

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 8 December 2015, at 7.30 pm

Present

Cllrs Mike George (Chairman)
Surrinder Banwait
Richard Biggs
Kevin Etheridge
Jerry Hudson
Linda Mabbett
Simon Marshall
Richard Olliver
Fiona Stimpson

In Attendance

Alan Jones (Town Clerk)
Joan Walsh (Administrative Officer)

P 5126 Apologies and Reasons for Absence

RESOLVED: that the apologies of Cllrs Jackson and Powell, be accepted for reasons as specified in the Attendance Register.

P 5127 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 5128 Public Forum

There were 3 members of the public present during the Public Forum.

P 5129 Planning Application: 15/02245/F – 47A Lumley Road, Horley

A group of residents were in attendance to raise their concerns on the above represented Planning Application for demolition of the existing warehouse and construction of a new single, four bedroom dwelling. *(It was noted that the former Planning Application: 15/00042/F for demolition of the existing warehouse, and replacement with a pair of two bed contemporary semi-detached houses had been refused by the Borough Council).*

The speakers each made their objections on the following grounds:

- **Overdevelopment** (and unnecessary development on a residential road almost at full housing capacity).
- **Out-of-character** (and not in keeping with the surrounding period style properties).

- P 5129)**
- **Poor amenities** (and inadequate off-road parking to the proposed property plus insufficient parking for extra vehicles on an already congested road).
 - **Adverse impact on neighbour amenities** (and overlooking adjacent properties with loss of privacy and natural daylight as well as considerable inconvenience during site construction).

The Committee Chairman thanked the speakers for their comments. He clarified that the Town Council would deliberate a formal response to the Planning Application as a statutory consultee. He added that any boundary issues on land ownership could not, however, be addressed as this would need to be taken up with the applicant and relevant landowner as a separate matter.

Standing Orders were then suspended so that a formal response by the Town Council could be made at that part of the meeting.

RESOLVED: that the following comments be made regarding Planning Application - 15/02245/F – 47A Lumley Road, Horley:

The Town Council OBJECTS on the following grounds:

- i) overdevelopment;**
- ii) out-of-character with surrounding properties;**
- iii) poor amenities to proposed property;**
- iv) adverse impact on neighbour amenities; and**
- v) concerns about site access off a busy road which suffers from congestion with on-street parking.**

(Now available to view at: www.horleysurrey-tc.gov.uk)

**P 5130 Approval of Minutes
Planning & Development Committee – 10 November 2015**

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 – 10 November 2015**

P 5131 Councillors Training Sessions

The Chairman suggested that training updates to preferably take place before the monthly Planning meetings, would be very worthwhile for new Councillors. The Clerk said that these could perhaps be arranged over the forthcoming months, and he would seek to include briefings on planning enforcement, air quality, tree preservation orders and recent changes in planning law.

- P 5131) *RESOLVED: that the Clerk arranges a series of training sessions on planning matters in due course.***
Outside Bodies and Sub-Committees
- P 5132 Gatwick Diamond Business (GDB)**
There was no update.
RESOLVED: noted.
- P 5133 Horley Town Management Group (HTMG)**
Cllr George reported on the last meeting, including the Town Improvement Study and bid for funding by local authorities in light of the key issues identified in the Vision Document. He also gave an update on car parking strategies and advised that the group would have an opportunity to respond to RBBC's proposed new policies in due course. He further advised the preliminary brand report was being drafted as well as an outline of the suggested heritage trail around the town centre.
RESOLVED: noted.
- P 5134 Deferred Planning Applications**
No Planning Applications from previous meetings had been deferred.
RESOLVED: noted.
- P 5135 Determined Planning Applications**
Members reviewed the list of Planning Applications determined for the period 4 November to 1 December 2015.
RESOLVED: noted.
- P 5136 Planning Applications received from Reigate & Banstead Borough Council for the week ending 10 November 2015.**
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 5137 Planning Applications received from Reigate & Banstead Borough Council for the week ending 17 November 2015.**
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 5138 Planning Applications received from Reigate & Banstead Borough Council for the week ending 24 November 2015.

***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 5139 Planning Applications received from Reigate & Banstead Borough Council for the week ending 1 December 2015.

***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 5140 Planning Appeals Received

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

***RESOLVED:** noted.*

P 5141 Planning Appeals Determined

The list of Planning Appeals determined was reviewed.

***RESOLVED:** noted.*

P 5142 Ongoing Planning Matters

No matters were raised.

***RESOLVED:** noted.*

P 5143 North East Sector

The Clerk updated members on a number of resident complaints arising from unadopted roads at The Acres, Langshott, including a lack of adequate street lighting and road cleaning on busy routes via the development which were making some roads almost impassable, all of which had been systematically passed on to Barratts.

Cllr Hudson added that residents had become very frustrated in view of these problems being raised but with little action taken by the developers to resolve some serious safety issues. At the Chairman's suggestion, it was agreed that the police should be notified in view of road safety concerns.

P 5143) *RESOLVED: that the Clerk request Surrey Police to review safety concerns at The Acres, over a lack of street lighting and road cleaning around the development.*

P 5144 North West Sector

There was no further update.

RESOLVED: noted.

P 5145 Town Centre Regeneration

It was noted that Borough Cllr, Allen Kay, had become the new Chairman of the Horley Regeneration Forum and that he would be preparing a schedule of forthcoming meeting dates in due course.

RESOLVED: noted.

P 5146 Railway Matters

There was no update.

RESOLVED: noted.

Highways Matters

P 5147 Temporary Prohibition of Traffic Order – Meath Green Lane, Horley

The Clerk reported that the above Traffic Order by Surrey County Council would temporarily prohibit vehicles for entering or proceeding along a stretch of Meath Green Lane which comprises the Meath Green Bridge over the Burstow Stream and 10 metres either side. The Order, effective from 7 December 2015, was required to carry out vegetation works and to repair a brick parapet.

RESOLVED: noted.

P 5148 SCC Highways Bulletin

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

P 5149 Airport Matters

Recent Airport Communications

From	Subject	Received	Action
GATCOM	Independent Arrival Review Team Seminar – 28.1.16	27.10.15	Noted.
GATCOM	Weekly Newsletters & Updates	Various	Noted.
Media Press Release	‘Six-month delay’ for Heathrow decision ...	8.12.15	Noted.

RESOLVED: noted.

P 5150 Proposed Horley Business Park

The Clerk gave an update on a recent meeting for members at RBBC with the Head of Property, John Reed, and Natalie Bramhall, Executive Member, on the proposed Horley Business Park. He said that external consultants had prepared handouts for Councillors, summarising **Key Messages** as well as a **‘Q&A’ Section** on a possible joint venture for a Business Park by the Borough Council, and Surrey County Council as the landowner.

As advised previously, extensive research would also need to be carried out in the early stages, including detailed surveys, flood mitigation studies and a design framework with landscaping for such a development. This would then be followed by a pre-application public consultation and an outline Planning Application.

RESOLVED: noted.

P 5151 Diary Dates

Town Centre Carol Service & Hospitality
Morning of **Saturday 12 December 2015**

RESOLVED: noted.

P 5152 Urgent Business

No matters were raised.

RESOLVED: noted.

P 5153 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 9.20 pm.

Date of next meeting: 5 January 2016