

HORLEY TOWN COUNCIL

Minutes of a Meeting of the Planning and Development Committee held on 24 May 2022, at 7.30 pm

Present	Cllrs	Hannah Avery	Mike George (Chairman)	Martin Saunders
		James Baker*	Samantha Marshall	Rob Spencer
		Giorgio Buttironi*	Simon Marshall	Fiona Stimpson
		Jerry Hudson*	David Powell*	

* Absent

**In Attendance Remotely

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

P 7287 Apologies and Reasons for Absence

Apologies were received from Cllr Baker, Cllr Hudson and Cllr Powell. Cllr Buttironi was absent.

RESOLVED: Noted.

P7288 Disclosable Pecuniary Interests and Non-Pecuniary Interests

Cllr Simon Marshall and Cllr Samantha Marshall declared a non-pecuniary interest in Application No: 22/00835/F as the applicant is known to them both.

Cllr Simon Marshall also declared a non-pecuniary interest in Application No: 22/00688/F as the applicant is known to him.

RESOLVED: Noted.

P7289 Constitution

The draft Terms of Reference were reviewed and agreed, subject to Section 3 being amended to refer to both the Chairman and Vice Chairman in relation to delegated decisions.

RESOLVED: That the Terms of Reference of the Planning Committee be approved and that they be reviewed annually.

P7290 Approval of Minutes

Planning & Development Committee held on 19 April 2022.

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

Outside Bodies and Sub-Committees

P7291 Horley Town Management Group

The Planning Officer advised that the first meeting of the new term is to be held on Monday 30th May. The meeting will review the terms of reference and agree the meeting dates going forward which are expected to be quarterly.

The Planning Officer also updated members on The Wayfinding project, which was initiated by the HTMG. The project is making some progress, combined now with

the public realm works to the High Street through RBBC. The Planning Officer is seeking agreement from the Borough that the signage will be delivered upfront of the public realm works, ideally this year.

RESOLVED: Noted.

P7292 SCC Horley Regeneration Projects

The Planning Officer updated members and explained that SCC are still working on their list of priority projects as a result of their consultation. The Planning Officer has an 'officer' meeting scheduled for the 7th June and will provide an update to the Committee on SCC's next steps at the next planning meeting in June.

RESOLVED: Noted.

P7293 RBBC 'Delivering Change' Programme

The Planning Officer advised that the Public Realm and Subway Refurbishment Consultation had now closed and that RBBC would be reviewing all the responses and feeding back to their consultant team to work up design options for the next stage of consultation, which is anticipated to be at the beginning of June 22. The Committee were advised that RBBC had confirmed that the subway works had committed funding of circa £600k, however, the public realm works were yet to be fully funded which therefore may have an impact on the delivery of any improvement works.

The Planning Officer advised that the High Street Car Park redevelopment was on hold for at least 18 months, but possibly indefinitely.

In relation to the Pay on Exit car parking for the Central and Victoria Road Car Parks, RBBC had provided the following statement:

"Reigate & Banstead Borough Council is currently relooking at the pay-on-exit car parking project to understand whether this delivers the benefits to Horley Town Centre that were anticipated prior to the Covid 19 pandemic. New feasibility work is being carried out to consider if pay-on-exit car parking remains suitable or if other tangible improvements to the car park such as improving the look and feel of the car parks could achieve a similar benefit and encourage people to visit and stay longer in the Town Centre".

Cllr George explained that Pay on Exit car parks increase footfall and are more beneficial to local businesses and more convenient for residents. Cllr George explained that HTC had requested that the Borough go and speak to neighbouring authorities (such as Horsham DC) who already operate the system to understanding the wider cost benefits of the project.

Cllr Saunders highlighted that a breakdown in revenue report may shed some light on the most beneficial car parking system, and highlighted the revenue earned from commuters.

