

HORLEY TOWN COUNCIL

Joan Walsh
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AGENDA

PLANNING & DEVELOPMENT COMMITTEE

Date / Time: Tuesday, 2 August 2022 at 7.30 pm

Venue: Horley Town Council offices, Albert Rooms, 92 Albert Road, Horley RH6 7HZ

Dear Councillors

You are hereby respectfully summoned to attend the **MEETING of HORLEY TOWN COUNCIL PLANNING & DEVELOPMENT COMMITTEE** to be held on Tuesday, 2 August 2022, 7:30 pm, at the Albert Rooms, 92 Albert Road, Horley RH6 7HZ. The Agenda for the meeting is attached to this Summons.

Yours sincerely



Joan Walsh
Town Clerk

Members' Apologies:

If required, a Member must submit their apologies for this meeting by sending an email to: town.clerk@horleytown.com or by telephoning the office on 01293 784765, by no later than noon on the day of the meeting.

Public Forum:

Members of the Public and Press are welcome to attend this meeting in person or may join it remotely by requesting a Zoom link by email to: town.clerk@horleytown.com or by telephoning the office on 01293 784765, by no later than noon on the day before the meeting is due to be held.

Public and Press attendees are invited to put questions or draw relevant matters to the Council's attention and are permitted to speak once only and for five minutes maximum in respect of a business item on the agenda, 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 question or comment is submitted in writing which shall be answered in due course.



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, 02 August 2022 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 or on the website**

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 28 June 2022.
5. **Planning Updates**
Planning & Development Committee held on 28 June 2022.
6. **Outside Bodies and Sub-Committees**
 - i) **Horley Town Management Group** - To note the postponement of the meeting scheduled for 18 July 2022 until 14 November 2022.
 - ii) **SCC Horley Regeneration Projects** – To receive any updates.
 - iii) **RBBC ‘Delivering Change’ Programme** – To receive updates on the four key projects and proposed Town Park.
 - iv) To receive reports of attendance at any other recent meetings.
7. **Planning Applications**
 - i) To consider the list of applications determined for the period 24 June to 28 July 2022.
 - ii) To consider the list of applications registered for the period 24 June to 28 July 2022.
8. **Planning Appeals**
To consider any Planning Appeals received and determined.
9. **Ongoing Planning Matters**
To receive an update on any matters.
10. **Highways Matters**
 - i) **Horley Pavement Audit Committee (HPAC)**
To receive an update from the HPAC Chair.
 - ii) **Traffic Calming Measures around ‘The Acres’ and Wheatfield Way, Langshott** -
To receive any updates.
 - iii) To receive an update on any other matters.


.../Continued

Members of the Planning and Development Committee:

Cllrs Avery, Baker, Buttironi, Hudson, George, Samantha Marshall, Simon Marshall, Powell, Saunders, Spencer and Stimpson.

11. **Airport Matters**
 - i) **Gatwick Airport Limited (GAL) Northern Runway DCO – additional consultation:** To ratify this Council's response.
 - ii) **GATCOM:** Newsletters & Updates – To note information received.
 - iii) To receive an update on any other matters.
12. **Asset of Community Value** - To consider a proposal to nominate the former Horley Police Station, 15 Massetts Road, Horley RH6 7DQ to be listed by Reigate & Banstead Borough Council, as an asset of value to the local community.
13. **Letters Received.**
14. **Diary Dates.**
15. **Items for Future Consideration.**
16. **Press Release** - To agree items for inclusion.

Date of next meeting: 30 August 2022



Signed: Town Clerk

Dated: 28 July 2022

During the period June 24 – July 28 2022.

