

**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 12 September 2017, at 7.30 pm

**Present**

**Cllrs** Richard Biggs (Chairman)  
Surrinder Banwait  
Mike George  
Jerry Hudson  
Simon Marshall  
David Powell  
Fiona Stimpson

**In Attendance**

Joan Walsh (Planning & Projects Officer)  
Judy Morgan (Administrative Officer)

**P 5812 Apologies and Reasons for Absence**

***RESOLVED: that the apologies of Cllrs Baker, Etheridge, Jackson, Mabbett and Oliver be accepted for reasons as specified in the Attendance Register, as well as the apology of the Town Clerk, Alan Jones.***

**P 5813 Disclosable Pecuniary Interests and Non-Pecuniary Interests**

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

**P 5814 Public Forum**

No members of the public attended the meeting.

**P 5815 Approval of Minutes**

**Planning & Development Committee - 15 August 2017**

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

**Matters Arising**

**Planning & Development Committee - 15 August 2017**

**P 5816 Virgin Media Cabinets**

It was noted that the Town Council had been successful in logging reports of the poor condition of street cabinets (throughout Horley) exposing electrical cables. Virgin Media had responded, advising that they were carrying out a national programme of cabinet replacements and this would take some time. It was agreed that the VM street cabinet reporting email address should be made available on the Town Council's website (available to view on the link shown [here](#)).

***RESOLVED: noted.***

**P 5817 Surrey County Council - Part Night Lighting Review Request**

As requested by Cllr Mabbett, the Town Council had submitted a further lighting review request at the location leading from 'The Crescent', Horley towards Gatwick Airport. The Planning Officer reported that the County Council had also been asked to provide an indication of the number of review requests for Horley in view of the apparent high volume received across the borough, and a response was awaited from the SCC Street Lighting Manager.

**RESOLVED: noted.**

**Outside Bodies and Sub-Committees**

**P 5818 Gatwick Diamond Business (GDB)**

The latest GDB networking events had been forwarded to members. No other matters were raised.

**RESOLVED: noted.**

**P 5819 Horley Town Management Group (HTMG)**

The next meeting of the HTMG would take place on Tuesday, 19 September, at the Town Council offices, and the RBBC Regeneration Manager would also present to give an update on the recently approved proposals for the Public Realm Works at the High Street Pedestrian Precinct. The RBBC Community Development Officer for Horley would also be attending this and future meetings of the group.

**RESOLVED: noted.**

**P 5820 Deferred Planning Applications**

No matters were deferred.

**RESOLVED: noted.**

**P 5821 Determined Planning Applications**

Members reviewed the list of Planning Applications determined for the period 12 August to 8 September 2017.

**RESOLVED: noted.**

**P 5822 Planning Applications received from Reigate & Banstead Borough Council for the period 12 August to 8 September 2017.**

**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 5823 Planning Appeals Received**

The list of Planning Appeals received during the period 12 August to 8 September 2017, were reviewed.

**P 5823) RESOLVED: noted.**

**P 5824 Planning Appeals Determined**

The list of Planning Appeals determined during the period 12 August to 8 September 2017, were reviewed.

**RESOLVED: noted.**

**P 5825 Ongoing Planning Matters**

No matters were raised.

**P 5826 North East Sector (The Acres)**

No matters were raised.

**P 5827 North West Sector (Westvale Park)**

No matters were raised.

**P 5828 Town Centre Regeneration**

No matters were raised.

**P 5829 Railway Matters**

No matters were raised.

**Highways Matters**

**P 5830 SCC Road Maintenance in Horley**

The Planning Officer gave an update following concerns raised by members on outstanding road maintenance in Horley which had been passed to the South-East Area Highways Manager. The response was that highway officials were unable to attend a tour of the areas thought to be most in need of repair but the Highways Asset Manager gave assurance that some parts (in particular Victoria Road) were still under investigation.

Members felt, however, that more detailed informed was still required to establish exactly what road maintenance was likely to be carried out in the near future as a number of other roads identified across the town were of equal concern. It was felt that the way forward would be to request the matter be raised with County, Borough and Town Councillors at the next local committee meeting to see if the outstanding issues could be addressed within this forum and a tour of Horley roads still in a poor condition be arranged accordingly.

