

HORLEY TOWN COUNCIL

Planning and Development Committee

A virtual meeting of the above-named Committee will be held
on Tuesday, 19 May 2020 at 7.30 pm

Following Government advice, essential meetings of Horley Town Council will be held virtually during the Covid-19 lockdown period 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 19 May 2020 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 21 April 2020.

6. Planning Updates

Planning & Development Committee held on 21 April 2020.

7. Outside Bodies and Sub-Committees

To receive any updates.

8. Determined Planning Applications

To consider the list of applications determined for the period 17 April – 14 May 2020.

9. Registered Planning Applications

To consider the list of applications registered for the period 17 April – 14 May 2020.

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. **Town Centre Regeneration**
 - i) **Horley High Street Precinct issues** - To receive any updates.
 - ii) To receive an update on any other matters.
13. **Highways Matters**
 - i) **TEMPORARY PROHIBITION OF TRAFFIC (NO. 3) ORDER 2020: Meath Green Lane (D334) Horley, from its junction with Greenfield Close to its junction with Poynes Road** – To note information received.
 - ii) To receive an update on any other matters.
14. **Airport Matters**
 - i) **Gatwick Airport Publication of Annual Results** - To note information received.
 - ii) **GATCOM Chairs letter to Chair of GAL about the ongoing impact of COVID- 19** – to note information received
 - iii) **Gatwick Airport Airspace: CAA Decisions** – To note information received.
 - iv) **GATCOM: Weekly Newsletters & Updates** - To note information received.
 - v) To receive an update on any other matters.
15. **Letters Received.**
16. **Diary Dates.**
17. **Items for Future Consideration.**
18. **Press Release.**

To agree items for inclusion.

Date of next meeting: TBC



Signed: Town Clerk

Dated: 14 May 2020

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 16/04 – 15/05 2020.

To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 17/04/20	Application No: 20/00476/HHOLD
LOCATION:	114 Balcombe Road Horley Surrey RH6 9BW
DESCRIPTION:	Single storey rear extensions and a two storey side extension with interior layout rationalisation.
<i>Cons Expiry Date: 08/05/20; Determination Deadline: 19/05/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 19/05/20)	No objections

02. RBBC Letter Dated: 17/04/20	Application No: 20/00752/HHOLD
LOCATION:	23 Chatelet Close Horley Surrey RH6 7JD
DESCRIPTION:	Loft conversion with two rear dormers
<i>Cons Expiry Date: 08/05/20; Determination Deadline: 09/06/20;</i>	
History	20/00394/CLP – Loft conversion with rear dormer window
Status	Refused
Comments	Not consulted
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 19/05/20)	No objections

03. RBBC Letter Dated: 17/04/20	Application No: 20/00750/HHOLD
LOCATION:	8 Ladbroke Road Horley Surrey RH6 8PB
DESCRIPTION:	Two storey side and rear extension.
<i>Cons Expiry Date: 08/05/20; Determination Deadline: 10/06/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 19/05/20)	No objections

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04. RBBC Letter Dated: 22/04/20	Application No: <u>20/00736/HHOLD</u>
LOCATION:	Lemur 6 Ringley Avenue Horley Surrey RH6 7HA
DESCRIPTION:	Single storey front extension to kitchen and porch and conversion of integral garage with first floor extension over together with pitched roof and internal alterations. As amended on 20/04/2020.
<i>Cons Expiry Date: 07/05/20; Determination Deadline: 03/06/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 19/05/20)	No objections

05. RBBC Letter Dated: 23/04/20	Application No: <u>20/00776/HHOLD</u>
LOCATION:	7 Ladbroke Road Horley Surrey RH6 8PB
DESCRIPTION:	First floor rear dormer extension
<i>Cons Expiry Date: 14/05/20; Determination Deadline: 11/06/20;</i>	
History	<u>18/01301/HHOLD</u> – First floor extension.
Status	Approved with Conditions
Comments	No objections
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 19/05/20)	No objections

