

# 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](http://www.horleysurrey-tc.gov.uk)



## AGENDA

### PLANNING & DEVELOPMENT COMMITTEE

Date / Time: Tuesday 11 February 2025 at 7.30 pm

Venue: Horley Town Council offices, Albert Rooms, 92 Albert Road, Horley RH6 7HZ

---

Dear Councillors

You are hereby respectfully summoned to attend the **MEETING of HORLEY TOWN COUNCIL PLANNING & DEVELOPMENT COMMITTEE** to be held on Tuesday 11 February 2025, 7.30pm, at the Albert Rooms, 92 Albert Road, Horley RH6 7HZ. The Agenda for the meeting is attached to this Summons.

Yours sincerely

Joan Walsh  
Town Clerk

**Members' Apologies:**

If required, a Member must submit their apologies for this meeting by sending an email to: [town.clerk@horleytown.com](mailto:town.clerk@horleytown.com) or by telephoning the office on 01293 784765, by no later than noon on the day of the meeting.

**Public Forum:**

**Members of the Public and Press are welcome to attend this meeting in person**

Public and Press attendees are invited to put questions or draw relevant matters to the Council's attention and are permitted to speak once only and for five minutes maximum in respect of a business item on the agenda, at the discretion of the Chairman. If it appears that the number of speakers is likely to unreasonably delay the disposal of business items on the agenda, the Chairman may direct that a question or comment is submitted in writing which shall be answered in due course.



## **HORLEY TOWN COUNCIL** **Planning and Development Committee**

A meeting of the above-named Committee will be held at the Albert Rooms, Albert Road, Horley  
on Tuesday 11 February 2025 at 7.30pm

**All correspondence and papers referred to in the public part of the agenda are available to view  
in the Town Council Offices during normal office hours or on the website**

### **A G E N D A**

1. **Apologies and Reasons for Absence**  
To receive apologies for absence with officer recommendation for acceptance.
2. **Disclosable Pecuniary Interests and Non-Pecuniary Interests**  
To receive from members any Declarations of Interest in relation to any items included on the Agenda for this Meeting.
3. **Public Forum**
4. **Approval of Minutes**  
Planning and Development Committee held on 14 January 2025.
5. **Planning Updates**  
Planning and Development Committee held on 14 January 2025.
6. **Planning Applications**
  - i) To consider the list of applications determined for the period 10 January 2025 until 6 February 2025.
  - ii) To consider the list of applications registered for the period 10 January 2025 until 6 February 2025.
7. **Planning Appeals**  
To consider any Planning Appeals received and determined.
8. **Ongoing Planning Matters**  
To receive any updates.
9. **Highways and Transport Matters**
  - i) **Surrey Bus Partnership** – To receive any updates
  - ii) **Metrobus, Fastway 100 Bus Service Provision at Westvale Park Development** – To receive any updates
  - iii) To receive an update on any other matters.
10. **Horley Sewage Treatment Works**  
To receive any updates from Cllr Barlow and Cllr Wotton on talks with Thames Water to mitigate impact from outflows of raw sewage on public land and long-term investment plans by the water company to upgrade the site.

11. **Communications Received**
12. **Diary Dates**
13. **Items for Future Consideration.**  
To note urgent business for inclusion on future agenda.
14. **Press Release** - To agree items for inclusion.

**Date of next meeting: 11 March 2025**



**Signed: Town Clerk**

**Dated: 6 February 2025**

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 9 January 2025 to 6 February 2025**  
**To see plans please CTRL+click on the application number to follow the link**

