

HORLEY TOWN COUNCIL

Minutes of a Meeting of the Planning and Development Committee held on 14 March 2023, at 7.30 pm

Present Cllrs Hannah Avery Mike George (Chairman) Martin Saunders
James Baker* Samantha Marshall Rob Spencer*
Giorgio Buttironi* Simon Marshall Fiona Stimpson
Jerry Hudson David Powell*

* Absent

**In Attendance Remotely

Also Present Rachel Botcherby (Planning Officer)
Sophie Mandak (Administrative Assistant)

P 7453 Apologies and Reasons for Absence

Apologies were received from Cllrs Spencer, Baker, Buttironi and Powell.

RESOLVED: Noted.

P 7454 Disclosable Pecuniary Interests and Non-Pecuniary Interests

Cllr Avery declared a non-pecuniary interest in Application 23/00282/F (The Denture Shop, 17 Station Road, Horley, Surrey, RH6 9HW) because the applicant is known to her.

Cllr Avery declared she is a member or substitute of the Reigate and Banstead Borough Council Planning Committee and that therefore the views expressed by her at this meeting may change.

RESOLVED: Noted.

P7455 Public Forum

A resident addressed the Committee in respect of Application: 23/00158/HHOLD – Prinstead Oldfield Road Horley Surrey RH6 7EP.

The resident outlined some background history to the site in terms of antisocial behaviour, noise and disturbance but explained that this stopped in Dec 21/ Jan 22 as the site was largely vacated. The resident explained that in Nov 22 construction started and new fencing over 2m in height was erected. The application now submitted is for this fencing retrospectively. The resident stated his concerns that the security fencing would be out of keeping with the local area and set a poor precedent which is visually imposing and questioned the need for such fencing.

RESOLVED: that Standing Orders be suspended to bring the application forward for consideration at this part of the meeting.

The Chairman advised Members that the Sub-Committee had determined the application as the consultation period fell outside the Committee Cycle and that 'No Objection' had been tabled. However, supplementary comments can still be issued to the Borough Council. It was highlighted to the resident that the Borough Council are the determining Authority and as such the resident's comments should also be put in writing to the Borough.

Members discussed and considered the application.

RESOLVED: that the following supplementary comment be submitted to RBBC.

Horley Town Council has concerns over the impacts of the occupants of this property on neighbours and we trust these matters will be dealt with by appropriate channels.

P 7456

Approval of Minutes

Planning & Development Committee held on 14 February 2023.

RESOLVED: That the minutes of the above meeting of the Planning & Development Committee be approved.

Outside Bodies and Sub-Committees

P 7457

Horley Town Management Group

The Planning Officer advised that the HTMG group met on 21st February 2023, where the Group received an update from the Borough on the latest “Delivering Change” proposals. The Chairman, Cllr Andy Lynch, also confirmed that he was stepping down as Chairman after 10 years and will not remain in the group in the next municipal year. A presentation was given as a show of appreciation from the Group for all his valuable hard work. The next HTMG meeting date is still to be finalised, but it is likely that the first meeting of the new municipal year will be scheduled for May 2023 after the elections, at which a new Chairman will need to be chosen.

RESOLVED: *Noted*

P 7458

Determined Planning Applications

Members reviewed the list of Planning Applications determined for the period 10th February 2023 to 9th March 2023.

RESOLVED: *Noted.*

P 7459

Registered Planning Applications

Planning Applications received from Reigate & Banstead Borough Council for the period 10th February 2023 to 9th March 2023.

RESOLVED: That the Town Council's comments, as appended to the signed copy of the minutes and available on the Town Council and Borough Council websites, be approved.

P 7460

Planning Appeals, during the period 9 February to 9 March 2023.

Members reviewed the list of Planning Appeals lodged, awaiting decision, and determined.

RESOLVED: *Noted.*

Planning Application 21/00720/F (Aldi Stores Ltd): The Planning Officer provided the Committee with an update, advising that the planning application was determined by the Borough's Planning Committee last Wednesday 8th March 2023. The Officer recommendation was for Refusal and Members voted in favour of the recommendation for Refusal.

The Planning Officer advised that the tabled reasons for refusal are:

1. The proposed development of the proposed retail store, by virtue of its height, scale mass, and associated hardstanding and increased intensification of use in the form vehicle movements, would result in significant harm to the openness of the Metropolitan Green Belt and would therefore, in the absence of very special circumstances, be an unacceptable form of development within the Metropolitan Green Belt. The development would therefore be contrary to Part 13 of the National Planning Policy Framework 2021, Policies CS1 and CS3 of the Reigate and Banstead Core Strategy 2014, and Policies DES1 and NHE5 of the Reigate and Banstead Development Management Plan 2019.
2. It has not been satisfactorily demonstrated that the loss of veteran trees within the site as a result of the proposed development has been fully justified. The proposal would therefore be contrary to planning practice guidance and paragraph 175 (c) of the National Planning Policy Framework with regard to Veteran tree and Policies NHE2 and NHE3 of the Reigate and Banstead Development Management Plan 2019.

