

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 17 March 2020, at 7.30 pm

Present

Cllrs	Jerry Hudson
	Mike George (Chairman)
	Samantha Marshall
	Simon Marshall
	Martin Saunders
	Fiona Stimpson

Also Present

	Carol Fenton (Deputy Clerk)
	Judy Morgan (RFO and Planning Officer)

P 6745 Apologies and Reasons for Absence

RESOLVED: that the apologies of Cllrs Baker, Buttironi, Chandler, Hudson, Powell and Spencer be accepted for reasons as specified in the Attendance Register as well as the apology of the Clerk, Joan Walsh.

P 6746 Disclosable Pecuniary Interests and Non-Pecuniary Interests

Cllr Saunders declared a Non-Pecuniary interest in application number [19/02407/CU](#) as he is a member of the Acres Residents Association.

No other declarations were received.

RESOLVED: that the Declarations of Interest be noted.

**P 6747 Approval of Minutes
Planning & Development Committee – 18 February 2020**

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

P 6748 Planning Updates

P6719 -Wheatfield Way

It was noted that the Town Council had written to Vines and Metrobus reminding them to respect the speed limit and passed the residents comments on to the Head of Neighbourhood Services at Reigate and Banstead Borough Council.

A response had been received from Metrobus giving details of how to contact them about incidents of drivers speeding so that they may investigate. No response had been received from Vines. A response had been received from both the Head of Neighbourhood Services and the Head of Planning at RBBC to the effect that this was a highways issue for Surrey County Council.

The Chairman emphasised the need to collect evidence in support of the residents' views and it was agreed the Cllr Saunders would seek contact with the Surrey Police Casualty Reduction Officer to investigate how this could be achieved.

RESOLVED: Noted.

P 6749 **Outside Bodies and Sub-Committees**
Horley Town Management Group (HTMG)

Horley High Street Precinct Issues

It was noted that UK Power Networks had now completed the reinstatement of the precinct paving following their emergency works.

Additional Town Centre Signage

The Planning Chairman reported that progress was slow, but the matter would be followed up with the SCC Senior Highways Officer by the HTMG Wayfinding Party.

The next HTMG meeting was planned for 24 March 2020.

RESOLVED: noted.

P 6750 **Determined Planning Applications**

Members reviewed the list of Planning Applications determined for the period 14 February – 12 March 2020.

RESOLVED: noted.

P 6751 **Planning Applications received from Reigate & Banstead Borough Council for the period 14 February – 12 March 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 6752 **Planning Appeals, during the period 14 February – 12 March 2020.**

There were none relevant to Horley during this period.

RESOLVED: noted.

P 6753 **Town Centre Regeneration**
Horley Regeneration Forum (HRF) / Horley Town Management Group (HTMG)
Merger

There was no further update on the proposed merger which was now dependent on negotiations with Cllr Eddy Humphreys, the RBBC portfolio holder for Place and Economic Prosperity. The Chairman referred to the letter sent by HTC to Cllr Humphreys, dated 13 February 2020 (copy appended to the previous minutes). The HTMG Chairman had also sent a separate response to Cllr Humphreys along similar

lines. No satisfactory response had been received and both the Town Council and HTMG Chairman were looking to involve the Leader of RBBC. They had the support of Borough members for Horley. It was felt that there was a lack of understanding for Horley and a lack of knowledge of the Town. It was considered imperative to review the partnership proposals, set priorities and to agree the way forward. The issue was ongoing, and it was firmly believed that HTMG continued to have a role. A further update on the matter would be provided at the next Planning Committee meeting.

RESOLVED: noted that a further update be provided at the next Planning Committee meeting.

Highways Matters

P 6754

Horley Infants School and Yattendon School Road Safety Meeting:

The Planning Chairman provided an update on the meeting held at Horley Infants School on 25 February regarding road safety in Albert Road, Lumley Road and Oakwood Road. He said that it had been a useful and informative meeting. The school had applied to vary the times of using the Central Car Park free of charge for the walking buses as the current allowance did not give sufficient time. Cllr Stimpson queried whether consideration was being given to instituting a one-way system in Lumley/Albert Road. The Planning Chairman said that he understood that SCC Highways were not interested in such a proposal; however, he had suggested that they might consider instituting an unofficial one-way system similar to that at Manorfields.

