

## **HORLEY TOWN COUNCIL**

### **Minutes of a Meeting of the Planning and Development Committee held on 28 June 2022, 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**

Cllr Beech (SCC)  
Rachel Botcherby (Planning & Finance Officer)  
Alice Cole (Administrative Assistant)

#### **P 7311 Apologies and Reasons for Absence**

Apologies were received from Cllr Baker, Cllr Samantha Marshall and Cllr Powell. Cllr Spencer and Cllr Stimpson were absent.

**RESOLVED: Noted.**

#### **P7312 Disclosable Pecuniary Interests and Non-Pecuniary Interests**

Cllr Avery declared a non-pecuniary interest in Application No: 22/00190/F (19A Station Road) as the applicant is known to her.

Cllr Samantha Marshall declared a non-pecuniary interest in Application No: 22/01281/F (30 Avenue Gardens) for reasons of proximity

**Txt about dual hatted councillors.**

**RESOLVED: Noted.**

#### **P7313 Public Forum**

A resident from Windmill Close, Horley addressed the Committee regarding two matters of concern to him. Firstly he raised concern about the frequency of inconsiderate parking taking place in Windmill Close which he felt was largely attributable to holidaymakers using Gatwick resulting in limited or no parking for residents. The Highways Authority have already put double yellow lines down most of the road but the remaining spaces for residents are often then taken.

Cllr George suggested that there may be two options available to him, the first is to consider a residents parking permit system for the remaining spaces in the road, albeit there is likely to be a charge for this and the second option is to consider whether signage restricting parking between specified hours would help alleviate the issue and allow it to be enforced. In any event, the resident was advised to speak to his neighbours to discuss the various options but advised that once done so Members of Horley Town Council would be happy to help refer the solution on to the Highways Authority on the resident's behalf.

The second issue of concern related to cyclists failing to dismount before entering/exiting the subway underpass beneath the railway line linking Station Road and the High Street. He believes it is an accident waiting to happen and has nearly been hit several times now when going to and from the Town Centre.

Cllr George advised the resident that the subway is one of the areas highlighted for improvements by the Borough Council within their Delivering Change projects but that the scope does not allow for it to be realigned therefore it is likely to remain an obscured route. That said, the project should deliver improved lighting and perhaps scope for demarcated routes subject to it being accessible to all. It was acknowledged by Members that the subway is on Cycle Route 21 and therefore some form of enforcement might be necessary. It was felt that barriers were unlikely to be successful as it could restrict access for those with mobility vehicles and pushchairs, it was also considered that cameras would be too expensive and unenforceable as bikes do not have numberplates like cars. However, the residents' concerns were shared by the Committee and it was felt that perhaps it would be worth raising with the PCSOs and Borough Officers working on the subway project.

***RESOLVED: that the resident discuss the parking matters with his neighbours and update the committee at a future date should further action wish to be progressed.***

A resident from Avenue Gardens, Horley was in attendance remotely via Zoom and had requested that his comments regarding Planning Application 22/01281/F be read out to committee.

The Planning Chairman duly read out his comments which raised inadequate parking provision for the new development, alongside the existing parking problems experienced in the road, the impact on the character of the road from a cramped development with the new house being "squeezed" in, with reduced garden size and a small 1m gap to the neighbouring boundary. It is also felt that the new property would adversely impact the light available to an upstairs bedroom window at the neighbouring property.

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

***RESOLVED: that the following comments be submitted to RBBC by HTC on application 22/01281/F.***

The Town Council objects on the following grounds:

- i. The proposed development will have a negative impact on neighbouring amenities;
- ii. Is out of character with the streetscene and results in a terracing effect;
- iii. The proposed development appears cramped on such a narrow plot; and
- iv. Is considered an overdevelopment of the site out of keeping with the character of the area.

**P7314**

#### **Approval of Minutes**

Planning & Development Committee held on 24 May 2022.

