

# **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

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**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](mailto:town.clerk@horleytown.com)) by no later than one hour before the start of the meeting.**

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## **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

### List of Determined Applications – Horley

By Reigate & Banstead Borough Council

Applications Approved			
Application Number	Details	HTC Comments	Decision
<u><a href="#">21/00027/ADV</a></u>	<p>The Chequers Brighton Road Horley Surrey   New brand signage to replace existing that were situated at the property, 3no entrance totem signs are a like for like replacement for the existing in size and construction, new small way finder signage situated within the property carpark to replace existing but smaller to match brand guidelines, 2no new canopy signs to match brand guidelines situated above the 2no entrances.</p> <p>1no new sign above the entrance to the restaurant to replace the existing sign which was coming away from the building and a risk to public safety if the signage was not removed, new signage consisting of timber back ground and moulding with halo illuminated letters in brand colours, materials and design used were to be as sympathetic as possible to the existing build design. As amended on 22/02/2021.</p>	<p><b>We note and support the comments from the Conservation Officer.</b></p> <p><b>Illuminated signs adjacent to the neighbouring residential areas should be designed to mitigate light pollution to those areas.</b></p>	Split Decision - part grant, part refuse
<u><a href="#">21/00219/CLP</a></u>	19 Palmer Close Horley Surrey RH6 8LG   Construction of new porch to front entrance, installation of 1 no. new window and blocking up of 1 no. existing to side elevation and alterations to fenestration to rear elevation (all at ground floor level)	<b>No objections</b>	Permitted Development
<u><a href="#">21/00389/CLP</a></u>	7 Bremner Avenue Horley Surrey RH6 8EP   Proposed loft conversion dormer roof extension	<b>No objections</b>	Permitted Development
<u><a href="#">21/00344/F</a></u>	11 - 15 High Street Horley Surrey RH6 7BJ   Roof extension on the flat roof of the existing building to provide 2 residential units	<b>No objections</b>	Approved with Conditions

### During the period 12 February – 11 March

<b><u>21/00008/HHOLD</u></b>	Newlands 37 Ringley Avenue Horley Surrey RH6 7EZ   Demolition of the existing garage. Additional ground and first floor extensions to the rear. New garage and utility to the side. As amended on 03/02/2021, 01/03/2021 and on 10/03/2021.	<b>The Town Council OBJECTS based on the views of the Conservation Officer, which it strongly supports.</b>	Approved with Conditions
<b><u>21/00025/HHOLD</u></b>	7 Arne Grove Horley Surrey RH6 8DQ   2 storey side extension incorporating front porch	<b>No objections</b>	Approved with Conditions
<b><u>21/00038/HHOLD</u></b>	32 Williamson Road Horley Surrey RH6 9RQ   Erection of single storey rear and side extension. As amended on 26/01/2021 and on 22/02/2021.	<b>No objections</b>	Approved with Conditions
<b><u>21/00085/HHOLD</u></b>	33 Poynes Road Horley Surrey RH6 8LS   Two storey front extension protruding from the south elevation.	<b>No objections</b>	Approved with Conditions
<b><u>21/00118/HHOLD</u></b>	Mersa Haroldslea Drive Horley Surrey RH6 9DT   Proposed single storey rear extension following demolition of existing conservatory.	<b>No objections</b>	Approved with Conditions
<b><u>21/00143/HHOLD</u></b>	38 Benhams Drive Horley Surrey RH6 8QU   Erection of single storey flat roof rear extension and conversion of the existing integral garage to habitable accommodation	<b>No objections</b>	Approved with Conditions
<b><u>21/00246/HHOLD</u></b>	8 Rickwood Langshott Horley Surrey RH6 9DF   Single storey rear extension and loft conversion with rear flat roof dormer	<b>No objections</b>	Approved with Conditions
<b><u>21/00276/HHOLD</u></b>	83 Lumley Road Horley Surrey RH6 7JF   First floor side/front extension to form new bedroom.	<b>No objections</b>	Approved with Conditions
<b><u>21/00288/HHOLD</u></b>	21 Heritage Lawn Langshott Horley Surrey RH6 9XH   Proposed two storey side extension incorporating addition over existing single storey garage. As amended on 22/02/2021.	<b>No objections</b>	Approved with Conditions
<b><u>21/00304/HHOLD</u></b>	40 Avenue Gardens Horley Surrey RH6 9BS   Demolish existing rear extension and garage, form new rear wrap around ground floor extension	<b>No objections</b>	Approved with Conditions

