

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 27 August 2013, at 7.30 pm

Present

Cllrs Mike George (Chairman)
Jack Chapman
Simon Marshall
Richard Olliver
Tony Schofield
Jan Spratt

In Attendance

Cllr Roy Sherwin
Carol Fenton (Deputy Clerk)
Joan Walsh (Administrative Officer)

P 4180 Apologies and Reasons for Absence

RESOLVED: that the apologies of Cllrs Austin and Stimpson be accepted for reasons as specified in the Attendance Register, as well as the apology of the Town Clerk, Alan Jones. Cllrs Hagerty and Miller were absent.

P 4181 Declarations of Interest and Dispensations

RESOLVED: that the Declarations of Interest and requests for Dispensations for Disclosable Pecuniary Interests, as appended to these minutes, be noted.

P 4182 Public Forum

There were no members of the public present during the Public Forum.

**P 4183 Approval of Minutes
Planning & Development Committee – 30 July 2013**

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: noted.

**Matters Arising
Planning & Development Committee – 30 July 2013**

P 4184 Planning Application: P/13/019040/HHOLD – 2 Churchview Close

The Chairman reported that following the decision by the Town Council to

P 4184) raise no objections to the above represented Planning Application, he was asked by a resident why this response had been reversed when the initial proposal was objected to by members. Cllr George replied, stating that it was not uncommon for the Committee to reach the opposite determination on any new or revised application. This might be due to changes in design, footprint, mass or receipt of new information which was not available when considering a previous application. In this case, the Applicant had consulted Planning Officers for further advice on changes required before making the second application, and these were all important factors which members must consider when making their deliberations. With most Planning Applications, a majority decision to either object or support was usually easily reached, however, where it was not possible to identify a majority view, as in this instance, it was standard protocol for the Chairman to call for a vote.

RESOLVED: noted.

Outside Bodies and Sub-Committees

P 4185 Gatwick Diamond Business (GDB)

The Deputy Clerk reported that forthcoming Networking Events by GDB had been sent to Town Council representatives, Cllrs Bethell and Austin.

RESOLVED: noted.

P 4186 Horley Town Management Group (HTMG)

The Committee Chairman updated members on the last HTMG meeting, held on 5 August, when an informative presentation was given by Ellie Kidson of Metamorphosis on the town audit. The minutes of the meeting would be circulated by the Clerk in due course.

RESOLVED: noted.

Deferred Planning Applications

P 4187 Planning Application: P/13/01128/CAC – The Lawn, 30 Massetts Road

The Deputy Clerk advised that the above Planning Application that was deferred from the last meeting, had later been withdrawn by the Applicant.

RESOLVED: noted.

P 4188 Determined Planning Applications

Members reviewed the list of Applications determined for the period 30 July to 20 August 2013.

RESOLVED: noted.

P 4189 Planning Applications received from Reigate & Banstead Borough Council for the week ending 30 July 2013.

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 4190 Planning Applications received from Reigate & Banstead Borough Council for the week ending 6 August 2013.

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 4191 Planning Applications received from Reigate & Banstead Borough Council for the week ending 13 August 2013.

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 4192 Planning Applications received from Reigate & Banstead Borough Council for the week ending 20 August 2013.

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 4193 Planning Appeals Received

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

RESOLVED: noted.

P 4194 Planning Appeals Determined

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

P 4194) RESOLVED: noted.

P 4195 Planning Application: P/11/02188/CU – Site at Treetops, Peeks Brook Lane

Cllr Chapman enquired about the current status of above application following an appeal lodged last January. (It was subsequently learned from the RBBC website that, instead of writing a decision, the Inspector would be preparing a report and recommendation to be forwarded to the Secretary of State. The reason for this direction was because the appeal involved proposals for significant development in the Green Belt. The Secretary of State would be making his decision on or before 17 September 2013, and these details would be updated on the Borough's website at that time.)

Available to view at: www.reigate-banstead.gov.uk/planning (and insert above Planning Application Reference Number).

RESOLVED: noted.

Ongoing Planning Matters

P 4196 Surrey County Council Ref 2013/0150/AM – Land at Langshott Infant School, Smallfield Road: Construction of a two storey building, single storey kitchen and hall extension;

The Deputy Clerk reported advance notification from Surrey County Council on the above Planning Application (subsequently presented on the Borough's Planning Application List for week ending, 27 August 2013). The Committee Chairman expressed concern about the large volume of paperwork and expensive postage costs incurred by Surrey County Council for distributing documents on this and other recent Planning Applications, especially so when all of the information could easily be accessed electronically. He had made these views known to Cllrs Kay Hammond and Dorothy Ross-Tomlin, and asked for their comments in view of the fact that many organisations, including Horley Town Council, operated a paperless method of communication whenever possible.

RESOLVED: noted.

P 4197 Surrey County Council Ref RE/P/13/00882/CON – 24-26 Reigate Road, Hookwood: Construction of a new waste reception building, on a site including an existing waste reception building to be demolished, and the laying of a new concrete hardstanding area with sealed draining for the storage of wood

The Deputy Clerk reported that the above proposal by Britaniacrest Recycling Ltd was refused because the Applicant failed to demonstrate factors which clearly outweighed harm to the Green Belt.

P 4197) *RESOLVED: noted.*

P 4198 **Surrey County Council Ref RE/P/13/01067/CON – Land at Meath Green Infant School, Kiln Lane: Installation of modular classroom building comprising two classrooms and ancillary toilets for a temporary period of seven years**

The Deputy Clerk reported that the above Planning Application at Meath Green Infant School, to which the Town Council had already made no objections, was later approved with conditions.

RESOLVED: noted.

