

HORLEY TOWN COUNCIL

Minutes of a Meeting of the Planning and Development Committee held virtually on 14 July 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)
	Helen Maan (Administrative Officer)

P 6838 Virtual Meeting

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

P 6839 Apologies and Reasons for Absence

RESOLVED: that the apologies of Cllrs Buttironi and Powell be accepted for reasons as specified in the Attendance Register, as well as the apology of the RFO & Planning Officer, Judy Morgan.

P 6840 Disclosable Pecuniary Interests and Non-Pecuniary Interests

No declarations were received.

RESOLVED: that the Declarations of Interest be noted.

**P 6841 Approval of Minutes
Planning & Development Committee – 16 June 2020**

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

P 6842 Planning Updates

RESOLVED: noted.

Outside Bodies and Sub-Committees

P 6843 Horley Town Management Group (HTMG)

The Town Clerk advised that enquiries were being made, in consultation with the HTMG Chairman, to see if virtual meeting of the group could be held at a later stage.

RESOLVED: Noted.

P 6844 Determined Planning Applications

Members reviewed the list of Planning Applications determined for the period 12 June – 9 July 2020.

RESOLVED: noted.

P 6845 **Planning Applications received from Reigate & Banstead Borough Council for the period 12 June – 9 July 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 6846 **Planning Appeals, during the period 12 June – 9 July 2020.**

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

RESOLVED: noted.

Ongoing Planning Matters

P 6847 **Horley Commercial Hub Proposal**

Cllr George explained that the HTC Environment Group had early discussions with the Horley Chamber of Commerce (HCoC) to explore options for the creation of a Commercial Hub in Horley Town Centre. Its primary aim would be to serve as a walk-in centre with a flexible working space for businesses, individuals and community groups as well as providing wide-ranging information and employment services. The HMG Chairman, Cllr Andy Lynch, had also been briefed on the project and gave his full support.

The HCoC Chairman had drafted a PowerPoint presentation, entitled "Works Perfect", providing an overview of the Commercial Hub proposals and these had been previously circulated to members, for information. Since it was understood that the Borough Council is minded to set-up such a facility in Horley, the group had planned to write to the Executive Member for Planning Policy, Cllr Richard Biggs, outlining their proposals and to possibly agree a way forward as a joint venture. A further update would be provided at the next Committee meeting.

RESOLVED: that a further update on proposals for a Horley Commercial Hub, be provided at the next meeting of this Committee.

P 6848 **RBBC Supplementary Planning Documents (SPDs)**

The Town Clerk advised that the Borough Council had adopted its SPDs in the categories of *Affordable Housing; Barn & Farm Conversions; and Historic Parks & Gardens*. The Town Council had previously responded to the consultation and had supported the aims within the key area of Affordable Housing, pointing out that housing costs, particularly market rates for private purchase, were beyond a large number of Horley residents and that the provision of social housing had been severely lacking over many years.

RESOLVED: noted.

Town Centre Regeneration

P 6849 Horley High Street Precinct Issues

It was noted that the mixed recycling bins had been installed but there was still concern over the lack of adequate parking enforcement to prevent vehicles unlawfully mounting the precinct.

RESOLVED: noted.

Railway Matters

P 6850 Network Rail Consultation: 'Unblocking the Croydon Bottleneck' – Phase 2 Consultation for passengers and public (Closing Date: 20 September 2020)

The Town Clerk advised that back in 2018, HTC had responded to Network Rail's consultation on plans to improve the Brighton Main Line around Croydon. This was through a short online survey which HTC had responded to in support of network improvement plans in that location (available to view on the [HTC website](#))

This review, now underway, is the second phase of the consultation on rebuilding East Croydon Station through another online survey. The Plan is to move the Station northwards, allowing two platforms to be added. The time of the build had to fit in with major works at the Windmill Bridge junction, north of the station.

The Town Clerk added that a Horley resident who is a wheelchair user had expressed a view that step-free access to platforms with easy access to card reader machines, should be made a mandatory provision. The resident is also known to Cllr Stephen Rolph of Salfords & Sidlow Parish Council, who is a rail campaigner. As such, HTC may wish to share its response, once approved, with its neighbouring local council.

The Chairman proposed that since the closing date of the consultation would still allow sufficient time for members to review the proposals, that the survey responses by the Town Council be considered for approval at the next meeting of this Committee.

RESOLVED: that the Town Council's formal response to the above Network Rail consultation on 'Unblocking the Croydon Bottleneck' – Phase 2, be considered for approval at the next meeting of this Committee.