### During the period 12 February – 11 March

<b><u>21/00314/HHOLD</u></b>	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.	<b>No objections</b>	Approved with Conditions
<b><u>21/00327/HHOLD</u></b>	8 Bolters Road South Horley Surrey RH6 8HT   Retrospective: Erection of single storey rear extension and extension to rear dormer.	<b>No objections</b>	Approved with Conditions
<b><u>21/00390/HHOLD</u></b>	7 Bremner Avenue Horley Surrey RH6 8EP   Proposed single storey rear extension	<b>No objections</b>	Approved with Conditions
<b><u>21/00401/HHOLD</u></b>	5 Willow Breaan Horley Surrey RH6 8EA   Two storey rear extension with new side window to existing bedroom	<b>No objections</b>	Approved with Conditions
<b><u>20/02912/HHOLD</u></b>	41A Oakwood Road Horley Surrey RH6 7BY   Proposed single storey side extension and double storey extension/garage conversion	<b>No objections</b>	Approved with Conditions
<b><u>20/02930/HHOLD</u></b>	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.	<b>The Town Council OBJECTS on the following grounds: -</b> <b>i. Inappropriate design for a garden building,</b> <b>ii. Too large and massed for a garden building</b> <b>iii. Two stories and a pitch roof inappropriate for a garden building</b>	Approved with Conditions
<b><u>04/02120/RM5E</u></b>	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.	<b>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.</b>	Approved with Conditions

**During the period 12 February – 11 March**

<p><b><u>21/00261/TPO</u></b></p>	<p>7 Clifton Close Horley Surrey RH6 9SE   SEE INFORMATIVE 2 GUIDANCE ON OWNERSHIP PERMISSION. T1 - Dead Oak trunk. This constitutes only the trunk of the tree, no lateral branches and a very small amount of dead epicormic. T2 - Ash Tree. The tree exhibits Chalara and should be removed for safety reasons.</p>	<p><b>No objections, subject to no adverse comments from the Tree Officer. From the plan it appears that the trees are not within the curtilage of the property and the Town Council queries who is responsible for the trees.</b></p>	<p>Approved with Conditions</p>
<p><b><u>21/00405/TPO</u></b></p>	<p>14 Bridges Close Horley Surrey RH6 9SG   SEE CONDITION 2 FOR APPROVED WORKS. T1 Oak - Remove the split branch to the secondary growth that is behind the split. T2 Oak - Shorten the lateral branches on the house side of the tree to the previous pruning points, this being branch shortening of 1m. T3 Oak - Remove the split limb to the main union that is behind the split.</p>	<p><b>No objections, subject to no adverse comments from the Tree Officer. From the plan it appears that the trees are not within the curtilage of the property and the Town Council queries who is responsible for the trees.</b></p>	<p>Approved with Conditions</p>

## 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**

<b>01. RBBC Letter Dated: 11/03/21</b>	<b>Application No: <a href="#">21/00425/HHOLD</a></b>
LOCATION:	2 Brotherton Avenue Horley Surrey RH6 8GQ
DESCRIPTION:	Side/rear extension. As amended on 09/03/2021
<i>Cons Expiry Date: 01/04/21; Determination Deadline: 30/04/21;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 20/04/21)</b>	<b>No objections</b>

<b>02. RBBC Letter Dated: 15/03/21</b>	<b>Application No: <a href="#">21/00620/F</a></b>
LOCATION:	17 Avenue Gardens Horley Surrey RH6 9BS
DESCRIPTION:	Single storey extension to garage, increase in height of roof and provision of dormers and conversion of double garage to form a two bedroom dwelling.
<i>Cons Expiry Date: 07/04/21; Determination Deadline: 04/05/21;</i>	
<b>History</b>	<b><a href="#">19/00930/F</a> – Single storey extension and conversion of double garage to two bedroom dwelling. <a href="#">20/00877/F</a> – Single storey extension to garage, increase in height of roof and provision of dormers and conversion of double garage to form a two bedroom dwelling.</b>
<b>Status</b>	<b><a href="#">19/00930/F</a> – Approved with Conditions <a href="#">20/00877/F</a> – Approved with Conditions</b>
<b>Comments</b>	<b><a href="#">19/00930/F</a> – The Town Council OBJECTS on the grounds of a cramped site &amp; 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.  <a href="#">20/00877/F</a> – The Town Council OBJECTS on the grounds of a cramped site &amp; overdevelopment.</b>
<b>HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 20/04/21)</b>	<b>The Town Council OBJECTS on the grounds of a cramped site &amp; overdevelopment.</b>



