

HORLEY TOWN COUNCIL
Planning & Development Committee

Minutes of a Meeting of the above-named Committee held at the
Town Council Offices, Albert Road, Horley on 6 May 2014, at 7.30 pm

Present

Cllrs Mike George (Chairman)
Jack Chapman
Kevin Hagerty
Simon Marshall
Mike Miller
Richard Olliver
Tony Schofield
Fiona Stimpson

In Attendance

Alan Jones (Town Clerk)
Joan Walsh (Administrative Officer)
Members of the Public: Mr P Salmon
Mrs L Salmon
Mr M Walshaw
Mr G Whitworth

P 4471 Apologies and Reasons for Absence

RESOLVED: that the apology of Cllr Jan Spratt be accepted for reasons as specified in the Attendance Register.

RESOLVED: noted.

P 4472 Declarations of Interest and Dispensations

RESOLVED: that the Declarations of Interest and requests for Dispensations for Disclosable Pecuniary Interests, as appended to these minutes, be noted.

P 4473 Public Forum

There were 4 members of the public present during the Public Forum. As 2 separate Planning Applications were to be discussed, Standing Orders were suspended so that the Committee could determine a response to each matter, in turn, after hearing the representations made.

RESOLVED: noted.

P 4474 Planning Application P/14/00703/HHOLD – 7 Charm Close, Horley:

Mr and Mrs Salmon addressed the Committee to raise their concerns on the above Planning Application for 3 adjoining garages and front garden wall with piers. Another local resident, Veronica Ballard, had also made written comments to be given in her absence together with

P 4474) a collection of photographs, illustrating a number of issues. The group were opposed to the Planning Application on the grounds of loss of amenity; out-of-character with neighbouring properties; and not in keeping with the street scene.

Mr Salmon explained that Charm Close was a small residential area of 12 dwellings with an existing block of 4 garages and an area of hard standing in front of each one. Many residents felt the proposed development of 3 extra garages across the end of the close plus a 6 foot front garden wall (already constructed) with piers were excessive, and would contravene the estate as a whole being built as an open plan area of open ended closes adjacent to open countryside. It was further explained that resident parking had become more difficult due to a significant increase in parked vehicles and, without a hardstanding being incorporated in the proposed new garage block, this would undoubtedly create more access problems and could also compromise road safety.

The Chairman thanked the speakers for their comments, and after considering the points raised, the Committee agreed a response for submission by the Town Council with a formal request that the matter be called in to the local Planning Committee.

RESOLVED: that the following comments be made regarding Planning Application P/14/00703/HHOLD – 7 Charm Close, Horley.

The Town Council OBJECTS on the following grounds:

- i) loss of amenity to neighbouring properties;***
- ii) out-of-character; and***
- iii) negative impact on street scene.***

We would also formally request that the matter be called in to the local Planning Committee.

P 4475) Planning Application: P/14/00619/F – 34 Limes Avenue, Horley:

Mr Whitmore, Chairman of the Limes Avenue Action Group (LAAG), summarised a number of observations on the above Planning Application to demolish the existing dwelling and outbuildings, and construct 7 new residential dwellings with associated parking and garages. He said the proposal was strongly opposed to on the grounds of overdevelopment; out-of-character, flooding risks and potential threat to wildlife habitat. A petition, signed by many local residents, would be presented to the Borough Council (and copied to the Town Council).

He explained that Limes Avenue was located in a flood plain and was seriously affected by existing water drainage and sewage problems which intensifies with any high levels of accumulated surface water. It was therefore felt that the proposed development on such a large scale could present further flooding risks to existing properties and insurance premiums for existing householders were already on the increase.

P 4475) There was also concern for protected trees around the proposed site, some of which had reportedly been chopped down and, such practice, without consent, was not only unlawful but also detracted from the character of the area. Mr Walshaw further pointed out the potential loss of a semi-aquatic amphibian arising from pond habitat destruction.

Cllr Olliver (similarly a local resident), fully supported the previous comments presented to the Committee. He said that the proposal was of a far higher density than surrounding properties, considerably overdeveloped, and was registered by the Environment Agency (EA) as a predominant flood risk area. Cllr Miller added that it would be necessary for the EA to consider any further development in the area very closely in line with its current flood risk prevention policy.