RESOLVED: noted.

P 6755

Horley Pavement Audit Committee (HPAC)

The HPAC Chairman (Cllr Stimpson) gave an update. SCC Cllr Kay Hammond was in support of the project and some funding may be available to complete some 'quick-fix' repairs with minimal expenditure. HPAC would liaise with the SCC Highways Officer for Horley to arrange a site visit to identify the worst affected areas and prioritise a shortlist of repairs in the first tranche of works (subject to SCC Highways approval). The issue of raised slabs outside McColls and the pavement in Albert Road were on the list and had been partially resolved.

RESOLVED: noted.

P 6756

Outstanding SCC Highways Works

It had been understood that the collapsed drain at the A23/Victoria Road junction (by the Air Balloon) would be repaired during February half term to minimise disruption due to the extensive repairs and traffic management required. It was subsequently noted that the repairs had not been completed within this timeframe and further enquiries with SCC Highways had elicited the response that there was no funding available for the work and it would be postponed to the next funding round. Any further progress would be kept under review and reported to the Planning Committee.

RESOLVED: noted.

P 6757 **SCC Highways Bulletins**

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

Airport Matters

P 6758 **Draft GATCOM response to CAA Consultation - Minimum requirements for noise modelling.**

The information on the CAA consultation and GATCOM response had previously been circulated to Members. Amongst other things, GATCOM strongly agreed that there should be no reduction in the accuracy of noise modelling. All airports should therefore produce accurate noise modelling.

RESOLVED: noted.

P 6759 **GATCOM: Weekly Newsletters & Updates**

These had previously been circulated to Members for information.

RESOLVED: noted.

P 6760 **Recent Airport Communications**

From	Subject	Received	Action
GATCOM	Weekly Newsletters & Updates	21.02.20) 28.02.20) 05.03.20) 13.03.20)	Noted
GATCOM	Heathrow Court of Appeal Judgement	28.02.20	Noted

P 6761 **Mole Valley Draft Local Plan Consultation (Closing Date: 23 March 2020)**

The Planning Chairman reminded Members that the main issue for HTC was the site allocation SA42 – Land to the West of Reigate Road, Hookwood for 450 dwellings and 2 gypsy and traveller pitches. At a public exhibition he had attended, there had been no information about infrastructure. If these were to be built as allocated, this would double the size of Hookwood and these residents already look to Horley for many services. The concerns for Horley were therefore the impact this would have on the road, education and healthcare infrastructure.

A draft letter of response had been circulated to all Members for consideration. The Committee thanked the Planning Chairman for his hard work, care and consideration in producing the draft response. It was agreed that this gave a good account of the Council's concerns about infrastructure provision.

RESOLVED: that the Council's response outlined in the letter of 11 March 2020 (a copy of which is appended to the minutes), be approved.

P 6762 **Surrey County Council: Determination of Surrey's admission arrangements for community and voluntary controlled schools and coordinated schemes for 2021**

RESOLVED: noted.

P 6763 **Letters Received**

From	Subject	Received	Action
Metrobus	Metrobus is supporting the Department of Transport's (DfT) new behaviour campaign 'It's Everyone's Journey'.	28.02.20	Noted

RESOLVED: noted.

P 6764 **Diary Dates**

RESOLVED: that upcoming events summarised in the latest Town Council's Information Bulletin be noted.

P 6765 **Press Release**

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

Meeting closed at 8.24 pm

Date of next meeting: 21 April 2020

(Delayed from published date and to be held remotely due to COVID-19 precautions)

List of Planning Comments

Registered by Reigate & Banstead Borough Council

During the period 14th February – 12th March 2020.

