

HORLEY TOWN COUNCIL

Minutes of a Meeting of the Planning and Development Committee held on 19 December 2023, 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 7599 Apologies and Reasons for Absence

Apologies were received from Cllr Wotton, Cllr Blacker and Cllr Chester.

RESOLVED: Noted.

P 7600 Disclosable Pecuniary Interests and Non-Pecuniary Interests

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 7601 Approval of Minutes

Planning & Development Committee held on 21 November 2023.

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

P 7602 Planning Updates

Horley Subway

The Planning Officer advised the Committee that HTC has been in dialogue with Network Rail and the Borough & County Councils regarding the proposed drainage works to prevent the subway from continuing to flood. HTC hoped that this work would be undertaken in the New Year, however, the most recent flooding events have raised concerns that the works proposed (new pumps and holding chamber) wouldn't be sufficient to overcome the problem and further investigation work is now underway.

The Planning Officer has expressed our disappointment and raised the possibility that HTC may consider taking this matter up with the local MP. A further meeting has been scheduled before Christmas between SCC and Network Rail and we hope to have a further update for the next Planning Committee.

Thames Water Drainage

Cllr Barlow advised the Committee that he attended a meeting at the Horley Sewage Treatment Works on 1st December with Thames Water which was helpful

and informative. He is still trying to ascertain more information following the incident on 29th October and seeking to understand longer term mitigation for the site. He advised that responses from the EA and OFWAT are still outstanding.

Cllr Barlow indicated that a joint Council letter maybe considered to raise the concerns at the Horley STW.

RESOLVED: Noted

P 7603 Determined Planning Applications

Members reviewed the list of Planning Applications determined for the period 22nd November 2023 to 14th December 2023.

RESOLVED: Noted.

P 7604 Registered Planning Applications

Planning Applications received from Reigate & Banstead Borough Council for the period 22nd November 2023 to 14th December 2023.

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.

P 7605 Consultation on the draft A23 Great Street Design Code SPD

The Planning Officer advised Members that HTC has until 18th January 2024 to submit a response to the Boroughs draft SPD Design Code document. A lot of the document seems to be very prescriptive for the Highways Authority regarding changes to the A23 carriageways and pavements etc. It would appear a wide study area which includes the whole of Horley.

Members offered some initial comments and agreed to provide further comment to the Planning Officer to inform a response.

RESOLVED: Noted.

P 7606 Airport Matters

The Planning Officer drew Members attention to the email from the Town Clerk which set out that it has come to light that some Town Councillors have shared their predetermined views publicly during the examination period, by publishing their own Relevant Representation submissions with comments on the PINS portal. No Councillors present at the Planning Committee declared an interest.

The Planning Officer advised that the details of the Preliminary Meeting will be announced shortly. She advised that the Examining Authority will carry out an Initial Assessment of Principal Issues derived from its reading of the application and the Relevant Representations received and set a date for the Preliminary Meeting. Interested Parties will receive an invitation to the Preliminary Meeting which is to discuss procedural matters only, and is held in public.

The Committee were advised on 14 December that the Examining Authority has exercised its discretion to accept an Additional Submission regarding the Noise and

Vibration ES Chapter from the Applicant in response to the Examining Authority's recent Procedural Decision letter.

HTC were notified on 13th December that Gatwick Airport Ltd were proposing a few changes to the application. Before submitting these to the Planning Inspectorate the airport is consulting the public and other stakeholders. HTC has until the 21st January to issue any comments.

It will be for the Planning Inspectorate to decide if the changes can be made to the application before it is examined.

The Proposed Changes are:

- 1) Increase to the design parameters for the north terminal international departure lounge proposed southern extension.
- 2) Reduction in the height and change in the purpose of the replacement CARE facility.
- 3) Revision to the Water Treatment Works system.

RESOLVED: Updates noted and any comments to be provided to the Planning Officer by 11th January 2024.

P 7607 Communications Received

From	Subject	Date	Action
Local Resident	Concerns regarding Horley SPD	11.12.23	Response issued by the Planning Officer on 15.12.23 and comments read out to the Committee.

