

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 11 February 2014, at 7.45 pm

**Prior to the Planning & Development Committee meeting, a private presentation
was given by Leon Hibbs, Environmental Protection Officer,
of Reigate & Banstead Borough Council.**

Present

Cllrs Mike George (Chairman)
Jack Chapman
Kevin Hagerty
Mike Miller
Richard Olliver
Tony Schofield
Jan Spratt

In Attendance

Cllr Richard Bethell
Alan Jones (Town Clerk)
Joan Walsh (Administrative Officer)

P 4379 Apologies and Reasons for Absence

***RESOLVED: that the apologies of Cllrs Celia Austin, Simon Marshall and
Fiona Stimpson, be accepted for reasons as specified in the Attendance
Register.***

P 4380 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 4381 Public Forum

There were no members of the public present during the Public Forum.

RESOLVED: noted.

**P 4382 Approval of Minutes
Planning & Development Committee – 14 January 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.

**P 4383 Matters Arising
Planning & Development Committee – 14 January 2014**

No matters were raised.

RESOLVED: noted.

Outside Bodies and Sub-Committees

P 4384 Gatwick Diamond Business (GDB)

Cllr Bethell updated members on the last GDB Members' Meeting and Networking Session. He reported that an informative presentation was given by GAL representatives with their views on the proposed second runway at Gatwick Airport, and a productive question and answer session followed. Planning & Development Portfolio Holder, Cllr Miller, added that the matter remained a Standing Agenda item on the Executive Committee. He said that regular meetings would continue with other local authorities as well as airport consultative groups to review interim reports by the Airports Commission on airport capacity and connectivity in the UK, and the forthcoming public consultations on preferred options for Gatwick. It was anticipated that a final decision would not be made until after the General Election in 2015.

Cllr Bethell said he distributed a listing of commercial properties in Horley which are currently unoccupied, during the Networking Session. He also consulted with Borough Council representatives on how to promote Horley as a marketable town, and it was apparent that the concerns of local residents and businesses alike would need to be identified as part of the exercise.

A briefing was also provided at the meeting by Jeremy Taylor on the programme of forthcoming events by GDB, and he advised that the group would be participating in the next 'Horley Expo' event on 23 April 2014.

RESOLVED: noted.

P 4385 Horley Town Management Group (HTMG)

The Clerk informed members that the first of a series of interactive open evenings with a variety of groups, including leisure and art clubs, schools, retailers and landlords would be held at the Horley Young People's Centre, Albert Road, on Wednesday, 5 March 2014 and advertisement flyers would be distributed shortly. The next meeting of the HTMG meeting had been postponed until 24 February 2014.

RESOLVED: noted.

Deferred Planning Applications

- P 4386** **Planning Application P13/02263/LBC: Tanyard Farm, Langshott, Horley - Conversion of Tanyard Barn into a community hall, to include the demolition of the attached barn at the east end and demolition and rebuilding of the outshots on the north and west sides**

The above Listed Building Consent application for Tanyard Barn, which was deferred at the last meeting, was raised at a subsequent Sub-Committee meeting with Borough Council representatives, to discuss possible configuration changes to increase the main hall space. It was clarified that the application was specifically governed by the dimensions of the original barn, however some interior design changes might be possible. It was further noted that a designated outdoor play area might be necessary for potential hirers in the future, however this was not contained in the current Planning Application. The Sub-Committee agreed that a response of 'No Objections' to the application would be submitted to the Borough Council.

RESOLVED: that the Town Council's response of No Objections to deferred Planning Application P/13/02263/LBC – Tanyard Farm, Langshott, Horley, be noted.

- P 4387** **Determined Planning Applications**

Members reviewed the list of Applications determined for the period 8 January to 4 February 2014.

RESOLVED: noted.

- P 4388** **Planning Applications received from Reigate & Banstead Borough Council for the week ending 14 January 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 4389** **Planning Applications received from Reigate & Banstead Borough Council for the week ending 21 January 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 4390** **Planning Applications received from Reigate & Banstead Borough Council for the week ending 28 January 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 4391 **Planning Applications received from Reigate & Banstead Borough Council for the week ending 4 February 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 4392 **Planning Appeals Received**

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

RESOLVED: noted.

P 4393 **Planning Appeals Determined**

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

RESOLVED: noted.

Ongoing Planning Matters

P 4394 **Crawley Borough Council Planning Ref: CR/2012/01465/CC1: Land R/O Pullcotts Farm Cottages, Peeks Brook Lane, Horley – Discharge of Conditions 5 (Access) and 8 (Drainage) for retrospective Change of Use for Stationing Caravans for Residential Accommodation**

The Clerk stated that the above Planning Application listed on the Crawley Borough Council list (for week ending 15.1.14) in respect of a retrospective Change of Use for Stationing Caravans for Residential Use, was now open for comment (Expected Decision Date: 7.4.14). The matter was deferred until the next meeting by the Committee, so that further information could be obtained from the CBC website. Available to view at:

www.crawley.gov.uk/pw/PlanningandDevelopment/PlanningPermissionApplications/PlanningApplicationsSearch

RESOLVED: noted.

P 4395 **North East Sector**

No matters were raised.

RESOLVED: noted.

P 4396 North West Sector

CLlr Miller reported that Property Developers were in the process of signing a new Section 106 Agreement, however the outstanding issues with the remaining landowners had yet to be resolved.

RESOLVED: noted.

