

HORLEY TOWN COUNCIL

Minutes of a Meeting of the Planning and Development Committee held on 16 January 2024, at 7.30pm

Present	Cllrs	Hannah Avery*	Lynnette Easterbrook	Martin Saunders
		Keith Barlow	Mike George	Tom Turner
		Michael Blacker	Jerry Hudson	Steve Wotton
		Victoria Chester	Cec Hughes	

* Absent

**In Attendance Remotely

Also Present Rachel Botcherby (Planning Officer)
Sophie Mandak (Administrative Assistant)

P 7610 Apologies and Reasons for Absence

Apologies were received from Cllr Avery.

RESOLVED: Noted.

P 7611 Disclosable Pecuniary Interests and Non-Pecuniary Interests

Cllr Chester and Cllr Blacker have declared that they had both made their own Relevant Representation submissions to the Gatwick DCO and have accepted that they can no longer participate in further discussions on this matter at the predetermination stage and will need to abstain from voting.

The Whole Planning Committee declared a non-pecuniary interest in Planning Application 23/02511/S73 (89 Albert Road Horley Surrey RH6 7HB) due to proximity to the Council Offices.

Cllr Barlow declared a non-pecuniary interest in Planning Application 23/02458/ADV (Hoadley Road Salfords Surrey) due to his role as the Westvale Park Residents Association Chairman and as a resident of Westvale Park.

Cllr Hudson is a member of the Reigate and Banstead Borough Council Planning Committee and therefore the views expressed by him at this meeting may change.

RESOLVED: Noted.

P 7612 Approval of Minutes

Planning & Development Committee held on 19 December 2023.

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

P 7613 Planning Updates

Horley Subway

The Planning Officer updated the Committee that SCC have another meeting planned with Network Rail to investigate the water ingressing the subway from the weep holes in the subway walling. This water source needs to be clarified before works can start on the long-term drainage solution.

Cllr Saunders requested that HTC continue to press for short term mitigation and action when the subway floods in advance of the longer-term solution being delivered.

RESOLVED: Noted

P 7614 Outside Bodies and Sub-Committees

i) Horley Town Management Group (HTMG)

The Committee were advised that the next HTMG meeting is scheduled for Tuesday 6th February where the group will be focusing on progressing the list of Action Plan projects.

ii) Accessibility Horley (previously known as Horley Access Group)

Cllr George provided an update following the Access Group meeting held earlier this evening. The group are seeking to follow up on various actions they have logged with SCC as they are just receiving standard responses which don't address the issue which they have logged. Cllr George advised that the group had agreed to list all ongoing and new highway actions each meeting and send to both SCC Highways and the SCC Councillors. Cllr George also noted that SCC website doesn't allow you to report using what3words, which is frustrating. The Planning Officer agreed to raise this with SCC.

iii) GATCOM

Cllr George advised that work was continuing in relation to the DCO and that no new meetings had been held. All Members had received the email updates.

RESOLVED: Noted

P 7615 Determined Planning Applications

Members reviewed the list of Planning Applications determined for the period to 15th December 2023 to 11th January 2024.

RESOLVED: Noted.

P 7616 Registered Planning Applications

Planning Applications received from Reigate & Banstead Borough Council for the period 15th December 2023 to 11th January 2024.

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.

i) **Surrey Rights of Way Improvement Plan Consultation**

The Planning Officer advised that work is beginning on a review of Surrey County Council's Rights of Way Improvement Plan (ROWIP). Surrey County Council is seeking the views of this Council prior to drafting the new ROWIP so that the document reflects local priorities. HTC have until 10th March to issue a response. A copy of the details has been circulated to all Members for them to review and feed in to the office.

ii) **Acres Development – Highways Adoption Update**

CLlr Saunders provided an update to the Committee confirming that the Section 38 agreement had been signed in December, however, this had now raised new issues with residents regarding possible encroachment on to highway land and discrepancies between the land registry title deeds.

RESOLVED: Noted.

Airport Mattersi) **To Agree the Council's response to the consultation on the proposed changes to the Northern Runway Project**

RESOLVED: The draft response was agreed by all Members and is appended to these minutes.

ii) **DCO Examination timescales for the Northern Runway Project**

The Planning Officer updated the Committee on the key dates coming forward for the DCO Examination. It was requested that the timetable and deadlines be circulated to all members again. CLlr George requested that any work undertaken by CLlr Chester and CLlr Blacker be forwarded to the office so that it could be distributed to the Members working on the topic areas.

RESOLVED: DCO Timetable to be re-circulated to all Members.

Consultation on the draft A23 Great Street Design Code SPD

The Planning Officer shared the draft response for Members to provide any comments. A few edits were made in the meeting and the final letter agreed by all Members.

RESOLVED: The draft response was agreed by all Members and is appended to these minutes.

