

HORLEY TOWN COUNCIL

This meeting was preceded by a 1-minute silence in memory of the late Queen Elizabeth II.

Minutes of a Meeting of the Planning and Development Committee held on 27 September 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 Rachel Botcherby (Planning Officer)
Alice Cole (Administrative Assistant)

4 members of the public

P 7355 Apologies and Reasons for Absence

Apologies were received from Cllrs Buttironi, Samantha Marshall, Powell and Spencer.

RESOLVED: Noted.

P 7356 Disclosable Pecuniary Interests and Non-Pecuniary Interests

Cllr Avery declared a Non-Pecuniary interest in Application 22/01816/F due to proximity.

Cllr Avery declared a Non-Pecuniary interest in Application 22/01863/F due to proximity and that the applicant is known to her.

Cllr Avery declared a Non-Pecuniary interest in Application 22/01961/F due to proximity and that the applicant is known to her.

Cllr Saunders declared a Non-Pecuniary interest in Application 22/01935/TPO as the applicant is known to him.

Cllrs Avery, Baker and Hudson declared they are members or substitutes of the Reigate and Banstead Borough Council Planning Committee and that therefore the views expressed by them at this meeting may change.

RESOLVED: Noted.

Public Forum

P 7357 A Representative on behalf of the Woolbro Group addressed the Council regarding Planning Application 22/01816/F. They reiterated their planning briefing to the Planning & Development Committee, which had been presented before the meeting. They commented on the benefits of the restoration of the listed building as well as the redevelopment of the area in a residential and commercial capacity.

Members of the Committee were supportive of the redevelopment of the site, particularly the benefit that modern commercial space could have in attracting new businesses, as well as the retention and renovation of the former brewery

building. Concerns were raised regarding the proposed parking plans for shared residential flat parking, however, Councillors noted the proximity of the site to the train station and commented on other similar applications in the area.

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 22/01816/F.

Horley Town Council are supportive of this application.

P 7358

A representative for Horley Cricket Club addressed the Committee regarding Planning Application 22/01738/F. The concerns raised included the lack of publicity and notification of the new application and the design of the new dwelling, particularly its zinc roof, which would appear out of character with neighbouring properties. The footprint appears larger than the previous application which it was felt would be overbearing on the streetscene and the Cricket Club. The new dwelling is also now sited closer to the boundary with the Cricket Club and incorporates a cantilever balcony, as well as being closer to the foul drainage system. The Cricket Club also raised concern regarding the level of glazing and potential glare to cricketers, causing injury. The Club had already relocated its nets because of the suns glare. The balcony is large enough to hold a lot of people and they are concerned about safeguarding issues, particularly the Colts level as they have a duty of care to their junior members. Concern was also raised about liability for future claims against the Club due to breakages from cricket balls. The Cricket Club has been in that location since 1875 is an intrinsic part of the neighbourhood.

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 22/01738/F.

Horley Town Council OBJECTS on the following grounds:

- i) overdevelopment of the site;***
- ii) concern regarding highway access, in particular poor sightlines;***
- iii) design and materials out of keeping with the local character;***
- iv) negative impact on the streetscene;***
- v) we also note the concerns of Horley Cricket Club in terms of safety and glare from the level of proposed glazing.***

P 7359

A resident of Haroldslea Drive, Horley was in attendance remotely and addressed the Committee regarding Planning Application 22/01989/F.

The resident raised concerns that the removal of 6 homes from the previous proposals did not remove concerns over the development site as a whole. She expressed her frustration that all residents had had to object over 3 times in one year to the development applications for this site and expressed her concern at the lack of general communication and engagement from the applicant.

Concerns were expressed over the suitability of the site for development, that the proposals represented overdevelopment of the site, and the design was considered to be out of character with the local area. The resident also raised the

historic flooding events at the site, as well as concerns over the future maintenance of the proposed drainage systems.

Highway safety, traffic management and accessibility of the site were also highlighted as issues of concern to residents.

Members acknowledged that the site in question is a well-known flood area and is not therefore considered suitable for this type of development. Members also reiterated concern over the 'flatted aspect' of the design as being out of keeping with the area. It was stated that the reduction in homes was minimal and echoed concerns that the design was overbearing, out of keeping and posed a significant flood risk. Members also raised concerns over the description of the site as 'brownfield' despite being formally recognised as a 'greenfield' site.

