

## **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 6 February 2018 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 9 January 2018.
- 5. Matters Arising**  
Planning & Development Committee held on 9 January 2018.
- 6. Outside Bodies and Sub-Committees**
  - i) Gatwick Diamond Business:** To receive an update
  - ii) Horley Town Management Group:** To receive an update.
  - iii)** To receive reports of attendance at any other recent meetings.
- 7. Deferred Planning Applications**  
To consider any planning applications deferred from previous meetings.
- 8. Determined Planning Applications**  
To consider the list of applications determined for the period 6 January 2018 to 2 February 2018.
- 9. Registered Planning Applications**  
To consider the list of applications registered for the period 6 January 2018 to 2 February 2018.
- 10. Planning Appeals**
  - i)** To consider any Planning Appeals received.
  - ii)** To consider any Planning Appeals determined.
- 11. Ongoing Planning Matters**  
To receive an update on any matters.
- 12. North East Sector (The Acres)**  
To receive an update on any matters.
- 13. North West Sector (Westvale Park)**  
To receive an update on any matters.
- 14. Town Centre Regeneration**  
To receive an update on any matters.

**Continued**

15. **Railway Matters**
  - i) To receive an update on any matters.
16. **Highways Matters**
  - i) **SCC Highways: Outstanding Road Maintenance in Horley** - To receive an update.
  - ii) To receive an update on any other matters.
17. **Airport Matters**
  - i) **GATCOM: National Audit Office Report on the GTR Franchise** - To note information received.
  - ii) **GATCOM: Meeting held 25 January 2018** - To receive an update.
  - iii) **GATCOM: Gatwick Route 4 Judicial Review** - To receive an update.
  - iv) **GATCOM: Heathrow Airport Expansion Consultation and Heathrow Airport Airspace Principles Consultation (Closing Date: 28 March 2018)** - To note information received.
  - v) To receive an update on any other matters.
18. **RBBC Consultation: Development Management Plan (DMP) – Regulation 19 (Closing Date: 16 February 2018)** - To consider this Council's response.
19. **Highways England Consultation: M23 J8 to 10 Smart Motorway All Lane Running Scheme (Closing Date 15 February 2018)** - To ratify this Council's response
20. **MVDC Consultation: Future Mole Valley - Local Plan Call for Sites: Greenfield Land (Closing Date 5 February 2018)** - To ratify this Council's response.
21. **West Sussex County Council Consultation: Proposed Modifications to the Joint West Sussex Minerals Local Plan (Closing Date: 9 March 2018)** - To consider this Council's response.
22. **Letters Received.**
23. **Diary Dates.**
24. **Urgent Business.**
25. **Press Release.**  
To agree items for inclusion.

*Date of next meeting: 6 March 2018*



Signed: Town Clerk

Dated: 1 February 2018

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 6 January 2018 to 2 February 2018**

<b>1. RBBC Letter Dated: 05/01/18</b>	<b>Application No: 17/02995/HHOLD</b> <b>(To view plans 'control &amp; click <a href="#">here</a>')</b>
LOCATION:	17 Newlands Close Horley Surrey RH6 8JR
DESCRIPTION:	Single storey rear extension.
<i>Cons Expiry Date: 26/01/18; Determination Deadline: 21/02/18; pdf: 10</i>	
<b>HORLEY TOWN COUNCIL</b> <b>COMMENTS</b> <b>(for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 06/02/18)</b>	<b>No objections</b>
<b>2. RBBC Letter Dated: 05/01/18</b>	<b>Application No: 17/02744/HHOLD</b> <b>(To view plans 'control &amp; click <a href="#">here</a>')</b>
LOCATION:	4 Russet Close Langshott Horley Surrey RH6 9GE
DESCRIPTION:	1st floor extension to existing bedroom, going out over existing ground floor toilet and entrance.
<i>Cons Expiry Date: 26/01/18; Determination Deadline: 23/02/18; pdf:7</i>	
<b>HORLEY TOWN COUNCIL</b> <b>COMMENTS</b> <b>(for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 06/02/18)</b>	<b>No objections</b>
<b>3. RBBC Letter Dated: 09/01/18</b>	<b>Application No: 17/02831/ADV</b> <b>(To view plans 'control &amp; click <a href="#">here</a>')</b>
LOCATION:	The Kings Head Public House 63 Balcombe Road Horley Surrey RH6 9HY
DESCRIPTION:	Instillation of replacement illuminated and non illuminated signs to the exterior of the building.
<i>Cons Expiry Date: 30/01/18; Determination Deadline:02/03/18; pdf: 5</i>	
<i>Related Application at the same property at No. 4 on the list</i>	
<b>HORLEY TOWN COUNCIL</b> <b>COMMENTS</b> <b>(for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 06/02/18)</b>	<b>No objections</b>
<b>4. RBBC Letter Dated: 09/01/18</b>	<b>Application No: 17/02926/F</b> <b>(To view plans 'control &amp; click <a href="#">here</a>')</b>
LOCATION:	The Kings Head Public House 63 Balcombe Road Horley Surrey RH6 9HY
DESCRIPTION:	Erection of timber pergola with Astroturf under. Erection of raised planting beds. Fitting of display festoon lighting to proposed and existing pergolas.

