

## **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 23 May 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. Appointment of Committee Chairman**  
(Chairman of the Council in the Chair)

### **Elected Committee Chairman to take the Chair**

- 2. Appointment of Committee Vice-Chairman**
- 3. Apologies and Reasons for Absence**
- 4. 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.
- 5. Public Forum**
- 6. Approval of Minutes**  
Planning & Development Committee held on 25 April 2017.
- 7. Matters Arising**  
Planning & Development Committee held on 25 April 2017.
- 8. Appointments to Sub-Committees and Outside Bodies**  
To agree appointments to the following:
  - Horley Regeneration Forum
  - Planning Applications Sub-Committee
  - Gatwick Diamond Business
  - Horley Town Management Group
  - Gatwick Airport Consultative Committee (GATCOM)
- 9. Outside Bodies and Sub-Committees**
  - Gatwick Diamond Business:** To receive an update
  - Horley Town Management Group:** To receive an update.
  - To receive reports of attendance at any other recent meetings.
- 10. Deferred Planning Applications**  
To consider any planning applications deferred from previous meetings.
- 11. Determined Planning Applications**  
To consider the list of applications determined for the period 22 April to 19 May 2017.
- 12. Registered Planning Applications**  
To consider the list of applications registered for the period 22 April to 19 May 2017.

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13. **Planning Appeals**
  - i) To consider any Planning Appeals received.
  - ii) To consider any Planning Appeals determined.
14. **Ongoing Planning Matters**

To receive an update on any matters.
15. **North East Sector (The Acres)**

To receive an update on any matters.
16. **North West Sector (Westvale Park)**

To receive an update on any matters.
17. **Town Centre Regeneration**

To receive an update on any matters.
18. **Railway Matters**

To receive an update on any other matters.
19. **Highways Matters**
  - i) **SCC Briefing Note: Rights of Way Maintenance Funding Reduction** – To note information received.
  - ii) To receive an update on any other matters.
20. **Airport Matters**
  - i) **DfT Consultation: UK Airspace Policy: A framework for balanced decision on the design and use of airspace (Closing Date: 25 May 2017)** – To approve this Council's response.
  - ii) **GATCOM: Defra Consultation – Draft UK Air Quality Plan (Closing Date: 15 June 2017)** – To consider this Council's response.
  - iii) **GATCOM: Key Messages & Outcomes from previous GATCOM Meeting (27 April 2017)** – To note information received.
  - iv) **Weekly Newsletters & Updates** - To note information received.
  - v) To receive an update on any other matters.
21. **Proposed Horley Business Park** - To receive an update.
22. **Letters Received.**
23. **Diary Dates.**
24. **Urgent Business.**
25. **Press Release**

To agree items for inclusion.

***Date of next meeting: 20 June 2017***



**Signed: Town Clerk**

**Dated: 18 May 2017**

**List of Planning Applications  
Registered by Reigate & Banstead Borough Council  
During the period 22 April to 19 May 2017**

***DUE TO THE TIGHT DEADLINES FOR SOME PLANNING COMMENTS, THE PLANNING SUB-COMMITTEE WILL SUBMIT THEIR RESPONSES TO RBBC SHORTLY. PLEASE LET THE OFFICE KNOW URGENTLY IF YOU HAVE ANY VIEWS ON THE FOLLOWING APPLICATIONS:***

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| <b>1. RBBC Letter Dated: 27/4/17</b>  | <b>Application No: 17/00793/F<br/>(To view plans 'control &amp; click here')</b>   |
| LOCATION:   | Jessops Lodge 50 Massetts Road Horley Surrey RH6 7DS                               |
| DESCRIPTION:  | Construction of two detached 4 bed houses.   |
| <b>Cons Expiry Date: 18/5/17; Determination Deadline: 8/6/17; pdf: 9</b>  |  |
| <b>Previous History:</b> 14/01442/F - Two storey extension & conversion of the Coach House to a dwelling. As amended via portal 26.11.2014      |  |
| <b>Decision: Approved with Conditions</b>   |  |
| HORLEY TOWN COUNCIL COMMENTS (26.9.14 / 12.12.14):<br><i>The Town Council OBJECTS on the grounds of overdevelopment in a Conservation Area.</i> |  |
| <b>HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 23/5/17):</b>            | The Town Council OBJECTS on the grounds of overdevelopment in a Conservation Area. |

