

HORLEY TOWN COUNCIL

**Minutes of a Meeting of the Planning and Development Committee
held virtually on 13 October 2020, at 7.30 pm**

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

*** Absent**

Also Present Joan Walsh (Town Clerk)
Judy Morgan (RFO and Planning Officer)

P 6918 Virtual Meeting

RESOLVED: that in view of the COVID-19 pandemic, the meeting of the Planning and Development Committee be held virtually.

P 6919 Apologies and Reasons for Absence

RESOLVED: that the apologies of Cllr Baker be accepted for reasons as specified in the Attendance Register.

P 6920 Disclosable Pecuniary Interests and Non-Pecuniary Interests

Cllr Samantha Marshall and Cllr Simon Marshall both declared a Non-Pecuniary interest in Planning Application [20/01893/F](#) (as both are known by the Applicant).

RESOLVED: that the Declarations of Interest be noted.

**P 6921 Approval of Minutes
Planning & Development Committee – 15 September 2020**

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

Planning Updates

P 6922 P 6865 Public Forum: Proposal for temporary pedestrianisation of Horley High Street

The Town Clerk said that a resident's proposal for the temporary pedestrianisation of the High Street (from the junction of Albert Road to the junction of Lumley Road) had been raised at the last SCC/RBBC/HTC Joint Councillor Meeting. Cllr Kay Hammond and Cllr Graham Knight said the matter had already been considered previously but there were concerns about the implications of having to re-route traffic flows in and out of the town. It was therefore uncertain if any imminent changes could be made but might be revisited in the planning of any future public realm improvement projects. Any alterations would be subject to a full public consultation.

RESOLVED: noted.

P 6923 **P 6901 Speeding Concerns - Wheatfield Way, Langshott Lane and Orchard Drive/Cross Oak Lane Junctions**
The Town Clerk reported that speeding concerns at the above locations had also been discussed with Cllr Kay Hammond and Cllr Graham Knight. They explained that the layout of the Orchard Drive/Cross Oak Lane junctions had been revisited previously and many site visits with SCC Highways Officers were carried out. It was thought that the junction was unlikely to be changed since there were differing views from residents on its current layout and it would be costly to alter. Cllr Knight will contact the resident concerned. It was further noted that the Surrey Safer Speed Watch Co-ordinator had been approached to carry out speed checks along Wheatfield Way.

RESOLVED: noted.

P 6924 **Determined Planning Applications**
Members reviewed the list of Planning Applications determined for the period 11 September – 8 October 2020.

RESOLVED: noted.

P 6925 **Planning Applications received from Reigate & Banstead Borough Council for the period 11 September – 8 October 2020.**

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 6926 **Planning Appeals, during the period 11 September – 8 October 2020.**
Members reviewed the list of Planning Appeals lodged, awaiting decision, and determined.

RESOLVED: noted.

Ongoing Planning Matters

P 6927 **Proposed Horley Commercial Hub**
The Town Clerk advised that a private briefing by the HTC Environment Group in association with the Horley Chamber of Commerce, would be provided before the next Planning Meeting on 10 November (starting at 6.30 pm). The 'Works Perfect' presentation would be delivered by the group to help illustrate their vision for establishing a Commercial Hub in Horley town centre and create a flexible, affordable walk-in work centre to support new businesses, community groups, job seekers and to connect vulnerable people. An invitation to the briefing would be extended to all Town Councillors along with Cllrs Kay Hammond and Graham Knight.

RESOLVED: that arrangements be made for the private briefing on the proposed Horley Commercial Hub to be held remotely on 10 November 2020.

Town Centre Regeneration

P 6928 'RBBC Delivering Change' Refurbishment Projects - Horley Town Centre

Members were advised that their concerns previously raised about the absence of early engagement on the planned revitalisation projects in Horley Town centre and HTC not having proper input on how these will be implemented, had been conveyed to RBBC. The programme, funded by the Borough Council's Capital Programme together with S106 contributions held by SCC and an external grant from Coast to Capital LEP, would deliver four inter-related projects to:

- Redevelop the High Street Car Park to provide new homes;
- Make public space improvements to the High Street;
- Refurbish the subway between the High Street and Station Approach; and
- Install pay-on-exit car parking at the Victoria Road and Central car parks.

