

HORLEY TOWN COUNCIL

Minutes of a Meeting of the Planning and Development Committee held virtually on 21 April 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 6766 Virtual Meeting

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

P 6767 Apologies and Reasons for Absence

RESOLVED: Noted that all Members were present.

P 6768 Disclosable Pecuniary Interests and Non-Pecuniary Interests

Cllr Saunders declared a Non-Pecuniary interest in application number **20/00696/CON** as his wife is the Chair of Governors at the School and numbers **20/00692/S73** and **20/00631/HHOLD** as he is a member of the Acres Residents Association.

Cllr George declared a Non-Pecuniary interest in application number **20/00696/CON** as the Chair of Governors at the School is known to him and number **20/00709/F** as the applicant is known to him.

No other declarations were received.

RESOLVED: that the Declarations of Interest be noted.

Public Forum

P6769 'The Meadway', Horley - Pavements

A resident attended the Public Forum to raise the issue of the current poor state of the pavement surfaces in 'The Meadway', Horley. He expressed concern that even though residents had reported the issue to Surrey County Council several times, no remedial action had been taken to date. He was especially concerned that at the present time some residents, many of whom were elderly, had no option but to use the pavements to take their exercise during the COVID-19 lockdown and this was considered to be a serious safety risk.

The Chairman explained the objectives of the Horley Pavement Audit Committee (HPAC) and how they were working together with SCC Councillors and SCC Highways to achieve some reasonably quick fixes by identifying a shortlist of priorities at a time. He thanked the resident for bringing the matter to the attention of HTC and said that HPAC would add 'The Meadway' to their list of priorities.

P 6769) The Town Clerk added that divisional members for Horley were supportive of the work being undertaken by HPAC and together they were trying to address these issues to address accessibility as quickly as possible. The Town Council would pass on the reference numbers supplied by the resident and hoped that the matter would be expedited.

RESOLVED: noted.

P 6770 **Planning Application: 20/00709/F - St Georges House, 6 Yattendon Road, Horley**

The Town Clerk read out a letter from the developer of St Georges House (on the current planning list for consideration) as he was unable to attend the Public Forum. The proposed development was for five flats and a pair of two semi-detached houses. It was highlighted that this was a new application for an additional flat in the roof space of the new building and that Members were welcome to view the site from the road, during the consultation stage. It was further noted that HTC had raised no objections to the previous Planning Application (19/00826/S73).

RESOLVED: noted.

P 6771 **Approval of Minutes
Planning & Development Committee – 17 March 2020**

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

P 6772 **Planning Updates**

P 6761 - Mole Valley Draft Local Plan Consultation

The Town Clerk reported that the Council had received copies of the responses to the Consultation by RBBC and SASPC which had been circulated to Members for information. These were similar to the response submitted by HTC in that while they appreciated the need for housing, they expressed concern on the proposed allocation of sites at Hookwood due to the apparent lack of adequate provision for medical, educational and transport infrastructure which could impact on Horley services in close proximity. There was also concern about increased congestion in view of growth plans at Gatwick Airport.

RESOLVED: Noted.

P 6773 **Outside Bodies and Sub-Committees
Horley Town Management Group (HTMG)**

The Town Clerk said that the meeting arranged for 23 March 2020 had not taken place due to the COVID-19 lockdown period.

P 6773) Horley High Street Precinct Issues

It was noted that the addition of the large planters and the recycling bins to the precinct had been delayed due to the lockdown period and these were unlikely to be installed by RBBC until later in the year.

Cllr Baker highlighted that UK Power Networks had begun further emergency works and had dug two new trenches at the Victoria Road end of the precinct. He added that the separate reinstatement previously carried out was already beginning to dip. The matter would be followed up with the SCC Streetworks Team, including the concerns raised on the level of the reinstatement works. A further update would be provided at the next Committee meeting.

Additional Town Centre Signage

The design and positioning of the new Town Centre signage had yet to be agreed with the SCC Highways Area Manager and the HTMG Wayfinding Group.

RESOLVED: noted.

P 6774 Determined Planning Applications

Members reviewed the list of Planning Applications determined for the period 13 March – 16 April 2020.

RESOLVED: noted.

P 6775 Planning Applications received from Reigate & Banstead Borough Council for the period 13 March – 16 April 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 6776 Planning Appeals, during the period 13 March – 16 April 2020.

There were no new Appeals relevant to Horley during this period.

RESOLVED: noted.

