

HORLEY TOWN COUNCIL

Planning & Development Committee

Minutes of a Meeting of the above-named Committee held at the
Town Council Offices, Albert Road, Horley on 24 September 2019, at 7.30 pm

The meeting opened with a minute's silence in memory of Cllr Valerie Marshall (RIP)

Present	Cllrs	Giorgio Buttironi Pamela Chandler Mike George (Chairman) Jerry Hudson (Vice-Chairman) Samantha Marshall Simon Marshall Martin Saunders Rob Spencer
Also Present		Joan Walsh (Town Clerk) Judy Morgan (Finance and Planning Officer)

P 6571 Apologies and Reasons for Absence

RESOLVED: that the apologies of Cllrs Powell and Stimpson be accepted for reasons as specified in the Attendance Register.

P 6572 Disclosable Pecuniary Interests and Non-Pecuniary Interests

RESOLVED: noted that no Declarations of Interest were received.

**P 6573 Approval of Minutes
Planning & Development Committee – 27 August 2019**

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

Planning Updates – 27 August 2019

P 6574 Reigate & Banstead (Draft Priorities & Commitments) 2020-25 Consultation

It was noted that the formal response to the RBBC Draft Corporate Plan 2020-25 consultation was agreed by Full Council at the meeting held on 3 September 2019. It had been submitted to RBBC, circulated to all Councillors and published on the Town Council website. The Town Clerk commented that RBBC was very keen to work in partnership with Town and Parish Councils and that the Head of Corporate Policy would be returning to Horley Town Council to provide an update on the outcomes of the consultation, on 6 November.

It was further reported that a copy of the response submitted by Salfords and Sidlow Parish Council had also been circulated to members, for information.

P 6574) *RESOLVED: noted.*

P 6575 Tree Charter

The Clerk confirmed that the Town Council had been signed up to the Tree Charter, initiated by the Woodland Trust in 2015, to respond to the crisis facing trees and woodlands throughout the UK.

**(Further details available to view on the Tree Charter website at :
<https://treecharter.uk/about.html>)**

RESOLVED: noted.

Outside Bodies and Sub-Committees

P 6576 Horley Town Management Group (HTMG)

The Clerk advised that the last meeting took place on Thursday, 12 September. RBBC's Head of Place Delivery was unable to attend but he did respond to some queries in regard to the High Street Pedestrian Precinct, as summarised below:

- More block paving than needed had been ordered to allow for any future repairs required.
- A review of the quality of some areas of tarmacking would be carried out in view of some recent concerns received.
- Further consideration would be given to installing mixed recycling bins although RBBC had concerns about waste becoming contaminated as this had previously been the case in other parts of the borough.
- The street furniture had been ordered and would be installed shortly, along with a replacement electrical cabinet.

HTMG members were further informed at the meeting that poor finishing of some block paving on the east side of the precinct had caused water seepage into the shop front units. This had been made known to RBBC and would be followed up, including a site meeting arranged with HTMG representatives to discuss the positioning of the street furniture. It was expected that the TRO would become operational in the month of October.

Other matters covered at the HTMG meeting included an update from the working group on Wayfinding Signage in the town centre; moving forward with the proposed Horley Regeneration and HTMG merger; and the outcome of the Coast to Capital Local Growth Fund bid (yet to be announced). The next HTMG meeting would be held in the Edmonds Hall on Tuesday, 12 November, starting at 6.30 pm.

RESOLVED: noted.

P 6577 Determined Planning Applications

Members reviewed the list of Planning Applications determined for the period 22 August – 19 September 2019.

RESOLVED: noted.

P 6578 **Planning Applications received from Reigate & Banstead Borough Council for the period 22 August – 19 September 2019.**

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.

Planning Appeals – During the period 22 August – 19 September 2019.

P 6579 **Planning Appeals Received**

Members reviewed the list of Planning Appeals Received for the period 22 August – 19 September 2019.

RESOLVED: noted.

P 6580 **Planning Appeals Determined**

Members reviewed the list of Planning Appeals Determined for the period 22 August – 19 September 2019.

RESOLVED: noted.

P 6581 **Ongoing Planning Matters**

There was nothing to report.

RESOLVED: noted.

North East Sector (The Acres)/North West Sector (Westvale Park)

P 6582 **Junction at Cross Oak Lane / Orchard Drive**

Cllr Saunders reported that he had emailed Borough Cllrs Schofield, Knight and Allcard expressing his further concerns in light of the new North Gatwick Gateway business development being built and suggesting his proposals for changes to the said junction, including the introduction of width restrictions (which he felt could benefit residents both north and south of Cross Oak Lane), be considered. He was still awaiting a response and would provide a further update at the next Committee meeting.