List of Determined Applications – Horley

By Reigate & Banstead Borough Council

Applications Approved			
Application Number	Details	HTC Comments	Decision
22/01164/TPO	1 Millfield Close Horley Surrey RH6 9QX T1 Oak- Reduce height and lateral branches by 2m, crown lift to 4m and remove low limb growing west back to source. Tree is largest in the garden and has a low canopy causing excessive shading to property and surrounding properties.	No objections, subject to no adverse comments from the Tree Officer.	Approved with conditions
22/01162/TPO	Horley Methodist Church Victoria Road Horley Surrey RH6 7AS T1 Oak to thin the overall size of crown by 20% carry out a lateral reduction by 1.5 meters to barnches which overhang the gardens of regents mews and crown lift to 5 meters. This tree is causing excesive shading whiklst in full leaf	No objections, subject to no adverse comments from the Tree Officer.	Approved with conditions
22/01075/HHOLD	20 Gower Road Horley Surrey RH6 8SH Proposed single storey rear conservatory extension.	No objections	Approved with conditions
22/01064/TPO	39 Chestnut Road Horley Surrey RH6 8PF T1 - Front garden x1 lime reduce and reshape crown by 2.5 metres retaining a healthy growth lift 6 metres from ground level. Remove major dead and diseased wood, sever ivy at base to prevent re-growth. Part of a maintenance program maintaining tree at a suitable size for its location, out growing surrounding area.	No objections, subject to no adverse comments from the Tree Officer.	Approved with conditions
22/01088/HHOLD	25 Langwood Drive Horley Surrey RH6 9FH New rooflights to rear roofscape and single storey rear extension. As amended on 20/06/2022.	No objections	Approved with conditions
22/01067/HHOLD	9 Churchview Close Horley Surrey RH6 8SG Single storey side conservatory and garden wall to front of property.	No objections	Approved with conditions
22/00915/CLE	Land Parcel At 529687 142126 The Close Horley Surrey Erection of a double-storey building. As amended on 04/07/2022	No objections	Approved

During the period June 24 – July 28 2022.

22/00788/HHOLD	The Laurels Yattendon Road Horley Surrey RH6 7BS Proposed cross over and parking off road. As amended on 20/06/2022	No objections	Approved with conditions
22/00181/F	The Oakwood School Balcombe Road Horley Surrey RH6 9AE Creation of a Community 3G Football Turf Pitch (FTP) (11020 sq. metres) with associated features including: 3G football turf pitch (7460 sq. metres); 4.5m high ball stop fencing with entrance gates to form an enclosure around FTP perimeter; 1.2m high and 2.0m high pitch barriers with entrance gates internally within fenced FTP enclosure; 2.6m high maintenance equipment storage container (15 sq. metres) within fenced FTP enclosure; 15.0m high LED floodlights (6no.) around FTP perimeter; 4.0m high LED amenity light (1no.) along pedestrian access; Hard-standing areas for pedestrian access and circulation, portable goals storage, as well as vehicular access (807 sq. metres); 0.75m high grass flood defence crest around FTP perimeter (formed with recycled soils from the FTP construction (2753 sq. metres). (No change of use.) As amended on 21/04/2022 and on 13/05/2022.	No objections however we would wish see rainwater discharging into the school's existing sewer system as a preference than into the drainage ditch that runs around the boundary of the playing field. This would allay residents fears of possible increase in flooding incidents for which this area has a record of events.	Approved with conditions
22/01392/TPO	Land R/O 5 Langwood Drive Horley Surrey RH6 9FH T1. Ash tree - shorten the lateral branches that are above the lawn by 1.5m. T2. Oak tree - Shorten the lateral branches that above the lawn by 1m. T3. Oak tree - Shorten the lateral branches that above the lawn by 2m. T4. Oak tree - Shorten the lateral branches that above the lawn by 3m.	No objections, subject to no adverse comments from the Tree Officer.	Approved with conditions
22/01190/F	19A Station Road Horley Surrey RH6 9HW Conversion of first floor flat into two flats (Use Class C3), with associated car and cycle parking and refuse storage. Addition of two rear balconies.	No objections	Approved with conditions
22/01165/F	Villa Verde 34 Massetts Road Horley Surrey RH6 7DS Temporary change of use for a period of up to 5 years, to enable the use of the first floor as an 8 bedroom HMO (Sui Generis)	No objections subject to any requirements of the Conservation Officer.	Approved with conditions

During the period June 24 – July 28 2022.

22/00965/HHOLD	9 Upfield Close Horley Surrey RH6 7LG Full envelope retrofit of the property encompassing energy efficient measures as follows: External wall insulation. New UPVC double/triple glazed windows. New insulation to loft space. Removal of chimney stack. Enclosure of existing porch. Installation of new building services, including air source heat pump to rear elevation, and mechanical ventilation measures resulting in penetrations to the existing envelope. New doors and solar panels.	No objections	Approved with conditions
22/00892/CU	69A Victoria Road Horley Surrey RH6 7QH The change of use and alterations to the existing residential first floor flat to create additional office accommodation required by the existing adjoining offices of the applicant.	No objections	Approved with conditions
22/01205/HHOLD	78 Whittaker Drive Horley Surrey RH6 9TN Conversion of loft space into habitable room, installation of a pitched roof dormer window to a side elevation roof slope and installation of four roof windows (two to each side elevation roof slope).	No objections	Approved with conditions
22/01178/HHOLD	10 Todds Close Horley Surrey RH6 8LB Demolish the original single-storey timber rear conservatory and replacement with a new single-storey extension.	No objections	Approved with conditions
22/00754/HHOLD	Yew Tree Guest House 31 Massetts Road Horley Surrey RH6 7DQ Remodel of existing building : internal structural alterations to ground and first floor entrance hall. Internal remodel to upgrade of thermal elements floor slab & roof. New black aluminium bifold door opening. internal alterations to first floor, upgrade of thermal element roof to existing extension. New black aluminium windows & doors to entire building. As amended on 13/06/2022 and on 30/06/2022.	No objections subject to the application meets the requirements of the conservation officer.	Approved with conditions

