

HORLEY TOWN COUNCIL

Joan Walsh
Town Clerk
Council Offices, 92 Albert Road
Horley, Surrey RH6 7HZ
Tel: 01293 784765
info@horleysurrey-tc.gov.uk
www.horleysurrey-tc.gov.uk



AGENDA

PLANNING & DEVELOPMENT COMMITTEE

Date / Time: Tuesday 16 July 2024 at 7.30pm

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 16 July 2024, 7:30pm, 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 16 July 2024 at 7.30pm

**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**
To receive apologies for absence with officer recommendation for acceptance.
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 and Development Committee held on 11 June 2024.
5. **Planning Updates**
Planning and Development Committee held on 11 June 2024.
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 Accessibility Committee**
7. **Planning Applications**
 - i) To consider the list of applications determined for the period 7 June 2024 to 11 July 2024.
 - ii) To consider the list of applications registered for the period 7 June 2024 to 11 July 2024.
8. **Planning Appeals**
To consider any Planning Appeals received and determined.
9. **Ongoing Planning Matters**
To receive any updates.
10. **Highways and Transport Matters**
 - i) [Reigate and Banstead Parking Review 2024/2025](#) – To receive an update.
 - ii) Surrey Bus Partnership – Information received
 - iii) To receive an update on any other matters.

Continued .../...

11. **Airport Matters**
 - i) **Gatwick Airport Development Consent Order (DCO) Examination:** To note any updates
 - ii) **Gatwick Northern Runway Project (DCO) - London Gatwick Consultation: Providing an option for an on-airport Wastewater Treatment Works facility within the area of the existing self-park North Terminal Car Park to deal with wastewater flows from the airport, if required** – To note the Joint Surrey response submitted from the principal authorities.
 - iii) **GATCOM:** To receive any updates from Cllr George as the Town Council representative on the Gatwick Airport Consultative Committee.
 - iv) To receive an update on any other matters.
12. **SCC/RBBC 'Delivering Change' Regeneration Projects – Horley Town Centre**


To receive an update on the recent progress meeting held with Project Officers from the principal authorities along with the Committee Chairperson and Town Clerk.
13. **Horley Sewage Treatment Works**

To receive any updates from Cllr Barlow and Cllr Wootton on talks with Thames Water to mitigate impact from outflows of raw sewage on public land and long-term investment plans by the water company to upgrade the site.
14. **Outstanding Delivery of s106 Community Facilities and Public Services at Westvale Park Development**

To receive any updates on collaboration between Westvale Park Residents Association and Reigate & Banstead Borough Council to resolve longstanding issues at the residential development.
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: 27 August 2024



Signed: Town Clerk

Dated: 11 July 2024

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 7 June 2024 – 11 July 2024
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 07/06/24	Application No: 24/00985/HHOLD
LOCATION:	18 Castle Drive, Horley, Surrey RH6 9DB
DESCRIPTION:	Oak frame open porch
<i>Cons Expiry Date: 28/06/24; Determination Deadline: 29/07/24;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 16/07/24)	No objections

02. RBBC Letter Dated: 13/06/24	Application No: 24/01004/HHOLD
LOCATION:	127 Webber Street, Horley, Surrey RH6 8ST
DESCRIPTION:	Build an annex/office space in garden
<i>Cons Expiry Date: 04/07/24; Determination Deadline: 01/08/24;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 16/07/24)	No objections

03. RBBC Letter Dated: 13/06/24	Application No: 24/00803/F
LOCATION:	4 Meath Green Avenue, Horley, Surrey RH6 8EF
DESCRIPTION:	Detached three bedroom private dwelling house under pitched roof
<i>Cons Expiry Date: 04/07/24; Determination Deadline: 01/08/24;</i>	
History	19/01275/F - Erection two storey two bedroom house
Status	19/01275/F - Refused
Comments	19/01275/F - Object on grounds of:- 1] Overdevelopment 2] Negative impact on street scene 3] Negative impact on the amenities of the neighbouring properties. 4] Cramped design
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 16/07/24)	Horley Town Council would like to add to their previous objection on application 19/01275/F about the loss of off road parking at 4 Meath Green Lane whose parking spaces are on the footprint of the proposed new dwelling.

