	The erection of five (5 No) lighting columns and LED lighting lanterns within parking zone 1 and four (4 No) lighting columns and LED lighting lanterns with in parking zone 2 (part retrospective).
Cons Expiry Date: 14/08/23; Determination Deadline: 05/09/23;	
HORLEY TOWN COUNCIL COMMENTS	

12. RBBC Letter Dated: 17.07.23	Application No: 23/01306/HHOLD
LOCATION:	15 Fairfield Avenue Horley Surrey RH6 7PB
DESCRIPTION:	Construction of a rear ground floor single storey extension abutted to the rear of the original house and the existing single storey kitchen in order to create a new rear entrance lobby and a shower room with toilet and wash hand basin
Cons Expiry Date: 07/08/23; Determination Deadline: 05/09/23;	
History	23/00892/CLP – Ground floor extension to the rear of the existing house to create a rear entrance lobby and shower room with toilet and wash basin
Status	23/00892/CLP – Withdrawn by applicant
Comments	23/00892/CLP – No comments
HORLEY TOWN COUNCIL COMMENTS	

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13. RBBC Letter Dated: 21.07.23	Application No: 23/01395/HHOLD
LOCATION:	Homelea 12 Smallfield Road Horley Surrey RH6 9AU
DESCRIPTION:	Retrospective permission for a detached garage following as built changes to approved application 20/00897/HHOLD
<i>Cons Expiry Date: 11/08/23; Determination Deadline: 01/09/23;</i>	
History	20/00897/HHOLD– Proposed 2 storey side extension. Demolition of existing garage with replacement garage. Proposed fence and gate to front of garage. As amended on 27/07/2020
Status	20/00897/HHOLD– Approved With Conditions
Comments	20/00897/HHOLD– No comments
HORLEY TOWN COUNCIL COMMENTS	

14. RBBC Letter Dated: 21.07.23	Application No: 23/00847/CLE
LOCATION:	The Gatwick Cambridge Hotel 19 Bonehurst Road Horley Surrey RH6 8PP
DESCRIPTION:	Hotel and airport related parking of motor vehicles on the land shown edged red on the plan provided with this application. The applicant is also the owner of the land edged blue on the said plan.
<i>Cons Expiry Date: 11/08/23; Determination Deadline: 07/09/23;</i>	
HORLEY TOWN COUNCIL COMMENTS	

15. RBBC Letter Dated: 21.07.23	Application No: 23/01352/F
LOCATION:	Gainsborough Lodge Hotel 39 Massetts Road Horley Surrey RH6 7DT
DESCRIPTION:	The replacement of the existing fully glazed conservatory on the south side of the building with a permanent structure and roofing over the existing open rear yard. The replacement extension will contain two additional en-suite bedrooms and a section of the reconfigured guest breakfast room.
<i>Cons Expiry Date: 11/08/23; Determination Deadline: 11/09/23;</i>	
HORLEY TOWN COUNCIL COMMENTS	

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16. RBBC Letter Dated: 24.07.23	Application No: 23/01402/S73
LOCATION:	Unit 109 19 Station Road Horley Surrey RH6 9HW
DESCRIPTION:	Erection of an additional storey with a flat roof to 19 Station Road and the conversion of the existing two bed flat at first floor level to create three new residential dwellings (four 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. Variation of conditions 1 and 6 of permission 22/01961/F - redesign of the approved combined storage area at the front of the Site, revised cycle parking storage provision and associated revisions to the approved drawings
<i>Cons Expiry Date: 14/08/23; Determination Deadline: 11/09/23;</i>	
HORLEY TOWN COUNCIL COMMENTS	

17. RBBC Letter Dated: 24.07.23	Application No: 23/01432/HHOLD
LOCATION:	Amberley Meath Green Lane Horley Surrey RH6 8HY
DESCRIPTION:	Single storey side and rear extension along with demolition of existing conservatory.
<i>Cons Expiry Date: 14/08/23; Determination Deadline: 06/09/23;</i>	
HORLEY TOWN COUNCIL COMMENTS	

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18. RBBC Letter Dated: 25.07.23	Application No: <u>23/01447/HHOLD</u>
LOCATION:	11 Ashleigh Close Horley Surrey RH6 8AJ
DESCRIPTION:	Two storey rear and side extension and single storey rear extension.
<i>Cons Expiry Date: 15/08/23; Determination Deadline: 07/09/23;</i>	
History	<u>22/02543/HHOLD</u> – 2 Storey side extension and single storey rear extension. <u>23/00461/HHOLD</u> – Two storey side extension and single storey rear extension.
Status	22/02543/HHOLD – Refused 23/00461/HHOLD – Refused
Comments	22/02543/HHOLD – No comment 23/00461/HHOLD – Horley Town Council OBJECTS on the following grounds: i.Scale and massing creating a terracing effect having an adverse impact upon the character of the area and streetscene.
HORLEY TOWN COUNCIL COMMENTS	