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| <b>2. RBBC Letter Dated: 28/4/17</b>  | <b>Application No: 17/00857/F<br/>(To view plans 'control &amp; click here')</b>       |
| LOCATION:   | 163-171 Victoria Road Horley Surrey RH6 7AR  |
| DESCRIPTION:  | Proposed detached garage for x2 new flats with cycle storage and general storage area. |
| <b>Cons Expiry Date: 19/5/17; Determination Deadline: 2/6/17; pdf: 1</b>  |  |
| <b>Previous History:</b> 17/00156/F - Proposed two storey side extension with undercroft creating 1x one bedroom (2x person) flat and 1x one bedroom (single person) flat |  |
| <b>Decision: Approved with Conditions</b>   |  |
| HORLEY TOWN COUNCIL COMMENTS (2.3.17):<br><i>No objections. However, we do have concerns over reduction in parking and delivery access for commercial vehicles.</i>       |  |
| <b>HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 23/5/17):</b>                                      | No objections.   |

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| <b>3. RBBC Letter Dated: 28/4/17</b>   | <b>Application No: 04/02120/RM2A</b><br><b>(To view plans 'control &amp; click here')</b>  |
| <b>LOCATION:</b>   | Horley North West Development Meath Green Lane Horley  |
| <b>DESCRIPTION:</b>  | Reserved Matters application for Taylor Wimpey Phase 2 of development at North West Horley (Access, Appearance, Landscaping, Layout and Scale) pursuant to 04/02120/OUT for the erection of 123 no. dwellings and associated car parking, play areas, levels and drainage. |
| <b>Cons Expiry Date: 23/5/17; Determination Deadline: 4/7/17; pdf: 12</b>  |  |
| <b>HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 23/5/17):</b> | No objections.   |

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| <b>4. RBBC Letter Dated: 5/5/17</b>                                      | <b>Application No: 17/00503/HHOLD</b><br><b>(To view plans 'control &amp; click here')</b>   |
| <b>LOCATION:</b>   | 30 Chestnut Road Horley Surrey RH6 8PF   |
| <b>DESCRIPTION:</b>  | Construction of a two storey side extension and single storey rear extension to provide a WC, Study, Utility Room and Kitchen/Diner on the ground floor, and a Master Bedroom Suite. |
| <b>Cons Expiry Date: 26/5/17; Determination Deadline: 7/6/17; pdf: 7</b> |  |
| <b>HORLEY TOWN COUNCIL COMMENTS (meeting 23/5/17):</b>                   |  |

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| <b>5. RBBC Letter Dated: 5/5/17</b>  | <b>Application No: 04/02120/RM2B</b><br><b>(To view plans 'control &amp; click here')</b>   |
| <b>LOCATION:</b>   | Horley North West Development Meath Green Lane Horley Surrey  |
| <b>DESCRIPTION:</b>  | Reserved Matters application for Phase 2 of development at North West Horley (access, appearance, landscaping, layout and scale) pursuant to 04/02120/OUT for the erection of 190 dwellings and associated car parking, play area, levels and drainage. |
| <b>Cons Expiry Date: 29/5/17; Determination Deadline: 25/7/17; pdf: 10</b> |   |
| <b>HORLEY TOWN COUNCIL COMMENTS (meeting 23/5/17):</b>                     |   |

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| <b>6. RBBC Letter Dated: 5/5/17</b>                                      | <b>Application No: 17/00862/HHOLD</b><br><b>(To view plans 'control &amp; click here')</b> |
| <b>LOCATION:</b>   | 80 Parkhurst Road Horley Surrey RH6 8HA  |
| <b>DESCRIPTION:</b>  | Proposed single storey rear extension and garage   |
| <b>Cons Expiry Date: 29/5/17; Determination Deadline: 8/6/17; pdf: 1</b> |  |
| <b>HORLEY TOWN COUNCIL COMMENTS</b><br>(meeting 23/5/17):                |  |

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| <b>7. RBBC Letter Dated: 8/5/17</b>                                      | <b>Application No: 17/00889/HHOLD</b><br><b>(To view plans 'control &amp; click here')</b>  |
| <b>LOCATION:</b>   | 20B Pine Gardens Horley Surrey RH6 7RH  |
| <b>DESCRIPTION:</b>  | New first floor rear extension over existing flat roof to kitchen at ground floor. To provide for extended bedroom with internal alterations to include en-suite bathroom |
| <b>Cons Expiry Date: 29/5/17; Determination Deadline: 8/6/17; pdf: 3</b> |   |
| <b>HORLEY TOWN COUNCIL COMMENTS</b><br>(meeting 23/5/17):                |   |