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**During the period 12 March – 15 April 2021**

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<b>03. RBBC Letter Dated: 24/03/21</b>	<b>Application No: <a href="#">21/00501/F</a></b>
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)
<i>Cons Expiry Date: 16/04/21; Determination Deadline: 01/06/21;</i>	
History	<a href="#">18/01576/F</a> – 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.
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 20/04/21)	<b>No objections</b>

<b>04. RBBC Letter Dated: 25/03/21</b>	<b>Application No: <a href="#">21/00540/HHOLD</a></b>
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.
<i>Cons Expiry Date: 17/04/21; Determination Deadline: 18/05/21;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 20/04/21)	<b>No objections</b>

<b>05. RBBC Letter Dated: 26/03/21</b>	<b>Application No: <a href="#">21/00527/F</a></b>
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
<i>Cons Expiry Date: 18/04/21; Determination Deadline: 20/05/21;</i>	
History	<a href="#">17/02261/F</a> – 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
<b>HORLEY TOWN COUNCIL COMMENTS</b> (deferred to Planning Committee 20/04/21)	

**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**

<b>06. RBBC Letter Dated: 26/03/21</b>	<b>Application No: <a href="#">21/00528/F</a></b>
LOCATION:	Cumberland Guest House 39 Brighton Road Horley Surrey RH6 7HH
DESCRIPTION:	Demolition of Coach House and conversion of guest house and replacement Coach House building to create 8 self contained flats for occupation by residents in need of a limited element of care (Use Class C3). Single storey extensions to front and rear elevations of main building.
<i>Cons Expiry Date: 18/04/21; Determination Deadline: 28/04/21;</i>	
History	<b><a href="#">20/02034/F</a> – Conversion of guest house and coach house to create eight self contained flats for occupation by residents in need of a limited element of care (use class C3). Single storey extensions to front and rear elevations of main building and extension to the coach house.</b>
Status	<b>Approved with Conditions</b>
Comments	<b>No objections</b>
<b>HORLEY TOWN COUNCIL COMMENTS (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 20/04/21)</b>	<b>No objections</b>

<b>07. RBBC Letter Dated: 29/03/21</b>	<b>Application No: <a href="#">21/00164/HHOLD</a></b>
LOCATION:	2 Longchamp Close Langshott Horley Surrey RH6 9GD
DESCRIPTION:	Two storey extension to rear of property
<i>Cons Expiry Date: 21/04/21; Determination Deadline: 18/05/21;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (20/04/21)</b>	

<b>08. RBBC Letter Dated: 29/03/21</b>	<b>Application No: <a href="#">21/00213/RET</a></b>
LOCATION:	Rowlands Peeks Brook Lane Horley Surrey RH6 9PP
DESCRIPTION:	Retrospective change of use of land to mobile caravan site and approval for fencing, hard surfacing and service provision.
<i>Cons Expiry Date: 21/04/21; Determination Deadline: 15/05/21;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (20/04/21)</b>	

**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**

<b>09. RBBC Letter Dated:</b>	<b>Application No: <a href="#">21/00727/HHOLD</a></b>
LOCATION:	Yew Tree Cottage Haroldlea 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>	
<b>History</b>	<b><a href="#">20/01612/HHOLD</a> – Double storey rear extension and removal of none original side extension. As amended on 15/09/2020 and on 17/09/2020 <a href="#">21/00728/LBC</a> – 3 bay garage with first floor accommodation in roof</b>
<b>Status</b>	<b><a href="#">20/01612/HHOLD</a> – Refused <a href="#">21/00728/LBC</a> – Pending</b>
<b>Comments</b>	<b><a href="#">20/01612/HHOLD</a> – No objections <a href="#">21/00728/LBC</a> - Pending</b>
<b>HORLEY TOWN COUNCIL COMMENTS (20/04/21)</b>	

<b>10. RBBC Letter Dated: 30/03/21</b>	<b>Application No: <a href="#">21/00569/HHOLD</a></b>
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>	
<b>HORLEY TOWN COUNCIL COMMENTS (20/04/21)</b>	

