

**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 31 January 2012, at 7.30 pm

**Present** Cllrs Mike George (Chairman)

Celia Austin  
Jack Chapman  
K Hagerty  
Simon Marshall  
Richard Olliver  
Jan Spratt  
Fiona Stimpson

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

**P 3505 Apologies and Reasons for Absence**

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

**P 3506 Declarations of Interest**

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

**Public Forum**

**P 3507** There were 10 members of public present during the Public Forum part of the meeting.

**Planning Application P/09/01115/RM1 – Land parcel adjacent to the Farmhouse Public House, Langshott**

Mr Kendall represented the views of some local residents on the above application for Reserved Matters to approve the appearance of the proposal for six terraced dwellings and one pair of semi-detached dwellings with associated car parking facilities, together with landscaping of the site and access via Langshott. He summarised a number of observations on the design, appearance and affect of the above proposed development which were considered to be out-of character with neighbouring properties and the adjacent listed building, and therefore not in keeping with the overall street scene of Langshott. This was also apparently evident in the increased size of plots 1-6 to three storey, and the featureless wall of plot 6 facing Langshott. He thought that the design should follow, not extend, beyond the clear building line of Langshott and pedestrian access on a small area of footpath seemed to end by a deep ditch on the west side. It was further thought that refuse vehicles would have difficulty entering and exiting the area without reversing, and the

**P 3507)** plans for the whole site did not show any designated areas for refuse and recycling storage. It was also feared that some ancient trees, two of which already had Tree Preservations Orders may be put at risk. Cllr Olliver advised even though the Inspectorate had already approved the outline application with conditions for appropriate flood alleviation measures that the Town Council could place a recommendation that the design of the proposed development be looked at carefully. The Chairman thanked Mr Kendall for the comments made, and agreed with members to consider these at that juncture of the meeting to determine a formal response by the Town Council.

***RESOLVED: that the following comments be made regarding Planning Application P/09/01115/RM1 – Land parcel adjacent to the Farmhouse Public House, Langshott:***

***The Town Council OBJECTS on the following grounds:***

- i) out-of-character;***
- ii) overdevelopment; and***
- iii) inappropriate design.***

***It is also suggested that the Senior Tree Officer be consulted to ensure tree preservation is safeguarded.***

**P 3508** **Planning Application P/11/02187/F - Former Court Lodge County Primary School, Court Lodge Road**

A representative of Horley Baptist Church addressed the Committee on the above proposed Planning Application for the demolition of existing buildings and installation of a Care Home and Church with access, car parking and landscaping arrangements. The support of the Town Council was requested for the new development as a place of worship as well as the continued provision of youth and other social groups on a variety of activities, social outlets and support services. Although such facilities were already in place in another smaller location on Albert Road, Horley, this larger development would enable everyone concerned to meet together in one place and would ultimately be of great benefit to the wider community on a much larger scale. The Chairman thanked the spokesperson for his comments and agreed with members to raise no objections to the Planning Application with a separate letter to be sent to the Borough Council in support of the proposal.

***RESOLVED: that a formal response of 'No Objections' be made by the Town Council, and a letter be sent to Reigate & Banstead Borough Council in support of the Planning Application.***

**P 3509** **Approval of Minutes  
Planning & Development Committee – 3 January 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.

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

**Matters Arising  
Planning & Development Committee – 3 January 2012**

**P 3510 Training Requirements**

Members discussed subsequent updates on planning and development matters by the Borough Council, and decided that that the Senior Tree Officer should be asked to hold the next briefing about tree matters on 27 March 2012.

***RESOLVED: that the Clerk request the Senior Tree Officer at the Borough Council with a request to host the next training update on tree matters.***

**Sub-Committees and Outside Bodies**

**P 3511 Campaign to Protect Rural England (CPRE)**

Cllr Chapman informed members that the last meeting of the CPRE at Reigate Town Hall was very informative, and a variety of interesting topics on the protection and enhancement of the countryside were presented by CPRE and other guest speakers. Cllr Olliver and Cllr Spratt also attended the meeting, and the minutes would be circulated to all members once received from the CPRE.

***RESOLVED: noted.***

**P 3512 Deferred Planning Applications**

No Planning Applications from previous meetings were deferred.

***RESOLVED: noted.***

**P 3513 Determined Planning Applications**

Members reviewed the list of Applications determined for the period 21 December 2011 – 24 January 2012.

***RESOLVED: noted.***

**P 3514 Planning Applications received from Reigate & Banstead Borough Council for the week ending 3 January 2012.**

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

**P 3515 Planning Applications received from Reigate & Banstead Borough Council for the week ending 10 January 2012.**

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

**P 3516 Planning Applications received from Reigate & Banstead Borough Council for the week ending 17 January 2012.**

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

- P 3517** Planning Applications received from Reigate & Banstead Borough Council for the week ending 24 January 2012.

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

**Planning Appeals**

- P 3518** Planning Appeals Received

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

**RESOLVED:** *noted.*

- P 3519** Planning Appeals Determined

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

**RESOLVED:** *noted.*

**Ongoing Planning Matters**

- P 3520** Surrey Minerals and Waste Development Framework – Aggregates Recycling Joint DPD

The Clerk reported receipt of a letter from Surrey County Council on the joint DPD to complete Surrey's minerals and waste development framework. A pre-hearing meeting would be held on Tuesday, 21 February, at 10.00 am, and the public hearings into the aggregates recycling joint DPD would follow Tuesday, 20 March. It was noted that attendance at such previous meetings was not considered necessary by the Town Council.