**RESOLVED: that a further update on essential road maintenance in Horley be provided at the next meeting of this Committee.**

**P 5831 Parking on School Zigzag Road Markings**

The Planning Officer reported that Surrey Highways had included the Town Council's online request to refresh the zig-zag line markings outside Horley Infant School, Albert Road in their next work schedule and it was hoped that this would

**P 5831)** be carried out soon. Members thought it might be beneficial to ascertain what issues have been identified by other schools in the area arising from such parking restrictions and enforcement as well as safeguarding children's safety. It was therefore decided that the Town Council would approach the Horley Learning Partnership in the first instance, and a further update would be provided at the next Committee meeting.

***RESOLVED: that the Horley Learning Partnership be contacted regarding parking restrictions and enforcement outside schools, and a further update be provided at the next meeting of this Committee.***

**P 5832 West Sussex County Council Notification - Essential Maintenance on Mole Bridge, A23 London Road (starting 18 September 2017 for 4 weeks)**

It was reported that following notification from West Sussex County Council (in partnership with Balfour Beatty) about essential maintenance work on the Mole Bridge, a resident had raised concerns about traffic congestion on the Longbridge roundabout from the A23 (and via Church Road) being restricted to single lane traffic and thereby compromising emergency vehicle access. The matter would be taken up with the responsible authority for clarification.

***RESOLVED: noted.***

**P 5833 Uber – High Street Car Park, Horley**

The Committee received an update about ongoing complaints from the public about the amount of rubbish strewn across the High Street car park as well as antisocial behaviour by some Uber drivers. This was particularly bad over the August Bank Holiday weekend, and County Cllr Graham Knight, had been informed. It became apparent the litter problem had escalated between midnight and 6.00 am when there was no security guard present on the site. It was hoped that such issues would be addressed by the Borough Council when quantifying extra daily operations such as litter removal and enforcement when re-negotiating the contract in due course.

***RESOLVED: noted.***

**P 5834 SCC Highways Bulletins**

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

#### **Airport Matters**

**P 5835 Recent Airport Communications**

<b>From</b>	<b>Subject</b>	<b>Received</b>	<b>Action</b>
GATCOM	Dft Consultation: "Government sets out vision for future of UK Aviation"	5.9.17	Noted.
GATCOM	Weekly Newsletters & Updates	17.8.17) 25.8.17) 6.9.17)	Noted.
Cllr George	Horley Overflight Statistics (Available to view on HTC website, on the link <a href="#">here</a> )	11.9.17	Noted.

P 5835) **RESOLVED: noted.**

**P 5836 Proposed Airport 'Parking Beat Survey'**

It was reported that the Parking Beat Survey would be carried out on various residential roads impacted by frequent parking by airport users at certain times of the day and over weekends. A further update would be provided at the next Committee meeting and group meeting with GAL (to be rearranged in due course).

**RESOLVED: that an update on the proposed 'Parking Beat Survey' be provided at the next meeting of this committee.**

**P 5837 Proposed Horley Business Park**

It was hoped that further information on the proposed Horley Business Park would become available soon.

**RESOLVED: noted.**

**P 5838 Mole Valley DC Consultation: 'Scope and Content of New Local Plan'**

**RESOLVED: that the Town Council's response to the above Mole Valley DC consultation on 'Scope and Content of New Local Plan', as appended to the signed copy of these minutes and available to view on the Town Council website, be ratified.**

**P5839 Tandridge DC Consultation: 'Local Plan - Garden Villages'**

**RESOLVED: that the Town Council's response to the above Tandridge DC consultation on 'Local Plan – Garden Villages, as appended to the signed copy of these minutes and available to view on the Town Council website, be approved.**

**P 5840 Letters / Emails Received**

<b>From</b>	<b>Subject</b>	<b>Received</b>	<b>Action</b>
SCC Countryside Access Office	Diversion Order, Footpath 362C, Lee Street, Horley	21.8.17	Noted.
Resident	SCC response to Highway Improvement Request – Pedestrian Zone, Horley High Street	30.8.17	Noted.
Fisher German (acting for Esso Petroleum)	Pipeline at Emlyn Meadows (letter of thanks to HTC for its co-operation during routine inspections and maintenance works.	7.9.17	Noted.

<b>P 5840)</b>	SCC Highways	SCC Notice of Proposed Traffic Order – To impose One-Way Traffic and Introduce of Bus Gate, Brookfield Drive.	8.9.17	Noted.
	Fetcham Residents Association	Meath Green Housing Development – Flood Implications	8.9.17	Noted.
	RBBC Planning Policy Team	September Newsletter (including DMP and CIL updates)	11.9.17	Noted.

