

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 7 November 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 10 October 2017.
5. **Matters Arising**
Planning & Development Committee held on 10 October 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 7 October to 3 November 2017.
9. **Registered Planning Applications**
To consider the list of applications registered for the period 7 October to 3 November 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 Highways: Outstanding Road Maintenance in Horley** - To receive an update.
 - ii) To receive an update on any other matters.
17. **Airport Matters**
 - i) **DfT Consultation: Aviation Strategy 'Beyond the horizon: The Future of Aviation' - Call for Evidence'**: GATCOM response - To note informed received.
 - ii) **GATCOM: DfT Consultation - Revised draft Airports National Policy Statement (Closing Date: 19 December)** - To note information received.
 - 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. **DEFRA Consultation: SES Water Drought Plan 2017 (Closing Date: 15 December 201)** - To consider this Council's response.
20. **RBBC Consultation: Proposed Changes to Current Taxi and Private Hire Licensing Policy (Closing Date: 4 December 2017)** – To consider this Council's response.
21. **Letters Received.**
22. **Diary Dates.**
23. **Urgent Business.**
24. **Press Release.**
To agree items for inclusion.

Date of next meeting: 5 December 2017



Signed: Town Clerk

Dated: 2 November 2017

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 7 October to 3 November 2017

1. RBBC Letter Dated: 9/10/17	Application No: 17/02229/HHOLD (To view plans 'control & click here')
LOCATION:	Tandem 8 Victoria Road Horley Surrey RH6 9BN
DESCRIPTION:	Proposed two storey side extension and single storey side and rear extension
<i>Cons Expiry Date: 30/10/17; Determination Deadline: 20/11/17; pdf: 8</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 7/11/17):	No objection. However the Town Council is concerned that access to the rear of property will be lost.

2. RBBC Letter Dated: 9/10/17	Application No: 17/02200/CLP (To view plans 'control & click here')
LOCATION:	22 Avenue Gardens Horley Surrey RH6 9BS
DESCRIPTION:	Erection of a single storey extension to the side elevation
<i>Cons Expiry Date: 30/10/17; Determination Deadline: 18/11/17; pdf: 1</i> Previous History: 17/02212/PDE- Single storey extension to the rear elevation. Measurement beyond rear wall 6m. Measurement max height 3.5. Measurement height at eaves 2.9m. Decision: Registered awaiting decision Horley Town Council Comments: Not consulted (permitted development)	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 7/11/17):	No objection

3. RBBC Letter Dated: 9/10/17	Application No: 17/02226/ADV (To view plans 'control & click here')
LOCATION:	Gatwick Castle 28 Massetts Road Horley Surrey RH6 7DF
DESCRIPTION:	Road sign on post, flags, fascia sign.
<i>Cons Expiry Date: 30/10/17; Determination Deadline: 20/11/17; pdf: 3</i> Previous History: 17/00928/CU - Change of use from HMO to Guest House (Bed and Breakfast) Decision: Approved with Conditions Horley Town Council Comments: No objections (26 May 2017)	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 7/11/17):	The Town Council objects for the following reasons: - i. negative impact to street scene ii. disproportionate signage, out of character with adjacent properties.