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<i>Cons Expiry Date 30/01/18;; Determination Deadline: 01/03/18; pdf: 7</i>	
<i>Related Application at the same property at No. 3 on the list.</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 06/02/18)	<b>No objections</b>
<b>5. RBBC Letter Dated: 09/01/18</b>	<b>Application No: 17/02795/HHOLD</b> (To view plans 'control & click here')
LOCATION:	24 Lechford Road Horley Surrey RH6 7NB
DESCRIPTION:	Erected wooden summerhouse in rear garden of property.
<i>Cons Expiry Date: 30/01/18; Determination Deadline: 27/02/18; pdf:7</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 06/02/18)	<b>No objections</b>
<b>6. RBBC Letter Dated: 09/01/18</b>	<b>Application No: 17/02840/HHOLD</b> (To view plans 'control & click here')
LOCATION:	18 Langshott Lane Langshott Horley Surrey RH6 9AH
DESCRIPTION:	Proposed extended 'open front' covered area to existing front porch, with modified roof
<i>Cons Expiry Date: 30/01/18; Determination Deadline: 28/02//18; pdf:6</i>	
<i><b>Previous History:</b> - 17/01740/HHOLD - Proposed extended 'open front' covered area to existing front porch, with modified roof and proposed new 'open' car port to front of garage.</i>	
<i><b>Decision:- Refused</b></i>	
<i><b>Horley Town Council Comments (23/08/17) No objections</b></i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 06/02/18)	<b>No objections</b>
<b>7. RBBC Letter Dated: 10/01/18</b>	<b>Application No: 17/02980/S73</b> (To view plans 'control & click here')
LOCATION:	Copperwood 3 Russells Crescent Horley Surrey RH6 7DJ
DESCRIPTION:	Conversion of existing property to 6 flats, proposed double storey rear and side extensions and roof extension with internal alterations to form three 1 bedroom flats and three 2 bedroom flats including external landscaping and associated car parking. Variation of Condition 3 of permission 17/02019/F. Amendment to all windows to be UPVC Condition Number(s): Condition 3

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	<p>Conditions(s) Removal:  Condition 3C states that all windows would need to be white painted timber windows.  This application seeks to change the condition to use UPVC windows for the proposed development instead. The existing windows to the property are already UPVC so it would make sense to match the existing materials on site.  Condition 3 C to be changed to "all windows to be UPVC"</p>
<p><b>Cons Expiry Date: 31/01/18; Determination Deadline: 15/02/18; pdf:1</b></p>	
<p><b>Previous History:</b> - 17/02019/F - Conversion of existing property to 6 flats, proposed double storey rear and side extensions and roof extension with internal alterations to form three 1 bedroom flats and three 2 bedroom flats including external landscaping and associated car parking.  <b>Decision:</b> - Approved with Conditions  <b>Horley Town Council Comments (26/09/17)</b> No objections</p>	
<p style="text-align: center;"><b>HORLEY TOWN COUNCIL  COMMENTS</b>  (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 06/02/18)</p>	<p style="text-align: center;"><b>No objections</b></p>
<b>8. RBBC Letter Dated: 10/01/18</b>	<b>Application No: 17/02959/F</b> (To view plans 'control & click here')
LOCATION:	37 Meath Green Avenue Horley Surrey RH6 8EF
DESCRIPTION:	Ramp and handrails to number 37
<p><b>Cons Expiry Date 31/01/18;; Determination Deadline: 02/03/18; pdf: 7</b></p>	
<p style="text-align: center;"><b>HORLEY TOWN COUNCIL  COMMENTS</b>  (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 06/02/18)</p>	<p style="text-align: center;"><b>No objections</b></p>
<b>9. RBBC Letter Dated: 10/01/18</b>	<b>Application No: 17/02972/HHOLD</b> (To view plans 'control & click here')
LOCATION:	209 Balcombe Road Horley Surrey RH6 9EA
DESCRIPTION:	Two storey side extension to existing property.
<p><b>Cons Expiry Date: 31/01/18; Determination Deadline:16/02/18; pdf:5</b></p>	
<p style="text-align: center;"><b>HORLEY TOWN COUNCIL  COMMENTS</b>  (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 06/02/18)</p>	<p><b>The Town Council objects on the following grounds: -</b></p> <ul style="list-style-type: none"> <li>I. The design is out of character with the existing property</li> <li>II. Thedesign will adversely affect the street scene and is detrimental to the local character and appearance of the area.</li> <li>III. The building line will be unacceptably compromised.</li> </ul>

