

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 11 September, at 7.30 pm

Present	Cllrs	Mike George (Chairman) Surrinder Banwait Richard Biggs Giorgio Buttironi Linda Mabbett Samantha Marshall Simon Marshall Richard Olliver David Powell Fiona Stimpson
In Attendance		Members of the Public (2) Joan Walsh (Town Clerk) Judy Morgan (Administrative Officer)

P 6178 Apologies and Reasons for Absence

RESOLVED: that the apologies of Cllrs Baird, Etheridge and Hudson shall be accepted for reasons as specified in the Attendance Register.

P 6179 Change of Vice-Chairman

Cllr Biggs informed members that, with regret, he wished to step down from his position as Vice-Chairman of the Planning & Development Committee and explained the reasons for making his decision.

RESOLVED: that the resignation of the Vice-Chairman of the Planning & Development Committee, Cllr Biggs, be approved.

Cllr Biggs proposed and Cllr Samantha Marshall seconded that Cllr Hudson (in absentia; but with his express agreement) be nominated as Vice-Chairman of the Planning & Development Committee for the remainder of the Municipal Year 2018/19.

RESOLVED: that Cllr Hudson be elected as Vice- Chairman of the Planning & Development Committee for the remainder of the Municipal Year 2018/19.

P 6180 Disclosable Pecuniary Interests and Non-Pecuniary Interests

RESOLVED: that the Declarations of Interest, as appended to these minutes, be noted.

P 6181 Public Forum

Planning Application: 18/01706/F - Acorn Lodge Gatwick 79 Massetts Road Horley

Two residents were in attendance to address the Committee in regard to the above Planning Application [18/01706/F](#) for the provision of 6 additional parking spaces with access from the existing car park with additional screening landscape. (It was agreed by the Committee to suspend Standing Orders at that part of the meeting so the matter could be discussed.)

The speakers, in turn, gave their views about the proposal to increase the number of car parking spaces. They were concerned about the potential noise to neighbouring properties. The Chairman thanked them for their comments.

Cllr George explained that the Town Council, as a legal consultee, had already raised no objections to the proposals prior to the consultation expiry date. However, members agreed that a supplementary comment should be submitted to the planning authority to address the issues the residents had raised. He further advised that the Planning Application would ultimately be determined by Reigate & Banstead Borough Council but all comments submitted on the planning authority's website would be taken into account before a final decision was reached. The residents then left the meeting.

RESOLVED: that the Town Council's response to Planning Application: 18/01706/F - Acorn Lodge Gatwick 79 Massetts Road Horley RH6 7EB, as appended to the signed copy of these minutes and available on the Town Council and Borough Council websites, be noted.

**P 6182 Approval of Minutes
Planning & Development Committee – 14 August 2018**

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

**Matters Arising
Planning & Development Committee – 14 August 2018**

P 6183 Parking on School Zig-Zag Road Markings, Albert Road, Horley

The Town Clerk reported that Cllr Kay Hammond had advised that the Chief Constable of Surrey Police was no longer able to delegate parking enforcement powers to the Joint Enforcement Team at RBBC, following a Directive from the Home Office. An update on when the Traffic Regulation Order and signage would come into force remained outstanding. A further update would be provided at the next Committee meeting.

P 6183) **RESOLVED: that an update on parking restrictions and enforcement outside Horley Infant School, Albert Road, be provided to the next Committee meeting.**

Outside Bodies and Sub-Committees

P 6184 **Horley Town Management Group (HTMG)**

The Clerk advised that the next HTMG meeting would take place on 1 October 2018 when the Horley Regeneration Manager would be in attendance to give a further verbal update on the renovation of the Horley High Street Pedestrian Precinct. The work was due to start in September (subsequently delayed).

The Committee was further advised that a comprehensive listing of locally based defibrillators (registered by the South East Coast Ambulance Service) was available on the Horley Town Council [website](#) and had also been featured on 'Horley Online'.

It was also noted that Horley Library would be transferring to its new site in Russell Square, in early January. There would be a 2-week closure of the facilities during the transfer.

RESOLVED: noted.

P 6185 **Determined Planning Applications**

Members reviewed the list of Planning Applications determined for the period 10 August to 6 September 2018.

RESOLVED: noted.