Ongoing Planning Matters

P 6777 CLP Applications

It had recently come to light that HTC continue to receive some, but not all, the CLP Applications in Horley, received by RBBC. While it was understood that there was no statutory requirement for RBBC to consult HTC on such applications, Members felt strongly that it would be most helpful if HTC could be notified of all CLP Applications received by the Borough Council. It was agreed that the matter would be followed up by the Town Clerk with the Planning Department at RBBC to enquire if CLP Applications could be added to the planning list separately, for noting.

RESOLVED: that the Town Clerk would request that HTC are notified of all CLP Applications in Horley and that these be presented to Members in a separate list for information.

P 6778 Horley Conservation Area

The Chairman said it had been brought to his attention that RBBC were drafting a proposal to redraw the boundary of the Conservation Area to exclude Church View Close. Residents had also suggested that Court Lodge Playing Fields should be included in the Conservation Area. He said that it was early days yet, but he wished to flag it up as an ongoing planning matter and would provide a further update once more information becomes available.

RESOLVED: noted.

**P 6779 Town Centre Regeneration
RBBC Proposed Horley Place Partnership**

The Town Clerk advised members that there was no further progress on proposals for the new Horley Place Partnership put forward by the Borough Cllr, Eddy Humphreys. HTMG and HTC members had pressed for a meeting with all parties to consider the proposed Terms of Reference, to set priorities and to agree a suitable way forward. Since this had not been forthcoming, HTMG members may need to consider continuing in its own right as a separate entity if such agreement could not be reached.

Further progress was currently suspended due to the COVID-19 lockdown period. The issue was ongoing and it was firmly believed that HTMG continued to have an important role to play in plans for the regeneration of Horley. RBBC Councillors for Horley were strongly in support of the HTMG merger with the Horley Regeneration Forum (HRF) and supported the views put forward previously to combine both groups. It was hoped that the matter would be resolved at a later stage and further updates would be provided when they become available.

RESOLVED: noted.

Highways Matters

P 6780 Horley Pavement Audit Committee (HPAC)

The HPAC Chairman (Cllr Stimpson) gave the following update:

- Their last meeting had been cancelled due to the lockdown period.
- They would add the resident who raised concerns about damaged pavements at 'The Meadway' to their mailing list.
- No further work has been done recently due to the lockdown period but the Committee continued to gather evidence and requested that accompanying photographs be included with reports.
- They would also agree the next set of priorities to put forward.
- Site visits with the Highways Officer for Horley would be conducted at a later stage if possible.
- Good progress overall had been made so far.

- P 6780)** ➤ The collapsed drain at the A23/Victoria Road junction (by the Air Balloon) was still not repaired and HPAC would now take this on and highlight it again.

RESOLVED: noted.

- P 6781** **Surrey County Council Public Footpath 392 A23/Bonehurst Road Junction: Temporary Prohibition of Traffic Order extended.**

RESOLVED: noted that the closure has been extended beyond the autumn of 2020.

- P 6782** **SCC Highways Bulletins**

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

Airport Matters

- P 6783** **GATCOM: Cancellation of Meeting of GATCOM, 23 April 2020**

The Town Clerk reported that the previous GATCOM meeting had been cancelled due to COVID-19 and many meetings with external stakeholders had been postponed until further notice.

However, the Steering Group (reporting to GATCOM) did hold its planned meeting on 26 March in a virtual setting. This included a message from the GATCOM Chair, Tom Crowley, on the impact of the coronavirus on the operations of Gatwick Airport with numerous flight cancellations. She added that GAL had put up [an advice page](#) for passengers on their website. The North Terminal was temporarily closed and the few flights still operating were all using the South Terminal.

RESOLVED: noted.

- P 6784** **Other Airport Matters: COVID-19**

The Town Clerk advised that the CAA had paused its feedback analysis on the draft Route 4 PIR Review due to the coronavirus outbreak.

GAL had further decided to defer its public consultation on Gatwick Airport's Northern Runway Proposals until later in the year. The Chairman added that the Development Consider Order (DCO) process for use of the Northern Runway was also put on hold.

RESOLVED: noted.

- P 6785** **GATCOM: Weekly Newsletters & Updates**

These had previously been circulated to Members for information.

RESOLVED: noted.