During the period June 24 – July 28 2022.

**Applications Refused and Withdrawn
By Reigate & Banstead Borough Council**

Applications Refused			
Application No:	Details	HTC Comments	Status
22/01263/HHOLD	69 Hevers Avenue Horley Surrey RH6 8BZ Two storey rear extension and single storey side extension.	No objections	Withdrawn by Applicant

During the period June 24 – July 28 2022.

Appeals Lodged – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Application Date
	None		

Appeals In Progress (Awaiting Decision) – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Hearing Date
21/03133/RET <u>APP/L3625/W/22/3296694</u>	Horley Town Football Club The New Defence Anderson Way Horley Surrey Change of use of land from groundsman compound to builders storage compound	Appeal against Refusal of DC Application	No date yet arranged
21/03264/HHOLD <u>APP/L3625/D/22/3297480</u>	6 Meath Green Farm Close Horley Surrey RH6 8NB Construction of infill to existing single storey car port to include new external window. Installation of double doors to rear to provide storage access. Internal modifications to allow access to new bedroom through main property. As amended on 02/02/2022 and on 09/02/2022.	Appeal against Refusal of HHOLD Application	No date yet arranged
21/00838/F <u>APP/L3625/W/21/3289794</u>	Thurgarton Cottage Meath Green Lane Horley Surrey RH6 8HZ Erection of three detached dwellings, provision of new access with car parking for 6 cars, with the retention of the existing dwelling. As amended on 06/08/2021, on 19/08/2021 and on 02/09/2021.	Appeal against Refusal of DC Application	No date yet arranged
21/02258/HHOLD <u>APP/L3625/D/22/3292285</u>	2 Grendon Close Horley Surrey RH6 8JW Annexe to main house	Appeal against Refusal of HHOLD Application	No date yet arranged
21/00067/E_EN <u>APP/L3625/C/21/3282754</u>	57 Meadowcroft Close Horley Surrey RH6 9EJ Appealed against an Enforcement Notice regarding: <ol style="list-style-type: none"> 1. Without planning permission, the formation of an access at the junction with the B2036 Balcombe Road and the D552 Meadowcroft Close in the approximate position shown as a black hatched area on the attached plan A. 2. Without planning permission, the creation of a hardstanding in the approximate position shown within the black dotted line on the attached plan B. 	Appeal against an Enforcement Notice	No date yet arranged

During the period June 24 – July 28 2022.

Appeals Decided – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Decision
	None		

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 24 June 2022 – 28 July 2022
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 23.06.22	Application No: <u>22/01399/F</u>
LOCATION:	Garage Block Between 78 And 80 Tanyard Way Langshott Horley Surrey
DESCRIPTION:	Erection of detached single garage positioned in designated parking space. To be used solely for residential purposes in connection with the residential use of the dwelling at 107 Tanyard Way, which is owned by the applicants.
<i>Cons Expiry Date: 14/07/22; Determination Deadline: 15/08/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 02/08/22)	No objections
02. RBBC Letter Dated: 24.06.22	Application No: <u>22/01415/HHOLD</u>
LOCATION:	11A Silverlea Gardens Horley Surrey RH6 9BA
DESCRIPTION:	Double storey rear extension with a hipped to flat roof.
<i>Cons Expiry Date: 15/07/22; Determination Deadline: 18/08/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 02/08/22)	No objections
03. RBBC Letter Dated: 29.06.22	Application No: <u>22/01402/HHOLD</u>
LOCATION:	7 Clifton Close Horley Surrey RH6 9SE
DESCRIPTION:	Partial garage conversion with the rear of the garage to create a study/4th bedroom, the front of the garage will be a store accessed through the garage door. Changes to fenestration - side door changed to a window and the garage door will change to a roller door.
<i>Cons Expiry Date: 20/07/22; Determination Deadline: 22/08/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 02/08/22)	No objections

