

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 10 October 2017 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 12 September 2017.
- 5. Matters Arising**
Planning & Development Committee held on 12 September 2017.
- 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 9 September to 6 October 2017.
- 9. Registered Planning Applications**
To consider the list of applications registered for the period 9 September to 6 October 2017.
- 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.

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14. **Town Centre Regeneration**
To receive an update on any matters.
15. **Railway Matters**
To receive an update on any matters.
16. **Highways Matters**
 - i) **SCC Consultation: Pay and Conserve - Proposed Car Park Charing on Surrey County Council's Countryside Estate (Closing Date: 6 November 2017)**- To consider this Council's response.
 - ii) **SCC Highways: Outstanding Road Maintenance in Horley** - To receive an update.
 - iii) **M23 Smart Motorway Project** - To note information received.
 - iv) To receive an update on any other matters.
17. **Airport Matters**
 - i) **GATCOM: Brighton Main Line Investment** - To note information received.
 - ii) **Proposed Airport 'Parking Beat Survey'** - To receive an update.
 - iii) **GATCOM: Weekly Newsletters & Updates** - To note information received.
 - iv) To receive an update on any other matters.
18. **Proposed Horley Business Park** - To receive an update.
19. **SCC Consultation: Proposals for existing 'No Entry' signs at Albert Road and Lumley Road** – To receive an update.
20. **Letters Received.**
21. **Diary Dates.**
22. **Urgent Business.**
23. **Press Release.**
To agree items for inclusion.

Date of next meeting: 7 November 2017



Signed: Town Clerk

Dated: 5 October 2017

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 9 September to 6 October 2017

1. RBBC Letter Dated: 8/9/17	Application No: 17/01956/F (To view plans 'control & click here')
LOCATION:	Wings Peeks Brook Lane Horley Surrey RH6 9SX
DESCRIPTION:	Demolition of the existing metal barn and construction of a new dog kennel facility and office headquarters for the Greyhound Trust (GT). Also a proposed internal layout change on existing 'Wings' bungalow, at Peeks Brook Lane, Shipley Bridge, Horley.
<p>Cons Expiry Date: 29/9/17; Determination Deadline: 1/11/17; pdf:12 Previous History - 16/00602/HHOLD -Proposed two storey side extension Decision: Approved HTC Comments (28 April 2016) No objections.</p>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 10/10/17):	No objections subject to adequate mitigation of flood risk.

2. RBBC Letter Dated: 12/9/17	Application No: 17/01586/F (To view plans 'control & click here')
LOCATION:	Land To The Rear Of 48 Massetts Road Horley Surrey RH6 7DS
DESCRIPTION:	2 x 4 bed detached houses with integral garages, and associated private amenity areas, 3 visitors parking spaces and refuse and recycling storage. As amended on 12/09/2017
<p>Cons Expiry Date: 3/10/17; Determination Deadline:2/11/17; pdf Previous History - 17/00664/F - 4 x 3 bedroom town houses with integral garages, on curtilage parking spaces, private rear amenity area with secure cycle storage to promote alternative modes of transport, 3 visitors' parking spaces and refuse and recycling storage. Decision: Refused HTC Comments(28 April 2016) - The Town Council OBJECTS on the following grounds: (i) Overdevelopment; (ii) Inappropriate backland development; and (iii) Design not in keeping, as adjacent to conservation area.</p>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 10/10/17):	<p>Although the density has been reduced from the previous application the objections still apply.</p> <p>The Town Council OBJECTS on the following grounds: (i) Overdevelopment; (ii) Inappropriate backland development; and (iii) Design not in keeping, as adjacent to conservation area.</p>

3. RBBC Letter Dated: 13/9/17	Application No: 17/02074/HHOLD (To view plans 'control & click here')
LOCATION:	25 Field Bank Horley Surrey RH6 9EH
DESCRIPTION:	Proposed PVCu Side Conservatory
Cons Expiry Date: 4/10/17; Determination Deadline: 6/11/17; pdf 4	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 10/10/17):	No objections

4. RBBC Letter Dated: 20/9/17	Application No: 17/02133/HHOLD (To view plans 'control & click here')
LOCATION:	10 Silverlea Gardens Horley Surrey RH6 9BB
DESCRIPTION:	Proposed internal and external alterations including front porch gable addition.
Cons Expiry Date: 11/10/17; Determination Deadline: 8/11/17; pdf 3	
HORLEY TOWN COUNCIL COMMENTS (meeting, 10/10/17):	

