

HORLEY TOWN COUNCIL

**Minutes of a Meeting of the Planning and Development Committee
held on 20 July 2021, 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**

Also Present

Joan Walsh (Town Clerk)
Judy Morgan (RFO and Planning Officer)
Rachel Botcherby (Planning and Finance Assistant)

P 7163 Apologies and Reasons for Absence

Apologies were received from Cllr Powell.

RESOLVED: Noted.

P 7164 Disclosable Pecuniary Interests and Non-Pecuniary Interests

Councillors George and Hudson declared a non – pecuniary interest in **21/01725/RET** Horley Town Football Club The New Defence, Anderson Way as the applicant is known to them. As Councillor George is the President of the Horley Town Football Club he left the meeting for the duration of the consideration of the item.

RESOLVED: Noted.

**P 7165 Approval of Minutes
Planning & Development Committee – 15 June 2021**

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

P 7166 Planning Updates

**P7159 RBBC Draft Climate Change and Sustainable Construction
Supplementary Planning Document (SPD) Consultation**

The Town Clerk reported that a letter (copy appended to these Minutes) had been sent to the Head of Planning Policy at RBBC and copied to Borough Cllr Richard Biggs, Executive Member for Planning Policy and Place Delivery. She added that a briefing was being sought on the impact of the SPD and how it would affect consideration of planning applications once the SPD was in place.

RESOLVED: noted.

Welcome to Horley Signs

Before and after photos were displayed. A letter of thanks would be sent and an item about the work would be included in the Newsletter.

RESOLVED: noted.

P 7167 Determined Planning Applications

Members reviewed the list of Planning Applications determined for the period 10 June 2021 – 15 July 2021

RESOLVED: noted.

P 7168 Planning Applications received from Reigate & Banstead Borough Council for the period 10 June 2021 – 15 July 2021.

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 7169 Planning Appeals (during the period 10 June 2021 – 15 July 2021)

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

RESOLVED: noted.

P 7170 Ongoing Planning Matters

'Delivering Change' Refurbishment Projects - Horley Town Centre

The Town Clerk gave the following update. The Town Council had recently written to the MHCLG in support of the RBBC 'Levelling Up' Fund Bid. The letter had been circulated to all Members and published on the HTC [website](#). RBBC had been please with the support for the bid. If successful, the funding will be spent on a wide range of regeneration projects. The outcome is awaited with interest.

RESOLVED: noted.

The next meeting of the Regeneration Forum will take place on 23 July 2021.

RESOLVED: noted.

Highways Matters

Horley Pavement Audit Committee

P 7171

The Chairman of the Horley Pavement Audit Committee (HPAC) gave an update on the meeting held on 15 June 2021. (Notes of the meeting are appended to these Minutes.) There was some discussion about the trip hazard created by the tree roots of the London Plane tree outside McColls on the corner of Victoria Road and Consort Way. The Town Clerk gave a summary of all the steps taken in the office to try to resolve the issue, however the tree was on private land and although a letter had been sent to the landowner, no action was forthcoming. Members suggested that legal advice be sought from RBBC.

Members also reported a similar issue with the trees creating problems in the pavement outside the Library and asked for this to be reported as an issue.

RESOLVED: that

- P 7171) i) ***Town Clerk to seek legal advice from RBBC on how to proceed with the issue of the trip hazard caused by the tree on private land at the junction of Victoria Road and Consort Way***
 ii) ***Office to log issue outside Library with SCC***
 iii) ***Report be noted***

P 7172 Traffic speeds around ‘The Acres’ Neighbourhood, Langshott

The Town Clerk gave an update following the response received from the Cabinet Member for Highways, Cllr Matt Furniss. She gave a summary of the response received (copy letter appended to the Minutes) and added that Cllr Furniss had also responded directly to the residents who raised the issues initially. HTC had suggested several traffic calming measures along Wheatfield Way, Langshott Lane and at the Orchard Drive/Cross Oak Lane junction including:

- Mandatory speed limit signs
- Illuminating signs
- Kerbing
- Access restrictions for heavy goods vehicles
- Raised tables/speed ramps
- Speed Cameras

Members agreed that these proposals should now be put the Reigate and Banstead Local Area Committee with a focus on prevention.

- P 7172) ***RESOLVED: that the Town Council put forward for consideration by the Reigate and Banstead Local Area Committee all the proposed traffic calming measures set out in their letter of 5 May to Cllr Furniss.***

Reigate & Banstead Parking Review 2020 Outcomes

- P 7173 ***RESOLVED: that the outcomes of the Reigate & Banstead Parking Review be noted.***

Acres Road Adoption

- P 7174 Cllr Saunders gave an overview of the difficulties that residents of ‘The Acres’ were facing in seeking to get the roads in the development adopted by Surrey Highways. He said that SCC Cllr Beech was assisting but residents would also appreciate assistance from the Town Council.

RESOLVED: that Cllr Saunders draft a letter for the Town Council to send in support of getting the roads in the Acres development adopted.

SCC Highways Bulletins

- P 7175 ***RESOLVED: that receipt be noted of the latest SCC Highways Bulletins (already circulated to members).***

Airport Matters

P 7176 GAL: Gatwick Airport Northern Runway DCO Update

The Planning Chairman provided an update following the virtual roundtable meeting he attended on 8 June 2021.

The Northern Runway Project is restarting after being temporarily paused in the spring due to Covid-19. The project will seek Development Consent, via the 2008 Planning Act, for a dual-runway operation using the existing Northern Runway in tandem with the main runway.

Work has now commenced to prepare for a public consultation in the summer, in which all residents and stakeholders will be able to give their views on the schemes proposals. Following the conclusion of this consultation, and after carefully considering all the feedback received, GAL would expect to submit an application to the Planning Inspectorate for Development Consent sometime in 2022.