Horley Sewage Treatment Works

The Planning Officer and CLlr Barlow discussed the two draft letters to Thames Water and the EA and requested that any comments from Members be sent to the office so that final letters could be sent to each respective party.

RESOLVED: Noted.

P 7622

Diary Dates

23rd January – Leisure Committee at 7.30 pm
30th January – Full Council Meeting at 7.30 pm
13th February – First Aid Training at 10.00 am
13th February – Interim Planning Committee at 7.30 pm

RESOLVED: Noted

P 7623

Items for Future Consideration

Cllr Barlow noted that SCC Climate Change Strategy had launched and suggested it might be a something to address at a future meeting.

RESOLVED: Noted

P 7624

Press Release

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

Meeting closed at 21.07pm

Date of next meeting: 13 February 2024

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 15 December 2023 – 11 January 2024
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 14.12.23	Application No: 23/02365/F
LOCATION:	Brewery Court 19A Station Road Horley Surrey RH6 9HW
DESCRIPTION:	Erection of mansard roof extension to create two flats, together with associated cycle and refuse store
HORLEY TOWN COUNCIL COMMENTS (Ratified, 16/01/24)	No objections

02. RBBC Letter Dated: 14.12.23	Application No: 23/02511/S73
LOCATION:	Drill Service Ltd 89 Albert Road Horley Surrey RH6 7HB
DESCRIPTION:	Demolition of the existing buildings on site and the erection of replacement buildings to provide 5 No. 2 bed and 2 No. 1 bed flats with 3 parking spaces. Variation of condition 1 of permission 22/01160/F to vary design including slight amendment to siting, alterations to roof design and windows. Substitute approved drawings.
HORLEY TOWN COUNCIL COMMENTS (Ratified, 16/01/24)	No objections

03. RBBC Letter Dated: 14.12.23	Application No: 23/02434/HHOLD
LOCATION:	36 Balcombe Road Horley Surrey RH6 9AA
DESCRIPTION:	Demolish existing single storey rear extension and construction of a new single-storey rear extension
HORLEY TOWN COUNCIL COMMENTS (Ratified, 16/01/24)	No objections

04. RBBC Letter Dated: 15.12.23	Application No: 23/02458/ADV
LOCATION:	Street Record Hoadley Road Salfords Surrey
DESCRIPTION:	Consent to display eleven flag advertisements
HORLEY TOWN COUNCIL COMMENTS (Ratified, 16/01/24)	No objections

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05. RBBC Letter Dated: 20.12.23	Application No: 23/02537/HHOLD
LOCATION:	6 Meath Green Avenue Horley Surrey RH6 8EF
DESCRIPTION:	Proposed part single and part two storey rear, loft, and single storey side extension.
HORLEY TOWN COUNCIL COMMENTS (Ratified, 16/01/24)	No objections

06. RBBC Letter Dated: 20.12.23	Application No: 23/02554/HHOLD
LOCATION:	79 Albert Road Horley Surrey RH6 7HB
DESCRIPTION:	Proposed dormer extension.
HORLEY TOWN COUNCIL COMMENTS (Ratified, 16/01/24)	No objections

07. RBBC Letter Dated: 21.12.23	Application No: 23/02516/F
LOCATION:	Thurgarton Cottage Meath Green Lane Horley Surrey RH6 8HZ
DESCRIPTION:	Erection of a five-bedroom house with an attached two bay garage
HORLEY TOWN COUNCIL COMMENTS (Ratified, 16/01/24)	No objections

08. RBBC Letter Dated: 21.12.23	Application No: 23/02568/HHOLD
LOCATION:	39 Kingsley Road Horley Surrey RH6 8HP
DESCRIPTION:	Proposed single storey front/side extension, double storey side extension and loft conversion
HORLEY TOWN COUNCIL COMMENTS	No objections

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09. RBBC Letter Dated: 05.01.24	Application No: 23/02583/HHOLD
LOCATION:	7 Haroldslea Drive Horley Surrey RH6 9DT
DESCRIPTION:	Erection of a two storey side extension, a two storey rear extension and a loft conversion. A new storm porch to be constructed to the front elevation and the existing parking area to be extended.
HORLEY TOWN COUNCIL COMMENTS	No objections

10. RBBC Letter Dated: 08.01.24	Application No: 23/02506/HHOLD
LOCATION:	19 Parkhurst Road Horley Surrey RH6 8EU
DESCRIPTION:	Demolition of existing conservatory and rear extensions. Proposed new rear extension with part pitched/part flat roof. Proposed pitched rooflights in existing side roof.
HORLEY TOWN COUNCIL COMMENTS	No objections