The Chairman thanked all the speakers for their comments, and consulted members to agree a response for submission to the Borough Council.

RESOLVED: that the following comments be made regarding Planning Application P/14/00619/F – 34 Limes Avenue, Horley.

The Town Council OBJECTS on the following grounds:

- i) overdevelopment;***
- ii) out-of-character;***
- iii) concerns over flooding issues; and***
- iv) location is a known area for protected species.***

P 4476 **Approval of Minutes**
Planning & Development Committee – 8 April 2014

The minutes of the above meeting of the Planning & Development Committee were presented for confirmation by Committee members and signature by the Committee Chairman.

RESOLVED: noted.

P 4477 **Matters Arising**
Planning & Development Committee – 8 April 2014

No matters were raised.

RESOLVED: noted.

Outside Bodies and Sub-Committees

P 4478 **Gatwick Diamond Business (GDB)**

The Clerk confirmed receipt of Cllr Bethell's report on the latest meeting, highlighting a number of charitable events sponsored by GDB together with forthcoming exhibitions and a networking summary.

P 4478) A copy of his report would be emailed to members, for information *(subsequently sent)*.

RESOLVED: noted.

P 4479 Horley Town Management Group (HTMG)

The Clerk reported that the completed Town Centre Customer Questionnaires and Business Confidence Surveys had been collated so that Horley can be accurately benchmarked against other marketable towns. He added that the kind hospitality shown by Waitrose and their offer to continue hosting future HTMG meetings throughout the year had been gratefully accepted by the group.

RESOLVED: noted.

P 4480 Gatwick Area Conversation Campaign (GACC) Membership 2014/15

A discussion followed amongst the Committee to consider future membership of the GACC. It was decided that the Town Council would not renew its annual subscription so as to deliver a more impartial approach during the predetermination stages of important consultations. However, the Town Council could request the Campaign Group to have an 'observer status' which would mean being held on their mailing list for electronic newsletters and other publications.

RESOLVED: noted.

RECOMMEND: that this Committee recommend to Full Council that the Town Council withdraw its annual membership of Gatwick Area Conservation Campaign (GACC) but requests to remain on their mailing list for electronic newsletters and other publications.

P 4481 Deferred Planning Applications

P/14/00574/S73: Horley North East Sector, Phase 3, Brookfield Drive, Horley – Reserved Matters, access, appearance, landscaping, layout & scale pertaining to P/11/01349/OUT

The Chairman stated that on review of the above deferred Planning Application, there was nothing contentious about the proposal. It was therefore agreed that a response of '**No objections**' be submitted *(subsequently sent to RBBC)*.

RESOLVED: that the Town Council's response of 'No objections' to Planning Application Ref: P/11/01349/OUT: North East Sector, Phase 3, Brookfield Drive, Horley, be noted.

P 4482 Determined Planning Applications

Members reviewed the list of Planning Applications determined for the period 2 April to 29 April 2014.

RESOLVED: noted.

P 4483 Planning Applications received from Reigate & Banstead Borough Council for the week ending 8 April 2014.

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 noted.

P 4484 Planning Applications received from Reigate & Banstead Borough Council for the week ending 15 April 2014.

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 noted.

P 4485 Planning Applications received from Reigate & Banstead Borough Council for the week ending 22 April 2014.

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 noted.

P 4486 Planning Applications received from Reigate & Banstead Borough Council for the week ending 29 April 2014.

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 noted.

Planning Appeals

P 4487 Planning Appeals Received

The list of Planning Appeals received from Reigate & Banstead Borough Council was reviewed.

RESOLVED: noted.

P 4488 Planning Appeals Determined

The list of Planning Appeals determined by Reigate & Banstead Borough Council was reviewed.

RESOLVED: noted.

P 4489 Ongoing Planning Matters

No matters were raised.

RESOLVED: noted.

P 4490 North East Sector

No matters were raised.

RESOLVED: noted.

P 4491 North West Sector

There was no update.

RESOLVED: noted.