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06. RBBC Letter Dated: 24/04/20	Application No: 20/00693/F
LOCATION:	Waitrose 26 Victoria Road Horley Surrey RH6 7PZ
DESCRIPTION:	New rooftop plant, alterations to the facades and car park refurbishment work. The facade alterations include over cladding some existing brick copings, a new rooftop access door, along with the redecoration of the shopfront canopy, window frames, doors and louvre's. New LED lights to replace existing building mounted lighting. The car park works include some minor changes to the car park layout including new pedestrian walkways, new vehicle charging spaces, re-lamping of existing lighting columns with new LED's, installation of some new parasols for the outside customer seating area, new bollards and new trolley shelters. Formation of a new fenced E-commerce van parking area at the far northern end of the car park.
<i>Cons Expiry Date: 15/05/20; Determination Deadline: 16/06/20;</i>	
History	13/00100/F – Installation of horticulture units and stainless steel trolley hoops; 15/00309/F – Installation of new external seating and new bollards to the front of store and associated works; 17/02888/F – Installation of 2no. new automatic number plate recognition cameras and 1no. camera column to the Waitrose car park.
Status	[All] Approved with conditions
Comments	[All] No objections
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 19/05/20)	No objections – we support this application in improving the retail offer in Horley

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07. RBBC Letter Dated: 27/04/20	Application No: 20/00790/HHOLD
LOCATION:	Acorns 34 Smallfield Road Horley Surrey RH6 9AT
DESCRIPTION:	Construction of wooden garage building with workshop and store room/games room in the South-East corner of the garden, plus access driveway and new fencing along the Eastern boundary of the property.
<i>Cons Expiry Date: 18/05/20; Determination Deadline: 15/06/20;</i>	
History	19/00780/HHOLD – Proposed single storey detached workshop and garage for storing and maintenance of classic car collection. 19/00780/DET05 – Submission of tree protection plan details pursuant to condition 5 of permission 19/00780/HHOLD. Proposed single storey detached workshop and garage for storing and maintenance of classic car collection.
Status	19/00780/HHOLD – Approved with Conditions 19/00780/DET05 – Approved
Comments	[All] No objections
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 19/05/20)	No objections

08. RBBC Letter Dated: 27/04/20	Application No: 20/00755/HHOLD
LOCATION:	26 Avenue Gardens Horley Surrey RH6 9BS
DESCRIPTION:	Part first floor extension on top of existing rear kitchen diner extension.
<i>Cons Expiry Date: 18/05/20; Determination Deadline: 16/06/20;</i>	
History	07/00554/F – Two storey side extension and single storey rear extension. (Drwg no RH6 9BS - 26-1.1, 26-1, 26-2, 26-3, 26-4) Amended plans received on 26/04/2007 showing proposal within curtilage of application site. (Drwg No. RH6 9BS - 26 - 1 RH6 9BS - 26 - 3); 07/01073/F – Two storey side extension and single rear extension. (Drwg No. RH6 9BS-26-1 - 4); 19/00321/HHOLD – Part single part two storey rear extension. As amended on 02/04/2019.
Status	07/00554/F – Refused 07/01073/F – Approved with Conditions 19/00321/HHOLD – Approved with Conditions
Comments	[All] No objections
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 19/05/20)	No objections

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09. RBBC Letter Dated: 27/04/20	Application No: 20/00788/F
LOCATION:	Land To The Rear Of 47 Lumley Road Horley Surrey RH6 7JF
DESCRIPTION:	Change of use of existing building from B8 (storage) to C3 (residential) to provide three residential units, plus associated works of alterations and construction.
Cons Expiry Date: 18/05/20; Determination Deadline: 17/06/20;	
History	15/00042/F – Demolition of the existing warehouse. To be replace with a pair of 2 bed contemporary semi-detached houses; 15/02245/F – Demolition of existing warehouse and construction of new single, four bedroom dwelling; 19/00758/PAP3P – Change of use from B8 (storage) to residential (Use Class C3) to provide two residential dwellings. As amended on 01/05/2019 and on 09/05/2019 & 20/05/2019.
Status	15/00042/F – Refused 15/02245/F – Refused 19/00758/PAP3P – Prior Approval Not Required
Comments	15/00042/F – The Town Council OBJECTS on the following grounds: <ul style="list-style-type: none"> i) overdevelopment; ii) out-of-character with surrounding properties; iii) poor amenities to proposed properties; and iv) adverse impact on neighbour amenities. 15/02245/F – The Town Council OBJECTS on the following grounds: <ul style="list-style-type: none"> i) overdevelopment; ii) out-of-character with surrounding properties; iii) poor amenities to proposed property; iv) adverse impact on neighbour amenities; and v) concerns about site access off a busy road which suffers from congestion with on-street parking. 19/00758/PAP3P – Not Consulted (Prior Approval Not Required)
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 19/05/20)	The Town Council OBJECTS on the following grounds: <ul style="list-style-type: none"> i) overdevelopment; ii) out-of-character with surrounding properties; iii) poor amenities to proposed property; iv) adverse impact on neighbour amenities; and v) concerns about site access off a busy road which suffers from congestion with on-street parking.