Cllr Simon Marshall advised that the paying machines at the Victoria Road Car Park remain out of order and, as a result, is costing residents more to park as it costs more to pay via the app than the machines. Cllr Stimpson also raised the loss of the popular Car Boot sale at the Central Car Park.

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

P7294 Determined Planning Applications

Members reviewed the list of Planning Applications determined for the period 15 April 2022 to 19 May 2022.

RESOLVED: Noted.

P7295 Registered Planning Applications

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.

P7296 Planning Appeals, during the period 15 April 2022 to 19 May 2022.

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

RESOLVED: Noted

P7297 Highways Matters

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

The Planning Officer advised that Surrey County Council Highways officer plans to start work on the VAS installation programme, to include Wheatfield Way, mid-June 22. HTC will continue to push for progress on installation.

RESOLVED: Noted.

P7298 A23 Turning Count Survey Results

The Planning Officer questioned how Members wish to progress matters with SCC following the initial survey work undertaken along some of the A23 junctions. Consideration was given as to whether Members wish to wait until September for the revised junction counts to use as a comparison, or whether Members wish to contact SCC and arrange for Officers to provide an explanation of the results and what they mean for future highway management in this area.

RESOLVED: That formal written thanks be passed on to Surrey County Council for the results of the Survey and that the Planning & Development Committee wait in anticipation of the next results, to discuss thereafter.

P7299

Cross Oak Lane and Orchard Drive Junction configuration – to discuss options for potential reconfiguration of the junction.

Cllr Saunders advised that he felt that the junction at Cross Oak Lane and Orchard Drive is still dangerous as the T-junction is on a curve and many accidents have occurred due to the layout, despite the 'Give Way' signage. He believes that the Planning Permission granted for the Acres development required the delivery of the junction but that once implemented the condition didn't preclude alterations being undertaken.

Cllr Saunders explained that many Horley residents would be in favour of a re-design. Adding that there is evidence of multiple cars clipping curbs, performing illegal turns and 'rat-running' (the very reason the planning condition for the junction was required).

Cllr George suggested that if residents were really minded to seek a change that they would need to produce evidence to support their claims and put pressure on SCC Highways to re-configure the junction.

Cllr Samantha Marshall advised that the re-configuration, however, could exacerbate the level of 'rat running' through Salford Parish roads as those who currently don't use it might start using it.

Cllr Beech added that data showed fewer collisions and that SCC were reluctant to re-configure the junction due to 'low' collision count.

RESOLVED: That Cllr Saunders discusses options for potential re-configuration of the Cross Oak Lane and Orchard Drive junction further with local Residents.

P 7300

A217 Pavement Works

Cllr Stimpson raised a query regarding the pavement works on the A217 which have come to a halt near the Black Horse PH and wished to understand why they didn't continue up to Westvale Park as originally planned.

Cllr Beech explained that this was due to funding constraints from SCC. Cllr George questioned whether it would be advisable for SCC to provide an update to the public if this was the case.

RESOLVED: Noted.

Airport Matters

P7301

GATCOM: Newsletters and Updates

Cllr George advised that Paula Street was leaving as GATCOM secretary after nearly 25 years' service and that given all the help and support she had provided over the years that a donation to her leaving collection should be made using the Council's General Power of Competence.

RESOLVED: That a donation of £50 to be made under the General Power of Competence towards a leaving collection for a long-serving Member of GATCOM (Paula Street) on her retirement, for service to the community, be approved.

Other Airport Matters

Cllr George advised the Committee that archaeological investigations are ongoing on the land allocated for the Borough's proposed Business Park (off Balcombe Road) but that they are associated with the Gatwick Airport DCO application.

Cllr George also advised that Gatwick were looking at the methodology for calculating their noise envelope (which establishes agreed noise levels by criteria and that penalties can be applied if the airport does not meet these criteria). Cllr George advised that there was some debate amongst the community groups that Gatwick is using the DCO rather than the methodology employed by Heathrow and Stansted.