P 4492 Town Centre Regeneration

The Clerk stated that the next meeting of the Regeneration Forum would be held at the Albert Rooms on Tuesday, 13 May, at which a presentation on Sustainable Drainage in New Developments in Horley would be given by Christine Urry of Surrey County Council. All members were invited to attend.

RESOLVED: noted.

P 4493 Railway Matters

No matters were raised.

RESOLVED: noted.

Highways Matters

P 4494 SCC Consultation: Review of Surrey Rights of Way Improvement Plan (ROWIP) - Closing Date: 9 May 2014.

RESOLVED: that the Town's Councils response to the SCC Consultation on Review of Surrey Rights of Way Improvement Plan (ROWIP), as appended to these minutes, be approved.

P 4495 SCC Consultation: New Policies for Setting Local Speed Limits and Road Safety Outside Schools – Closing Date: 25 April 2014

RESOLVED: that the Town Council's response to the SCC Consultation on New Policies for Setting Local Speed Limits and Road Safety Outside Schools, submitted on the Survey Monkey Questionnaire, be ratified.

P 4496 Surrey Highways Bulletin

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

Local Flooding Issues

P 4497 Horley South East Flood Forum

Cllr Schofield told members he had been in regular contact with the Senior Engineer from the Surrey Drainage Asset Team to identify crucial wetspots in Horley following major flood incidents, and to prioritise remedial works as well as considering ways to alleviate existing problems. A local residents' meeting had taken place to mark serious flood risk areas on a geographical map with the River Mole plus adjoining streams and ditches, and these would now be entered on the County Council's database.

He added that the new Flood Forum for the Horley South East Area had been formed with representatives from the Borough and Town Councils, the Environmental Agency (EA) and local residents had been passed on to the Surrey Highways Drainage Asset Team, however, the first of a series of meetings had yet to be arranged.

The Clerk added that a resident of Lee Street had responded to the flood alerts appeal on the Town Council website. He submitted a selection of photographs taken outside his property in January (when Lee Street was closed to traffic after the severe flooding), along with a cover letter highlighting the need for flood prevention measures in the area. A reply would be sent to the resident to acknowledge receipt of his letter.

RESOLVED: noted.

P 4498 Reigate & Banstead: Core Strategy

There was no update.

RESOLVED: noted.

Airport Matters

P 4499 GAL Consultation: "A Second Runway for Gatwick" & Exhibition Dates (Closing Date: 16 May)

The Committee reviewed the Runway Options Consultation by GAL, to assist in their final submission on the preferred option to the Airports Commission to consider in its evaluation process and subsequent advice to the Government.

P 4499) (Available to view at: www.gatwickairport.com.consultation)

Members agreed that before forming any judgement regarding an additional runway at Gatwick, the Town Council should fully engage with Horley residents by holding a Public Meeting. This would be open to residents as well as representatives from organisations both in favour of an additional runway at Gatwick, as well as those against the proposal or are still undecided. It was noted that a consultation exercise was already underway by the Town Council, by asking for views on a questionnaire that would be made available to residents and the wider community. *(It was subsequently resolved at the Annual Meeting of the Council, on 13 May, to make “No response at this time” to the GAL Consultation on the Possible Options for a Second Runway at Gatwick.)*

RESOLVED: noted.

P 4500	From	Subject	Received	Action
	GATCOM	Key Messages from Meeting, 10 April	28.4.14	Noted.
	GATCOM	Weekly News Summaries & Newsletters	Various	Noted.

RESOLVED: noted

P 4501 Diary Dates

Horley Regeneration Forum
Albert Rooms, 13 May, 5pm

Annual Meeting of the Council
Albert Rooms, 13 May, 7.30pm

Horley Carnival
Horley Recreation Ground, 7 June, 11am-5pm

RESOLVED: noted.

P 4502 Urgent Business

The Committee Chairman concluded the meeting of the last municipal year by thanking the Vice-Chairman, Cllr Schofield, for all his hard work, and he extended his appreciation to all members for their continued support. He commented that the notable increase in residents present at the Public Forum part of meetings had been well received.

Cllr Olliver passed on a note of thanks to Cllr Mike George and Cllr Schofield for their outstanding contribution to the Committee.

P 4503

Press Release

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

Meeting closed at 9:25pm.

Date of next meeting: 3 June 2014