

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 Tuesday 14 August 2007 at 7.30 p.m.

Present: Cllrs Paul Avis (Chairman)
Richard Bethell
Denese Brooke-Harte
Jack Chapman
Janice Gall
Mike George
Simon Marshall
Michael Miller
Richard Olliver
Veronica Snowball
Fiona Stimpson

In Attendance: Alan Jones (Town Clerk)
Holly Pitcher
RBBC Area Development Control Co-ordinator

P 2110 Apologies and Reasons for Absence

There were no apologies for absence

RESOLVED: noted

P 2111 Declarations of Interest

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

Public Forum

P 2112 The Chairman of the Limes Avenue Action Group referred to planning application P/07/01211/F, development of 24 dwellings at 10-12 Victoria Road. In the Action Group's view, objections should be raised regarding overdevelopment of the site, the increased risk of flooding, the increased strain on the sewer system, the traffic risk caused by additional vehicles and the fact that the development would be out of character with surrounding properties. The resident spoke on behalf of four other residents in the area and urged the Council to make their objections.

RESOLVED: noted.

P 2113 Cllr Richard Olliver addressed the Committee under the new Model Code of Conduct, (refer Full Council minute C 2021). Cllr Olliver asked the meeting to note that the proposed development re application P/07/01211/F was being made adjacent to a dangerous corner which had a propensity for traffic accidents He added that he also felt that it was an overdevelopment of the site and a high density development, totally out of character with the surrounding area.

P 2113) *RESOLVED: noted.*

P 2114 Cllr Mike George also spoke under the new Model Code of Conduct and asked the committee to support the application by Manorfield School, (ref: P/07/01453/ADV) which was a planning application for the erection of a 10m high flagpole with a green environmental award flag. Cllr George stated that as a Governor of the School he was very keen to receive the support of the Town Council. If approved, the application would allow the school to fly national flags on various days, fly the environmental award flag as well as other types, and make schoolchildren aware of international systems.

RESOLVED: noted.

P 2115 The Chairman thanked all those who made statements and said that they would all be taken into account when the Council made its formal comments.

RESOLVED: noted.

P 2116 **Horley Development North East Sector – Reserved Matters Application for 252 New Homes**

Holly Pitcher, South Area Development Control Co-ordinator, gave a brief presentation on the above application. She explained that the above application was the first of three phases for the North East sector which would total 710 homes (North West Sector would add a further 1,570 homes). The application had previously received outline permission in September 2006.

A number of salient points were raised which the Town Council might want to consider. Members felt that the issues that needed to be specifically commented upon ranged from transport access as the construction took place, recreational needs e.g. football pitches and allotments, the spread and positioning of affordable homes, cycle lane requirements, flood prevention measures, speed mitigation requirements, the need for local shops in the early phases of development, the need for a local health centre, and several other associated points.

The committee agreed that comments on the planning application should be deferred whilst various issues surrounding the application were considered by small groups of Councillors. It was noted that Holly Pitcher would request large scale plans from the developers for the Town Council's exclusive use.

RESOLVED: that the matter be deferred to allow small groups of Councillors to draft responses

P 2117 **Reigate & Banstead Borough Council Planning Dept – South Team**

Holly Pitcher outlined the work of the team and gave an outline of the planning process, how applications were resolved either by delegated powers to officers or by the Borough Council's Planning Committee, and explained the wide range of applications they had responsibility for.

The Chairman thanked Holly Pitcher on behalf the committee for giving such a clear and interesting explanation.

P 2117) *RESOLVED: that a letter of thanks be sent to Holly Pitcher and to the Mark Harbottle, Head of Building and Development Services.*

**P 2118 Approval of Minutes
Planning and Development Committee 24 July 2007**

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

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

P 2119 Deferred Planning application P/07/01199/F 55 Massetts Road Horley

RESOLVED: that the Town Council OBJECT to the above application on the grounds of overdevelopment

P 2120 Determined Applications

- i) Members reviewed the list of applications determined for the period 18 July to 7 August 2007
- ii) The Town Clerk referred to application P/07/01321/F (Albert Rooms) which was approved on 8 August 2007 with standard conditions. It was noted that the Decision Notice was expected shortly.

RESOLVED: noted

P 2121 Planning Applications received from Reigate and Banstead Borough Council for the week ending 24 July 2007

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

P 2122 Planning Applications received from Reigate & Banstead Borough Council for the week ending 31 July 2007

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

P 2123 Planning Applications received from Reigate & Banstead Borough Council for the week ending 7 August 2007

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

P 2124 Fastway Bus Tour

Cllr Miller reported that invited members of the Horley Town Task Group had recently been given a tour on the Fastway Bus. Those who were taken on the trip confirmed that the Fastway bus was indeed able to negotiate turns via the junction of Victoria Road and Russells Crescent. Briefings were also given on the next phase of improvements to Horley Station, and on traffic signal re-sequencing at the junction of Massetts Road and Brighton Road.

P 2124) *RESOLVED: noted*

P 2125 Provision of Additional Pitches for Gypsies and Travellers in East Surrey

Cllr Jack Chapman's draft response was approved without further amendment.

RESOLVED: that the response as appended to the minutes be approved

P 2126 Rights of Way Improvement Plan for Surrey – Consultation Draft

Cllr Mike George's draft response was approved without further amendment.

RESOLVED: that the response as appended to the minutes be approved

P 2127 Response to Planning White Paper

It was agreed to adapt the response to the White Paper as originally drafted by Reigate and Banstead Borough Council. Although SCAPTC's version had been useful it was felt that the Borough Council's version was more appropriate.

RESOLVED: that the response as appended to the minutes be approved

P 2128 Press Release

RESOLVED: that comments on planning applications be released to the Press

The meeting closed at 9.30 pm.

Date of next meeting: 4 September 2007 at 7.30 pm