

HORLEY TOWN COUNCIL

Minutes of a Meeting of the Planning and Development Committee held on 27 August 2024 at 7.30pm

Present Cllrs Keith Barlow Mike George Tom Turner
Michael Blacker Jerry Hudson Steve Wotton
Victoria Chester* Cec Hughes
Lynnette Easterbrook Martin Saunders*

* Absent

**In Attendance

Remotely

Also Present Joan Walsh (Town Clerk)
Sophie Mandak (Administrative Officer)
Joanna Stay (Administrator - Planning Support)

Redevelopment and consultation plans: Delta House, Delta Drive, Horley

Prior to the Planning & Development Committee meeting, representatives from Raven Housing Trust (RHT) presented a private briefing to Members. It was reported that the maintenance and repair costs of the properties had doubled due to the age of the buildings; there were subsidence and fire safety issues; and the small bedsits were not fit for purpose, resulting in a high turnover. The new homes would meet the energy performance targets and provide a quality standard of living. Additionally, 34 residents had been rehoused with RHT meeting the relocation costs and also providing compensation. There were a further 11 residents to rehouse. Some residents expressed concerns about the lack of communication, however the Trust had since made improvements by having regular meetings and drop-in sessions. Families and next of kin were also involved. It was further confirmed that the site would be secured once vacated. A full Planning application was anticipated in September 2024 with the tender for contractor to start in Spring 2025 and construction works were planned complete by Summer 2027.

P 7725 Apologies and Reasons for Absence

RESOLVED: that the apologies received from Cllr Saunders and Cllr Chester be accepted.

P 7726 Disclosable Pecuniary Interests and Non-Pecuniary Interests

Cllr George declared a non-pecuniary interest in Planning Application 24/01304/AGD Paddocksland Farm, Haroldslea Drive, Horley, Surrey RH6 9PH as the applicant is known to him.

It was declared that as Cllr Blacker and Cllr Hudson are members of the Reigate and Banstead Borough Council Planning Committee, the views expressed by them at the meeting may change.

RESOLVED: noted.

P 7727 Approval of Minutes

Planning and Development Committee held on 16 July 2024.

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

Planning Updates

Planning and Development Committee held on 16 July 2024.

P 7728 P 7707 Horley Town Management Group (HTMG)

It was noted that the next HTMG meeting would be held remotely on 17 September, at which time an update on a potential location for the proposed Works Perfect commercial hub would be shared.

Members of the Planning and Development Committee:

Cllrs Barlow, Blacker, Chester, Easterbrook, George, Hughes, Hudson, Saunders, Turner, Wotton

- P 7729 P 7713 Reigate and Banstead Parking Review 2024/2025**
It was noted that the current review would close on 31 August 2024 and the outcomes for Horley would be monitored by the Committee.
- RESOLVED: noted.**
- P 7730 Determined Planning Applications**
- Members reviewed the list of Planning Applications determined for the period 12 July – 21 August 2024.
- RESOLVED: noted.**
- P 7731 Registered Planning Applications**
- Planning Applications received from Reigate & Banstead Borough Council for the period 12 July – 21 August 2024.
- 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 7732 Planning Appeals**
- Planning appeals received and determined for this period were noted by the Committee.
- RESOLVED: noted.**
- P 7733 Ongoing Planning Matters**
- No matters were raised.
- RESOLVED: noted.**
- P 7734 Gatwick Northern Runway Project (DCO) - London Gatwick Consultation: Maintenance of new open space from part of Gatwick Dairy Farm**
- The Chairman explained that the Town Council had been contacted by the GAL Northern Runway Programme Lead to enquire if HTC would consider managing the maintenance of the new area of open space land to be created from part of 'Gatwick Dairy Farm' under the DCO proposals. Having noted the urgency of the request made within a very short timescale, a reply had been sent, stating that the proposed area is within the boundaries of Mole Valley District Council/Charlwood Parish Council and is owned by Surrey County Council. As such, HTC could not take on the maintenance of land outside of the parish boundary. Additionally, the matter of ongoing maintenance costs including the proposed attenuation pond would be a concern to the Council.
- RESOLVED: that the Town Council's response to a proposal received from the GAL to consider taking on maintenance of the new open space from part of 'Gatwick Dairy Farm', under the DCO proposals and subsequent decline of the offer due to the Council being unable to take on maintenance outside the Horley Parish boundary and maintenance costs, be ratified.**