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

SCC Horley Regeneration Projects

The Planning Officer advised the Committee that she had attended an officer meeting with the County and Borough project officers on 7<sup>th</sup> June. The Committee were advised that officers are working on a list of priority projects with 4 key areas currently highlighted as follows:

1. Community/ Stakeholder Communications Strategy to see how all the various stakeholder groups may be able to better coordinate communications. HTC have provided some detail to the group in terms of our own communications pathways and information links.
2. The potential for a youth project – to be facilitated through further discussion between SCC and youth representatives at Oakwood School.
3. SCC continued support of RBBC in delivering the public realm improvements in Horley High Street.
4. SCC working to facilitate discussions and linkages around the potential for the Business Hub and temporary interim retail space in the High Street Car Park.

SCC also raised the possibility of whether HTMG might consider facilitating a pilot Community Improvement District to bid for funding, with the proposal now put to HTMG for future consideration.

***RESOLVED: Noted***RBBC Delivering Change

The Planning Officer advised that there were no new updates on the four Delivering Change projects but advised that the Borough had now updated their website and communication channels to provide an official update on the projects to the public.

The Planning Officer read out the updated communication from the Boroughs website, which can be found in the link below:

[https://www.reigate-banstead.gov.uk/info/20326/horley/1151/delivering\\_change\\_in\\_horley\\_town\\_centre/2](https://www.reigate-banstead.gov.uk/info/20326/horley/1151/delivering_change_in_horley_town_centre/2)

The Planning Officer advised that as requested by Cllr Saunders at the P&D Committee on 24.05.22 she has requested a breakdown of revenue costs and further explanation regarding the Pay-On-Exit Status for the car parks from the Borough.

Cllr Saunders confirmed that he was still keen to understand the revenue breakdown between the length of short stay and long stay users and to understand whether there is scope for offsetting parking costs for short stay users as an incentive for attracting people into the town centre.

Cllr George advised that the Borough seem to be concerned about the ongoing maintenance costs rather than looking at the bigger picture of increased dwell time and economic growth of the Town Centre. He raised concern that the improvements to the High Street could see the loss of the existing 30min free

parking, which HTC are continuing to advocate must be moved into Central Car Park.

**RESOLVED: That the Planning Officer further requests from the Borough Council a breakdown of revenue costs and explanation regarding Pay-on Exit status for car parks.**

**P7316 Determined Planning Applications**

Members reviewed the list of Planning Applications determined for the period 20 May 2022 to 23 June 2022.

**RESOLVED: Noted.**

**P7317 Registered Planning Applications**

Planning Applications received from Reigate & Banstead Borough Council for the period 20 May 2022 – 23 June 2022.

**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.**

**P7318 Planning Appeals, during the period 20 May 2022 to 23 June 2022.**

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

**RESOLVED: Noted**

**P7319 Gatwick Airport Limited (GAL) Northern Runway DCO – Additional Consultation**

The Planning Officer advised the Committee that Gatwick Airport Limited (GAL) had opened a new consultation in relation to its proposals for the Northern Runway project originally consulted on back in Autumn 2021. This consultation focuses on alterations to the proposed highway layout that will form part of the DCO application. The Consultation also includes alterations to the hotel and office provision as well as a reduction in onsite car parking.

The Planning Officer played a video of the alterations to the proposed highway layout that can be viewed in the link below:

<https://www.gatwickairport.com/business-community/future-plans/northern-runway/>

The Committee were advised that the Consultation closes on 27th July 2022, therefore, if any Members have any comments on the alterations, they are to send them directly to the Planning Officer for inclusion in the draft response. A finalised draft response will be circulated to all Members for comment prior to the submission date and seek ratification at the next P & D Committee on 2<sup>nd</sup> August 2022.

**P7320**

**Diary Dates**

5<sup>th</sup> July 2022, 7:30pm: **Leisure Committee** (Edmonds Hall)

6<sup>th</sup> July 2022, 6.45pm: **Horley Lions Skittles Tournament** (Horley Cricket Club)

26<sup>th</sup> July 2022, 7:30pm: **Full Council Meeting** (Edmonds Hall)

**RESOLVED: Noted.**

**P7321**

**Press Release**

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

**Meeting closed at 20:56pm**

**Date of next meeting: 2 August 2022**