

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 26 August 2014, at 7.30 pm

Present

Cllrs Mike George (Chairman)
Jack Chapman
Kevin Hagerty
Richard Olliver
Jan Spratt
Fiona Stimpson

In Attendance

Alan Jones (Town Clerk)
Joan Walsh (Administrative Officer)

Members of the Public: Mr R Pattemore
Mr & Mrs C Hayter

P 4598 Apologies and Reasons for Absence

RESOLVED: that the apology of Cllrs Marshall and Schofield be accepted for reasons as specified in the Attendance Register. Cllr Miller was absent.

RESOLVED: noted.

P 4599 Declarations of Interest and Dispensations

RESOLVED: that the Declarations of Interest and requests for Dispensations for Disclosable Pecuniary Interests, as appended to these minutes, be noted.

P 4600 Public Forum

There were 3 members of the public present during the meeting.

RESOLVED: noted.

P 4601 Flooding at Horley Row and Orchard Close

Mr Pattemore consulted the Committee about flooding problems at Horley Row arising from a blocked drain, which he had photographed. He explained he had first reported the matter to the Town Council office in February, following heavy rainfall with surface water overflowing into Orchard Close, causing damage to property and the road surface as well as restricting access for elderly and disabled residents. An online report was logged with Surrey Highways on his behalf.

P 4601) He said that repairs to the drain had not become evident (during the subsequent summer months), until heavy showers returned on the August Bank Holiday and surface water accumulated again on the side of Horley Row and into Orchard Close. The entrance to the cul-de-sac became flooded and this made the footpaths on either side impassable.

The Chairman thanked the speaker for his comments. He said that the correct action had been taken by reporting the broken drain to Surrey Highways initially, for onward escalation to the relevant water company responsible for public sewer maintenance. As there had, however, been no apparent repairs to the drain since, Cllr George said he would take matter up at a forthcoming Neighbourhood Panel meeting with County and Borough representatives, on behalf the residents affected, to have the problem resolved.

RESOLVED: noted.

**P 4602 Reigate & Banstead Core Strategy – Affordable Housing
Supplementary Planning Document**

Mr & Mrs Hayter commented on the adopted Reigate & Banstead Core Strategy on Affordable Housing, for the planning of the Borough, and the new policy on the Green Belt.

The Affordable Housing Supplementary Planning Document (SPD) was introduced to provide guidance about how the Council would interpret and apply the Core Strategy Policy on Affordable Housing. The Horley North East and North West Sectors were particular housing allocations identified in the Borough Local Plan which would be carried forward in the Local Development Framework (LDF). Mr Hayter asked for the latest information available on Horley meeting its target on the number of urban developments set in these residential areas, and the time frame for final completion.

The Chairman expressed his thanks for the points raised. He advised that the estimated strategic allocation of developments would be over a 15 year period, and the figure had exceeded 2,400 in the North East and North West Sectors. He would, however, need to enquire with the Borough for the latest statistics, and for an update on the structural types of dwellings as well as possible 'windfall' properties. He added that the new Core Strategy would still enable local authorities to represent their views on all Planning Applications, and for these to be considered when recommending a proposal for approval or refusal.

RESOLVED: noted.

**P 4603 Approval of Minutes
Planning & Development Committee – 29 July 2014**

The minutes of the above meeting of the Planning & Development Committee were presented for confirmation by Committee members and signature by the Committee Chairman.

RESOLVED: noted.

**Matters Arising
Planning & Development Committee – 29 July 2014**

P 4604 Outdoor Seating Areas – Horley Precinct

The Clerk stated that he would liaise with the Planning Enforcement Officer to ensure that outdoor dining areas in the Precinct were appropriately positioned and would not encroach on the pedestrian thoroughfare.

RESOLVED: that the Clerk liaise with the RBBC Planning Enforcement Team to ensure that pedestrian access is adequately maintained around outdoor dining areas in Horley Precinct.

Outside Bodies and Sub-Committees

P 4605 Gatwick Diamond Business (GDB)

There was no update on the last members' meeting. Cllr Bethell would prepare a report after the next meeting and networking session, on 26 September.

RESOLVED: noted.

P 4606 Horley Town Management Group (HTMG)

The Clerk told members that the Horley Vision Sessions had been completed with a large and diverse attendance overall. It was reported in a recent Press Release by the Committee that some improvements had been put forward for the town, such as better signage and the need to provide 'short stay' car parking, free of charge. A working party had been set up to review the draft report prepared by Metamorphosis. The next HTMG meeting would be held on 15 September.

RESOLVED: noted.

