

HORLEY TOWN COUNCIL

Minutes of a Meeting of the Planning and Development Committee held on 28 June 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 & Finance Officer)

P 7311 Apologies and Reasons for Absence

Apologies were received from Cllr Baker, Cllr Samantha Marshall, Cllr Powell, Cllr Spencer and Cllr Stimpson.

RESOLVED: Noted.

P7312 Disclosable Pecuniary Interests and Non-Pecuniary Interests

Cllr Avery declared a non-pecuniary interest in Application No: 22/00190/F (19A Station Road) as the applicant is known to her.

Cllr Samantha Marshall declared a non-pecuniary interest in Application No: 22/01281/F (30 Avenue Gardens) for reasons of proximity

Cllr Avery requested that at all HTC Planning Meetings any dual hatted Town and Borough Councillors who also sit on the Borough's planning committee make it clear that *"if any of the applications on the list tonight come before the Planning Committee at the Borough, my views may well differ from that given at the Town Planning Committee"*. This is to be reflected in the minutes going forward.

RESOLVED: Noted.

P7313 Public Forum

A resident from Windmill Close, Horley addressed the Committee regarding two matters of concern to him. Firstly he raised concern about the frequency of inconsiderate parking taking place in Windmill Close which he felt was largely attributable to holidaymakers using Gatwick resulting in limited or no parking for residents. The Highways Authority have already put double yellow lines down most of the road but the remaining spaces for residents are often then taken.

Cllr George suggested that there may be two options available to him, the first is to consider a residents parking permit system for the remaining spaces in the road, albeit there is likely to be a charge for this. The second option is to consider whether signage restricting parking between specified hours would help alleviate the issue and allow it to be enforced. In any event, the resident was advised to speak to his neighbours to discuss the various options but advised that once done so Members of Horley Town Council would be happy to help refer the solution on to the Highways Authority on the resident's behalf.

The second issue of concern related to cyclists failing to dismount before entering/exiting the subway underpass beneath the railway line linking Station Road and the

High Street. He believes it is an accident waiting to happen and has nearly been hit several times now when going to and from the Town Centre.

Cllr George advised the resident that the subway is one of the areas highlighted for improvements by the Borough Council within their Delivering Change projects but that the scope does not allow for it to be realigned therefore it is likely to remain an obscured route. That said, the project should deliver improved lighting and perhaps scope for demarcated routes subject to it being accessible to all. It was acknowledged by Members that the subway is on Cycle Route 21 and therefore some form of enforcement might be necessary. It was felt that barriers were unlikely to be successful as it could restrict access for those with mobility vehicles and pushchairs, it was also considered that cameras would be too expensive and unenforceable as bikes do not have numberplates like cars. However, the residents' concerns were shared by the Committee and it was felt that perhaps it would be worth raising with the Borough Officers working on the subway project.

RESOLVED: that the resident discuss the parking matters with his neighbours and update the committee at a future date should further action wish to be progressed.

A resident from Avenue Gardens, Horley was in attendance remotely via Zoom and had requested that his comments regarding Planning Application 22/01281/F be read out to committee.

The Planning Chairman duly read out his comments which raised inadequate parking provision for the new development, alongside the existing parking problems experienced in the road, the impact on the character of the road from a cramped development with the new house being "squeezed" in, with reduced garden size and a small 1m gap to the neighbouring boundary. It is also felt that the new property would adversely impact the light available to an upstairs bedroom window at the neighbouring property.

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 22/01281/F.

The Town Council objects on the following grounds:

- i. The proposed development will have a negative impact on neighbouring amenities;
- ii. Is out of character with the streetscene and results in a terracing effect;
- iii. The proposed development appears cramped on such a narrow plot; and
- iv. Is considered an overdevelopment of the site out of keeping with the character of the area.

P7314

Approval of Minutes

Planning & Development Committee held on 24 May 2022.

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

SCC Horley Regeneration Projects

The Planning Officer advised the Committee that she had attended an officer meeting with the County and Borough project officers on 7th June. The Committee were advised that officers are working on a list of priority projects with 4 key areas currently highlighted as follows:

1. Community/ Stakeholder Communications Strategy to see how all the various stakeholder groups may be able to better coordinate communications. HTC have provided some detail to the group in terms of our own communications pathways and information links.
2. The potential for a youth project – to be facilitated through further discussion between SCC and youth representatives at Oakwood School.
3. SCC continued support of RBBC in delivering the public realm improvements in Horley High Street.
4. SCC working to facilitate discussions and linkages around the potential for the Business Hub and temporary interim retail space in the High Street Car Park.

