

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, 26 May 2015 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 5 May 2015.
7. **Matters Arising**
Planning & Development Committee held on 5 May 2015.
8. **Appointments to Sub-Committees and Outside Bodies**
To agree appointments to the following:
 - i) Horley Regeneration Forum
 - ii) Planning Applications Sub-Committee
 - iii) Gatwick Diamond Business
 - iv) Horley Town Management Group
 - v) Gatwick Airport Consultative Committee (GATCOM)
9. **Outside Bodies and Sub-Committees**
 - i) **Gatwick Diamond Business:**
 - a. AGM & Executive Council Voting Slips – To note information received.
 - b. To receive an update on any other matters.
 - ii) **Horley Town Management Group:** To receive an update on recent meetings.
 - iii) 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 Applications**
To consider the list of applications determined for the period 29 April to 19 May 2015.
12. **Planning Applications received from Reigate & Banstead Borough Council**
To consider planning applications received for weeks ending 5, 12 & 19 May 2015.

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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**

To receive an update on any matters.
16. **North West Sector**

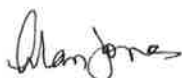
To receive an update on any matters.
17. **Town Centre Regeneration**

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

To receive an update on any matters.
19. **Highway Matters**
 - i) **SCC Consultation: Local Transport Review - Proposed Changes to Local Bus Services (Closing Date: 8 June 2015)** – To consider this Council’s response.
 - ii) To receive an update on any other matters.
20. **Local Flooding Issues**
 - i) **Horley South East Flood Forum** – To receive an update.
 - ii) To receive an update on any other matters.
21. **Airport Matters**
 - i) **GATCOM: Airports Commission Consultation – Local Air Quality Assessment (Closing Date: 29 May 2015)** – To note information received.
 - ii) **GAL: Update on Parish Engagement Session** - To note information received.
 - iii) **GATCOM: Weekly Newsletters & Updates** - To note information received.
 - iv) To receive an update on any other matters.
22. **SCC Consultation: Planning Reports Survey (Closing Date: 27 May 2015)** - To approve this Council’s response.
23. **RBBC Consultations:**
 - i) **Community Infrastructure Levy – Draft Charging Schedule (Closing Date: 26 May 2015)** – To ratify this Council’s response.
 - ii) **Draft Green Infrastructure Strategy (Closing Date: 29 May 2015)** - To approve this Council’s response.
24. **Letters Received**
25. **Diary Dates**
26. **Urgent Business**
27. **Press Release**

To agree items for inclusion.

Date of next meeting: 23 June 2015



Signed: Town Clerk

Dated: 21 May 2015

**Reigate and Banstead Borough Council
Applications Determined**

Application No	Application Type	Decision Date	Decision Description	Ward
14/02542/F LOCATION: PROPOSED DEVELOPMENT:	Full planning	21/04/15	Approved with Conditions	Horley Central
	1 Yattendon Road Horley Surrey RH6 7BS Replacement building and demolish workshop to rear to form:- A1 retail unit 40m2, two bedroom house, 2 x two bedroom flats, 1 bedroom flat, studio flat. Additional plan received by letter 05.02.15.			

Application No	Application Type	Decision Date	Decision Description	Ward
15/00469/HHOLD LOCATION: PROPOSED DEVELOPMENT:	Householder Application	29/04/15	Approved with Conditions	Horley East
	11 Castle Drive Horley Surrey RH6 9DB Single storey rear and side extension			

Application No	Application Type	Decision Date	Decision Description	Ward
15/00499/TPO LOCATION: PROPOSED DEVELOPMENT:	Tree Preservation Order	01/05/15	Approved with Conditions	Horley East
	Bracken 93 Balcombe Road Horley Surrey RH6 9AB SEE CONDITIONS FOR APPROVED PRUNING SPECIFICATION. Pine crown lift by 2m by the removal of secondary branches only, reduce length of lowest two limbs by 50%, reduce length of long branch above phone line by 2m			

Application No	Application Type	Decision Date	Decision Description	Ward
15/00498/TPO LOCATION: PROPOSED DEVELOPMENT:	Tree Preservation Order	01/05/15	Approved with Conditions	Horley West
	1 Deepfields Horley Surrey RH6 8JT Oak reduce crown system by 1m.			

