

HORLEY TOWN COUNCIL

Minutes of a Meeting of the Planning and Development Committee held on 11 January 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)
Alice Cole (Administrative Assistant)

P 7230 Apologies and Reasons for Absence

Apologies were received from Cllr Baker, Cllr Buttironi and Cllr Stimpson.

RESOLVED: Noted.

P 7231 Disclosable Pecuniary Interests and Non-Pecuniary Interests

Cllr Mike George declared a Non-Pecuniary Interest in Agenda Item 7 (i) 07. 21/03133/RET | Horley Town Football Club, The New Defence, Anderson Way, Horley, Surrey, due to his involvement with Horley Town Football Club.

Cllr Mike George declared a Non-Pecuniary Interest in Agenda Item 7 (i) 15. 21/03286/HHOLD | 88 The Drive, Horley, Surrey, RH6 7NH, due to applicants being known to him.

RESOLVED: Noted.

P 7232 Public Forum

A local resident of Warltersville Way addressed the Committee virtually expressing concerns regarding Planning Application 21/03147/F. They raised concern that the design was 'alien' to the existing character of surrounding spacious properties, with the neighbouring properties being bungalows.

The new development sits closer to the boundary with his property and he does not believe it meets planning policy requirements in relation to the scale, mass and bulk of the development.

Concerns were raised regarding neighbour amenity, especially given the loss of trees including a mature cherry variety. The generation of an extra 12 cars and deliveries to the road would exacerbate existing problems as there is a pinch point due to an oak tree outside No 5. Problems previously have included the refuse lorries refusing to go down the road. Properties no. 5 & 6 apparently have no sightlines which would be exacerbated by additional dwellings.

The Chairman thanked the member of the public for their input. The Chairman then read out comments emailed to HTC by another resident, stating they have serious concerns regarding the impact on neighbour amenities due to the cramped, out of character and high-density nature of the proposal and the road is already extremely hazardous being unmade and subject to flooding. Following their deliberations, Members were in agreement to raise objections to the Planning Application for the reasons stated.

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 21/03147/F

Horley Town Council OBJECTS on the following grounds:

- i. Out of keeping with the open setting of neighbouring properties;**
- ii. Concern regarding the massing of the proposal;**
- iii. Concern regarding the height of the proposal;**
- iv. Impact on neighbouring amenity, and**
- v. Concern regarding flooding on access as it is located in Flood Zone 2.**

P7233

Approval of Minutes

Planning & Development Committee – 07 December 2021

Cllr Simon Marshall noted that the reason for his declaration of a Non-Pecuniary Interest in Agenda Item 7 (i) 01. 21/02922/CLE | 15 Station Road, Horley, Surrey, RH6 9HW, was that he knows the applicant, rather than due to proximity.

RESOLVED: that the minutes of the above meeting of the Planning & Development Committee be approved subject to the amendment required, to reflect the change raised by Cllr Simon Marshall.

P 7234

Planning Updates

Planning & Development Committee – 07 December 2021

RESOLVED: that the planning updates of the above meeting of the Planning & Development Committee, be approved.

P 7235

Horley Town Management Group

It was noted that the next meeting is to be held on 24 January 2022 and that the group will be receiving a presentation from 'thinkingplace' regarding the public engagement work they have been doing for SCC.

RESOLVED: Noted

P 7236

SCC & 'thinkingplace' Public Engagement Workshops

The Planning Officer advised the Committee that thinkingplace undertook workshops and stakeholder meetings before Christmas but there maybe a few more stakeholder meetings with schools undertaken in the next month. thinkingplace are now in the process of collating all the feedback they have received and will be presenting their initial feedback results to the Sponsor and Stakeholder groups this week. The next stage of work for them is to identify 'priority projects' which they anticipate would be undertaken in the next month or so.

The Planning officer advised the Committee that the initial consultation work is unlikely to raise any new issues that HTC are not already aware of in terms of both the positives and negatives of the town and town-centre, however, what happens to this information next will be key to ensuring real demonstrable change takes place.

The Planning Officer advised that she has reiterated Horley Town Council's desire to be fully engaged in this process, its outcomes and the ongoing partnership relations going forward.

RESOLVED: Noted

P 7237 Determined Planning Applications

Members reviewed the list of Planning Applications determined for the period 03 December 2021 to 06 January 2022.

RESOLVED: Noted.

P 7238 Planning Applications received from Reigate & Banstead Borough Council for the period 03 December 2022 to 06 January 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 7239 Planning Appeals, during the period 03 December 2022 to 06 January 2022.

