

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 9 December 2014, at 7.30 pm

Present

Cllrs Mike George (Chairman)
Jack Chapman
Kevin Hagerty
Tony Schofield
Jan Spratt
Fiona Stimpson

In Attendance

Cllr Samantha Marshall
Dymphna Kennedy (Guides Rep.)
Carol Fenton (Deputy Clerk)
Joan Walsh (Administrative Officer)

P 4727 Apologies and Reasons for Absence

RESOLVED: that the apologies of Cllrs Jackson, Simon Marshall, Miller and Olliver be accepted for reasons as specified in the Attendance Register, as well as the apology of Alan Jones, Town Clerk.

P 4728 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 4729 Public Forum

There was one member of the public present during the meeting.

RESOLVED: noted.

P 4730 Planning Application : 14/01461/F - Don Ruffles, 138 Victoria Road

Dymphna Kennedy, representing Horley West District Girl Guides, addressed the Committee on the above Planning Application to demolish existing garages at the rear of 138 Victoria Road, Horley; build a self-contained dwelling; extend existing offices/shop; remove existing roof/construct new roof over existing and proposed extensions; to form 9 new dwellings.

The speaker made verbal and written representations on a number of concerns thought to have a direct impact on a neighbouring community venue (known as Empire Hall), held in trust by the Girlguiding Association. She explained that the hall was utilised daily by around 100 Girl Guides in a variety of groups, as well as by other smaller clubs, a local pre-school and for Sunday Church Services.

- P 4730)** A number of objections were raised:
- **Development Issues** (overdevelopment)
 - **Parking/Safety Issues** (lack of on-site car parking in a congested area and safety concerns for children)
 - **Local Character and Street Scene Issues** (out-of-character and not in keeping with the current street scene)
 - **Neighbouring Issues** (negative impact on existing neighbours and future residents of the proposed development)

The Committee Chairman expressed his thanks for the comments made, and Standing Orders were then resumed so that a formal response by the Town Council could be made.

RESOLVED: that the following comments be made regarding Planning Application: 14/01461/F – Don Ruffles, 138 Victoria Road, Horley
The Town Council OBJECTS on the following grounds:

- i) Overdevelopment;**
- ii) No provision for on-site parking in an already congested area;**
- iii) Negative impact on local character and street scene.**
- iv) Negative impact on existing neighbours and future residents.**

P 4731 **Approval of Minutes**
Planning & Development Committee – 18 November 2014

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 – 18 November 2014

P 4732 **SCC Consultation: Draft Statement of Community Involvement**
Closing Date: 2 February 2015

The Chairman advised that he would review the above **SCC Surrey Minerals & Waste Plans Consultation: Draft Statement of Community Involvement**, to determine if a response from the Town Council would be required.

RESOLVED: noted.

Outside Bodies and Sub-Committees

P 4733 Gatwick Diamond Business (GDB)

The Chairman gave an update on the last GDB meeting which he had attended on behalf of Cllr Bethell. A copy of his report together with a networking summary had already been copied to members, for information.

RESOLVED: noted.

P 4734 Horley Town Management Group (HTMG)

Cllr George advised that an update on HTMG had been given by its Chairman, Cllr Andy Lynch, at the last meeting of the Horley Regeneration Forum. He added that a preliminary draft of the Horley Town Improvement Plan, prepared by Business Consultant, Kenrick Garraway, had been circulated to HTMG members for their comments. The next meeting of HTMG was due to take place on 19 January 2015, at Waitrose.

RESOLVED: noted.

P 4735 Deferred Planning Applications

No Planning Applications from previous meetings had been deferred.

RESOLVED: noted.

P 4736 Determined Planning Applications

Members reviewed the list of Planning Applications determined for the period 12 November to 2 December 2014.

RESOLVED: noted.

P 4737 Planning Applications received from Reigate & Banstead Borough Council for the week ending 18 November 2014.

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 4738 Planning Applications received from Reigate & Banstead Borough Council for the week ending 25 November 2014.

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 4739 **Planning Applications received from Reigate & Banstead Borough Council for the week ending 2 December 2014.**

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 4740 **Planning Appeals Received**

The list of Planning Appeals received by Reigate & Banstead Borough Council was reviewed.

RESOLVED: noted.

P 4741 **Planning Appeals Determined**

The list of Planning Appeals determined was reviewed

RESOLVED: noted.

Ongoing Planning Matters

P 4742 **SCC Ref: RE14/01718/CON – Land at Langshott Infant School, Smallfield Road**

The Deputy Clerk advised that the above proposal for a single storey rear extension at Langshott Infant School, had been approved with conditions. It was noted that the Town Council had previously raised no objections to the said Planning Application.

RESOLVED: noted.

P 4743 **North East Sector**

A North East Sector Progress Report, given previously by RBBC Regeneration Manager, Peter Boarder, was discussed. The updates had included the recent opening of Trinity Oaks Primary School, completion of the legal transfer of the Langshott allotments, conversion of Tanyard Barn community hall and utilisation of land at Riverside Green Chain.

RESOLVED: noted.

P 4744 **North West Sector**

CLlr Schofield told members that the final Section 106 Agreement for the North West Sector development had been signed off, following agreement by the three remaining developers in the consortium.

