

**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 24 April 2018, at 7.30 pm

**Present**

**Cllrs** Richard Biggs (Chairman)  
Surinder Banwait  
Kevin Etheridge  
Mike George  
Jerry Hudson  
Simon Marshall  
Richard Olliver  
David Powell  
Fiona Stimpson

**In Attendance**

Joan Walsh (Town Clerk)  
Judy Morgan (Administrative Officer)  
  
Member of the Public (1)

**P 6038**

**Apologies and Reasons for Absence**

***RESOLVED: that the apologies of Cllr Mabbett be accepted for reasons as specified in the Attendance Register.***

**P 6039**

**Disclosable Pecuniary Interests and Non-Pecuniary Interests**

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

**P 6040**

**Public Forum**

A member of the public attended the public forum to make Councillors aware of a persistent problem with noise from the Jack Fairman public house, continuing well into the early hours of the morning.

The resident made the following points:

- There was late night noise well beyond licensing hours and the pub had taken no responsibility for moving customers on.
- It was apparent that late night licensing hours at the Jack Fairman were one hour later than other pubs in Horley, effectively making it a night club which had drawn in large numbers of people.
- The nuisance caused related to antisocial behaviour and, despite reporting this to both the Police and the RBBC Environmental Health department on a regular basis since 2015, there was still a lack of understanding of the disruption and there was no level of responsibility in place for the ongoing issues.
- The disruption had an impact on residents living nearby since more of the town centre had been redeveloped into residential units.

**P 6040)**

The Chairman thanked the speaker for the comments made. Members agreed that the differential between the closing time at the Jack Fairman and other Horley pubs

was indeed a concern and they acknowledged the resident's concerns. It was decided amongst members that the Town Council would write to Wetherspoons Head Office (with a copy to the Manger of The Jack Fairman) as well as the RBBC Joint Enforcement Team (JETs) and further request that the matter be reviewed by the RBBC Licensing Committee in due course.

**RESOLVED: noted.**

**P 6041**                    **Approval of Minutes**  
**Planning & Development Committee - 27 March 2018**

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

**Matters Arising**  
**Planning & Development Committee – 27 March 2018**

**P 6042**                    **Parking on School Zig-Zag Road Markings, Albert Road, Horley**

The Town Clerk reported that an update had been received from the Local Committee and Cllr Kemp had undertaken to investigate the matter to see whether there could be a blanket Traffic Regulation Order (TRO) to enforce road markings outside all Horley Schools.

**RESOLVED: that a further update on the lack of parking restrictions and enforcement outside Horley Infant School, be provided at the next Committee meeting.**

**Outside Bodies and Sub-Committees**

**P 6043**                    **Gatwick Diamond Business (GDB)**

It was noted that since the Town Council had resolved not to renew its annual subscription to GDB, that the CEO, Jeremy Taylor had been duly informed. However, it might still be possible for the Council to consider how GDB could bring added value without attendance at meetings and this could be reviewed at a later date.

**RESOLVED: noted.**

**P 6044**                    **Horley Town Management Group (HTMG)**

The Town Clerk reported that the next meeting of the HTMG group would take place on Monday 30<sup>th</sup> April. The RBBC Regeneration Manager, Peter Boarder, would be in attendance to give an update on the Horley High Street Pedestrian Precinct makeover together with the anticipated timetable for the works to commence.

Members were advised that Boots had finalised the licence for the defibrillator and this was now ready to install outside their store in Horley High Street.

**RESOLVED: noted.**

**P 6045**                    **Deferred Planning Applications**

No matters were deferred.

**RESOLVED: noted.**

#### **Determined Planning Applications**

**P 6046** Members reviewed the list of Planning Applications determined for the period 23 March to 20 April 2018.

**RESOLVED: noted.**

**P 6047** Planning Applications received from Reigate & Banstead Borough Council for the period 23 March 2018 to 20 April 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**

**P 6048** Planning Appeals Received

The list of Planning Appeals received during the period 23 March to 20 April 2018, were reviewed.

**RESOLVED: noted.**

**P 6049** Planning Appeals Determined

No matters were deferred.

**RESOLVED: noted.**

#### **Ongoing Planning Matters**

**P 6050** Development Management Plan Consultation (Regulation 19)

The Town Clerk gave an update on the Development Management Plan (Regulation 19) which had been provided by the RBBC Planning Policy Team. The Town Council's comments had been officially registered by RBBC and it was their intention to submit the Plan to the Planning Inspectorate for examination in May. The timetable for the Local Plan would be updated in due course, and the Town Council were registered to take part in the Local Plan Hearings when arranged.