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

RESOLVED: Noted.

P 7240 Ongoing Planning Matters

Westvale Allotments

The Planning Officer provided an update regarding the ongoing Reserved Matters application for the new Westvale Park allotments. It was noted that Surrey County Council has undertaken a Road Safety Audit for the new access points on Meath Green Lane. There are considerations for providing a new access route to the northern allotment site through Westvale Park to overcome the highway issues. Discussions for access options to the southern allotment site are ongoing, with comments awaited from the Conservation Area.

HTC has provided details of likely maintenance requirements such as yearly skip deliveries. If any formal updates are made to the RM application, then the Committee will be notified. The Chairman suggested it would be appropriate for the item to be raised with the Leisure Committee in terms of further updates and this was agreed.

RESOLVED: that the matter of 'Westvale Allotments – Road Safety Audit and new access route to the northern allotment site through Westvale Park' be added to the Leisure Committee Agenda for future updates.

P 7241 Horley Pavement Audit Committee

The Committee were advised that the next HPAC meeting is scheduled to take place next Tuesday 18 January 2022 and further updates would be provided by the Chair at the next meeting of the Planning Committee.

RESOLVED: Noted.

P 7242 Traffic Calming Measures, The Acres and Wheatfield Way, Langshott

The Planning Officer advised the Committee that at HTC Full Council meeting on 14th December 2021, the use of CIL money held by the Town Council was approved to help fund the proposed highway signage along Wheatfield Way.

SCC Highway Officers who are assisting the Town Council on the project, have been informed of the outcome of the Full Council meeting and have advised that the next step is for them to draw up a site plan. They will then liaise directly with the Planning Officer on the next steps from a HTC perspective.

Cllr Saunders suggested that signage or stickers be provided under each new sign to identify that the sign's were funded by HTC, and that this be communicated through the Councils website and social media channels once the project had completed.

RESOLVED: Noted.

P 7243 Other Highway Matters

It was noted that SCC Cllrs Jordan Beech and Andy Lynch were due to meet with the Cabinet Member for Highways, Cllr Matt Furniss and the SCC Highways Engagement Manager on Friday 14th January about the A23 Brighton Road, in relation to the Active Travel Scheme as well as push for action and an update on the traffic survey and impact assessment which had been requested some time ago.

The Planning Officer also advised that there are planned temporary traffic lights and lane closures in small sections between Westvale Road and A23 Brighton Road to undertake sustainability improvement works, commencing on 10 January for up to 7 months.

Cllr George questioned the safety of pedestrians/cyclists whilst crossing the temporary traffic lights to access the Public Footpath on either side of the road.

RESOLVED: Noted.

P 7244 DfT Consultation: Information gathering exercise with Airport Consultative Committee and Similar Organisations

The Chairman explained to the Committee that he had responded to GATCOM regarding the DfT consultation on the challenges faced by Airport Consultative Committees (ACC). The response considered membership of GATCOM, its independence as an ACC, the future challenges and any examples of best practice.

RESOLVED: Noted.

P 7245 Other Airport Matters

The Chairman advised that Gatwick Airport is under considerable pressure to complete a "noise envelope" investigation, which could see penalties issued if the results exceed maximum allowances.

The Planning Officer also highlighted Gatwick's new electric charging "petrol station" located on the ring road south approach to Gatwick's south terminal, adjacent to M23 which is expected to be available in Autumn 2022. The Gatwick Intouch Newsletter states it will be for local residents as well as airport users.

RESOLVED: Noted.

P 7246

Proposals for the redevelopment of the Titan House site, Cross Oak Lane

The Planning Officer advised the Committee that a pre-application presentation was given by the developers of the above site prior to the P&D Committee meeting. It was agreed that the slides would be circulated to Members once received.

The Planning Officer outlined that the scheme incorporates two new industrial units (Use Class B2, B8 and E(g)iii Industrial Processes). The developer stated that the buildings have been sited so as to be considerate to the neighbours of Empire Villas by focusing the buildings active frontage into the centre of the site, with the buildings themselves dampening any noise from site activities. A new access is proposed off Cross Oak Lane, with the existing access maintained for servicing the substation. A Transport Assessment will be submitted with the application and the surveys undertaken have been discussed with SCC highways in terms of the cumulative impact of other committed developments. The Developer considers that the new uses result in a reduction of vehicle movements during the peak times based on the permitted existing uses trip generation data. A comprehensive landscaping scheme to include the retention of existing landscape along Cross Oak Lane boundary, with mature tree stock used for any new planting is also to be included.

