

HORLEY TOWN COUNCIL

Minutes of a Meeting of the Planning and Development Committee held on 20 December 2022, at 7.30 pm

Present	Cllrs	Hannah Avery	Mike George (Chairman)	Martin Saunders
		James Baker*	Samantha Marshall	Rob Spencer
		Giorgio Buttironi	Simon Marshall	Fiona Stimpson**
		Jerry Hudson*	David Powell*	

* Absent

**In Attendance Remotely

Also Present Rachel Botcherby (Planning Officer)
Sophie Mandak (Administrative Assistant)

P 7407 Apologies and Reasons for Absence

Apologies were received from Cllrs Hudson and Powell.

RESOLVED: Noted.

P 7408 Disclosable Pecuniary Interests and Non-Pecuniary Interests

Cllr Avery declared she is a member or substitute of the Reigate and Banstead Borough Council Planning Committee and that therefore the views expressed by her at this meeting may change.

RESOLVED: Noted.

P 7409 Approval of Minutes

Planning & Development Committee held on 22 November 2022.

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

Planning Updates

P 7410 Horley Town Management Group

The Planning Officer advised the Committee to note that HTMG have an additional virtual meeting scheduled for 16th January 2023 as a Q&A session in relation to the High Street Public Realm proposals that were presented at the last meeting in December 22. It is expected that an update on the subway and plans for central car park will also be presented.

RESOLVED: Noted

P 7411 Traffic Calming Measures around 'The Acres' and Wheatfield Way, Langshott

The Planning Officer advised that the VAS signs have yet to be installed in Wheatfield Way despite assurances from SCC that they would be installed in December. SCC have advised that the installers will be in Surrey over the first two weeks in January. It looks like it will take three days for them to install the current batch of VAS.

The Planning Officer advised that the matter will be escalated to Full Council in February, given the passage of time since the Council allocated funding for it, if the VAS signs are not installed in January and further delays continue.

RESOLVED: *Noted*

P 7412 Redhill to Horley Pathfinder Design Code Engagement

The Planning Officer advised that she is waiting to hear back from RBBC to agree a date for a joint briefing with SSPC regarding the Design Code work.

RESOLVED: *Noted*

P 7413 Determined Planning Applications

Members reviewed the list of Planning Applications determined for the period 18 November 2022 to 15 December 2022.

RESOLVED: *Noted.*

P 7414 Registered Planning Applications

Planning Applications received from Reigate & Banstead Borough Council for the period 18 November 2022 to 15 December 2022.

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 approved.*

P 7415 Planning Appeals, during the period 18 November to 15 December 2022.

Members reviewed the list of Planning Appeals lodged, awaiting decision, and determined.

RESOLVED: *Noted.*

P 7416 Horley Bus Services

Cllr Saunders highlighted the recent unreliability of the No. 20 bus service that operates from The Acres. He highlighted several issues including the operation of the bollards by Tanyard Barns, which are often broken, as well as drivers forgetting their keys to activate the bollards and having to turnaround at the Orchard Drive Roundabout and disruption caused by staff sickness, which one morning caused disruption on the service until after 9.30am.

Cllr Saunders expressed to the committee his concerns with the poor levels of communication to residents and bus users, particularly as the electric signs at the bus stops just reflect the anticipated timetable and not real time information. It is understood that the signs are not connected into any live bus information in Surrey.

The Chairman advised that Committee that he had spoken to the Commercial Director at Metrobus who advised that unlike Kent and West Sussex Metrobus are unable to input live bus data into Surrey's system as they operate a different

system to the other counties and it doesn't currently have the capability. It means that the Bus Company has the information but no way of linking to the County until a physical person starts work in the office (around 9.30am). Metrobus also acknowledge that if the bollards fail at Tanyard Barn, they should fail into the down position, rather than the up position to ensure bus services can continue to flow until the problem is rectified.

Cllr Simon Marshall questioned whether Metrobus can communicate this to that area in another way. Cllr Buttironi advised that they already publish the info on the app but that it doesn't help older residents who may not have access to such technology.

Cllr Saunders requested that the Council write to both Metrobus and SCC to express the Council's frustration that the live bus information cannot be fed into the system and ask when this can be rectified and see if Metrobus have anyway of improving communications (social media/ other channels) in the meantime.

RESOLVED: HTC to draft letter to Metrobus and Surrey County Council regarding communication surrounding local Bus Services.

P 7417

Letters Received

From	Subject	Date	Action
Pegasus Group (on behalf of Railsite Telecom)	Pre-app notification of a new Telecoms Mast at the Bridge Industrial Estate	22.11.22	Comments noted.
West Sussex County Council	Consultation Notification of the West Sussex Bus Survey. Deadline 3 rd January.	23.08.22	Officer to complete survey under delegated authority and report back to Committee.
PINS	Update on MVDC Examination requiring the Council to update its Compendium of Minor Green Belt Updates and Alteration to ensure Exceptional Circumstances for all proposed changes to the Green Belt in accordance with the NPPF.	01.12.22	Noted.

P 7418

Diary Dates

HTC Offices are closed from lunchtime on 22nd December 2022 until Tuesday 3rd January 2023.

RESOLVED: Noted

P7419

Press Release

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

Meeting closed at 20.22pm

Date of next meeting: 10 January 2023

Members of the Planning and Development Committee:

Cllrs Avery, Baker, Buttironi, Hudson, George, Samantha Marshall, Simon Marshall, Powell, Saunders, Spencer and Stimpson.