P 6786

Recent Airport Communications

From	Subject	Received	Action
GATCOM	Weekly Newsletters & Updates	27.03.20) 03.04.20) 17.04.20)	Noted
GATCOM	GATCOM Chairman's message	2.04.20	Noted
GATCOM	CAA Airspace Information	14.04.20	Noted
GATCOM	Draft NATMAG Minutes	14.04.20	Noted
GATCOM	Gatwick will consolidate into South Terminal	14.04.20	Noted
GATCOM	NHS Testing Centre at Gatwick	14.04.20	Noted
GATCOM	Runway Closures Rev 4	14.04.20	Noted
GATCOM	Runway Closures Rev 6a	21.04.20	Noted

P 6787

Diary Dates

RESOLVED: noted that the next virtual meeting to be held would be Full Council on 28 April 2020.

P 6788

Press Release

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

Meeting closed at 8.30 pm

Date of next meeting: 19 May 2020

List of Planning Comments
Registered with Reigate & Banstead Borough Council
During the period 12 March 2020 – 16th April 2020.

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

01. RBBC Letter Dated: 12/03/20	Application No: 20/00503/F
LOCATION:	94 Brighton Road Horley Surrey RH6 7JQ
DESCRIPTION:	The proposal consists of the extension, alteration and addition of residential accommodation to the existing building on 94 Brighton Road. The proposal would provide an additional 5 No. flats. This includes 2 No. one-bedroom flats and 3 No. studio flats (2 x1b2p and 3 x 1b1p). The existing flat at first floor and retail unit at ground floor will be retained. The existing car park at the rear is also retained and this will provide space for parking, refuse and recycling which are all accessed from Lumley Road.
HORLEY TOWN COUNCIL COMMENTS ratified at meeting, 21/04/20	No objections but note the site allows for little in the way of amenities. The existing car parking bays to the front of the property are used by customers of the retail unit which entails vehicles crossing the public footpath. This development should address this by having dropped kerbs installed.

02. RBBC Letter Dated: 13/03/20	Application No: 20/00409/F
LOCATION:	Site Of Former Little Bonners 30 Bonehurst Road Horley Surrey
DESCRIPTION:	Demolition of existing bungalow and outbuildings and replacement residential dwelling and garage
HORLEY TOWN COUNCIL COMMENTS ratified at meeting, 21/04/20	No objections

03. RBBC Letter Dated: 13/03/20	Application No: 20/00483/HHOLD
LOCATION:	6 Balcombe Gardens Horley Surrey RH6 9BY
DESCRIPTION:	Single storey rear extension
HORLEY TOWN COUNCIL COMMENTS ratified at meeting, 21/04/20	No objections

04. RBBC Letter Dated: 13/03/20	Application No: 20/00541/HHOLD
LOCATION:	7 Newlands Close Horley Surrey RH6 8JR
DESCRIPTION:	Conversion of integral garage into habitable space
HORLEY TOWN COUNCIL COMMENTS ratified at meeting, 21/04/20	No objections

05. RBBC Letter Dated: 16/03/20	Application No: 20/00533/F
LOCATION:	Horley Cricket Hockey And Squash Club Horley Row Horley Surrey

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	RH6 8BG
DESCRIPTION:	Replacement of practice nets for cricket club
HORLEY TOWN COUNCIL COMMENTS ratified at meeting, 21/04/20	No objections

06. RBBC Letter Dated: 16/03/20	Application No: <u>20/00562/F</u>
LOCATION:	110 Kingsley Road Horley Surrey RH6 8AW
DESCRIPTION:	Erection of new dwelling
HORLEY TOWN COUNCIL COMMENTS ratified at meeting, 21/04/20	No objections

07. RBBC Letter Dated: 18/03/20	Application No: <u>20/00539/HHOLD</u>
LOCATION:	71 Poynes Road Horley Surrey RH6 8LS
DESCRIPTION:	Demolition of existing garage and car port and erection of single storey side/rear extension.
HORLEY TOWN COUNCIL COMMENTS ratified at meeting, 21/04/20	No objections

08. RBBC Letter Dated: 18/03/20	Application No: <u>20/00580/HHOLD</u>
LOCATION:	Meath Green House Meath Green Lane Horley Surrey RH6 8HZ
DESCRIPTION:	Demolition of existing two storey side extension and replacement with new two storey side extension
HORLEY TOWN COUNCIL COMMENTS ratified at meeting, 21/04/20	No objections

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09. RBBC Letter Dated: 19/03/20	Application No: 20/00598/HHOLD
LOCATION:	55 Hyperion Walk Horley Surrey RH6 7DA
DESCRIPTION:	Two storey side extension
HORLEY TOWN COUNCIL COMMENTS ratified at meeting, 21/04/20	No objections. However, we do have concerns about the adjacent tree which is on public land.