P 6851 English Regional Transport Association (ERTA)

The Town Clerk reported receipt of the latest update from ERTA, in which they seek to have select rail links reopened, including the Guildford-Cranleigh-Horsham and Shoreham-Brighton rail links, offering access to a wider rail network and better options for rail commuting over traffic congestion on roads and motorways. The information had previously been circulated to members, for information.

RESOLVED: noted.

Highways Matters

P 6852 Horley Pavement Audit Committee (HPAC)

P 6852) The HPAC Chair, Cllr Fiona Stimpson, advised that photographs of damaged pavements identified in the next tranche of works had been sent to SCC Cllr, Kay Hammond for forwarding on to the senior Highways Officer for consideration. She said that the next HPAC meeting had yet to be arranged due to the Covid-19 crisis. The Planning Chairman suggested that it might be worth contacting the group in the meantime, so that the matter could be kept under review and new reports of damaged pavements received, for inclusion in the audit, and this was agreed.

RESOLVED: that HPAC members be contacted with an update in the absence of a committee meeting.

P 6853 **Public Footpath 411 Horley, between Moy Green Drive and Webber Street - Proposed Diversion (Closing Date: 27 July 2020)**

The above SCC Application to divert the public footpath between Moy Green Drive and Webber Street with a proposed alternative route shown on the accompanying Plan (Drawing No. 3/1/45/H36), was considered by members. The proposal was to improve the steep incline of the path and would allow surface improvements between Moy Green Drive and Webber Street. Members agreed that the Diversion Order would provide a significant improvement and should therefore be supported.

RESOLVED: that the Town Council responds to the above SCC Proposed Diversion, Public Footpath 411 Horley, between Moy Green Drive and Webber Street, in support of the application.

P 6854 **Highways England & Partners – M23 Smart Motorway, Junctions 8-10**

The Town Clerk gave the latest update on the programme timetable of works and diversion routes and the information had previously been circulated to members.

RESOLVED: noted.

SCC Highways Bulletins

P 6855 **RESOLVED: that receipt be noted of the latest SCC Highways Bulletins (already circulated to members).**

Airport Matters

P 6856 **GATCOM: Weekly Newsletters and Updates**

The Town Clerk summarised the latest information, previously circulated to members. These included the following:

- **DfT Consultation: [‘Creating a plan to decarbonise transport’](#)** - For views on steps it should take to reduce emissions from transport and ensuring Net Zero in emissions be reached by 2050 (Closing Date: 31 August 2020).
- **CAA’s review of Airspace Classification:** For views on its procedural proposals for amending the classification of airspace (Closing Date: 17 September 2020).

- P 6856)** ➤ **Webinar on Aviation Noise Perceptions after Covid-19 (the Aviation Noise Impact Management through novel approaches):** Attended by GATCOM's Lead Member (Alan Jones) and Deputy Lead Member (Cllr Mike George). NATMAG planned to analyse the level of complaints compared to the few flights that have been operating once the data for the lockdown period for Gatwick has been released. It was noted with interest at the webinar that complaints at Rotterdam, Amsterdam & Heathrow had not reduced in line with the percentage drop in flights.

RESOLVED: noted.

P 6857 **Next GATCOM Meeting to be held virtually on 16 July, 2.00 pm**

The Town Clerk advised that amongst agenda items for the above GATCOM meeting would be the appointment of the GATCOM Vice-Chairman; the GATCOM Chairman's Steering Group Report; the CEO's Report on the Recovery of Airport Operations; and a report from the RBBC Air Quality Monitoring Officer, Leon Hibbs on air pollution & monitoring around Gatwick over a 9 month period last year.

RESOLVED: noted.

P 6858 **Recent Airport Communications**

From	Subject	Received	Action
GATCOM	Weekly Newsletters & Updates	26.06.20) 10.07.20)	Noted
GAL	Update from Gatwick Airport	22.06.20	Noted
GATCOM	Updates and News	29.06.20	Noted
GATCOM	Runway Closures 2020 Calendar Rev 8	29.06.20	Noted

RESOLVED: noted.

P 6859 **Letters Received**

From	Subject	Received	Action
Metrobus	Update for Key Stakeholders	19.06.20	Noted
A Resident	Parking on Zig Zag Lines on Consort Way	25.06.20	Noted
Metrobus	Stakeholder Newsletter	29.06.20	Noted
MVDC	Future Mole Valley Newsletter	02.07.20	Noted
Metrobus	Metrobus News	06.07.20	Noted
WSCC	WSCC/SDNPA Soft Sand Review Examination - New Inspector Document	06.07.20	Noted
Mole Valley DC	Latest Planning Policy News	06.07.20	Noted.

RESOLVED: noted.

P 6860 **Diary Dates**

RESOLVED: noted that the next virtual meeting to be held would be Leisure and Amenities on 21 July 2020.