The RBBC Executive Committee had approved the full programme at its meeting held on 17 September 2020. It was expected that feasibility studies for the projects would begin shortly. HTC had been given an assurance to be provided with opportunities to make comments as the plans unfold through partnership working with RBBC. A further update would be provided at the next Committee meeting.

RESOLVED: that a further update on the 'RBBC Delivering Change' Refurbishments Projects in Horley Town Centre, be provided at the next Planning meeting.

Highways Matters

P 6929 Horley Pavement Audit Committee (HPAC)

The Town Clerk said that pavement defects had been logged with SCC, including the crack up Orchard Drive and the damage outside McColl's. The SCC response was that they didn't warrant an immediate response and in the case of McColl's this was privately owned land and the issue should be followed up with the landowner. These issues will be followed up with SCC Cllr Knight. The Chairman reported that in his experience persistence paid off. The HPAC Chair, Cllr Fiona Stimpson, added that there was a slab broken outside Twin Peaks.

RESOLVED: noted.

P 6930 DfT Consultation: Managing Parking on Pavements

The Town Clerk explained that the consultation was launched to tackle the problem of parking on pavements and stop vehicles from blocking pavements, outlining three possible options to address these issues. The consultation had been circulated to HPAC for their input and a copy of the consultation questions had been circulated to assist with formulating the response.

During the discussion Members made the following comments: -

- It was not clear what they were being asked to comment on.

- Legislation already allows for the prosecution of pavement parking
- Double yellow lines apply up to the curtilage
- Pavement parking creates difficulties for mobility scooters as does parking in bus bays which blocks the level access.
- A key problem was insufficient enforcement.

RESOLVED: that a response to the above DfT consultation on 'Managing Parking on Pavements' be considered at the next meeting of the Planning Committee.

P 6930) The Surrey County Council Public Footpath 392 (Horley/Salfords & Sidlow) Temporary Prohibition of Traffic Order 2016

Members welcomed the extension of the above-mentioned temporary prohibition of traffic order to 14 April 2021 (or until completion of the works, whichever is earlier). Concern was expressed that any public footpath would cross a railway line.

P 6931 RESOLVED: noted.

Procedure for selecting Names of New Roads

P 6932

The Planning Chairman raised the issue following some enquiries from the Horley History Society. He outlined the process by which streets are named and added that although RBBC Ward Councillors are given 14 days to comment the Town Council is not consulted. As there is no legal requirement to consult the Town Council it was suggested that the Town Council write to RBBC Ward Members asking them to refer any street naming consultations to the Town Council for comment.

RESOLVED: that the Town Council write to RBBC Ward Members seeking to have any consultation on street naming in Horley Parish referred to the Town Council for comment.

P 6932)

SCC Rights of Way and Countryside Access Report 2019/20

P 6933

The Town Clerk said that the papers had previously been circulated to Members. She highlighted the key objectives outlined in the report which included easy access, economic prosperity, value for money, partnership working and meeting statutory duty. The Planning Chairman said that there was a notable lack of contact with the SCC team and suggested that HTC might wish to invite them to give a briefing for our area in the not too distant future.

RESOLVED: noted.

P 6934

SCC Highways Bulletins

The Town Clerk said that the SCC Senior Highways Officer had reported that work had been carried out to repair and reinforce the drain on the A23 Brighton Road, outside the Air Balloon. The road had been resurfaced and was fully operational, it had been checked following recent rain and there was no additional surface water, so they considered the repair successful. The Planning Chairman said that he tactile paving at the crossing point was lower than the road so there was a persistent puddle following rainfall.

P 6934) ***RESOLVED: that receipt be noted of the latest SCC Highways Bulletins (already circulated to members).***

Airport Matters

P 6935 **'Gatwick Build Back Better Strategy'**

The Planning Chairman sought Members views on the proposals with a view to agreeing a position to be presented to GATCOM. He suggested that the local economy and jobs should be the focus and that a sustainable financial basis was needed for the business for the good of the local economy. The current prediction was that it would take until 2026 to recover to 2019 levels. Members said that they supported the idea that the business should seek to get back to where it was as soon as possible.

P 6935) ***RESOLVED: that HTC support the Build Back Better Strategy and that the focus on jobs and local economy should be the focus at this time.***

GAL: 'Keeping in touch with the Community'

P 6936 The Planning Chairman reported on the virtual meeting held on 22 September 2020. He said that the meeting had included 4 local authorities from a small focussed geographical area with similar interests and issues. There was a good two way exchanged of information. Residents appreciate a quiet environment and consideration is being given to how to manage noise as the business builds back up. Up to 50 % of residents were content noise to return because they value the fact that this means jobs. The meetings are planned to continue on a regular basis.