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

01. RBBC Letter Dated: 13/02/20	Application No: 20/00230/HHOLD
LOCATION:	69 Parkhurst Road Horley Surrey RH6 8EU
DESCRIPTION:	Proposed first floor rear extension.
HORLEY TOWN COUNCIL COMMENTS Ratified Planning Committee meeting 17/03/20	No objections (Withdrawn by the applicant)
02. RBBC Letter Dated: 17/02/20	Application No: 19/02407/CU
LOCATION:	166 Brookfield Drive Horley Surrey RH6 9TA
DESCRIPTION:	Change of use from B1 (Offices) to a mix use A3/A5 (take away shop).
HORLEY TOWN COUNCIL COMMENTS Ratified Planning Committee meeting 17/03/20)	No objections however we note that the applications includes A5 but there is no provision for any form of extract. This will need to be addressed should the operator start providing hot food requiring extraction.
03. RBBC Letter Dated: 17/02/20	Application No: 20/00307/HHOLD
LOCATION:	Grenville 47 Limes Avenue Horley Surrey RH6 9DG
DESCRIPTION:	Garden room with flat roof
HORLEY TOWN COUNCIL COMMENTS Ratified Planning Committee meeting 17/03/20	No objections
04. RBBC Letter Dated: 19/02/20	Application No: 20/00321/HHOLD
LOCATION:	30 The Meadway Langshott Horley Surrey RH6 9AW
DESCRIPTION:	Single storey side and front extension.
HORLEY TOWN COUNCIL COMMENTS Ratified Planning Committee meeting 17/03/20	No objections

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05. RBBC Letter Dated: 19/02/20	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.
HORLEY TOWN COUNCIL COMMENTS Ratified Planning Committee meeting 17/03/20)	No objections however we note that the extract is showing at ground floor level to the rear of the property above which are residential flats. Will the proposed extraction have an impact these neighbours?
06. RBBC Letter Dated: 19/02/20	Application No: 20/00333/HHOLD
LOCATION:	20 Chatelet Close Horley Surrey RH6 7JD
DESCRIPTION:	Proposed double storey rear extension and single storey side extension.
HORLEY TOWN COUNCIL COMMENTS Ratified Planning Committee meeting 17/03/20	No objections
07. RBBC Letter Dated: 24/02/20	Application No: 20/00355/HHOLD
LOCATION:	14 Lechford Road Horley Surrey RH6 7NB
DESCRIPTION:	Proposed single storey front extension.
HORLEY TOWN COUNCIL COMMENTS Ratified Planning Committee meeting 17/03/20	No objections
08. RBBC Letter Dated: 27/02/20	Application No: 20/00379/HHOLD
LOCATION:	38 The Ridgeway Horley Surrey RH6 7NN
DESCRIPTION:	Proposed double storey front extension and porch canopy
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 17/03/20	No objections

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09. RBBC Letter Dated: 27/02/20	Application No: 20/00402/TPO
LOCATION:	Street Record Le May Close Horley Surrey
DESCRIPTION:	T831 Robinia - Fell : Tight basal union low amenity value.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 17/03/20	No objections, subject to no adverse comments from the Tree Officer and the tree being replaced.
10. RBBC Letter Dated: 27/02/20	Application No: 20/00405/TPO
LOCATION:	Street Record Le May Close Horley Surrey
DESCRIPTION:	T856 Ash - Fell : Tree is in decline, has basal damage on the east side tree leans west over the main road.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 17/03/20	No objections, subject to no adverse comments from the Tree Officer and the tree being replaced.
11. RBBC Letter Dated: 27/02/20	Application No: 20/00403/TPO
LOCATION:	Street Record Le May Close Horley Surrey
DESCRIPTION:	T841 Cedar : Fell. Basal decay and signs of beetle damage, close proximity to flats.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 17/03/20	No objections, subject to no adverse comments from the Tree Officer and the tree being replaced.
12. RBBC Letter Dated: 02/03/20	Application No: 20/00449/TPO
LOCATION:	35 Thomas Waters Way Horley Surrey RH6 9FZ
DESCRIPTION:	T1 Oak - Fell to ground level. This is a poor specimen of a tree that causes a lot of issues with acorn drop in the small garden and excessive shading we would be happy to replant with a more suitable specimen for the future.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 17/03/20	The Town Council OBJECTS to the felling of the tree and feels that other options, such as remedial work should be considered in the first instance.

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During the period 14th February – 12th March 2020.