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 7 June 2024 – 11 July 2024
To see plans please CTRL+click on the application number to follow the link

04. RBBC Letter Dated: 13/06/24	Application No: <u>24/00989/HHOLD</u>
LOCATION:	16 The Meadway, Langshott, Horley, Surrey RH6 9AW
DESCRIPTION:	Proposed garden room and rear access
<i>Cons Expiry Date: 04/07/24; Determination Deadline: 01/08/24;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 16/07/24)	No objections

05. RBBC Letter Dated: 17/06/24	Application No: <u>24/01022/HHOLD</u>
LOCATION:	Copperwood, 3 Russells Crescent, Horley, Surrey RH6 7DJ
DESCRIPTION:	Proposed detached annexe
<i>Cons Expiry Date: 08/07/24; Determination Deadline: 06/08/24;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 16/07/24)	We note and support the views of the conservation officer. In addition, we object on the grounds of inappropriate development in the conservation area and loss of off road parking for Copperwood.

06. RBBC Letter Dated: 17/06/24	Application No: <u>24/00701/HHOLD</u>
LOCATION:	28 Broadlands, Langshott, Horley, Surrey RH6 9XA
DESCRIPTION:	Single storey rear and side extension
<i>Cons Expiry Date: 08/07/24; Determination Deadline: 01/08/24;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 16/07/24)	No objections

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 7 June 2024 – 11 July 2024
To see plans please CTRL+click on the application number to follow the link

07. RBBC Letter Dated: 19/06/24	Application No: <u>24/01093/HHOLD</u>
LOCATION:	10 Haine Close, Horley, Surrey RH6 9SU
DESCRIPTION:	The demolition of an existing two bay garage and the erection of a three bay oak-framed garage with room over to be used as annex accommodation.
Cons Expiry Date: 10/07/24; Determination Deadline: 06/08/24;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 16/07/24)	No objections

08. RBBC Letter Dated: 24/06/24	Application No: <u>24/01070/F</u>
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 hotel with a permanent structure that will contain one additional ensuite bedroom and a section of the reconfigured guest breakfast room.
Cons Expiry Date: 15/07/24; Determination Deadline: 12/08/24;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 16/07/24)	No objections, subject to the proposed works meeting the requirements of the Conservation Officer

09. RBBC Letter Dated: 25/06/24	Application No: <u>24/01111/F</u>
LOCATION:	85a Victoria Road, Horley, Surrey RH6 7QH
DESCRIPTION:	Proposed garage with flat roof
Cons Expiry Date: 16/07/24; Determination Deadline: 15/08/24;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 16/07/24)	Our previous objections to a similar application were: <ul style="list-style-type: none"> • A very cramped site. • The proposed garage could have a dominating impact on the surrounding area as opposed to it currently being an open area. I see little or no changes to the previous application so recommend we repeat our previous objections.

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 7 June 2024 – 11 July 2024
To see plans please CTRL+click on the application number to follow the link

10. RBBC Letter Dated: 27/06/24	Application No: 24/01063/HHOLD
LOCATION:	Lerryn, Rosemary Lane, Horley, Surrey RH6 9HG
DESCRIPTION:	Single storey rear and side extension, side storm porch, side roof canopy, conversion of front lawn to addition parking
Cons Expiry Date: 18/07/24; Determination Deadline: 19/08/24;	
HORLEY TOWN COUNCIL COMMENTS	

11. RBBC Letter Dated: 27/06/24	Application No: 24/01150/HHOLD
LOCATION:	41 Balcombe Gardens, Horley, Surrey RH6 9BY
DESCRIPTION:	Proposed single storey side/rear extension
Cons Expiry Date: 18/07/24; Determination Deadline: 19/08/24;	
HORLEY TOWN COUNCIL COMMENTS	

12. RBBC Letter Dated: 28/06/24	Application No: 24/01132/F
LOCATION:	The Cottage, 33 Massetts Road, Horley, Surrey RH6 7DQ
DESCRIPTION:	Addition of rear external 'Means of Escape' flight of stairs
Cons Expiry Date: 19/07/24; Determination Deadline: 16/08/24;	
HORLEY TOWN COUNCIL COMMENTS	

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 7 June 2024 – 11 July 2024
To see plans please CTRL+click on the application number to follow the link

