

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 18 November 2014, at 7.30 pm

Present

Cllrs Mike George (Chairman)
Jack Chapman
Kevin Hagerty
David Jackson
Simon Marshall
Richard Olliver
Tony Schofield
Jan Spratt
Fiona Stimpson

In Attendance

Cllr Richard Bethell
Alan Jones (Town Clerk)
Joan Walsh (Administrative Officer)

P 4696 Apologies and Reasons for Absence

RESOLVED: that the apologies of Cllr Miller be accepted for reasons as specified in the Attendance Register.

P 4697 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 4698 Public Forum

There were 7 members of the public present during the meeting.

RESOLVED: noted.

**Planning Applications : 14/02124/F & 14/02125/LBC:
Landens Buildings, Meath Green Lane, Horley**

A group of local residents addressed the Committee on the above proposal for refurbishment and conservation of existing farm buildings to 9 new dwellings, demolition of existing bungalow, other outbuildings and structures plus construction of 29 new dwellings with associated garaging, boundary treatments and landscaping.

There was also a separate Planning Application in respect of Listed Building Consent for demolition of outbuilding and removal of haha wall.

P 4698) Each speaker, in turn, made representations to outline their objections on the grounds of:

- **Development Issues** (including an unnecessary development which contravenes the Borough Local Plan on Affordable Housing).
- **Highways & Access Issues** (including poor site access via a narrow lane and risk of high increase in traffic, which contravenes the commitment that the development in the North West Sector would not permit vehicle access on to Meath Green Lane).
- **Drainage Issues** (including inadequate sustainable drainage to capture surface water and prevent sewage problems).
- **Wildlife Habitation Issues** (including loss of wildlife on the site for which a Biodiversity Plan should be made to protect endangered species and their habitats).
- **Historic Preservation Issues** (including risk of removal of ancient features such as haha wall).

The Committee Chairman expressed his thanks for the comments made, and Standing Orders were then resumed so that a formal response by the Town Council could be made.

RESOLVED: that the following comments be made regarding Planning Application: 14/02125/F – Landens Buildings, Meath Green Lane, Horley.

The Town Council OBJECTS on the following grounds:

- i) Overdevelopment.**
- ii) Inappropriate and incoherent development;**
- iii) Proposed access on to Meath Green Lane contravenes the Borough and Local Plan; and**
- iv) Inadequate drainage.**

We also believe that there should be an updated Biodiversity Plan in place as there could be protected species on this site.

RESOLVED: that the following comments be made regarding Planning Application: 14/02125/LBC – Landens Buildings, Meath Green Lane, Horley:

The Town Council OBJECTS to the demolition and loss of any historic buildings and features, and that these should be incorporated into the development (for example, Tanyard Barn, North East Sector).

P 4699 **Approval of Minutes**
Planning & Development Committee – 21 October 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 4700 Matters Arising
Planning & Development Committee – 21 October 2014**

No matters were raised.

Outside Bodies and Sub-Committees

P 4701 Gatwick Diamond Business (GDB)

CLlr Bethell was in attendance, and a copy of his report on the last GDB meeting had already been circulated to members. He said he would not be able to attend the next meeting on 28 November, at Denbies Wine Estate, Dorking, and made a request for a volunteer to replace him. Once known, he would register the Town Council representative with GDB.

RESOLVED: noted.

P 4702 Horley Town Management Group (HTMG)

The Clerk updated members on the last HTMG meeting, at which a presentation was given by Kenrick Garraway from 'Business without Barriers', who had previously been appointed to implement the issues highlighted in the Metamorphosis Report. He also outlined to the group some former projects he had worked on in Local Government.

The Horley Saturday market was also discussed, and it was thought that relocation from the car park at Consort Way East to the Precinct, might be more beneficial to increase customer footfall and attract new traders as well. The Clerk added that random themed events, such as French and Italian markets, could also be considered.

RESOLVED: noted.

P 4703 Deferred Planning Applications

Planning Application: 14/02134/CON – 2 Perrylands Lane, Horley

RESOLVED: that the Town Council's comments regarding Planning Application: 14/02134/CON, as appended to these minutes, be ratified.

P 4704 Determined Planning Applications

Members reviewed the list of Planning Applications determined for the period 15 October to 11 November 2014.

RESOLVED: noted.

P 4705 Planning Applications received from Reigate & Banstead Borough Council for the week ending 21 October 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 4706 Planning Applications received from Reigate & Banstead Borough Council for the week ending 28 October 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 4707 Planning Applications received from Reigate & Banstead Borough Council for the week ending 4 November 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 4708 Planning Applications received from Reigate & Banstead Borough Council for the week ending 11 November 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 4709 Planning Appeals Received

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

RESOLVED: noted.

P 4710 Planning Appeals Determined

The list of Planning Appeals determined was reviewed

RESOLVED: noted.

Ongoing Planning Matters

P 4711 RBBC Consultation Event – Five Year Plan

The Chairman gave an update on RBBC's workshop regarding the Five Year Plan. He recited an initial Town Council response as feedback to the outline proposals, on which members were agreed.

P 4711) *RESOLVED: that the Town Council's response to the Consultation by Reigate & Banstead Borough Council on the Five Year Plan, as appended to these minutes, be ratified.*

**P 4712 SCC Consultation – Draft Statement on Community Involvement
Closing Date: 2 February 2015**

The Clerk reported receipt of the above SCC Consultation on Draft Statement of Community Involvement in connection with Surrey Minerals and Waste Plans. The Chairman said he would review the contents to determine if a response by the Town Council would be required should the issues affect Horley.