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

13. RBBC Letter Dated: 04/03/20	Application No: 04/02120/RM5C
LOCATION:	Horley North West Development Meath Green Lane Horley Surrey
DESCRIPTION:	Reserved Matters Application for 78 dwellings on Phase 5 of development at North West Horley (access, appearance, landscaping, layout and scale) pursuant to 04/02120/OUT and associated car parking, landscaping, levels and drainage. As amended on 21/02/2020.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 17/03/20	No objections

14. RBBC Letter Dated: 04/03/20	Application No: 20/00328/ADV
LOCATION:	3 And 4 Premier Parade High Street Horley Surrey RH6 7BG
DESCRIPTION:	Various fascia signs and one projecting sign
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 17/03/20	No objections

15. RBBC Letter Dated: 05/03/20	Application No: 20/00453/HHOLD
LOCATION:	22 Cloverfields Langshott Horley Surrey RH6 9EY
DESCRIPTION:	Proposed first floor side/rear extension.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 17/03/20	No objections

16. RBBC Letter Dated: 05/03/20	Application No: 20/00414/F
LOCATION:	14-16 Massetts Road Horley Surrey RH6 7DE
DESCRIPTION:	Remodelled first floor, new second floor extension and associated external works providing eight self-contained residential units.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 17/03/20	No objections, however the Town Council is concerned that the three spaces at the front of the building used for visitors to the retails units and as parking for an ambulance, have been used to inflate the number of parking spaces available for the development.

List of Planning Comments

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During the period 14th February – 12th March 2020.

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

17. RBBC Letter Dated: 05/03/20	Application No: 19/02158/F
LOCATION:	59 Sangers Drive Horley Surrey RH6 8AN
DESCRIPTION:	A small cattery consisting of 6 pens.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 17/03/20	No objections
18. RBBC Letter Dated: 05/03/20	Application No: 20/00459/HHOLD
LOCATION:	121 Lumley Road Horley Surrey RH6 7JG
DESCRIPTION:	Proposed single storey rear/side extension and internal alterations.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 17/03/20	No objections
19. RBBC Letter Dated: 06/03/20	Application No: 19/02181/F
LOCATION:	Horley Cricket Hockey And Squash Club Horley Row Horley Surrey RH6 8BG
DESCRIPTION:	Extend an existing pitch roof over the front section of the building. Raising of ridge height by 500mm. Addition of a wood beamed entrance porch and a small clock tower.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 17/03/20	No objections
20. RBBC Letter Dated: 06/03/20	Application No: 04/02120/RM4A
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. As amended on 13/09/2019, 13/11/2019 and on 27/02/2020.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 17/03/20	No objections

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During the period 14th February – 12th March 2020.

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21. RBBC Letter Dated: 09/03/20	Application No: 04/02120/RM5B
LOCATION:	Horley North West Development Meath Green Lane Horley Surrey
DESCRIPTION:	Reserved Matters application for Phase 5 of development at North West Horley (appearance, landscaping, layout and scale) pursuant to 04/02120/OUT for the erection of 53no. dwellings and associated parking, levels, lighting, drainage and ancillary works. As amended on 05/03/2020.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 17/03/20	No objections

22. RBBC Letter Dated: 10/03/20	Application No: 19/02530/F
LOCATION:	The Paddocks 50 Meath Green Lane Horley Surrey RH6 8HY
DESCRIPTION:	Construction of one detached house with associated landscaping. As amended on 27/01/2020 and on 09/03/2020.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 17/03/20	No objections, however due to the poor quality of the site layout it is unclear where access to site is situated.

23. RBBC Letter Dated: 12/03/20	Application No: 20/00516/HHOLD
LOCATION:	3 The Spinney Horley Surrey RH6 8DY
DESCRIPTION:	Proposed single storey rear extension and porch.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 17/03/20	No objections.