SCC also raised the possibility of whether HTMG might consider facilitating a pilot Community Improvement District to bid for funding, with the proposal now put to HTMG for future consideration.

RESOLVED: NotedRBBC Delivering Change

The Planning Officer advised that there were no new updates on the four Delivering Change projects but advised that the Borough had now updated their website and communication channels to provide an official update on the projects to the public.

The Planning Officer read out the updated communication from the Boroughs website, which can be found in the link below:

https://www.reigate-banstead.gov.uk/info/20326/horley/1151/delivering_change_in_horley_town_centre/2

The Planning Officer advised that as requested by Cllr Saunders at the P&D Committee on 24.05.22 she has requested a breakdown of revenue costs and further explanation regarding the Pay-On-Exit Status for the car parks from the Borough.

Cllr Saunders confirmed that he was still keen to understand the revenue breakdown between the length of short stay and long stay users and to understand whether there is scope for offsetting parking costs for short stay users as an incentive for attracting people into the town centre.

Cllr George advised that the Borough seem to be concerned about the ongoing maintenance costs rather than looking at the bigger picture of increased dwell time

and economic growth of the Town Centre. He raised concern that the improvements to the High Street could see the loss of the existing 30min free parking, which HTC are continuing to advocate must be moved into Central Car Park.

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

P7316 Determined Planning Applications

Members reviewed the list of Planning Applications determined for the period 20 May 2022 to 23 June 2022.

RESOLVED: Noted.

P7317 Registered Planning Applications

Planning Applications received from Reigate & Banstead Borough Council for the period 20 May 2022 – 23 June 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.

P7318 Planning Appeals, during the period 20 May 2022 to 23 June 2022.

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

RESOLVED: Noted

P7319 Gatwick Airport Limited (GAL) Northern Runway DCO – Additional Consultation

The Planning Officer advised the Committee that Gatwick Airport Limited (GAL) had opened a new consultation in relation to its proposals for the Northern Runway project originally consulted on back in Autumn 2021. This consultation focuses on alterations to the proposed highway layout that will form part of the DCO application. The Consultation also includes alterations to the hotel and office provision as well as a reduction in onsite car parking.

The Planning Officer played a video of the alterations to the proposed highway layout that can be viewed in the link below:

<https://www.gatwickairport.com/business-community/future-plans/northern-runway/>

The Committee were advised that the Consultation closes on 27th July 2022, therefore, if any Members have any comments on the alterations, they are to send them directly to the Planning Officer for inclusion in the draft response. A finalised draft response will be circulated to all Members for comment prior to the submission date and seek ratification at the next P & D Committee on 2nd August 2022.

RESOLVED: A response to be drafted and ratified at the next Planning Committee on 2nd August 2022.

P7320

Diary Dates

5th July 2022, 7:30pm: **Leisure Committee** (Edmonds Hall)

6th July 2022, 6.45pm: **Horley Lions Skittles Tournament** (Horley Cricket Club)

26th July 2022, 7:30pm: **Full Council Meeting** (Edmonds Hall)

RESOLVED: Noted.

P7321

Press Release

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

Meeting closed at 20:56pm

Date of next meeting: 2 August 2022

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 20 May 2022 – 23 June 2022
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 20.05.22	Application No: 22/00892/CU
LOCATION:	69A Victoria Road Horley Surrey RH6 7QH
DESCRIPTION:	The change of use and alterations to the existing residential first floor flat to create additional office accommodation required by the existing adjoining offices of the applicant.
HORLEY TOWN COUNCIL COMMENTS (Ratification 28/06/22)	No objections

02. RBBC Letter Dated: 23.05.22	Application No: 22/01165/F
LOCATION:	Villa Verde 34 Massetts Road Horley Surrey RH6 7DS
DESCRIPTION:	Temporary change of use and physical alterations, for a period of up to 5 years, to enable the use of the first floor as an 8 bedroom HMO (Suis Generis)
HORLEY TOWN COUNCIL COMMENTS (Ratification 28/06/22)	No objections subject to any requirements of the Conservation Officer.