P 6861

Press Release

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

Meeting closed at 8:21 pm

Date of next meeting: 18 August 2020

List of Planning Applications
Registered by Reigate & Banstead Borough Council

During the period 12/06 –09/07 2020.

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

01. RBBC Letter Dated: 15/06/20	Application No: 20/01018/S73
LOCATION:	57 Massetts Road Horley Surrey RH6 7DT
DESCRIPTION:	Demolition of existing detached garage and erection of 2 no. semidetached houses (3 Bed 5 Person dwellings) on land to the rear of 57 Massetts Road, with associated access. Variation of Conditions 3 and 12 of permission 19/00559/OUT. Replace white painted timbers, flemish bond bricks with wood grain effect UPVC windows and Stretcher bond. Remove the condition related to bricks improvement.
HORLEY TOWN COUNCIL COMMENTS Ratified at Meeting 14/07/20	We support the views of the Conservation Officer.

02. RBBC Letter Dated: 15/06/20	Application No: 20/01093/HHOLD
LOCATION:	41A Oakwood Road Horley Surrey RH6 7BY
DESCRIPTION:	Proposed single storey side extension and first floor extension/garage conversion.
HORLEY TOWN COUNCIL COMMENTS Ratified at Meeting 14/07/20	No objections.

03. RBBC Letter Dated: 15/06/20	Application No: 20/01074/HHOLD
LOCATION:	19 Langwood Drive Horley Surrey RH6 9FH
DESCRIPTION:	Proposed single storey side and rear extension.
HORLEY TOWN COUNCIL COMMENTS Ratified at Meeting 14/07/20	No objections.

04. RBBC Letter Dated: 17/06/20	Application No: 20/01196/TPO
LOCATION:	57 Massetts Road Horley Surrey RH6 7DT
DESCRIPTION:	Fell 1 Oak - Fell and plant replacement tree. Previously heavily reduced with dieback of re growth across crown.
HORLEY TOWN COUNCIL COMMENTS Ratified at Meeting 14/07/20	No objections subject to any recommendations from the Tree Officer on alternative measures short of felling.

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05. RBBC Letter Dated: 17/06/20	Application No: 20/01149/HHOLD
LOCATION:	33 Balcombe Gardens Horley Surrey RH6 9BY
DESCRIPTION:	Erection of single-story extension to the rear. Internal alterations including garage conversion.
HORLEY TOWN COUNCIL COMMENTS Ratified at Meeting 14/07/20	No objections.

06. RBBC Letter Dated: 19/06/20	Application No: 20/01125/S73
LOCATION:	Wings Peeks Brook Lane Horley Surrey RH6 9SX
DESCRIPTION:	Amended proposal Demolition of the existing metal barn and the residential bungalow Wings and construction of a new dog kennel facility and office headquarters for the Greyhound Trust (GT). Variation of condition 12 of permission 17/01956/F. Amendment to SUDs design
HORLEY TOWN COUNCIL COMMENTS Ratified at Meeting 14/07/20	No objections.

07. RBBC Letter Dated: 23/06/20	Application No: 20/01103/F
LOCATION:	62 Cheyne Walk Horley Surrey RH6 7NA
DESCRIPTION:	Demolition of existing dwelling and replacement with 2no. three bedroom semi-detached dwellings.
HORLEY TOWN COUNCIL COMMENTS Approved at Meeting 14/07/20	No objections.

08. RBBC Letter Dated: 24/06/20	Application No: 20/01121/F
LOCATION:	Unit 5 North Gatwick Gateway Cross Oak Lane Horley RH6 8PP
DESCRIPTION:	Minor alterations to the elevations and site layout to facilitate operational use.
HORLEY TOWN COUNCIL COMMENTS Approved at Meeting 14/07/20	No objections.

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09. RBBC Letter Dated: 26/06/20	Application No: 20/01131/OUT
LOCATION:	171-175 Smallfield Road Horley Surrey RH6 9LR
DESCRIPTION:	Outline planning application for the erection of 11no. dwellings with associated access. Alterations to No.175 Smallfield Road to facilitate access. All other matters to be reserved.
HORLEY TOWN COUNCIL COMMENTS Approved at Meeting 14/07/20	The Town Council OBJECTS on the following grounds: <ul style="list-style-type: none"> – We question whether the latest Flood Data has been used to support this Application? – Potential negative impact on neighbour amenity to numbers 171 and 173 from plots 3 and 4; – No requirement in the DMP for a housing contribution from this site; – Inappropriate development in the Rural Surrounds of Horley when there is a need to continue to protect the countryside in accordance with national policy, which recognises the intrinsic character and beauty of the countryside.