P 6186 **Planning Applications received from Reigate & Banstead Borough Council for the period 10 August to 6 September 2018.**

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 – During the period 10 August to 6 September 2018

P 6187 **Planning Appeals Received**

RESOLVED: noted.

P 6188 **Planning Appeals Determined**

There was no update.

RESOLVED: noted.

Ongoing Planning Matters

P 6189 RBBC Development Management Plan (DMP)

The Clerk advised that the DMP Examination Hearings by the appointed Planning Inspector to consider the soundness of the Plan, were scheduled to start at 10 am on **Tuesday 30th October 2018** at Reigate Town Hall. A full timetable would be provided by the Programme Officer and, as a registered responder, the Town Council would be able to take part in the hearings.

RESOLVED: noted.

North East Sector (The Acres)/North West Sector (Westvale Park)

P 6190 North West Sector (Westvale Park)

Allotments

The Clerk advised that an enquiry had been received about applying for an allotment at one of the proposed sites at Westvale Park. It was explained to the resident that, as the land was still in the early stages of development and design by the developers, that a formal transfer by RBBC to the Town Council had yet to be determined.

RESOLVED: noted.

P 6191 Town Centre Regeneration

There was no update, however, Cllr Graham Knight had been requested to confirm the next meeting of the Horley Regeneration Forum (last held on 21 November 2017).

RESOLVED: noted.

Railway Matters

P 6192 Horley Rail Users' Forum

It was reported that Cllr Graham Knight had sent two letters to the Redhill, Reigate & District Rail Users Association (RR&DRUA) about the possibility of setting up a separate Horley Rail Users' Forum, affiliated to the association, but he was still awaiting a response.

RESOLVED: noted.

P 6193 Highways Matters

No matters were raised.

RESOLVED: noted.

P 6194 SCC Highways Bulletins

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

P 6195 Recent Highways Communications

From	Subject	Received	Action
Surrey Highways	Proposed Amendments to Bus Gate Order, Brookfield Drive, Horley	23.8.18	Noted.
Surrey Highways	Temporary Traffic Measures: Run Reigate Half Marathon (Special Events), effective 16.9.18	24.8.18	Noted.
Surrey Highways	Anti-Skid Surfacing Work – Chequers Roundabout	28.8.2018	Noted.
Surrey Highways	Meath Green Lane Junction Widening	29.8.18	Noted.

RESOLVED: noted.

Airport Matters

P 6196 Recent Airport Communications

From	Subject	Received	Action
GATCOM	Noise Management Board Workplan Schedule2019/2020	13.8.18	Noted.
GATCOM	Weekly Newsletters & Updates	24.8.18) 7.9.18)	Noted.
GATCOM	CAA Consultation – draft Airspace Modernisation Strategy		Noted.

RESOLVED: noted.

P 6197 DFT Consultation on Drones: ‘Taking Flight: The Future of Drones in the UK’

Member considered the above DFT Consultation on Drones and the draft replies to the survey which had been prepared by Cllr George. Following some discussion, it was agreed that the Town Council’s responses should include the section entitled ‘Powers to be extended to Council Enforcement Officers’ (question 40) and submitted accordingly.

RESOLVED: that the Town Council’s response to the DFT Consultation on Drones: ‘Taking Flight: The Future of Drones in the UK’, and available to view on the [website](#), be approved.

P 6198

Letters Received

From	Subject	Received	Action
Historic England	Grade II listing of Horley War Memorial	6.9.18	Noted. Noted.
Tandridge District Council	Draft Local Plan Newsletter	5.9.18	Noted.
Reigate and Banstead Local Committee	Next meeting of the Reigate and Banstead Local Committee to be held on 17.9.18	28.8.18	Noted.
Mole Valley District Council	Future Mole Valley Newsletter	13.8.18	Noted.

RESOLVED: noted.

P 6199

Diary Dates

Circus Wonderland

Horley Recreation Ground from **12 – 16 September 2018**

Heritage Open Day

Reigate Town Hall from **11.00 am on Saturday 15 September 2018**

Horley in Bloom Awards Ceremony

Regent Hall at **7.30 pm on Friday 28 September 2018**

RESOLVED: noted.

P 6200

Urgent Business

No matters were raised.

RESOLVED: noted.