P 4744) *RESOLVED: noted.*

P 4745 Town Centre Regeneration

An update on the last meeting of the Horley Regeneration Forum was received. The minutes of the meeting would be emailed, once received from Regeneration Manager, Peter Boarder, as well as details of the next meeting.

RESOLVED: noted.

Railway Matters

**P 4746 Govia Thameslink Railway Consultation – December 2015 Timetable
Closing Date : 30.1.15**

The Chairman advised that, to assist in the preparation of a response to the above Govia Thameslink Consultation, Cllrs Spratt and Jackson would continue their evaluation of the proposed off-peak timetable changes on routes into London via Horley, during their forthcoming rail trips, and provide feedback at the next Committee meeting.

RESOLVED: noted.

Highways Matters

**P 4747 SCC Consultations: Local Transport Review
Extended Deadline: 2 February 2015**

Members commented that the recent presentation on the SCC Local Transport Review, given by Val Sexton, had been very comprehensive and informative. SCC Cabinet Member, Mike Goodman, County Cllr Kay Hammond and representatives from other neighbouring Councils had also been present at the briefing.

RESOLVED: noted.

P 4748 The Chairman advised that the Local Transport Review consultation period had been extended until **2 February 2015**, and it was important for members to provide feedback to the office before the next Committee meeting, so as to determine a formal response from the Town Council. A reminder to local residents would also be published on the HTC website as well as on other online social media sites.
(Available to view at: <https://www.surreysays.co.uk/e-i-directorate-programme-group/local-transport-review>)

RESOLVED: noted.

P 4749 Surrey Highways Bulletin

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

Local Flooding Issues

P 4750 Horley South East Flood Forum

Cllr Schofield advised that RBBC's Drainage Engineer, Keith Faricy, had suggested that a joint review meeting on local flooding issues be held, with Council representatives, local forums and resident groups in attendance. This had yet to be arranged.

RESOLVED: noted.

P 4751 Flooding at Horley Row and Orchard Close

An update on flooding problems at Horley Row arising from a blocked drain, was received. The Clerk had already updated RBBC's Drainage Engineer, after the local resident concerned advised that some initial gully cleaning had been carried out but this had proved ineffective in clearing the drain completely. The remaining surface water had since been photographed and the evidence passed on to Keith Faricy, as he was actively collating such information on local flooding problems. (It was subsequently reported by the resident that a Surrey Highways Engineer planned to carry out a further inspection of the drain).

RESOLVED: noted.

P 4752 Airport Matters

| From | Subject | Received | Action |
|-------------|--|-----------------|---------------|
| GATCOM | Airports Commission Consultation: Three New Runway Options Public Discussion Session, 16.12.14 | 19.11.14 | Noted. |
| GACC | Press Release: Protest Meeting, 22.11.14 | 27.11.14 | Noted. |
| GATCOM | Weekly Newsletters & Updates | Various | Noted. |
| CAA / AOA | New Guidance launched to help UK Airports deal with disruption | 25.11.14 | Noted. |

P 4752) CAA Letter to DfT from High 8.12.14 Noted.
Weald Councils
Aviation Action Group

RESOLVED: noted.

P 4753 RBBC Consultation: Community Infrastructure Levy – Preliminary Draft Charging Schedule (Closing Date: 12 January 2015)

The Chairman advised that a presentation on Community Infrastructure Levy (CIL), had been received at the last meeting of the Horley Regeneration Forum as well as updates being given at the previous Surrey ALC meeting. He said he would prepare replies to the RBBC Representations Form questionnaire for submission to the LDF Team, and ratification at the next Committee meeting.

RESOLVED: that the Town Council's responses to the RBBC Consultation on Community Infrastructure Levy – Preliminary Draft Charging Schedule, be submitted to the LDF Team prior to the closing date, and ratified at the next meeting of this Committee.

P 4754 SCC Consultation: Admission Arrangements for Surrey's Community & Voluntary Controlled Schools for 2016 (Closing Date: 22 January 2015)

The Chairman advised he would review the above SCC Consultation on School Admission Arrangements for 2016. (It was subsequently clarified that, as there were no issues of concern contained in the proposals, affecting schools in Horley, a response would not be required on this occasion. The School Admission Team had been notified accordingly.)

RESOLVED: noted.

P 4755 Local Design Characteristics and Car Parking

The Chairman reminded members about a previous invitation from Borough Cllr Schofield, to put forward ideas for future development and design standards in Horley, as useful input to the Local Plan. Cllr George asked members to give their views on current Horley design characteristics as well as gated/back garden developments, car parking and possible areas for additional housing.

Cllr George further suggested that an advisory sub-committee be formed at a later date, to review suggested areas with reference to Ordnance Survey maps and Google Earth.

RESOLVED: noted.

P 4756 **Diary Dates**

**Town Centre Carol Service and Councillors' Hospitality
Morning of Saturday 13 December 2014**

RESOLVED: noted.

P 4757 **Urgent Business**

Horses at Emlyn Meadows

It was reported that the ongoing matter of horses repeatedly escaping onto Emlyn Meadows from an adjacent field, would be discussed at the next Full Council meeting, on 16 December 2014.

RESOLVED: noted.

P 4758 **Press Release**

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

*The Committee Chairman concluded the meeting by wishing everyone present a very
Happy Christmas and a Prosperous New Year!*

Meeting closed at 9:00 pm. Date of next meeting: 13 January 2015