Town & Parish Councils are not statutory consultees but it's important to take the opportunity to help to inform the response that RBBC will provide to Gatwick, as the developer.

GAL concede that there may not currently be a need as they do not expect that 2019 passenger levels will not be replicated until 2024/25, but they are starting the process now for 2029/30.

There will be over 2000 pages of documentation and the consultation is expected to be a challenge to Local Authority Resources, especially as it coincides with some other major consultations.

P 7176) *RESOLVED: noted.*

GATCOM Meeting held on 15 July 2021

P 7177 The Planning Chairman reported that Cllr Beech had attended the meeting and that Cllr George (the Planning Chairman) had been re-elected as the GATCOM NaTMAG representative. He added that it had been largely a catch-up meeting and there was nothing to report.

RESOLVED: noted.

DfT Consultation: Night Flights (Stage 2), Extended Closing Date: 3 September 2021

P 7178 The Planning Chairman said that the deadline had been extended to allow some additional information to be taken into account such as the CAA's Survey of Noise Attitudes 2014: Aircraft Noise and Sleep report ("SoNA Sleep"), due to be published in the summer. The Chairman suggested that the draft response be reviewed in the light of any further information to see if there were additional comments that HTC would wish to add to the draft response. A final draft would be presented at the next meeting for agreement.

P 7178) **RESOLVED: noted.**

GATCOM: Newsletters & Updates

P 7179 **RESOLVED: that the latest GATCOM newsletters and updates, previously circulated to Members, be noted.**

DFT CONSULTATION: Achieving net zero aviation by 2050

The [consultation](#) commits the sector to a net zero emissions target by 2050 and sets out an action plan for how it can be achieved.

The Jet Zero consultation document proposes a suite of policies to support industry to reduce and, where possible, eliminate carbon dioxide emissions from aviation. These policies span 5 different measures that aim to:

P 7180

- improve the efficiency of the UK's aviation system
- accelerate the development and deployment of sustainable aviation fuels
- support the development of zero emission flight
- ensure the use of markets to drive down emissions in the most cost-effective way
- influence the behaviour of consumers

The consultation closes on 8 September 2021. It was agreed that any comments should be passed to the Planning Chair no later than 13 August to feedback via GATCOM.

RESOLVED: noted.

P 7181

Recent Airport Communications

From	Subject	Received	Action
DfT	Ministerial Response to GATCOM	29.06.21	Noted
	Achieving net zero aviation by 2050 consultation	15.07.21	Noted
GAC	Letter to Secretary of State	29.06.21	Noted
GAL	Invitation to attend Roundtable	25.05.21	Noted
	Newsletters	14.06.21	Noted
GATCOM	DFT NIGHT FLIGHTS CONSULTATION	19.05.21	Noted
	Gatwick's Economic Value	19.05.21	Noted
	Growth at Gatwick Airport	14.06.21	Noted

Building back better	29.06.21	Noted
Press Releases	23.06.21	Noted
Newsletters	29.06.21	Noted

RESOLVED: noted.

SCC: Surrey Transport Plan 2022-2032 Consultation draft – Closing Date: 24 October 2021

P 7182 The Town Clerk reported that this latest plan was an update from the 2011 Plan. The County Council has committed Surrey to net zero carbon emissions by 2050, in line with the Government’s national legal commitment to net zero carbon emissions in the UK by 2050. Achieving net zero will mean a step change in how transport is thought about, planned for, delivered, and maintained, as transport accounted for 46% of Surrey’s carbon emissions in 2019. The Plan considers travel planning, sustainability and energy efficiency.

Full details had been circulated to all Members

P 7182 **RESOLVED: that Members provide feedback to the office to inform the response and that a draft response be considered at the Planning Meeting to be held on 21 September.**

RBBC Local Cycling and Walking Infrastructure Plan (LCWIP)

P 7183 The Planning Chairman took the meeting through the proposed response to the LCWIP (a copy of which is appended to the Minutes). Members were in broad agreement with the comments made and thanked both the Chairman and Cllr Samantha Marshall for their contributions. The Chairman suggested that Members let the office know by the deadline of 28 July 2021.

RESOLVED: that the proposed response be sent to RBBC subject to any additional comments received from Members prior to the deadline.

SES Water Drought Plan Consultation - Closing Date: 30 July 2021

The Town Clerk introduced the consultation. She said that this plan, which is required by law, sets out the measures SES will take when a drought occurs in our area and includes details of the restrictions on water use, we would need to implement to manage the situation. It also explains the circumstances in which SES would apply for drought permits to take more water from selected sources to supplement supplies.

P 7184 Members carefully considered the consultation and completed the online response form during the meeting. Members were broadly in agreement with the Plan, the main concern was to seek to ensure that SES Water give due emphasis to maintaining infrastructure and always seek leak reduction to ameliorate any unnecessary loss of water from the network.

RESOLVED: that an online response be completed at the meeting reflecting the concerns expressed.

P 7160

Letters Received

From	Subject	Received	Action
ERTA	Agenda for ERTA Guildford and South East Area Meeting	01.07.21	Noted
	Newsletters	01.07.21	Noted
Metrobus	Newsletters & Stakeholder's Updates	23.06.21 19.07.21	Noted
Network Rail	Newsletters	23.06.21	Noted

RESOLVED: noted.

P 7161

Diary Dates

27 July 2021 @ 7:30 pm Leisure Meeting
3 August 2021 @ 6:30 pm

RESOLVED: noted.

P 7162

Press Release

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

Meeting closed at 21.13 pm Date of next meeting: 17 August 2021

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 10 June 2021 – 15 July 2021

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

01. RBBC Letter Dated: 14/06/21	Application No: 21/01385/ADV
LOCATION:	Tesco Express 73 - 77 Brighton Road Horley Surrey RH6 7HL
DESCRIPTION:	Proposal to install new gantry sign
HORLEY TOWN COUNCIL COMMENTS (ratified 20/07/21))	No objections however when considering application 21/01386 as well this could be an excessive amount of signage fronting the A23 & the side elevation fronting onto Southlands Ave.

