

HORLEY TOWN COUNCIL

**Minutes of a Meeting of the Planning and Development Committee
held virtually on 16 March 2021, 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**

Also Present

Joan Walsh (Town Clerk)
Judy Morgan (RFO and Planning Officer)

P 7075 Virtual Meeting

RESOLVED: that in view of the COVID-19 pandemic, the meeting of the Planning and Development Committee be held virtually.

P 7076 Apologies and Reasons for Absence

All Members of the Planning Committee were present at the meeting.

RESOLVED: Noted.

P 7077 Disclosable Pecuniary Interests and Non-Pecuniary Interests

Cllr Samantha Marshall declared a non-pecuniary interest in application 21/00304/HHOLD - 40 Avenue Gardens Horley due to proximity.

Cllr Fiona Stimpson declared a non-pecuniary interest in application 21/00327/HHOLD - 8 Bolters Road South, Horley due to proximity.

Cllr Simon Marshall declared a non-pecuniary interest in application 21/00325/HHOLD - Ladram, 53 Haroldslea Drive, Horley as he is known to the applicant.

Cllr James and Cllr Giorgio Buttironi declared a non-pecuniary interest in application 21/00364/F - 3 Brighton Road, Horley due to proximity.

Cllr Fiona Stimpson declared a non-pecuniary interest in application 21/00364/F - 3 Brighton Road, Horley as she is known to the applicant.

RESOLVED: Noted.

P 7078 Public Forum

A resident, who lives in a neighbouring property to Ladram, 53 Haroldslea Drive, Horley (subject of application 21/00325/HHOLD on the planning list) made representations regarding the application.

She explained how the setting for her property would be if the proposed development went ahead; she would suffer from a loss of light, a loss of privacy, the neighbouring property would become overbearing to her garden and property resulting in a feeling of being overlooked. It was not possible for the resident to reconfigure her own property in response due to the setting of the

P 7078)

house and she would feel very hemmed in. She added that such a large extension as the one proposed was out of keeping and out of character with the other houses in the road. It would be overbearing and dominant. She said that she had lived in the house for 15 years and such a large extension would result in a severe loss of amenity for her and any future residents of the property. In reply to a Members question, she said that the current proposal was more massive and had a larger footprint than previously refused applications at the location.

Councillor Samantha Marshall added that another neighbour had also made their views known to herself and they were in agreement with the speaker's comments. There was further concern that the proposal was out of keeping with surrounding properties, would lead to overshadowing, loss of light and a loss of privacy.

There were no further questions raised. The Chairman thanked the resident for attending and giving her views. The resident left the meeting.

RESOLVED: that Standing Orders be suspended to bring the application forward for consideration at this part of the meeting.

RESOLVED: that the following comments be submitted to RBBC by HTC on application 21/00325/HHOLD.

The Town Council OBJECTS on the following grounds:

- i. The proposed development is out of character with surrounding properties.***
- ii. Massing and the overdevelopment of the footprint is out of keeping.***
- iii. Negative impact on neighbouring amenities***

P 7079

Approval of Minutes

Planning & Development Committee – 16 February 2021

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

P 7080

Planning Updates

P 7054 'Welcome to Horley' Signage

The Town Clerk explained that enquiries about ownership of the 'Welcome to Horley' signage was initially unclear but was later traced back to the Town Centre Management Group (TCMG) which had preceded the Horley Town Centre Management Group (HTMG). Legal liability would need to be established before assigning them over to volunteering groups of residents to maintain them and it seemed sensible for HTC to manage this through its public liability insurance arrangements. The signage would be added to the Town Council's Asset Register and with prior approval from the HTMG Chairman and a letter of authority would be issued to the volunteers. Members agreed this was a suitable way forward since the signage was considered to be a valued asset to the character of Horley. The Town Clerk would follow up on the matter accordingly.

P 7080) P 7002 Speeding Concerns - Wheatfield Way, Langshott Lane and Orchard Drive/Cross Oak Lane Junctions

The Town Clerk reported that the resident had been updated on the escalation measures carried out by the Town Council with the Casualty Reduction Officer and on the results of the Speed Survey. Surrey Police had said that there was evidence of speeding and the road would be added to their list for enforcement, but it was not a high priority because there had been no reported collisions there. A community speed watch organised by the resident and a residents' petition to the RBBC Local Committee were other possible options which had been communicated on to the resident.

P7069 Crawley Borough Council Local Plan (Reg 19) Consultation - (Closing Date: 17 February 2021)

It was noted that Horley Town Council's response to the Crawley Borough Council Local Plan (Reg 19) consultation on designated strategic employment land had been submitted prior to the closing date.

RESOLVED: noted.

P 7081 Determined Planning Applications

Members reviewed the list of Planning Applications determined for the period 12 February 2021 – 11 March 2021.

RESOLVED: noted.

P 7082 Planning Applications received from Reigate & Banstead Borough Council for the period 12 February 2021 – 11 March 2021.

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 7083 Planning Appeals, during the period 12 February 2021 – 11 March 2021.

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

RESOLVED: noted.