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 24 June 2022 – 28 July 2022

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04. RBBC Letter Dated: 04.07.22	Application No: <u>22/01490/HHOLD</u>
LOCATION:	34 Sangers Drive Horley Surrey RH6 8AH
DESCRIPTION:	Demolition of existing garage and erection of a single storey side extension.
<i>Cons Expiry Date: 25/07/22; Determination Deadline: 25/08/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 02/08/22)	No objections

05. RBBC Letter Dated: 04.07.22	Application No: <u>22/01487/HHOLD</u>
LOCATION:	25 Kingsley Road Horley Surrey RH6 8HP
DESCRIPTION:	Demolition of existing rear bay window and side conservatory structure; conversion of garage to habitable space, construction of enlarged single-storey front extension, single-storey side extension, single-storey rear extension, 2x dormer roof extensions to the rear and extension and alterations to the front facing dormer roof/window.
<i>Cons Expiry Date: 25/07/22; Determination Deadline: 25/08/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 02/08/22)	No objections

06. RBBC Letter Dated: 04.07.22	Application No: <u>22/01483/HHOLD</u>
LOCATION:	Elmcroft 40 Vicarage Lane Horley Surrey RH6 8BA
DESCRIPTION:	Proposed single storey rear extension with partial roof terrace above, single storey side extension and new pitched roof over existing flat roof at first floor level/roof level.
<i>Cons Expiry Date: 25/07/22; Determination Deadline: 25/08/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 02/08/22)	No objections

List of Planning Applications
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07. RBBC Letter Dated: 07.07.22	Application No: 22/01496/F
LOCATION:	19B Station Road Horley Surrey RH6 9HW
DESCRIPTION:	Redistribution of curtilage between flats 19A and B, repositioning and replacement fence, window alterations to Flat 19B.
<i>Cons Expiry Date: 28/07/22; Determination Deadline: 29/08/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 02/08/22)	No objections

08. RBBC Letter Dated: 07.07.22	Application No: 22/01400/F
LOCATION:	The Air Balloon 60 Brighton Road Horley Surrey RH6 7HE
DESCRIPTION:	Demolition of existing building and redevelopment of the site to provide a Class E(a) retail foodstore with associated parking, access and landscaping.
<i>Cons Expiry Date: 01/08/22; Determination Deadline: 06/10/22;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 02/08/22)	An extension has been agreed until 3rd August 22 to allow determination by P& D Committee

09. RBBC Letter Dated: 07.07.22	Application No: 22/01418/HHOLD
LOCATION:	85A Victoria Road Horley Surrey RH6 7QH
DESCRIPTION:	Erection of private garage with small contained home office on second level.
<i>Cons Expiry Date: 02/08/22; Determination Deadline: 05/09/22;</i>	
History	21/02495/F – Previously approved garage (approval Ref:18/00786/F) with proposed 1st floor home office over.
Status	21/02495/F – Refused
Comments	21/02495/F – No objections
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting, 02/08/22)	No objections

List of Planning Applications
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During the period 24 June 2022 – 28 July 2022

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10. RBBC Letter Dated: 13.07.22	Application No: 22/01527/F
LOCATION:	Wilgers Farm House 61 Silverlea Gardens Horley Surrey RH6 9BA
DESCRIPTION:	Conversion of an existing barn and associated outbuildings into a single residential dwelling.
<i>Cons Expiry Date: 03/08/22; Determination Deadline: 02/09/22;</i>	
History	00/00400/CU – Conversion of existing redundant barn to proposed dwelling incorporating yard garages, demolition of redundant stables Drawing Nos: 1338/1, 2, 12, 13, 14B & 15B
Status	00/00400/CU – Withdrawn by Applicant
Comments	00/00400/CU – N/A
HORLEY TOWN COUNCIL COMMENTS	

11. RBBC Letter Dated: 14.07.22	Application No: 22/01562/F
LOCATION:	Flat At The Lawn 30 Massetts Road Horley Surrey
DESCRIPTION:	Proposed loft conversion of attic truss space, including dormer window and roof lights, to allow for owner accommodation only.
<i>Cons Expiry Date: 04/08/22; Determination Deadline: 07/09/22;</i>	
HORLEY TOWN COUNCIL COMMENTS	