<b>11. RBBC Letter Dated: 31/03/21</b>	<b>Application No: <a href="#">21/00584/HHOLD</a></b>
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>	
<b>History</b>	<b><a href="#">19/01622/HHOLD</a> – Removal of garage, installation of a new small garage with utility room and path for access to garden.</b>
<b>Status</b>	<b>Approved with Conditions</b>
<b>Comments</b>	<b>No objections</b>
<b>HORLEY TOWN COUNCIL COMMENTS (20/04/21)</b>	

**List of Planning Applications**  
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**During the period 12 March – 15 April 2021**

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

<b>12. RBBC Letter Dated: 01/04/21</b>	<b>Application No: <a href="#">21/00638/HHOLD</a></b>
LOCATION:	12 Lechford Road Horley Surrey RH6 7NB
DESCRIPTION:	Ground floor side infill. Demolition of existing conservatory. Erection of two storey rear extensions and raise in roof ridge height of first floor side projection.
<i>Cons Expiry Date: 24/04/21; Determination Deadline: 10/05/21;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (20/04/21)</b>	

<b>13. RBBC Letter Dated: 06/04/21</b>	<b>Application No: <a href="#">21/00695/F</a></b>
LOCATION:	Lloyds 96 Victoria Road Horley Surrey RH6 7AB
DESCRIPTION:	Division of existing No.2 residential flats at first floor, into No.4 flats. Including new fenestration.
<i>Cons Expiry Date: 27/04/21; Determination Deadline: 26/03/21;</i>	
<b>History</b>	<a href="#">17/00693/F</a> – Construct a single storey roof extension above the existing flat roof of the building (Nos. 98-100) to create a new third storey, together with alterations to the existing pitched roof building (No. 96) to create 19 self-contained studio, 1 & 2 bedroom residential flats. As amended on 29/09/2017. <a href="#">20/02906/CLP</a> – Converting the upper parts of an existing retail unit into two dwellings.
<b>Status</b>	<a href="#">17/00693/F</a> – Approved with Conditions <a href="#">20/02906/CLP</a> – Permitted Development
<b>Comments</b>	<a href="#">17/00693/F</a> – No objections <a href="#">20/02906/CLP</a> – n/a
<b>HORLEY TOWN COUNCIL COMMENTS (20/04/21)</b>	

<b>14. RBBC Letter Dated: 07/04/21</b>	<b>Application No: <a href="#">21/00412/HHOLD</a></b>
LOCATION:	The Laurels Yattendon Road Horley Surrey RH6 7BS
DESCRIPTION:	Replacement of existing rear extension with part-double, part-single storey rear extension and new permeable hardstanding and dropped kerb to front of property
<i>Cons Expiry Date: 28/4/21; Determination Deadline: 21/05/21;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (20/04/21)</b>	

**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**

<b>15. RBBC Letter Dated: 07/04/21</b>	<b>Application No: <a href="#">21/00609/HHOLD</a></b>
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>	
<b>HORLEY TOWN COUNCIL COMMENTS (20/04/21)</b>	

<b>16. RBBC Letter Dated: 08/04/21</b>	<b>Application No: <a href="#">21/00882/TED</a></b>
LOCATION:	Amenty 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>	
<b>HORLEY TOWN COUNCIL COMMENTS (20/04/21)</b>	

<b>17. RBBC Letter Dated: 09/04/21</b>	<b>Application No: <a href="#">21/00766/CLE</a></b>
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>	
<b>History</b>	<b><a href="#">14/01365/HHOLD</a> – ADDITIONAL DESCRIPTION: Erection of single storey side extension and repositioning of boundary fence along Tanyard Way. Ammended plan submitted 10/09/14</b>
<b>Status</b>	<b>Approved with Conditions</b>
<b>Comments</b>	<b>No objections</b>
<b>HORLEY TOWN COUNCIL COMMENTS (20/04/21)</b>	

**List of Planning Applications**  
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**During the period 12 March – 15 April 2021**

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<b>18. RBBC Letter Dated: 09/04/21</b>	<b>Application No: <a href="#">21/00205/OUT</a></b>
LOCATION:	Collingwood Batchellor 46 - 48 Victoria Road Horley Surrey RH6 7QE
DESCRIPTION:	Additional floors to accommodate 43 residential dwellings
<i>Cons Expiry Date: 30/04/21; Determination Deadline: 01/07/21;</i>	
History	<b>05/01410/F</b> – Demolition of part of existing and construction of extended retail area. Drawing Nos; 5000 to 5006, 5008 to 5011. * Additional and amended plans were received on 25/07/05, they show details of amended north west elevation and temporary wall between phases one and two. (Drawing No: 5014 + 5005 Rev C)
Status	Approved with Conditions
Comments	No objections
<b>HORLEY TOWN COUNCIL COMMENTS (20/04/21)</b>	