RESOLVED: noted.

P 6583 **Petition to provide for a crossing that prioritises pedestrians and bicycles over traffic at the junction of Wheatfield Way and Cycle Route 21**

Cllr Saunders reported that a petition had been lodged with SCC for a controlled crossing as a traffic calming measure at Wheatfield Way in order to reduce risk to pedestrians. Following the meeting, the petition had duly met the relevant criteria to be considered by the Reigate & Banstead Local Committee and will be presented at the next meeting to be held on Monday, 2 December 2019.

RESOLVED: noted.

Town Centre Regeneration

P 6584 Horley Regeneration Forum (HRF) and Horley Town Management Group (HTMG) Merger

The Committee was advised that the RBBC Leader was very supportive of the proposed HRF/HTMG merger and he was keen for it to progress quickly. Therefore, arrangements would be put in place to set up a meeting with all representatives to agree the combined Terms of Reference and naming of the new group.

RESOLVED: noted.

P 6585 Railway Matters

There were no updates.

RESOLVED: noted.

Highways Matters

P 6586 Road Closure - Woodroyd Avenue

The Town Clerk Informed Members that on Thursday, 3 October 2019, Woodroyd Avenue would be closed temporarily for necessary carriageway surfacing works to be completed.

RESOLVED: noted.

P 6587 Meeting with SCC Councillor Matt Furniss

The Town Clerk said that a joint meeting with SCC Portfolio Holder for Highways, Cllr Matt Furniss, had been arranged with Salfords and Sidlow Parish Council, on 28 October. She would be attending along with the Planning Chairman, Cllr George.

RESOLVED: noted.

P 6588 Tap On, Tap Off with Metrobus

The Town Clerk reported that according to a recent Press Release, contactless payments had become easier for Metrobus passengers with the introduction of a 'Tap On, Tap Off' system using a bank card. The electronic system would avoid buying a paper ticket from the driver or giving out destination details to determine the fare charge. Passengers could also track their journeys and fares history using the *Metrobus Contactless Customer Portal*.

RESOLVED: noted.

P 6589 SCC Highways Bulletins

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

Airport Matters

P 6590 **Application by Gatwick Airport Limited (GAL) (the Applicant) for an Order granting Development Consent for the Gatwick Airport Northern Runway (the Proposed Development) Scoping consultation (Closing 1 October 2019)**

It was noted that Scoping Document for the Environmental Impact Assessment had been previously circulated to all Members. This was a pre-application paper and Horley Town Council, being a direct neighbour of Gatwick Airport, had been pre-selected as a consultee.

The Planning Chairman explained the process used for planning National Infrastructure through a 'Development Consent Order' (DCO) Although this would take the decision out of the hands of the Local Planning Authority, there was an opportunity for anyone to post comments once the formal application was made. Full details were available to view on the [planning inspectorate website](#).

Cllr George added that he had prepared a draft response which was fully discussed at the meeting. Among other matters, concerns had been raised about the increased frequency of noise and that any increases in the use of the main runway should be taken into account as these would have a cumulative effect on residents.

A note of thanks was conveyed by everyone present to Cllr George for the enormous level of work he had put into the comprehensive draft response and this was approved in its entirety by the Committee.

RESOLVED: that the Town Council's response to the GAL Application for a Development Consent Order for the Gatwick Airport Northern Runway, to be sent to the Planning Inspectorate with copies to the RBBC Senior Planning Policy Development Officer and the Salfords & Sidlow Parish Council Clerk, be approved. (A copy is appended to the signed copy of these minutes.)

P 6591 **GAL Surface Access Strategy Meeting**

The Town Clerk advised Members that the next meeting with GAL's Head of Surface Access Strategy and local authority representatives would take place in November, and an update would be provided in due course.

RESOLVED: noted.

P 6592 **GATCOM: Weekly Newsletters & Updates**

These had previously been circulated to Members for information.

RESOLVED: noted.

P 6593 **Recent Airport Communications**

From	Subject	Received	Action
GATCOM	Weekly Newsletters & Updates	06.09.19) 13.09.19) 20.09.19)	Noted
GATCOM	Runway Closures v9	24.09.19	Noted.
GATCOM	Calendar of Meetings	17.09.19	Noted

P 6593) DfT Airspace and Noise Engagement Group – 18 July 2019 Minutes 24.09.19 Noted

RESOLVED: noted.

P 6594 Coast to Capital LEP- RBBC Bid

The Town Clerk reported that the outcome of the Local Growth Fund bid for town centre improvements, had yet to be made known to RBBC by Coast to Capital LEP. A further update would be provided at the next Committee meeting.