RESOLVED: noted

P 6937 **GAL introduction of Forecourt Charging**

The Planning Chairman said that these measures had been introduced at other airports but the problem at Gatwick was that it was not just an airport but also a transport hub with a main railway station and bus hub as well as hotels. A Member expressed concern that the charge would also apply to taxi's and this would be passed on to the taxi customers. The Planning Chairman said it was not clear at this stage and was dependant upon the definition of public transport. He added that the airport was seeking to encourage sustainable transport. Other concerns were raised about measures drivers would take to avoid the charge and that this could lead to mayhem on the surrounding roads, including residential roads in Horley. It was not clear how would this affect local residents being dropped off for the Gatwick Mainline Rail Station or staff being dropped off for work.

P 6937) ***RESOLVED: noted***

GATCOM: Weekly Newsletters & Updates

P 6938 The latest Newsletters and updates had previously been circulated to Members, for information.

RESOLVED: noted.

Covid-19 Response – Update from Gatwick Airport.

P 6939 The Planning Chairman advised that the DCO process for the Northern Runway was currently on hold.

RESOLVED: noted.

P 6940 Recent Airport Communications

From	Subject	Received	Action
GATCOM	Weekly Newsletters & Updates	25.09.20 07.10.20	Noted
GATCOM	Agenda and Papers for GATCOM Meeting 15 October	01.10.20	Noted
GATCOM	Runway Closures 2020 Calendar Rev 12	25.09.20	Noted

P6940 **RESOLVED: noted.**

MHCLG Planning System Reform Consultations

Private Briefing held by RBBC Planning Policy Manager, Ian Dunsford and Cllr Richard Biggs

P 6941 HTC were fortunate to receive an important, detailed, and comprehensive briefing from RBBC Planning Policy Manager, Ian Dunsford and Cllr Richard Biggs. The briefing was attended by representatives of HTC and Salfords & Sidlow Parish Council. The RBBC Planning Policy Manager provided an overview from the RBBC perspective on the White Paper – Planning for the Future. The briefing was well received and provided context to the consultations.

RESOLVED: That a letter of thanks be sent to Cllr Biggs and the Planning Policy Manager and that the presentation be circulated to all Members.

MHCLG Consultation 1: Changes to the current planning system (NALC deadline for responses: 17 September)

P 6942 **RESOLVED: that the Town Council's response, (appended to these Minutes) be sent to MHCLG; copied to S&SPC, RBBC and NALC and published on the website.**

P 6943 **MHCLG Consultation 2: Planning for the future - the Planning White Paper (NALC deadline for responses :15 October, MHCLG deadline 29 October)**

It was noted that the Government's White Paper had set out proposals for reforming the planning system and how this could be met in the shorter term. Amongst other issues, views were sought on how to streamline the planning process and related policy proposals for reform; how to improve outcomes on

design and sustainability; how to reform developer contributions; and how to ensure more land becomes available for development where it is most needed.

Referring to the earlier further briefing from RBBC the Town Clerk said that there were some positives and some negatives and a number of complex issues to be considered. She added that it was helpful to work in partnership and share views with S&SPC and RBBC.

The Planning Chairman added that first thoughts were that there was no evidence that the proposals in the White Paper deliver positive change, that it appeared that planning would become more and more centralised and anti-democratic and that a one size fits all solution would not suit the environment and challenges in Horley.

P 6943) *RESOLVED: that the Working Group formulate a response for submission to MHCLG prior to their deadline of 29 October (to be ratified at the November Planning Meeting).*

P 6944 **Horley Strategic Business Park Supplementary Planning Document**

The Town Council's working group attended the visioning meeting with RBBC on 7 October. The Town Clerk said that it was a worthwhile workshop, and it was the very early stages of the project; discussion points included how HTC could assist with the SPD and delivery of a Town Park. A second workshop was planned. Members added that they looked forward to receiving more detailed information, but it was useful early engagement and helpful to put forward a view from the Horley perspective. The planning Chairman added that the Town Park should be prioritised as this was an outstanding project from the 2005 Local Plan. HTC would seek to achieve something positive for the town.