<b>19. RBBC Letter Dated: 14/04/21</b>	<b>Application No: <a href="#">21/00682/S73</a></b>
LOCATION:	74 Cheyne Walk Horley Surrey RH6 7LR
DESCRIPTION:	Remove existing garage to side of property and replace with a 2 story chart bungalow style extension to form attached granny annexe. Convert part of roof space to form additional bedroom with rear dormer. Very slight rise in ridge level locally to accommodate dormer. Variation of condition 3 of permission 20/02644/HHOLD amendment to materials.
<i>Cons Expiry Date: 06/05/21; Determination Deadline: 02/06/21;</i>	
History	<b>20/02644/HHOLD</b> – Remove existing garage to side of property and replace with a 2 story chart bungalow style extension to form attached granny annexe. Convert part of roof space to form additional bedroom with rear dormer. Very slight rise in ridge level locally to accommodate dormer. As amended on 04/01/2021.
Status	Approved with Conditions
Comments	No objections
<b>HORLEY TOWN COUNCIL COMMENTS (20/04/21)</b>	

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

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**Tree Works (Non-Felling)**

<b>A. RBBC Letter Dated: 15/03/21</b>	<b>Application No: <u><a href="#">21/00563/TPO</a></u></b>
LOCATION:	20 Pine Gardens Horley Surrey RH6 7RH
DESCRIPTION:	T1 - Cut, strip and remove ivy on trunk (particularly between 0-2m) to aid future tree inspection. Cut back to origin/trunk, branch to N at 1.5m on trunk to NE. Remove major deadwood. T2 - Cut, strip and remove ivy on trunk (particularly between 0-4m) & clear around base of tree to aid future tree inspection. Crown reduce by up to 1.5m and 2m to N.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b><a href="#">No objections, subject to no adverse comments from the Tree Officer.</a></b>

<b>B. RBBC Letter Dated: 18/03/21</b>	<b>Application No: <u><a href="#">21/00659/TPO</a></u></b>
LOCATION:	Somerton 61 Meath Green Lane Horley Surrey RH6 8HN
DESCRIPTION:	T1 Pine - Remove limb back to main stem growing towards house. Tree has over extended limb with increasing amount of end weight. Towards the main stem the limb has an unnatural bend which could lead to failure of the limb. Limb has previously been pruned but still has a lot of end weight. Removal of limb would eliminate any future works to tree as it would improve aesthetics and balance tree which is in good form apart from over extended limb
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b><a href="#">No objections, subject to no adverse comments from the Tree Officer.</a></b>

<b>C. RBBC Letter Dated: 23/03/21</b>	<b>Application No: <u><a href="#">21/00688/TPO</a></u></b>
LOCATION:	Hazleglen 8 Russells Crescent Horley Surrey RH6 7DN
DESCRIPTION:	Oak (T1) - To reduce in height by 50% using lowering ropes and pulling lines where necessary and shape round from that point. Due to the fact the the tree has rot and heartwood decay.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b><a href="#">No objections, subject to no adverse comments from the Tree Officer.</a></b>



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<b>D. RBBC Letter Dated: 08/04/21</b>	<b>Application No: <a href="#">21/00844/TPO</a></b>
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.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>

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

<b>F. RBBC Letter Dated:</b>	<b>Application No: <a href="#">21/00969/TPO</a></b>
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.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>