RESOLVED: noted.

P 6595 Letters Received

From	Subject	Received	Action
Crest Nicholson	Phase 4 Westvale Park Community Update Newsletter	10.09.19	Noted
Tandridge District Council	Local Plan Draft Timetable	10.09.19	Noted
Mole Valley District Council	Future Mole Valley Newsletter	11.09.19	Noted
Salfords and Sidlow Parish Council	Response to RBBC 2020 - 25 Draft Corporate Plan	24.09.19	Noted
SCC	Superfast Surrey Broadband Programme joint briefing with S&SPC on roll out of the programme, Gigabit Voucher Scheme and New Universal Service Obligation	16.09.19	Noted
Vodafone	Proposed rooftop installation upgrade at CTIL 121761, VF01876, TEF n/a, Gatwick Airport, South Terminal, Horley, West Sussex, RH6 ONP NGR: e: 528630, n: 141250 Pre-Planning Consultation	05.09.19	A response of 'No objections' had been sent from HTC.

RESOLVED: noted.

P 6596 Diary Dates

RESOLVED: that upcoming events be noted, including the funeral of Cllr Valerie Marshall (RIP) (25 September), the Horley in Bloom Awards Evening (4 October); and the rescheduled Residents Forum Meeting (9 October).

P 6597

Items for Future Consideration

At the Planning Chairman's suggestion, it was agreed that the need for Horley to have a Neighbourhood Plan, would be considered at the next meeting of the Planning Committee.

RESOLVED: noted.

P 6598

Press Release

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

Meeting closed at 8.53 pm

Date of next meeting: 22 October 2019

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 22 August – 19 September 2019.

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

1. RBBC Letter Dated: 28/08/19	Application No: 19/01651/HHOLD
LOCATION:	209 Balcombe Road Horley Surrey RH6 9EA
DESCRIPTION:	Ground floor side extension and new porch.
HORLEY TOWN COUNCIL COMMENTS ratificatied at meeting, 24/09/19	No objections

2. RBBC Letter Dated: 30/08/19	Application No: 19/01630/HHOLD
LOCATION:	42 Church Road Horley Surrey RH6 7EX
DESCRIPTION:	Demolition of existing conservatory and construction of new single storey side and rear extension, a loft conversion and side facing dormer window.
HORLEY TOWN COUNCIL COMMENTS ratificatied at meeting, 24/09/19)	No objections

3. RBBC Letter Dated: 03/09/19	Application No: 19/01657/HHOLD
LOCATION:	5 Lambyn Croft Langshott Horley Surrey RH6 9XU
DESCRIPTION:	Proposed single storey extension.
HORLEY TOWN COUNCIL COMMENTS ratificatied at meeting, 24/09/19	No objections

4. RBBC Letter Dated: 04/09/2019	Application No: 19/01676/F
LOCATION:	Land Adjacent To 65 Kingsley Road Horley Surrey RH6 8JX
DESCRIPTION:	Erection of new two-bedroom, end of terrace dwelling.
HORLEY TOWN COUNCIL COMMENTS Planning meeting, 24/09/19	No objections

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5. RBBC Letter Dated: 04/09/2019	Application No: <u>19/01515/HHOLD</u>
LOCATION:	58 Tanyard Way Langshott Horley Surrey RH6 9PG
DESCRIPTION:	Construction of a single storey full width rear extension 3.5 meters deep with a flat roof and lantern light and double rear doors in rear elevation.
HORLEY TOWN COUNCIL COMMENTS Planning meeting, 24/09/19	No objections

6. RBBC Letter Dated: 05/09/2019	Application No: <u>19/01517/HHOLD</u>
LOCATION:	Brook House Haroldslea Drive Horley Surrey RH6 9PJ
DESCRIPTION:	Two storey side and rear extension.
HORLEY TOWN COUNCIL COMMENTS Planning meeting, 24/09/19	No objections

7. RBBC Letter Dated: 06/09/2019	Application No: <u>19/01417/OUT</u>
LOCATION:	M & G Catering Equipment 10A High Street Horley Surrey RH6 7AY
DESCRIPTION:	Demolition of existing buildings and erection of one four storey block containing 12 2-bed apartments.
HORLEY TOWN COUNCIL COMMENTS Planning meeting, 24/09/19	The Town Council OBJECTS on the following grounds: - <ul style="list-style-type: none"> • The development is out of keeping with the surrounding area • Overdevelopment • Crammed design and no amenities • Harmful to neighbouring properties • No parking provision and no space to provide any