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<b>10. RBBC Letter Dated: 16/01/18</b>	<b>Application No: 17/02982/HHOLD</b> <b>(To view plans 'control &amp; click <a href="#">here</a>')</b>
LOCATION:	22 Avenue Gardens Horley Surrey RH6 9BS
DESCRIPTION:	Single storey extension to infill between flank & rear extensions
<i>Cons Expiry Date:06 /02/18; Determination Deadline: 08/03/18; pdf:5</i>	
<b>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 06/02/18</b>	

<b>11. RBBC Letter Dated: 18/01/18</b>	<b>Application No: 18/00058/F</b> <b>(To view plans 'control &amp; click <a href="#">here</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 6 No. flats. 6 x 2 bed.
<i>Cons Expiry Date: 08/02/18; Determination Deadline: 09/03/18; pdf:3</i>	
<i>Previous History: - 16/00007/F - 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</i>	
<i>Decision: - Approved with Conditions</i>	
<i>Horley Town Council Comments (31/03/16) The Town Council OBJECTS on the following grounds:</i>	
<i>i) Overdevelopment;</i>	
<i>ii) No provision for on-site parking in an already congested area;</i>	
<i>iii) Negative impact on local character and street scene; and</i>	
<i>iv) Negative impact on existing neighbouring amenity.</i>	
<b>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 06/02/18</b>	

<b>12. RBBC Letter Dated: 19/01/18</b>	<b>Application No: 18/00106/HHOLD</b> <b>(To view plans 'control &amp; click <a href="#">here</a>')</b>
LOCATION:	Oakwood Lodge 54 Oakwood Road Horley Surrey RH6 7BU
DESCRIPTION:	New entrance gates and gate posts, brick walls, brick piers and wrought iron railings.
<i>Cons Expiry Date: 09/02/18; Determination Deadline: 12/03/18; pdf:3</i>	
<i>Previous History: - 16/02126/HHOLD - New entrance gates and gate posts</i>	
<i>17/00846/HHOLD - Car port.</i>	
<i>Decision: - Approved with Conditions</i>	

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<i>Refused</i>	
<b>Horley Town Council Comments</b> (17/10/16) No objections (26/05/17) No objections. However, we do have concerns over close proximity of proposed car port to the road.	
<b>HORLEY TOWN COUNCIL COMMENTS</b> Planning Committee meeting, 06/02/18	

<b>13. RBBC Letter Dated: 19/01/18</b>	<b>Application No: 04/02120/RM2D</b> (To view plans 'control & click <a href="#">here</a> ')
LOCATION:	Horley North West Development Phase Two Meath Green Lane Horley Surrey
DESCRIPTION:	Reserved Matters Application for Phase 2 of development at North West Horley (appearance, landscaping, layout and scale) pursuant to 04/02120/OUT for the erection of 152no. dwellings and associated car parking, play area, levels and drainage.
<i>Cons Expiry Date: 09/02/18; Determination Deadline: 18/04/18; pdf:</i>	
<i>Previous History:- Associated Case; 04/02120/OUT Comprehensive mixed use development to comprise housing (approx 1510 dwellings), neighbourhood centre, primary school, recreation and open space uses, plus associated infrastructure and access roads linking the development to A23 and A217. Additional information received on 9/5/06. Amended application site plan, assessment plan and non-technical summary received on 12/6/06. Amended assessment plans 1571/19B and supplement to Environmental Statement revising surface water drainage system and additional information (Environmental Supplement B) received 14/11/12.</i>	
<i>Decision: - Approved with Conditions</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b> Planning Committee meeting, 06/02/18	

<b>14. RBBC Letter Dated: 25/01/18</b>	<b>Application No: 17/02963/HHOLD</b> (To view plans 'control & click <a href="#">here</a> ')
LOCATION:	Lyndale 28 Parkhurst Road Horley Surrey RH6 8HB
DESCRIPTION:	Ground floor extensions at front, side and rear.
<i>Cons Expiry Date: 15/02/18; Determination Deadline: 15/03/18; pdf:2</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b> Planning Committee meeting, 06/02/18	