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<b>The following applications are for information only</b>
<b>Applications listed March 8th</b>
<p><a href="#"><u>20/00867/DET03A</u></a> – 11 - 15 High Street Horley Surrey RH6 7BJ   Submission of asbestos survey details pursuant to Condition 3 of permission 20/00867/PAP3M. Convert the rear part of the ground floor of the building (use class A2) into 3 dwellings (use class C3).</p> <p><a href="#"><u>20/00862/DET04A</u></a> – 11 - 15 High Street Horley Surrey RH6 7BJ   Submission of asbestos survey details pursuant to condition 4 of permission 20/00862/PAP3O. Convert the 1st, 2nd and 3rd floors from offices (use class B1a) into 19 dwellings (use class C3)</p> <p><a href="#"><u>04/02120/DET16R</u></a> – Horley North West Development Meath Green Lane Horley Surrey   Submission of arboricultural protection supervision details pursuant to Condition 16 of 04/02120/OUT - Comprehensive mixed use development to comprise housing (approx 1510 dwellings), neighbourhood centre, primary school, recreation and open space uses, plus associated infrastructure and access roads linking the development to A23 and A217.</p> <p><a href="#"><u>04/02120/DET17R</u></a> – Horley North West Development Meath Green Lane Horley Surrey   Submission of TPP, AIA and AMS details pursuant to Condition 17 of 04/02120/OUT. Comprehensive mixed use development to comprise housing (approx 1510 dwellings), neighbourhood centre, primary school, recreation and open space uses, plus associated infrastructure and access roads linking the development to A23 and A217.</p> <p><a href="#"><u>04/02120/RM2D/NMAMD4</u></a> – Horley North West Development Phase Two Webber Street Horley Surrey   Non-Material Amendment to 04/02120/RM2D : Proposed Minor Alterations. Replace hedge and grass adjacent to Plot 26 with fencing and block paving. Minor changes to arboricultural works and landscaping proposals. Amendment to turning head (outside Plot 116-A2). Revisions to "Concrete Sett Paving - to rumble strips".</p> <p><a href="#"><u>21/00651/PDE</u></a> – 35 Grove Road Horley Surrey RH6 8E   Single storey rear extension. Maximum height 3.30m, height at eaves 2.85m and extending 5.00m beyond the rear wall.</p>
<b>Applications listed March 15th</b>
<p><a href="#"><u>15/00028/DET04</u></a> – 16 Kings Road Horley Surrey RH6 7AZ   Submission of materials details pursuant to condition 4 of permission 15/00028/OUT. Demolition of single storey side extension of existing dwelling. Construction of new dwelling to side.</p> <p><a href="#"><u>15/00028/DET05</u></a> – 16 Kings Road Horley Surrey RH6 7AZ   Submission of vehicular access details pursuant to condition 5 of permission 15/00028/OUT. Demolition of single storey side extension of existing dwelling. Construction of new dwelling to side.</p> <p><a href="#"><u>15/00028/DET06</u></a> – 16 Kings Road Horley Surrey RH6 7AZ   Submission of vehicular parking details pursuant to condition 6 of permission 15/00028/OUT. Demolition of single storey side extension of existing dwelling. Construction of new dwelling to side.</p> <p><a href="#"><u>20/02823/DET05</u></a> – First Floor Victoria House Consort Way Horley Surrey RH6 7AF   Submission of waste storage details pursuant to condition 5 of permission 20/02823/PAP30. Change of use of offices (Class B1a) to form 22 apartments.</p> <p><a href="#"><u>20/02823/DET06</u></a> – First Floor Victoria House Consort Way Horley Surrey RH6 7AF   Submission of bicycle storage details pursuant to condition 6 of permission 20/02823/PAP30. Change of use of offices (Class B1a) to form 22 apartments.</p>

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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

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close to ground level as possible, T99 Tilia x europaea Coppice at 2 metres, T109 Pinus sylvestris Carefully dismantle to as close to ground level, T111 Pinus sylvestris Carefully dismantle to as close to ground level, T116 Fraxinus excelsior Fell to as close to ground level as possible and treat stump to inhibit regrowth, T129 Fraxinus excelsior Fell to as close to ground level as possible, T131 Salix caprea Coppice at 1 metre, T139 Betula pendula, Carefully dismantle to as close to ground level, T140 Ulmus Fell to as close to ground level as possible, T150 Tilia x europaea, Carefully dismantle to as close to ground level, T117 Ash Consider removal due to structural damage in future years - Climb and dismantle to as close to ground level, T84 Fraxus excelsior Crown reduce by 3m.

**Applications listed April 05th**

[21/00908/CAN](#) – Craigrossie 26 Russells Crescent Horley Surrey RH6 7DN | T1 Oak tree & T2 Cedar tree, To reduce the lateral branches of both trees by 2 metres.

**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
<b><u>19/01417/OUT/AP   APP/L3625/W/20/3262007</u></b>	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	
<b><u>20/01459/ADV   APP/L3625/Z/20/3262646</u></b>	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		