**RESOLVED: noted.**

#### **North East Sector (The Acres)/North West Sector (Westvale Park)**

**P 6051** North West Sector (Westvale Park)

It was agreed that the Town Council would enquire with the RBBC Planning Enforcement Team to establish why a number of trees had been felled at Landen's Farm recently and that a further update be provided at the next meeting of this Committee.

***RESOLVED: that a further update on the investigation into tree felling at Landens Farm be provided at the next Committee Meeting.***

**P 6052                      Town Centre Regeneration**

There was no update.

***RESOLVED: noted.***

**P 6053                      Railway Matters**

There was no update.

***RESOLVED: noted.***

**Highways Matters**

**P 6054                      Reigate and Banstead Local Transport Strategy Consultation  
(Closing Date: 27 May 2018)**

The Clerk updated members on the Local Transport Strategy consultation which had been forwarded by the Reigate & Banstead Local Committee. The consultation was aimed to help shape the future of transport in a number of important areas, including motorways and principal road networks and to consider the impact to make housing provision and support employment growth through RBBC's preparation of the Development Management Plan (DMP). It was decided that the matter would be reviewed by the Planning Sub-Committee and a draft response prepared for approval at the next Committee meeting.

***RESOLVED: that the above Reigate & Banstead Local Transport Strategy Consultation be reviewed by the Planning Sub-Committee and a draft response presented for approval at the next meeting of this Committee.***

**P 6055                      Traffic Light Phasing - Massetts Road / Vicarage Lane Junction**

It was noted that the traffic light phasing at the junction of Victoria Road and Vicarage Lane had still not correctly synchronized since the traffic lights were replaced and this was leading to lengthy traffic queues on the A23 southbound as well as access difficulties at the pedestrian crossing. The matter would be reported to Surrey Highways accordingly.

***RESOLVED: noted.***

**P 6056**

The Town Clerk updated members on a number of highways issues raised at the recent Residents' Forum Meeting which included outstanding potholes, overgrown vegetation on footways and new traffic light implementations. The Chairman pointed out that two County Councillors had a budget allocation of £7.5K to spend locally and issues such as urgent road maintenance and improvements could be given due consideration.

**RESOLVED: noted.**

**P 6057**

**SCC Highways: Works Communications Team – Important Updates**

<b>Location</b>	<b>Works/Duration</b>	<b>Received</b>	<b>Action</b>
Public Footpath 392 (Horley/Salfords & Sidlow)	Extension of Temporary Prohibition of Traffic Order 2016	5.4.18	Noted.
A23 Brighton Road/Bonehurst Road/Balcombe Road Roundabout	Drainage Improvement Works	5.4.18	Noted.

**P 6058**

**SCC Highways Bulletins**

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

**Airport Matters**

**P 6059**

**Development of a new Aviation Strategy - Government response to call for Evidence**

The Town Clerk explained that the Government had set out six objectives which remain unchanged following the consultation on the 'Development of a new Aviation Strategy'. A green paper would be issued in the Autumn and the Government planned to publish a New Aviation Strategy in early 2019.

**RESOLVED: noted.**

**P 6060**

**Airport Communications**

<b>From</b>	<b>Subject</b>	<b>Received</b>	<b>Action</b>
GATCOM	Gatwick Station Update	12.4.18	Noted
GATCOM	NATS EXCDs	5.4.18	Noted
GATCOM	Agenda for GATCOM Meeting, 26.4.18	15.4.18	Noted.
GATCOM	Weekly Newsletters & Updates	29.3.18) 12.4.18) 20.4.18)	Noted

**RESOLVED: noted.**

**P 6061**

**Letters Received**

<b>From</b>	<b>Subject</b>	<b>Received</b>	<b>Action</b>
Resident	Poor condition of Holrey roads and potholes	16.4.18	Noted. Reply to be sent, in support of residents' concerns and that the Town Council continually aims to seek road improvements.

Copy of a letter sent by Birchwood Support Group

DMP – Horley Library Site/ Kings Road Car Park – objections to plan to decrease the number of public parking spaces

23.4.18

Noted. Town Council to write to SCC, RBBC and Horley County Councillors to reinforce the Council's previous objections to these proposals.