List of Planning Comments
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To see plans please CTRL+click on the application number to follow the link

Tree Works (Non-Felling)

A. RBBC Letter Dated: 18/02/20		Application No: 20/00324/TPO
LOCATION:	Rowan House 56A Bonehurst Road Horley Surrey RH6 8QG	
DESCRIPTION:	Reduce lateral branches away from building to leave 3 meters clearance. Sycamores covered under RE532.	
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.	
B. RBBC Letter Dated: 26/02/20		Application No: 20/00400/TPO
LOCATION:	Street Record Le May Close Horley Surrey	
DESCRIPTION:	T805 - Elder : Boundary tree. Fell declining stem.	
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.	
C. RBBC Letter Dated: 26/02/20		Application No: 20/00401/TPO
LOCATION:	Street Record Le May Close Horley Surrey	
DESCRIPTION:	T817 - Red Oak : Dead wood and crown clean by removal of excessive internal growth.	
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.	
D. RBBC Letter Dated: 27/02/20		Application No: 20/00404/TPO
LOCATION:	Street Record Le May Close Horley Surrey	
DESCRIPTION:	T852 - Elder: Coppice due to bark damage as base .	
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.	
E. RBBC Letter Dated: 05/03/20		Application No: 20/00486/TPO
LOCATION:	23 Haroldslea Drive Horley Surrey RH6 9DT	
DESCRIPTION:	T1 Horse Chestnut - Tree has recently suffered extensive fire damage. Remove lowest limb growing towards house which has suffered extreme fire damage, remove lowest limb (previously damaged) growing towards highway which has suffered fire damage. Crown lift to height of 5m to give highway and driveway clearance and reduce remaining crown by 1.5 m leaving natural shape. Reduction will remove any smaller fire damage and keep crown balanced.	
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.	

HORLEY TOWN COUNCIL

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Planning Policy,
MVDC,
Pippbrook,
Reigate Road,
Dorking,
RH4 1SJ
By email: - planning.policy@molevalley.gov.uk

18 March 2020

Dear Sirs

RE: - Future Mole Valley - Draft Local Plan

Horley Town Council [HTC] welcomes the opportunity to comment on the Draft Local Plan and has considered the proposed plan at their planning meetings.

We refer to the sites you have identified as SA43/44; but in particular SA42 located in Hookwood.

Their geographical location in relation to Horley gives us grave concerns on many infrastructure matters. It is unfortunate that neither the Draft Plan nor the recent public exhibition held in Hookwood provided any information regarding supporting infrastructure.

Undoubtedly, the residents of these sites will look to Horley to meet their needs for education and health care. At present our current infrastructure is unable to meet the demands of Horley residents, let alone the increased impacts from the growth in our Horley population from the new developments within Horley.

Medical Provision

The three Horley GP practices are operating with closed lists; whilst only one of our dental practices is accepting NHS patients.

Education Provision

Though the Westvale Park development is scheduled to have a new two form entry primary school in operation from September 2020 it will be a phased opening therefore some six years before it is in full operation; similarly the primary school in The Acres opened on the same basis. This has meant that children whose ages are ahead of the phased opening are having to be accommodated in the existing schools with two of them accepting bulge years. There is also the matter of the capacity at our only comprehensive school, Oakwood, and we hope this will be addressed before children transfer from the primary ones.

/continued



Transport Infrastructure

We also have concerns about the impact SA42 will have on generating additional traffic on the already very busy A217, not to mention pressure on the road from Gatwick's growth plans.

Other Infrastructure Concerns

HTC note that at the recent Reigate & Banstead Development Management Policy Public Examination it was stated that this is a water stress area. Has this been taken into consideration?

We must also mention concerns about the impact on the Horley Treatment Works which we presume will be required to support SA42. As well as supporting Horley's growth, Gatwick has included it in their master plan. HTC question how much more this facility can take?

We note that SA42 is in flood zone 2 which will require detailed plans for flood mitigation however HTC are concerned about the potential impact to Horley of mitigation from another major development in such areas.

We feel that it is vital that Mole Valley District Council publishes an Infrastructure Development Plan as soon as possible.

We hope that you will consider our comments and concerns in the future stages of the Local Plan.

Yours faithfully,



Town Clerk

CC: - County Cllr Helyn Clack,
MVDC Cllr Charles Yarwood
Penny Shoubbridge, Chair Charlwood PC
Cath Rylands RBBC