02. RBBC Letter Dated: 14/06/21	Application No: 21/01427/HHOLD
LOCATION:	Lissett Rosemary Lane Horley Surrey RH6 9HG
DESCRIPTION:	Proposed single storey side/rear extension
HORLEY TOWN COUNCIL COMMENTS (ratified 20/07/21))	No objection

03. RBBC Letter Dated: 18/06/21	Application No: 21/01519/HHOLD
LOCATION:	33 Darenth Way Horley Surrey RH6 8JY
DESCRIPTION:	Single storey rear extension. Infill to existing covered porch and change to pitched roof over garage to front elevation
HORLEY TOWN COUNCIL COMMENTS (ratified 20/07/21))	No objection

04. RBBC Letter Dated: 21/06/21	Application No: 21/01554/HHOLD
LOCATION:	14 Kings Road Horley Surrey RH6 7AZ
DESCRIPTION:	Two-storey side extension and rear single-storey extensions, demolition of existing outbuildings, internal reconfiguration works and loft conversion with rooflights.
HORLEY TOWN COUNCIL COMMENTS (ratified 20/07/21))	No objection

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05. RBBC Letter Dated: 21/06/21	Application No: 20/00414/F
LOCATION:	14-16 Massetts Road Horley Surrey RH6 7DE
DESCRIPTION:	Remodel and extend first floor, new second floor extension and associated external works providing eight self-contained residential units. As amended on 19/10/2020 and on 10/06/2021.
HORLEY TOWN COUNCIL COMMENTS (ratified 20/07/21))	No objection

06. RBBC Letter Dated: 23/06/21	Application No: 21/01386/ADV
LOCATION:	Tesco Express 73 - 77 Brighton Road Horley Surrey RH6 7HL
DESCRIPTION:	Proposal to install 5 x fascia signs, 2 x projecting sign, 3 x graphic
HORLEY TOWN COUNCIL COMMENTS (ratified 20/07/21))	No objections in principle however when taking into consideration application 21/01385 this could be an excessive amount of signage to the front of the building

07. RBBC Letter Dated: 24/06/21	Application No: 21/01585/HHOLD
LOCATION:	Frogfield 25 Massetts Road Horley Surrey RH6 7DF
DESCRIPTION:	Proposed garage conversion, single storey side extension and internal alterations.
HORLEY TOWN COUNCIL COMMENTS (ratified 20/07/21))	No objection

08. RBBC Letter Dated: 24/06/21	Application No: 21/01498/HHOLD
LOCATION:	96 Cheyne Walk Horley Surrey RH6 7LR
DESCRIPTION:	Proposed single storey rear extension
HORLEY TOWN COUNCIL COMMENTS (ratified 20/07/21))	No objections

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09. RBBC Letter Dated: 24/06/21	Application No: 21/01359/HHOLD
LOCATION:	28 Furze Close Horley Surrey RH6 9SL
DESCRIPTION:	Install two air conditioning units inside the loft rooms as well as one condenser unit on the outside of the building which will be located at the back of the house. There will be black trunking to cover the cables and pipes which will run from the inside units to the condenser unit.
HORLEY TOWN COUNCIL COMMENTS (ratified 20/07/21)	No objections

10. RBBC Letter Dated: 28/06/21	Application No: 21/01330/CU
LOCATION:	Flexistay ApartHotel The Ambers 7 Vicarage Lane Horley Surrey
DESCRIPTION:	Change of use to HMO
HORLEY TOWN COUNCIL COMMENTS (ratified 20/07/21)	No objections but we have concerns on adequate car parking provision with the property applying to become an HMO & subject to the comments & requirements of the Housing Licencing & Enforcement Officer.

11. RBBC Letter Dated: 28/06/21	Application No: 21/01395/HHOLD
LOCATION:	Ferndown 64 Oakwood Road Horley Surrey RH6 7BX
DESCRIPTION:	To remove existing wooden fence bordering Oakwood Road (southwest boundary). Build a brick wall on the boundary with piers up to a maximum of 1.3 meters.
HORLEY TOWN COUNCIL COMMENTS (ratified 20/07/21)	No objections

12. RBBC Letter Dated: 30/06/21	Application No: 21/01656/F
LOCATION:	Second Floor Victoria House Consort Way Horley Surrey
DESCRIPTION:	Addition of new windows to first and second floor. Addition of new rooflight (Automatic Opening Vent) to stairs.
HORLEY TOWN COUNCIL COMMENTS (20/07/21)	No objections

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13. RBBC Letter Dated: 01/07/21	Application No: 21/01534/HHOLD
LOCATION:	17 Windmill Close Horley Surrey RH6 9AG
DESCRIPTION:	Proposed single storey rear extension
HORLEY TOWN COUNCIL COMMENTS (20/07/21)	No objections

14. RBBC Letter Dated: 02/07/21	Application No: 21/01675/HHOLD
LOCATION:	5 Granary Close Horley Surrey RH6 8JF
DESCRIPTION:	Proposed single storey flat roof rear extension
HORLEY TOWN COUNCIL COMMENTS (20/07/21)	No objections

15. RBBC Letter Dated: 05/07/21	Application No: 21/01677/HHOLD
LOCATION:	78 Balcombe Road Horley Surrey RH6 9AY
DESCRIPTION:	Proposed single storey side and rear extension
HORLEY TOWN COUNCIL COMMENTS (20/07/21)	No objections

16. RBBC Letter Dated: 05/07/21	Application No: 21/01676/CLP
LOCATION:	78 Balcombe Road Horley Surrey RH6 9AY
DESCRIPTION:	Proposed outbuilding
HORLEY TOWN COUNCIL COMMENTS (20/07/21)	No objections