List of Planning Applications
Registered by Reigate & Banstead Borough Council
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12. RBBC Letter Dated: 20.07.22	Application No: 22/01599/HHOLD
LOCATION:	20 Grassmere Langshott Horley Surrey RH6 9UG
DESCRIPTION:	Demolition of existing conservatory and construction of 3m deep full width extension to rear of house. Conversion of two thirds of the existing garage in to utility & shower room and addition of obscure glazed window.
<i>Cons Expiry Date: 10/08/22; Determination Deadline: 08/09/22;</i>	
History	22/00629/CLP – n Demolition of existing rear conservatory and replace with a full width single story rear extension. Form access from house into existing garage to create utility & shower room.
Status	22/00629/CLP – Withdrawn by applicant
Comments	22/00629/CLP – No objection
HORLEY TOWN COUNCIL COMMENTS	

13. RBBC Letter Dated: 22.07.22	Application No: 22/01602/CU
LOCATION:	The Horley Launderette 45 High Street Horley Surrey RH6 7BN
DESCRIPTION:	The development will be used as a personal training studio and small gym (Class E). There will be no changes to the current infrastructure of the building this application is required for change of use from Sui Generis to Class E (Leisure).
<i>Cons Expiry Date: 12/08/22; Determination Deadline: 13/09/22;</i>	
HORLEY TOWN COUNCIL COMMENTS	

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The following applications are for information only
20.06.22
<p><u>20/02644/NMAMD2</u> – 74 Cheyne Walk Horley Surrey RH6 7LR Non material amendment, addition of a velux to the front elevation.</p> <p><u>22/01414/TPO</u> – 14 Kingsley Road Horley Surrey RH6 8HR T1 Oak - Reduce height and lateral branches by 1.5m and crown lift by removing secondary branches to a height of 3m. Tree is causing excessive shading and has low canopy.</p>
27.06.22
<p><u>22/01539/PDE</u> – 16 Newlands Close Horley Surrey RH6 8JR Single storey rear extension. Max height 3.42, height at eaves 2.32 and extending 4.5m beyond the rear wall.</p> <p><u>04/02120/RM4B/DET13</u> – Horley North West Development Meath Green Lane Horley Surrey Submission of pedestrian facilities information pursuant to condition 13 of permission 04/02120/RM4B. Reserved Matters application for Phase 4 of development at North West Horley (appearance, landscaping, layout and scale) pursuant to 04/02120/OUT for the erection of 64no. dwellings and associated parking, levels, lighting, drainage and ancillary works.</p> <p><u>22/01465/TPO</u> – 30 Haroldslea Drive Horley Surrey RH6 9DU T1 : Larger Oak at centre of rear right hand side of garden. Reduce by 6 meters and thin by 1/3rd to prevent tree from failing due to - hollowing of root buttress, multiple rot pockets, dead wood and stress fracture crack. Crown lift by approximately 8 meters to make aesthetically pleasing and a more formal crown. T2 Oak : at rear right hand side of rear garden. Reduce by 4 meters and thin by 1/3rd to prevent tree from failing due to - hollowing of root buttress, rot pockets and dead wood. Crown lift by 6 meters to make more aesthetically pleasing and a more formal crown.</p> <p><u>22/01450/TPO</u> – 8 Field Close Horley Surrey RH6 9QG Oak (T1, T2, T3) - To reduce 3x mature Oak trees that overhang the above garden back in width to previous reduction points (Approx. 2.5m) to reduce the encroachment over the garden. Sessile Oak (T4) - To reduce mature Sessile Oak back by 2.5m in width only to reduce encroachment over the parking area and rear garden. Horse Chestnut (T5) - To reduce mature Horse Chestnut by 2.5m in width to reduce encroachment over the parking area.</p> <p><u>04/02120/RM4B/DET26</u> – Horley North West Development Meath Green Lane Horley Surrey Submission of an energy statement pursuant to condition 26 of permission 04/02120/RM4B. Reserved Matters application for Phase 4 of development at North West Horley (appearance, landscaping, layout and scale) pursuant to 04/02120/OUT for the erection of 64no. dwellings and associated parking, levels, lighting, drainage and ancillary works.</p>
04.07.22
<p><u>22/01542/PDE</u> – 4 Wysemead Langshott Horley Surrey RH6 9XX Single storey rear extension. Max height 3.66m, height at eaves 2.88m and extending 5.15m beyond the rear wall.</p>
11.07.22
<p><u>22/01500/CLP</u> – 39 Benhams Drive Horley Surrey RH6 8QT Loft Conversion including hip to gable additions, front roof light and rear dormer</p>

