

HORLEY TOWN COUNCIL

Planning and Development Committee

A virtual meeting of the above-named Committee will be held
on Tuesday, 20 April 2021 at 7.30 pm

The meeting will be preceded with a Two Minute Silence as a mark of respect on the sad passing of His Royal Highness, Prince Philip, The Duke of Edinburgh and in memory of former MP for East Surrey, Peter Ainsworth who passed away recently.

Following Government advice, essential meetings of Horley Town Council will be held virtually during the Covid-19 crisis and not in the Council Chamber. All papers will be published on our website and social media channels as normal. Members of the public may join the meeting remotely by requesting a Zoom link (by email to: town.clerk@horleytown.com) by no later than one hour before the start of the meeting.

A G E N D A

1. Virtual Meeting (Committee Chairman)

To resolve that in view of the Covid-19 crisis, the meeting of the Planning Committee on 20 April 2021 is to be held virtually.

2. Apologies and Reasons for Absence

3. 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.

4. Public Forum

Members of the public are invited to put questions or draw relevant matters to the Council's attention. Each member of the public is allowed to speak once only and for a maximum of five minutes in respect of a business item on the agenda and shall not speak for more than five minutes 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 member of the public submits a question or comment in writing which shall be answered in due course. At the end of the Public Forum, members of the public will have their video feed turned off and microphone muted by the meeting facilitator. They may however remain to see and hear the meeting but may no longer take part unless invited to do so at the discretion of the Chair.

5. Approval of Minutes

Planning & Development Committee held on 16 March 2021.

6. Planning Updates

Planning & Development Committee held on 16 March 2021.

7. Determined Planning Applications

To consider the list of applications determined for the period 12 March 2021 to 15 April 2021.

8. Registered Planning Applications

To consider the list of applications registered for the period 12 March 2021 to 15 April 2021.

9. Planning Appeals

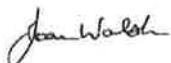
- i) To consider any Planning Appeals received.
- ii) To consider any Planning Appeals determined.

10. Ongoing Planning Matters

To receive an update on any matters.

12. **Highways Matters**
- i) **Traffic speeds at 'The Acres' Neighbourhood, Langshott** - To receive an update following the latest concerns made by local residents at Wheatfield Way.
 - ii) **Joint Council Request for a Traffic Survey and Impact Assessment on the A23/Bonehurst Road**– To receive an update.
 - iii) **Surrey Highways: Traffic Regulation Orders - Meath Green Lane Traffic Calming Measures** - To note information received.
 - iv) **Surrey Highways: Traffic Regulation Orders - Various Roads in the Reigate & Banstead Borough (including Horley)** – To note information received.
 - v) To receive an update on any other matters.
13. **Airport Matters**
- i) **GATCOM: DfT Consultation on Night Flights (Closing Date: 31 May 2021)** – To receive an update from the Chairman on Stage 2 of the consultation.
 - ii) **GATCOM: Airspace Modernisation Update: FASI Programme Funding Support Package** – To note information received.
 - iii) **GATCOM: Weekly Newsletters & Updates** - To note information received.
 - iv) To receive an update on any other matters.
14. **Proposed Aldi Development, Bonehurst Road** – To consider an invitation for Horley Town Councillors to meet with Members of Salfords & Sidlow Parish Council to gather views following the two recent joint briefings held by Aldi Ltd.
15. **Esso SEP Pipeline Operations & Safety** - To receive an update following the recent briefing from Fisher German (on behalf of Esso).
16. **Letters Received.**
17. **Diary Dates.**
18. **Items for Future Consideration.**
19. **Press Release** - To agree items for inclusion.

