

## **HORLEY TOWN COUNCIL**

### **Minutes of a Meeting of the Planning and Development Committee held on 08 February 2022, at 7.30 pm**

<b>Present</b>	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 7250 Apologies and Reasons for Absence**

Apologies were received from Cllr Buttironi, Cllr Powell and Cllr Saunders. Cllr Stimpson attended remotely.

***RESOLVED: Noted.***

#### **P7251 Disclosable Pecuniary Interests and Non-Pecuniary Interests**

No declarations were made.

***RESOLVED: Noted.***

#### **P 7252 Approval of Minutes**

Planning & Development Committee – 11 January 2022

***RESOLVED: that the minutes of the above meeting of the Planning & Development Committee, be approved.***

#### **P 7253 Determined Planning Applications**

Members reviewed the list of Planning Applications determined for the period 07 January 2022 to 03 February 2022.

***RESOLVED: Noted.***

#### **P 7254 Planning Applications received from Reigate & Banstead Borough Council for the period 07 January 2022 to 03 February 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 7255 Planning Appeals, during the period 07 January 2022 to 03 February 2022.**

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

***RESOLVED: Noted.***

**Horley Town Management Group**

It was noted that HTMG met on 24th January, with a presentation from consultants, thinkingplace, regarding the initial consultation work on the Town Centre.

The Planning Committee were advised that a member of HTMG also raised the visual appearance of the town centre, and particularly the control over the appearance of the buildings in the town centre. The Planning Officer reminded the Planning Committee that there is an adopted Supplementary Planning Document for Horley Shopfront Design that is a material consideration in determining applications for new shopfronts, and which this committee can refer to in any consultation response.

***RESOLVED: Cllr Samantha Marshall requested that a copy of the SPD document be circulated to all Members for reference.***

**RBBC Delivering Change in Horley Town Centre**

The Planning Officer advised that HTC are expecting to receive notification of the public consultation on the public realm improvements for the High Street. We understand that the initial consultation will be focussing on design principles (particularly whether the road should be 1 or 2 way at that point). Members were advised that the wayfinding signage project has been incorporated into the public realm work.

Members were advised that RBBC are currently working up a brief for contractors to install a new pump and address the drainage/ flooding issues within the subway. Work is anticipated to be undertaken in two phases, phase 1 focussing on resolving the flooding issue, and phase 2 addressing design and visual appearance etc. The timing of the work is being considered as the subway may need to be closed for a few days therefore RBBC are keen to do this outside school time.

Members were advised that the works to Central Car Park are awaiting agreement with UK Power Networks but advised that RBBC are now also looking at EVCP, planters and delineation of pedestrian walkways through car park.

It was noted that Pay on Exit works to Victoria Road Car Park were on hold as further investigation in to various access rights was being undertaken.

The Planning Officer advised that RBBC are still working on the long term viability for the redevelopment of the High Street Car Park redevelopment scheme before they can move forward with any consultation on building design.

RBBC advised that they are starting to look at the "Town Park", initially reviewing open space options in Horley and looking at the overall sports pitch provision in the Borough. It was noted that Cllr Biggs is presenting to HTC on 22nd February regarding the work being undertaken. The Planning Chairman advised that he had understood that the strategy would include playing field space that was in HTC ownership as well.

## **SCC ‘Thinking Place’ Workshops**

The Committee were advised that virtual workshops took place between the 1st – 3rd February regarding future potential projects for the town centre and the outcome of these workshops is awaited.

## **Traffic Calming Measures, The Acres and Wheatfield Way, Langshott**

The Planning Officer advised that Cllr Beech had kindly advised that an additional speed survey is to be carried out along Wheatfield Way as not all the existing surveys were at the proposed VAS locations. SCC Highways want to be sure that they have the optimum VAS locations before producing the formal plan.

**RESOLVED: Noted**

## **A23 Traffic Survey**

The Planning Officer advised that Cllr Beech had received confirmation that turning count surveys had been carried out by Surrey Highways at a number of junctions along the A23 corridor, including:

- A23 junction with Three Arch Road and Maple Road;
- A23 junction with A2044, Salfords;
- A23 junction with Honeycrook Lane, Salfords;
- A23 junction with Lodge Lane and Salbrook Road, Salfords;
- A23 junction with Hoadley Road and Cross Oak Lane;
- A23 junction with Vicarage Lane and Victoria Road, Horley;
- A23 junction with Masetts Road, Horley

The Planning Officer advised that the results of the recent surveys are expected at the end of February and will be circulated to Members once available, and that a repeat survey is being organised for September 2022.

Cllr Avery advised that Cllr Beech had been promoted to Deputy Cabinet Member for Highways. The Committee offered their congratulations to Cllr Beech.