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18.07.22

[22/01616/TPO](#) – The Birches 2A Haroldslea Drive Horley Surrey RH6 9DU | RE 424 Horse Chestnut Tree - FELL. Following inspection and Approved Consent (PP-10169794) the tree has been confirmed as being in a declining and very poor condition and it's retention is not considered safe or useful

[22/01622/CAN](#) – Vulcan Cottage 23 Massetts Road Horley Surrey RH6 7DQ | T1. Yew Tree. Crown lift by 2m over garage to allow roof replacement. T2. Yew Tree. Reduce height by 2.5m. Shorten lateral branches above the lawn by 1.5m. Shorten branches adjacent to the house by 2.5m. All this pruning is to remove the tree from the house and maintain a natural form and shape. T3. Ash Tree. Reduce size of the crown by 50%. The tree has Chalara disease and this strategy will hopefully provoke the stress reaction to create new growth, thus enabling the tree to survive for many more years

[22/01534/PAP3G](#) – Unit B The Old Laundry Bayhorne Lane Horley Surrey RH6 9ES | Notification of Prior Approval for Change of use from commercial (offices) to mixed use comprising residential flat (unit B) and music studios. The flat will not be commercially leased but only used in conjunction with the recording studios on an adhoc basis by our clients as and when they need somewhere to stay whilst recording or rehearsing at our music studios.

HORLEY TOWN COUNCIL

Joan Walsh
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Gatwick Airport Limited (GAL)
Northern Runway Project

By Email: feedback@gatwickfutureplans.com

26 July 2022

Dear Sir/Madam

Northern Runway Project (NRP) – Summer 2022 Consultation – Response from Horley Town Council

We understand that following the first stage of the DCO public consultation Gatwick Airport Limited (GAL) have made some modifications to the Northern Runway Project proposals including changes to the proposed highway layout and adjustments to the provision of car parking, hotels and offices, water management, carbon, and noise mitigation. We welcome the opportunity to respond to this consultation in respect of the proposed alterations and their potential impact on the residents of Horley.

The Town Council's Planning and Development Committee thoroughly discussed the revisions to the Northern Runway Project (NRP) at its meeting held on 28 June 2022, and our response is now set out in detail below. We request that the following comments be taken into consideration as the DCO application is progressed.

North Terminal Roundabout

The proposed new traffic light controlled junction along the A23 London Road, enabling traffic to exit the North Terminal, is welcomed as this could reduce the traffic currently having to use the Longbridge Roundabout to head south on the A23 towards Crawley.

That said, we note that this junction is only for traffic exiting the North Terminal & provides no access for traffic heading southbound on the A23 (from Horley) which will have to, as currently, access the North Terminal via the South Terminal Roundabout & Airport Way.

Horley Town Council (HTC) consider that the phasing of the traffic lights at this new junction will be critical, especially in peak times, to avoid queuing back into the Longbridge Roundabout. Similarly the distance between the North Terminal Roundabout and the new junction seems short which could result in traffic queuing back to the roundabout. We trust that appropriate modelling of the new junction will be undertaken, including scenarios of traffic at capacity of airport growth during peak times, as well as during the construction phasing, and that the potential significant environmental effects are included in the updated ES as part of the DCO application.

We note from the documentation that the proposed road signage from the North Terminal Roundabout to the new junction on the A23 shows that there are 3 right turning lanes, however, we would question what the impact is of traffic going into a 2-lane road? Paragraph 2.3.12 states that *“the right-turn on to the A23 has been widened to three lanes, resulting in improvements on the A23 itself from this point to where traffic heading towards the M23 and South Terminal splits on to Airport Way”*. Are we to understand that the A23 will be widened to 3 lanes up to the link to Airport Way/M23 Spur? If so, it is not clear on the maps, and this appears to require a further land take from Riverside Garden Parks to the detriment of local users.

Longbridge Roundabout

The widening of the A23 London Road to ‘3’ lanes approaching the Longbridge Roundabout heading north is welcomed, however, the bridge widening to accommodate this is of concern with the potential for considerable traffic disruption.