P 6201

Press Release

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

Meeting closed at 8.53 pm

Date of next meeting: 9 October 2018

Planning & Development Committee
Declarations of Interest

Date of Meeting: 11 September 2018

Councillor(s)	Pecuniary or Non-Pecuniary	Reference	Location	Details
Stimpson	Pecuniary	18/01714/HHOLD	10 Bolters Road South Horley Surrey RH6 8HT	Councillor Stimpson is the owner of the property. <i>Councillor Stimpson left the chamber for the duration of the item.</i>
All	Non-Pecuniary	18/01714/HHOLD	10 Bolters Road South Horley Surrey RH6 8HT	Councillor Stimpson is a member of the Town Council and know to all Members
Stimpson	Non-Pecuniary	SCC Ref 2018/0097	The Oakwood School, Balcombe Road, Horley, Surrey RH6 9AE	Councillor Stimpson is a governor of Oakwood School
Olliver	Non- Pecuniary	18/01736/F	The Grove Meeting Hall The Grove Horley Surrey RH6 9HF	Proximity to a relatives property.

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 10 August 2018 to 6 September 2018

To see plans please CTRL+click on the application number to follow the link .

1. RBBC Letter Dated: 10/08/18	Application No: 18/01672/HHOLD
LOCATION:	Glebe Cottage 31 Church Road Horley Surrey RH6 8AB
DESCRIPTION:	First floor side extension and front entrance extension.
HORLEY TOWN COUNCIL COMMENTS ratified at meeting, 11/09/18	No objections

2. RBBC Letter Dated: 10/08/18	Application No: 18/01707/HHOLD
LOCATION:	Ferndown 64 Oakwood Road Horley Surrey RH6 7BX
DESCRIPTION:	Proposed dormer to front elevation
HORLEY TOWN COUNCIL COMMENTS ratified at meeting, 11/09/18	No objections

3. RBBC Letter Dated: 13/08/18	Application No: 18/01714/HHOLD
LOCATION:	10 Bolters Road South Horley Surrey RH6 8HT
DESCRIPTION:	The construction of a full height side extension, front and rear facing dormer windows rear and single storey extension including the rearrangement and upgrading of the existing floor layout and accommodation.
HORLEY TOWN COUNCIL COMMENTS ratified at meeting, 11/09/18	No objections

4. RBBC Letter Dated: 13/08/18	Application No: 18/01644/HHOLD
LOCATION:	6 Hevers Avenue Horley Surrey RH6 8DB
DESCRIPTION:	Two storey side extension.
HORLEY TOWN COUNCIL COMMENTS ratified at meeting, 11/09/18	No objections

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5. RBBC Letter Dated: 13/08/18	Application No: <u>15/00028/RM1</u>
LOCATION:	16 Kings Road Horley Surrey RH6 7AZ
DESCRIPTION:	Reserved matters details of scale, appearance and landscaping of permission ref 15/00028/OUT. Demolition of single storey side extension of existing dwelling. Construction of new dwelling to side. As amended on 07/08/2018.
HORLEY TOWN COUNCIL COMMENTS ratified at meeting, 11/09/18	No objections

6. RBBC Letter Dated: 13/08/18	Application No: <u>18/01723/HHOLD</u>
LOCATION:	23 Crescent Way Horley Surrey RH6 7LW
DESCRIPTION:	Proposed double storey side & single storey front extensions.
HORLEY TOWN COUNCIL COMMENTS ratified at meeting, 11/09/18	No objections

7. RBBC Letter Dated: 14/08/18	Application No: <u>18/01617/F</u>
LOCATION:	2 Parkhurst Road Horley Surrey RH6 8HB
DESCRIPTION:	Construction of two new dwellings and one replacement dwelling (Resubmission of 17/01330/F)
HORLEY TOWN COUNCIL COMMENTS ratified at meeting, 11/09/18	Although the number of dwellings in the back garden has been reduced to 2 the Council feel that the previous objections still apply. Therefore, The Town Council OBJECTS on the following grounds: - <ul style="list-style-type: none"> i. Overdevelopment; ii. Out-of-character with surrounding properties; iii. Concerns over site access off a busy road which suffers from congestion with on-street parking; iv. Inappropriate backland development; and v. Dominating the street scene. vi. Insufficient parking for number and types of dwellings

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8. RBBC Letter Dated: 14/08/18	Application No: <u>18/01706/F</u>
LOCATION:	Acorn Lodge Gatwick 79 Massetts Road Horley Surrey RH6 7EB
DESCRIPTION:	Provision of 6 additional parking spaces with access from the existing car park with additional screening landscape.
HORLEY TOWN COUNCIL COMMENTS ratified at meeting, 11/09/18	No objections Supplementary Comment following Planning Committee Meeting The Town Council would like to express concern about the increase in the number of cars and the potential increase in noise to neighbouring properties.