8. RBBC Letter Dated: 09/09/2019	Application No: <u>19/01665/F</u>
LOCATION:	Building Adjacent To Pumping Station Horley Sewage Works Lee Street Horley Surrey
DESCRIPTION:	Erection of 4 no. 1 bedroom dwellings with associated hard and soft landscaping.
HORLEY TOWN COUNCIL COMMENTS Planning meeting, 24/09/19	No objections

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9. RBBC Letter Dated: 10/09/2019	Application No: <u>19/01624/CU</u>
LOCATION:	40 High Street Horley Surrey RH6 7BB
DESCRIPTION:	Change of use from a convenience store (Use Class A1) to a hot food takeaway (Use Class A5) together with minor external alterations comprising a new shopfront (front elevation) and an extract grille, condenser unit and extraction flue to the rear elevation.
HORLEY TOWN COUNCIL COMMENTS Planning meeting, 24/09/19	No objection

10. RBBC Letter Dated: 11/09/2019	Application No: <u>04/02120/RM4A</u>
LOCATION:	Horley North West Development Meath Green Lane Horley Surrey
DESCRIPTION:	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 107 dwellings and associated parking, levels, lighting, drainage and ancillary works.
HORLEY TOWN COUNCIL COMMENTS Planning meeting, 24/09/19	No objections

11. RBBC Letter Dated: 12/09/2019	Application No: <u>19/01613/RET</u>
LOCATION:	Puretech Racing 59 - 61 Brighton Road Horley Surrey RH6 7HJ
DESCRIPTION:	Retrospective application for change of use from Sui Generis to D1 to create a children's day nursery outside play area.
HORLEY TOWN COUNCIL COMMENTS Planning meeting, 24/09/19	No objections

12. RBBC Letter Dated: 13/09/2019	Application No: <u>19/01105/HHOLD</u>
LOCATION:	17 Carlton Tye Langshott Horley Surrey RH6 9XJ
DESCRIPTION:	Proposed single storey side extension to garage
HORLEY TOWN COUNCIL COMMENTS Planning meeting, 24/09/19	No objections

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13. RBBC Letter Dated: 16/09/2019	Application No: <u>19/01679/HHOLD</u>
LOCATION:	8 Church Road Horley Surrey RH6 7EX
DESCRIPTION:	Ground and first floor side and rear extension and loft conversion with rear roof extension.
HORLEY TOWN COUNCIL COMMENTS Planning meeting, 24/09/19	No objections

14. RBBC Letter Dated: 16/09/2019	Application No: <u>19/01728/F</u>
LOCATION:	62 Cheyne Walk Horley Surrey RH6 7NA
DESCRIPTION:	Proposed single storey rear and hip to gable dormer roof extensions and side extension to include the creation of additional 3 bedroom dwelling.
HORLEY TOWN COUNCIL COMMENTS Planning meeting, 24/09/19	No objections but the Town Council notes the objections for Number 64

15. RBBC Letter Dated: 17/09/19	Application No: <u>19/01518/HHOLD</u>
LOCATION:	15 Jennings Way Horley Surrey RH6 9SF
DESCRIPTION:	Rear single storey extension forming enlarged kitchen and dining room.
HORLEY TOWN COUNCIL COMMENTS Planning meeting, 24/09/19	No objections

16. RBBC Letter Dated: 17/09/19	Application No: <u>19/01703/HHOLD</u>
LOCATION:	7 Clifton Close Horley Surrey RH6 9SE
DESCRIPTION:	Single storey rear extension to replace existing conservatory.
HORLEY TOWN COUNCIL COMMENTS Planning meeting, 24/09/19	No objections

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During the period 22 August – 19 September 2019.

17. RBBC Letter Dated: 19/09/19	Application No: <u>19/01788/HHOLD</u>
LOCATION:	Syringa 43 Vicarage Lane Horley Surrey RH6 8BA
DESCRIPTION:	Proposed single storey rear extension.
HORLEY TOWN COUNCIL COMMENTS Planning meeting, 24/09/19	No objections

**List of Planning Applications
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During the period 22 August – 19 September 2019.**

Tree Works (Non-Felling)

A. RBBC Letter Dated: 28/08/19	Application No: <u>19/01663/TPO</u>
LOCATION:	13 Priestlands Close Horley Surrey RH6 8GG
DESCRIPTION:	T1 - Silver Birch Tree in rear garden - Reduce back to the previous reduction points approx 2 metres: Current height is 14 metres want it down to 12 metres & spread is currently 6 metres & want it cut back to approx 5-4 metres (back to the previous reduction points).
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.