17. RBBC Letter Dated: 05/07/21	Application No: 21/01582/S73
LOCATION:	Former Office Block Lee Street Horley Surrey
DESCRIPTION:	Erection of 4 no. 1 bedroom dwellings with associated hard and soft landscaping. Variation of condition 1 of permission 19/01665/F.
HORLEY TOWN COUNCIL COMMENTS (20/07/21)	No objections

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18. RBBC Letter Dated: 05/07/21	Application No: 21/01310/F
LOCATION:	Lawn Tennis Club Vicarage Lane Horley Surrey RH6 8AR
DESCRIPTION:	Standard 10 meter stanchions with LED bulbs
HORLEY TOWN COUNCIL COMMENTS (20/07/21)	No objections

19. RBBC Letter Dated: 06/07/21	Application No: 21/01769/HHOLD
LOCATION:	11 Meath Green Lane Horley Surrey RH6 8EE
DESCRIPTION:	Proposed single storey extension
HORLEY TOWN COUNCIL COMMENTS (20/07/21)	No objections

20. RBBC Letter Dated: 06/07/21	Application No: 21/01631/HHOLD
LOCATION:	25 Avondale Close Horley Surrey RH6 8BN
DESCRIPTION:	The proposed development to the rear of the property is a new single-storey rear extension with bi-fold doors within a masonry envelope under a tiled single pitch roof with 2 no. skylights
HORLEY TOWN COUNCIL COMMENTS (20/07/21)	No objections

21. RBBC Letter Dated: 06/07/21	Application No: 21/01605/HHOLD
LOCATION:	Rodney 61 Parkhurst Road Horley Surrey RH6 8EU
DESCRIPTION:	To render the front our bungalow
HORLEY TOWN COUNCIL COMMENTS (20/07/21)	No objections

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22. RBBC Letter Dated:	Application No: 21/01758/CON SCC Ref: 2021/0087
LOCATION:	Langshott Infant School, Smallfield Road, Horley, Surrey RH6 9AU
DESCRIPTION:	Construction of a two storey building; single storey kitchen and hall extension; and associated car parking and landscaping works in order to increase the school from a 2 form entry (2FE) Infant School to a 2 form entry (2FE) Primary School without compliance with Conditions 10, 11, 12 and 15 of planning permission ref: RE/P/13/01527/CON dated 10 October 2013 to allow for the retrospective submission of footpath details (Condition 10), retrospective approval of biodiversity mitigation measures (Condition 15) and removal of Conditions 11 (relating to additional planting along western boundary) and 12 (details of lighting along western boundary).
HORLEY TOWN COUNCIL COMMENTS (ratified 20/07/21))	No objections

23. RBBC Letter Dated: 06/07/21	Application No: 21/01686/HHOLD
LOCATION:	Cherrytree Rosemary Lane Horley Surrey RH6 9HG
DESCRIPTION:	Proposed porch, first floor and two storey extensions, including raising height of roof and change to roof design
HORLEY TOWN COUNCIL COMMENTS (20/07/21)	Horley Town Council OBJECTS on the following grounds:- <ul style="list-style-type: none"> i. Out of keeping with surrounding properties ii. Adverse impact on the street scene iii. Adverse impact on neighbour amenity.

24. RBBC Letter Dated: 08/07/21	Application No: 21/01510/HHOLD
LOCATION:	36 Clarence Way Langshott Horley Surrey RH6 9GT
DESCRIPTION:	Erection of a single and two-story extension to rear of property
HORLEY TOWN COUNCIL COMMENTS (20/07/21)	No objections

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25. RBBC Letter Dated: 08/07/21	Application No: 21/01709/HHOLD
LOCATION:	Amberside 52 Vicarage Lane Horley Surrey RH6 8BA
DESCRIPTION:	Demolition of existing garage. Erection of 1.5 storey side extension and single storey rear extension with glazed courtyard between the two.
HORLEY TOWN COUNCIL COMMENTS (20/07/21)	No objections

26. RBBC Letter Dated: 08/07/21	Application No: 21/01730/HHOLD
LOCATION:	6 Castle Drive Horley Surrey RH6 9DB
DESCRIPTION:	Single storey rear and side extension to include raised patio and external steps
HORLEY TOWN COUNCIL COMMENTS (20/07/21)	No objections

27. RBBC Letter Dated: 08/07/21	Application No: 21/01721/HHOLD
LOCATION:	2 Brotherton Avenue Horley Surrey RH6 8GQ
DESCRIPTION:	Single storey side / rear extension
HORLEY TOWN COUNCIL COMMENTS (20/07/21)	No objections

28. RBBC Letter Dated: 09/07/21	Application No: 21/01725/RET
LOCATION:	Horley Town Football Club The New Defence Anderson Way Horley Surrey
DESCRIPTION:	Change of use of land from groundsman compound to builders storage compound.
HORLEY TOWN COUNCIL COMMENTS (20/07/21)	No objections

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29. RBBC Letter Dated: 12/07/21	Application No: 21/01797/HHOLD
LOCATION:	Vulcan Lodge 27 Massetts Road Horley Surrey RH6 7DQ
DESCRIPTION:	Erection of single-storey store and double garage
HORLEY TOWN COUNCIL COMMENTS (20/07/21)	Horley Town Council OBJECTS on the following grounds:- <ul style="list-style-type: none"> i. Inappropriate building in proximity to a listed building ii. Out of keeping with the main building No further objections subject to the comments of the Conservation Officer

30. RBBC Letter Dated: 12/07/21	Application No: 21/01836/TED
LOCATION:	Land Parcel Adjacent To 32 Russells Crescent Horley Surrey
DESCRIPTION:	Proposed telecommunications installation: Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works
HORLEY TOWN COUNCIL COMMENTS (20/07/21)	No objections