P 7608 Diary Dates

22th December – Horley Town Council offices Closed at 12.00pm until 2nd January 10am

RESOLVED: Noted

P 7609 Press Release

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

Meeting closed at 20.50pm

Date of next meeting: 16 January 2024

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 16 November 2023 – 14 December 2023
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 17.11.23	Application No: 23/02287/HHOLD
LOCATION:	23 Parkway Horley Surrey RH6 7HX
DESCRIPTION:	Single storey rear extension
HORLEY TOWN COUNCIL COMMENTS (Ratified, 19/12/23)	No objections

02. RBBC Letter Dated: 17.11.23	Application No: 23/01763/CU
LOCATION:	21 Haroldslea Close Horley Surrey RH6 9DZ
DESCRIPTION:	Change of use of the outbuilding/garage to short term lets independent of the use of the main dwelling.
HORLEY TOWN COUNCIL COMMENTS (Ratified, 19/12/23)	HTC OBJECT on the following grounds: <ul style="list-style-type: none"> • In appropriate development. • Impact on neighbour amenities especially through the sharing of the driveway with the applicant.

03. RBBC Letter Dated: 22.11.23	Application No: 23/02373/HHOLD
LOCATION:	Rainford 230 Smallfield Road Horley Surrey RH6 9LT
DESCRIPTION:	Hip to gable roof extension, insertion of front and rear dormer windows with side sky lights and front porch feature
HORLEY TOWN COUNCIL COMMENTS (Ratified, 19/12/23)	No objections

04. RBBC Letter Dated: 24.11.23	Application No: 23/01807/HHOLD
LOCATION:	124 Kingsley Road Horley Surrey RH6 8AW
DESCRIPTION:	Extension of existing porch to incorporate toilet and wetroom
HORLEY TOWN COUNCIL COMMENTS (Ratified, 19/12/23)	No objections

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 16 November 2023 – 14 December 2023
To see plans please CTRL+click on the application number to follow the link

05. RBBC Letter Dated: 13.12.23	Application No: 23/02464/F
LOCATION:	20 Lumley Road Horley Surrey RH6 7JL
DESCRIPTION:	Proposed single storey garden room
HORLEY TOWN COUNCIL COMMENTS	No objections but HTC have concerns about drainage provision for a WC.

06. RBBC Letter Dated: 13.12.23	Application No: 23/02378/HHOLD
LOCATION:	113 Balcombe Road Horley Surrey RH6 9BG
DESCRIPTION:	Proposed first floor rear extension and car port conversion to extend existing garage.
HORLEY TOWN COUNCIL COMMENTS	No objections

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 16 November 2023 – 14 December 2023
To see plans please CTRL+click on the application number to follow the link

Tree Works (Non-Felling)

A. RBBC Letter Dated: 16.11.23	Application No: 23/02213/TPO
LOCATION:	Land Adjacent To 2 Cloverfield's Langshott Horley Surrey RH6 9EY
DESCRIPTION:	T3 Oak of MWA Arb Report Works: Remove (fell) to near ground level. Owner to physically remove regrowth (due to translocation risk). Reason: Clay shrinkage subsidence damage at 2 Cloverfield's, RH6 9EY.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No Objections, subject to no adverse comments from the Tree Officer. HTC P&D Committee have made additional comments to request a replacement oak tree for that proposed to be felled.

B. RBBC Letter Dated: 11.12.23	Application No: 23/02427/TPO
LOCATION:	Four Oaks 14 Victoria Road Horley Surrey RH6 9BN
DESCRIPTION:	T1 - Oak Tree Reduce crown by 3m and remove major deadwood. Tree has put on excessive regrowth having been reduced many years ago. Regrowth is now in danger of failure and is over highway and neighbours drive.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No Objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 11.12.23	Application No: 23/02426/TPO
LOCATION:	39 Oakwood Road Horley Surrey RH6 7BY
DESCRIPTION:	T1 - Horse Chestnut, T2 - Lime Tree T3 Horse Chestnut Crown lift to height of 5m to give highway clearance and lift over garden by 5m to balance crown. Remove major deadwood.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No Objections, subject to no adverse comments from the Tree Officer.

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 16 November 2023 – 14 December 2023
To see plans please CTRL+click on the application number to follow the link

D. RBBC Letter Dated: 11.12.23	Application No: 23/02393/TPO
LOCATION:	13 Priestlands Close Horley Surrey RH6 8GG
DESCRIPTION:	T1 Birch - Tree has put on excessive regrowth for size of garden and causing excessive shading. Reduce back to previous points.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No Objections, subject to no adverse comments from the Tree Officer.