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4. RBBC Letter Dated: 11/10/17	Application No: 17/02259/HHOLD (To view plans 'control & click here')
LOCATION:	5 Heritage Lawn Langshott Horley Surrey RH6 9XH
DESCRIPTION:	Proposed extension and conversion of garage to residential accommodation
<i>Cons Expiry Date: 1/11/17; Determination Deadline: 24/11/17; pdf: 11</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 7/11/17):	The Town Council objects for the following reasons:- <ul style="list-style-type: none"> i. massing of the proposed extension ii. negative impact on the street scene. iii. the detrimental impact on the street scene will be accentuated as it is in the same road as 17/02242/HHOLD
5. RBBC Letter Dated: 11/10/17	Application No: 17/02168/HHOLD (To view plans 'control & click here')
LOCATION:	Rosedale 80 Lee Street Horley Surrey RH6 8ES
DESCRIPTION:	Demolition of existing rear building and conservatory, and erect a new brick build rear extension
<i>Cons Expiry Date: 1/11/17; Determination Deadline: 28/11/17; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 7/11/17):	No objection
6. RBBC Letters Dated: 11/10/17 and 23/10/17	Application No: 17/02213/HHOLD (To view plans 'control & click here')
LOCATION:	10 Poynes Road Horley Surrey RH6 8LT
DESCRIPTION:	Single storey side & rear extension with a small pitched roof to the front and a flat roof to remainder of the side extension and all of the rear. As amended on 16/10/2017
<i>Cons Expiry Date: 6/11/17; Determination Deadline: 28/11/17; pdf: 5</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 7/11/17):	No objection

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7. RBBC Letter Dated: 11/10/17	Application No: 17/02242/HHOLD (To view plans 'control & click here')
LOCATION:	17 Heritage Lawn Langshott Horley Surrey RH6 9XH
DESCRIPTION:	Proposed 1st floor extension over garage and internal alterations.
<i>Cons Expiry Date: 1/11/17; Determination Deadline: 29/11/17; pdf: 5</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 7/11/17):	The Town Council objects for the following reasons: - <ul style="list-style-type: none"> i. the proposed first floor extension over the garage will give the impression of terracing ii. negative impact on the street scene iii. the detrimental impact on the street scene will be accentuated as it is in the same road as 17/02259/HHOLD

8. RBBC Letter Dated: 12/10/17	Application No: 17/02147/F (To view plans 'control & click here')
LOCATION:	Greenleas 48 Meath Green Lane & Greenfields Greenfields Close Horley Surrey RH6 8HY
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: 2/11/17; Determination Deadline: 10/11/17; pdf: 6</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 7/11/17):	No objection

9. RBBC Letter Dated: 12/10/17	Application No: 17/02118/HHOLD (To view plans 'control & click here')
LOCATION:	7 Russet Close Langshott Horley Surrey RH6 9GE
DESCRIPTION:	Single storey front extension.
<i>Cons Expiry Date: 2/11/17; Determination Deadline: 30/11/17; pdf: 2</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 7/11/17):	No objection

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10. RBBC Letter Dated: 13/10/17	Application No: 17/02187/F (To view plans 'control & click here')
LOCATION:	Alladins 32 High Street Horley Surrey RH6 7BB
DESCRIPTION:	. Two storey rear extension following removal of redundant storage shed to provide 2no. 1 bedroom flats
<i>Cons Expiry Date: 3/11/17; Determination Deadline: 4/12/17; pdf: 5</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 7/11/17):	No Objection

11. RBBC Letter Dated: 17/10/17	Application No: 17/02261/F (To view plans 'control & click here')
LOCATION:	19 Church Road And Rear Of 17-23 Church Road Horley Surrey RH6 7EY
DESCRIPTION:	Demolition of no. 19 Church Road and the erection of 7 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 17/1057/F)
<i>Cons Expiry Date: 7/11/17; Determination Deadline: 8/12/17; pdf: 14</i>	
Previous History: 17/01057/F - 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. As amended on 23/06/2017. As amended on 12/07/2017 Decision: Refused - Appeal lodged. Horley Town Council Comments: No objections (26 May 2017)	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 7/11/17	

12. RBBC Letter Dated: 17/10/17	Application No: 17/02347/F (To view plans 'control & click here')
LOCATION:	St Georges And Muirfield Aurum Close Horley Surrey RH6 9DN
DESCRIPTION:	Construction of timber dustbin store.
<i>Cons Expiry Date: 7/11/17; Determination Deadline: 4/12/17; pdf: 2</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 7/11/17	