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| <b>8. RBBC Letter Dated: 8/5/17</b>   | <b>Application No: 17/00905/HHOLD</b><br><b>(To view plans 'control &amp; click here')</b> |
| <b>LOCATION:</b>  | 16 Hevers Avenue Horley Surrey RH6 8DB   |
| <b>DESCRIPTION:</b>   | Proposed Single Storey Extension   |
| <b>Cons Expiry Date: 29/5/17; Determination Deadline: 13/6/17; pdf: 3</b>   |  |
| <b>Previous History:</b> 13/01237/F - Amended description: Proposed new attached dwelling and single storey rear extension to existing dwelling |  |
| <b>Decision: Approved with Conditions</b>   |  |
| <b>HORLEY TOWN COUNCIL COMMENTS (22.11.13):</b>   |  |
| <i>The Town Council OBJECTS on the following grounds:</i>   |  |
| <i>i) out-of-character;</i>   |  |
| <i>ii) negative impact on street scene; and</i>   |  |
| <i>iii) overdevelopment.</i>  |  |
| <b>HORLEY TOWN COUNCIL COMMENTS</b><br>(meeting 23/5/17):   |  |

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| <b>9. RBBC Letter Dated: 9/5/17</b>                                       | <b>Application No: 17/00877/F</b><br><b>(To view plans 'control &amp; click here')</b>   |
| <b>LOCATION:</b>  | Land At Hutchins Horley Row Horley Surrey RH6 8DF  |
| <b>DESCRIPTION:</b>   | The creation of 8 no of 4 bed dwellings, on the land adjacent to Hutchins. The creation of a shared surface road with adopted standards off the Horley Row at the south of the site. |
| <b>Cons Expiry Date: 30/5/17; Determination Deadline: 13/6/17; pdf: 9</b> |  |
| <b>HORLEY TOWN COUNCIL COMMENTS</b><br>(meeting 23/5/17):                 |  |

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| <b>10. RBBC Letter Dated: 9/5/17</b>                                      | <b>Application No: 17/00849/HHOLD</b><br><b>(To view plans 'control &amp; click here')</b>  |
| <b>LOCATION:</b>  | Grenville 47 Limes Avenue Horley Surrey RH6 9DG   |
| <b>DESCRIPTION:</b>   | Single storey side extension to form garage to front and storage to rear including alterations to driveway to form second access from highway |
| <b>Cons Expiry Date: 30/5/17; Determination Deadline: 16/6/17; pdf: 2</b> |   |
| <b>HORLEY TOWN COUNCIL COMMENTS</b><br>(meeting 23/5/17):                 |   |

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| <b>11. RBBC Letter Dated: 9/5/17</b>  | <b>Application No: 17/00661/F</b><br><b>(To view plans 'control &amp; click here')</b>        |
| <b>LOCATION:</b>  | Swaylands 1 Ringley Avenue Horley Surrey RH6 7EZ  |
| <b>DESCRIPTION:</b>   | Demolition of Existing Building and Erection of 5 x 2 Bedroom Flats and Associated Facilities |
| <b>Cons Expiry Date: 30/5/17; Determination Deadline: 20/6/17; pdf: 7</b>   |   |
| <b>Previous History:</b> 11/00107/F - Renewal of planning permission No. 08/00675/F for: Demolition of existing building and erection of 5 x 2 bedroom flats and associated facilities. |   |
| <b>Decision:</b> <u>Approved with Conditions</u>  |   |
| <b>HORLEY TOWN COUNCIL COMMENTS (1/2/11):</b><br><i>No objections.</i>  |   |
| <b>HORLEY TOWN COUNCIL COMMENTS</b><br>(meeting 23/5/17):   |   |

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| <b>12. RBBC Letter Dated: 9/5/17</b>  | <b>Application No: 17/00561/HHOLD</b><br><b>(To view plans 'control &amp; click here')</b> |
| <b>LOCATION:</b>  | Trentham Peeks Brook Lane Horley Surrey RH6 9PP  |
| <b>DESCRIPTION:</b>   | Replacement garden building in revised position from consent 15/00272                      |
| <i>Cons Expiry Date: 31/5/17; Determination Deadline: 27/6/17; pdf: 6</i>   |  |
| Previous History: 15/00272/HHOLD - Construction of a garage building to replace an existing structure.  |  |
| <b>Decision: Approved with Conditions</b>   |  |
| <b>HORLEY TOWN COUNCIL COMMENTS (13/3/15):</b> The Town Council OBJECTS on the grounds of insufficient information submitted with this application and associated plans. We would also query the status of the existing building. |  |
| <b>HORLEY TOWN COUNCIL COMMENTS (meeting 23/5/17):</b>  |  |

