

P 4220 Planning Application: P/13/01476/F – Yattendon School, Oakwood Road, Horley

A group of local residents raised concerns about the above Planning Application by the Governors of Yattendon School for 7 detached dwellings with garages, new access on to Oakwood Road and associated works. The proposal was submitted along with a separate Planning Application for two storey extensions and alterations to the existing school building, relocation of the existing car park and an all-weather pitch. The speakers, in turn, raised their objections on the grounds of overdevelopment; out-of-character; increased traffic congestion; and concern over loss of land formerly used for a range of sports and recreational activities.

The group believed that the proposed development, to be sited on the existing school playing fields at the western side of Oakwood Road, was excessive and likely to create more traffic disorder on a residential road already overstretched, especially during normal school drop off/pick up times and other events. They said road safety had often been compromised by cars parking on both sides of the roads, blocking driveways and thereby causing further disruptions for residents. It was thought that if this practice were to continue with yet more vehicles would exacerbate these problems, and restrict traffic flow as well as creating more dangerous obstacles for pedestrians. It might also prevent vital access for the emergency services as was the case recently when an ambulance was called to a local care home. The need to protect ancient trees at the site was also mentioned as some had been removed in the past without formal Planning Applications in place.

Cllr Schofield added that this Planning Application was raised at the last Borough Panel meeting in view of the size and complexity of the proposed development, and it was also discussed with the Applicant. The matter would be represented at the next Borough Panel meeting in early November, after a site visit had taken place with the Applicant, Borough Councillors and Highways Officers.

The Committee Chairman thanked Cllr Schofield and the speakers for their comments. Standing Orders were then resumed so that a formal response by the Town Council could be made forthwith.

RESOLVED: that the following comments be made regarding Planning Application: P/13/01476/F – Yattendon School, Oakwood Road, Horley: The Town Council OBJECTS on the following grounds:

- i) overdevelopment;***
- ii) out-of-character;***
- iii) increased traffic congestion; and***
- iv) concern over loss of land that will no longer be accessible for recreational purposes.***

**P 4221 Approval of Minutes
Planning & Development Committee – 27 August 2013**

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 – 27 August 2013**

P 4222 Training Requirements

As part of the series of planning and development updates for all members, it was agreed that a briefing from the Chairman of Gatwick Area Conservation Campaign (GACC), Brendon Sewill, would be very worthwhile. Members also suggested that the CEO of Gatwick Diamond Business (GDB), Jeremy Taylor, be invited to a meeting to provide the organisation's viewpoint on the proposal for a new runway at Gatwick Airport. It was agreed that the Clerk would contact both groups, to see if these can each be arranged over separate spare evenings, in due course.

RESOLVED: that the Clerks contacts the GACC and GDB with a view to arranging private briefings for members.

Outside Bodies and Sub-Committees

P 4223 Gatwick Diamond Business (GDB)

The Autumn GDB Newsletter and latest Networking Programme were received. A copy of Cllr Bethell's report on the presentation given by Jeremy Taylor at the last GDB meeting, had already been circulated to members for information.

RESOLVED: noted.

P 4224 Horley Town Management Group (HTMG)

The Clerk updated members on an informative presentation given by Ellie Kidson of Metamorphosis on the High Street Innovation Project. This followed two days of assessments and interviews with various retailers and businesses. In her review, she had highlighted key points to maximise Horley's retail prospects, such as, better customer experience, improved signage around the town centre and more use of parking facilities which were clearly underutilised. She pointed out some positivity with Horley seen as a strong community focused town, but there was also diminishing appeal based on some customer surveys she had carried out. The lack of

P 4224) town branding was something that would need to be worked on in later phases as well as a study of the night economy, as Horley was finding it difficult to compete with other towns. Once these assessments had been fully analysed, a list of recommendations would be presented to the group for consideration.

RESOLVED: noted.

P 4225 **Deferred Planning Applications**

No Planning Applications were deferred.

RESOLVED: noted.

P 4226 **Determined Planning Applications**

Members reviewed the list of Applications determined for the period 21 August to 17 September 2013.

RESOLVED: noted.

P 4227 **Planning Applications received from Reigate & Banstead Borough Council for the week ending 27 August 2013.**

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 4228 **Planning Applications received from Reigate & Banstead Borough Council for the week ending 3 September 2013.**

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 4229 **Planning Applications received from Reigate & Banstead Borough Council for the week ending 10 September 2013.**

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 4230 **Planning Applications received from Reigate & Banstead Borough Council for the week ending 17 September 2013.**

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 4231 Planning Appeals Received

The list of planning appeals received from Reigate & Banstead Borough Council was reviewed.

RESOLVED: noted.

P 4232 Planning Appeals Determined

The list of planning appeals determined by Reigate & Banstead Borough Council was reviewed.

RESOLVED: noted.

Ongoing Planning Matters

P 4233 New Online Planning Application Search System by Reigate & Banstead Borough Council

The Clerk reported that a new online Planning Application Search system was now available on the Borough Council's website. The system was set up to provide additional ways of searching for Planning Applications, finding out more information, submitting comments electronically as well as a variety of other features. Cllr Olliver pointed out a good search facility to locate all Planning Applications by district within a specified time frame, and a default option to reuse next time. (The Town Council had been registered on the new system, however some problems were later encountered when trying to submit comments and these had been referred to the Borough Council's IT department, for clarification.)

RESOLVED: noted.