Horley Town Council note the proposals also seek to create a new pedestrian/ cycle ramp into Riverside Gardens Park, which is shown on the consultation material to lead into dense vegetation where currently no footpath exists. We understand that this is to compensate for the removal of an existing footpath along the eastern edge of the A23 which will not be available due to the land take required for the widened filter lane and new noise barrier. However, the proposals do not make it clear how the new footpath will link into the existing footpath that runs from the bridge over the Gatwick Stream to the Airport. Any new footpath will need to receive appropriate lighting (particularly during the winter months) and provide good legibility for users, many of whom will be local Horley residents who work at the airport and wish to travel sustainably but often at unsocial times due to airport operations.

Horley Town Council would like GAL to investigate maintaining the footpath down the east side of A23 from the Longbridge Roundabout, running adjacent to the proposed new noise barrier as this would allow for a greater level of trees to be retained within Riverside Garden Park and also benefit from the existing street lighting.

In any event, Horley Town Council would like to see a comprehensive Cycle and Pedestrian Access Strategy as part of the DCO application, that denotes where new access paths feed into existing pedestrian and cycle routes and how people can properly access both the north and south airport terminals from both sides of the A23 safely.

The current consultation continues to show a need for a noise barrier long the A23 where it borders Riverside Gardens Park, however, at a briefing (04 July) from GAL it was stated that they would be carrying out further modelling to see if the noise barrier was needed. The consultation documents acknowledge that the road layout changes at, inter alia, Longbridge Roundabout *“would result in more open views of construction works, the road, traffic and buildings beyond, affecting some residents of homes in Longbridge Road”*. Given the complete permanent removal of up to a 13m width of vegetation to deliver the new access ramp and retaining wall alone, HTC do not see how the noise associated with the construction and resultant development in an area now considerably more open can be mitigated without the need for a substantial noise barrier.

HTC note that GAL are proposing a new 40 mph restriction on the A23 southbound in an attempt to reduce road noise. However, given how widespread the current 50 mph speed limit is ignored, HTC have no confidence that a 40 mph will work in practice, unless robust enforcement measures are introduced. In addition to the consideration of reduced speed limits, HTC would ask GAL to consider laying down a specifically designed ‘low noise’ road surface to assist in mitigating road noise.

We understand that GAL are working to establish an agreed noise envelope, however, once this is established will there be another round of preapplication consultation on this? In any event, full details of noise mitigation (including that from increased flight noise, construction traffic and resultant traffic level noise) be set out clearly in the DCO application or be subject to a further round of pre-application consultation.

The 'Analysis of Significant Effects compared to the PIER' acknowledges that the highway alterations along the A23 London Road/ Longbridge Roundabout affecting Riverside Garden Park now have a LVTI ranging from **Minor to Major Adverse effect**. HTC wish to reiterate that the existing airport car park land proposed to be substituted as mitigation for the loss of land at Riverside Garden Park is not of comparable quality nor locationally suitable compared to what would be lost. Horley Town Council wish to see significant mitigation to overcome the **Major Adverse effect** on Riverside Garden Park identified in the DCO application.

The consultation documents acknowledge that *"further work has been undertaken on construction method and phasing for widening the A23 Brighton Road bridge over the River Mole north-east of Longbridge Roundabout, specifically to ensure that disruption during construction is minimised"*. However, no details have been provided as part of the consultation to indicate how and when this will be undertaken but it states that access to both sides of the River Mole is required and options are being explored. In addition, it appears that the intention is to widen the filter lane heading southbound on the A23 which will require the platform on stilts to be expanded, however, no reason has been given as to why this filter needs to be widened; the road layout seems to work at present. Avoiding this work will reduce the need to remove vegetation and lessen the impact on Riverside Garden Park.

The consultation document identifies that a temporary access route is proposed via Woodroyd Avenue. This is of concern to HTC and consideration must be given to the impact on local residents in this area (from construction traffic creating noise & dust not to mention the potential for road surface damage), given the likely lengthy duration of construction works and magnitude of disruption for residents in the Riverside Gardens Estate area, particularly when the adverse impacts of the resultant development are **Major Adverse**. These roads are quite narrow and were never designed to accommodate the types of vehicles used by construction companies. Indication of duration and working hours must also be provided as part of the DCO application.

Surface Access General Comments

HTC acknowledge the proposed highway alterations along the A23 and at the Longbridge Roundabout to provide additional capacity in and around the airport, however, we are also concerned about the resultant impact on the capacity of the local "feeder" roads and likely traffic congestion which do not benefit from any improvement or capacity building under the current proposals to cope with the increase in demand generated by the growth of the airport. Furthermore, Surrey County Council's new Local Transport Plan 4 seeks ambitious targets to promote sustainable transport over the private car with a new hierarchy for road transport of "avoid, shift, improve" in order to meet the Council's commitment to achieving net zero carbon emissions by 2050. HTC are not therefore convinced that GAL have addressed or indeed modelled the impact on the wider local highway network that will be impacted both during construction and in the longer term once the airport has reached its targeted capacity.

