

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 4 December 2012, at 7.30 pm

Present

Cllrs Mike George (Chairman)
Celia Austin
Jack Chapman
Kevin Hagerty
Mike Miller
Richard Olliver
Tony Schofield
Jan Spratt
Fiona Stimpson

In Attendance

Cllr James Baird
Cllr Samantha Marshall
Alan Jones (Town Clerk)
Joan Walsh (Administrative Officer)

P 3855 Apologies and Reasons for Absence

RESOLVED: that the apologies of Cllrs Marshall and Powell be accepted, for reasons as specified in the Attendance Register.

RESOLVED: noted.

P 3856 Declarations of Interest

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

Public Forum

P 3857 There were 20 members of the public present during the Public Forum part of the meeting. As a number of Planning Applications were to be discussed, Standing Orders were suspended so that the Committee could determine a response to each matter, in turn, after hearing the representations.

RESOLVED: noted.

P 3858 Planning Application P/12/01881/F: Newman House, 45 Victoria Road

Mr Court identified a traffic issue arising from the proposed development at Newman House. He said that there could be an increased build-up of vehicles at an already very busy junction, and thought that the kerb line on the opposite side of the road would need to be repositioned to enable a free flow of traffic. The Committee Chairman thanked Mr Court for his comments, and a discussion with members followed on traffic congestion and parking restrictions as well as the infrastructure and enormity of the proposed building.

P 3858) RESOLVED: that the following comments be made regarding Planning Application P/12/01881/F: Newman House, 45 Victoria Road The Town Council OBJECTS on the following grounds:

- i) out-of-character;**
- ii) overdevelopment;**
- iii) increased traffic congestion; and**
- iv) the building structure and mass are too large.**

The Town Council further suggests that the building should be no more than 3.5 storeys high.

P 3859 Planning Application P/12/01960/F: Brambles Respite Care Hotel, Suffolk Close

A number of local residents expressed their views on the proposed redevelopment of the MS Centre at Suffolk Close. The infrastructure was not materially different from the existing building footprint. However, it was thought that the proposed increase in height from a single storey up to three storeys high on the southwest corner, would overlook neighbouring properties from balconies and windows, and be out of character with the current street scene. In addition, the minimal increase proposed to current on-site parking facilities was considered insufficient to cater for a growth in staffing levels and visitors, and could lead to traffic over flow and congestion problems on surrounding roads. It was also generally felt that there should be adequate tree screening provisions to maintain the privacy of adjoining properties, and that the demolition and reconstruction works should only be undertaken whilst ensuring that noise levels and impact on the environment were kept to a minimum. The Committee Chairman thanked the speakers accordingly, and members considered all of their comments when making their submission by the Town Council.

RESOLVED: that the following comments be made regarding Planning Application P/12/01960/F: Brambles Respite Care Hotel, Suffolk Close

The Town Council OBJECTS on the following grounds:

- i) out-of-character;**
- ii) structure of building should be no more than two storeys high; and**
- iii) concerns over increased traffic congestion and inadequate parking facilities to support a larger facility.**

P 3860 Planning Application P/12/01973/OUT: Land Parcel at Inholms, Haroldslea Drive

A group of speakers represented the views of many local residents by raising several issues against the proposal by Rea Construction Ltd for a housing development of 50 dwellings together with new vehicular access, open space, play area and landscaping in an area renowned as the rural surrounds of Horley. The main objections given were inappropriate development; a housing expansion was not required in that area and was not part of the Horley Master Plan or Core Strategy, flooding risks, insufficient road access, loss of amenities for cyclists and horse-riders as well as limited utilities and sewerage provisions. There was also concern that the proposed entrance would necessitate the removal of a protected oak tree, and many other trees would also have to be removed for access reasons. It was also felt that the local quality of life would be compromised

P 3860) during site construction with inadequate access on a very narrow road. The Chairman extended his gratitude to all the speakers for their comments. Cllr Miller added that he had already consulted Planning Officers on this Planning Application, in his capacity as a Borough Councillor. He clarified that as the housing development at the North West Sector had been approved, the land parcel at Haroldslea Drive would not be required as a designated planning site in the Horley Master Plan for the foreseeable future. A discussion amongst members followed to determine a formal response by the Town Council.