**P7256**

## **Diary Dates**

22<sup>nd</sup> February 2022, 6.30pm: **Town Park Briefing for Members** (Edmonds Hall)

22<sup>nd</sup> February 2022, 7.30pm: **Leisure Committee** (Edmonds Hall)

1<sup>st</sup> March 2022, 7.30pm: **Full Council** (Edmonds Hall)

7<sup>th</sup> March 2022, 7.00pm: **Mayors Charity Dinner** (Jai Ho Restaurant)

8<sup>th</sup> March 2022, 6pm: **Horley Town Management Group** (Edmonds Hall)

5<sup>th</sup> April 2022, 7.00pm: **All Councillor Training** (Edmonds Hall)

**RESOLVED: Noted.**

**P7257**

## **Press Release**

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

**Meeting closed at 8.29 pm**

**Date of next meeting: 15 March 2022**

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 07 January 2022 – 03 February 2022**  
**To see plans please CTRL+click on the application number to follow the link**

<b>01. RBBC Letter Dated: 06.01.22</b>	<b>Application No: <u><a href="#">22/00002/HHOLD</a></u></b>
LOCATION:	Grassmere 140 Balcombe Road Horley Surrey RH6 9DS
DESCRIPTION:	Erection of an external outbuilding attached to the existing garage.
<b>HORLEY TOWN COUNCIL COMMENTS (Ratified 08/02/22)</b>	<b>No objections</b>
<b>02. RBBC Letter Dated: 07.01.22</b>	<b>Application No: <u><a href="#">22/00022/HHOLD</a></u></b>
LOCATION:	16 Woodman Way Horley Surrey RH6 9ZE
DESCRIPTION:	Proposed two storey rear extension and addition of Juliet balcony.
<b>HORLEY TOWN COUNCIL COMMENTS (Ratified 08/02/22)</b>	<b>No objection</b>
<b>03. RBBC Letter Dated: 10.01.22</b>	<b>Application No: <u><a href="#">21/03292/HHOLD</a></u></b>
LOCATION:	19 Chequers Drive Horley Surrey RH6 8DR
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.'
<b>HORLEY TOWN COUNCIL COMMENTS (Ratified 08/02/22)</b>	<b>No objections</b>
<b>04. RBBC Letter Dated: 17.01.22</b>	<b>Application No: <u><a href="#">21/02346/F</a></u></b>
LOCATION:	Land R/O 43-49 High Street Horley Surrey RH6 7BN
DESCRIPTION:	Residential development of 3 no. 3 bedroom 6 person houses on land to the rear of 43-49 High Street, Horley. As amended on 13/10/2021 and <b>06/01/2022</b> .
<b>HORLEY TOWN COUNCIL COMMENTS (Ratified 08/02/22)</b>	<b>We note the reduction in height, however, Horley Town Council OBJECTS on the following grounds:</b> <b>i. Over development of the site</b> <b>ii. Out of character with surrounding properties</b> <b>iii. Adverse impact on Neighbour Amenities</b>

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<b>05. RBBC Letter Dated: 19.01.22</b>	<b>Application No: <a href="#">21/02787/HHOLD</a></b>
LOCATION:	131 Balcombe Road Horley Surrey RH6 9BX
DESCRIPTION:	Replace existing wooden fence with a brick and metal railings to enhance view and add driveway gates for security. As amended on <b>19/01/2022</b> .
<b>HORLEY TOWN COUNCIL COMMENTS (Ratified 08/02/22)</b>	<b>No objections</b>

<b>06. RBBC Letter Dated: 19.01.22</b>	<b>Application No: <a href="#">22/00078/HHOLD</a></b>
LOCATION:	2 Drake Road Horley Surrey RH6 8SJ
DESCRIPTION:	Proposed garage conversion and extension to form annexe. Drop kerb and cross over.
<b>HORLEY TOWN COUNCIL COMMENTS (Ratified 08/02/22)</b>	<b>No objections</b>

<b>07. RBBC Letter Dated: 19.01.22</b>	<b>Application No: <a href="#">21/03303/F</a></b>
LOCATION:	Titan House Crossoak Lane Salfords Surrey RH1 5EX
DESCRIPTION:	The demolition of existing buildings (2) and the erection of two any industrial processes (Class E (g) (iii)), general industrial (Use Class B2) storage and/or distribution (Use Class B8) units with ancillary office accommodation, together with other associated parking, servicing landscape and infrastructure."
<b>HORLEY TOWN COUNCIL COMMENTS</b>	<p><b>The Town Council OBJECTS to this application on the following grounds:</b></p> <ul style="list-style-type: none"> <li><b>i) The current transport infrastructure will not support the proposal both at Cross Oak Lane and at the junction of Cross Oak Lane with the A23 especially when taking into account that the Westvale Park development access road joins into this junction;</b></li> <li><b>ii) Prior to any approval, a thorough traffic survey along the A23 and its junctions, from the Chequers roundabout in Horley to the junction with Three Arch Road in Earlswood, be carried out and the results established.</b></li> <li><b>iii) Should the Local Planning Authority be minded to approve the application, HTC request a condition be imposed to require traffic regulation of site traffic being prevented from using access routes through the Acres and Langshott developments and country lanes in the wider Salfords and Sidlow Parish Council area.</b></li> </ul>