***RESOLVED: noted.***

**P 5841 Diary Dates**

**Horley in Bloom Awards**  
Regent House, Horley  
**29 September 2017**

***RESOLVED: noted.***

**P 5842 Urgent Business**

No matters were raised

**P 5843 Press Release**

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

***Meeting closed at 8.52 pm***

***Date of next meeting: 10 October 2017***

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

**Date of Meeting: 12 September 2017**

<b>Councillor(s)</b>	<b>Pecuniary or Non-Pecuniary</b>	<b>Reference</b>	<b>Location</b>	<b>Details</b>
George) Stimpson)	Non-Pecuniary	<b>17/01951/TPO</b>	Kenya Court, Horley Row, Horley	Both Councillors listed are known by the Applicant.
Simon Marshall	Non-Pecuniary	<b>17/01901/HHOLD</b>	Lavengro, Castle Drive, Horley	Member of Castle Drive Residents Association.
Stimpson	Non-Pecuniary	<b>17/01498/F</b>	Edgewood, 28 Ringley Avenue, Horley	Known by the Applicant as a former member GGHA.
Stimpson	Non-Pecuniary	<b>17/01877/F</b>	Rear of Gatwick White House Hotel, 52 Church Road, Horley	Proximity.
Stimpson) Hudson)	Non-Pecuniary	<b>17/01839/F</b>	Kerriemuir and Wheatridge, Langshott, Horley	Both Councillors listed are known by the Applicant.
Stimpson	Non-Pecuniary	<b>17/01969/F</b>	Rear of Jessops Lodge, 50 Massetts Road, Horley	Proximity.
Stimpson	Non-Pecuniary	<b>17/02019/F</b>	Copperwood, 3 Russels Crescent, Horley	Known by the Applicant as a former member GGHA.
Stimpson	Non-Pecuniary	<b>17/02020/S73</b>	Copperwood, 3 Russels Crescent, Horley	Known by the Applicant as a former member GGHA.

**List of Planning Applications  
Registered by Reigate & Banstead Borough Council  
During the period 12 August to 8 September 2017**

<b>1. RBBC Letter Dated: 14/8/17</b>	<b>Application No: 17/01781/HHOLD</b>
LOCATION:	Meldon 7 Russells Crescent Horley Surrey RH6 7DJ
DESCRIPTION:	Rear ground and first floor extension and extension to existing garage.
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 12/9/17):	<b>No objections. (Ratified)</b>

<b>2. RBBC Letter Dated: 16/8/17</b>	<b>Application No: 17/01854/HHOLD</b>
LOCATION:	5 Silverlea Gardens Horley Surrey RH6 9BA
DESCRIPTION:	Proposed two storey side and single storey rear extension.
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 12/9/17):	<b>No objections. (Ratified)</b>

<b>3. RBBC Letter Dated: 16/8/17</b>	<b>Application No: 17/01869/HHOLD</b>
LOCATION:	Stonycroft 17 Russells Crescent Horley Surrey RH6 7DJ
DESCRIPTION:	Demolition of existing garage / store and replacement with new garage / store
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 12/9/17):	<b>No objections. (Ratified)</b>

<b>4. RBBC Letter Dated: 17/8/17</b>	<b>Application No: 17/01347/HHOLD</b>
LOCATION:	High Trees 3 Rosemary Lane Horley Surrey RH6 9HG
DESCRIPTION:	Extensions to rear side and front. As amended on 17/08/2017.
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 12/9/17):	<b>No objections - However, we do have concerns over the proposed small front extension which is forward of the building line. (Ratified)</b>



<b>5. RBBC Letter Dated: 21/8/17</b>	<b>Application No: 17/01901/HHOLD</b>
LOCATION:	Lavengro Castle Drive Horley Surrey RH6 9DE
DESCRIPTION:	Replace hung tiling to street facing elevation (tiles start at 1st floor level and continue to apex of gable end) with painted render system.
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 12/9/17):	<b>No objections. - It is disappointing to lose the hanging tiles which are a local characteristic. (Ratified)</b>

<b>6. RBBC Letter Dated: 22/8/17</b>	<b>Application No: 17/01793/HHOLD</b>
LOCATION:	33 Thomas Waters Way Horley Surrey RH6 9FZ
DESCRIPTION:	Conservatory extension to the rear elevation to infill between the garage and house.
<b>HORLEY TOWN COUNCIL COMMENTS</b> (for approval by Planning Sub-Committee prior to deadline and ratification at meeting, 12/9/17):	<b>No objections. (Ratified)</b>