***RESOLVED: noted.***

**P 6062**

**Diary Dates**

**Town Meeting**

Albert Rooms at **7.30 pm** on **Friday 27 April 2018**

***RESOLVED: noted.***

**P 6063**

**Urgent Business**

No matters were raised.

***RESOLVED: noted.***

**P 6064**

**Press Release**

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

***Meeting closed at 9:03 pm***

***Date of next meeting: 22 May 2018***

**Planning & Development Committee**  
**Declarations of Interest**

**Date of Meeting: 24 April 2018**

<b>Councillor(s)</b>	<b>Pecuniary or Non-Pecuniary</b>	<b>Reference</b>	<b>Location</b>	<b>Details</b>
Marshall	Non-Pecuniary	18/00675/HHOLD 18/00768/S73	5 Heritage Lawn Langshott Horley Surrey RH6 9XH	Knows the applicant personally
George	Non-Pecuniary	18/00695/F	57 Massetts Road Horley Surrey RH6 7DT	As a patient of the dental practice

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 23 March 2018 to 19 April 2018**

<b>1. RBBC Letter Dated: 26/03/18</b>	<b>Application No: 18/00550/HHOLD</b> <b>(To view plans 'control &amp; click <a href="#">here</a>')</b>
LOCATION:	42 Balcombe Road Horley Surrey RH6 9AA
DESCRIPTION:	Single storey rear extension
<b>HORLEY TOWN COUNCIL COMMENTS (ratified at meeting, 24/04/18)</b>	<b>No objections</b>

<b>2. RBBC Letter Dated: 29/03/18</b>	<b>Application No: 18/00572/HHOLD</b> <b>(To view plans 'control &amp; click <a href="#">here</a>')</b>
LOCATION:	9 Sarel Way Horley Surrey RH6 8EY
DESCRIPTION:	Demolition of existing single storey structure to side / rear and demolition of attached single garage. Erection of new single storey extension to side to form new utility room / family room /store.
<b>HORLEY TOWN COUNCIL COMMENTS (ratified at meeting, 24/04/18)</b>	<b>No objections</b>

<b>3. RBBC Letter Dated: 03/04/18</b>	<b>Application No: 18/00675/HHOLD</b> <b>(To view plans 'control &amp; click <a href="#">here</a>')</b>
LOCATION:	5 Heritage Lawn Langshott Horley Surrey RH6 9XH
DESCRIPTION:	Proposed front extension including demolition of garage.
<b>HORLEY TOWN COUNCIL COMMENTS (ratified at meeting, 24/04/18)</b>	<b>No objections</b>



**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 23 March 2018 to 19 April 2018**

<b>4. RBBC Letter Dated: 03/04/18</b>	<b>Application No: 18/00516/F</b> <b>(To view plans 'control &amp; click here')</b>
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.
<b>HORLEY TOWN COUNCIL COMMENTS (ratified at meeting, 24/04/18)</b>	<b>Horley Town Council objects on the following grounds:-</b> <ul style="list-style-type: none"> <li><b>i. Cramped development</b></li> <li><b>ii. Loss of residential amenity</b></li> <li><b>iii. Inadequate parking provision</b></li> <li><b>iv. Frontage too close to the road and in front of the building line.</b></li> </ul> <p><b>The Council understands that the applicant has stated that this development will not be treated as a separate dwelling; however future owners of the site might take a different view. Therefore the Council feels it is important that future residential amenity is taken into account.</b></p>

<b>5. RBBC Letter Dated: 9/04/18</b>	<b>Application No: 18/00674/HHOLD</b> <b>(To view plans 'control &amp; click here')</b>
LOCATION:	Great Oaks 48A Haroldslea Drive Horley Surrey RH6 9DU
DESCRIPTION:	Proposed Annex Extension To Include Demolition of Existing Garage
<b>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 24/04/18</b>	<b>No objections; however the Town Council does have some concerns about the design of the proposed extension.</b>

<b>6. RBBC Letter Dated: 9/04/18</b>	<b>Application No: 18/00676/HHOLD</b> <b>(To view plans 'control &amp; click here')</b>
LOCATION:	8 Parkway Horley Surrey RH6 7HX
DESCRIPTION:	Single storey rear orangery extension. First floor rear bedroom extension. Loft conversion including rear dormer extension.
<b>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 24/04/18</b>	<b>No objections</b>