Ongoing Planning Matters

P 7084 Second Joint Aldi Ltd Briefing: Proposed Development, Bonehurst Road with Horley Town Council (HTC) and Salfords & Sidlow Parish Council (S&SPC) – 9 March 2021

The Town Clerk reported that HTC and S&SPC Councillors had taken the opportunity to attend a further presentation on Aldi's proposals for a new store. Although outside the Parish of Horley, the location was close by. HTC and S&SPC Members had raised concerns about the junction and made it known that the

P 7084)

Cabinet Member for Highways, Cllr Matt Furniss, would be contacted regarding the matter. Additional concerns were also raised, as follows:

- How would people get across the busy A23 to bus stops?
- How would people get to the store?
- How much would traffic on the road increase?

Aldi Representatives gave the following responses during the briefing:

- “They planned to open stores in Reigate, Redhill and surrounding areas so, although there may be an increase in traffic, it would be very local. Shoppers were going elsewhere anyway so using the road. Also, people do not travel far to their stores as they seek good quality food at reduced prices so would not spend the money travelling only to save on shopping.
- They are working with SCC Highways to see how they can make it work.
- They plan to apply for Planning Permission by the end of March, determined by October, start build straight away and open Autumn 2022.
- They are going to have bat houses as lots of bats there from the survey – care about the wildlife.
- There will be tree management – some cut down because they have been neglected and will have a wonderful tree planting scheme.”

The Town Clerk added that the Joint letter from both Councils to SCC Cllr Matt Furniss had requested that a full traffic survey and impact assessment be carried out by SCC Highways. It further highlighted the need to take a holistic view of the issues on the A23 from the Air Balloon to East Surrey Hospital and to look at the fuller picture with traffic congestion build up on the whole of the A23 northbound and southbound.

The Chairman suggested that the said letter be copied to RBBC as he understood that the Borough Council shared the concerns of HTC about the road and supported the request for a full traffic survey and impact assessment. The Town Clerk confirmed that the letter had been copied to Borough and County Councillors accordingly.

RESOLVED: noted.

P 7085

Railway Matters

Govia Thameslink Railway Accessible Travel Policy

The Town Clerk summarised the information contained in the Accessible Travel Policy which had been circulated to all Members and was available to view on the [GTR website](#).

RESOLVED: noted.

Highways Matters

P 7086

Horley Pavement Audit Committee (HPAC)

The HPAC Chairman (Cllr Stimpson) said that there were no updates to report, and the next meeting would take place on 27 April 2021.

P 7086) **RESOLVED: noted.**

Ongoing Highways Matters

P 7087 **Joint Traffic Survey Request - A23/Bonehurst Road**

It was noted that the joint letter from HTC and S&SPC, requesting a full traffic survey be carried out by Surrey Highways on the full stretch of the A23/Bonehurst Road had been sent to the Cabinet Member for Highways, Cllr Matt Furniss. It further highlighted the impact from the North Gatwick Gateway Distribution Centre on Cross Oak Lane and the junction opposite with Westvale Park. SCC Cllr Kay Hammond had endorsed the letter in full support of the necessary measures to be considered by SCC Highways. A further update would be provided at the Committee meeting.

RESOLVED: noted.

P 7088 **SCC Notice – Temporary Prohibition of Traffic Order, for the entire length of Massetts Road (C64) Horley.**

The Town Clerk explained that the Temporary Prohibition of Traffic Order for Massetts Road had previously been circulated to Members, for information. This Order, which will commence on 01 April 2021 for a period of 18 months was required because works were being proposed to be executed on or near the said roads, to be carried out by or on behalf of Surrey County Council, including but not limited to: surface dressing pre-patching works and/or carriageway surfacing and/or major highway maintenance works. Diversion routes and signage would be put in place and access for emergency services, pedestrians and cyclists would be always maintained.

RESOLVED: noted.

P 7089 The Town Clerk advised that the latest Metrobus newsletter had been circulated to all Members for information. It focussed on the return of school buses with extra measures implemented for passenger safety.

RESOLVED: noted.

P 7090 **SCC Highways Bulletins**

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

Airport Matters

P 7091 **GATCOM: DfT Consultation on Stage 1 Night Flights (Closing Date: 3 March 2021)**

RESOLVED: that the Council's response (appended to the Minutes) be ratified and the GATCOM response be noted.

P 7092 GAL Annual Report and Financial Statements

RESOLVED: that the information received and previously circulated to Members, be noted.

P 7093 GATCOM: Weekly Newsletters and Updates

RESOLVED: that the latest GATCOM newsletters and updates, previously circulated to Members, be noted.

P 7094 Recent Airport Communications

From	Subject	Received	Action
GATCOM	Agenda Pack, 25.02.21	18.02.21	Noted
	Future Night Flights Regime GATCOM Workshop papers	23.02.21	Noted
	Views Sought: DfT Night flights consultation	03.03.21	HTC response sent 01.03.21
GAL	Local Commuter Scheme Letter	11.02.21	Noted
	Summary of Points and Questions from Gatwick Keeping in Touch with the Community Roundtable Discussion	12.02.21	Noted
	Press release re: forecourt charging	08.03.21	Noted

RESOLVED: noted.

P 7095 Letters Received

From	Subject	Received	Action
Metrobus	Newsletters	26.02.21 12.03.21	Noted
Residents	Gravel on paths & roads!	14.03.21	Issue reported to SCC and response sent to resident

RESOLVED: noted.

P 7096 Diary Dates

Next virtual meetings of HTC: Leisure and Amenities Committee 23 March 2021

RESOLVED: noted.

P 7097

Press Release

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

Meeting closed at 21.00 pm Date of next meeting: 20 April 2021