31. RBBC Letter Dated: 12/07/21	Application No: 21/01719/HHOLD
LOCATION:	Meath Green House Meath Green Lane Horley Surrey RH6 8HZ
DESCRIPTION:	Extension of 1st floor bathroom, demolition of existing garage, erection of new garage, covered parking and games room
HORLEY TOWN COUNCIL COMMENTS (20/07/21)	No objections

32. RBBC Letter Dated: 12/07/21	Application No: 21/01822/CLP
LOCATION:	1 Deepfields Horley Surrey RH6 8JT
DESCRIPTION:	Widening of existing openings to install new windows and doors.
HORLEY TOWN COUNCIL COMMENTS (20/07/21)	No objections

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33. RBBC Letter Dated: 13/07/21	Application No: 21/01426/HHOLD
LOCATION:	26 Benhams Drive Horley Surrey RH6 8QR
DESCRIPTION:	Proposed single storey rear extension with modifications to existing attached garage
HORLEY TOWN COUNCIL COMMENTS (20/07/21)	No objections

34. RBBC Letter Dated: 14/07/21	Application No: 21/01738/CU
LOCATION:	Bath And Bedtime 30 Station Road Horley Surrey RH6 9HL
DESCRIPTION:	Change of use from class E to mix use E / Sue Generis, restaurant / take-away & installing extractor ventilation system
HORLEY TOWN COUNCIL COMMENTS (20/07/21)	No objections

35. RBBC Letter Dated: 14/07/21	Application No: 21/01737/S73
LOCATION:	15 Church Road Horley Surrey RH6 7EY
DESCRIPTION:	Conversion of existing building into 7 no C3 residential dwellings. Variation of Conditions 1, 4, 5, 6, and 10 of permission 19/02121/F. Submission of new plans for windows, vehicular access, parking and cycle spaces and refuse
HORLEY TOWN COUNCIL COMMENTS (20/07/21)	No objections

36. RBBC Letter Dated: 14/07/21	Application No: 21/01736/HHOLD
LOCATION:	9 Woodman Way Horley Surrey RH6 9RL
DESCRIPTION:	Loft conversion
HORLEY TOWN COUNCIL COMMENTS (20/07/21)	No objections

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 05/07/21	Application No: 21/01646/TPO
LOCATION:	22A Pine Gardens Horley Surrey RH6 7RH
DESCRIPTION:	Oak (T1) - reduce lateral branches in front of 20a by approximately 2 - 2.5m to reshape the crown and reduce encroachment onto the house. Clear epicormic growth from the main stem up to the crown break (approximately 3m).
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 07/07/21	Application No: 21/01666/TPO
LOCATION:	Oak Tree House 48 Haroldslea Drive Horley Surrey RH6 9DU
DESCRIPTION:	T1-T3 - 3 magnificent Oak Trees - To crown clean sympathetically and remove any dead or dangerous branches reducing very slightly in places. Our aim is to make the trees healthier and prolong their life
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 08/07/21	Application No: 21/01817/TPO
LOCATION:	11 Jennings Way Horley Surrey RH6 9SF
DESCRIPTION:	T1, T2 Oaks- Crown lift to a height of 7m by removing branches back to source. Trees are of mature age and at a height where reducing the crown will make little difference to property. Crown lift back to source will open up lower crown allowing light through the space created as these are now causing excessive shading. Removing back to source will eliminate the need for any future works.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

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D. RBBC Letter Dated: 08/07/21	Application No: 21/01806/TPO
LOCATION:	6 Hamilton Close Horley Surrey RH6 7HW
DESCRIPTION:	Rear Garden T1 - Oak Reduce and reshape Crown by 2 metres. Works will encourage well balanced crown for future years. The subject tree is of a large spreading nature straddling gardens and encroaching onto neighboring properties. The works are part of a regular maintenance programme to retain the tree at a suitable size for its location. It's a large dominant tree in close proximity to the property
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

HORLEY TOWN COUNCIL

Joan Walsh
Town Clerk
Council Offices, 92 Albert Road
Horley, Surrey RH6 7HZ
Tel: 01293 784765
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www.horleysurrey-tc.gov.uk



Ian Dunsford,

Planning Policy Manager

Reigate and Banstead Borough Council

By email: - Ian.Dunsford@reigate-banstead.gov.uk

16 June 2021

Dear Ian,

RBBC Draft Climate Change and Sustainable Construction Supplementary Planning Document (SPD) Consultation

Horley Town Council considered the consultation at their Planning meeting held on 15 June 2021.

The Council support the aim of making development accountable to the challenges of mitigating and adapting to climate change and to addressing other sustainability issues. Unfortunately, our Councillors do not feel that they have had sufficient time to consider the content of the SPD; and additionally, they feel that it is somewhat outside this Council's area of expertise to make detailed comments on the SPD.

However, the Council is supportive of a framework for the design of developments (in relation to climate change mitigation/sustainable design) which includes:

- Policy regarding the location of development and how land is used (for example, to reduce the need to travel).
- Flood risk mitigation measures.
- Corporate waste reduction policies.
- Protection of landscape and biodiversity; and
- Green Infrastructure.

The Council supports policies which encourage new development to incorporate passive and active energy efficiency measures, climate change resilience measures and renewable energy technologies. Policies that seek to save money for the local authority and local people by ensuring that new development uses energy and water efficiently or that seek to boost the local economy by creating new demand for low-carbon and resilient goods and services. Policies that enable the use of the planning system to reduce the need to travel and promote cycling, walking and public transport and policies that promote green and blue



infrastructure by supporting investment in natural solutions that will help protect against extreme weather events.

Once the SPD has been adopted, Horley Town Council would very much appreciate a briefing on how the SPD will work in practice.

We look forward to your response.

Yours Sincerely,

A handwritten signature in blue ink that reads "Jean Walsh". The signature is written in a cursive style with a small dot above the 'i' in "Walsh".