Application No	Application Type	Decision Date	Decision Description	Ward
15/00507/HHOLD LOCATION: PROPOSED DEVELOPMENT:	Householder Application	01/05/15	Approved with Conditions	Horley West
	The Cottage Meath Green Lane Horley Surrey RH6 8HZ Replacement garage set back from existing			

Application No	Application Type	Decision Date	Decision Description	Ward
15/00523/HHOLD LOCATION: PROPOSED DEVELOPMENT:	Householder Application	30/04/15	Approved with Conditions	Horley West
	36 Waterside Horley Surrey RH6 8JE Two storey front extension			

Application No	Application Type	Decision Date	Decision Description	Ward
15/00715/PDE LOCATION: PROPOSED DEVELOPMENT:	General Permitted Development - Extns Lochlyns 15 Horley Row Horley Surrey RH6 8DN	05/05/15	Conditional Extension GPD	Horley West
	Single storey rear extension - depth 4m, height 2.8m, height to eaves 2.8m.			

**Reigate and Banstead Borough Council
Appeal Decisions Received**

None are relevant to Horley.

**Reigate and Banstead Borough Council
List of Planning Applications Received
During the Week Ending 12/05/15**

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Application No: 15/00452/HHOLD Type: Householder Application
Case Officer: Helen Goody Registration Date: 4th March 2015
Ward: Horley Central Delegation Level: Development Quality Manager

Team: Neighbourhood
Development Team

APPLICANT:

Mr Antonella Menhennet
7 Church Walk
Horley Surrey RH6 7EE

AGENT:

Mr David Balkind
12 Oak Close
Sutton SM1 3LQ

LOCATION:

7 Church Walk Horley RH6 7EE

PROPOSED DEVELOPMENT:

Ground floor rear/side and first floor side extensions.

Cons. Expiry Date: 20/5/15; pdf: 6

Amended via planning portal 30/04/15

5

Application No: 15/00821/PAP3M Type: Prior Approval - Shop/Bank to Dwelling
Case Officer: Hollie Marshall Registration Date: 8th May 2015
Ward: Horley Central Delegation Level: Development Quality Manager

Team: Neighbourhood
Development Team

APPLICANT:

Allen Planning Ltd (Mr Tony Allen)
21A New Street, Salisbury SP1 2PH

LOCATION:

88 Brighton Road Horley RH6 7JQ

PROPOSED DEVELOPMENT:

Change of use of A1 shop to A1 shop with two apartments above.

Cons. Expiry Date: TBA; pdf: 2

6

Application No: 15/00973/PDE Type: General Permitted Development - Extns
Case Officer: Matthew Holdsworth Registration Date: 1st May 2015
Ward: Horley East Delegation Level: Development Quality Manager

Team: Neighbourhood
Development Team

APPLICANT:

Mr A Verrma
121 Balcombe Road, Horley RH6 9BG

AGENT:

Mr Kashif Syed
2 Kingswood Avenue, Thornton Heath CR7 7HR

LOCATION:

121 Balcombe Road Horley RH6 9BG

PROPOSED DEVELOPMENT:

Proposed single storey 8 metre rear extension on a detached house. 8 metres long and 3.3 metres high

