

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 6 November, at 7.30 pm

Present	Cllrs	Mike George (Chairman) Surrinder Banwait Richard Biggs Giorgio Buttironi Jerry Hudson Samantha Marshall Simon Marshall Richard Olliver Fiona Stimpson
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In Attendance

Carol Fenton (Deputy Town Clerk)
Judy Morgan (Administrative Officer)

P 6231 Apologies and Reasons for Absence

RESOLVED: that the apologies of Cllrs Etheridge and Mabbett shall be accepted for reasons as specified in the Attendance Register.

P 6232 Disclosable Pecuniary Interests and Non-Pecuniary Interests

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

P 6233 Public Forum

No members of the public attended.

**P 6234 Approval of Minutes
Planning & Development Committee – 9 October 2018**

RESOLVED: that the minutes of the above meeting of the Planning and Development meeting, be approved.

P 6235 Planning Updates – 9 October 2018

The Members were advised that County Cllr, Kay Hammond, would be following up with Surrey Highways a date for completion of resurfacing works to the middle section of Albert Road and the outstanding full resurfacing of Victoria Road. A further update is awaited.

RESOLVED: noted.

Outside Bodies and Sub-Committees

P 6236 Horley Town Management Group (HTMG)

There were no further updates. The next meeting of the HTMG would take place on Tuesday 27th November.

RESOLVED: noted.

P 6237 Determined Planning Applications

Members reviewed the list of Planning Applications determined for the period 5 October to 1 November 2018.

RESOLVED: noted.

P 6238 Planning Applications received from Reigate & Banstead Borough Council for the period 5 October to 1 November 2018.

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 – During the period 5 October to 1 November 2018

P 6239 Planning Appeals Received

Members reviewed the list of Planning Appeals Received for the period 5 October to 1 November 2018.

RESOLVED: noted.

P 6240 Planning Appeals Determined

Members reviewed the list of Planning Appeals Determined for the period 5 October to 1 November 2018.

RESOLVED: noted.

P 6241 Ongoing Planning Matters

Members were informed that the public consultation event held by SGN on 18 October was well attended. SGN confirmed their wish to stay in Horley. A planning application for the proposed redevelopment of their gas holder site (off Balcombe Road) as their new HQ is awaited.

RESOLVED: noted.

P 6242 North East Sector (The Acres)/North West Sector (Westvale Park)

Members were informed that a regular bus service has now started in the North West Sector.

RESOLVED: noted.

P 6243 Town Centre Regeneration

Members were advised that at the meeting of the Horley Regeneration Forum held on 30 October 2018 updates were received on the Westvale Park Primary Academy, the Horley Library and the Horley Master Plan.

The Chairman advised Members that at their request the Academy confirmed that they could be flexible and would consider opening Year 3 as well as Reception if there was enough local need. The new Horley Library is expected to open in February 2019. There will be a two-week closure of the Library prior to the new one opening.

P 6243) RESOLVED: noted.

Millennium Mosaic

Following some discussion about the Millennium Mosaic it was agreed to put a proposal to the Regeneration Manager that it should be made vertical and placed in the updated precinct.

P 6244 RESOLVED: to propose to the RBBC Regeneration Manager that the mosaic be made vertical and place in the updated precinct.

Railway Matters

P 6245 Brighton Mainline Improvement Project

Members were informed that Mr Robin Grant, Horley Representative on the Redhill and Reigate Rail Users Forum had let the Council know that he would be attending the Three Bridges to Brighton stakeholder forum 9 November to receive an update and overview of the alternative transport options available during eh work. He has been invited to attend a future planning meeting to brief the Council.

Further details of the project and closure dates can be found on the [Brighton Mainline Improvement Project website](#).

Members were also informed of a public consultation on 'Unblocking the Croydon Bottleneck' - proposals to provide more reliable, faster and more frequent services on the Brighton Main Line and its branches. The [online consultation](#) closes on 17 December 2018.

P 6245) RESOLVED: noted.

Highways Matters

P 6246 Members were advised that work on the replacement and improvement of the traffic signals on the Longbridge roundabout on the A23 Brighton Road had begun on 5 November and was planned to last for 5 weeks.

RESOLVED: noted.

P 6247 Accessibility issues and quality of pavements

Cllr Stimpson brought Members attention to the bumpiness of the pavement on Charlesfield Road among others; and issues in the town with a lack of dropped kerbs. She added that there was a need to protect dropped kerb crossings from parked cars. It was agreed to try and compile a list of access issues which could then be presented to SCC.

P6247) RESOLVED: to note and compile a list of access issues in Horley and present them to SCC with a view to resolving those issues.