Date of next meeting: 18 May 2021



Signed: Town Clerk

Dated: 15 April 2021

During the period 12 February – 11 March

<u>21/00314/HHOLD</u>	Newstead Hall Lodge Haroldslea Drive Horley Surrey RH6 9PH Erection of a timber log garage with concrete base. Garage dimensions of 7500mm w x 6500d x 3728mmh (to ridge). Concrete slab thickness of 150mm reinforced with 2 layers of A 142 reinforcement sheets increased to 300mm for the walls of the garage with 150mm compacted type 1 road stone beneath.	No objections	Approved with Conditions
<u>21/00327/HHOLD</u>	8 Bolters Road South Horley Surrey RH6 8HT Retrospective: Erection of single storey rear extension and extension to rear dormer.	No objections	Approved with Conditions
<u>21/00390/HHOLD</u>	7 Bremner Avenue Horley Surrey RH6 8EP Proposed single storey rear extension	No objections	Approved with Conditions
<u>21/00401/HHOLD</u>	5 Willow Brean Horley Surrey RH6 8EA Two storey rear extension with new side window to existing bedroom	No objections	Approved with Conditions
<u>20/02912/HHOLD</u>	41A Oakwood Road Horley Surrey RH6 7BY Proposed single storey side extension and double storey extension/garage conversion	No objections	Approved with Conditions
<u>20/02930/HHOLD</u>	Chalet At Trentham Peeks Brook Lane Horley Surrey RH6 9PP Retrospective approval for replacement garden building in revised position from consent 17/00561 and revised use as ancillary use to the dwelling and support building for the caravan site. As amended on 23/02/2021 and on 01/03/2021.	The Town Council OBJECTS on the following grounds: - i. Inappropriate design for a garden building, ii. Too large and massed for a garden building iii. Two stories and a pitch roof inappropriate for a garden building	Approved with Conditions
<u>04/02120/RM5E</u>	Horley North West Development Meath Green Lane Horley Surrey Reserved Matters Application for Phase 5 of development at North West Horley (appearance, landscaping, layout and scale) pursuant to 04/02120/OUT for the provision of 3no. play areas, enhancements to Bolters Wood, open space areas and the detailed design for the spine road (inc. landscaping, parking and access junctions) and associated levels, lighting, drainage and ancillary works. As amended on 14/09/2020, 04/01/2021 and on 12/02/2021.	No objections; however the Town Council have concerns about the management plans for Bolters Wood and the possible loss of both the open setting and open access from Emlyn Meadows.	Approved with Conditions

During the period 12 February – 11 March

Applications Refused and Withdrawn

By Reigate & Banstead Borough Council

Applications Refused			
Application No:	Details	HTC Comments	Status
<u>21/00372/CLP</u>	30 Thomas Waters Way Horley Surrey RH6 9FZ The building of a rear elevation extension, single storey.	No objections	Refused
<u>21/00198/HHOLD</u>	18 Balcombe Gardens Horley Surrey RH6 9BY Proposed two storey side/rear extension with single storey rear extension. As amended on 01/03/2021.	No objections	Refused
<u>21/00116/TPO</u>	Rear Of 7-15 Wheatfield Way Langshott Horley Surrey RH6 9DA 5 Oak Trees - Crown lift for all trees to a height of 10m. Lateral crown reduction of 2 metres, and crown thin by 20% in density, and for this to be done every 6th or 7th year. The last application was approved under Ref : 12/00772/TPO. This work will reduce overhang and improve light into each property.	No objections, subject to no adverse comments from the Tree Officer.	Refused

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 12 March – 15 April 2021
To see plans please CTRL+click on the application number to follow the link

03. RBBC Letter Dated: 24/03/21	Application No: 21/00501/F
LOCATION:	Middleton House 43 - 49 High Street Horley Surrey RH6 7BN
DESCRIPTION:	Erection of a three storey rear extension to provide ten flats (Revision of 18/01576/F to provide for an additional unit)
Cons Expiry Date: 16/04/21; Determination Deadline: 01/06/21;	
History	18/01576/F – Erection of a three storey rear extension to provide nine flats. As amended on 04/10/2018 and on 09/11/2018.
Status	Approved with Conditions
Comments	No objections.
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 20/04/21)	No objections

04. RBBC Letter Dated: 25/03/21	Application No: 21/00540/HHOLD
LOCATION:	117 Albert Road Horley Surrey RH6 7HS
DESCRIPTION:	The erection of a log cabin at the end of the back garden, to replace a shed.
Cons Expiry Date: 17/04/21; Determination Deadline: 18/05/21;	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 20/04/21)	No objections

05. RBBC Letter Dated: 26/03/21	Application No: 21/00527/E
LOCATION:	17 Church Road Horley Surrey RH6 7EY
DESCRIPTION:	Demolition of the existing dwelling; erection of a development of six flats in a two storey building with roof accommodation together with the provision of refuse and recycling stores, seven car parking spaces and new access
Cons Expiry Date: 18/04/21; Determination Deadline: 20/05/21;	
History	17/02261/F – 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). As amended on 01/12/2017.
Status	Approved with Conditions
Comments	No Objections
HORLEY TOWN COUNCIL COMMENTS (deferred to Planning Committee 20/04/21)	

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09. RBBC Letter Dated:	Application No: 21/00727/HHOLD
LOCATION:	Yew Tree Cottage Haroldslea Drive Horley Surrey RH6 9DU
DESCRIPTION:	3 bay garage with first floor accommodation in roof
<i>Cons Expiry Date: 29/04/21; Determination Deadline: 20/05/21;</i>	
History	20/01612/HHOLD – Double storey rear extension and removal of none original side extension. As amended on 15/09/2020 and on 17/09/2020 21/00728/LBC – 3 bay garage with first floor accommodation in roof
Status	20/01612/HHOLD – Refused 21/00728/LBC – Pending
Comments	20/01612/HHOLD – No objections 21/00728/LBC - Pending
HORLEY TOWN COUNCIL COMMENTS (20/04/21)	