The presentation indicated that the Planning Application has been submitted to RBBC in December 2021 and that the timeline shown in the presentation identifies that Salmon propose to demolish the buildings before planning consent is obtained.

Cllr Saunders questioned the inclusion of a B8 use and the associated traffic impact on Bonehurst Road/ Cross Oak Lane. He cited the already difficult traffic situation along Cross Oak Lane, particularly given that Amazon lorries delivering to the opposite site during peak times, with smaller vans accessing the site during the remaining day. He further queried whether signage preventing HGVs turning out onto Orchard Drive can be requested.

Cllr Avery advised that Cllr Beech had met SCC Highways nearby to discuss the PROW under the railway arch, and that SCC are looking at this area in terms of one-way priority and width restrictions.

It was agreed that any further consideration would be made once the application has been formally registered, and the consultation period commenced.

RESOLVED: that Members await the formal public consultation in relation to proposals for the redevelopment of the Titan House site, Cross Oak Lane and to consider the application on its planning merits.

P 7247 **SCC Minerals and Waste Local Plan – Issues and Options Public Consultation**

The Planning Officer advised that the Minerals and Waste Local Plan will replace the Surrey Minerals Plan 2011 (and associated development plan documents) and the Surrey Waste Local Plan 2019.

The Issues and Options public consultation is the first formal stage and includes a ‘call for sites’ to landowners and the minerals and waste management industry to nominate any land that may be suitable for future minerals or waste management development.

The document does not currently appear to show any new or proposed waste or minerals sites near Horley. However, interestingly it does include population growth figures, which identify RBBC to have the largest household population by 2039 and the biggest % growth. It was agreed amongst Members that a formal response from the Town Council would not be required on this occasion.

RESOLVED: Noted.

P 7248 **Diary Dates**

24th January 2022, 6.00pm: **Horley Town Management Group** (Edmonds Hall)

25th January 2022, 7.30pm: **Finance Meeting** (Edmonds Hall)

RESOLVED: Noted.

P 7249 **Press Release**

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

Meeting closed at 8.37 pm

Date of next meeting: 08 February 2022

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 03 December 2021 – 06 January 2022
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 03.12.21	Application No: 21/03081/HHOLD
LOCATION:	10 The Coronet Horley Surrey RH6 9EX
DESCRIPTION:	Proposed single storey rear extension
HORLEY TOWN COUNCIL COMMENTS (Ratified 11/01/22)	No objections

02. RBBC Letter Dated: 09.12.21	Application No: 21/03141/HHOLD
LOCATION:	15 Cheyne Walk Horley Surrey RH6 7PE
DESCRIPTION:	Single storey rear extension
HORLEY TOWN COUNCIL COMMENTS (Ratified 11/01/22)	No objections

03. RBBC Letter Dated: 09.12.21	Application No: 21/03054/S73
LOCATION:	138 Victoria Road Horley Surrey RH6 7BF
DESCRIPTION:	To extend existing building with two storey and single storey extension and to convert existing shop/office building including extension into 6 No. flats. 6 x 2 bed. Variation of Condition 3 of permission 18/00058/F. Removal of condition 3h - All footpaths, hardstandings and drives shall be of fixed gravel.
HORLEY TOWN COUNCIL COMMENTS (Ratified 11/01/22)	No objections to proposed changes to footpaths, hardstanding & drives but continue to be concerned on the future protection to the listed footpath adjacent to the development after construction works have been completed.

04. RBBC Letter Dated: 10.12.21	Application No: 21/02870/E
LOCATION:	The Turret 48 Massetts Road Horley Surrey RH6 7DS
DESCRIPTION:	Alterations and extensions to the existing building, including a single storey side extension, two-storey and single storey rear extensions, and a rear dormer extension, to create a fitness room, 4 guest bedrooms with ensuites, and an ancillary 1-bed flat for staff accommodation
HORLEY TOWN COUNCIL COMMENTS (Ratified 11/01/22)	No objections subject to no adverse comments from the Conservation Officer.