**RESOLVED:** *noted.*

- P 3521** Crawley Borough Council Planning Application No. CR/2011/0598/COU – Unit 1A, Gatwick Gate, Old Brighton Road, Langley Green

The Clerk reported that Crawley Borough Council had approved the above Planning Application. It was noted that the Town Council had raised no objections to the proposed change of use from a warehouse to an ambulance station.

- P 3522** North East Sector

No matters were raised.

**RESOLVED:** *noted.*

**P 3523 North West Sector**

No matters were raised.

**RESOLVED: noted.**

**P 3524 Town Centre Regeneration**

The Clerk reported that the next meeting would shortly be announced by the Horley Regeneration Manager, Peter Boarder, at which time, further developments at the North West Sector were expected. The Committee Chairman stressed the importance of future meetings being held in Horley rather than other areas of the Borough.

**RESOLVED: noted.**

**Airport Matters**

**P 3525 Consultation: Gatwick Airport Draft Master Plan – Suggested Form of Response by GATCOM**

The Clerk stated that the draft Response by GATCOM to the Gatwick Airport Draft Master Plan had been circulated to members so as to enable GATCOM to also take into account any significant issues raised by other consultees prior to agreeing its response. It was noted that a formal response by the Town Council had already been submitted to GAL, and no further comments were raised by the Committee.

**RESOLVED: noted.**

**P 3526 GATCOM Meeting held on 26 January**

The Committee Chairman gave a brief summary of the latest GATCOM meeting. A copy of the Headline Notes would be circulated to members on receipt.

**RESOLVED: noted.**

**P 3527 Presentation on Air Quality**

The confidential briefing on Air Quality that preceded the meeting was well attended by members. It was agreed that a letter of thanks should be sent to Leon Hibbs on his very informative presentation.

**RESOLVED: that the Clerk send a letter of thanks on behalf of the Planning & Development Committee to Leon Hibbs at Reigate & Banstead Borough Council.**

**P 3528 Railway Matters**

No matters were raised.

**RESOLVED: noted.**

## **Highway Matters**

### **P 3529 Traffic Light Management at Consort Way East and Victoria Road**

The Clerk informed members that he had written to the Leader of Surrey County Council, David Hodge, to ask for his assistance with the problem of traffic light management at the junction of Consort Way East and Victoria Road. A reply was later received from Cllr Hodge, advising that he had asked the Cabinet Member for Transport and Environment to investigate the issues raised and respond direct to the Town Council. The Clerk stated he would provide another update at the next Committee meeting.

***RESOLVED: a copy of the letter from the Town Council to Cllr Hodge, together with his reply, are appended to these minutes.***

### **P 3530 Southlands Avenue Junction Improvement**

The Clerk reported notification from Simon Burgess, Project Engineer, Reigate & Banstead Borough Council, on improvement works at the junction of Southlands Avenue and the A23 Brighton Road. The works would commence shortly and include the installation of new bollards and a pedestrian guardrail to prevent vehicles parking on the footway as well as on the grass verges.

***RESOLVED: noted.***

### **P 3531 Highways News Bulletins**

The Clerk stated that the Communications Officer at Reigate & Banstead Borough Council had clarified that the exclusion of Horley on the latest Highways Report was an administration error. This would be rectified and the revised report made available to download from the Borough website.

***RESOLVED: noted.***

### **P 3532 Height Barrier at Car Park adjacent to Former Horley Anderson Centre**

The Clerk advised that a recent meeting was held at the Innes Pavilion and attended by Cllr George, Cllr Olliver, tenants and contractors to discuss the demolition of the former Horley Anderson Centre. At the meeting, the issue of the locked height barrier by the entrance to the site was raised as a matter of concern because the local bus service required access to the car park to turn around but was unable to do so due to the height restriction. It was noted that access to the site would be prohibited during the demolition works (now underway), and the Town Council would liaise with Borough Council representatives at a later date to resolve the problem of the height barrier in the longer term.

***RESOLVED: noted.***

**P 3533 Letters Received**

<b>From</b>	<b>Subject</b>	<b>Received</b>	<b>Action</b>
Crawley Borough Council	Public Consultation - Crawley 2029 – plan the future	23.1.12	Noted.
NALC	New Guide to Neighbourhood Planning	23.1.12	Noted.
Local Resident	Fallen tree in Greenfields Road	19.1.12	Actioned by Tree Officer, RBBC.
Adam DeSave, Executive Member for Health Communities	Invitation to Official Opening Ceremony to Horley Leisure Centre	31.1.12	Circulated to all members.
Briefing Note , RBBC	New Recycling and Waste Services	24.1.12	Noted.
John Chittenden, The Reigate Society, Transport / Logistics	Horley Regeneration	17.1.12	Noted – letter of thanks to be sent from Town Council.

***RESOLVED: noted***

**P 3534 Diary Dates**

24 February 2012: MP Surgery, Albert Rooms, 4.00 pm – 6.00 pm

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

27 April 2012: Gatwick Seminar, Holiday Inn

***RESOLVED: noted.***

**P 3535 Urgent Business**

No matters were raised.

***RESOLVED: noted.***

**P 3536 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 – 28 February 2012***