10. RBBC Letter Dated: 30/03/21	Application No: 21/00569/HHOLD
LOCATION:	Horley Mill 83 Lee Street Horley Surrey RH6 8HD
DESCRIPTION:	First floor extension with balcony over existing ground floor and new single storey plant room.
<i>Cons Expiry Date: 22/04/21; Determination Deadline: 03/05/21;</i>	
HORLEY TOWN COUNCIL COMMENTS (20/04/21)	

11. RBBC Letter Dated: 31/03/21	Application No: 21/00584/HHOLD
LOCATION:	31 Avenue Gardens Horley Surrey RH6 9BS
DESCRIPTION:	Removal of existing poor condition garage. Erection of single storey side extension, allowing for external path, to create a WC, utility room, and study. Erection of single storey rear and side extension to extend kitchen to infill unused space. (as amended 29/03/2021)
<i>Cons Expiry Date: 23/04/21; Determination Deadline: 20/05/21;</i>	
History	19/01622/HHOLD – Removal of garage, installation of a new small garage with utility room and path for access to garden.
Status	Approved with Conditions
Comments	No objections
HORLEY TOWN COUNCIL COMMENTS (20/04/21)	

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15. RBBC Letter Dated: 07/04/21	Application No: 21/00609/HHOLD
LOCATION:	35 Grove Road Horley Surrey RH6 8EL
DESCRIPTION:	Single storey rear extension
<i>Cons Expiry Date: 28/04/21; Determination Deadline: 25/05/21;</i>	
HORLEY TOWN COUNCIL COMMENTS (20/04/21)	

16. RBBC Letter Dated: 08/04/21	Application No: 21/00882/TED
LOCATION:	Amienty Space Chequers Drive Horley Surrey
DESCRIPTION:	Details of the type of apparatus to be installed and other relevant and pertinent information, such as the site location, elevations etc, cabinet sizes, have been supplied with the planning drawings.
<i>Cons Expiry Date: 29/04/21; Determination Deadline: 25/05/21;</i>	
HORLEY TOWN COUNCIL COMMENTS (20/04/21)	

17. RBBC Letter Dated: 09/04/21	Application No: 21/00766/CLE
LOCATION:	2 Smithbarn Close Langshott Horley Surrey RH6 9LF
DESCRIPTION:	The use of a single storey side extension as a separate dwelling
<i>Cons Expiry Date: 30/04/21; Determination Deadline: 19/05/21;</i>	
History	14/01365/HHOLD – ADDITIONAL DESCRIPTION: Erection of single storey side extension and repositioning of boundary fence along Tanyard Way. Ammended plan submitted 10/09/14
Status	Approved with Conditions
Comments	No objections
HORLEY TOWN COUNCIL COMMENTS (20/04/21)	

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20. RBBC Letter Dated: 15/04/21	Application No: 21/00700/HHOLD
LOCATION:	94 Cheyne Walk Horley Surrey RH6 7LR
DESCRIPTION:	Continue existing fence to boundary line of property
Cons Expiry Date: 07/05/21; Determination Deadline: 04/06/21;	
HORLEY TOWN COUNCIL COMMENTS (20/04/21)	

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D. RBBC Letter Dated: 08/04/21	Application No: 21/00844/TPO
LOCATION:	Prinstead Oldfield Road Horley Surrey RH6 7EP
DESCRIPTION:	Front Boundary between Prinstead and Oldfield House (From Building to Roadside) G1 - Mixed Species Reduce and reshape Norway Maple by up to 3 metres in crown width and height. Cut back lateral growth on Cypress and Eucalyptus (not protected by Tree Preservation Order) on Oldfield House side, back to boundary to reduce overhang to parking area. The subject tree, Norway Maple, requires pruning as specified, in order to maintain at a size appropriate to its location and to abate the nuisance to the occupiers at Oldfield House. The specified works will not reduce the amenity value of the tree.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

E. RBBC Letter Dated: 09/04/21	Application No: 21/00910/TPO
LOCATION:	Copperwood 3 Russells Crescent Horley Surrey RH6 7DJ
DESCRIPTION:	T1 - Beech tree Reduce the tree overall by 2 meters
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

F. RBBC Letter Dated:	Application No: 21/00969/TPO
LOCATION:	Bridleway To The Rear Of 7,9,11 And 15 Wheatfield Way Langshott Horley Surrey RH6 9DA
DESCRIPTION:	5 oaks crown lift to 3.5m, lateral crown reduction by 2m eastern side of trees only, crown thin by 20% in density.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

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20/01851/NMAMD1 – 31 The Close Horley Surrey RH6 9EB | Non-Material Amedment to 20/01851/HHOLD : Window added to front elevation.