Town Centre Regeneration

P 4397 Reversal of the one-way system in the Central Car Park Service Road, Horley

The Clerk told members that implementation of new access arrangements to the Central Car Park Service Road had been delayed by Surrey Highways, and this was probably due to other work constraints arising from the high volume of recent flooding issues. He added that the Experimental Traffic Regulation Order for these works (once completed) would be trialled for 18 months and would be monitored closely during this time. He would make further enquiries about the anticipated start date for these works with Highways Officers as well as the Regeneration Manager, and provide an update at the next meeting.

RESOLVED: that the Clerk liaise with Surrey Highways Officers and the Regeneration Manager on the revised start date for the work and provide an update at the next Committee meeting.

Railway Matters

P 4398 Reigate, Redhill & District Rail Users' Association (RRDRUA) – AGM & Annual Subscription

The Clerk gave details of the RRDRUA Annual Meeting to be held on 27 March 2014. Guest speakers would include senior representatives from local train operators. It was agreed that the RRDRUA annual subscription would be submitted by the Town Council to the Association.

RESOLVED: that payment of £3.00, for the annual subscription to the Association, be approved.

P 4399 Horley Subway & Footbridge

Following extreme flooding problems at the subway which had prevented vital access across the town recently, the Clerk advised he had contacted Network Rail again and was referred to their Yorkshire office to make a report. He stressed the need to continue reporting all such flooding problems with the rail operator, as these were clearly on the increase following persistent heavy rainfall. The Committee Chairman added that improvements to the footbridge, suggested by the Town Council some time ago, had not been followed up. The Clerk said he would take the

P 4399) matter up again with Regeneration Manager and the Head of Neighbourhood Services at the Borough Council.

RESOLVED: that flooding problems at Horley Subway continue to be logged with Network Rail, and the Clerk contact the Regeneration Manager and Head of Neighbourhood Services, on suggested improvements to the footbridge.

Highways Matters

P 4400 Local Flooding Issues

Members discussed a variety of serious flooding issues during the exceptional adverse weather conditions, which had occurred over the past two months. The persistent heavy rainfall had caused widespread disruption with flooding hazards on such a rising scale and magnitude that some residents had to be evacuated from their homes. It was noted that despite the challenges faced, strong community spirit was clearly demonstrated by many who had rallied round to help those worst affected.

The Clerk explained that a Flood Forum had been set up by the Town Council, to collate a portfolio with supporting evidence from people who had experienced serious flooding arising from blocked gullies and sewers, inadequate surface water or ditch drainage, as well as the threat of water levels rising, creating further risk with more rainfall. He added that online reports would continue to be passed on to Surrey Highways, and regular meetings would be held with appropriate local authorities to review flooding problems, determine their causes and consider possible future mitigation. Residents were encouraged to send in photos of flooding to their properties or surrounding areas together with any other relevant information.

(Please email Horley Town Council at: flooding@horleysurrey-tc.gov.uk and attach photographs if available.)

The Committee agreed that this matter would remain as a Standing Agenda Item, so that regular updates could be received once a Flood Forum with other local authorities and community groups had been fully established.

RESOLVED: that an update on local flooding issues be provided at the next meeting of this Committee.

P 4401 Reigate & Banstead: Core Strategy

The Clerk advised that, following completion of the Core Strategy Examination by the Planning Inspector, the Strategy had been judged "sound". It was anticipated that the Core Strategy would be considered by the Borough Council's Executive in March and formally adopted at the Full Council meeting on 10 April.

P 4401 *(Available to view at:*
www.reigate-banstead.gov.uk/csexam)

RESOLVED: noted.

P 4402 **Airport Matters**

From	Subject	Received	Action
GATCOM	Headlines of GATCOM Meeting on 30.1.14.	31.1.14	Noted.
GATCOM	Press Release: "Flooding & Power Issues at Gatwick"	27.1.14	Noted.
Airports Commission	Consultation: Views sought on Appraisal Framework & GACC Response (Closing Date: 28.2.14)	17.1.14	Noted.
GATCOM	Weekly Newsletters, News Summaries & Other Updates		Noted.

RESOLVED: noted.

P 4403 **Residential Areas of Special Character (RASCs) or Urban Open Land**

The Clerk advised that Senior Policy Development Officer, Guy Davies, had acknowledged receipt of the Ordnance Survey maps with proposed areas to become RASCs or Urban Open Land in Horley, and he would see whether these could be incorporated into the Borough's plans.

RESOLVED: noted.

P 4404 **Neighbourhood Plan**

There was no update.

RESOLVED: noted.

P 4405 **Presentation on Air Quality**

Members commented that the latest update on Air Quality, which preceded the meeting, had been very comprehensive and informative. It was agreed that a letter of thanks be sent to the Environmental Protection Officer accordingly. A copy of the presentation given by Leon Hibbs could be viewed on the members' intranet.

P 4405) *RESOLVED: that the Clerk send a letter of thanks to Leon Hibbs.*

P 4406 Letters Received

None were received.

RESOLVED: noted.

P 4407 Diary Dates

“Meet your Councillor” Surgery

Barratt Show House, Saturday, 15 February 2014, 10.00 am – 12.00 pm

Liaison Meeting with Surrey Police

Small meeting room, HTC Offices, Friday, 14 February, 5.00 pm

RESOLVED: noted.

P 4408 Press Release

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

Meeting closed at 9.15 pm. Date of next meeting: 11 March 2014