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05. RBBC Letter Dated: 13.12.21	Application No: 21/03108/HHOLD
LOCATION:	2 Winfield 57D Masetts Road Horley Surrey RH6 7DT
DESCRIPTION:	Single storey rear extension
HORLEY TOWN COUNCIL COMMENTS (Ratified 11/01/22)	No objections

06. RBBC Letter Dated: 14.12.21	Application No: 21/03089/F
LOCATION:	55 Hyperion Walk Horley Surrey RH6 7DA
DESCRIPTION:	Proposed residential two storey side extension, single storey rear extension, erection of new fence, and change of use of land to the side of the dwelling to be incorporated within the garden.
HORLEY TOWN COUNCIL COMMENTS (Ratified 11/01/22)	No objection to the side & rear extensions however query the re-location of the garden fence which appears to enclose an area of open/communal public land. Any construction work should not affect the nearby cherry tree.

07. RBBC Letter Dated: 14.12.21	Application No: 21/03133/RET
LOCATION:	Horley Town Football Club The New Defence Anderson Way Horley Surrey
DESCRIPTION:	Change of use of land from groundsman compound to builders storage compound.
HORLEY TOWN COUNCIL COMMENTS (Ratified 11/01/22)	No objections. HTC feel it should be granted for the good of the club and the local community.

08. RBBC Letter Dated: 16.12.21	Application No: 21/03106/HHOLD
LOCATION:	70 Sarel Way Horley Surrey RH6 8EW
DESCRIPTION:	Proposed two storey side extension to create granny annexe. Provide drop kerb to allow for off street parking.
HORLEY TOWN COUNCIL COMMENTS (Ratified 11/01/22)	No objections

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09. RBBC Letter Dated: 16.12.21	Application No: 21/03147/F
LOCATION:	Lower Bayhorne Warltersville Way Horley Surrey RH6 9EP
DESCRIPTION:	Demolition of existing buildings on site and redevelopment of the site to include new 6 residential units with proposed parking, landscaping and associated site works.
HORLEY TOWN COUNCIL COMMENTS	<p>Horley Town Council OBJECTS on the following grounds:</p> <ul style="list-style-type: none"> i) Out of keeping with the open setting of neighbouring properties; ii) Concern regarding the massing of the proposal; iii) Concern regarding the height of the proposal; iv) Impact on neighbouring amenity, and v) Concern regarding flooding on access as it is located in Flood Zone 2.
10. RBBC Letter Dated: 20.12.21	Application No: 21/03232/HHOLD
LOCATION:	26 The Meadway Langshott Horley Surrey RH6 9AW
DESCRIPTION:	Rear and side wrap around, single story extension
HORLEY TOWN COUNCIL COMMENTS	No objections
11. RBBC Letter Dated: 22.12.21	Application No: 21/03185/F
LOCATION:	Oldbury Engineering Ltd 8 - 12 Balcombe Road Horley Surrey RH6 9HT
DESCRIPTION:	Demolition of all existing building and erection of a detached building containing 6 apartments with associated access, parking for car and cycles, refuse storage and amenity space
HORLEY TOWN COUNCIL COMMENTS	No objections

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12. RBBC Letter Dated: 29.12.21	Application No: <u>21/03264/HHOLD</u>
LOCATION:	6 Meath Green Farm Close Horley Surrey RH6 8NB
DESCRIPTION:	Construction of infill to existing single storey car port to include new external window. Installation of double doors to rear to provide storage access. Internal modifications to allow access to new bedroom through main property.
HORLEY TOWN COUNCIL COMMENTS	Horley Town Council OBJECTS on the following grounds: i) Loss of off-street parking in an area with little on-street parking

13. RBBC Letter Dated: 31.12.21	Application No: <u>21/03288/HHOLD</u>
LOCATION:	42 Chequers Drive Horley Surrey RH6 8DU
DESCRIPTION:	The addition of 200mm external wall insulation to the external envelope of the property, existing windows and doors to be replaced, chimney stack removal, provision of solar panels on the roof of the property, built-out porch to fully enclose porch and air source heat pump external condenser.
HORLEY TOWN COUNCIL COMMENTS	No objections. Horley Town Council is supportive of the environmental improvements Raven Housing Trust is trying to achieve.

14. RBBC Letter Dated: 31.12.21	Application No: <u>21/03298/HHOLD</u>
LOCATION:	8 Denoras Close Horley Surrey RH6 8QA
DESCRIPTION:	Erection of a two storey side extension including a garage with a home office in the roof, external alterations, an extended driveway and associated landscaping.
HORLEY TOWN COUNCIL	No objections

15. RBBC Letter Dated: 31.12.21	Application No: <u>21/03286/HHOLD</u>
LOCATION:	88 The Drive Horley Surrey RH6 7NH
DESCRIPTION:	Single storey rear extension to replace conservatory
HORLEY TOWN COUNCIL COMMENTS	No objections