P 7735 Surrey Highways – Redhill to Horley Sustainable Travel Improvements (Deadline: 15 September 2024)

The proposals to introduce bus lanes along the A23 southbound, between Nos 50a, 50b, 50C and the existing toucan crossing at the Chequers Roundabout, to support bus travel and improve reliability and timetabling, were considered by the Committee. A draft response had been prepared prior to the meeting, outlining a number of concerns and these were approved with minor revisions. A copy of the final letter is appended to the signed copy of the minutes.

RESOLVED: that the Town Council's response to the Surrey Highways Redhill to Horley Sustainable Travel Improvements, with the proposed introduction of bus lanes along the A23 (Section 4) southbound between Nos 50a, 50b, 50C and the existing toucan crossing at the Chequers Roundabout, be approved.

P 7736 Metrobus, Fastway 100 Bus Service provision at Westvale Park Development

Cllr Barlow updated the Committee on the delays to the extension to the Fastway 100 bus service on the Westvale Park Development. He said that it was due to open a year ago, then delayed to 31 August 2024 and later extended until Spring 2025. It was felt that the reasons given were inconsistent, those being safety issues, route changes, timetable updates. Following discussions, it was agreed that a letter be drafted from the Town Council to SCC Cllr Tim Oliver OBE, Council Leader, in support of a proposal put forward by Westvale Park RA to bring forward the date for the extended service to begin in early December, as well as expressing dissatisfaction as to why it could not be expedited sooner. The Town Clerk further suggested that the Borough Council be invited to write to Surrey Highways in support of the request made and this was agreed.

RESOLVED: that a letter be sent from the Town Council to SCC Cllr Tim Oliver OBE, Council Leader concerning the extension of the Fastway 100 bus services on the Westvale Park development, being delayed until Spring 2025 and that it be brought forward to early December this year.

P 7737 Povey Cross Farm Development MO/2023/1419, APP/C3620/W/24/3347210

RESOLVED: the draft response regarding the Povey Cross Development (MO/2023/1419, APP/C3620/W/24/3347210, be approved and submitted when the submission portal became available.

P 7738 Communications Received

From	Subject	Date	Action
Anonymous	24/01004/HHOLD 127 Webber Street, Horley, Surrey RH6 8ST	22 July 2024	Emailed the planning officer at RBBC, application approved with conditions
A resident	Redhill to Horley Travel Improvements bus lane proposals	28 July 2024	Concerns that the bus route proposals will result in greater congestion. A response to be drafted.
A resident	23/02511/S73 89 Albert Road, Horley, Surrey RH6 7HB	12 August 2024	Emailed the architect, has sent through the demolition construction and management logistics plan. Planning Enforcement confirmed safety issues should be addressed to Gas Safety Advice and Southern Building Control Partnership

Members of the Planning and Development Committee:

Cllrs Barlow, Blacker, Chester, Easterbrook, George, Hughes, Hudson, Saunders, Turner, Wotton

P 7738) Surrey CC Court Lodge Road 23 August 2024 Noted
temporary closure for
carriageway patching
works commencing on 30
August for up 5 days,
8.00am-6.00pm

RESOLVED: noted.

P 7739 **Diary Dates**
Annual St Bartholomew's Churchyard Tour – 9 September 2024 at 6.00pm
Full Council meeting – 10 September 2024 at 7.30pm
HTMG – 17 September 2024 at 6.00pm

RESOLVED: noted.

P 7740 **Items for Future Consideration**
i) Reigate & Banstead Parking Review update
ii) RBBC Call For Sites response (for ratification at the next Committee meeting)

RESOLVED: noted.