The Planning Officer noted that it was interesting to read in the Committee Report that the Borough have no sites/ projects within the Borough where developer contributions could be used to offset their biodiversity net gain in the event that it can't be achieved on the site (as the case is here).

Furthermore, the Planning Officer noted the impact on highways within the Committee Report as it is pertinent to the A23 Survey work which the Town Council had requested from SCC Highways.

RESOLVED: Noted

i) Horley Access Group

Cllr Stimpson (Chair of the Access Group) provided an update to Members following the Access Groups Meeting last Wednesday 8th March. Cllr Stimpson advised that RBBC Officers had been in touch with a partially sighted member of the Access Group to discuss the Town Centre public realm proposals, particularly in relation to pavement design and how partially sighted people may struggle to distinguishing between the proposed surfaces of the pavement and cycle way.

Cllr Stimpson advised that support from Cllr Hudson and Cllr Lynch on pavements was appreciated and that Wellington Way had now been marked up along with other pavements, so it seems positive that work by SCC Highways to resolve some of the accessibility concerns may be forthcoming.

Cllr George advised that he had checked, and Westvale Park was built with tactile paving and dropped kerbs as standard, so it would be fair to say that it will be the older roads where problems have been identified.

Cllr Stimpson also raised the issue of placement of 'A' boards by cafes within the precinct and the impact on those with accessibility needs. Cllr Saunders agreed, citing that at least one of the cafes in precinct would appear to have expanded its seating outside its curtilage. Cllrs Saunders queried whether there are silver studs in the paving to mark out the curtilages.

Cllr Saunders also highlighted the erratic parking outside the new Bridgets Cocktail Bar but noted that this was likely to be within their curtilage, just sadly a little inconsiderate.

RESOLVED: The Planning Officer would raise the issue of A Boards with the Boroughs JET Team.

P 7463 **ii) A23 Highway Survey Work**

The Planning Officer advised that we are still awaiting an update on the A23 Survey Work from SCC Highways. Once received the report will be circulated to all Members.

RESOLVED: Noted

P 7464 ***Live Bus Display Information***

The Planning Officer advised that she continues to chase but SCC Highways have still to either acknowledge or respond to HTC's letter regarding live bus display information.

RESOLVED: Noted

P 7465 **Airport Matters**

GATCOM

Newsletters & updates circulated to all members.

RESOLVED: Noted

P 7466 **ii) Update on other matters**

The Chairman advised that he had heard that the timeline for the DCO application had been pushed out into late spring. It was expected that there would be further consultations, including that on night flights.

RESOLVED: Noted

P 7467 **Burstow and Smallfield Neighbourhood Plan 2022-2024**

The Planning Officer read out the Council's draft response to the Neighbourhood Plan Consultation, which was agreed by all Members.

RESOLVED: The Response be issued on behalf of Horley Town Council

P 7468 RBBC – Delivering Change – High Street Public Realm Consultation Update

The Planning Officer presented the latest proposals on the High Street, Central Car Park and Subway and requested the comments/ feedback of Members to incorporate into a draft response.

Members wish to reiterate the need for free parking for 20/30mins to compensate for the loss of the existing on-street parking. Members also raised the new seating and planters in the precinct and how this might impact the outdoor seating from existing cafes. The Chairman raised the concern about vehicular access to and from the Constitutional Club and the YMCA and the potential for additional vehicles to be funnelled into the new one-way system.

RESOLVED: A response will be drafted by the Planning Officer for Ratification at the next Planning Committee on 18 April 2023.

P 7469 Levelling-up and Regeneration Bill: Reforms to National Planning Policy

The Planning Officer read out the response to the questions raised in the Governments Consultation to the Levelling Up and Regeneration Bill. Members had no comments and agreed to Ratify the response.

RESOLVED: the Town Council's Response is Ratified

P 7470 Update on Adoption of roads in the Acres Development

Cllr Saunders advised Members that he understood a JLES report had been compiled regarding the highway adoption within the Acres development, which sets out all the problems/ issues that need to be worked through by SCC Highways/ Barretts (Developer)/ RBBC before the legal adoption can take place.

Cllr Saunders will continue to keep Members updated and hopes that all parties can work expediently to resolve any of the outstanding issues.

RESOLVED: Noted

P 7471 Communications Received

From	Subject	Date	Action
A Local Resident	23/00158/HHOLD – Prinstead, Oldfield Road Horley Surrey RH6 7EP.	09.03.23	See Public Forum above.
RBBC	Redhill to Horley Design Code – dates for next engagement.	06.03.23	Noted

P 7472 Diary Dates

18th April– **Next Planning at 7.30pm**
19th May- **Annual town public forum**

RESOLVED: Noted

P 7473

Press Release

RESOLVED: that comments on Planning Application be released to the press and placed on the Town Council website.

Meeting closed at 21.20pm

Date of next meeting: 18 April 2023

Members of the Planning and Development Committee:

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