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 22/01989/F.

Horley Town Council OBJECTS on the following grounds:

- i) The Site access is subject to flooding therefore concerns regarding access/egress for residents;***
- ii) The Ecology Reports indicate the presence of bats and likely presence of other protected species;***
- iii) Concern regarding additional cars requiring access onto Balcombe Road;***
- iv) The scale of the development will have an adverse impact on the character and visual amenity of the local area;***
- v) Design and layout of the proposals provide limited natural surveillance and raise security concerns,***
- vi) The Site is not allocated within the DMP or reserved for housing. The DMP allocated sites should be developed first;***
- vii) Over development of the site.***

P 7360

Approval of Minutes

Planning & Development Committee held on 30 August 2022.

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

Planning Updates

P 7361

Pay on Exit Car Park

The Planning Officer updated members that the Borough Council have now provided the Ringo Data for Central Car Park.

Cllr Saunders advised Members that he was still working through the data but that at a first glance the data suggested that the vast majority of income from the car park was generated from long stay / commuters. Cllr Saunders said that he would provide more detail upon further investigation.

P 7362

Horley Police Station – Asset of Community Value

The Planning Officer advised Members that the Borough have acknowledged receipt of the Town Council's application to nominate the Police Station as an Asset of Community Value. The Planning Officer notified members that the Police have submitted an objection to the request for the listing and that a response to the objection had been drafted. The planning officer summarised the Town council's draft response and Members confirmed that the draft response should be submitted to the Borough within the allocated timeframe.

RESOLVED: The finalised response to the Police and Crime Commissioners objection be ratified at next month's committee.

Outside Bodies and Sub-Committees

P 7363

Horley Town Management Group

The Committee noted the next meeting scheduled for 14 November 2022.

P 7364

SCC Horley Regeneration Projects

The Planning Officer advised Members that she attended the SCC led Horley Crew and Steering Group meeting on behalf of HTC on Monday 12th September. Members were advised that the group discussed some of the projects that the SCC Thinking Place work had identified, albeit some of these projects overlap with the RBBC Delivering Change project. The Borough therefore gave an update on the High Street Public Realm works, advising that both that project and the wayfinding signage are subject to the outcome of the Borough's Strategic CIL funding process.

Discussions on the subway are ongoing with Network Rail but that there is no agreement on any works commencing yet. It was advised that Central Car Park might be the first project to be delivered but is dependent upon UK Power Networks installing the power for the EVCPs.

The YMCA outlined their project for utilising part of the adjoining SCC car park as an outdoor space for young people. It will be accessible through the building as opposed to it being a publicly accessible green space. They have also bid for Strategic CIL so will also be dependent on the outcome, albeit, if they don't get CIL funding then the YMCA are well placed to start their own fundraising for the project as they would for other projects.

The Planning Officer raised the Works Perfect Hub proposals and was advised officially that the Borough Council had now let the unit next to the library to another tenant, so this unit is no longer available. They advised that more work was required to the Business Case and that the Council's involvement now would be looking at whether it can be facilitated in an existing building (perhaps Horley Community Centre) to at least test out the market.

The Planning Officer also questioned the progress on the Further Education provision for Horley, which was a key outcome from the Thinking Place consultation. Whilst it is included on their list, it is currently the lowest priority and at a 'pre-discussion' stage.

The next meeting has yet to be scheduled but is likely to be after the Strategic CIL results, so we all know what projects have funding and which don't.

RESOLVED: Noted.

P 7365 RBBC 'Delivering Change' Programme

The Planning Officer updated Members on the next consultation for the public realm, which is expected in the Autumn. HTC have requested that all Members have a briefing beforehand, so they fully understand the proposals.

The Planning Officer highlighted that one of the updates from the previous meeting was in relation to the Council's Playing Fields Strategy. At this stage the Borough Councils preferred option appears to be utilising land at the Acres on Tanyard Meadows for formalised pitches and pathways etc.

The Planning Officer noted that there has been no commitment from the Borough regarding the Town Park at the allocated Business Park site.

RESOLVED: Noted.

P 7366 Determined Planning Applications

Members reviewed the list of Planning Applications determined for the period 26 August 2022 to 22 September 2022.

RESOLVED: Noted.

P 7367 Registered Planning Applications

Planning Applications received from Reigate & Banstead Borough Council for the period 26 August 2022 to 22 September 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.