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 29.06.23	Application No: 23/01267/TPO
LOCATION:	Little Paddock Apperlie Drive Horley Surrey RH6 9EU
DESCRIPTION:	T1 Large Oak Tree Crown raising to 7m in arears via the shortening of 5 third and fourth growth branches on 10 the Coronets property side; in accordance with section 7 of British Standard 3998:2010. Due to excessive shading, low amenity value & reduce likelihood of further damage to outbuildings. Various cuts.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 29.06.23	Application No: 23/01301/TPO
LOCATION:	17 Jennings Way Horley Surrey RH6 9SF
DESCRIPTION:	<p>T1 Oak- Crown lift to height of 7m back to source, prune lateral branches growing towards house by 2m. Tree is mature specimen and is causing excessive shading. Crown lift will increase light spill.</p> <p>This crown lift will match pruning works carried out at 11 Jennings way to increase light spill. T2 Ash- Crown lift to height of 7m back to source, prune lateral branches growing towards house by 2m. Tree is mature specimen and is causing excessive shading. Crown lift will increase light spill. This crown lift will match pruning works carried out at 11 Jennings Way to increase light spill. T3 Hornbeam- Remove limb that is damaging fence and growing towards neighbours property. Reduce remaining crown by 2m maintaining natural shape.</p> <p>Limb is growing excessively over neighbours property and causing damage to fence.</p>
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: 03.07.23	Application No: 23/01276/TPO
LOCATION:	Street Record Le May Close Horley Surrey
DESCRIPTION:	jT1. Ash LHS of entrance. Large tree roadside, Ivy covered lower stem, has multiple Limb removals, large cavity Northern aspect of main stem at 3 metres, Inonotus on stem and halfway up stem. Woodpecker holes on main stem at approx. 8 metres. Recently dropped a large stem to the North. - Make new Pollard at 7 metres from ground level. T2. Lime north of item 1 - Remove snapped hanging branches. 22x12m down to 7m - Safety Works
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

D. RBBC Letter Dated: 03.07.23	Application No: 23/00825/TPO
LOCATION:	Land To The Side Of 1 Regents Mews Horley Surrey RH6 7AN
DESCRIPTION:	Oak (T1) - To reduce mature Oak located in front of the right hand side block of flats back on building side by 2.0m (previous reduction points) to reduce the encroachment towards the building. 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 will be maintained. The tree is starting to get to close to the building.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

E. RBBC Letter Dated: 26.07.23	Application No: 23/01506/TPO
LOCATION:	131 Balcombe Road Horley Surrey RH6 9BX
DESCRIPTION:	T3 Lime - Reduce height and lateral branches by 4m maintaining natural shape and back to suitable growth points. Tree is large and is causing excessive shading.
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
26.06.23
<u>23/01272/PDE</u> – 10 Haroldslea Close Horley Surrey RH6 9DZ Single storey rear extension. Max height 3.2m, height at eaves 3.2m and extending 5.57m beyond the rear wall.
03.07.23
<u>23/01392/CON</u> – The Oakwood School Balcombe Road Horley Surrey RH6 9AE The erection of five (5 No) lighting columns and LED lighting lanterns within parking zone 1 and four (4 No) lighting columns and LED lighting lanterns with in parking zone 2 (part retrospective).
<u>04/02120/RM2C/NMAMD3</u> – Horley North West Development Meath Green Lane Horley Surrey Non material amendment to 04/02120/RM4B to make a further design change to the play area LEAP L2 by relocating the 'bridge' play equipment to the south-east corner of the play area.
<u>22/01961/NMAMD1</u> – 17-19 Station Road Horley Surrey RH6 9HW Non material amendment to 22/01961/F. Minor changes to the internal layout of flats 19A and 19E
10.07.23

17.07.23

From: [Mike George](#)
To: ian.dunsfold@reigate-banstead.gov.uk
Cc: [Rachel Botcherby](#); [Joan Walsh](#)
Subject: Gatwick Adequacy of Consultation
Date: 03 July 2023 17:37:37

This message originated from within Horley Town Council.

Hi Ian

Many thanks for giving us the opportunity to present the views of residents, HTC members & officers.

- 1] The consultation was heavily focused on delivery online which precluded easy access for those not connected to the web or computer literate.
- 2] The only hard copies available were located in the library & was this only one copy?
- 3] Other venues for hard copies should have been considered eg Regent House Community Centre.
- 4] Hard copies were available at a very prohibitive price. From memory a figure of £500 comes to mind.
- 5] Number of residents claim not to have known about the consultation.
- 6] There was the mobile [van] unit which was not parked in a very prominent site in the town centre but in the HTC car park not so not very visible from the road.
- 7] The unit was staffed by some friendly people, not Gatwick employees, who struggled to answer queries through lack of expert knowledge & could only suggest taking a memory stick or refer to the web site.
- 8] Gatwick should have written to households in Horley detailing the impacts on them from the DCO proposals.
- 9] Should the airport have arranged information displays at community centre/HTC/Library with knowledgeable staff present.
- 10] The maps provided in the Highways consultation were of poor quality & too small such that it was difficult for residents to assess what was being proposed & the impacts on the community.
- 11] Some felt the graphs were misleading but I do not have an example to give you.
- 12] A better visual presentation, eg videos. would have helped residents understand the impacts on say Riverside Garden Park to back up the text in the consultation document.

Should you need any further information or clarification please let me know.

kind regards

Mike