P 6248 SCC Highways Bulletins

RESOLVED: that receipt be noted of the latest SCC Highways Bulletins (already circulated to members).

P 6249 Recent Highways Communications

From	Subject	Received	Action
SCC Highways	A23 Brighton Road Junction with London RD J904	31.10.18	Noted.
SCC Highways	Temporary Prohibition of Traffic Order – Smallfield Road, Horley	2.11.18	Noted

RESOLVED: noted.

Airport Matters

P 6250 Draft Airport Master Plan Consultation

Members agreed that they wished to respond both through GATCOM and separately. Members views were sought. The closing date for the consultation 10th January 2019.

There will be an exhibition about the draft Gatwick Airport Master Plan at Horley Leisure Centre on 24th November from 15:30 to 19:30.

RESOLVED: noted.

P6251

Key Messages

Previously circulated to Members; highlights include

- Appointment of new Chair of GATCOM, Mr Tom Crowley, former Chief Executive Horsham District Council.
- Steering Group updates and
- The report of the Passenger Advisory Group

RESOLVED: noted.

P 6252

Airport Pickup

A Member suggested that it would be helpful, in terms of stopping some unwanted airport parking, to publicise the 2 hours free parking in a long stay car park for people picking up visitors from the airport.

RESOLVED: that the Town Council print and make leaflets available and publicise the offer on the Council website.

P 6253

Recent Airport Communications

From	Subject	Received	Action
GATCOM	Noise Management Board Update	9.10.18	Noted
GATCOM	GATCOM Response to the Draft Airspace Modernisation Strategy	15.10.18	Noted
GATCOM	Gatwick Travel Care Leaflet and Presentation	19.10.18	Noted
GATCOM	Runway Closures	22.10.18	Noted
GATCOM	WHO guidelines on environmental noise	22.10.18	Noted
GATCOM	Weekly Newsletters & Updates	12.10.18 19.10.18) 26.10.18))	Noted.

RESOLVED: noted.

P 6254

Future Education Capacity in Horley

A draft letter expressing the Council's concerns about the future education capacity in Horley was circulated and discussed. It was agreed that this should be sent to SCC Education Department by the Town Clerk.

RESOLVED: that the draft letter agreed at the meeting (a copy of which is appended to these minutes) should be sent to Surrey County Council Education Department by the Town Clerk.

P 6255

RBBC Development Management Plan Examination Hearings

The Chairman provided an update on the hearings to date and the arrangements for attendance at the remaining hearings.

Growing a Prosperous Economy

- making retail units more attractive to potential users,
- single shops around the town are very important to local communities,
- RBBC as the landlord of new developments should offer start up rents.

Green Belt Review

- room full of developers and planning consultants,
- rural surrounds of Horley would have no change in designation - not green belt
- rural surrounds provide health benefits to residents,
- rural surrounds planning applications would be treated as though they were in green belt, (but this doesn't always happen).

Housing need and the Delivery of Quality Housing

- importance of siting of assisted living to avoid isolation; proximity of shops important.

Gypsies Travellers and Travelling Showpeople

- There was a confrontation with RBBC about the number of allocated sites in RBBC compared with those on illegal sites.
- There was an appeal for a transit site
- Two sites within the town boundary close to M23 and numbers allowed have increased.
- Larger sites within the borough need to be compatible with the area,
- Larger sites should only allow in those from the same family or from those who can get along with one another.

Climate Change

- make houses more water efficient

Parking

- airport parking

Horley/Crawley Gap

- promote reason for Horley/Crawley/Gatwick gap as important and part of the rural surrounds.

Cllr Olliver would be attending for the Horley Strategic Business Park and the Safeguarded Land.

The Inspector's report is expected in January 2019.

P 6255)

RESOLVED: noted

P 6256

Letters Received

From	Subject	Received	Action
Metrobus	Stakeholders Newsletter	22.10.18	Noted
Coast to Capital	Brighton Mainline Stakeholders Newsletter	22.10.18	Noted

SCC	Transformation Consultations (Closing date 4 Jan 19)	31.10.18	Noted
RBBC	Three Arch Road Consultation (Closing date 6 Jan 19)	2.11.18	Noted
Metrobus	Press release -Free bus travel for veterans and servicemen and women this Remembrance Sunday (November 11).	6.11.18	Noted

P 6256) *RESOLVED: noted.*

P 6257 **Diary Dates**

Re-Dedication of Memorial Gardens

Memorial Gardens at 10.45 am on Wednesday 7 November 2018

Remembrance Day Parade & Service

Assemble at Horley RBL at 10.00 am on Sunday 11 November 2018

Surrey ALC Autumn Conference and AGM (Details circulated)

Dorking Halls from 9.30 am on Thursday 15 November 2018

Residents Forum

Albert Rooms at 7.00 pm on Monday 26 November 2018

RESOLVED: noted.