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13. RBBC Letter Dated: 18/10/17	Application No: 17/02088/F (To view plans 'control & click here')
LOCATION:	Horley Recreation Ground Brighton Road Horley Surrey RH6 8DA
DESCRIPTION:	Proposed pavilion to include cafe and public access toilets, with extended public car park.
<i>Cons Expiry Date: 13/11/17; Determination Deadline: 11/12/17; pdf: 1</i>	
For Information Only	

14. RBBC Letter Dated: 18/10/17	Application No: 17/02357/HHOLD (To view plans 'control & click here')
LOCATION:	14 Witherdale Horley Surrey RH6 8BW
DESCRIPTION:	Proposed first floor extension over existing garage. Pitched roof for porch.
<i>Cons Expiry Date: 8/11/17; Determination Deadline: 6/12/17; pdf: 1</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 7/11/17	

15. RBBC Letter Dated: 19/10/17	Application No: 17/02277/HHOLD (To view plans 'control & click here')
LOCATION:	Brilon 57 Vicarage Lane Horley Surrey RH6 8BA
DESCRIPTION:	An off-ground garden tree-house
<i>Cons Expiry Date: 9/11/17; Determination Deadline: 6/12/17; pdf: 7</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 7/11/17	

16. RBBC Letter Dated: 23/10/17	Application No: 17/02335/HHOLD (To view plans 'control & click here')
LOCATION:	Craigrossie 26 Russells Crescent Horley Surrey RH6 7DN
DESCRIPTION:	Two storey rear and single storey side infill extension.
<i>Cons Expiry Date: 13/11/17; Determination Deadline: 12/12/17; pdf: 1</i>	
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17. RBBC Letter Dated: 23/10/17	Application No: 17/02411/HHOLD (To view plans 'control & click here')
LOCATION:	32 Chestnut Road Horley Surrey RH6 8PF
DESCRIPTION:	Rear single storey extension
<i>Cons Expiry Date: 13/11/17; Determination Deadline: 14/12/17; pdf: 5</i>	
Previous History: 17/01659/HHOLD - Single storey rear extension	
Decision: Refused	
Horley Town Council Comments: No objections (15 August 2017)	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 7/11/17	

18. RBBC Letter Dated: 23/10/17	Application No: 17/02344/HHOLD and 17/02345/LBC (To view plans 'control & click here') and for LBC click here
LOCATION:	Great Lake Farm Lake Lane Horley Surrey RH6 9LL
DESCRIPTION:	Demolition of existing garage and erection of replacement garage. Replacement 1.8m high close boarded fence to eastern boundary.
<i>Cons Expiry Date: 13/11/17; Determination Deadline: 15/12/17; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 7/11/17	

19. RBBC Letter Dated: 25/10/17	Application No: 17/02128/F (To view plans 'control & click here')
LOCATION:	Bridge Industrial Estate Balcombe Road Horley Surrey RH6 9HU
DESCRIPTION:	Part demolition of brick boundary wall. Surmounting of the retained sections of the wall with 1500mm high chain link fencing supported on metal posts.
<i>Cons Expiry Date: 15/11/17; Determination Deadline: 12/12/17; pdf: 5</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 7/11/17	

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20. RBBC Letter Dated: 25/10/17	Application No: 17/02447/HHOLD (To view plans 'control & click here')
LOCATION:	19 Ashleigh Close Horley Surrey RH6 8AJ
DESCRIPTION:	Demolition of existing garage and erect single storey side and rear extension.
<i>Cons Expiry Date: 15/11/17; Determination Deadline: 13/12/17; pdf: 1</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 7/11/17	
21. RBBC Letter Dated: 25/10/17	Application No: 17/02448/HHOLD (To view plans 'control & click here')
LOCATION:	1 Rothervale Horley Surrey RH6 8LQ
DESCRIPTION:	Single storey side extension.
<i>Cons Expiry Date: 15/11/17; Determination Deadline: 13/12/17; pdf: 1</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 7/11/17	
22. RBBC Letter Dated: 25/10/17	Application No: 17/02443/HHOLD (To view plans 'control & click here')
LOCATION:	18 Birchwood Close Langshott Horley Surrey RH6 9TX
DESCRIPTION:	Proposed garage conversion and new detached garage.
<i>Cons Expiry Date: 16/11/17; Determination Deadline: 13/12/17; pdf: 3</i>	
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 7/11/17	