03. RBBC Letter Dated: 23.05.22	Application No: 22/01175/CU
LOCATION:	15 Balcombe Road Horley Surrey RH6 7JR
DESCRIPTION:	Change of use of a workshop from B2 to B2/suis generis
HORLEY TOWN COUNCIL COMMENTS (Ratification 28/06/22)	No objections

04. RBBC Letter Dated: 25.05.22	Application No: 22/01190/F
LOCATION:	19A Station Road Horley Surrey RH6 9HW
DESCRIPTION:	Conversion of first floor flat into two flats (Use Class C3), with associated car and cycle parking and refuse storage. Addition of two rear balconies.
HORLEY TOWN COUNCIL COMMENTS (Ratification 28/06/22)	No objections

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05. RBBC Letter Dated: 23.05.22	Application No: 22/01160/F
LOCATION:	Drill Service Ltd 89 Albert Road Horley Surrey RH6 7HB
DESCRIPTION:	Demolition of the existing buildings on site and the erection of replacement buildings to provide 5 No. 2 bed and 2 No. 1 bed flats with 3 parking spaces.
HORLEY TOWN COUNCIL COMMENTS (Ratification 28/06/22)	No objections

06. RBBC Letter Dated: 26.05.22	Application No: 22/01208/HHOLD
LOCATION:	96 Balcombe Road Horley Surrey RH6 9BP
DESCRIPTION:	Hip to gable roof adaptation with rear box dormer and front roof lights.
HORLEY TOWN COUNCIL COMMENTS (Ratification 28/06/22)	No objections

07. RBBC Letter Dated: 26.05.22	Application No: 22/01205/HHOLD
LOCATION:	78 Whittaker Drive Horley Surrey RH6 9TN
DESCRIPTION:	Conversion of loft space into habitable room, installation of a pitched roof dormer window to a side elevation roof slope and installation of four roof windows (two to each side elevation roof slope).
HORLEY TOWN COUNCIL COMMENTS (Ratification 28/06/22)	No objections

08. RBBC Letter Dated: 31.05.22	Application No: 22/01240/HHOLD
LOCATION:	95 Hevers Avenue Horley Surrey RH6 8BZ
DESCRIPTION:	Single storey infill rear extension with flat roof and parapet to existing kitchen extension.
HORLEY TOWN COUNCIL COMMENTS (Ratification 28/06/22)	No objections

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09. RBBC Letter Dated: 01.06.22	Application No: 22/01178/HHOLD
LOCATION:	10 Todds Close Horley Surrey RH6 8LB
DESCRIPTION:	The proposal is to demolish the original single-storey timber rear conservatory and replacement with a new single-storey extension. The depth and width to match the new extension match the original single-storey timber rear conservatory.
HORLEY TOWN COUNCIL COMMENTS (Ratification 28/06/22)	No objections

10. RBBC Letter Dated: 06.06.22	Application No: 22/01263/HHOLD
LOCATION:	69 Hevers Avenue Horley Surrey RH6 8BZ
DESCRIPTION:	Two storey rear extension and single storey side extension.
HORLEY TOWN COUNCIL COMMENTS	No objections

11. RBBC Letter Dated: 09.06.22	Application No: 22/01288/HHOLD
LOCATION:	3 Meath Green Avenue Horley Surrey RH6 8EF
DESCRIPTION:	Side and rear wrap around ground floor extension with front entrance porch
HORLEY TOWN COUNCIL COMMENTS	No objections

12. RBBC Letter Dated: 09.06.22	Application No: 22/01247/S73
LOCATION:	96-100 Victoria Road Horley Surrey RH6 7AB
DESCRIPTION:	Construct a single storey roof extension above the existing flat roof of the building (Nos. 98-100) to create a new third storey, together with alterations to the existing pitched roof building (No. 96) to create 19 self-contained studio, 1 & 2 bedroom residential flats. Variation of Condition 1 of permission 17/00693/F. Additional velux windows in mansard to comply with daylight requirements in dwelling.
HORLEY TOWN COUNCIL COMMENTS	No objections

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13. RBBC Letter Dated: 09.06.22	Application No: 22/01281/F
LOCATION:	30 Avenue Gardens Horley Surrey RH6 9BS
DESCRIPTION:	New residential dwelling on land adjacent to 30 Avenue Gardens and rear extension to the existing dwelling at 30 Avenue Gardens.
HORLEY TOWN COUNCIL COMMENTS	The Town Council OBJECTS on the following grounds: <ul style="list-style-type: none"> i. The proposed development will have a negative impact on neighbouring amenities; ii. Is out of character with the streetscene and results in a terracing effect; iii. The proposed development appears cramped on such a narrow plot; and iv. Is considered an overdevelopment of the site out of keeping with the character of the area.