<b>7. RBBC Letter Dated: 22/8/17</b>	<b>Application No: 17/01498/F</b>
LOCATION:	Edgewood 28 Ringley Avenue Horley Surrey RH6 7HA
DESCRIPTION:	Proposed new detached 5 bedroom house.
<b>HORLEY TOWN COUNCIL COMMENTS</b> (meeting, 12/9/17):	<b>The Town Council OBJECTS on the following grounds:</b>  <ul style="list-style-type: none"> <li>i) <b>Inappropriate development in a conservation area</b></li> <li>ii) <b>Creating access to proposed dwelling would reduce parking capacity for neighbouring property.</b></li> </ul>

<b>8. RBBC Letter Dated: 24/8/17</b>	<b>Application No: 17/01877/F</b>
LOCATION:	Rear Of Gatwick White House Hotel 52 Church Road Horley Surrey RH6 7EX
DESCRIPTION:	The development of a new private house on a site adjacent to the Gatwick White House Hotel at the rear of 50 Church Road, Horley.
<b>HORLEY TOWN COUNCIL COMMENTS</b> (meeting, 12/9/17):	<b>The Town Council OBJECTS on the following grounds:</b>  <ul style="list-style-type: none"> <li>i) <b>Overdevelopment</b></li> <li>ii) <b>Impact on neighbour amenities.</b></li> </ul>

<b>9. RBBC Letter Dated: 25/8/17</b>	<b>Application No: 17/01839/F</b>
LOCATION:	Kerriemuir And Wheatridge Langshott Horley Surrey RH6 9LJ
DESCRIPTION:	Demolition of Kerriemuir and Wheatridge on Langshott Wood and development of a single detached property comprising eight apartments.
<b>HORLEY TOWN COUNCIL COMMENTS</b> (meeting, 12/9/17):	<b>No objections.</b>

<b>10. RBBC Letter Dated: 25/8/17</b>	<b>Application No: 17/01863/HHOLD</b>
LOCATION:	33 Balcombe Road Horley Surrey RH6 7JR
DESCRIPTION:	A single storey rear extension flat roofed with roof lights, beco block building construction, with render finish to all 3 sides. A four part patio door and two 3/4 height windows make the front glazed area with two solid return walls.
<b>HORLEY TOWN COUNCIL COMMENTS</b> (meeting, 12/9/17):	<b>No objections.</b>

<b>11. RBBC Letter Dated: 29/8/17</b>	<b>Application No: 17/01969/F</b>
LOCATION:	Rear Of Jessops Lodge 50 Massetts Road Horley Surrey RH6 7DS
DESCRIPTION:	Construction of two detached 4-bed houses
<b>HORLEY TOWN COUNCIL COMMENTS</b> (meeting, 12/9/17):	<b>The Town Council OBJECTS on the grounds of overdevelopment in a conservation area.</b>

<b>12. RBBC Letter Dated: 30/8/17</b>	<b>Application No: 17/01617/HHOLD</b>
LOCATION:	21 Russet Close Langshott Horley Surrey RH6 9GE
DESCRIPTION:	Extending above entrance and ground floor toilet. Knocking down existing window wall into the extension from the box bedroom to double its size.
<b>HORLEY TOWN COUNCIL COMMENTS</b> (meeting, 12/9/17):	<b>No objections.</b>

<b>13. RBBC Letter Dated: 30/8/17</b>	<b>Application No: 17/01862/F</b>
LOCATION:	Mandalay 62 Balcombe Road Horley Surrey RH6 9AY
DESCRIPTION:	Demolition and removal of existing house. Erection of 5 residences of 2 bedrooms in a new building.
<b>HORLEY TOWN COUNCIL COMMENTS</b> (meeting, 12/9/17):	<b>The Town Council OBJECTS on the following grounds:</b>  i) <b>Overdevelopment</b> ii) <b>Cramming of the site.</b>

<b>14. RBBC Letter Dated: 30/8/17</b>	<b>Application No: 17/01750/OUT</b>
LOCATION:	67 Vicarage Lane & Rear Of 1 & 3 Lee Street Horley Surrey RH6 8BA
DESCRIPTION:	Erection of 4 x semi detached houses and 1 detached bungalow with associated parking following the demolition of existing bungalow.
<b>HORLEY TOWN COUNCIL COMMENTS</b> (meeting, 12/9/17):	<b>The Town Council OBJECTS on the grounds of:</b>  i) <b>Overdevelopment</b> ii) <b>Impact on neighbour amenities.</b>