20/01979/NMAMD1 – 9 Birchwood Close Langshott Horley Surrey RH6 9TX | Non material amendment. Ground floor level of the two storey side extension to the west of property to be moved away from site boundary by 1m. Single storey ground floor side extension to east of property to be extended to the boundary

04/02120/RM5D/DET06 – Horley North West Development Meath Green Lane Horley Surrey | Submission of surface water drainage scheme details pursuant to condition 6 of permission 04/02120/RM5D. Reserved Matters application for Phase 5 of development at North West Horley (appearance, landscaping, layout and scale) pursuant to 04/02120/OUT for the erection and installation of a substation and pumping station.

21/00213/RET – Rowlands Peeks Brook Lane Horley Surrey RH6 9PP | Retrospective change of use of land to mobile caravan site and approval for fencing, hard surfacing and service provision.

Applications listed March 22nd

20/02823/DET03 – Second Floor Victoria House Consort Way Horley Surrey RH6 7AF | Submission of asbestos survey details pursuant to condition 3 of permission 20/02823/PAP30. Change of use of offices (Class B1a) to form 22 apartments.

21/00038/DET04 – 32 Williamson Road Horley Surrey RH6 9RQ | Submission of tree protection plan details pursuant to condition 4 of permission 21/00038/HHOLD. Erection of single storey rear and side extension.

21/00728/LBC – Yew Tree Cottage Haroldslea Drive Horley Surrey RH6 9DU | 3 bay garage with first floor accommodation in roof.

21/00743/PDE – 12 Woodroyd Gardens Horley Surrey RH6 7LP | Single storey rear extension. Max height 3.95m, height at eaves 2.49m and extending 6m beyond the rear wall.

04/02120/RM3A/NMAMD2 – Horley North West Development Meath Green Lane Horley Surrey | Non material amendment.

04/02120/RM5B/DET16 – Horley North West Development Meath Green Lane Horley Surrey | Submission of surface water drainage scheme details pursuant to condition 16 of permission 04/02120/RM5B. Reserved Matters application for Phase 5 of development at North West Horley (appearance, landscaping, layout and scale) pursuant to 04/02120/OUT for the erection of 53no. dwellings and associated parking, levels, lighting, drainage and ancillary works.

21/00705/PAP3M – Ground Floor 39 Station Road Horley Surrey RH6 9HW | Prior Notification requirement - Class M of the GPDO 2015 as amended - Change of use ground floor vacant former Class A2 floorspace to form 2 apartments (Class C3)

21/00743/PDE – 12 Woodroyd Gardens Horley Surrey RH6 7LP | Single storey rear extension. Max height 3.95m, height at eaves 2.49m and extending 6m beyond the rear wall.

Applications listed March 29th

21/00869/CAN – Malt House Lane Horley Surrey RH6 8FY | Please refer to full survey for all itemised works and reasons, T76 Tilia x europaea Pollard at 6m, T82 Acer pseudoplatanus Fell to as close to ground level, T93 Acer pseudoplatanus Fell to as close to ground level as possible, T94 Fraxinus excelsior Fell to as close to ground level as possible, T98 Acer pseudoplatanus Fell to as

**During the period 12 February – 11 March
Appeals Lodged – Horley**

Application No / Planning Inspectorate Reference:	Details	Case Type	Application Date

Appeals In Progress (Awaiting Decision) – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Hearing Date
<u>19/01417/OUT/AP APP/L3625/W/20/3262007</u>	M & G Catering Equipment 10A High Street Horley Surrey RH6 7AY Demolition of existing buildings and erection of one four storey block containing 12 1-bed apartments. As amended on 28/11/2019 and on 06/02/2020.	Appeal against Refusal of DC Application	
<u>20/01459/ADV APP/L3625/Z/20/3262646</u>	Waitrose And Car Park Victoria Road Horley Surrey RH6 7PZ 1no. set of new internally illuminated building letters, 3no. sets of replacement internally illuminated building letters and 2no. sets of illuminated building letters to be removed. 1no. internally illuminated totem sign to be replaced. 24no. signs to be replaced. 1no. new vinyl to be replaced and 8no. new vinyls to be installed. 14no. new signs to be installed. 1no. cafe projecting sign to be installed. 1no. Cafe A- frame to be placed. 1no. internally illuminated fascia to be installed. 11no. signs to be removed.	Appeal against Refusal of ADVT Applic'n	

Appeals Decided – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Decision
	None that are relevant to Horley		