P 7368 Planning Appeals, during the period 26 August to 22 September 2022.

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

RESOLVED: Noted.

Ongoing Planning Matters

P 7369 Mole Valley Local Plan

The Planning Officer advised that HTC has decided to decline to attend the Examination in Public as HTC's written representations regarding the impact on Horley infrastructure (education and health) covers all our concerns and that it is really for the relevant service/ delivery bodies to attend.

RESOLVED: Noted.

Highways Matters

P 7370

Horley Pavement Audit Committee (HPAC)

The Chairman of the Horley Pavement Audit Committee updated Members about the Manhole Cover on the pavement on the Balcombe Road situated near the Jai Ho Restaurant. They also updated Members on another Manhole cover query along the A23 Pavement close to Horley Recreation Ground. Further points raised included the overgrown hedge on Vicarage Lane and the resurfacing in Witherdale. The Chairman also raised concerns that there is no seemingly safe way for mobility scooters to access the Doctor's surgery from the direction of Court Lodge due to unsafe corners. Lastly, the Chairman updated members that the Horley Pavement Audit Committee will be changing their name to 'Access Group' to better encompass the various interests of the Committee.

RESOLVED: Noted.

P 7371

Traffic Calming Measures around 'The Acres' and Wheatfield Way, Langshott

The Planning Officer informed Members that Cllr Beech has provided an update to confirm installation of VAS signs is expected to take place in 6-8 weeks' time and that some preparatory works including utilities trench is in place and equipment ordered. The installation date is to be confirmed.

RESOLVED: Noted.

P7372

A23 Highway Junction Capacity Study

The Planning Officer reminded Members that highway junction surveys were undertaken in Spring 2022 and that these are expecting to be repeated in September. The Planning Officer has contacted Cllr Beech (Deputy Cabinet Member for Highways) to confirm that these are being undertaken and when it might be possible to have a meeting with Highways Officers to discuss the outcome of the surveys and how they relate to the ongoing management of the A23 in this area.

RESOLVED: Noted.

P7373

Longbridge Roundabout Roadworks

The Planning Officer also updated members on the Longbridge Roundabout Roadworks, which is closed overnight 8pm – 6am with a long diversion in place. The Planning Officer informed the Committee that the Office has taken several calls regarding the lack of signage signalling the diversion particularly for drivers at night time. HTC has passed the comments onto SCC and has been told to advise people to report online at [one.network](#), which is on the Town Council's website. SCC advised that the more 'complaints' registered, the more likely they are to alter or increase the signage etc. HTC has updated its website with full details of the diversion and the map showing the route. The roadworks are expected to be in place until 5th October.

RESOLVED: Noted.

P 7374 Airport Matters

Cllr George advised the Committee that works were almost complete on a new noise envelope and Q1 would begin next year.

RESOLVED: Noted.

P 7375 Transport provision and Cost for Students in post-16 education in Horley

Cllr Saunders updated Members on his initial findings regarding the cost of transportation for students in post-16 education in Horley. Cllr Saunders advised that the 'next step' is to obtain more evidence from the schools to further demonstrate the cost to students of accessing education outside of Horley.

Cllr George highlighted that he thought the government are planning to cap bus fares to approximately £2.00, but still raised concerns over this as many students in Charlwood are being directed to Redhill as a post-16 education option. Cllr George highlighted the infrastructure issues as part of the problem. Cllr Beech and Cllr Saunders highlighted that Surrey County Council subsidise student bus/rail fares and that Colleges are also given bursaries to help with the cost of student transport, but both Cllrs supported that, ideally, student travel should be free.

RESOLVED: Noted.

P 7375 Precept 2023/24

The Committee reviewed the requirement of the P&D Committee. Whilst there is no budget to review, Members requested that an allowance for training was retained.

RESOLVED: Noted.

P 7376 Diary Dates

30th September Surrey ALC AGM – Shalford 9am – 1pm
30th September – Delivering Change meeting with RBBC 11am (Remote)
30th September – Horley in Bloom Awards Evening 5.30pm (Baptist Church)
4th October – Full Council at 7.30pm
18th October – Leisure at 7.30pm

RESOLVED: Noted.

P 7375 Press Release

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

Meeting closed at 21:01 pm

Date of next meeting: 25 October 2022