9. RBBC Letter Dated: 14/08/18	Application No: <u>18/01727/HHOLD</u>
LOCATION:	Fern Cottage 73 Albert Road Horley Surrey RH6 7HB
DESCRIPTION:	Demolition of existing brick outbuilding and erection of single storey rear extension
HORLEY TOWN COUNCIL COMMENTS ratified at meeting, 11/09/18	No objections

10. RBBC Letter Dated: 20/08/18	Application No: <u>18/01741/HHOLD</u>
LOCATION:	Wembury 18 Church Road Horley Surrey RH6 7EX
DESCRIPTION:	Erection of outbuilding.
HORLEY TOWN COUNCIL COMMENTS ratified at meeting, 11/09/18	No objections

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11. SCC email Dated 17/08/18	Application No: <u>SCC Ref 2018/0097</u>
LOCATION:	The Oakwood School, Balcombe Road, Horley, Surrey RH6 9AE
DESCRIPTION:	Minor extensions comprising a single-storey extension to the school gymnasium hall; replacement of an existing external steel stair case with a new external steel stair case with roof canopy; single-storey detached toilet block adjacent to the dining hall; and a single-storey toilet block extension adjacent to the reprographics rooms.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 11/09/18	No objections

12. RBBC Letter Dated: 21/08/18	Application No: <u>18/01775/TPO</u>
LOCATION:	17 Langwood Drive Horley Surrey RH6 9FH
DESCRIPTION:	Oak (T1) - Fell and dismantle Oak
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 11/09/18	The Town Council OBJECTS for the following reason: There is no need to fell a healthy tree to ameliorate shading. Other solutions such as trimming the tree should be considered.

13. RBBC Letter Dated: 21/08/18	Application No: <u>18/01733/HHOLD</u>
LOCATION:	Shaldon 191 Smallfield Road Horley Surrey RH6 9LR
DESCRIPTION:	Two storey rear extension.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 11/09/18	No objections

14. RBBC Letter Dated: 22/08/18	Application No: <u>18/01736/F</u>
LOCATION:	The Grove Meeting Hall The Grove Horley Surrey RH6 9HF
DESCRIPTION:	Erection of replacement hall with parking.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 11/09/18	No objections However, for the benefit of residents, we suggest that the applicant submits a travel plan showing potential for car sharing, in view of the potential number of people attending the hall and the limited number of parking spaces.

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15. RBBC Letter Dated: 22/08/18	Application No: <u>04/02120/RM2D</u>
LOCATION:	Horley North West Development Phase Two Meath Green Lane Horley Surrey
DESCRIPTION:	Reserved Matters Application for Phase 2 of development at North West Horley (appearance, landscaping, layout and scale) pursuant to 04/02120/OUT for the erection of 152no. dwellings and associated car parking, play area, levels and drainage. As amended on 23/02/2018 and on 26/02/2018 and on 13/08/2018.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 11/09/18	No objections

16. RBBC Letter Dated: 24/08/18	Application No: <u>18/01576/F</u>
LOCATION:	Middleton House 43 - 49 High Street Horley Surrey RH6 7BN
DESCRIPTION:	Erection of a three storey rear extension to provide nine flats
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 11/09/18	No objections

17. RBBC Letter Dated: 30/08/18	Application No: <u>18/01796/HHOLD</u>
LOCATION:	Hatch End Apperlie Drive Horley Surrey RH6 9EU
DESCRIPTION:	Creation of link between the existing house and "coach house" outbuilding. Conversion of outbuilding to 1No. kitchen, 1No. bathroom and 1No. lounge. Conversion of existing kitchen into 1No. Bedroom.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 11/09/18	No objections

18. RBBC Letter Dated: 31/08/18	Application No: <u>18/01839/DED</u>
LOCATION:	Horley Gas Holder Station Balcombe Road Horley Surrey RH6 9GA
DESCRIPTION:	Dismantling of the existing gasholder and ancillary buildings
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 11/09/18	No objections