10. RBBC Letter Dated: 19/03/20	Application No: 20/00519/HHOLD
LOCATION:	60 Hevers Avenue Horley Surrey RH6 8DA
DESCRIPTION:	Demolition of existing conservatory and erection of single storey rear extension.
HORLEY TOWN COUNCIL COMMENTS ratified at meeting, 21/04/20	No objections

11. RBBC Letter Dated: 19/03/20	Application No: 19/02518/ADV
LOCATION:	Portland Vets 8 Sangers Mews Horley Row Horley Surrey
DESCRIPTION:	Proposed new signage following dismissed appeal; 2 signs located to the front of the site 1.4m x 1.6m, at Portland Vets, Sangers Mews Horley. As amended on 13/03/2020.
HORLEY TOWN COUNCIL COMMENTS ratified at meeting, 21/04/20	No objections subject to no adverse comments from conservation officer

12. RBBC Letter Dated: 19/03/20	Application No: 20/00327/F
LOCATION:	3 And 4 Premier Parade High Street Horley Surrey RH6 7BG
DESCRIPTION:	Installation of new shopfront to front elevation. Installation of fascia signs and projecting sign to front and side elevation.
HORLEY TOWN COUNCIL COMMENTS ratified at meeting, 21/04/20	No objections

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13. RBBC Letter Dated: 20/03/20	Application No: 19/01417/OUT
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 1-bed apartments. As amended on 28/11/2019 and on 06/02/2020.
HORLEY TOWN COUNCIL COMMENTS ratified at meeting, 21/04/20	The Town Council OBJECTS on the following grounds: - ' 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

14. RBBC Letter Dated: 25/03/20	Application No: 20/00631/HHOLD
LOCATION:	13 Williamson Road Horley Surrey RH6 9RQ
DESCRIPTION:	Erection of single storey rear/side extension and part garage conversion.
HORLEY TOWN COUNCIL COMMENTS ratified at meeting, 21/04/20	No objections

15. RBBC Letter Dated: 27/03/20	Application No: 20/00627/HHOLD
LOCATION:	48 Brighton Road Horley Surrey RH6 7HD
DESCRIPTION:	New separate crossover access from Public Highway
HORLEY TOWN COUNCIL COMMENTS ratified at meeting, 21/04/20	No objections

16. RBBC Letter Dated: 27/03/20	Application No: 20/00616/HHOLD
LOCATION:	24 Bremner Avenue Horley Surrey RH6 8EP
DESCRIPTION:	New dormer to front elevation to replace Velux window.
HORLEY TOWN COUNCIL COMMENTS ratified at meeting, 21/04/20	No objections

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17. RBBC Letter Dated: 03/04/20	Application No: 20/00671/HHOLD
LOCATION:	Seymour Haroldslea Horley Surrey RH6 9PH
DESCRIPTION:	Two storey rear extension
HORLEY TOWN COUNCIL COMMENTS meeting, 21/04/20	No objections

18. RBBC Letter Dated: 03/04/20	Application No: 20/00577/HHOLD
LOCATION:	2 Newstead Hall Haroldslea Drive Horley Surrey RH6 9PH
DESCRIPTION:	Demolition of rear conservatory. Construction of single storey rear extension.
HORLEY TOWN COUNCIL COMMENTS meeting, 21/04/20	No objections

19. RBBC Letter Dated: 03/04/20	Application No: 20/00691/HHOLD
LOCATION:	Ringwood 85 Parkhurst Road Horley Surrey RH6 8EX
DESCRIPTION:	Proposed two storey side and rear extension.
HORLEY TOWN COUNCIL COMMENTS meeting, 21/04/20	No objections

20. RBBC Letter Dated: 03/04/20	Application No: 20/00690/F
LOCATION:	Land At Ringwood 85 Parkhurst Road Horley Surrey
DESCRIPTION:	Proposed new dwelling.
HORLEY TOWN COUNCIL COMMENTS meeting, 21/04/20	The Town Council OBJECTS based on overdevelopment

