

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 3 January 2012, at 7.30 pm

Present Cllrs Mike George (Chairman)

Celia Austin
Jack Chapman
K Hagerty
Simon Marshall
Richard Olliver
Tony Schofield
Fiona Stimpson

In Attendance Alan Jones (Town Clerk)
Joan Walsh (Administrative Assistant)

Members of S Court
the Public D Kirby
J Robertson
G Taylor
D Wilson
R Wilson

P 3475 Apologies and Reasons for Absence

RESOLVED: that the apologies of Cllr Spratt be accepted, for reasons as specified in the Attendance Register. (Cllr Miller was absent.)

P 3476 Declarations of Interest

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

Public Forum

P 3477 Planning Application P/11/01633/F – Land at Apperlie Drive

A number of important issues were raised on the above proposed development with reference to accompanying photographs, and these represented the views of many local residents. The spokesperson summarised the main areas of concern on the grounds of out-of character with surrounding properties; inappropriate back land development; possible land contamination; risk of flooding in a flood plain; insufficient highways access; and environmental risks to wildlife habitat as well as ancient trees. The Chairman thanked the spokesperson accordingly, and agreed with members to consider the comments made at that juncture of the meeting to determine a formal response by the Town Council.

- P 3477) RESOLVED: that the following comments be made regarding Planning Application P/11/01633/F – Land at Apperlie Drive: The Town Council OBJECTS on the following grounds:**
- i) out-of-character;**
 - ii) inappropriate back land development;**
 - iii) concerns over land contamination;**
 - iv) concerns over flooding in a flood plain;**
 - v) highways concerns over appropriate access to Balcombe Road; and**
 - vi) concerns that ancient trees and other species may be put at risk.**

P 3478 Newman House, Victoria Road – Enquiry by Mr Simon Court

Following approval given by the Borough Council Executive Committee to demolish Newman House, Mr Court enquired about the future plans for the site on Victoria Road. The Committee Chairman clarified that such plans would be determined by the Borough Council as the current land owner. However, it was hoped that negotiations would follow with any potential developers to create more office, retail and residential space as part of the regeneration of Horley.

RESOLVED: noted.

**P 3479 Approval of Minutes
Planning & Development Committee – 6 December 2011**

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

**Matters Arising
Planning & Development Committee – 6 December 2011**

P 3480 Training Requirements

The Clerk announced that the series of planning and development updates would commence at the next Committee meeting on 31 January, and the first of these would be presented by Leon Hibbs on Air Quality. Each session would be held before the main meeting at around 6.45 pm, and open to all members to attend. Full details would be published in the Members Bulletin.

RESOLVED: that the Clerk provide details of the planning and development updates in the Member Bulletin.

P 3481 Road resurfacing at Benhams Drive

The Clerk advised that following a series of pot holes reported to Surrey County Council, a number of roads in Horley had been identified for urgent resurfacing. The senior Highways Officer advised that Benhams Drive had been added to the list, and would be inspected shortly by Highways

P 3481) Officers to prioritise and action the work required.

RESOLVED: noted.

Sub-Committees and Outside Bodies

P 3482 Campaign to Protect Rural England (CPRE)

Cllr Chapman stated that the next meeting of the CPRE was due to take place shortly. (It was subsequently announced that the meeting would be held at Reigate Town Hall on Saturday, 21 January, commencing at 2.00 pm, and open to all members to attend. It was anticipated to be a worthwhile meeting with a variety of topics to be presented by the CPRE and other guest speakers).

RESOLVED: noted.

P 3483 Deferred Planning Applications

No Planning Applications from previous meetings were deferred.

RESOLVED: noted.

P 3484 Determined Planning Applications

Members reviewed the list of Applications determined for the period 30 November – 20 December 2011.

RESOLVED: noted.

P 3485 Planning Applications received from Reigate & Banstead Borough Council for the week ending 6 December 2011.

RESOLVED: that the Town Council's comments, as appended to these minutes, be noted.

P 3486 Planning Applications received from Reigate & Banstead Borough Council for the week ending 13 December 2011.

RESOLVED: that the Town Council's comments, as appended to these minutes, be noted.

P 3487 Planning Applications received from Reigate & Banstead Borough Council for the week ending 20 December 2011.

RESOLVED: that the Town Council's comments, as appended to these minutes, be noted.

Planning Appeals

P 3488 Planning Appeals Received

The list of planning appeals received from Reigate & Banstead Borough Council was reviewed.

P 3488) RESOLVED: noted.

P 3489 Planning Appeals Determined

The list of planning appeals determined by Reigate & Banstead Borough Council was reviewed.

RESOLVED: noted.