<b>15.1 RBBC Letter Dated: 31/8/17</b>	<b>Application No: 17/02019/F</b>
LOCATION:	Copperwood 3 Russells Crescent Horley Surrey RH6 7DJ
DESCRIPTION:	Conversion of existing property to 6 flats, proposed double storey rear and side extensions and roof extension with internal alterations to form three 1 bedroom flats and three 2 bedroom flats including external landscaping and associated car parking.
<b>HORLEY TOWN COUNCIL COMMENTS</b> (meeting, 12/9/17):	<b>No objections.</b>

<b>15.2. RBBC Letter Dated: 6/9/17</b>	<b>Application No: 17/02020/S73</b>
LOCATION:	Copperwood 3 Russells Crescent Horley Surrey RH6 7DJ
DESCRIPTION:	Conversion of existing property to 6 flats, proposed double storey rear and side extensions and roof extension with internal alterations to form five 1 bedroom flats and one 2 bedroom flat including external landscaping and associated car parking. Variation of condition 1 of permission 17/01097/F. Two additional parking spaces to the rear of the property..
<b>HORLEY TOWN COUNCIL COMMENTS</b> (meeting, 12/9/17):	<b>No objections.</b>

<b>16. RBBC Letter Dated: 31/8/17</b>	<b>Application No: 17/01990/HHOLD</b>
LOCATION:	9 Woodcote Langshott Horley Surrey RH6 9AL
DESCRIPTION:	Single story rear extension and first floor extension over garage.
<b>HORLEY TOWN COUNCIL COMMENTS (meeting, 12/9/17):</b>	<b>No objections.</b>

<b>17. RBBC Letter Dated: 7/9/17</b>	<b>Application No: 17/01980/HHOLD</b>
LOCATION:	Woodneuk 3 Queens Road Horley Surrey RH6 7AH
DESCRIPTION:	Loft conversion with full width rear dormer and front elevation roof lights
<b>HORLEY TOWN COUNCIL COMMENTS (meeting, 12/9/17):</b>	<b>No objections.</b>

**List of Planning Applications for Tree Works (Non-Felling)**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 12 August to 8 September 2017**

<b>A. RBBC Letter Dated: 16/8/17</b>	<b>Application No: 17/01899/TPO</b>
LOCATION:	Prinstead Oldfield Road Horley Surrey RH6 7EP
DESCRIPTION:	T1- Oak on entrance to drive reduce in height by up to 3m, property side 4m to form compact crown. T2-Yew 2.5m reduction to property and roadside to form compact crown.
<b>HORLEY TOWN COUNCIL COMMENTS</b> (Planning Officer delegation):	<b>No objections, subject to no adverse comments from the Tree Officer. (Ratified)</b>

<b>B. RBBC Letter Dated: 16/8/17</b>	<b>Application No: 17/01900/TPO</b>
LOCATION:	Prinstead Oldfield Road Horley Surrey RH6 7EP
DESCRIPTION:	T1- Oak on entrance to drive reduce in height by up to 3m, property side 4m to form compact crown. T2-Yew 2.5m reduction to property and roadside to form compact crown.
<b>HORLEY TOWN COUNCIL COMMENTS</b> (Planning Officer delegation):	<b>No objections, subject to no adverse comments from the Tree Officer. (Ratified)</b>

**List of Planning Applications for Tree Works (Felling)**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 12 August to 8 September 2017**

<b>A1. RBBC Letter Dated: 30/8/17</b>	<b>Application No: 17/01951/TPO</b> <b>(To view plans 'control &amp; click <a href="#">here</a>')</b>
LOCATION:	Kenya Court Horley Row Horley Surrey RH6 8BQ
DESCRIPTION:	Fell T1 mature elder located on adjoining land at Farthings, not protected by Tree Preservation Order. T2 Holly, T3 Ash, T4 sycamore, T5 Row of 4 sycamore, T6 row of 3 cypress, pollard all trees to 2.5m
<b>HORLEY TOWN COUNCIL COMMENTS</b> (meeting, 12/9/17):	<b>No objections, subject to no adverse comments from the Tree Officer.</b>