Deferred Planning Applications

P 4607 Planning Application P/14/01263 - Oakfield Court, Consort Way

- P 4607)** ***RESOLVED:** that the following comments regarding Planning Application: P/14/01263 – Oakfield Court, Consort Way, be ratified: **No objections.***
- P 4608** **Planning Application 14/01408/HHOLD – 16 Fairfield Avenue, Horley**
- RESOLVED:** that the following comments regarding Planning Application: P/14/01408/HHOLD – 16 Fairfield Avenue, Horley, be ratified:*
- The Town Council OBJECTS on the following grounds:***
- i) overdevelopment; and***
 - ii) loss of rear access.***
- P 4609** **Determined Planning Applications**
- Members reviewed the list of Planning Applications determined for the period 23 July to 19 August 2014.
- RESOLVED:** noted.*
- P 4610** **Planning Applications received from Reigate & Banstead Borough Council for the week ending 29 July 2014.**
- 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 noted.*
- P 4611** **Planning Applications received from Reigate & Banstead Borough Council for the week ending 5 August 2014.**
- 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 noted.*
- P 4612** **Planning Applications received from Reigate & Banstead Borough Council for the week ending 12 August 2014.**
- 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 noted.*
- P 4613** **Planning Applications received from Reigate & Banstead Borough Council for the week ending 19 August 2014.**
- 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 noted.*

Planning Appeals

P 4614 Planning Appeals Received

The list of Planning Appeals received from Reigate & Banstead Borough Council was reviewed.

RESOLVED: noted.

P 4615 Planning Appeals Determined

The list of Planning Appeals determined by Reigate & Banstead Borough Council was reviewed.

RESOLVED: noted.

Ongoing Planning Matters

P 4616 Surrey County Council Application: RE/14/00644/CON Land at Horley Infant School, Lumley Road – Single storey extension to school hall and kitchen

The Clerk reported that the above SCC Planning Application by Horley Infant School had been formally approved with conditions. It was noted that the Town Council had already submitted a response of '**No objections**' to the application.

RESOLVED: noted.

P 4617 Surrey County Council Application: 2014/0137 Land at Langshott Infant School, Smallfield Road Erection of single storey rear extension to provide two group rooms

The Clerk reported notification of the above SCC Planning Application by Langshott Infant School together with associated plans, and this would be presented on the RBBC weekly list shortly.

RESOLVED: noted.

P 4618 North East Sector

The Chairman updated members on a recent site visit arranged by the Regeneration Manager, Peter Boarder, to look at initial suggestions for the Riverside Green Chain at Tanyard Meadows. He commented on the proposals to utilise the land for wetland development and cattle grazing, as very encouraging.

RESOLVED: noted.

P 4619 North West Sector

The Chairman advised that following the purchase of part of the land at the North West Sector by another property developer, a new Section 106 Agreement would need to be agreed.

RESOLVED: noted.

P 4620 Town Centre Regeneration

The Clerk said that the next meeting of the Horley Regeneration Forum would be confirmed by Peter Boarder shortly.

RESOLVED: noted.

Railway Matters

P 4621 Reigate, Redhill & District Rail Users' Association (RRDRUA) – August 2014 Blockade: London

The Clerk gave a further update by RRDRUA on train services to London, since the end of August blockade at London Bridge station.

RESOLVED: noted.

Highways Matters

P 4622 Surrey Highways Bulletin

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

P 4623 Traffic Calming Measures – Station Approach

The Clerk conveyed a resident's concerns about excessive speeds and volumes of traffic at Station Approach, by many motorists reluctant to correctly use the Balcombe Road/Victoria Road junction, and that the installation of a speed camera might be a preventative measure. It was agreed that the matter should be passed on to local police officers, for inclusion in the next meeting of the Neighbourhood Panel meeting for Horley Central.

RESOLVED: that the Clerk refer the issue of speeding traffic at Station Approach to the next Neighbourhood Panel meeting for Horley Central, and update the resident accordingly.

P 4624 Surrey Highways Temporary Traffic Order: Reigate Half Marathon Event

The Clerk reported notification of a Temporary Traffic Order by Surrey Highways to facilitate the Reigate Half Marathon Event, on 21 September, and this would necessitate some temporary road closures in Reigate, Hookwood and Horley, between the hours of 8.00 am and 12.00 pm.

RESOLVED: noted.

P 4625 Local Flooding Issues

There was no further update.

RESOLVED: noted.

P 4626 Airport Matters

From	Subject	Received	Action
GATCOM	Key Messages and Outcomes from Meeting, 24.7.14	5.8.14	Noted.
GATCOM	Weekly Newsletters & Updates	Various	Noted.
GAL	Consultation: London Airspace Change	17.7.14	Noted.
GACC	Airspace Press Release	1.8.14	Noted.

RESOLVED: noted.

P 4627 Consultation Exercise: "Do you want a Second Runway at Gatwick"

The Clerk gave a summary of the consultation exercise with Horley residents on a possible second runway at Gatwick Airport. He said that 10,000 questionnaires would be distributed throughout Horley, asking for views for or against the proposal, or perhaps undecided. It was noted that completed questionnaires were being returned to either the Council Offices, designated collection points or online. It was anticipated that at least 500 replies would have been received by the deadline of 20 October.

RESOLVED: noted.

P 4628 Letters Received

From	Subject	Received	Action
Planning Portal:	Regime for Shale Gas Development in Sensitive Locations announced	31.7.14	Noted.

RESOLVED: noted.

P 4629 Diary Dates

Neighbourhood Panel Meeting (North West)
St Wilfrid's Church Hall, 4 September, 7.00 pm

RESOLVED: noted.

P 4630 Urgent Business

No matters were raised.

RESOLVED: noted.

P 4631 Press Release

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

Meeting closed at 8:55 pm. Date of next meeting: 23 September 2014

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P 4630 Urgent Business

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P 4631 Press Release

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Meeting closed at 8:55 pm. Date of next meeting: 23 September 2014