P 7741 **Press Release**

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

Meeting closed at 8.34pm

Date of next meeting: 24 September 2024

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 12 July 2024 to 21 August 2024
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 12/07/24	Application No: 24/01284/CU
LOCATION:	48 Brighton Road, Horley, Surrey RH6 7HD
DESCRIPTION:	Change of use application from C3 Residential to sui generis (Council-run 5-bedroom hostel with associated room for staff office/administrative functions). As amended on 01/08/2024 and 15/08/2024.
HORLEY TOWN COUNCIL COMMENTS Ratified 27/08/24	No objections

02. RBBC Letter Dated: 15/07/24	Application No: 24/01304/AGD
LOCATION:	Paddocksland Farm, Haroldslea Drive, Horley, Surrey RH6 9PH
DESCRIPTION:	Agricultural barn for hay and machine storage and associated hardstanding
HORLEY TOWN COUNCIL COMMENTS Ratified 27/08/24	No objections

03. RBBC Letter Dated: 08/07/24	Application No: 24/00889/F
LOCATION:	QVS, 94 Brighton Road, Horley, Surrey RH6 7JQ
DESCRIPTION:	Amendments to previously approved ground floor internal storage, exterior bin storage and bicycle racks
HORLEY TOWN COUNCIL COMMENTS Ratified 27/08/24	No objections

04. SCC Letter Dated: 22/07/24	Application No: SCC Ref 2024 0122
LOCATION:	Land at Meath Green Junior School, 8 Greenfields Road, Horley, Surrey RH6 8HW
DESCRIPTION:	Details of a Traffic Management Plan and an Ecological Protection Plan pursuant to Condition 7 and an Ecological Enhancement Plan pursuant to Condition 8 of planning permission RE23/01063/CON dated 30 October 2023.
HORLEY TOWN COUNCIL COMMENTS Ratified 27/08/24	No objections

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 12 July 2024 to 21 August 2024
To see plans please CTRL+click on the application number to follow the link

05. RBBC Letter Dated: 17/07/24	Application No: 24/01161/HHOLD
LOCATION:	63 Whittaker Drive, Horley, Surrey RH6 9FB
DESCRIPTION:	Single storey rear extension
HORLEY TOWN COUNCIL COMMENTS Ratified 27/08/24	No objections

06. RBBC Letter Dated: 17/07/24	Application No: 24/01136/HHOLD
LOCATION:	15 Parsons Close, Horley, Surrey RH6 8SE
DESCRIPTION:	Conversion of garage to kitchen and associated works
HORLEY TOWN COUNCIL COMMENTS Ratified 27/08/24	No objections

07. RBBC Letter Dated: 24/07/24	Application No: 24/01367/HHOLD
LOCATION:	27 Lechford Road, Horley, Surrey RH6 7NB
DESCRIPTION:	Proposed single storey side/rear extension, entrance door relocated to front with tiled roof canopy
HORLEY TOWN COUNCIL COMMENTS Ratified 27/08/24	No objections

08. RBBC Letter Dated: 22/07/24	Application No: 24/01339/HHOLD
LOCATION:	1 Powell Close, Horley, Surrey RH6 8SF
DESCRIPTION:	Raising house roof by 400mm and building a rear dormer for a loft conversion
HORLEY TOWN COUNCIL COMMENTS Ratified 27/08/24	No objections

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 12 July 2024 to 21 August 2024
To see plans please CTRL+click on the application number to follow the link

09. RBBC Letter Dated: 31/07/24	Application No: 24/01034/HHOLD
LOCATION:	20 Castle Drive, Horley, Surrey RH6 9DB
DESCRIPTION:	The proposed works involve demolition of a single garage, a single storey rear extension 6 metres from the original wall of the house, a new front porch and a loft conversion with a dormer to the rear.
HORLEY TOWN COUNCIL COMMENTS Ratified 27/08/24	No objections but would like to see an alternative to aluminium for the new roof areas to match the existing roof so more in keeping with the main property.

10. RBBC Letter Dated: 06/08/24	Application No: 24/01455/HHOLD
LOCATION:	9 Balcombe Gardens, Horley, Surrey RH6 9BY
DESCRIPTION:	Single storey flat roof 'wrap-around' rear extensions
HORLEY TOWN COUNCIL COMMENTS Ratified 27/08/24	No objections

11. RBBC Letter Dated: 09/08/24	Application No: 24/01265/CLP
LOCATION:	14 Southlands Avenue, Horley, Surrey RH6 8BT
DESCRIPTION:	Extending roof line and construction of rear dormer to create habitable living space.
HORLEY TOWN COUNCIL COMMENTS Ratified 27/08/24	No objections