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10. RBBC Letter Dated: 27/04/20	Application No: 20/00808/CON Alt: SCC Ref 2020/0034
LOCATION:	Westvale Park Primary School, off Webber Street, Westvale Park Development, Horley, Surrey
DESCRIPTION:	Installation of temporary buildings comprising two double classroom units and a staff administration unit, a temporary pedestrian access gate, a temporary vehicular access gate, temporary fencing and temporary reinforced gravel surface.
<i>Cons Expiry Date: 08/05/20; Determination Deadline: 19/05/20;</i>	
History	18/01912/CON – Construction of a two storey, 2 form of entry primary school comprising dining, kitchen, staff room, library, nursery, classrooms, stores and plant room with associated landscaping, parking, cycle stores and play spaces including multi-use games area. As amended on 20/09/2018; 20/00032/CON – Non-material amendment to planning permission ref: RE18/01912/CON dated 18 April 2019 to allow alterations to: external materials, addition of window and external escape door, changes to bin store access, reduction of parapet height, omission of two roof lights, addition of solar photovoltaic panels and external works; 20/00129/CON – Details of Bird Hazard Management Plan submitted pursuant to Condition 18 of planning permission ref: RE18/01912/CON dated 18 April 2019; 20/00510/CON – Details of baseline Noise Assessment, Drainage Layout, external materials, Construction Transport Management Plan, Newt Licence and Reptile Mitigation Strategy submitted pursuant to conditions 3, 5, 14, 19, 21 and 26 of planning permission ref: RE18/01912/CON dated 18 April 2019.
Status	[All] No objections
Comments	[All] No objections
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 19/05/20)	No objections

11. RBBC Letter Dated: 28/04/20	Application No: 20/00771/HHOLD
LOCATION:	41 Chequers Close Horley Surrey RH6 8DT
DESCRIPTION:	Proposed two storey extension, permeable block paving and new crossover.
<i>Cons Expiry Date: 19/05/20; Determination Deadline: 12/06/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 19/05/20)	No objections

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12. RBBC Letter Dated: 01/05/20	Application No: 20/00690/F
LOCATION:	Land At Ringwood 85 Parkhurst Road Horley Surrey
DESCRIPTION:	Proposed detached bungalow. As amended on 29/04/2020
<i>Cons Expiry Date: 15/05/20; Determination Deadline: 27/05/20;</i>	
History	09/00623/OUT – Erection of three bedroom semi-detached house and associated works on land at 85 Parkhurst Road; 20/00691/HHOLD – Proposed two storey side and rear extension.
Status	09/00623/OUT – Decided (Refused); 20/00691/HHOLD – Awaiting decision.
Comments	09/00623/OUT – The Town Council OBJECTS based on overdevelopment; 20/00691/HHOLD – No objections.
HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 19/05/20)	

13. RBBC Letter Dated: 04/05/20	Application No: 20/00837/F
LOCATION:	Land Rear Of 48-54 Limes Avenue Horley Surrey RH6 9DG
DESCRIPTION:	Erection of a single detached dwelling and associated parking
<i>Cons Expiry Date: 25/05/20; Determination Deadline: 27/06/20;</i>	
History	05/02267/F – Proposed demolition of 46 Limes Avenue and erection of replacement dwelling and six new dwellings to the rear of 42 - 50 Limes Avenue. Additional information was received on 13/12/05 showing details of tree protection plan and revised arboricultural report. (Drwg No. 0932/05/2A) Additional plans and information was received on 20/12/05 showing details of flood compensation and other flooding details. (Drwg No. 17540/SK/01B) Additional plans were received on 10/2/06 showing street scene and site sections. (Drwg No. 2625-08; C03P, C05P) *Amended plans received 10/03/06 showing details of amended height to plot 1(reduction) Drawing No: 2625-07 Rev C
Status	05/02267/F – Withdrawn by Applicant
Comments	05/02267/F –Town Council OBJECTS on the following grounds: (i) flood risk (ii) back??? development (iii) overdevelopment (iv) loss of amenity to neighbouring properties
HORLEY TOWN COUNCIL COMMENTS (19/05/20)	