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| <b>13. RBBC Letter Dated: 9/5/17</b>                                      | <b>Application No: 17/00903/HHOLD</b><br><b>(To view plans 'control &amp; click here')</b> |
| <b>LOCATION:</b>  | 23 Palmer Close Horley Surrey RH6 8LG  |
| <b>DESCRIPTION:</b>   | Two storey side extension  |
| <i>Cons Expiry Date: 31/5/17; Determination Deadline: 27/6/17; pdf: 3</i> |  |
| <b>HORLEY TOWN COUNCIL COMMENTS (meeting 23/5/17):</b>                    |  |

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| <b>14. RBBC Letter Dated: 11/5/17</b>                                    | <b>Application No: 17/00984/HHOLD</b><br><b>(To view plans 'control &amp; click here')</b> |
| <b>LOCATION:</b>   | 6 Smallmead Horley Surrey RH6 9AX  |
| <b>DESCRIPTION:</b>  | Proposed single storey side and rear extension   |
| <i>Cons Expiry Date: 1/6/17; Determination Deadline: 23/6/17; pdf: 3</i> |  |
| <b>HORLEY TOWN COUNCIL COMMENTS (meeting 23/5/17):</b>                   |  |

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| <b>15. RBBC Letter Dated: 11/5/17</b>                                    | <b>Application No: 17/00990/HHOLD</b><br><b>(To view plans 'control &amp; click here')</b> |
| <b>LOCATION:</b>   | 28 Wheatfield Way Langshott Horley Surrey RH6 9DA  |
| <b>DESCRIPTION:</b>  | Removal of trees and replace with a fence.   |
| <i>Cons Expiry Date: 1/6/17; Determination Deadline: 21/6/17; pdf: 4</i> |  |
| <b>HORLEY TOWN COUNCIL COMMENTS (meeting 23/5/17):</b>                   |  |

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| <b>16. RBBC Letter Dated: 11/5/17</b>                                    | <b>Application No: 17/00928/CU</b><br><b>(To view plans 'control &amp; click here')</b> |
| <b>LOCATION:</b>   | Castle Lodge 28 Massetts Road Horley Surrey RH6 7DF                                     |
| <b>DESCRIPTION:</b>  | Change of use from HMO to Guest House (Bed and Breakfast)                               |
| <i>Cons Expiry Date: 1/6/17; Determination Deadline: 28/6/17; pdf: 3</i> |   |
| <b>HORLEY TOWN COUNCIL COMMENTS</b><br>(meeting 23/5/17):                |   |

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| <b>17. RBBC Letter Dated: 11/5/17</b>                                    | <b>Application No: 17/00846/HHOLD</b><br><b>(To view plans 'control &amp; click here')</b> |
| <b>LOCATION:</b>   | Oakwood Lodge 54 Oakwood Road Horley Surrey RH6 7BU  |
| <b>DESCRIPTION:</b>  | Car port.  |
| <i>Cons Expiry Date: 1/6/17; Determination Deadline: 28/6/17; pdf: 3</i> |  |
| <b>HORLEY TOWN COUNCIL COMMENTS</b><br>(meeting 23/5/17):                |  |

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| <b>18. RBBC Letter Dated: 11/5/17</b>                                   | <b>Application No: 17/00800/HHOLD</b><br><b>(To view plans 'control &amp; click here')</b> |
| <b>LOCATION:</b>  | 79 Castle Drive Horley Surrey RH6 9DD  |
| <b>DESCRIPTION:</b>   | Two storey side and rear extension   |
| <i>Cons Expiry Date: 1/6/17; Determination Deadline: 3/7/17; pdf: 2</i> |  |
| <b>HORLEY TOWN COUNCIL COMMENTS</b><br>(meeting 23/5/17):               |  |

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| <b>19. RBBC Letter Dated: 12/5/17</b>                                    | <b>Application No: 17/00955/HHOLD</b><br><b>(To view plans 'control &amp; click here')</b> |
| <b>LOCATION:</b>   | 2 Ewelands Langshott Horley Surrey RH6 9XD   |
| <b>DESCRIPTION:</b>  | Single storey rear extension.  |
| <i>Cons Expiry Date: 2/6/17; Determination Deadline: 20/6/17; pdf: 4</i> |  |
| <b>HORLEY TOWN COUNCIL COMMENTS</b><br>(meeting 23/5/17):                |  |