Cons. Expiry Date: 29/5/15; pdf: 7

**Reigate and Banstead Borough Council
Applications Determined**

Application No	Application Type	Decision Date	Decision Description	Ward
15/00410/HHOLD LOCATION: PROPOSED DEVELOPMENT:	Householder Application	07/05/15	Refused	Horley Central
Fircroft 58A Oakwood Road Horley Surrey RH6 7BU Extension above the double garage which has a flat roof.				
Application No	Application Type	Decision Date	Decision Description	Ward
15/00526/HHOLD LOCATION: PROPOSED DEVELOPMENT:	Householder Application	07/05/15	Approved with Conditions	Horley Central
39 Benhams Drive Horley Surrey RH6 8QT Demolition of existing utility room and construction of new single storey rear extension and single storey side extension				
Application No	Application Type	Decision Date	Decision Description	Ward
12/01881/DET10A LOCATION: PROPOSED DEVELOPMENT:	Submission of Details	12/05/15	Approved	Horley Central
Former Newman House 45 Victoria Road Horley Surrey Submission of contamination remediation details pursuant to condition No. 10 of planning permission ref No: 12/01881/F for redevelopment of site to provide 90 one and two bedroom affordable flats, 4/5 retail/restaurant units (A1/A2/A3 use) together with associated car parking and landscaping				
Application No	Application Type	Decision Date	Decision Description	Ward
15/00534/TPO LOCATION: PROPOSED DEVELOPMENT:	Tree Preservation Order	06/05/15	Approved with Conditions	Horley Central
Yew Tree Guest House 31 Massetts Road Horley Surrey RH6 7DQ AMENDED PRUNING SPECIFICATION SEE CONDITIONS. Prune one oak by crown reduction in height and spread.				
Application No	Application Type	Decision Date	Decision Description	Ward
15/00582/TPO LOCATION: PROPOSED DEVELOPMENT:	Tree Preservation Order	11/05/15	Approved with Conditions	Horley Central
Regents Mews Horley Surrey RH6 7AN Fell one pine which is causing severe disruption to nearby paved surfaces.				

Application No	Application Type	Decision Date	Decision Description	Ward
12/01881/DET10B LOCATION: PROPOSED DEVELOPMENT:	Submission of Details Former Newman House 45 Victoria Road Horley Surrey Submission of contamination remediation details pursuant to condition No. 10 of planning permission ref No: 12/01881/F for redevelopment of site to provide 90 one and two bedroom affordable flats, 4/5 retail/restaurant units (A1/A2/A3 use) together with associated car parking and landscaping	12/05/15	Approved	Horley Central

Application No	Application Type	Decision Date	Decision Description	Ward
15/00580/CLP LOCATION: PROPOSED DEVELOPMENT:	Certificate of Lawfulness (Proposed Use) 5 Wysemead Langshott Horley Surrey RH6 9XX Two storey rear extension to dwelling house	11/05/15	Permitted Development	Horley East

Application No	Application Type	Decision Date	Decision Description	Ward
15/00216/F LOCATION: PROPOSED DEVELOPMENT:	Full planning Building Adj To Pumping Station Horley Sewage Works Lee Street Horley Surrey Demolition of existing single storey building, erection of 1no. 2 bed bungalow and 1no. 3 bed bungalow with associated hard and soft landscaping.	06/05/15	Approved with Conditions	Horley West

**Reigate and Banstead Borough Council
Appeals Received**

Application No	Application Type	Appeal Start Date	Appeal Type	Ward
14/01316/F LOCATION: PROPOSED DEVELOPMENT:	Full planning 4 Perrylands Lane Horley Surrey RH6 9PR Erection of block of two stables and tack room and provision of sandschool.	06/05/15	Written Representations	Horley East

**Reigate and Banstead Borough Council
List of Planning Applications Received
During the Week Ending 19/05/15**

7

Application No:	15/00902/F	Type:	Full planning
Case Officer:	Helen Goody	Registration Date:	27th April 2015
Ward:	Horley Central	Delegation Level:	Development Quality Manager

Team: Neighbourhood
Development Team

APPLICANT:

Boots Opticians
D90 Building, Thane Road
Beeston, Nottingham NG90 1HQ

AGENT:

Lewis & Hickey
11 Gregory Boulevard
Nottingham NG7 6LB

LOCATION:

Boots Opticians 18 High Street Horley RH6 7AY

PROPOSED DEVELOPMENT:

**Installation of 3 no A/C condenser units to be located on
the side elevation at high level down the alleyway.**

Cons. Expiry Date: 20/5/15; pdf: 2

8

Application No:	15/00932/F	Type:	Full planning
Case Officer:	Hollie Marshall	Registration Date:	30th April 2015
Ward:	Horley Central	Delegation Level:	Development Quality Manager

Team: Neighbourhood
Development Team

APPLICANT:

Mountley Estates
69 Watermint Quay, London N16 6DN

AGENT:

Jdw Architects, 126 Caerleon Road
Newport/Casnewydd NP19 7GS

LOCATION:

Oakfield Court Consort Way Horley RH6 7AF

PROPOSED DEVELOPMENT:

**Proposed external alterations to building to provide new
windows and replace existing louvred areas at roof level
with new glazing**

Cons. Expiry Date: 5/6/15; pdf: 2

9

Application No:	15/00946/F	Type:	Full planning
Case Officer:	Helen Goody	Registration Date:	1st May 2015
Ward:	Horley Central	Delegation Level:	Development Quality Manager

Team: Neighbourhood
Development Team

APPLICANT:

Mountley Estates
69 Watermint Quay, London N16 6DN

AGENT:

JDW Architects
126 Caerleon Road, Newport/Casnewydd
NP19 7GS

LOCATION:

Consort House Consort Way Horley RH6 7AF

PROPOSED DEVELOPMENT:

**Proposed external alterations to existing building to
provide new windows, dormers and minor amendment to
roof profile**

Cons. Expiry Date: 8/6/15; pdf: 4

10

Application No: 15/01005/TPO
Case Officer: Malcolm James
Ward: Horley Central

Type: Tree Preservation Order
Registration Date: 6th May 2015
Delegation Level: Development Quality Manager

Team: Major Development Team

APPLICANT:

Mr Gray
Comphurst, 1 The Grove, Horley RH6 9HA

AGENT:

Heatherlands Tree Care
Mr Jonathon Fincken, 3 Lumley Court
Brighton Road, Horley RH6 7JE

LOCATION: Comphurst 1 The Grove Horley Surrey RH6 9HA

PROPOSED DEVELOPMENT: Reduce 1 no. Oak by 1.5 metres

Cons. Expiry Date: 8/615; pdf: 1

11

Application No: 15/01011/HHOLD
Case Officer: Helen Goody
Ward: Horley East

Type: Householder Application
Registration Date: 7th May 2015
Delegation Level: Development Quality Manager

Team: Neighbourhood
Development Team

APPLICANT:

Mr & Mrs Wood
5 Haroldslea Close, Horley RH6 9DZ

AGENT:

Mr John Wilkinson
The Bothy, Balcombe Place
Haywards Heath Road, Balcombe
Nr. Haywards Heath, West Sussex RH17 6QJ

LOCATION: 5 Haroldslea Close Horley Surrey RH6 9DZ

PROPOSED DEVELOPMENT: Proposed single storey rear extension

Cons. Expiry Date: 9/615; pdf: 5

Previous History:

13/00606/HHOLD: Extend 2 x bedrooms
to rear elevation above existing single
storey extension, hip roof back into
existing, rendered to match property

HORLEY TOWN COUNCIL COMMENTS
(meeting, 7/5/13): No objections.

12

Application No: 15/01028/PDE
Case Officer: Matthew Holdsworth
Ward: Horley East

Type: General Permitted
Development - Extns
Registration Date: 11th May 2015
Delegation Level: Development Quality
Manager

Team: Neighbourhood
Development Team

APPLICANT:

Mr Paul Snape
17 Castle Drive, Horley RH6 9DB

AGENT:

Mr Michael Cocks
52 Oakside Court, Langshott, Horley RH6 9XB

LOCATION: 17 Castle Drive Horley RH6 9DB

PROPOSED DEVELOPMENT: Single storey rear extension Depth 4.5metres x Height

Cons. Expiry Date: 9/615; pdf: 2
2.5metres x Height to Eaves 2.6metres

13

Application No:	15/01107/CON	Type:	Consultation
Case Officer:	Matthew Sheahan	Registration Date:	18th May 2015
Ward:	Horley East	Delegation Level:	Development Quality Manager
Team:	Neighbourhood Development Team		

APPLICANT:

Surrey County Council
Planning And Development Group
County Hall
Kingston Upon Thames Surrey KT1 2DY

LOCATION:

2 Perrylands Lane Horley Surrey RH6 9PR

PROPOSED DEVELOPMENT:

The use of land as a soil processing facility, utilising imported builders construction and demolition waste, including: the siting of a screener, single storey portacabin, portaloos, two metal containers, concrete hardstanding, stockpiles of oils and rubble, perimeter soil bunds, lighting, water mist sprinklers, access gates, wheelwash, and the provision of car parking and fuel storage without compliance with Condition 2 - approved plans and condition 27 - landscaping plans of planning permission ref:- RE14/02134/CON dated 21st January 2015 in order to allow for an amended bund design and landscaping scheme

Cons. Expiry Date: TBA; pdf: 3

15/00816/CON:

HORLEY TOWN COUNCIL COMMENTS

(meeting, 5/5/15): No objections.

Reigate and Banstead Borough Council
Applications Determined
For Period 13/05/15 To 19/05/15

Application No	Application Type	Decision Date	Decision Description	Ward
12/01881/DET06 LOCATION: PROPOSED DEVELOPMENT:	Submission of Details Thames Valley Housing Association Development Site Former Newman House Victoria Road Horley Surrey Submission of car parking details pursuant to condition No. 06 of planning permission ref No: 12/01881/F for redevelopment of site to provide 90 one and two bedroom affordable flats, 4/5 retail/restaurant units (A1/A2/A3 use) together with associated car parking and landscaping	19/05/15	Withdrawn by Council	Horley Central
15/00215/CLE LOCATION: PROPOSED DEVELOPMENT:	Certificate of Lawfulness (Existing Use) 58 Lumley Road Horley Surrey RH6 7JL Conversion from a single 3 bedroom dwelling to 2 independent and self contained 1 bedroom flats, 1 upstairs and 1 downstairs.	18/05/15	Approved	Horley Central
15/00433/F LOCATION: PROPOSED DEVELOPMENT:	Full planning The Lawn 30 Massetts Road Horley Surrey RH6 7DF Proposed single storey side (with storage over) extension enlarging owner accommodation	19/05/15	Refused	Horley Central
15/00640/P3JPA LOCATION: PROPOSED DEVELOPMENT:	Prior Approval Offices to Dwellings First Floor 100 Victoria Road Horley Surrey RH6 7AB Change of use of the first floor offices to 14 residential apartments	15/05/15	Prior Approval Not Required	Horley Central
13/01979/DET06A LOCATION: PROPOSED DEVELOPMENT:	Submission of Details Former 59 Fairfield Avenue Horley Surrey RH6 7PB Submission of method of construction details pursuant to Condition 6 of 13/01979/F - Erection of 4 new affordable dwellings, including 2 x 2 bed houses, 2 x 3 bed house and associated new access road, following the demolition of an existing pair of semi detached properties.	15/05/15	Approved	Horley Central

Application No	Application Type	Decision Date	Decision Description	Ward
15/00629/TPO LOCATION: PROPOSED DEVELOPMENT:	Tree Preservation Order Thornbury 54 Massetts Road Horley Surrey RH6 7DS Fell one sycamore detailed T2 on the notification plan	18/05/15	Refused	Horley Central

Application No	Application Type	Decision Date	Decision Description	Ward
14/00411/HHOLD LOCATION: PROPOSED DEVELOPMENT:	Householder Application Easter Barn Langshott Horley Surrey RH6 9LJ Replacement of existing garage with new garage As amended 28/03/2015	15/05/15	Approved with Conditions	Horley East

Application No	Application Type	Decision Date	Decision Description	Ward
15/00577/HHOLD LOCATION: PROPOSED DEVELOPMENT:	Householder Application Friars 210 Smallfield Road Horley Surrey RH6 9LS First floor roof extension	18/05/15	Refused	Horley East

Application No	Application Type	Decision Date	Decision Description	Ward
15/00816/CON LOCATION: PROPOSED DEVELOPMENT:	Consultation 2 Perrylands Lane Horley Surrey RH6 9PR The use of land as a soil processing facility, utilising imported builders construction and demolition waste, including: the siting of a screener, single storey portacabin, portaloos, two metal containers, concrete hardstanding, stockpiles of oils and rubble, perimeter soil bunds, lighting, water mist sprinklers, access gates, wheelwash, and the provision of car parking and fuel storage without compliance with Condition 19 of planning permission ref:- RE14/02134/CON dated 21st January 2015 to enable a 360 excavator to operate up to 3m above ground level.	13/05/15	No Objection	Horley East