RESOLVED: that the following comments be made regarding Planning Application P/12/01973/OUT: Land Parcel at Inholms, Haroldslea Drive

The Town Council OBJECTS on the following grounds:

- i) inappropriate development;**
- ii) development not required;**
- iii) no provisions contained in the Horley Master Plan or Core Strategy;**
- iv) concerns over flooding issues on site and potential impact to neighbouring properties;**
- v) concerns over road access;**
- vi) insufficient provisions of utilities and sewerage;**
- vii) and loss of amenities for cyclists and horse-riders.**

P 3861 Planning Application P/12/01940/F: Former Court Lodge County Primary School, Court Lodge Road

A local resident asked for clarification on the new vehicular and pedestrian access points to the proposed new development as well as the provision of parking facilities. She said that resident parking in the area had become even more restricted because it was being widely used by commercial vehicles (often overnight) as well as for access to the local primary school and by commuters to and from Gatwick Airport. She had further concerns about antisocial behaviour and speeding vehicles but Cllr Miller stated these were matters for the Police Neighbourhood Team. He added that he could be contacted direct as one of the designated Ward Councillors in that area on other matters concerning the proposed development. The Committee Chairman then proposed that clarification on access points from Court Lodge Road to the proposed development should be raised in the formal response by the Town Council.

RESOLVED: that the following comments be made regarding Planning Application P/12/01940/F: Former Court Lodge County Primary School, Court Lodge Road

NO OBJECTIONS, however the Town Council has queried the number of access points indicated on the plan which suggests that there is more than one.

**P 3862 Approval of Minutes
Planning & Development Committee – 6 November 2012**

The minutes of the above meeting of the Planning & Development Committee were presented for confirmation by Committee members and signature by the Committee Chairman.

P 3862) *RESOLVED: that the minutes of the above meeting of the Planning & Development Committee be approved.*

**P 3863 Matters Arising
Planning & Development Committee – 6 November 2012**

No matters were raised.

RESOLVED: noted.

Outside Bodies and Sub-Committees

P 3864 Gatwick Diamond Business

There was no update.

RESOLVED: noted.

P 3865 Campaign to Protect Rural England (CPRE)

Cllr Chapman said it was anticipated that the next meeting of the CPRE would be held on a date yet to be confirmed, in January 2013.

RESOLVED: noted.

P 3866 Deferred Planning Applications

No Planning Applications from previous meetings had been deferred.

RESOLVED: noted.

P 3867 Determined Planning Applications

Members reviewed the list of Applications determined for the period 31 October to 27 November 2012.

RESOLVED: noted.

P 3868 Planning Applications received from Reigate & Banstead Borough Council for the week ending 6 November 2012.

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.

P 3869 Planning Applications received from Reigate & Banstead Borough Council for the week ending 13 November 2012.

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.

P 3870 Planning Applications received from Reigate & Banstead Borough Council for the week ending 20 November 2012.

P 3870) 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.

P 3871 Planning Applications received from Reigate & Banstead Borough Council for the week ending 27 November 2012.

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

P 3872 Planning Appeals Received

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

RESOLVED: noted.

P 3873 Planning Appeals Determined

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

RESOLVED: noted.

P 3874 Ongoing Planning Matters

No matters were raised.

RESOLVED: Noted.

P 3875 North East Sector

No matters were raised.

RESOLVED: noted.

P 3876 North West Sector

No matters were raised.

RESOLVED: noted.

P 3877 Town Centre Regeneration

It was anticipated that the next meeting of the Town Centre Regeneration Forum would be held in February 2013, on a date yet to be confirmed by Peter Boarder.

RESOLVED: noted.

P 3878 Railway Matters

No matters were raised.

RESOLVED: noted.

Highway Matters

P 3879 Surrey County Council Highways Bulletin

The Clerk advised that the next release of the Highways Bulletin would be copied to members on receipt.

RESOLVED: noted.