P 6944) *RESOLVED: noted*

P 6945 **SCC Active Travel Scheme**

Members considered this Council's response in the light of the response provided by S&SPC.

RESOLVED: that a response be sent that the proposals do not sit within the parish boundary of Horley, but impact areas used by Horley residents and HTC therefore make the following comment. A demonstration should be provided so that people understand how to use the shared space.

Precept 2020/21

P 6946 Members considered the Precept requirements of the Planning & Development Committee.

RESOLVED: that provision be made in the budget for Councillor Training.

P 6947		Letters Received		
From	Subject	Received	Action	
Metrobus	Stakeholder Newsletter	21.09.20 07.10.20	Noted	
CAGNE	Press Release - Gatwick 360 unsustainable future report	21.09.20	Noted	
TDC	Open Space Strategy and Consultation	07.10.20	Noted.	
A Resident	Public Footpath work	07.10.20	Reported to SCC	
ERTA	Meeting Agenda	13.10.20	Noted	

P 6947) ***RESOLVED: noted.***

Diary Dates

P 6948 ***RESOLVED: noted that the next virtual meeting to be held would be Full Council on 27 October 2020.***

P 6949 **Press Release**

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

Meeting closed at 8:47 pm

Date of next meeting: 10 November 2020

List of Planning Comments
Registered by Reigate & Banstead Borough Council
During the period 11 September to 8 October
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 10/09/20	Application No: 20/01841/HHOLD
LOCATION:	37 Queens Road Horley Surrey RH6 7AH
DESCRIPTION:	Proposed single storey side and rear extension
HORLEY TOWN COUNCIL COMMENTS ratified 13/10/20	The Town Council OBJECTS on the following grounds: i. negative impact on neighbouring property. ii. the proposed side extension would appear to affect the shared rear access with no.39. We have no objection to the proposed rear extension.

02. RBBC Letter Dated: 10/09/20	Application No: 20/01851/HHOLD
LOCATION:	31 The Close Horley Surrey RH6 9EB
DESCRIPTION:	Proposed garage conversion into habitable space (studio accommodation). To be used ancillary to the main property
HORLEY TOWN COUNCIL COMMENTS ratified 13/10/20	No objections

03. RBBC Letter Dated: 14/09/20	Application No: 20/01814/HHOLD
LOCATION:	57 Silverlea Gardens Horley Surrey RH6 9BA
DESCRIPTION:	Demolish part of existing building and provide rear extension with converted loft over, hip to gable roof alteration and side facing dormer.
HORLEY TOWN COUNCIL COMMENTS ratified 13/10/20	No objections

04. RBBC Letter Dated: 14/09/20	Application No: 20/01823/HHOLD
LOCATION:	Nova 145 Smallfield Road Horley Surrey RH6 9LR
DESCRIPTION:	Rear single storey extension
HORLEY TOWN COUNCIL COMMENTS ratified 13/10/20	No objections

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05. RBBC Letter Dated: 15/09/20	Application No: 20/01813/F
LOCATION:	57 Silverlea Gardens Horley Surrey RH6 9BA
DESCRIPTION:	Demolish existing garage and build new detached 3 bedroom bungalow and demolish part of existing bungalow to provide access.
HORLEY TOWN COUNCIL COMMENTS ratified 13/10/20	No objections

06. RBBC Letter Dated: 15/09/20	Application No: 20/01732/F
LOCATION:	Site Of Former 2 Parkhurst Road Horley Surrey
DESCRIPTION:	Construction of two new dwellings and alteration addition of rear dormer to existing dwelling.
HORLEY TOWN COUNCIL COMMENTS ratified 13/10/20	No objections

07. RBBC Letter Dated: 16/09/20	Application No: 20/01856/HHOLD
LOCATION:	68 Whittaker Drive Horley Surrey RH6 9TN
DESCRIPTION:	4.0 metre deep single storey rear extension
HORLEY TOWN COUNCIL COMMENTS ratified 13/10/20	No objections

08. RBBC Letter Dated: 17/09/20	Application No: 04/02120/RM5E
LOCATION:	Horley North West Development Meath Green Lane Horley Surrey
DESCRIPTION:	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.
HORLEY TOWN COUNCIL COMMENTS ratified 13/10/20	No objections