RESOLVED: noted.

North East Sector

P 4713 Langshott Allotments

The Clerk reported that the legal transfer of the Langshott Allotments was close to completion, and the tenancy agreements for the new allotment holders had already been prepared. It was, however, thought that the allocation of plots would not be until the New Year so that they may be marked out and ploughed first, and this work had been delayed following recent heavy rainfall.

RESOLVED: noted.

P 4714 Phase 3, The Acres Development, North East Sector & Tanyard Barn

Cllr Schofield gave an update on Phase 3 of The Acres, North East Sector, advising that the developer had planned to put arrangements in place to speed up construction on the site, over seven days a week, in order to complete all of the outstanding works. The contentious issue of bus routing via Langshott Lane and Brookfield Drive, to enable such large vehicular access through the development, had yet to be resolved.

He also told members that the developer had put out to tender the conversion of Tanyard Barn into a community hall with specific contractors specialised in the conservation, restoration and repair of historic structures so that part of this listed building could be preserved.

RESOLVED: noted.

P 4715 North West Sector

Cllr Schofield told members that the three remaining developers in the consortium had reached agreement following the land purchase at the

P 4715) North West Sector, and all the outstanding issues had been resolved with the landowners. It was therefore anticipated that the final Section 106 Agreement would be engrossed shortly.

RESOLVED: noted.

P 4716 Town Centre Regeneration

The Clerk advised that the next meeting of the Horley Regeneration Forum would be held in the Edmonds Community Hall, Albert Rooms on Tuesday, 2 December, from 5.30 pm. Amongst the Agenda items to be raised would be separate updates on the Community Infrastructure Levy (RBBC); Horley Town Management Group; and the North East Sector.

RESOLVED: noted.

Railway Matters

**P 4717 Network Rail Consultation – Draft Sussex Area Route Study
Closing Date: 13 January 2015**

Cllr George told members he had reviewed a lengthy study undertaken by Network Rail to identify a number of constraints across the rail network, in particular, over-crowding on trains into London Bridge and Victoria, during peak times. He had prepared a response in his capacity as GATCOM representative, and gave a summary on particular concerns for Horley with its population increasing and thereby having a direct impact on residents commuting to work into London.

RESOLVED: noted.

**P 4718 Govia Thameslink Railway Consultation – December 2015 Timetable
Closing Date: 30.1.15**

Cllr George reported receipt of a Consultation by Govia Thameslink, on a proposed Off-Peak Timetable for the New Franchise in 2015, and its plans for 108 new carriages on the Gatwick Express and Thameslink route, to replace the existing fleet. The proposed timetable changes would be to the off-peak Brighton Main Line service pattern to benefit passengers based south of London Victoria, London Bridge and London Blackfriars. In order to gather opinions from regular rail users on these routes into London via Horley, both Cllrs Spratt and Jackson volunteered to consider these on their forthcoming rail trips, and then provide constructive feedback to the Committee at a later date.

RESOLVED: noted.

Highways Matters

P 4719 SCC Consultations: Local Transport Review

The Clerk reminded members that SCC's Group Manager for Travel & Transport, Paul Millin, would be giving a Local Transport Review presentation alongside his colleague, Val Sexton, in the Edmonds Hall, on 2 December, starting at 7.15 pm. Cabinet Member, Mike Goodman would also be present, and confirmed responses had been received from other neighbouring Council representatives as well.

RESOLVED: noted.

P 4720 Surrey Highways Bulletin

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

P 4721 Local Flooding Issues

CLlr Schofield advised that RBBC's Drainage Engineer, Keith Faricy, had suggested a review meeting be held with Council representatives to revisit local flooding issues and to receive updates through separate forums and resident groups. It was hoped this would restart the whole process with Surrey Council, as some considerable time had passed since these joint initiatives had been formed.

RESOLVED: noted.

P 4722 Airport Matters

From	Subject	Received	Action
GATCOM	Airports Commission Consultation: Increasing UK's Long-Term Aviation Capacity: 3 Options, New Runway (GATCOM Deadline: 12.12.14)	11.11.14	Noted.
GATCOM	Key Messages & Outcomes from last Meeting (23.10.14)	31.10.14	Noted.
GATCOM	Chairman's Annual Review 2013/14	10.11.14	Noted
GATCOM	CAA Consultation: P-RNAV Implement'n on Gatwick's Departure Routes (GATCOM Deadline: 23.12.14)	10.11.14	Noted.

P 4722) GACTOM GAL: NATMAG Meeting 6.11.14 Noted.
(27.11.14)
GATCOM Weekly Newsletters & Various Noted.
Updates

RESOLVED: noted.

P 4723 Update on Extraordinary Full Council Meeting held to consider the Town Council's Position on a Possible Second Runway at Gatwick Airport

It was reported that at an Extraordinary Full Council Meeting, held on 11 November, it was resolved to endorse the majority view of local residents who are against the proposal for a second runway at Gatwick Airport. This followed the results received from a questionnaire exercise undertaken with Horley residents, and a Press Release was subsequently published.

(Available to view at: <http://www.horleysurrey-tc.gov.uk/index.php?idPage=2&n=601>)

RESOLVED: noted.

P 4724 Diary Dates

Horley Christmas Fayre and Switching on Christmas Lights
Saturday, 29 November 2014, from 10.00 am

RESOLVED: noted.

P 4725 Urgent Business

No matters were raised.

RESOLVED: noted.

P 4726 Press Release

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

Meeting closed at 8.55 pm. Date of next meeting: 13 January 2015