Town Clerk

cc. Cllr Richard Biggs RBBC



HORLEY PAVEMENT AUDIT COMMITTEE – in the Albert Rooms, Albert Road, Horley

Notes from the Meeting on Tuesday 15 June 2021

Fiona Stimpson (FS) welcomed everyone to the first face-to-face meeting of the Horley PAC since the beginning of the Pandemic.

Present: Councillor Mike George (MG) Richard Greaves (RG), Irene Bennett and Pauline Nathan & Paul Nathan (PN).

Apologies received from Tony Breen, Penelope Firshman, Rob Meacher, Brian Seaman, Maggie Styles and Charles and Sue Merriman.

Matter arising from the previous meeting:

FS noted that the file copy of the notes from the previous meeting have been edited to reflect the correction of the name of the Best Western Gatwick Skylane Hotel, FS thanked Richard Greaves for pointing out this error.

FS thanked Paul (PN) for sending in a before and after photo of the 'Welcome to Horley' sign in Lee Street. Mike (MG) reported that we have been unable to ask for the Town Council to contribute to the plants purchased as the Leisure Meeting had to be cancelled - the Covid Risk Assessment showed that we would not be able to hold a Face-to-Face meeting in the Albert Rooms as there was insufficient room for the whole committee to meet safely under the current guidelines). Upkeep of all the other signs will be discussed at the next Leisure Meeting (27 July 2021). ***FS to ask for this to be added to the agenda.***

MG gave an update of the Aldi application to build a store next to Lawson's. There is to be a road survey of the A23 stretch between Salford's and Horley by Surrey CC so the application will not be on the agenda until September.

MG also gave an update on the High Street improvements; parking bays in the High Street will be removed and both pavements will be widened. The improvements will include the Subway; RBBC are talking to Network Rail to carry out the improvements to the Subway and the redevelopment of the High Street car park. This will be a mix of retail and commercial development. MG also reported that the car parks will be changed to pay on departure using an NPR system and barriers will be installed; there will be 30-minutes free parking in the car parks.

MG discussed the Highways Bulletin which all Councillors receive weekly. He suggested this is sent out to committee members showing scheduled works on roads and footpaths for this year and next.

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MG explained that it is an interactive bulletin showing which roads and footpaths are scheduled to be resurfaced **Action: FS to send this out weekly.**

FS reported that Brian Meadway had sent in an apology; he also sent this report:

Just to say that although the Meadway pavements have been resurfaced and are better than they were, the cambers for the run-off of surface water are probably over the prescribed amount in some places.

I hope that the paved areas outside the Post Office have been repaired as there were raised pavers of 25mm or more, just waiting to trip up the unwary.

MG confirmed that they had contacted the landlord, but nothing seems to have happened, **perhaps this can be chased?**

IB suggested that the pavement outside the library could end up with a similar problem as the trees are already growing up and likely to lift the paving making this another trip hazard. She also reported that there are delivery lorries parking on the pavement outside the library. MG confirmed that these premises have rear access, so we need to contact RBBC who are the landlords. IB also reported that there are also residents parking up on the pavements to collect from take-aways! **FS to raise this at the Full Planning meeting.**

FS reported that the hedges along the Smallfield Road are very overgrown making it difficult for those people walking into Horley. RG reported that the hedges along Vicarage Lane are overgrown by the layby. MG confirmed that this is HTC land as it is by the Rec. MG confirmed that hedges do not get cut back until late July because of nesting birds, but this would be reported to the office, **FS to action.**

RG also reported that there were some hedging further along, MG asked RG to find out the house number and report this to the HTC office so that they can contact the JET team who will get in touch with the landowners and ask them to carry out the work required. **RG to action.**

FS reported that the sightline coming out of Greenfields onto Meath Green Lane is obstructed by the hedging, so MG suggested contacting JET again as this land belongs to Surrey CC and they will deal with it. **FS to raise this at Full Planning.**

FS commented that there are a lot of overgrown hedges where residents have left hedges to become really overgrown over the pavements. Again, this needs to be left until nests are empty again.

MG suggested that we have had some successes with pavement resurfacing and we should now draw up another wish list of pavements that should be a priority. FS asked RG to suggest some other pavements although we do have a list on file. FS asked if there was any chance of the new hotel (the old Chequers) dealing with the lack of a dropped kerb, **FS to raise this at Full Planning.**

IB said that the High Street has dropped kerbs that do not line up with the other side of the road. MG said that he would raise this at the next meeting. **MG to action.**

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FS to send out to the committee and see if there are others more urgent that should be looked at. IB asked if in Planning that people asking for dropped driveways, that they bring their property down to the level of the kerb rather than the slope of the drive then being a very dangerous camber where a mobility scooter user is in danger of falling over, due the camber of the pavement.

IB reported that in Yattendon Road the pavement is in a real state after building works; **MG suggested that IB report this to the HTC office for them to report to Surrey.**

IB asked if Victoria Close is being dealt with, FS will bring that to the fore again. FS suggested that we could perhaps raise awareness on Sociaa Medi? IB suggested a wide policeman's hump across the road would then make it easier for mobility users. **FS to discuss this at Full Planning.**

FS thanked everyone for joining the meeting and asked anyone to contact her with suggestions to add to our wish list. FS will liaise with the Town Clerk to find a suitable date after the summer holidays – **FS to action.**

Meeting finished 18.40

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Judy Morgan

From: Matthew Furniss <matt.furniss@surreycc.gov.uk>
Sent: 26 May 2021 11:09
To: Judy Morgan
Cc: gavin.stephens@surrey.police.uk; alex.maguire@surrey.police.uk; Tony Schofield; Mike George; Martin Saunders; Joan Walsh; Jordan Beech; Andy Lynch
Subject: RE: Traffic Speeds in and around Langshott, Horley
Attachments: HTC Ltr Cllr M Furniss_The Acres Speed Limits_and attachments.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

This message originated outside Horley Town Council. Please exercise caution following links, opening attachments or divulging information.