10. RBBC Letter Dated: 26/06/20	Application No: 20/01199/S73
LOCATION:	Rear Of Jessops Lodge 50 Massetts Road Horley Surrey RH6 7DS
DESCRIPTION:	Construction of two detached 4-bed houses. Variation of condition 1 of permission 17/01969/F. Amendments - Plot 1: room in the roof added. Plot 2: footprint amended and room in the roof added. Variation of Condition 1 of permission 17/02910/S73. Changes to internal floor layout of Plot 2, including conversion of garage to additional habitable accommodation. Minor consequential elevation changes.
HORLEY TOWN COUNCIL COMMENTS Approved at Meeting 14/07/20	No objections.

11. RBBC Letter Dated: 29/06/20	Application No: 20/01265/CU
LOCATION:	The New Fort Raj 74 Victoria Road Horley Surrey RH6 7PZ
DESCRIPTION:	Change of first floor of A3-Restaurant into C3-Residential Flat (1No)
HORLEY TOWN COUNCIL COMMENTS Approved at Meeting 14/07/20	The Town Council OBJECTS on the grounds that there appears to be no provision for natural lighting to the Studio Flat.

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12. RBBC Letter Dated: 29/06/20	Application No: <u>20/01170/HHOLD</u>
LOCATION:	15 Williamson Road Horley Surrey RH6 9RQ
DESCRIPTION:	Erection of single storey rear extension and enclosure of front overhang to form porch.
HORLEY TOWN COUNCIL COMMENTS Approved at Meeting 14/07/20	No objections.

13. RBBC Letter Dated: 03/07/20	Application No: <u>20/01346/TPO</u>
LOCATION:	24 Ferndown Horley Surrey RH6 8ED
DESCRIPTION:	Oak (T1) - Dismantle and remove tree in the interest of Health & Safety. The tree has got severe dieback & it is infected with Honey Fungus, there is severe basal decay on the North East buttress roots. Further signs of decay throughout other areas of the stem.
HORLEY TOWN COUNCIL COMMENTS Approved at Meeting 14/07/20	No objections but we would encourage the Applicant to plant a replacement tree.

14. RBBC Letter Dated: 03/07/20	Application No: <u>20/01380/HHOLD</u>
LOCATION:	3 The Spinney Horley Surrey RH6 8DY
DESCRIPTION:	Proposed single storey rear extension and front extension.
HORLEY TOWN COUNCIL COMMENTS Approved at Meeting 14/07/20	No objections.

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 17/05/20	Application No: 20/01175/TPO
LOCATION:	20 Ferndown Horley Surrey RH6 8ED
DESCRIPTION:	Oak (T1) - Reduce crown height and spread by approximately 2.0m to 2.5m to reduce the risk of branch or stem failure.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation): Ratified at Meeting 14/07/20	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 19/05/20	Application No: 20/01255/TPO
LOCATION:	21 Langwood Drive Horley Surrey RH6 9FH
DESCRIPTION:	T1 oak reduce lateral branches by 2.5m
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation): Ratified at Meeting 14/07/20	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 30/06/20	Application No: 20/01311/TPO
LOCATION:	Gowrie Weatherhill Close Horley Surrey RH6 9LU
DESCRIPTION:	Oak T1 - Reduce the dimensions of the tree by 50%. This tree is severely infected with Ganoderma and Fistulina hepatica and the trunk is very hollow. The only reason for this work is for safety reasons. It is currently within reach of four houses. Oak T2 – Reduce the volume of the crown by 30%. This tree is infected by Ganoderma austral and although not unstable, this proposed work will reduce the sail area of the tree to improve the safety factor.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation): Ratified at Meeting 14/07/20	No objections, subject to no adverse comments from the Tree Officer.

D. RBBC Letter Dated:	Application No: 20/01314/TPO
LOCATION:	Land At Staffords Place Formerly The Garden Of No.6 Limes Avenue Horley Surrey RH6 9DH
DESCRIPTION:	Reduce Chestnut - Tag no. 929 by 2-3 meters
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation): Ratified at Meeting 14/07/20	No objections, subject to no adverse comments from the Tree Officer.

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E. RBBC Letter Dated: 01/07/20	Application No: 20/01315/TPO
LOCATION:	Land At Staffords Place Horley, Formerly The Rear Garden Of 4 Limes Avenue. Horley Surrey RH6 9DH
DESCRIPTION:	Sycamore Tag no. 0928 - Remove leaning stem to the East to remove overhang on neighbours property.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation): Ratified at Meeting 14/07/20	No objections, subject to no adverse comments from the Tree Officer.