P 6258 **Urgent Business**

No matters were raised.

RESOLVED: noted.

P 6259 **Press Release**

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

Meeting closed at 8.59 pm

Date of next meeting: 4 December 2018

Planning & Development Committee
Declarations of Interest

Date of Meeting: 6 November 2018

Councillor(s)	Pecuniary or Non-Pecuniary	Reference	Location	Details
Buttironi	Non-Pecuniary	18/01985/F	57 Massetts Road Horley Surrey RH6 7DT	Proximity
George	Non-Pecuniary	18/01985/F	57 Massetts Road Horley Surrey RH6 7DT	Patient at the Dental Practice

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 5 October to 1 November 2018

To see plans please CTRL+click on the application number to follow the link .

1. RBBC Letter Dated: 05/10/18	Application No: 18/02046/F
LOCATION:	Peeks Rough Farm Peeks Brook Lane Horley Surrey RH6 9SX
DESCRIPTION:	Erection of an Agricultural barn for feed and machinery.
HORLEY TOWN COUNCIL COMMENTS ratifies at meeting, 6/11/18	No objections

2. RBBC Letter Dated: 17/10/18	Application No: 18/02128/HHOLD
LOCATION:	8 Kidworth Close Horley Surrey RH6 8JP
DESCRIPTION:	Proposed porch extension.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 6/11/18	No objections

3. RBBC Letter Dated: 17/10/18	Application No: 18/02132/F
LOCATION:	57 Silverlea Gardens Horley Surrey RH6 9BA
DESCRIPTION:	To demolish existing garage and build new detached three bedroom bungalow
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 6/11/18	No objections. However the Town Council is concerned that the only access, for all vehicles, to the proposed property is via the narrow bridleway.

4. RBBC Letter Dated: 18/10/18	Application No: 18/02122/HHOLD
LOCATION:	7 The Meadway Langshott Horley Surrey RH6 9AN
DESCRIPTION:	Single storey rear extension and side extension incorporating garage, loft conversion with extended gable and velux windows to front and rear roof slopes.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 6/11/18	No objections

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5. RBBC Letter Dated: 18/11/18	Application No: <u>18/01617/F</u>
LOCATION:	2 Parkhurst Road Horley Surrey RH6 8HB
DESCRIPTION:	Construction of two new dwellings and one replacement dwelling (Resubmission of 17/01330/F). As amended on 15/08/2018. As amended on 17/10/2018.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 6/11/18	Although the number of dwellings in the back garden has been reduced to 2 the Council feel that the previous objections still apply. Therefore, The Town Council OBJECTS on the following grounds: - <ul style="list-style-type: none"> i. Overdevelopment; ii. Out-of-character with surrounding properties; iii. Concerns over site access off a busy road which suffers from congestion with on-street parking; iv. Inappropriate backland development; and v. Dominating the street scene. vi. Insufficient parking for number and types of dwellings

6. RBBC Letter Dated: 18/10/18	Application No: <u>18/02129/HHOLD</u>
LOCATION:	57 Parkhurst Road Horley Surrey RH6 8EU
DESCRIPTION:	Rear and side extensions. Raise ridge height, front and rear facing dormer windows and rooms in the roof to form first floor.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 6/11/18	The Town Council OBJECTS on the following grounds: - <ul style="list-style-type: none"> i. Overdevelopment; ii. The elevation would be out-of-character with surrounding properties; iii. The proposal would have a detrimental effect on the street scene

7. RBBC Letter Dated: 19/10/18	Application No: <u>18/02036/F</u>
LOCATION:	Seven Day Grocers 5 - 7 Meath Green Lane
DESCRIPTION:	Loft conversion with side extensions to existing hipped roof and full width rear dormer.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 6/11/18	No objections

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8. RBBC Letter Dated: 19/10/18	Application No: <u>18/02045/F</u>
LOCATION:	Thors Field Haroldslea Drive Horley Surrey RH6 9PH
DESCRIPTION:	Retention of existing track & hard standing including 3no. storage sheds associated with existing stables.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 6/11/18	No objections

9. RBBC Letter Dated: 19/10/18	Application No: <u>18/01895/F</u>
LOCATION:	57 Massetts Road Horley Surrey RH6 7DT
DESCRIPTION:	Extend the existing building by forming a further storey at first floor level over the existing ground floor.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 6/11/18	No objections