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19. RBBC Letter Dated: 31/08/18	Application No: <u>18/01825/F</u>
LOCATION:	Land To Rear Of 5 - 7 Meath Green Lane Horley Surrey RH6 8EE
DESCRIPTION:	New 3-bed house.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 11/09/18	No objections

20. RBBC Letter Dated: 03/09/18	Application No: <u>18/01764/F</u>
LOCATION:	Skylane Hotel 34 Bonehurst Road Horley Surrey RH6 8QG
DESCRIPTION:	Erection of 1st and 2nd floor extensions to link building and annexe to form additional guest rooms and lift.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 11/09/18	The Town Council OBJECTS for the following grounds:- <ul style="list-style-type: none"> i. The parking is insufficient to accommodate the increase in custom that will be generated by the increased size of the building. ii. There will be an adverse affect on neighbouring residential roads from overflow parking. <p>The Town Council comments that it believes that this work has already been undertaken.</p>

21. RBBC Letter Dated: 03/09/18	Application No: <u>18/01730/HHOLD</u>
LOCATION:	13 Longbridge Walk Horley Surrey RH6 7EQ
DESCRIPTION:	Two storey extension on side of existing property. Single extension on rear of existing property.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 11/09/18	No objections

22. RBBC Letter Dated:	Application No: <u>18/01826/HHOLD</u>
LOCATION:	Chalet At Trentham Peeks Brook Lane Horley Surrey
DESCRIPTION:	Replacement garden building in revised position from consent 17/00561/HHOLD.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 11/09/18	No objections

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23. RBBC Letter Dated: 06/09/18	Application No: <u>18/01805/HHOLD</u>
LOCATION:	90 Brookfield Drive Horley Surrey RH6 9TA
DESCRIPTION:	Proposed Conservatory
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 11/09/18	No objections

24. RBBC Letter Dated:	Application No: <u>18/01870/CLP</u>
LOCATION:	21 Haroldslea Close Horley Surrey RH6 9DZ
DESCRIPTION:	The existing building is currently a garage/storage area (see report). The proposal aims to convert the garage to have bathrooms and potential bedrooms to add additional accomodation space to the main house. The construction works for the project consist of the roof being replaced and new openings made for the garden facing elevation to allow for new windows and one new access (see report for layout). Insulation will be added and the floor slab levelled with a new finish on-top.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 11/09/18	No objections

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Tree Works (Non-Felling)

A. RBBC Letter Dated:13/08/18	Application No: <u>18/01716/TPO</u>
LOCATION:	Land At The East Of 12 & 13 Field Close Horley Surrey RH6 9QG
DESCRIPTION:	two oaks lateral branch reduction by up to a maximum of 3m to those branches which overhang the gardens of 12 and 13 Field close
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated:16/08/18	Application No: <u>18/01737/TPO</u>
LOCATION:	Office Wavertree Court 59 Massetts Road Horley Surrey
DESCRIPTION:	H. Chestnut (T1) - Branches touching property. To prune away from property ensuring 2m clearance.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated:04/09/18	Application No: <u>18/01865/TPO</u>
LOCATION:	1E Sarel Way Horley Surrey RH6 8EY
DESCRIPTION:	T1 Horse Chestnut - Prune to reduce the crown by approximately 25% of the volume. This will incorporate lateral branch length reduction of 1m and height reduction of 0.75m. Crossing and rubbing branches will also be removed.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

D. RBBC Letter Dated:04/09/18	Application No: <u>18/01871/TPO</u>
LOCATION:	18 Kingsley Road Horley Surrey RH6 8HR
DESCRIPTION:	T1 Oak- To remove limb overhanging 2 Mosford Close. Limb has large cavity which looks to be a point of weakness. Applicant is concerned about failure with young family playing in garden.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

E. RBBC Letter Dated:04/09/18	Application No: <u>18/01872/TPO</u>
LOCATION:	18 Kingsley Road Horley Surrey RH6 8HR
DESCRIPTION:	T1 Oak- Reduce limb by 2m overhanging 2 Mosford Close. Limb has large cavity which looks like it could be a point of weakness. Applicant is concerned about failure of limb with young family playing in garden.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.