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 18 November 2022 – 15 December 2022
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 15.11.22	Application No: 22/02052/HHOLD
LOCATION:	90 The Drive Horley Surrey RH6 7NH
DESCRIPTION:	Single storey rear and double storey side extensions. As amended on 14/11/2022
HORLEY TOWN COUNCIL COMMENTS (Ratified 20/12/22)	No objections

02. RBBC Letter Dated: 21.11.22	Application No: 22/02537/HHOLD
LOCATION:	69 Hevers Avenue Horley Surrey RH6 8BZ
DESCRIPTION:	Loft conversion with hip to gable, dormer and roof lights
HORLEY TOWN COUNCIL COMMENTS (Ratified 20/12/22)	No objections

03. RBBC Letter Dated: 24.11.22	Application No: 22/02470/F
LOCATION:	39 Fairlawns Horley Surrey RH6 9HD
DESCRIPTION:	The proposal is the widening of a crossover / Dropped kerb by 4.6 Metres (measured and marked by Surrey CC) and create a hardstanding to the front of the property, the depth of which is 6.8 metres consisting of stone chippings over a hardcore base, this will be permeable and contained within blockwork edging. The intention is for the hardstanding to be completed before the crossover to prevent and damage to the latter.
HORLEY TOWN COUNCIL COMMENTS (Ratified 20/12/22)	No objections

04. RBBC Letter Dated: 24.11.22	Application No: 22/02390/F
LOCATION:	Drill Service Ltd 89 Albert Road Horley Surrey RH6 7HB
DESCRIPTION:	Demolition of existing buildings and erection of 8 No 2 bed and 1 No 1 bed flats with associated parking.
HORLEY TOWN COUNCIL COMMENTS (Ratified 20/12/22)	No objections

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05. RBBC Letter Dated: 25.11.22	Application No: 22/02567/HHOLD
LOCATION:	1 Oatlands Langshott Horley Surrey RH6 9UN
DESCRIPTION:	Proposed double storey front extension
HORLEY TOWN COUNCIL COMMENTS (Ratified 20/12/22)	No objections

06. RBBC Letter Dated: 25.11.22	Application No: 22/02546/OUT
LOCATION:	Emberwood 1 The Crescent Horley Surrey RH6 7NT
DESCRIPTION:	Proposed new dwelling to the rear of 1 The Crescent, Horley, Surrey, RH6 7NT
HORLEY TOWN COUNCIL COMMENTS (Ratified 20/12/22)	Horley Town Council objects on the grounds of:- 1] Cramped design. 2] Poor amenity provision for new dwelling. 3] Over development 4] Out of character 5] Development is harmful to the local character

07. RBBC Letter Dated: 29.11.22	Application No: 22/02581/HHOLD
LOCATION:	5 Charm Close Horley Surrey RH6 8DG
DESCRIPTION:	Two storey side extension and part single storey part two storey front extension.
HORLEY TOWN COUNCIL COMMENTS (Ratified 20/12/22)	No objections

08. RBBC Letter Dated: 02.12.22	Application No: 22/02450/F
LOCATION:	Saxley Court 121 - 129 Victoria Road Horley Surrey RH6 7LT
DESCRIPTION:	Construction of a 6-storey building for residential use (Class C3) connected to the existing building at 121-129 Victoria Road, including car parking, cycle parking, plant room and refuse store, landscaping, installation of PV panels to the roof of the existing and proposed building, and associated works
HORLEY TOWN COUNCIL COMMENTS	Horley Town Council objects on the grounds of loss of light to the properties in the rear of the existing Saxley Court.

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09. RBBC Letter Dated: 05.12.22	Application No: 22/02650/F
LOCATION:	Land R/O 43-49 High Street Horley Surrey RH6 7BN
DESCRIPTION:	Proposed erection of 3 no. dwellinghouses
HORLEY TOWN COUNCIL COMMENTS	Horley Town Council OBJECTS on the following grounds: i. Cramped and Overdevelopment of the site ii. Out of character with surrounding properties iii. Inappropriate mass of development

10. RBBC Letter Dated: 13.12.22	Application No: 22/02543/HHOLD
LOCATION:	11 Ashleigh Close Horley Surrey RH6 8AJ
DESCRIPTION:	2 storey rear extension and single storey rear extension.
HORLEY TOWN COUNCIL COMMENTS	No objections

11. RBBC Letter Dated: 14.12.22	Application No: 22/02680/HHOLD
LOCATION:	5 Palmer Close Horley Surrey RH6 8LG
DESCRIPTION:	Replacement of rear conservatory with a single storey rear extension on the same footprint
HORLEY TOWN COUNCIL COMMENTS	No objections

12. RBBC Letter Dated: 14.12.22	Application No: 22/02107/HHOLD
LOCATION:	Landens Farm House 15 Malt House Lane Horley Surrey RH6 8FY
DESCRIPTION:	Proposed moving and extending of the existing metal fencing to enclose a small section of lawn. Single storey extension between house and garage. New entrance to the garage to be installed and new flooring to be laid within the extension to make it more useable.
HORLEY TOWN COUNCIL COMMENTS	In principle Horley Town Council have no objection, but we note the comments of the Conservation Officer therefore if granted we trust these concerns are addressed. We note the infill extension is illustrated on the submitted plans both with and without a roof.

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13. RBBC Letter Dated: 14.12.22	Application No: 22/02109/LBC
LOCATION:	Landens Farm House 15 Malt House Lane Horley Surrey RH6 8FY
DESCRIPTION:	Proposed moving and extending of the existing metal fencing to enclose a small section of lawn. Single storey extension between house and garage. New entrance to the garage to be installed and new flooring to be laid within the extension to make it more useable.
HORLEY TOWN COUNCIL COMMENTS	In principle Horley Town Council have no objection, but we note the comments of the Conservation Officer therefore if granted we trust these concerns are addressed. We note the infill extension is illustrated on the submitted plans both with and without a roof.