09. RBBC Letter Dated: 23/09/20	Application No: 20/01869/HHOLD
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LOCATION:	The Everglades Langshott Horley Surrey RH6 9LN
DESCRIPTION:	Proposed first floor extension to existing detached garage with external staircase and new detached garage.
HORLEY TOWN COUNCIL COMMENTS (13/10/20)	No objections

10. RBBC Letter Dated: 23/09/20	Application No: <u>20/01868/HHOLD</u>
LOCATION:	42 Lee Street Horley Surrey RH6 8EQ
DESCRIPTION:	Proposed single storey extension
HORLEY TOWN COUNCIL COMMENTS (13/10/20)	No objections

11. RBBC Letter Dated: 23/09/20	Application No: <u>20/01923/HHOLD</u>
LOCATION:	88 Cheyne Walk Horley Surrey RH6 7LR
DESCRIPTION:	Proposed single storey rear extension and new roof
HORLEY TOWN COUNCIL COMMENTS (13/10/20)	No objections

12. RBBC Letter Dated: 24/09/20	Application No: <u>20/01970/HHOLD</u>
LOCATION:	Cranleigh 56 Haroldslea Drive Horley Surrey RH6 9DU
DESCRIPTION:	Proposed pitched roof to replace existing first floor flat roof.
HORLEY TOWN COUNCIL COMMENTS (13/10/20)	No objections

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13. RBBC Letter Dated: 28/09/20	Application No: <u>20/01985/HHOLD</u>
LOCATION:	Crundale 64 Vicarage Lane Horley Surrey RH6 8BA
DESCRIPTION:	Proposed demolition of existing garage and conservatory. Proposed new garage and 6m single storey rear/side extension.
HORLEY TOWN COUNCIL COMMENTS (13/10/20)	No objections

14. RBBC Letter Dated: 28/09/20	Application No: <u>20/01967/HHOLD</u>
LOCATION:	15 Emlyn Road Horley Surrey RH6 8RX
DESCRIPTION:	Demolition of conservatory and erection of single storey rear extension
HORLEY TOWN COUNCIL COMMENTS (13/10/20)	No objections

15. RBBC Letter Dated: 29/09/20	Application No: <u>20/01979/HHOLD</u>
LOCATION:	9 Birchwood Close Langshott Horley Surrey RH6 9TX
DESCRIPTION:	Proposed two storey side extension to west of property, proposed single storey extension to east of property and tile hung upper front facade.
HORLEY TOWN COUNCIL COMMENTS (13/10/20)	No objections

16. RBBC Letter Dated: 30/09/20	Application No: <u>RE20/01982/CON</u>
LOCATION:	The Oakwood School, Balcombe Road, Horley, Surrey RH6 9AE
DESCRIPTION:	Construction of new modular Dining Hall and associated external works.
HORLEY TOWN COUNCIL COMMENTS (13/10/20)	No objections

17. RBBC Letter Dated: 30/09/20	Application No: <u>20/01870/CLP</u>
LOCATION:	1 Malt House Lane Horley Surrey RH6 8FY

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DESCRIPTION:	Proposed use, to convert existing garage into additional reception room (Playroom / Family Room)
HORLEY TOWN COUNCIL COMMENTS (13/10/20)	No objections

18. RBBC Letter Dated: 05/10/20	Application No: <u>20/01893/F</u>
LOCATION:	Jai Ho 263 Balcombe Road Horley Surrey RH6 9EF
DESCRIPTION:	1st floor extension and internal alterations to Jai Ho, The Coppingham Arms, 263 Balcombe Road, Horley, RH6 9EF to provide 6 additional guest rooms above the existing restaurant with ground floor external access and fire escape routes. To reinstate and enhance the use of the property partly by expanding one of the original building functions as a guest house in conjunction with the existing restaurant business. Planning permission was previously granted to extend the restaurant and refurbish the kitchen and storage area, and this has partly been constructed. The refurbishment of the commercial kitchen also requires demolishing those areas and rebuilding.
HORLEY TOWN COUNCIL COMMENTS (13/10/20)	No objections

19. RBBC Letter Dated: 07/10/20	Application No: <u>20/02018/HHOLD</u>
LOCATION:	5 Twyner Close Langshott Horley Surrey RH6 9XW
DESCRIPTION:	Proposed garage conversion
HORLEY TOWN COUNCIL COMMENTS (13/10/20)	No objections

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 25/09/20	Application No: <u>20/01809/TPO</u>
LOCATION:	Unit 13 The Old Laundry Bayhorne Lane Horley Surrey
DESCRIPTION:	Sycamore x 1 - T1 : remove 4 lower limbs from trunk and reduce crown by 2m
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