10. RBBC Letter Dated: 23/10/18	Application No: <u>18/02158/RM1</u>
LOCATION:	Lydbrook & Rear Of 1 & 3 Lee Street 67 Vicarage Lane Horley Surrey RH6 8BA
DESCRIPTION:	Reserved matters application pursuant to 17/01750/OUT. Consent is sought for the hard and soft landscaping of the public realm, and the architectural design of the dwellings, including their appearance and scale. The detailed design of the dwellings has resulted in a simplification of the footprint of one of the pairs of semi-detached dwellings, but this is considered an improvement and not to represent a material deviation from the approved layout.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 6/11/18	No objections

11. RBBC Letter Dated: 24/10/18	Application No: <u>18/02181/HHOLD</u>
LOCATION:	31 The Close Horley Surrey RH6 9EB
DESCRIPTION:	Demolition of existing single storey rear extension (conservatory) & erection of single storey enlarged rear extension.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 6/11/18	No objections

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12. RBBC Letter Dated: 25/10/18	Application No: <u>18/02198/HHOLD</u>
LOCATION:	South View 105 Balcombe Road Horley Surrey RH6 9BG
DESCRIPTION:	Replacement bay to front; new porch; 2 storey / single storey side extension; 2 storey / single storey rear extension; changes to finishes / roof line
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 6/11/18	No objections

13. RBBC Letter Dated: 25/10/18	Application No: <u>18/02178/S73</u>
LOCATION:	Heathercroft 18 Wolverton Gardens Horley Surrey RH6 7LX
DESCRIPTION:	To erect a 2 bedroom bungalow to the rear of 18 Wolverton Gardens, with frontage on Oldfield Road. The proposed bungalow will provide a property suitable to provide intensive support for an adult with complex needs. Variation of condition 7 of permission 18/00516/F. Amendment to use class.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 6/11/18	No objections

14. RBBC Letter Dated: 31/10/18	Application No: <u>18/02031/F</u>
LOCATION:	38/40 High Street Horley Surrey RH6 7BB
DESCRIPTION:	This unit is vacant with A1 use. We would like to use the unit for Sunbed's and Beauty this would fall under Sui Generis.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 6/11/18	No objections

15. RBBC Letter Dated: 1/11/18	Application No: <u>18/02209/HHOLD</u>
LOCATION:	17 Apsley Road Horley Surrey RH6 9RX
DESCRIPTION:	Upper storey flank extension with a hipped roof.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 6/11/18	No objections

List of Planning Applications
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During the period 5 October to 1 November 2018

16. RBBC Letter Dated: 1/11/18	Application No: <u>18/02273/HHOLD</u>
LOCATION:	38 Oakwood Road Horley Surrey RH6 7BU
DESCRIPTION:	First floor extension to the flank elevation.
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 6/11/18	No objections

17. RBBC Letter Dated: 1/11/18	Application No: <u>18/02242/HHOLD</u>
LOCATION:	157 Smallfield Road Horley Surrey RH6 9LR
DESCRIPTION:	Erection of 3 dormer windows to the rear roof slope
HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 6/11/18	No objections

HORLEY TOWN COUNCIL

Joan Walsh
Town Clerk
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Oliver Gill,
School Commissioning Officer
Surrey County Council
County Hall
Penrhyn Road
Kingston upon Thames
KT1 2DN

29 November 2018

Dear Sir or Madam,

FUTURE PROVISION FOR EDUCATION IN HORLEY

It was with some concern that Horley Town Councillors read in the recent planning application for the Westvale Park Primary School that in addition to 'fully serving the needs of the development itself, the new school will also therefore be able to accommodate the small amount of surplus demand currently being experienced within the wider Horley area'.

Our Councillors are strongly of the opinion that this is not the case; and that current plans for a phased opening of the Westvale Park Primary will create more pressure on oversubscribed Horley Primary Schools. We understand that only the Reception classes will be opening in autumn 2020. The Council is concerned that children from Westvale Park who, in terms of age, are ahead of the phased opening will have to be accommodated by the existing oversubscribed schools in Horley & the surrounding area.

Indications from a resident of the development, and confirmed by a local primary headteacher, suggest that children are using or looking to use schools in the Reigate area; given that the location of Westvale Park is equidistant with Reigate, this could be a problem for Reigate as well as Horley.

A similar problem with phased opening of a primary school has previously occurred at The Acres development in Horley where there was no provision for older children. Members feel that the problem will be worse on Westvale Park as this development is twice the size of the Acres.

Members were also concerned about the lack of 6th form school provision in Horley considering the recent and ongoing increase in the number of residents of the town.

Yours sincerely,

Town Clerk