Ongoing Planning Matters

P 3490 Application for Events License at Edolphs Farm, Norwood Hill

The Clerk informed members that the above application for an Event License at Edolphs Farm with a capacity for up to 60,000 people and extensive parking facilities on the site would be determined by Mole Valley District Council. The Committee Chairman stated that the Licensing Officer had reported that the application had subsequently been withdrawn, however it was likely to be modified and then represented in due course. As a member of the Gatwick Greenspace Partnership (GGP), he would be added to the circulation list of interested parties so that any further developments that might impact on the countryside and environment in that area could also be closely monitored.

RESOLVED: noted.

P 3491 Planning Application: RE11/1694 - Britaniacrest Recycling Ltd, Little Orchard Farm, 26 Reigate Road, Hookwood

The Clerk reported that the above Planning Application on the revised details scheme of landscaping had been approved with conditions by Surrey County Council.

RESOLVED: noted.

P 3492 Planning Application: P/11/01805/F – Ditchling, 111 The Crescent

The Clerk reported that the above Application, to which the Town Council had formerly raised objections on the grounds of overdevelopment, was subsequently withdrawn by the Applicant.

RESOLVED: noted.

P 3493 North East Sector

No matters were raised.

RESOLVED: noted.

P 3494 North West Sector

No matters were raised.

RESOLVED: noted.

P 3495 Town Centre Regeneration

No matters were raised.

RESOLVED: noted.

P 3496 Airport Matters

**Consultation: GAL – Gatwick Airport Draft Master Plan
(Closing Date: 13 January 2012)**

The Committee Chairman advised that he had worked through the Draft Gatwick Master Plan with Cllr Schofield, and both were complimented by members on their extensive work and research in formulating replies to each section of the questionnaire based on the comprehensive documentation. The Clerk would submit the formal response by the Town Council before the closing date.

RESOLVED: that the Town Council's response to the Gatwick Draft Master Plan, as appended to these minutes, be approved.

Railway Matters

P 3497 Horley Subway

The Clerk updated members on the outstanding maintenance works at the Horley Subway, after he had reported these to Network Rail and the Borough Council. He was informed that the lights would be fixed or replaced shortly; the graffiti would be removed early in the New Year; and the pumps would be inspected with a report to establish further action required to effectively pump out the water. As no specific completion dates for any of these works had been given, the Clerk would investigate further and provide another update at the next meeting. It was also noted that the gritting machine had not yet been used at the Subway, however there was an appliance being stored at the Town Council offices for the Town Centre caretaker to use as and when required. (It was subsequently clarified that the faulty lights inside the Subway had been fixed, however the graffiti was still evident).

RESOLVED: that the Clerk provide an update on the incomplete maintenance works at the Horley Subway at the next meeting of this Committee.

Highway Matters

P 3498 Water board road works

Cllr Chapman expressed concern about the condition of some areas in the vicinity of the Subway and the Footbridge following essential road works by the water board, and that some roads were in considerable disrepair. The Clerk stated that he would inspect the area and log the faults with Surrey Highways.

RESOLVED: that the Clerk inspect the roads in the vicinity of the Subway and Footbridge, and log the faults with Surrey Highways.

**P 3499 Consultation: Reigate & Banstead Borough Council –
Infrastructure Delivery Plan (IDP)**

The Committee Chairman advised members that his findings on the Infrastructure Delivery Plan were very positive, and he complimented the Borough Council on a very comprehensive and informative document, which forms part of the Core Strategy. The draft comments had already been passed to members for approval, and it was decided these would form part of an initial response by the Town Council. It was also noted that any further points raised by the Committee could be added on and resubmitted to the Borough Council as the Consultation was not due to expire until April (date yet to be confirmed).

RESOLVED: that the Town Council's initial response to the Consultation on the Infrastructure Delivery Plan (IDP), as appended to these minutes, be approved.

**P 3500 Consultation: Reigate & Banstead Borough Council –
Horley Riverside Green Chain**

The Committee Chairman had already notified members of the Consultation on the Horley Riverside Green Chain, and it was noted that the online questionnaire had been more tailored towards individuals or groups, rather than a local government body. He had therefore prepared a separate document with detailed comments on the proposed development which was considered to be a welcomed addition to that particular area of managed countryside and would be of much benefit to existing and future residents of Horley. The response from the Town Council would be submitted before the closing date on 16 January.

RESOLVED: that the Town Council's response to the Consultation on the Horley Riverside Green Chain, as appended to these minutes, be approved.

**P 3501 Letters Received
From**

From	Subject	Received	Action
NALC	New Guide to assist on Planning Matters	15.12.11	Noted.

RESOLVED: noted

P 3502 Diary Dates

10 March 2012: Mayor's Charitable Curry Evening, Cambridge Hotel

RESOLVED: noted.

P 3503 Urgent Business

No matters were raised.

RESOLVED: noted.

P 3504 Press Release

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

Meeting closed at 8:45 pm.

Date of next meeting – 31 January 2012