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 23 March 2018 to 19 April 2018**

<b>7. RBBC Letter Dated: 9/04/18</b>	<b>Application No: 18/00657/F</b> <b>(To view plans 'control &amp; click here')</b>
LOCATION:	17 Vicarage Lane Horley Surrey RH6 8AR
DESCRIPTION:	Proposed construction of 2no. detached four bedroom, two storey houses, following the demolition of a detached three bedroom two storey house, garage and stores.
<b>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 24/04/18</b>	<b>No objections</b>

<b>8. RBBC Letter Dated: 18/04 /18</b>	<b>Application No: 18/00629/HHOLD</b> <b>(To view plans 'control &amp; click here')</b>
LOCATION:	24 Michael Crescent Horley Surrey RH6 7LH
DESCRIPTION:	Erection of conservatory to rear.
<b>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 24/04/18</b>	<b>No objections</b>

<b>9.. RBBC Letter Dated: 18/04/18</b>	<b>Application No: 18/00482/HHOLD</b> <b>(To view plans 'control &amp; click here')</b>
LOCATION:	60 Cheyne Walk Horley Surrey RH6 7NA
DESCRIPTION:	Single storey rear extension and rear extension to detached garage.
<b>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 24/04/18</b>	<b>No objections</b>

<b>10. RBBC Letter Dated: 18/04/18</b>	<b>Application No: 18/00708/HHOLD</b> <b>(To view plans 'control &amp; click here')</b>
LOCATION:	14 Bridges Close Horley Surrey RH6 9SG
DESCRIPTION:	Proposed single storey rear extension.
<b>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 24/04/18</b>	<b>No objections</b>

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 23 March 2018 to 19 April 2018**

<b>11. RBBC Letter Dated: 19/04/18</b>	<b>Application No: 18/00695/F</b> <b>(To view plans 'control &amp; click <a href="#">here</a>')</b>
LOCATION:	57 Massetts Road Horley Surrey RH6 7DT
DESCRIPTION:	Single storey front extension and loft conversion with side facing dormer window, set back to keep the host building subservient to the main building.
<b>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 24/04/18</b>	<b>No objections</b>

<b>12. RBBC Letter Dated: 19/04/18</b>	<b>Application No: 18/00762/HHOLD</b> <b>(To view plans 'control &amp; click <a href="#">here</a>')</b>
LOCATION:	33 Lechford Road Horley Surrey RH6 7NB
DESCRIPTION:	Proposed single storey rear extension.
<b>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 24/04/18</b>	<b>No objections</b>

<b>13. RBBC Letter Dated: 19/04/18</b>	<b>Application No: 18/00768/S73</b> <b>(To view plans 'control &amp; click <a href="#">here</a>')</b>
LOCATION:	5 Heritage Lawn Langshott Horley Surrey RH6 9XH
DESCRIPTION:	Proposed extension and conversion of garage to residential accommodation. Variation of condition 1 of permission 17/02259/HHOLD. Amendment to approved plans - increase in the height of the conservatory, increase in the height of the parapet wall along the boundary, changes to the conservatory roof material and the introduction of two rooflights, the proposed conservatory double door to be replaced by a single door, the existing bathroom rooflight to be relocated to the new roof, the window sill and head height of two windows along the front elevation to be raised to match existing windows and minor internal layout changes.
<b>HORLEY TOWN COUNCIL COMMENTS Planning Committee meeting, 24/04/18</b>	<b>No objections</b>

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 23 March 2018 to 19 April 2018**

**Tree Works (Non-Felling)**

<b>A. RBBC Letter Dated: 26/3/18</b>	<b>Application No: 18/00634/TPO</b> <b>(To view plans 'control &amp; click here')</b>
LOCATION:	22 Grove Road Horley Surrey RH6 8EL
DESCRIPTION:	Front Garden - Front Boundary G1- Cypress Reduce in height by approximately 50% to leave a finished tree height of approximately 12 metres above ground level. Trim around lateral growth as hard as possible, retaining healthy growth.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>
<b>B. RBBC Letter Dated: /18</b>	<b>Application No: 18/00643/TPO</b> <b>(To view plans 'control &amp; click here')</b>
LOCATION:	Mayfield Court 56 Massetts Road Horley Surrey RH6 7DS
DESCRIPTION:	- 1x Yew (Northern boundary), reduce height and lateral growth by up to 1m.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>