

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, 19 July 2016 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 required by the Localism Act 2011 and the Members Code of Conduct.
- 3. Public Forum**
- 4. Approval of Minutes**
Planning & Development Committee held on 21 June 2016.
- 5. Matters Arising**
Planning & Development Committee held on 21 June 2016.
- 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 21 June to 15 July 2016.
- 9. Registered Planning Applications**
To consider the list of applications registered for the period 21 June to 15 July 2016.
- 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**
To receive an update on any matters.
- 13. North West Sector**
To receive an update on any matters.

....Continued

14. **Town Centre Regeneration**
To receive an update on any matters.
15. **Railway Matters**
 - i) **RR&DRUA: Press Release - "Southern Rail isn't working ..." & Committee Members' Duties and Responsibilities** – To note information received.
 - ii) To receive an update on any other matters.
16. **Highways Matters**
 - i) **SCC Local Transport Review: Year Two Confirmation of Changes** – To note information received.
 - ii) To receive an update on any other matters.
17. **Airport Matters**
 - i) **GATCOM: Secretary of State for Transport's Announcement on Runway Capacity & GAL's Annual Results** - To note information received.
 - ii) **GATCOM: Gatwick Airmail (latest Edition)** - To note information received.
 - iii) **GATCOM: Weekly Newsletters & Updates** - To note information received.
 - iv) To receive an update on any other matters.
18. **RBBC Development Management Plan & Press Release: "Reigate & Banstead's Executive to consider Local Plan consultation document ..."** – To note information received.
19. **Surrey Waste Partnership: Launch of Surrey Fly-Tipping Prevention Strategy** – To note information received.
20. **Proposed Horley Business Park** - To receive an update.
21. **Letters Received**
22. **Diary Dates**
23. **Urgent Business**
24. **Press Release**
To agree items for inclusion.

Date of next meeting: 16 August 2016



Signed: Town Clerk

Dated: 14 July 2016

**List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 21 June to 15 July 2016**

1. RBBC Letter Dated: 24.6.16	Application No: 16/00924/HHOLD (To view plans 'control & click here')
LOCATION:	14 Cheyne Walk Horley RH6 7PF
DESCRIPTION:	Demolition of existing rear extension and building of a new single storey extension to the rear of the property to replace the existing garage door with a window and brickwork to match existing.
<i>Cons Expiry Date 15/7/16; Determination Deadline: 4/8/16; pdf: 7</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 19/7/16):	No objections.

2. RBBC Letter Dated: 27.6.16	Application No: 16/01450/TED (To view plans 'control & click here')
LOCATION:	Land Parcel At Corner Of Service Road Gatwick Metro Centre & Balcombe Road Horley
DESCRIPTION:	Proposed base station replacement installation - new site. Installation of a 15.0m pole supporting 6 no. antenna and 2 x 0.3m dishes, associated cabinets and ancillary development thereto.
<i>Cons Expiry Date: 18/7/16; Determination Deadline: 3/8/16; pdf: 4</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 19/7/16):	No objections.

3. RBBC Letter Dated: 28.6.16	Application No: 16/01351/HHOLD (To view plans 'control & click here')
LOCATION:	Midway Langshott Lane Langshott Horley
DESCRIPTION:	Erection of single storey out building in rear garden to provide "Granny Annexe" to existing bungalow.
<i>Cons Expiry Date: 19/7/16; Determination Deadline: 8/8/16; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 19/7/16):	No objections.

4. RBBC Letter Dated: 30.6.16	Application No: 16/01111/F (To view plans 'control & click here')
LOCATION:	48 Meath Green Lane & Greenfields Greenfields Close Horley
DESCRIPTION:	Demolition of outbuilding and replacement with a residential double garage and 1-bed annexe ancillary to no.48, and double garage to no.46. Replacement of a single storey rear extension to no.48 with an single storey rear extension.
<i>Cons Expiry Date: 21/7/16; Determination Deadline: 15/8/16; pdf: 6</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 19/7/16):	

5. RBBC Letter Dated: 5.7.16	Application No: 16/01395/HHOLD (To view plans 'control & click here')
LOCATION:	14 Meath Green Avenue Horley RH6 8EF
DESCRIPTION:	Two and single storey rear extension amended with roof windows added to south west elevation
<i>Cons Expiry Date: 26/7/16; Determination Deadline: 4/8/16; pdf: 4</i>	
Previous History: 15/02526/HHOLD - Proposed two and single storey rear extension	
Decision: Approved with conditions	
HORLEY TOWN COUNCIL COMMENTS (meeting 8/12/15): <i>No objections.</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 19/7/16):	