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21. RBBC Letter Dated: 06/04/20	Application No: 20/00692/S73
LOCATION:	Kerriemuir And Wheatridge Langshott Horley Surrey RH6 9LJ
DESCRIPTION:	Demolition of Kerriemuir and Wheatridge on Langshott Wood and development of a single detached property comprising eight apartments. Amendment to condition 1 of permission 17/01839/F. Amendment to approved plans - design changes to the plan layouts and the inclusion of an additional rear dormer (3no in total) to the elevations.
HORLEY TOWN COUNCIL COMMENTS meeting, 21/04/20	No objections

22. RBBC Letter Dated: 08/04/20	Application No: 20/00712/F
LOCATION:	Brook Farm House Peeks Brook Lane Horley Surrey RH6 9PP
DESCRIPTION:	Demolition of existing building and construction of replacement agricultural storage building
HORLEY TOWN COUNCIL COMMENTS meeting, 21/04/20	No objections

23. RBBC Letter Dated: 08/04/20	Application No: 20/00709/F
LOCATION:	St Georges House 6 Yattendon Road Horley Surrey
DESCRIPTION:	Demolition of existing offices, workshop and storage units to provide 5 flats and a pair of semi detached dwellings
HORLEY TOWN COUNCIL COMMENTS meeting, 21/04/20	No objections

24. RBBC Letter Dated: 06/04/20	Application No: SCC: RE20/00696/CON RBBC: 20/00696/CON
LOCATION:	Meath Green Infant School, Kiln Lane, Horley, Surrey RH6 8JG
DESCRIPTION:	Permanent retention of modular classroom building comprising two classrooms and ancillary toilets.
HORLEY TOWN COUNCIL COMMENTS meeting, 21/04/20	No objections

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

25. RBBC Letter Dated: 15/04/20	Application No: 20/00726/HHOLD
LOCATION:	63 Poynes Road Horley Surrey RH6 8LS
DESCRIPTION:	Rear and side extension, new front bay window. All materials to match existing.
HORLEY TOWN COUNCIL COMMENTS meeting, 21/04/20	No objections

26. RBBC Letter Dated: 16/04/20	Application No: 20/00325/F
LOCATION:	3 South Parade Horley Row Horley Surrey RH6 8BH
DESCRIPTION:	Change of use of shop unit from A1 (shops) to A5 (take away fish and chip shop), including new shop front and fume extraction equipment. As amended on 11/03/2020, 30/03/2020 and on 15/04/2020.
HORLEY TOWN COUNCIL COMMENTS meeting, 21/04/20	No objections

27. RBBC Letter Dated: 16/04/20	Application No: 20/00729/HHOLD
LOCATION:	12 Sarel Way Horley Surrey RH6 8EW
DESCRIPTION:	Erection of small extension to first floor rear.
HORLEY TOWN COUNCIL COMMENTS meeting, 21/04/20	No objections

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 17/03/20	Application No: 20/00567/TPO
LOCATION:	12 Ferndown Horley Surrey RH6 8ED
DESCRIPTION:	T2 Oak - Crown reduce by 1.5m leaving natural shape. Crown lift to height of 5m by removing secondary branches and remove epicormic growth. Tree is causing excessive shading due to proximity to house and size.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 17/03/20	Application No: 20/00575/TPO
LOCATION:	7 Jubilee Close Horley Surrey RH6 9FN
DESCRIPTION:	Oak Tree - Reduce the length of the lowest branches. The branches on North and Northwest side will be shortened by 1.5m. The branches on the Northeast side will be shortened by 1. The tree will be crown lifted by 1m, only secondary branches.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 17/03/20	Application No: 20/00566/TPO
LOCATION:	21 Bakehouse Road Horley Surrey RH6 8HQ
DESCRIPTION:	T1 Oak - Crown reduce Oak tree by 1.5m leaving natural shape. Tree is causing excessive shading due to proximity to house and size.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

D. RBBC Letter Dated: 25/04/20	Application No: 20/00634/TPO
LOCATION:	Land Between The Rear Boundaries Of Bremner Avenue And Priestlands Close
DESCRIPTION:	Oak tree behind the rear boundary - Remove the lowest limb that protrudes over the garden shed. Remove the small drooping branch that is above the shed.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

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E. RBBC Letter Dated: 27/03/20	Application No: 20/00636/TPO
LOCATION:	3 Kingsley Road Horley Surrey RH6 8HP
DESCRIPTION:	T1 Sycamore tree - Re-pollard. T2 Goat Willow tree - Reduce the leaning stem by 50%. This stem moved recently in storm winds. Repollard the two upright stems. T3 Horse Chestnut tree - Re-pollard.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.