Whilst the ongoing commitment to support local bus & coach services locally is supported, HTC wish to see that additional investment is also targeted at new bus services from areas currently without any, as well as increasing the frequency of existing services to include a wider spread of services time wise throughout each weekday and particularly at weekends (in areas such as Westvale Park).

HTC are concerned that GAL are not providing an indication of a timeline for the delivery of all the proposed highway works. As we commented previously HTC are concerned that the phasing of new

road infrastructure will be scheduled towards the end of the Northern Runway Project (and after the increase in passenger numbers). This remains wholly unacceptable to Horley Town Council as the existing road network is unlikely to have sufficient capacity to cope with the additional traffic. We continue to advocate for trigger points, based upon passenger numbers which will require certain new infrastructure to be in place and ask that this be given due consideration.

HTC request that a Construction Phasing Plan is provided as part of the DCO and not just a Construction Travel Plan, that way HTC can be satisfied that appropriate modelling and mitigation has been considered throughout a phased construction period and that vital infrastructure is in place prior to passenger growth.

In relation to passenger growth, HTC note that the expected level of growth is comparable with passenger numbers at Heathrow (a 5-terminal airport, supported by several rail services, bus and coach connections, and major arterial road network) yet even with the proposed Northern Runway Project the airport does not have anywhere near the comparable infrastructure of Heathrow. HTC therefore question whether such growth can ever be considered sustainable given the limitations on infrastructure.

Car Parking

We understand that GAL are now proposing a reduction in the level of on-site car parks. Whilst HTC support more sustainable modes of transport we remain concerned that limiting car parking at the airport will continue to place pressure on the local residential roads that are currently exploited by holiday makers travelling through Gatwick.

HTC also wish to understand whether GAL have modelled how passengers access the airport in the post COVID pandemic world. Given car usage increased during the pandemic to avoid disease transmission, HTC question whether passenger behaviour will have changed permanently in favour of the private car. If this is the case, then the level of car parking provision should be reconsidered to ensure adequate provision is available.

Furthermore, and perhaps of greater significance, is the proposed pricing structure of car parking at Gatwick. Essentially, if airport parking fees are set too high then the level of onsite parking is somewhat irrelevant as users will be forced to park in local streets. Again, HTC would question whether such passenger growth can be supported given the limitations for sustainable transport modes given the wide catchment area of travellers using the airport.

Community Spaces

We note that this consultation material is still showing the conversion of Car Park B to a green open space to compensate for the loss of land in Riverside Garden Park, should the noise barrier be needed, which we believe it is. It is unclear how the Borough's Countryside Team can access this area other than down the A23 & an entrance from somewhere under the inter terminal rapid transit link? As set out above, full mitigation measures should be included in the DCO application.

Flood Mitigation

HTC are disappointed to see that it is definitely necessary for two balancing ponds (one at Gatwick Dairy Farm and one at Church Meadows) to be provided in order to facilitate the proposed road improvements. Whilst we note that a new footbridge appears to provide access across the River Mole,

HTC seek clarification that GAL propose to allow public access of this widened area as compensation for the alterations and loss of part of Church Meadows recreational amenity space.

In addition, HTC seek clarification regarding the responsibility for future land management of this area, as Church Meadows falls within RBBC, but we believe the Gatwick Dairy Farm lies within the neighbouring Mole Vale District Council authority area.

Conclusions

As set out above, Horley Town Council have a number of concerns and queries regarding the proposed highway alterations and resultant environmental effects to local residents. HTC consider that further modelling of passenger growth scenarios, passenger travel behaviour, construction phasing and resultant noise levels is necessary, and that detailed mitigation and access plans must be provided as part of the DCO application.

The Council continues to re-iterate its policy and support of Gatwick continuing to grow as a two terminal and one runway airport.

We trust our comments will be considered as you progress your DCO application, and we look forward to hearing the outcomes of this further round of consultation in due course. The Town Council would be happy to discuss any matters arising from our consultation response.

Yours faithfully

A handwritten signature in blue ink that reads "Joan Walsh". The signature is written in a cursive style with a large initial 'J'.

Joan Walsh
Town Clerk
Horley Town Council