13. RBBC Letter Dated: 01/07/24	Application No: 24/01171/TPO
LOCATION:	69 Meath Green Lane, Horley, Surrey RH6 8HN
DESCRIPTION:	<p>Tree T1 from TPO RE32 which was incorrectly identified as an Elm. The tree is actually a Sycamore tree. The tree is in the front garden of our property to the right hand side of the driveway as you look towards the house from the road. The tree is set back from the public pavement by approximately 1.5 metres. The branches of the tree overhang the public pavement and the road itself. We have had an inspection made on the tree by Jack Partridge of Patridge Tree Consultants. His report and comments are below "The Acer pseudoplatanus, commonly known as the Sycamore tree, exhibits a significant presence of white rot concentrated at its base, attributed to historical damage. This condition has given rise to notable consequences such as moderate dead wood throughout the canopy, evident crown thinning, and observable dieback. It is important to underscore the potential hazards associated with the tree's current state, particularly its proximity to a road utilized for school traffic and as a thoroughfare. The decay is prominently situated on the western side of the tree, posing an imminent risk that, upon deterioration, the tree may fall onto the adjacent highways, necessitating urgent attention and mitigation measures to ensure the safety of the surrounding environment and its occupants. It is recommended that the Sycamore tree to be removed to pre-emptively mitigate potential hazards. Kindly grant permission for the necessary removal of the tree to ensure the safety of the surrounding environment and its occupants. Best regards, Jack Partridge Partridge Tree Consultants (07545)676047 9 Stanford Brook Way, Pease Pottage, Crawley, West Sussex, RH11 9GY Jcpartridgearb@outlook.com"</p>
Cons Expiry Date: 22/07/24; Determination Deadline: 19/08/24;	
HORLEY TOWN COUNCIL COMMENTS	

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 7 June 2024 – 11 July 2024
To see plans please CTRL+click on the application number to follow the link

14. RBBC Letter Dated: 04/07/24	Application No: 24/01047/HHOLD
LOCATION:	32 Clarence Way, Langshott, Horley, Surrey RH6 9GT
DESCRIPTION:	To remove wall between existing garage. The existing garage door removed and replaced by a window and door to match the existing property. New single storey attached garage with tiled pitched roof to match the original garage. Internal alterations.
<i>Cons Expiry Date: 25/07/24; Determination Deadline: 27/08/24;</i>	
HORLEY TOWN COUNCIL COMMENTS	

15. RBBC Letter Dated: 05/07/24	Application No: 24/01082/HHOLD
LOCATION:	Milestone, 8 Wolverton Gardens, Horley, Surrey RH6 7LX
DESCRIPTION:	Erect a timber single storey ancillary annexe at the rear of the garden.
<i>Cons Expiry Date: 26/07/24; Determination Deadline: 27/08/24;</i>	
HORLEY TOWN COUNCIL COMMENTS	

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 7 June 2024 – 11 July 2024
To see plans please CTRL+click on the application number to follow the link

Tree Works (Non-Felling)

A. RBBC Letter Dated: 04/07/24	Application No: 24/01209/TPO
LOCATION:	43a Oakwood Road, Horley, Surrey RH6 7BY
DESCRIPTION:	T1 – Horse Chestnut tree: Prune the crown to reduce density. This will be achieved by reducing height by 1.5m and lateral branch shortening of 0.75m. Remove crossing and rubbing branches. Remove dead wood. Crown lift by 1m above the road, secondary branches only. The reason for this work is to maintain the density of the crown because it overhangs a pavement and busy road adjacent to a school. This allows better passage of wind and therefore is to improve the safety factor.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 04/07/24	Application No: 24/01210/TPO
LOCATION:	Yattendon School, Oakwood Road, Horley, Surrey RH6 7BZ
DESCRIPTION:	T1 – 6 oak trees. Crown lift by 1.5m as per last time by shortening of drooping lower secondary branches only. Remove epic or mic stem growth. Remove internal crown crossing and/or rubbing branches.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 7 June 2024 – 11 July 2024
To see plans please CTRL+click on the application number to follow the link

The following applications are for information only	
10.06.24	
<u>04/02120/RM1G</u>	- Horley North West Development Meath Green Lane Horley Surrey Reserved Matters Application for Phase 2 of the Riverside Green Chain Country Park at North West Horley (appearance, landscaping, layout and scale) pursuant to 04/02120/OUT, together with associated ancillary works. As amended on 04/06/2024