11. RBBC Letter Dated: 09.01.24	Application No: 24/00020/HHOLD
LOCATION:	13 Queens Road Horley Surrey RH6 7AH
DESCRIPTION:	Enlargement of one ground floor window, one new ground floor window and removal of one ground floor window.
HORLEY TOWN COUNCIL COMMENTS	No objections

12. RBBC Letter Dated: 09.01.24	Application No: 23/02418/HHOLD
LOCATION:	110 Benhams Drive Horley Surrey RH6 8QP
DESCRIPTION:	Proposed single storey front, side and rear extensions
HORLEY TOWN COUNCIL COMMENTS	No objections

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 15.12.23	Application No: 23/02467/TPO
LOCATION:	4 Raymer Walk Langshott Horley Surrey RH6 9XQ
DESCRIPTION:	T1 Oak, very poor shape, suppressed by adjacent oaks- Fell. T2 and T3 Oaks Reduce back from house 2-3 metres to allow more light in and general maintenance.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No Objections, subject to no adverse comments from the Tree Officer.

HORLEY TOWN COUNCIL

Joan Walsh
Town Clerk
Council Offices, 92 Albert Road
Horley, Surrey RH6 7HZ
Tel: 01293 784765
info@horleysurrey-tc.gov.uk
www.horleysurrey-tc.gov.uk



Gatwick Airport Limited (GAL)
Northern Runway Project

By Email: community@gatwickairport.com

19 January 2024

Dear Sir/Madam

Northern Runway Project (NRP) – Changes to the DCO Application – Response from Horley Town Council

We understand that following the submission of the DCO application to the Planning Inspectorate, you have continued to refine the project proposals and are now consulting on alterations which you propose to submit to the Examining Authority for consideration.

HTC understand that the changes include:

- Project Change 1: Increase to the design parameters for the North Terminal International Departure Lounge proposed southern extension.
- Project Change 2: Reduction in the height and change in the purpose of the replacement CARE Facility.
- Project Change 3: Revision to the water treatment works system.

Project Change 2

HTC understand that the alterations will now see waste removed from the airport to an off-airport dedicated waste processing centre rather than being processed on site. HTC do not object to the principle of the proposed change, however, we are concerned with the additional level of vehicular movements that would now be associated with the removal of waste off site and whether these additional trips will have a material impact on the environmental effects assessed as part of the DCO application.

From consultation briefings we understand that the intention is for the waste to be taken to a site approximately 46 miles away and that this would be done by utilising the strategic highway network only. Should the anticipated site not be willing to accept the waste and an alternative site need to be found, HTC seek assurances that the additional HGV waste vehicles will not pass through Horley's local roads and will be enforced to use the strategic road network.

Project Change 3

HTC acknowledges the proposed change to the treatment of storm water and de-icer by installing a moving bed biofilm reactor. Whilst we support the use of more sustainable and natural water treatment options, HTC are unsure how other potential contaminants found in surface water run-off will be dealt with? Are additional interceptors required or can the reedbed deal with all contaminants?

Conclusions

In conclusion, the Council continues to re-iterate its policy and support of Gatwick continuing to grow as a two terminal and one runway airport and we look forward to participating and observing the DCO examination as it progresses.

We trust our comments will be given due consideration and we look forward to hearing the outcomes of this further round of consultation in due course. The Town Council would be happy to discuss any matters arising from our consultation response.

Yours faithfully

A handwritten signature in blue ink, reading "Joan Walsh", enclosed in a thin black rectangular border.

Joan Walsh
Town Clerk
Horley Town Council

HORLEY TOWN COUNCIL

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Planning Policy
Reigate and Banstead Borough Council
Town Hall
Castlefield Road
Reigate
Surrey
RH2 0SH

By email: - LDF@reigate-banstead.gov.uk

18 January 2024

Dear Sirs

RE: Supplementary Planning Document (SPD): A23 Great Street Design Code Consultation

Horley Town Council [HTC] welcomes the opportunity to comment on the Council's draft Supplementary Planning Document (SPD) in relation to the Design Code for the A23 between Redhill and Horley.

The A23 is the main trunk road between London & Brighton also linking in major centres of population en route e.g. Croydon/Redhill/Horley/Crawley. Furthermore, Gatwick Airport is identified by the DfT as a Primary Destination. Though we now have the M23 there is still a big demand on the A23 to serve the en route communities.

The DfT Statutory Guidance on Road Classification and the Primary Route Network states that *"The system of road classification is intended to direct motorists towards the most suitable routes for reaching their destination. It does this by identifying roads that are best suited for traffic (Section 1.12)".* Section 1.13 goes on to provide a definition for A Roads as follows: *"A roads – major roads intended to provide large-scale transport links within or between areas"*.

We understand that this Design Code focuses on the stretch of the A23 between Redhill and Horley. This is a busy section of the A23 linking two large towns, includes the principal access to East Surrey Hospital and A&E department, as well as Gatwick Airport just beyond the Longbridge Roundabout.