P 4234 Surrey County Council Ref RE/P/13/01066/CON – Land at Oakwood School, Balcombe Road, Horley: Demolition of existing 'HORSA' building containing dance and drama facilities and erection of new single store modular building containing new dance and drama facilities; new access.

The Clerk reported that the above Planning Application, to which the Town Council had raised no objections, was later approved by Surrey County Council.

RESOLVED: noted.

P 4235 Planning Appeal, Ref: P/13/00600/F – Brambles Respite Care Hotel, Suffolk Close, Horley: Replacement MS Centre

The Clerk reported notification from Reigate & Banstead Borough Council, stating that an Appeal had been lodged in respect of this Planning Application. Any comments on the appeal could be sent to the Planning Inspectorate by 23 October 2013.

(Available to view at: [http://planning.reigate-banstead.gov.uk/online-applications/.](http://planning.reigate-banstead.gov.uk/online-applications/))

RESOLVED: noted.

North East Sector

P 4236 Langshott Bus Routes

The Clerk stated that in a recent press article entitled “New Housing Estate will get own Bus Route”, it was reported that a dedicated bus service linking the “The Acres” housing development in Langshott to Horley Town Centre and the West Sussex boundary, had been given approval by Surrey County Council.

RESOLVED: noted.

P 4237 North West Sector

No matters were raised.

RESOLVED: noted.

P 4238 Town Centre Regeneration

The Clerk advised that the minutes of the last meeting of the Horley Regeneration Forum were still awaited, but would be circulated to members on receipt.

RESOLVED: noted.

Railway Matters

P 4239 Horley Subway

Following the recent update by the Regeneration Manager, Peter Boarder, on improvement works at the subway, members thought that a lot of work still needed to be done. Cllr Austin enquired if more measures could be taken to improve access for pedestrians and cyclists, such as, installing mirrors as a safety measure and more paintwork. The Clerk advised that the programme of works by Network Rail was primarily to improve a number of drainage problems. However, he would contact the Borough’s

- P 4239)** Head of Neighbourhood Services, Nic Martlew, to see what other improvements could be made, and whether the Community Payback Team could become involved as previously suggested.

RESOLVED: that the Clerk contacts the Head of Neighbourhood Services at the Borough Council, to discuss more improvements to the Subway with involvement of the Community Payback team.

Highway Matters

- P 4240** **Project Horizon**

The Clerk reported that a meeting had been arranged with Surrey Highways Officers for a review of "Operation Horizon", the five year programme on major highway maintenance as well as the Local Structural Repair Programme. A full update would be provided at the next meeting of this Committee, and the County Council's Report on Operation Horizon would be added to the member's intranet for information.

RESOLVED: that the Clerk provides an update following a meeting with Senior Highways Officers on Operation Horizon and the Local Structural Repair Programme, and the report be added to the members' intranet.

- P 4241** **Surrey Highways Bulletin**

It was noted that the latest Highways Bulletin had already been circulated to members, for information. The Clerk reported that a resident had complained about more road works to be carried out on Kingsley Road, requiring road closure for 2-3 weeks, and asked why this was necessary when it had only been resurfaced earlier in the year. The matter had been referred to Surrey Highways for clarification.

RESOLVED: noted.

- P 4242** **Reigate & Banstead Borough Council: Core Strategy**

The Clerk advised that, following the examination hearings and proposed modifications by the independent Planning Inspector, it was anticipated that the revised Core Strategy would be adopted by the end of the year.

RESOLVED: noted.

P 4243	Airport Matters	From	Subject	Received	Action
		GATCOM	Response to Airports Commission Discussion Paper 05: Aviation Noise	9.9.13	Noted.
		GATCOM	Gatwick Runway Options: Suggested Draft Recommendation – Views Sought	16.9.13	Committee Chairman to review.
		GACC	Press Release: “New Town the size of Crawley”	11.9.13	Noted.
		GACC	GACC Paper: “Gatwick Unzipped” (sent to Airports Commission)	16.9.13	Noted.

RESOLVED: noted.

P 4244 Residential Areas of Special Character (RASCs) or Conservation Areas

The Clerk reported that a review meeting had been arranged with Cllrs George, Schofield and Olliver to consider potential RASCs or Conversation Areas in Horley, and an update would be provided at the next meeting of this Committee.

RESOLVED: noted.

P 4245 Neighbourhood Plan

The Clerk reported that the presentation on Neighbourhood Planning at the last Full Council meeting had been well attended, and a letter of thanks would be sent to RBBC’s Head of Policy, Development & Property, Kathy O’Leary.

RESOLVED: noted.

P 4246 Letters Received

From	Subject	Received	Action
Surrey County Council	Surrey Cycling Strategy	12.9.13	CLlr Austin to review.
Letter from local resident	Cumberland Guest House – Car Park	24.9.13	Town Clerk to send a reply.
Copy letter from local resident to RBBC, and Borough's subsequent response	P/13/00889/HHOLD – 32 Wellington Way, Horley	11.9.13	Noted.
Sutton & East Surrey Water	Requested Feedback on Five Year Business Plan	16.9.13	Noted.
SITA Surrey (in conjunction with SCC & RBBC)	Proposed redevelopment of Earlswood Recycling Centre	19.9.13	Noted.

RESOLVED: noted.

P 4247 Diary Dates

27 September 2013:
Horley in Bloom Awards Evening, Regent Hall

RESOLVED: noted.

P 4248 Press Release

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

Meeting closed at 9.20 pm

Date of next meeting – 22 October 2013