HORLEY TOWN COUNCIL

Joan Walsh
Town Clerk
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Ministry of Housing, Communities and Local Government,

3rd Floor, South East Fry Building

2 Marsham Street

LONDON SW1P 4DF

By email: TechnicalPlanningConsultation@communities.gov.uk

17 September 2020

Dear Sir,

Changes to the current planning system - consultation on changes to planning policy and regulations

Thank you for the opportunity to respond to this consultation. Horley Town Council (HTC) have considered the consultation at two Planning Committee Meetings held on 18 August and 15 September 2020 and set out below is their considered response. Councillors do feel that insufficient time was given to consider a response given the importance of the topic and the degree of change being proposed.

At Town Council level HTC feel that much of the content of this consultation is beyond the scope of our experience and qualification to answer but we would like to make the following points.

Horley Town Council is situated in the Borough of Reigate and Banstead and has been subject to considerable expansion as in addition to development identified in the 2015 Local Plan, residential properties have also come from windfall sites and town centre conversions from commercial to residential properties under permitted development. Horley is a densely populated area and with the planned developments, and other additions, the population of Horley is expected to reach 28,500; a 30% increase on the most recent census figure of 22,000.

Although Horley has rural surrounds, the Town is not a rural area and as such has no comment to make on how policy should be formulated regarding designated rural areas. Reigate and Banstead Borough Council has a Development Management Plan, the DMP sets out the detailed policies and site allocations to deliver the Reigate and Banstead Local Plan: Core Strategy in the period up to 2027 and was adopted on 26 September 2019. HTC was consulted and gave input throughout the process that resulted in adoption of the DMP.

Horley Town Council does not agree with the proposed approach to raise the small sites threshold for a time-limited period. The Council's experience is that time limited options tend over time to become permanent (e.g. office buildings to residential conversions) and for that reason we are strongly against the idea. Horley Town Council does not believe that the small site threshold should be as high as 40 homes as we do not consider this to be a small site. To reiterate Horley Town Council does not agree to the raising the small sites threshold and does not agree to the raising of the threshold for a time - limited period.

While Horley Town Council are always keen to support local SME's, there is no evidence in our area that SME builders are having any difficulty in delivering new homes at present. However, it may too

early to detect the effects of COVID and HTC accept that there may be a future need for some stimulus for ensuring economic recovery.

Horley Town Council agree that the new Permission in Principle should remove the restriction on major development. Horley Town Council do not feel that the new Permission in Principle for major development should set any limit on the amount of commercial development (providing housing still occupies the majority of the floorspace of the overall scheme). Horley Town Council agree that information requirements for Permission in Principle by application for major development should broadly remain unchanged. There should be an additional height parameter for Permission in Principle. Horley Town Council agree that publicity arrangements for Permission in Principle by application should be extended for large developments and local planning authorities should be required to publish a notice in a local newspaper and be subject to a general requirement to publicise the application

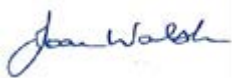
To maintain the register Horley Town Council agree that any brownfield site that is granted Permission in Principle through the application process should be included in Part 2 of the Brownfield Land Register.

Horley are keen to see more affordable homes in the Town, there is a definite need and HTC do not believe that temporarily lifting the small sites threshold below which developers do not need to contribute to affordable housing would be appropriate.

While HTC appreciates the need to stimulate economic recovery, they do not feel that this should be done in a way that will impact the contribution to housing need. HTC also had some concern about the intention to set out in policy that a minimum of 25 per cent of all affordable housing units secured through developer contributions should be first homes as they are unsure whether this will affect the local commitment to providing affordable and/or social housing. HTC has no knowledge about whether the CIL payments create a barrier to SME builders but without evidence HTC does not agree to there being a delay in the payment of CIL from developments.

Further it is unclear whether the new infrastructure levy to replace S106 and CIL will include an element for Town and Parish Councils, but HTC would strongly recommend that this continues to be the case.

Yours sincerely,



Town Clerk

cc – NALC, policy.comms@nalc.gov.uk

Claire Minter, Clerk Salfords & Sidlow Parish Council

Ian Dunsford, RBBC Planning Policy Manager

Cllr Richard Biggs, Cabinet Member for Planning Policy, RBBC