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<b>15. RBBC Letter Dated: 31/01/18</b>	<b>Application No: 18/00129/CU</b> <b>(To view plans 'control &amp; click <a href="#">here</a>')</b>
LOCATION:	The Beeches 60 Massetts Road Horley Surrey RH6 7DS
DESCRIPTION:	Change of use from residential (use class C3) to a House in Multiple Occupation (HMO)- sui generis use.
<i>Cons Expiry Date: 21/02/18; Determination Deadline: 15/03/18; pdf:10</i>	
<i>Previous History: - 17/02557/F - Change of use from residential (use class C3) to a house in multiple occupation (HMO)- sui generis use. As amended on 28/11/2017</i>	
<i>Decision: - Approved with Conditions</i>	
<i>Horley Town Council Comments (21/11/17) No objection, however concern was expressed about</i> <i>I. the proposed high number of occupants and</i> <i>II. the low ratio of parking spaces to occupants. (5 spaces for 11 rooms).</i>	
<b>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 06/02/18</b>	

<b>16. RBBC Letter Dated: 31/01/18</b>	<b>Application No: 18/00109/HHOLD</b> <b>(To view plans 'control &amp; click <a href="#">here</a>')</b>
LOCATION:	18 Grays Wood Langshott Horley Surrey RH6 9UT
DESCRIPTION:	Removal of the existing conservatory, to be replaced by ground floor rear extension across part of the rear elevation, and partial first floor rear extension to bring the rear elevation level.
<i>Cons Expiry Date: 21/02/18; Determination Deadline: 14/03/18; pdf:5</i>	
<b>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 06/02/18</b>	



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**Tree Works (Non-Felling)**

<b>A. RBBC Letter Dated: 05/01/18</b>	<b>Application No: 18/00011/TPO</b> <b>(To view plans 'control &amp; click here')</b>
LOCATION:	37A Oakwood Road Horley Surrey RH6 7BY
DESCRIPTION:	Lime tree raise rown over carriageway and public pavement to 5.5m, raise crown to 5m on property side to 5m remove deadwood from throughout the crown.
<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: 09/01/18</b>	<b>Application No: 18/00041/TPO</b> <b>(To view plans 'control &amp; click here')</b>
LOCATION:	35 Thomas Waters Way Horley Surrey RH6 9FZ
DESCRIPTION:	T1Oak cut back over garden by 1.5 meters and remove deadwood; T2 Oak cut back over garden by 1.5 meters and remove deadwood
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>
<b>C. RBBC Letter Dated:10/01/18</b>	<b>Application No: 18/00052/TPO</b> <b>(To view plans 'control &amp; click here')</b>
LOCATION:	14 Greenfields Road Horley Surrey RH6 8HW
DESCRIPTION:	T1 - Oak Tree. To reduce lateral branches by 2.5 metres.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>
<b>D. RBBC Letter Dated: 10/01/18</b>	<b>Application No: 18/00089/TPO</b> <b>(To view plans 'control &amp; click here')</b>
LOCATION:	Laughlan 67 Meath Green Lane Horley Surrey RH6 8HN
DESCRIPTION:	1x Ash: Request consent to remove lowest long limb over front garden back to first major fork due to presence of Inonotus fungi and suppression/contact with adjacent tree. Reduce remaining branch by 2-3m to appropriate pruning point to mitigate overhang and balance. Other proposed works included deadwood removal and climbing inspection. 1x Mature Oak adjacent to Ash: Request consent to thin crown by 20% to coincide with deadwood removal and climbing inspection to decongest dense crown areas.
<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>E. RBBC Letter Dated: 29/01/18</b>	<b>Application No: 18/00150/TPO</b> <b>(To view plans 'control &amp; click <a href="#">here</a>')</b>
LOCATION:	Oak Lodge 8 Woodroyd Gardens Horley Surrey RH6 7LP
DESCRIPTION:	T1 Oak - Remove one low branch on the north east side because it has severe squirrel damage. Shorten the lowest branch above the garage by 1.5m. T2 Oak - Reduce the height by 1m. Reduce the lateral branches by 2.5m. The reason is to reduce physical weight and the wind effects against the tree. This is because the split in the main union has expanded and the stems are now leaning outwards heavily against the cable braces. T3 Oak - Prune to shorten the lateral branches on the east side by 3m because they are very long and skinny. Reduce the height by 1m. The reason is to reduce the wind effects against the tree.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>

<b>F. RBBC Letter Dated: 30/01/18</b>	<b>Application No: 18/00183/TPO</b> <b>(To view plans 'control &amp; click <a href="#">here</a>')</b>
LOCATION:	Hazleglen 8 Russells Crescent Horley Surrey RH6 7DN
DESCRIPTION:	T1 - Oak, Reduce overall size of crown by up to 2m. Upon recent climbing inspection, it was noted that cavities in crown were server and also that the weight is over the back over neighbouring house. Reducing significantly will ensure no limbs snap and cause damage to property. T2 - Oak, Monolith to hedge height. Upon recent works, tree feels very soft, it looks in decline and there is a lot of dead and dying branches. Monolith will be good habitat for insects etc.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>