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<b>08. SCC Letter Dated: 19.01.22</b>	<b>Application No: SCC Ref 2022/0004</b>
LOCATION:	The Oakwood School, Balcombe Road, Horley Surrey RH6 9AE
DESCRIPTION:	Details of a surface water drainage scheme; and method statement for carpark resurfacing, bicycle store and footpath submitted pursuant to Conditions 8 and 10 of planning permission RE21/02101/CON dated 16 December 2021
<b>HORLEY TOWN COUNCIL COMMENTS</b>	<b>No objection</b>

<b>09. RBBC Letter Dated: 24.01.22</b>	<b>Application No: <u>22/00101/HHOLD</u></b>
LOCATION:	Hazleglen 8 Russells Crescent Horley Surrey RH6 7DN
DESCRIPTION:	Demolition of existing detached garage and construction of new double garage with store above.
<b>HORLEY TOWN COUNCIL COMMENTS (Ratified 08/02/22)</b>	<b>No objections</b>

<b>10. RBBC Letter Dated: 26.01.22</b>	<b>Application No: <u>21/02427/DET05</u></b>
LOCATION:	Second Floor Victoria House Consort Way Horley Surrey
DESCRIPTION:	Submission of bicycle storage details pursuant to Condition 5 of permission 21/02427/F. Creation of numerous windows to allow the roofspace to create four new apartments.
<b>HORLEY TOWN COUNCIL COMMENTS (Ratified 08/02/22)</b>	<b>No objections</b>

<b>11. RBBC Letter Dated: 27.01.22</b>	<b>Application No: <u>21/02427/DET04</u></b>
LOCATION:	Second Floor Victoria House Consort Way Horley Surrey
DESCRIPTION:	Submission of waste storage and collection details pursuant to Condition 4 of permission 21/02427/F. Creation of numerous windows to allow the roofspace to create four new apartments.
<b>HORLEY TOWN COUNCIL COMMENTS (Ratified 08/02/22)</b>	<b>No objections</b>

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<b>12. RBBC Letter Dated: 27.01.22</b>	<b>Application No: <u><a href="#">22/00089/OUT</a></u></b>
LOCATION:	34 Wellington Way Horley Surrey RH6 8JH
DESCRIPTION:	The demolition of the existing garage and erection of a single detached 4 bedroom 2 storey house.
<b>HORLEY TOWN COUNCIL COMMENTS</b>	<p><b>Horley Town Council OBJECTS on the following grounds:</b></p> <ul style="list-style-type: none"> <li><b>i) Overdevelopment of the site;</b></li> <li><b>ii) Concern regarding highway access, in particular poor sightlines;</b></li> <li><b>iii) Out of keeping with the local area;</b></li> <li><b>iv) Concern about potential massing in relation to neighbouring properties.</b></li> </ul> <p><b>Should this application be granted, Horley Town Council wish to be consulted on any Reserved Matters applications.</b></p>

<b>13. RBBC Letter Dated: 28.01.22</b>	<b>Application No: <u><a href="#">22/00165/HHOLD</a></u></b>
LOCATION:	17 Heritage Lawn Langshott Horley Surrey RH6 9XH
DESCRIPTION:	Proposed 1st floor extension over garage and internal alterations.
<b>HORLEY TOWN COUNCIL COMMENTS</b>	<p><b>The Town Council objects for the following reasons: -</b></p> <ul style="list-style-type: none"> <li><b>i. the proposed first floor extension over the garage will give the impression of terracing</b></li> <li><b>ii. negative impact on the street scene</b></li> <li><b>iii. the proposed development is out of character with the surrounding property.</b></li> <li><b>iv. the proposed development would have a negative impact on neighbour amenities.</b></li> </ul>

<b>14. RBBC Letter Dated: 01.02.22</b>	<b>Application No: <u><a href="#">22/00141/HHOLD</a></u></b>
LOCATION:	1 Castle Drive Horley Surrey RH6 9DB
DESCRIPTION:	Single storey rear/side extension
<b>HORLEY TOWN COUNCIL COMMENTS</b>	<b>No objection</b>

<b>15. RBBC Letter Dated: 01.02.22</b>	<b>Application No: <u><a href="#">21/03055/HHOLD</a></u></b>
LOCATION:	7 Longbridge Walk Horley Surrey RH6 7EQ
DESCRIPTION:	Erection of a two storey side extension front porch extension following the demolition of the existing garage.
<b>HORLEY TOWN COUNCIL COMMENTS</b>	<b>No objection</b>