12. RBBC Letter Dated: 06/08/24	Application No: 24/01450/RET
LOCATION:	37 Station Road, Horley, Surrey RH6 9HW
DESCRIPTION:	External alterations to the ground floor (front) through additional/altered fenestration - retrospective.
HORLEY TOWN COUNCIL COMMENTS Ratified 27/08/24	No objections

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 12 July 2024 to 21 August 2024
To see plans please CTRL+click on the application number to follow the link

13. RBBC Letter Dated: 08/08/24	Application No: 24/01431/F
LOCATION:	T Northeast Ltd, 4 Station Road, Horley, Surrey RH6 9HL
DESCRIPTION:	Demolition of existing building and construct a detached building comprising 9 apartments and a replacement T Northeast service centre.
HORLEY TOWN COUNCIL COMMENTS Ratified 27/08/24	No objections

14. RBBC Letter Dated: 14/08/24	Application No: 24/01482/HHOLD
LOCATION:	16 Chatelet Close, Horley, Surrey RH6 7JD
DESCRIPTION:	Garage conversion
HORLEY TOWN COUNCIL COMMENTS Ratified 27/08/24	No objections

15. RBBC Letter Dated: 15/08/24	Application No: 24/01490/HHOLD
LOCATION:	83 Balcombe Road, Horley, Surrey RH6 9AB
DESCRIPTION:	6.5m long by 5.4m wide single storey flat roof rear extension.
HORLEY TOWN COUNCIL COMMENTS Ratified 27/08/24	No objections

16. RBBC Letter Dated: 16/08/24	Application No: 24/01281/HHOLD
LOCATION:	Bryn Mawr, 169 Smallfield Road, Horley, Surrey RH6 9LR
DESCRIPTION:	Demolish existing conservatory and replace with traditionally built single storey side extension with pitched roof. New windows and doors throughout. Change front and rear elevational finishes.
HORLEY TOWN COUNCIL COMMENTS Ratified 27/08/24	No objections

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 12 July 2024 to 21 August 2024
To see plans please CTRL+click on the application number to follow the link

17. RBBC Letter Dated: 16/08/24	Application No: 24/01444/HHOLD
LOCATION:	65 Kingsley Road, Horley, Surrey RH6 8JX
DESCRIPTION:	Double storey side extension
HORLEY TOWN COUNCIL COMMENTS Ratified 27/08/24	No objections

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 12 July 2024 to 21 August 2024
To see plans please CTRL+click on the application number to follow the link

Tree Works (Non-Felling)

A. RBBC Letter Dated: 18/07/2024	Application No: <u>24/01324/TPO</u>
LOCATION:	Street Record, Staffords Place, Horley, Surrey RH6 9GY
DESCRIPTION:	<p>1. Horse chestnut x2 opposite front of 32 & 34 Stafford Place. Crown Reduction. Reducing the height and spread of the tree by up to 2 metres. Height pre 17m post 15m Crown spread pre 9m post 7m allow light to properties</p> <p>2. Horse chestnut in rear of 2 Limes Avenue LHS of car park entrance. Reduce encroachment toward boundary fence line by Approx 4 metres. Height pre 17m post 15m Crown spread pre 9m post 7m cut back from building</p> <p>3. Poplar between # 51 & 59 Re-Pollard back to previous pollard points. Height pre 17m post 6m Crown spread pre 9m post 4m Cyclical pollarding</p> <p>4. Cherry opposite lay-by just inside gateway to estate. Crown Reduction. Reducing the height and spread of the tree by up to 2 metres. All pruning cuts shall be made to suitable secondary growth points and shall maintain a stable platform for the expected regrowth.</p>
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 18/07/2024	Application No: <u>24/01331/TPO</u>
LOCATION:	1 Clifton Close, Horley, Surrey RH6 9SE
DESCRIPTION:	<p>Rear garden T1 – Thorn - cut back to fence line.</p> <p>1. T1 Hawthorn. The proposed works would not reduce the amenity value of the tree and will allow sustainable tree management in the long term. Its proximity to the property is causing anxiety and apprehension to the occupier/residents. The maintenance requirements of the tree(s) contribute towards an ever increasing stressful quality of life.</p> <p>Rear garden T2 – Oak - cut back from property to give 2 metre clearance and remove lowest branch.</p> <p>2. T2 Oak. The proposed works would not reduce the amenity value of the tree and will allow sustainable tree management in the long term. Its proximity to the property is causing anxiety and apprehension to the occupier/residents. The maintenance requirements of the tree(s) contribute towards an ever increasing stressful quality of life.</p>