P 3880 Reigate & Banstead Borough Council: Core Strategy

Cllr Miller updated members on the Core Strategy development management policies, and said some further changes would be put out to consultation shortly. Three specific areas identified for development in the longer term were East Redhill, South West Reigate and East Salfords, but none were required in the current plan as there was already enough allocation of sites in rural open land and the green belt. He further stated that Surrey County Council may cease to adopt new roads from March 2013.

RESOLVED: noted.

Airport Matters

P 3881 GACC Press Release: "Nigh Flight Battle"

The Clerk reported receipt of a Press Release by the GACC, following a meeting by the group where it was agreed to campaign for a reduction in the number of night flights. A discussion by members followed on future membership of the GACC or whether it might be more beneficial for the Town Council to comment separately, and this would be decided at a later date.

RESOLVED: noted.

P 3882 Surrey County Council: Consultation on Draft Surrey Flood Risk Management Strategy (Closing Date: 30 November 2012)

The Committee Chairman advised that he had prepared a response to the Draft Surrey Flood Risk Management Strategy Council, and his comments had been circulated to members. A response to the online survey had been sent to Surrey County Council prior to the closing date, and a copy was also sent by post.

RESOLVED: that the Town Council's response to the survey by Surrey County Council on the Draft Surrey Flood Risk Management Strategy, as appended to the signed copy of the minutes and available on the Town Council website, be ratified.

**P 3883 Surrey County Council Planning Application: 2012/0148/MOH
Applicant: Britaniacrest Recycling Ltd
Proposal: Construction of new waste reception building, demolition
of existing waste building & new concrete hardstanding**

The Clerk stated that the above Planning Application had been represented because the Supporting Statement was not included in the initial documentation, and the closing date had therefore been extended until 5 December 2012. The Committee felt it was important to include in the formal response by the Town Council, that it fully supports the proposal to construct a new waste reception building and that, as a local company, Britaniacrest Recycling Ltd had operated its business efficiently and to benefit the local community.

RESOLVED: that the Town Council's response to the Application by Britaniacrest Recycling Ltd, as appended to the signed copy of the minutes and available on the Town Council website, be approved.

P 3884 Letters Received

From	Subject	Received	Action
Surrey County Council	To operate in conjunction with East Sussex County Council a Common Permit Scheme on their Highway Network.	28.11.12	Noted.
Local History Society	Proposed Development at Newman House, Victoria Road.	29.11.12	Noted.

RESOLVED: noted

P 3885 Diary Dates

Christmas Fayre by Horley Association of Traders & Free Parking
Pedestrian Precinct, Saturday 8 December, from 12.00pm.

Town Centre Carol Service and Hospitality
Town Centre Precinct: Saturday, 15 December, followed by refreshments at Albert Road Sports & Social Club.

RESOLVED: noted.

P 3886 Urgent Business

No matters were raised.

RESOLVED: noted.

P 3887 Press Release

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

Meeting closed at 9.20 pm

Date of next meeting – 8 January 2013

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RESOLVED: that the apologies of Cllrs Marshall and Powell be accepted, for reasons as specified in the Attendance Register.

RESOLVED: noted.

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Public Forum

P 3857 There were 20 members of the public present during the Public Forum part of the meeting. As a number of Planning Applications were to be discussed, Standing Orders were suspended so that the Committee could determine a response to each matter, in turn, after hearing the representations.

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Mr Court identified a traffic issue arising from the proposed development at Newman House. He said that there could be an increased build-up of vehicles at an already very busy junction, and thought that the kerb line on the opposite side of the road would need to be repositioned to enable a free flow of traffic. The Committee Chairman thanked Mr Court for his comments, and a discussion with members followed on traffic congestion and parking restrictions as well as the infrastructure and enormity of the proposed building.

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RESOLVED: that the following comments be made regarding Planning Application P/12/01940/F: Former Court Lodge County Primary School, Court Lodge Road

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P 3870) 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.

P 3871 Planning Applications received from Reigate & Banstead Borough Council for the week ending 27 November 2012.

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

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RESOLVED: noted.

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Meeting closed at 9.20 pm

Date of next meeting – 8 January 2013