Cllr Samantha Marshall advised that she had been contacted by CAGNE regarding their concerns over local consultation of the DCO pre-application. CAGNE are seeking support for their request to have Gatwick repeat the pre-application consultation process for the DCO.

RESOLVED: Noted.

Former Horley Library Site / Kings Road Car Park Redevelopment

The Planning Officer updated members on a virtual meeting attended by the Planning Officer and Cllr George, held by SCC and their consultants. They advised that the following questions were asked on behalf of HTC:

Q1. Reigate and Banstead Policy HOR5 requires the "safeguarding of existing parking provision for adjoining community uses, including adequate disabled parking". Please can you advise how your proposals have addressed this requirement?

Answer: SCC believe the planning balances lies in favour of the merits of delivering such a specialist housing outweighing any harm caused by the loss of a public car park given the proximity of Victoria Road nearby.

Q2. Are Surrey County Council considering widening Kings Road by utilising some of the former library site, as the existing road is very narrow for vehicles to safely pass?

Answer: No, as the proposal will generate such little car movements compared to the original public car park that the access road is sufficient.

The Planning Officer advised that other questions were asked regarding the loss of daylight/sunlight to 14 Kings Road, and about the level of disturbance during the build out, parking standards and the landscaped boundary fronting Victoria Road. Cllr George advised that SCC are to be both the applicant and the determining authority.

Members were also advised that they could still participate in the consultation as another event was scheduled for Wednesday 25 May at 7pm.

RESOLVED: Noted.

P7304 RBBC Design Code between Redhill and Horley

The Planning Officer advised that RBBC are currently looking to appoint specialists to undertake the work and that they will then be looking for local participation from HTC to join the project. How this works in practice will be partly down to the methodology the contractor uses. HTC have advised Borough Officers of the Highway survey work of the A23 in case this has any bearing on the design code work. The Borough Council expected to be back in touch once procurement has been completed in mid/late June.

RESOLVED: Noted.

P7305 Mole Valley Local Plan Examination

The Planning Officer explained that the Council have now received the programme for the Mole Valley Local Plan Examination. The hearing session for the site allocations for Hookwood is currently scheduled for Wednesday 12th October 22. In consultation with the Planning Chairman, HTC have agreed to register for attendance at this hearing session.

Cllr George reiterated his concerns on the impact from development in villages on the edge of Horley but which lie in neighbouring authorities and that a similar situation may occur in Smallfield as and when Tandridge revisit their Local Plan housing allocations.

RESOLVED: Noted.

P7306 Westvale Park Allotments

The Planning Officer advised that HTC have had lots of officer discussion regarding the proposed gates for the new allotment's sites, particularly as the southern site which falls within the newly created Meath Green Conservation Area. The Planning Officer explained that an agreement has now been reached on a 1.8m metal wire mesh gate which is considered to be sufficiently strong and secure.

The Planning Officer explained that we are awaiting the updated design for the storage building, as concerns were raised by the Borough Conservation Officer. Going forward all matters pertaining to the new allotment sites will reside with the Leisure Committee.

RESOLVED: Noted.

P7307 Letters Received

From	Subject	Date	Action
Crawley Borough Council	Publication of Part B of Local Plan Water Neutrality Study for Crawley.	28.04.22	Noted.

P7308

Diary Dates

30th May 2022, 6:00pm: **Horley Town Management Group** (Edmonds Hall)

21st June 2022, 7:30pm: **Full Council Meeting (AGAR)** (Edmonds Hall)

RESOLVED: Noted.

P7309

Items for future consideration

Cllr Stimpson raised a query regarding the pavement works on the A217 which have come to a halt near the Black Horse PH and wished to understand why they didn't continue up to Westvale Park as originally planned.

Cllr Beech explained that this was due to funding constraints from SCC. Cllr George questioned whether it would be advisable for SCC to provide an update to the public if this was the case.

RESOLVED: Noted.

P7310

Press Release

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

Meeting closed at 21:17pm

Date of next meeting: 28 June 2022