Horley Town Council are concerned then to read in Chapter 4: Movement that despite the A23 seeing in excess of 20,000 vehicles per day, the A23 is identified as a "Street". A classification that would appear at odds with DfT Guidance and at odds with its current and potential future capacity as a main vehicular route. Particularly given the traffic generation predicted for the A23 set out in the DCO application for the expansion of Gatwick Airport.

A similar concept common in America and Canada are "Stroads" (defined as a thoroughfare that is a mix between a street and a road) which have been criticised for their safety issues and poor efficiency.

HTC question whether the re-designation to a Street/ Stroad will make any difference in the way the A23 will be used? Is it a designation recognised by DfT? Will this project solve the current issues with the A23 such as peak time traffic flows/junction congestion, or as we suspect result in increases in congestion.

The A23 is already heavily congested during peak commuter/ rush hours between Horley and Redhill and whilst HTC supports the objective of seeking to encourage alternative modes of transport such as walking and cycling we consider it needs detailed highway modelling at peak rush hour times to ensure that narrowing of carriageways does not lead to increased traffic issues in areas already experiencing high volumes of traffic. As a key vehicular route the need for cars/ HGVs/ emergency vehicles to be on the roads will remain. The images within the SPD would indicate that if heavy traffic occurred ambulances would not be able to overtake cars.

The SPD states in its introduction that “the Design Code is focussed on delivering a co-ordinated response to the design of development along a stretch of the A23”. However, the document then focuses largely on the A23 highway itself rather than the development sites alongside it, many of which already benefit from planning permission.

HTC consider that local residents would benefit more from seeing improvements to the existing infrastructure such as fixing pot holes, maintaining and improving existing cycle paths rather than funding being spent on a project of limited value.

Notwithstanding the above, HTC have some more specific comments relevant to various pages in the document, as follows:

- Pg39 - Example 1: South Horley
HTC consider that the proposal for the west side footpath would be an improvement. The carriageway could be reduced by removing the central cross hatched area. What would the impact be on carriageway widths to accommodate the existing pedestrian refuges?
- Pg40 – the Design Guide proposes to fix road name signs to buildings none of which are close to the carriageway. HTC consider that road name signs should be in driver sight lines to be of any use to drivers.
Furthermore, the Design Code proposes to have resting points no more than 100m apart in quiet areas. A quiet area is not defined. HTC question whether there will be a need for these; we don't envisage many wishing to sit alongside the A23 inhaling traffic fumes. Should these be progressed, HTC consider that litter bins should be provided in each rest area, just as there is a demand to have these by every bus stop.
- Pg41 – The map shows varying carriageway widths along its length with 3.2m mentioned as the minimum. It is important to acknowledge that the A23 between Horley and Redhill is part of the Metrobus Fastway Network with many buses operating along this route. HTC understand that the maximum width of UK buses is 2.55m with a 1.5m clearance needed for a vehicle to pass a cyclist in a 30mph zone giving a total width requirement of 4.05m. HTC question whether the reduction in carriageway widths will allow for buses, emergency vehicles & HGV's to pass a cyclist who is entitled to ride on the main carriageway. If not, then the speed of traffic will be determined by a cyclist. HTC would be keen to understand whether Metrobus have been consulted on these proposals.
- Pg42 – a 20 mph speed limit is proposed from Longbridge roundabout to the bottom end of Bonehurst Rd. HTC question the need for this? Does this stretch of road have an accident record from speeding?

- Pg46 – the proposals state that bus stops should be in the carriageway however guidance on this page recommends laybys to facilitate passing traffic. HTC feel this is somewhat conflicting and confusing.
- Pg58 – The proposals include more tree planting. Whilst HTC acknowledge the improvements to the visual appearance of the area, additional tree planting will have the disbenefit of generating more leaves into gutters & drains. HTC are not convinced that the Borough are dealing with the current demand to keep these clear & effective in an area and on a road (A23) that is already prone to flooding in parts.
- Pg59 – HTC are further concerned with the proposals for trees in close proximity to hard surfaces which over the long-term results in damage from root systems.

Conclusion

Whilst HTC are supportive of improving the design and character of development coming forward along the A23, we consider the draft SPD too heavily focuses on highway alterations, which appear for the most part to reduce the capacity of the A23.

HTC are interested to understand the Highway Authorities views on the proposals and to understand whether there is any funding in place to implement the changes to the Highway corridor as set out in the SPD.

We trust that our comments will be given due consideration as you progress with the development of this SPD.

Yours Sincerely,

A handwritten signature in blue ink that reads "Jean Walsh". The signature is written in a cursive style and is contained within a rectangular box.

Town Clerk