5. RBBC Letter Dated: /9/17	Application No: 17/02149/HHOLD (To view plans 'control & click here')
LOCATION:	78 Whittaker Drive Horley Surrey RH6 9TN
DESCRIPTION:	UPVC conservatory to rear elevation.
Cons Expiry Date: 18/10/17; Determination Deadline: 16/11/17; pdf 5	
HORLEY TOWN COUNCIL COMMENTS (meeting, 10/10/17):	

6. RBBC Letter Dated: 4/9/17	Application No: 17/01330/F (To view plans 'control & click here ')
LOCATION:	2 Parkhurst Road Horley Surrey RH6 8HB
DESCRIPTION:	Construction of 3 new dwelling and one replacement dwelling. As amended on 03/10/2017. [Amendment to part 10 of application form to accord with proposed site layout plan, proposed 4 parking spaces.]
<p>Cons Expiry Date: 18/10/17; Determination Deadline: tba; pdf 12</p> <p>Previous History: At the meeting on 15 August 2017 the Town Council objected to the development on the following grounds:</p> <ul style="list-style-type: none"> i. Overdevelopment; ii. Out-of-character with surrounding properties; iii. Concerns over site access off a busy road which suffers from congestion with on-street parking; iv. Inappropriate backland development; and v. Dominating the street scene. 	
HORLEY TOWN COUNCIL COMMENTS (meeting, 10/10/17):	

List of Planning Applications for Tree Works (Non-Felling)
Registered by Reigate & Banstead Borough Council
During the period 9 September to 6 October 2017

A. RBBC Letter Dated: 11/9/17	Application No: 17/02094/TPO (To view plans 'control & click here')
LOCATION:	2 Chaffinch Way Horley Surrey RH6 8HJ
DESCRIPTION:	Rear Garden. T1 - Oak. Remove all dead and diseased wood. Remove one low limb over adjacent garden. Remove epicormic growth.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 15/9/17	Application No: 17/02121/TPO (To view plans 'control & click here')
LOCATION:	2 Stocks Close Horley Surrey RH6 9GU
DESCRIPTION:	T3- Oak on back boundary, remove single limb extending North over greenhouse back to first sub lateral (reduction of approx 5m)T5 Oak adjacent to chimney, reduce off house by up to 2.5m.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 2/10/17	Application No: 17/02238/TPO (To view plans 'control & click here')
LOCATION:	4 Grays Wood Langshott Horley Surrey RH6 9UT
DESCRIPTION:	T1 Oak- To remove epicormic growth up to first limb. Removal will balance crown and increase light spill.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

D. RBBC Letter Dated: 2/10/17	Application No: 17/02241/TPO (To view plans 'control & click here')
LOCATION:	Glen Eagles Aurum Close Horley Surrey RH6 9EE
DESCRIPTION:	T1- Sycamore, crown reduce by 3m, remove 2 lowest branches to stop overhanging parking bays 28c, 25, 22 behind Sunningdale, T17 on map attached. Remove epicormic growth.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

E. RBBC Letter Dated: 5/10/17	Application No: 17/02286/TPO (To view plans 'control & click here')
LOCATION:	Wavertree Court 59 Massetts Road Horley Surrey RH6 7BP
DESCRIPTION:	T1 horse chestnut reduce crown by up to a maximum of 2-3m allowing 3m clearance from property. T2 horse chestnut reduce crown by up to a maximum of 2-3m.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

**List of Planning Applications for Tree Works (Felling)
Registered by Reigate & Banstead Borough Council
During the period 9 September to 6 October 2017**

A1. RBBC Letter Dated: 15/9/17	Application No: 17/02125/TPO (To view plans 'control & click here')
LOCATION:	Hazleglen 8 Russells Crescent Horley Surrey RH6 7DN
DESCRIPTION:	<p>T1 - Oak tree in decline, fell before it becomes dangerous</p> <p>T2 - Oak tree, cut back by up to 2m over garden to reduce weight and dead wood</p> <p>T3 - Oak tree, cut back by up to 2m over garden to reduce weight and dead wood</p> <p>T4 - Oak tree, cut back by up to 2m over garden and house to reduce weight and dead wood</p> <p>T5 - Oak tree, cut back by up to 2m over garden and house to reduce weight and dead wood</p> <p>T6 - Oak tree, cut back by up to 2m over garden and house to reduce weight and dead wood</p> <p>T7 - Oak tree, reduce overall size of crown by up to 1.5m. Tree is very heavy on back side and overhangs client's house</p>
<i>Cons Expiry Date: 6/10/17; Determination Deadline: 8/11/17; pdf 1</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 10/10/17):	No objections if done on the grounds of safety and subject to no adverse comments from the Tree Officer.