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 12 July 2024 to 21 August 2024
To see plans please CTRL+click on the application number to follow the link

	<p>Rear garden T3 – Ash - reduce lowest limb back to first suitable growth point from main stem.</p> <p>3. T3 Ash. The proposed works would not reduce the amenity value of the tree and will allow sustainable tree management in the long term. The maintenance requirements of the tree(s) contribute towards an ever increasing stressful quality of life.</p> <p>Rear garden G4 - 2 x Thorn - reduce and shape by removal of 2-3 metres in growth.</p> <p>G4 2x Hawthorn. Works will encourage well balanced crown for future years, to allow retention of the tree within the available space for growth. The proposed works would not reduce the amenity value of the tree and will allow sustainable tree management in the long term.</p> <p>Rear garden T5 - Oak - reduce low limb overhanging into garden by 3 metres.</p> <p>5. T5 Oak. The proposed works would not reduce the amenity value of the tree and will allow sustainable tree management in the long term. The subject tree is of a large spreading nature straddling gardens and encroaching on to residents’ properties. The maintenance requirements of the tree(s) contribute towards an ever increasing stressful quality of life.</p> <p>Rear Garden T6 - Cherry - reduce tree back by 2 -2.5 metres and shape.</p> <p>6. T6 Cherry. Works will encourage well balanced crown for future years. To allow retention of the tree within the available space for growth, the proposed works would not reduce the amenity value of the tree and will allow sustainable tree management in the long term.</p>
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 01/07/2024	Application No: <u>24/01138/TPO</u>
LOCATION:	Flat Shell 42-64, Staffords Place, Horley, Surrey RH6 9GY
DESCRIPTION:	<p>1. Horse chestnut x2 opposite front of 32 and 34 Stafford Place. Crown Reduction. Reducing the height and spread of the tree by up to 2 metres. Height pre 17m post 15m Crown spread pre 9m post 7m allow light to properties</p> <p>2. Horse chestnut in rear of 2 limes Avenue LHS of car park entrance. Reduce encroachment toward boundary fence line by Approx 4 metres. Height pre 17m post 15m Crown spread pre 9m post 7m cut back from building</p>

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 12 July 2024 to 21 August 2024
To see plans please CTRL+click on the application number to follow the link

	<p>3. Poplar between # 51 & 59 Re-Pollard back to previous pollard points. Height pre 17m post 6m Crown spread pre 9m post 4m Cyclical pollarding</p> <p>4. Cherry opposite lay-by just inside gateway to estate. Crown Reduction. Reducing the height and spread of the tree by up to 2 metres. All pruning cuts shall be made to suitable secondary growth points and shall maintain a stable platform for the expected regrowth</p>
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

D. RBBC Letter Dated: 01/08/24	Application No: <u>24/01426/TPO</u>
LOCATION:	Land Parcel West of The Close, Horley, Surrey
DESCRIPTION:	<p>T1 Oak Lift crown to 5.5 metres from ground level on North East side over roadway and remove deadwood. Crown is currently 2 metres from ground level over roadway.</p> <p>T2 Oak Lift crown to 5.5 metres from ground level North East side over roadway and remove deadwood. Crown is currently 2 metres from ground level over roadway.</p> <p>T3 Oak Lift crown to 5.5 metres from ground level on North East side over roadway, reduce crown away from phonelines on North East side by 2 metres and remove deadwood. Crown is currently 2 metres from ground level and has a current spread of 7 metres on the North East side.</p> <p>T4 Ash tree with late stages of ash dieback to fell to ground level without replacement due to location and use of field.</p> <p>T5 Oak Reduce all low growth encroaching on roadway by 2 metres to within boundary fenceline. Crown is currently 7 metres on North East side.</p> <p>T6 Oak Reduce crown on South East side by 2 metres to maintain a clearance from the building by 3 metres. Crown on South East side is currently 8 metres.</p>
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 12 July 2024 to 21 August 2024
To see plans please CTRL+click on the application number to follow the link

The following applications are for information only