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14. RBBC Letter Dated: 07/05/20	Application No: 20/00877/F
LOCATION:	17 Avenue Gardens Horley Surrey RH6 9BS
DESCRIPTION:	Single storey extension and conversion of double garage to two bedroom dwelling.
<i>Cons Expiry Date: 28/05/20; Determination Deadline: 26/06/20;</i>	
History	19/00930/F – Single storey extension and conversion of double garage to two bedroom dwelling.
Status	19/00930/F – Approved with Conditions
Comments	19/00930/F – The Town Council OBJECTS on the grounds of a cramped site & overdevelopment. Whilst the back garden is divided from the existing property there is no such division to the front of the property; is it the intention to have a shared driveway? The Town Council is concerned about the rights of access to the proposed property for future occupants.
HORLEY TOWN COUNCIL COMMENTS (19/05/20)	

15. RBBC Letter Dated:	Application No: 20/00709/F
LOCATION:	St Georges House 6 Yattendon Road Horley Surrey
DESCRIPTION:	Demolition of existing offices, workshop and storage units to provide 5 flats and a pair of semi detached dwellings. As amended on 11/05/2020.
<i>Cons Expiry Date: 21/05/20; Determination Deadline: 27/05/20;</i>	
History	19/00826/S73 – Demolition of existing offices, workshops and storage units to provide 4 no. two bed flats and 2no. one bed houses, including cross over for access to carpark to the rear. Alteration to the boundary and the house at No.5 Yattenden Road. Variation of condition 1 of permission 16/01349/F. Amendment to approved plans. drawings 4611-005-C, 4611-006-H, 4611-007-H, 4611-009-I & 4611-10-I, these approved drawings are to be substituted with the revised drawings attached 4611-005-E, 4611-006-L, 4611-007-J, 4611-009-K & 4611-10-K
Status	19/00826/S73 – Approved with Conditions
Comments	19/00826/S73 – No objections, however the Town Council comments that this proposed development is rather cramped; and the vehicle access and car park are tight.
HORLEY TOWN COUNCIL COMMENTS (19/05/20)	

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12. RBBC Letter Dated: 13/05/20	Application No: 20/00893/CON SCC Ref: 2020/0013
LOCATION:	Sunnyacres Nursery, 18 Reigate Road, Hookwood, Surrey RH6 0HJ
DESCRIPTION:	Operation of a soil, sand and timber recovery processing facility involving mobile plant and retention of office/welfare cabin, screening bund, and access gate on land previously used as part of the Sunnyacres Nursery (retrospective).
<i>Cons Expiry Date: 21/05/20; Determination Deadline: 01/06/20;</i>	
HORLEY TOWN COUNCIL COMMENTS (19/05/20)	

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 23/04/20	Application No: 20/00804/TPO
LOCATION:	15 Bakehouse Road Horley Surrey RH6 8HQ
DESCRIPTION:	T4 Oak - Crown reduce by 1.5m leaving natural shape and crown lift to 5m. Tree is mature in age and is in close proximity to property and neighbours causing excessive shading.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 07/05/20	Application No: 20/00781/TPO
LOCATION:	54 Bonehurst Road Horley Surrey RH6 8QG
DESCRIPTION:	Oak (T1) - Reduce crown and spread 1.5 to 1.8 metres to reduce the risk of branch and stem failure.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated:	Application No:
LOCATION:	
DESCRIPTION:	
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

D. RBBC Letter Dated:	Application No:
LOCATION:	
DESCRIPTION:	
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

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CLP Applications for Information:

Application no:	Address:	Proposal:
<u>20/00821/CLP</u>	11 Kingsley Road Horley Surrey RH6 8HP	Rear dormer
<u>20/00819/CLP</u>	121 Balcombe Road Horley Surrey RH6 9BG	Proposed outbuilding
<u>20/00564/CLP</u>	12 Stonecourt Close Horley Surrey RH6 9AS	New single storey extension and new layout for the kitchen to the property.
<u>20/00892/CLP</u>	119 Lumley Road Horley Surrey RH6 7JG	Loft conversion with rear dormer
<u>20/00621/CLP</u>	30 Lechford Road Horley Surrey RH6 7NB	Proposed 3m single storey rear extension.