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23. RBBC Letter Dated: 25/10/17	Application No: 17/02336/HHOLD (To view plans 'control & click here')
LOCATION:	Greenfields Greenfields Close Horley Surrey RH6 8HX
DESCRIPTION:	Demolition of existing single storey rear extension. Erection of single storey rear extension.
<p><i>Cons Expiry Date: 15/11/17; Determination Deadline: 19/12/17; pdf: 6</i> <i>Related to Application No: 17/02147/F at number 8 above.</i> Previous History: - 16/01111/F 48 Meath Green Lane & Greenfields 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. As amended on 13/09/2016. Decision: - Approved with conditions Horley Town Council Comments: - No objections (22 July 2016)</p>	
<p>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 7/11/17</p>	
24. RBBC Letter Dated: 26/10/17	Application No: 17/02239/F (To view plans 'control & click here')
LOCATION:	Riva 72 Victoria Road Horley Surrey RH6 7PZ
DESCRIPTION:	Installation of external staircase and first floor rear extension to create a self-contained two bed unit.
<p><i>Cons Expiry Date: 16/11/17; Determination Deadline: 20/12/17; pdf: 5</i></p>	
<p>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 7/11/17</p>	
25. RBBC Letter Dated: 31/10/17	Application No: 17/02506/HHOLD (To view plans 'control & click here')
LOCATION:	4 Hayfields Horley Surrey RH6 9UJ
DESCRIPTION:	Replacement PVCU conservatory to the rear of the property.
<p><i>Cons Expiry Date: 21/11/17; Determination Deadline: 21/12/17; pdf: 3</i></p>	
<p>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 7/11/17</p>	

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 7 October to 3 November 2017
Tree Works (Non-Felling)

A. RBBC Letter Dated: 11/10/17	Application No: 17/02299/TPO (To view plans 'control & click here')
LOCATION:	34 Chaffinch Way Horley Surrey RH6 8HJ
DESCRIPTION:	Rear Garden. Horse Chestnut. Remove trunk epicormic growth, Reduce overhang to house to a level 3 meters from house. Reduce 2 lowest side limbs by 2 meters. Debris falling on adjacent property and young children.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation)	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 13/10/17	Application No: 17/02299/TPO (To view plans 'control & click here')
LOCATION:	Victoria House Consort Way Horley Surrey RH6 7AF
DESCRIPTION:	T1 - Plane Tree, T2 - Beech Tree, crown reduce by 1 - 3 metres. T3 Birch not subject to the Tree Preservation Order that affects other trees at this property. We would like to do this work as the trees are growing close to the building
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation)	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 13/10/17	Application No: 17/02205/TPO (To view plans 'control & click here')
LOCATION:	Land Adjoining 8 Little Meadow Horley Surrey RH6 9FL
DESCRIPTION:	The trees overhanging the driveway to be cut back by two metres laterally all branches overhanging the drive. The Oak tree that is very close to number 8 to be cut back so that there are three metres between the tree and the house.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation)	No objections, subject to no adverse comments from the Tree Officer.

D. RBBC Letter Dated: 18/10/17	Application No: 17/02416/TPO (To view plans 'control & click here')
LOCATION:	1 Newlands Close Horley Surrey RH6 8JR
DESCRIPTION:	Oak tree - Crown lift to increase headroom by 3.5m. This will be achieved by the pruning of the low drooping branches only. no main limbs. The reason is to allow more light into the garden.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation)	No objections, subject to no adverse comments from the Tree Officer.

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E. RBBC Letter Dated: 24/10/17	Application No: 17/02458/TPO (To view plans 'control & click here ')
LOCATION:	14 Bridges Close Horley Surrey RH6 9SG
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.