Dear Judy,

Thank you for contacting me on behalf of Horley Town Council about the speed of traffic in and around Langshott, especially Wheatfield Way, Horley.

I appreciate that many of your Members have been contacted about traffic speeds and traffic accidents that have resulted in damage to residents' property, and some residents have already been in contact with us too.

During the lockdowns that we have had over the past year, due to the pandemic, vehicle numbers had significantly reduced and this made it easier for drivers to travel at increased speeds. As a result, like other Local Authorities, Surrey County Council has received a significant increase in concerns about vehicle speeds on roads throughout the County.

A speed survey was carried out in Wheatfield Way, in October 2020 when traffic volumes were lower. The recorded average mean speeds on Wheatfield Way were 35mph (towards Langshott) and 34mph (towards Smallfield Road). These speeds are higher than we would prefer and therefore we have asked the Police to give this site additional attention.

A resident on Wheatfield Way had also contacted us about the recent accident that resulted in damage to a resident's property. This damage was because a driver lost control in the early hours of the morning on one of the bends on Wheatfield Way, and the driver then fled the scene. I appreciate that this must have been very distressing to have this type of accident occur outside of their home.

Surrey County Council work closely with Surrey Police regarding road safety and personal injury collisions that occur on Surrey's roads. As a result, Surrey County Council hold personal injury collision data, provided by Surrey Police, for traffic collisions that have occurred between 1st January 2012 and 31st March 2021 which shows that there has been no personal injury collisions in Wheatfield Way over that period. This information is publicly available and can be found on the following website: www.crashmap.co.uk.

We receive very many more requests for speed reduction and traffic calming measures than it is possible to deliver in any given year, and these requests are prioritised. This prioritisation focuses resources on delivering schemes firstly that could reduce the number and risk of personal injury accidents. That is not to make light of the concerns about damage only accidents, but to let you know how road safety requests are prioritised.

Westvale Park is currently under construction and it will take some time after the scheme is completed to fully assess the impact of the associated traffic from the developments on local roads. Community Infrastructure Levy funding is a way in which local higher priority schemes to mitigate the impact of development could be funded. Although any longer-term solution to reducing traffic speeds or traffic calming measures are not currently prioritised

by the Local Committee, it is possible for the Town Council to fund schemes, such as replacement Vehicle Activated Signs, from neighbourhood CIL.

Thank you for your additional highway requests for Langshott. Your concerns about the speed of traffic on Wheatfield Way have been forwarded to the Police, who carry out speed enforcement, to prioritise this road. There is a 20mph Zone along the section of Langshott from Orchard Drive to the Bus Gate. This compliments the existing 20 mph Zone on The Acres.

Additional illuminated signs were considered when the development was designed, however the design ethos for the development was to minimise any further illumination wherever possible to reduce environmental impact. Similarly, some areas of kerbing were not installed to allow surface water to drain into the existing highway ditch system rather than installing additional kerbs and gullies.

I understand that HGVs are a concern locally, and in many areas of Surrey, however access is still required for HGVs to local businesses and residents' homes and displacement of HGV traffic on to neighbouring roads must be taken into consideration. Although there are no current plans to introduce HGV restrictions here, the Town Council could consider an "HGV Watch" in the future.

Wheatfield Way, Langshott Lane and the Orchard Drive/Cross Oak Lane junction have had another recent site visit. There have been several schemes installed in Langshott including reconstruction of the road up to the Bus Gate, some new pavements installed, and general improvements to drainage and signs. The priority at the Langshott/Orchard Drive/Wheatfield Way has been changed to assist in slowing traffic on the approaches to this junction, and balance traffic priorities. There is currently no highway link between the A23 and A217 because the Meath Green Lane works, which connect the two areas of Westvale Park, are still being developed.

The traffic speed cushions and speed table on part of Wheatfield Way, which were considered to be ineffective at reducing traffic speeds, have been removed. A new highway scheme has been installed that has made use of the available road space that has reduced the carriageway widths in certain areas to moderate traffic speeds and provide a safer pedestrian crossing facility.

We are developing a new policy for the use of speed cameras in Surrey. However, speed cameras are used to address the worst casualty hotspots and where there is not a feasible way to introduce traffic calming measures. It could be possible to introduce further traffic calming on Wheatfield Way, subject to prioritisation and feasibility, and so speed cameras would not be a supported way of reducing traffic speeds on this road.

The Reigate and Banstead Local Committee have already agreed the highest priority schemes that are being progressed in the next 3 years, using the additional capital funding that I have made available for local schemes. Details of the Highway Forward Programme are available on our website here: [\(Public Pack\)Agenda Document for Reigate and Banstead Local Committee, 01/03/2021 14:00 \(surreycc.gov.uk\)](#).

It is appreciated that residents remain concerned about the safety of Wheatfield Way, therefore Surrey County Council will continue to monitor collisions and vehicle speeds on Wheatfield Way. If there should be any significant increase in the number of personal injury collisions, then the matter would be referred to the relevant Road Safety Working Group to see if any measures could reduce the risk of personal injury accidents. This group consists of Road Safety experts from both Surrey Police and the County Council as well as engineers from Surrey Highways. This would help inform any possible measures to reduce traffic speeds and improve safety going forward.

I hope that you find this information useful and thank you again for contacting me about these issues.