Application No	Application Type	Decision Date	Decision Description	Ward
12/01653/DET08 LOCATION: PROPOSED DEVELOPMENT:	Submission of Details Horley Development North West Sector Horley Surrey Submission of public footpath details pursuant to condition No. 08 of planning permission ref No. 12/01653/F for development of temporary haul road in order to facilitate the delivery of the Horley North West Sector development.	13/05/15	Approved	Horley West

Application No	Application Type	Decision Date	Decision Description	Ward
12/01653/DET09	Submission of Details	15/05/15	Partial Discharge (Condition)	Horley West
LOCATION: PROPOSED DEVELOPMENT:	Horley Development North West Sector Horley Surrey Submission of flood relief culvert details pursuant to condition No. 09 of planning permission ref No. 12/01653/F for development of temporary haul road in order to facilitate the delivery of the Horley North West Sector development.			

Application No	Application Type	Decision Date	Decision Description	Ward
12/01653/DET10	Submission of Details	13/05/15	Partial Discharge (Condition)	Horley West
LOCATION: PROPOSED DEVELOPMENT:	Horley Development North West Sector Horley Surrey Submission of surface water drainage details pursuant to condition No. 10 of planning permission ref No. 12/01653/F for development of temporary haul road in order to facilitate the delivery of the Horley North West Sector development. Additional Information received 16/04/15			

Application No	Application Type	Decision Date	Decision Description	Ward
12/01653/DET11	Submission of Details	15/05/15	Partial Discharge (Condition)	Horley West
LOCATION: PROPOSED DEVELOPMENT:	Horley Development North West Sector Horley Surrey Submission of surface water attenuation details pursuant to condition No. 11 of planning permission ref No. 12/01653/F for development of temporary haul road in order to facilitate the delivery of the Horley North West Sector development.			

Application No	Application Type	Decision Date	Decision Description	Ward
12/01653/DET07	Submission of Details	13/05/15	Approved	Horley West
LOCATION: PROPOSED DEVELOPMENT:	Horley Development North West Sector Horley Surrey Submission of construction management plan details pursuant to condition No. 07 of planning permission ref No. 12/01653/F for development of temporary haul road in order to facilitate the delivery of the Horley North West Sector development.			

Application No	Application Type	Decision Date	Decision Description	Ward
15/00618/HHOLD	Householder Application	15/05/15	Approved with Conditions	Horley West
LOCATION: PROPOSED DEVELOPMENT:	6 Kidworth Close Horley Surrey RH6 8JP Single storey rear extension including new pitched roof to existing single storey side extension			

Application No	Application Type	Decision Date	Decision Description	Ward
15/00641/HHOLD LOCATION: PROPOSED DEVELOPMENT:	Householder Application 1 Mallard Close Horley Surrey RH6 8QW Proposed single storey rear extension.	15/05/15	Approved with Conditions	Horley West

Application No	Application Type	Decision Date	Decision Description	Ward
13/01237/DET04 LOCATION: PROPOSED DEVELOPMENT:	Submission of Details 16 Hevers Avenue Horley Surrey RH6 8DB Submission of landscaping details pursuant to condition No. 04 of planning permission ref no: 13/01237/F for new attached dwelling and single storey rear extension to existing dwelling.	18/05/15	Refused	Horley West

**Reigate and Banstead Borough Council
Appeals Received**

None are relevant to Horley.

**Reigate and Banstead Borough Council
Appeal Decisions Received**

Application No	Application Type	Appeal Decision Date	Appeal Decision Description	Ward
14/00619/F LOCATION: PROPOSED DEVELOPMENT:	Full planning 34 Limes Avenue Horley Surrey RH6 9DG Demolition of existing dwelling & outbuildings. Construction of 7 No. new residential dwellings with associated parking and garages.	19/05/15	Appeal Dismissed	Horley Central