P 4199 **Planning Application: P/13/00889/HHOLD – 32 Wellington Way: Conversion of existing double garage to habitable accommodation**

Following approval of the above Planning Application, the Deputy Clerk reported receipt of a copy letter from a local resident to the Borough Council, with a number of concerns. It was however noted in the letter that the Town Council had raised no objections but did suggest that as there were a large number of local objectors, the proposal should be given careful consideration.

RESOLVED: noted.

P 4200 **North East Sector**

Langshott Bus Routes

Cllr Schofield reported receipt of a comprehensive report from WSP UK, an engineering and design consultancy, on possible solutions to the bus routing in Langshott, and added that he would forward a copy to the Town Council office to be distributed to members for information.

RESOLVED: noted.

P 4201 **North West Sector**

No matters were raised.

RESOLVED: noted.

P 4202 **Town Centre Regeneration**

No matters were raised.

RESOLVED: noted.

P 4203 Railway Matters

No matters were raised.

RESOLVED: noted.

Highway Matters

P 4204 Horley Subway

The Deputy Clerk reported that the Regeneration Manager, Peter Boarder, had given an update on refurbishment at the subway. He advised that County and Borough Officers were working closely with Network Rail to undertake a rolling programme of works, and one important element was to improve drainage, which had been carried out in August with minimal disruption. Network Rail had also repaired the lighting and some damage under the eaves as well as painting over graffiti. It was planned to repaint the entire subway with anti-graffiti paint with involvement of Community Payback for which a nominal contribution towards expenses would be required. The Committee Chairman commended the progress made to the subway to date, but highlighted the fact that the footbridge also required attention to treat corrosion, remove weeds and repaint the structure. It was decided that these concerns should be passed on to the Regeneration Manager, as the footbridge was regarded as providing vital access across the town.

RESOLVED: that following refurbishment at Horley Subway, the Regeneration Manager be asked to consider improvements to the footbridge.

P 4205 Project Horizon

The Committee Chairman enquired if a progress report could be obtained on "Project Horizon", a five year programme on major highway maintenance, undertaken by Surrey Highways. The Town Council had previously been notified that once the 2013/14 Scheme Lists on road repairs were finalised, that the RBBC Maintenance Engineer, Terry O'Neill would put together a Local Structural Repair Programme to be financed through Local Committee funding. The Town would then be invited to attend a progress meeting with Senior Highways Officers. The Chairman asked that this now be followed up, as there had been no further communication to date.

RESOLVED: that the Clerk contact Senior Highways Officers, for an update on Project Horizon and the Local Structural Repair Programme.

P 4206 Surrey Highways Bulletin

It was noted that the latest Highways Bulletin had already been circulated to members, for information.

RESOLVED: noted.

P 4207 Reigate & Banstead Borough Council: Core Strategy

There was no update.

RESOLVED: noted.

P 4208 Airport Matters

From	Subject	Received	Action
GATCOM	Views Sought: GATCOM response to CAA's Information Provision Powers Statement of Policy	31.7.13	Noted. (No response necessary from HTC)
GATCOM	Views Sought: Airports Commission – Aviation Noise Discussion Paper, – Suggested GATCOM response.	14.8.13	Noted. (No response necessary from HTC)

RESOLVED: noted.

P 4209 Department for Transport – Consultation on Air Navigation Guidance to the CAA (Closing Date: 17 September 2013)

RESOLVED: that the Town Council's response, be approved. (A copy is appended.)

P 4210 Presentation by GAL on Gatwick Airport's Future Plans

Members commented on the informative presentation given at a private meeting, on 13 August, by James Colman, of GAL, regarding future plans for Gatwick Airport. A letter of thanks would be sent from the Town Council to the Corporate Affairs Director.

RESOLVED: noted.

P 4211 Residential Areas of Special Character (RASCs) or Conservation Areas

The Chairman advised that further discussions would be taking place with the Borough's Senior Policy Development Officer, Guy Davies, on potential RASCs or Conservation Areas in Horley. The important issue of inaccuracies on the location map (published 2005) would also be raised. Cllrs Schofield and Olliver would join in future meetings.

RESOLVED: noted.

P 4212 Neighbourhood Plan

The Deputy Clerk reminded members that a presentation on Neighbourhood Planning would be given by the Head of Policy, Development & Property at the Borough Council, Kathy O'Leary, prior to the Full Council meeting, on 3 September 2013.

RESOLVED: noted.

P 4213 Reigate & Banstead Borough Council: Traveller Strategic Housing Land Availability Assessment (SHLAA) – Closing Date: 29 August 2013

Cllr Chapman advised that having reviewed the Traveller Strategic Housing Land Availability Assessment (SHLAA) form, it became apparent that the Borough were asking for specific areas of land that could be suggested for use as Traveller Sites. Members agreed with him that as no such areas could be identified in Horley, that the Town Council would not be making a response on this occasion.

RESOLVED: noted.

P 4214 Letters Received

From	Subject	Received	Action
Tandridge District Council	Consultation: Community Infrastructure Levy – Draft Charging Schedule	21.8.13	Office staff to forward details to Cllr Schofield for review.
Horsham District Council	Horsham District Planning Framework: Preferred Strategy	16.8.13	Chairman to review.
Fisher German (Chartered Surveyors)	Esso Petroleum – Fawley to Seisdon ("Midline") High Pressure Pipeline Safety and Awareness	24.7.13	Noted.

RESOLVED: noted.

P 4215 Diary Dates

3 September 2013:

Private Meeting: Neighbourhood Plan (preceding Full Council meeting at 8.00 pm)

27 September 2013:

Horley in Bloom Awards Evening, Regent Hall

RESOLVED: noted.

P 4216 Press Release

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

Meeting closed at 8.50 pm

Date of next meeting – 24 September 2013