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| <b>20. RBBC Letter Dated: 12/5/17</b>  | <b>Application No: 17/01020/S73</b><br><b>(To view plans 'control &amp; click here')</b>   |
| <b>LOCATION:</b>   | Strawson Community Hall 156 Albert Road Horley Surrey RH6 7HZ  |
| <b>DESCRIPTION:</b>  | Proposed replacement community hall. Variation of condition 1 of permission 16/00014/F. Amendment to make building smaller and position on original site before it was burnt down. |
| <b>Cons Expiry Date: 2/6/17; Determination Deadline: 27/6/17; pdf: 5</b>   |  |
| <b>Previous History:</b> 16/00014/F - Proposed replacement community hall. As amended on 22/02/2016  |  |
| <b>Decision: Approved with Conditions</b>  |  |
| <b>HORLEY TOWN COUNCIL COMMENTS (5/2/15):</b> <i>Horley Town Council fully supports this Planning Application as the facility serves a number of community groups.</i> |  |
| <b>HORLEY TOWN COUNCIL COMMENTS (meeting 23/5/17):</b>   |  |

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| <b>21. RBBC Letter Dated: 12/5/17</b>  | <b>Application No: 17/00955/HHOLD</b><br><b>(To view plans 'control &amp; click here')</b> |
| <b>LOCATION:</b>   | 30 Bremner Avenue Horley Surrey RH6 8EP  |
| <b>DESCRIPTION:</b>  | Single storey rear and double storey side extension  |
| <b>Cons Expiry Date: 2/6/17; Determination Deadline: 20/6/17; pdf: 5</b>   |  |
| <b>Previous History:</b> 10/01549/OUT - Demolition of existing outbuilding and the erection of a two bedroom detached house and parking. (Drwg No. WSP/1120/RC/01, 02, 03, 04, 05) |  |
| <b>Decision: Refused / Appeal Dismissed</b>  |  |
| <b>HORLEY TOWN COUNCIL COMMENTS (28/9/10):</b> <i>No objections.</i>   |  |
| <b>HORLEY TOWN COUNCIL COMMENTS (meeting 23/5/17):</b>   |  |

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| <b>22. RBBC Letter Dated: 15/5/17</b>                                   | <b>Application No: 17/01074/HHOLD</b><br><b>(To view plans 'control &amp; click here')</b> |
| <b>LOCATION:</b>  | 18 Railfield Gardens Horley Surrey RH6 9FY   |
| <b>DESCRIPTION:</b>   | Proposed two storey rear extension.  |
| <b>Cons Expiry Date: 5/6/17; Determination Deadline: 3/7/17; pdf: 5</b> |  |
| <b>HORLEY TOWN COUNCIL COMMENTS (meeting 23/5/17):</b>                  |  |

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| <b>23. RBBC Letter Dated: 16/5/17</b>   | <b>Application No: 17/01057/F</b><br><b>(To view plans 'control &amp; click here')</b>  |
| <b>LOCATION:</b>  | 19 Church Road & Land To The Rear Of 17-23 Church Road & 58-60 Massetts Road Horley Surrey RH6 7EY  |
| <b>DESCRIPTION:</b>   | Demolition of no. 19 Church Road and the erection of 8 new detached dwellings on land to the rear of 17-23 Church Road and 58 - 60 Massetts Road Horley, with access from Church Road, together with car parking and landscaping. (Revision of application 17/00228/F |
| <b>Cons Expiry Date: 6/6/17; Determination Deadline: 4/7/17; pdf: 16</b>  |   |
| <b>Previous History:</b> 17/00228/F - Demolition of no. 19 Church Road and the erection of 9 new detached dwellings on land to the rear of 17-23 Church Road and 58-60 Massetts Road Horley, with access from Church Road, together with car parking and landscaping. |   |
| <b>Decision: Refused</b>  |   |
| <b>HORLEY TOWN COUNCIL COMMENTS (30/3/17):</b> No objections.   |   |
| <b>HORLEY TOWN COUNCIL COMMENTS (meeting 23/5/17):</b>  |   |

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| <b>24. RBBC Letter Dated: 15/5/17</b>                                    | <b>Application No: 17/01029/CU</b><br><b>(To view plans 'control &amp; click here')</b>   |
| <b>LOCATION:</b>   | Middleton House 43 - 49 High Street Horley Surrey RH6 7BN                                 |
| <b>DESCRIPTION:</b>  | Temporary change of use of car park to use as off airport car parking until February 2018 |
| <b>Cons Expiry Date: 6/6/17; Determination Deadline: 10/7/17; pdf: 2</b> |   |
| <b>HORLEY TOWN COUNCIL COMMENTS (meeting 23/5/17):</b>                   |   |