14. RBBC Letter Dated: 06.06.22	Application No: 22/01313/CAN
LOCATION:	Little Gables 31 Ringley Avenue Horley Surrey RH6 7EZ
DESCRIPTION:	T1 Yew - Reduce height and spread by 2m. Tree is overhanging pavement and has become quite large for its surroundings. T2 Judas Tree - Reduce by 1m. Tree has substantial end weight and growing one sided towards house. Reduction would decrease likelihood of failure. T3, T4 Conifer - Fell to ground level. Tree offers no visual impact and has low amenity value. Not visible from surrounding properties.
HORLEY TOWN COUNCIL COMMENTS	No objections, subject to no adverse comments from the Tree Officer. However, HTC request that a replacement tree is planted for each tree that is felled.

15. RBBC Letter Dated: 14.06.22	Application No: SCC: 2022/0065
LOCATION:	The Oakwood School, Balcombe Road, Horley, Surrey RH6 9AE
DESCRIPTION:	Non-material amendment to planning permission ref: RE21/02101/CON dated 16 December 2021 to allow alterations to the parking layout and cycle storage, the addition of raised kerbs, planting areas and a revised location for the electric vehicle charging point.
HORLEY TOWN COUNCIL COMMENTS	The Town Council OBJECTS to the relocation of the entrance gates towards Balcombe Road as this will prevent the area being used for drop off and pick up at peak times, resulting in queuing of traffic back onto the main Balcombe Road and result in additional parking pressure in surrounding roads.

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16. RBBC Letter Dated: 20.06.22	Application No: 22/01377/HHOLD
LOCATION:	5 Cheyne Walk Horley Surrey RH6 7PE
DESCRIPTION:	Loft Conversion with juliet balcony to the rear of the property
HORLEY TOWN COUNCIL COMMENTS	No objections

17. RBBC Letter Dated: 20.06.22	Application No: 22/01322/HHOLD
LOCATION:	43 Lee Street Horley Surrey RH6 8ER
DESCRIPTION:	Single storey rear extension
HORLEY TOWN COUNCIL COMMENTS	No objections

18. RBBC Letter Dated: 20.06.22	Application No: 22/01088/HHOLD
LOCATION:	25 Langwood Drive Horley Surrey RH6 9FH
DESCRIPTION:	New rooflights to rear roofscape and single storey rear extension. As amended on 20/06/2022
HORLEY TOWN COUNCIL COMMENTS	No objections

19. RBBC Letter Dated: 21.06.22	Application No: 22/01312/F
LOCATION:	44 - 46 Sangers Drive Horley Surrey RH6 8AL
DESCRIPTION:	Demolition of existing double garage. Construct new two bed, two storey home.
HORLEY TOWN COUNCIL COMMENTS	No objections

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20. RBBC Letter Dated: 21.06.22	Application No: 22/01389/HHOLD
LOCATION:	14 Grays Wood Langshott Horley Surrey RH6 9UT
DESCRIPTION:	Converting one side of double garage into habitable room with Ensuite.
HORLEY TOWN COUNCIL COMMENTS	No objections

Tree Works (Non-Felling)

A. RBBC Letter Dated: 21.06.22	Application No: 22/01392/TPO
LOCATION:	Land R/O 5 Langwood Drive Horley Surrey RH6 9FH
DESCRIPTION:	T1. Ash tree - shorten the lateral branches that are above the lawn by 1.5m. T2. Oak tree - Shorten the lateral branches that above the lawn by 1m. T3. Oak tree - Shorten the lateral branches that above the lawn by 2m. T4. Oak tree - Shorten the lateral branches that above the lawn by 3m.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.