6. RBBC Letter Dated: 6.7.16	Application No: 16/01272/F (To view plans 'control & click here')
LOCATION:	Le Manger 5 High Street Horley RH6 7BE
DESCRIPTION:	Single storey rear extension to form storage shed.
<i>Cons Expiry Date: 27/7/16; Determination Deadline: 18/8/16; pdf: 4</i>	
Previous History: 12/00901/F - Single storey rear extension	
Decision: Approved with conditions	
HORLEY TOWN COUNCIL COMMENTS (meeting 19/6/12): <i>No objections.</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 19/7/16):	

7. RBBC Letter Dated: 7.7.16	Application No: 16/01455/HHOLD (To view plans 'control & click here')
LOCATION:	66 Lumley Road Horley RH6 7JL
DESCRIPTION:	Single storey side extension and installation of french doors with side lights
<i>Cons Expiry Date: 28/7/16; Determination Deadline: 24/8/16; pdf: 5</i>	
Previous History: 14/01153/CLP- Proposed loft conversion with dormer windows	
Decision: Permitted Development	
HORLEY TOWN COUNCIL COMMENTS (meeting 1/7/14): <i>No objections.</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 19/7/16):	

8. RBBC Letter Dated: 7.7.16	Application No: 16/01417/HHOLD (To view plans 'control & click here')
LOCATION:	59 Church Road Horley RH6 8AB
DESCRIPTION:	Proposed single storey rear/side extension. New first floor window to suit revised bathroom.
<i>Cons Expiry Date: 1/8/16; Determination Deadline: 30/8/16; pdf: 5</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 19/7/16):	

9. RBBC Letter Dated: 7.7.16	Application No: 16/01446/CU (To view plans 'control & click here')
LOCATION:	Unit C Factory Premises Bayhorne Lane Horley
DESCRIPTION:	Change of use of unit C from B1 use class to B2 use class.
<i>Cons Expiry Date: 2/8/16; Determination Deadline: 23/8/16; pdf: 2</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 19/7/16):	

10. RBBC Letter Dated: 7.7.16	Application No: 16/01487/RET (To view plans 'control & click here')
LOCATION:	95 Lumley Road Horley RH6 7JF
DESCRIPTION:	Retrospective application for proposed 3.77m single storey rear extension at 95 Lumley Road, Horley, RH6 7JF
<i>Cons Expiry Date: 2/8/16; Determination Deadline: 22/8/16; pdf: 5</i>	
Previous History: 15/01698/HHOLD: Proposed single storey extension and garage Decision: <u>Approved with conditions</u>	
HORLEY TOWN COUNCIL COMMENTS (meeting 18/8/15): <i>No objections.</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 19/7/16):	

11. RBBC Letter Dated: 12.7.16	Application No: 16/01520/HHOLD (To view plans 'control & click here')
LOCATION:	19 Clifton Close Horley RH6 9SE
DESCRIPTION:	Single storey rear extension with mono pitch (lean-to) roof
<i>Cons Expiry Date: 2/8/16; Determination Deadline: 22/8/16; pdf: 2</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 19/7/16):	

12 RBBC Letter Dated: 13.7.16	Application No: 16/00870/F (To view plans 'control & click here')
LOCATION:	Mayfield Court 56 Massetts Road Horley RH6 7DS
DESCRIPTION:	Erection of side and rear extension to existing building and creation of 4 additional flats (to make 8 in total) with associated car parking. As amended 7/7/2016
<i>Cons Expiry Date: TBA Determination Deadline: TBA; pdf: 5</i>	
Previous History: Status: <u>Awaiting Decision</u>	
HORLEY TOWN COUNCIL COMMENTS (meeting 31/5/16): <i>The Town Council OBJECTS on the following grounds:</i> <i>i) Overdevelopment in a conservation area;</i> <i>ii) Massing Issues; and</i> <i>iii) Impact on neighbouring amenity.</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 19/7/16):	

13 RBBC Letter Dated: 15.7.16 (requested by HTC)	Application No: 16/01349/F (To view plans 'control & click here ')
LOCATION:	St Georges House 6 Yattendon Road Horley RH6 7BS
DESCRIPTION:	Demolition of existing offices, workshops and storage units to provide 4 no. two bed flats and 2no. one bed houses, including cross over for access to carpark to the rear.
<i>Cons Expiry Date: 3/8/16; Determination Deadline: 25/8/16; pdf: 6</i>	
Previous History: 15/02142/F: Demolition of existing offices, workshops and storage units to provide 8 residential flats	
Decision: Refused	
HORLEY TOWN COUNCIL COMMENTS (meeting 10/11/15): <i>No objections, however, however, we do have concerns about the roof design which includes dormers.</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 19/7/16):	