Kind regards

Matt Furniss
Cabinet Member for Cabinet Member for Transport and Infrastructure

Surrey County Council | Woodhatch Place | 11 Cockshot Hill | Reigate, Surrey | RH2 8EF
Mob: [07891022206](tel:07891022206) | Email: matt.furniss@surreycc.gov.uk | Cabinet Support: michelle.kelly@surreycc.gov.uk

County Councillor – Shalford Division

(Including the parishes of Artington, Ash South, Compton, Puttenham, Seale & Sands, Shackleford, Shalford, Tongham and Wanborough)

Twitter: @mpfurniss | Facebook: @cllrmpfurniss | Instagram: matt.furniss

From: Judy Morgan <judy.morgan@horleysurrey-tc.gov.uk>

Sent: 05 May 2021 16:24

To: Matthew Furniss <matt.furniss@surreycc.gov.uk>

Cc: gavin.stephens@surrey.police.uk; alex.maguire@surrey.police.uk; Tony Schofield <tony.schofield450@btinternet.com>; Mike George <mike.george@horleysurrey-tc.gov.uk>; Martin Saunders <martin.saunders@horleysurrey-tc.gov.uk>; Joan Walsh <joan.walsh@horleysurrey-tc.gov.uk>

Subject: Traffic Speeds in and around Langshott, Horley

Dear Cllr Furniss,

Please find attached for your consideration, a letter from Horley Town Council regarding Traffic Speeds in and around Langshott, Horley

We do hope that you will give this matter your urgent attention and we look forward to hearing from you.

Kind Regards

Judy Morgan

RFO and Planning Officer – Mon – Thurs 9 am to 5 pm

07599 845 379

In line with Government measures to reduce the spread of the Corona virus, the Horley Town Council office is now closed to the public until further notice. We can still be contacted by email. Should your query be urgent please call our duty mobiles on 07946 055 897 or 07599 845 379 during office hours. For out of hours emergencies for our parks please call Bennetts on 07597 682360 and for our community buildings please call Smartguard on 01293 410165. Further details are also available on our [website](#) and these will be kept regularly updated. Thank you.

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From: [Judy Morgan](#)
To: Tomas.Ghez@atkinsglobal.com
Cc: Jan.Dunsford@reigate-banstead.gov.uk; [Mike George](#); [Town Clerk](#)
Subject: Reigate and Banstead Local Cycling and Walking Implementation Plan
Date: 28 July 2021 13:01:00
Attachments: [image001.png](#)

Good Afternoon,

Horley Town Councillors considered the Local Cycling and Walking Implementation Plan at their meeting held on 20 July and would like to submit the comments below for consideration.

Walking Corridor 16: Horley Rail Station to Westvale Park

1] HTC note the proposal to widen the footpath in Victoria Rd from the station. This will require the removal of the raised kerb & safety railings which from memory were installed to prevent traffic from hitting the brick wall behind which is a big drop down to the lower station forecourt. We have some concerns for safety.

2] No comment

3] HTC support the review of the timings on the traffic lights but need further information on the rest of the proposed changes i.e. reduce traffic lanes & widen existing facilities.

4] HTC support the proposal as there are plans to introduce 30 mins free parking in the Central/Victoria Rd car parks.

5] HTC supports the proposal - the crossings current location is not where the Regeneration Forum wanted it & too close to the junction of Consort Way & Victoria Rd. Consideration could be given to installing additional guard rails to direct pedestrians to use the new crossing point.

6] No comment

7] HTC supports the proposal

8] HTC supports the removal of overgrown vegetation & resurfacing of footways. HTC question the removal of on street parking. Most of the parking is used by the adjacent residential properties who have no off road parking available & nearby side roads such as Church Rd & Victoria Close are already very congested by on street parking or there are parking restrictions.

9] HTC supports review of timings & the upgrade to Toucan crossings but has serious concerns about the removal of the guardrails. These were erected when the junction was re-designed back in the 90's to ensure pedestrians crossed at the designated points. HTC suggest that consideration be given, when reviewing the timings, to have all traffic lights at red for traffic & green for pedestrians.

10] HTC supports the proposal.

11] HTC supports the proposal.

12] HTC notes that most on street parking tends to be at the Lee St end of Vicarage Lane & is probably due to older properties in this area with no off road parking available. Where is it suggested these residents should park their vehicles?

13] HTC supports the proposal

14] HTC supports the proposal

15] HTC notes that this stretch of Meath Green Lane currently has no footways on either side of the road & the boundaries of adjacent properties come to the road edge. HTC therefore question how new footways would be established without a major reduction in the width of the carriageway or compulsory purchase of resident's front gardens.

16] Whilst HTC support parallel crossing; the proposed locations seem very close to a blind corner in Meath Green Lane. That said there is a road junction giving access from Westvale Park areas either side of Meath Green Lane in the same area.

HTC would like to add a general comment both Meath Green Lane & Vicarage Lane are amongst the oldest roads in the town & not designed to accept the levels of traffic or the types of vehicles using them. Both are bus routes. The clue is in their names i.e. 'lanes' Therefore any widening or creation of footways must have a major impact on carriageway widths & still able to safely accommodate large &/or wide vehicles such as buses/HGV's

Cycle Corridor 18: Horley Rail Station to Westvale Park Option 1

- 1] No comment.
- 2] HTC supports the proposal
- 3] HTC does not support this proposal. The right turn is access for traffic to Waitrose, Factory Shop & the Central Car Park. If this right turn is removed what is the suggested routing for this traffic?
- 4] HTC supports the proposal.
- 5] HTC supports the proposal
- 6] HTC supports the proposal.
- 7] HTC have concerns about any reduction in the width of the carriageway on a road which is already relatively narrow.
- 8] HTC supports the proposal
- 9] HTC supports the proposal
- 10] HTC query how this will be achieved - Carriageway narrowing or compulsory purchase of part of resident's gardens?
- 11] HTC support the proposal in principle but have concerns as this would appear to impact on the width of the carriageway of a narrow road.
- 12] HTC support the proposal in principle but have concerns as this would appear to impact on the width of the carriageway of a narrow road.
- 13] Yes we have concerns re southbound traffic on Meath Green Lane.

-

We hope that the comments of Horley Town Council will be taken into account and look forward to your response.

Kind Regards

Judy Morgan

RFO and Planning Officer – Mon – Thurs 9 am to 5 pm

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