**List of Planning Applications
Registered by Surrey County Council
During the period 21 June to 15 July 2016**

A. SCC Letter Dated: 5.7.16	SCC Ref: 2016/0114/RE Application No: RE16/01584/CON (To view plans 'control & click here)
LOCATION:	Horley Infant School, Lumley Road, Horley RH6 7JG
DESCRIPTION:	The installation of two natural ventilation units, with solar powered boost fans, to the hall roof
<i>Cons Expiry Date: 5/7/16; Consultation Deadline: 5/8/16; pdf: 4</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 19/7/16):	

B. SCC Letter Dated: 12.7.16	SCC Ref: 2016/0130/RE Application No: RE (To view plans 'control & click here)
LOCATION:	1 Russell Square, 63 Victoria Road, Horley RH6 7QH
DESCRIPTION:	Change of use of existing ground floor unit from retail use, Use Class A1, to library use, Use Class D1.
<i>Date Received: 6/7/16; Consultation Deadline: 10/8/16; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS (meeting, 19/7/16):	

**List of Determined Planning Applications
During the period 21 June to 15 July 2016**

RBBC Letter Dated: 23.6.16	Application No: 16/01103/S73
LOCATION:	13 The Coronet Horley Surrey RH6 9EX
DESCRIPTION:	Variation of Condition 1 of 16/00215/HHold (extensions to dwelling) - Amendment to approved drawings to omit conservatory to the rear and include ground floor extension across rear to link with approved two storey extension
Decision:	Approved with conditions

RBBC Letter Dated: 27.6.16	Application No: 16/00432/HHOLD
LOCATION:	25 Wolverton Gardens Horley Surrey RH6 7LZ
DESCRIPTION:	Single storey rear kitchen and dining extension. Double storey side extension to replace existing single storey garage and lean to. Resulting in a study and utility room downstairs, 4th bedroom and shower room upstairs. As amended on 03/05/2016. As amended on 26/5/2016
Decision:	Approved with conditions

RBBC Letter Dated: 4.7.16	Application No: 15/02956/HHOLD
LOCATION:	Arden Mead 27 Upfield Horley Surrey RH6 7JY
DESCRIPTION:	Two storey rear extension. As amended on 19/05/2016
Decision:	Approved with conditions

RBBC Letter Dated: 6.7.16	Application No: 16/01121/HHOLD
LOCATION:	40 Kingsley Road Horley Surrey RH6 8HR
DESCRIPTION:	Erection of a single storey rear extension, two storey side extension and loft conversion. Variation to depth of rear extension - increase from 3.0M to 3.37M to align with neighbour extension at rear. This is a variation to prior approval 15/02495/HHOLD
Decision:	Approved with conditions

RBBC Letter Dated: 6.7.16	Application No: 16/00883/HHOLD
LOCATION:	35 Silverlea Gardens Horley Surrey RH6 9BA
DESCRIPTION:	Two storey rear extension and internal remodel scheme.
Decision:	Approved with conditions

RBBC Letter Dated: 6.7.16	Application No: 16/01015/F
LOCATION:	Land Adj 22 Station Road Horley Surrey RH6 9HL
DESCRIPTION:	Proposed single storey - B8 storage building
Decision:	Refused

RBBC Letter Dated: 6.7.16	Application No: 16/01170/HHOLD
LOCATION:	Woodlands Langshott Horley Surrey RH6 9LN
DESCRIPTION:	Rear dormer loft conversion with ridge raised 500mm
Decision:	Refused

**List of Appeals Lodged
During the period 21 June to 15 July 2016**

RBBC Letter Dated: 1.7.16	Application No: 16/00160/TPO
Appeal Site	The Turret 48 Massetts Road Horley Surrey RH6 7DS
Proposal Subject to Appeal	Fell group of cypress located within group G8, fell one purple plum located within G8
Planning Inspectorate Ref	APP/TPO/L3625/5248

RBBC Letter Dated: 22.6.16	Application No: 15/02809/F
Appeal Site	Land To The Rear Of 65-71 Church Road Horley Surrey RH6 8AB
Proposal Subject to Appeal	Erection of 3 bed dwelling and double garage, with associated hard standing and garden landscaping. As amended on 04/03/2016
Planning Inspectorate Ref	APP/L3625/W/16/3149599

**List of Appeal Decisions Received
During the period 21 June to 15 July 2016**

None are relevant to Horley (as at 15.7.16)