<b>01. RBBC Letter Dated: 19/12/24</b>	<b>Application No: <u><a href="#">24/02325/TPO</a></u></b>
LOCATION:	33 Haroldslea Drive, Horley, Surrey RH6 9DT
DESCRIPTION:	<p>T1 Oak - Fell and treat stump with eco-plugs. TPO Ref: TPO 424 (T10 on schedule)1. The above tree works are proposed as a remedy to the differential foundation movement at the insured property and to ensure the long-term stability of the building.</p> <p>2.The above tree works are proposed to limit the extent and need for expensive and disruptive engineering repair works at the insured property. In this instance the estimated repair costs are likely to vary between £15,000 and £80,000, depending upon whether the tree/s can be removed or must remain. 3. The above tree works are proposed to limit the extent and need for costly CO2e emissions relating to alternative engineering repair works at the insured property. A typical underpinning scheme can include a carbon cost of more than 6000 kg CO2e and soil stabilisation or root barriers more than 4000 kg CO2e. A typical tree might capture between 15-40kg CO2e per annum and would therefore take centuries to mitigate the cost in CO2e on any alternative. We also confirm that the applicant has included this scheme and application in its tree planting and carbon capture off-set scheme for trees causing subsidence to low rise buildings which has already seen some 11,000 trees planted and additionally 220 tonnes of carbon captured. 4. The above tree works are proposed to limit the duration of any claim period and therefore allow the landowner their right to the peaceful enjoyment of their property. 5. It is the case that an alternative to felling such as pruning or significant pollarding of the tree would not provide a reliable or sustainable remedy to the subsidence in this case. We do not consider that any other potential means of mitigation, including root barriers, would be effective or appropriate in the circumstances. 6. We are satisfied that the evidence obtained following completion of our Arboricultural Implication Assessment report completed 07/01/2021 clearly links the Oak T1 as the cause of damage to the risk address.</p>
<b>Cons Expiry Date: 03/02/25; Determination Deadline: 13/02/25;</b>	
<p><b>HORLEY TOWN COUNCIL</b>  <b>COMMENTS</b>  <b>(for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 11/02/25)</b></p>	<p><b>No objections subject to the recommendations of the Tree Officer.</b></p> <p><b>Planting of a replacement suitable species of tree on the site should be considered.</b></p>

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 9 January 2025 to 6 February 2025**  
**To see plans please CTRL+click on the application number to follow the link**

<b>02. RBBC Letter Dated: 10/01/25</b>	<b>Application No: <a href="#">24/02358/HHOLD</a></b>
LOCATION:	Langhurst, 38 Grove Road, Horley, Surrey RH6 8EL
DESCRIPTION:	Conversion of loft space to create a new bedroom and bathroom. New dormer and rooflight.
<b>Cons Expiry Date: 04/02/25; Determination Deadline: 07/03/25;</b>	
<b>HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 11/02/25)</b>	<b>No objections</b>

<b>03. RBBC Letter Dated: 16/01/25</b>	<b>Application No: <a href="#">25/00095/HHOLD</a></b>
LOCATION:	8 Ewelands, Langshott, Horley, Surrey RH6 9XD
DESCRIPTION:	Proposed garage conversion
<b>Cons Expiry Date: 11/02/25; Determination Deadline: 13/03/25;</b>	
<b>HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 11/02/25)</b>	<b>No objections</b>

<b>04. RBBC Letter Dated: 13/01/25</b>	<b>Application No: <a href="#">25/00042/HHOLD</a></b>
LOCATION:	11 Carlton Tye, Langshott, Horley, Surrey RH6 9XJ
DESCRIPTION:	Removal of rear conservatory and the construction of a new rear extension, garage conversion into habitable space.
<b>Cons Expiry Date: 11/02/25; Determination Deadline: 10/03/25;</b>	
<b>HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 11/02/25)</b>	<b>No objections</b>

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 9 January 2025 to 6 February 2025**  
**To see plans please CTRL+click on the application number to follow the link**

<b>05. RBBC Letter Dated: 16/01/25</b>	<b>Application No: <u>25/00023/HHOLD</u></b>
LOCATION:	87 Webber Street, Horley, Surrey RH6 8ST
DESCRIPTION:	Conversion of the garage into a living area and shower room.
<b>Cons Expiry Date: 11/02/25; Determination Deadline: 13/03/25;</b>	
<b>HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 11/02/25)</b>	<b>No objections</b>

<b>06. RBBC Letter Dated: 16/01/25</b>	<b>Application No: <u>25/00084/ADV</u></b>
LOCATION:	Highways Land Outside Jack Fairman Pub, 28a Victoria Road, Horley, Surrey RH6 7PZ
DESCRIPTION:	Double sided free standing digital information and advertising display unit.
<b>Cons Expiry Date: 13/02/25; Determination Deadline: 13/03/25;</b>	
<b>HORLEY TOWN COUNCIL COMMENTS</b>	

<b>07. RBBC Letter Dated: 16/01/25</b>	<b>Application No: <u>25/00083/ADV</u></b>
LOCATION:	Highways Land Inbetween Ponehouse and Mayhews, Victoria Road, Horley, Surrey RH6 7AY
DESCRIPTION:	Double sided free standing digital information and advertising display unit.
<b>Cons Expiry Date: 17/02/25; Determination Deadline: 13/03/25;</b>	
<b>HORLEY TOWN COUNCIL COMMENTS</b>	

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 9 January 2025 to 6 February 2025**  
**To see plans please CTRL+click on the application number to follow the link**

<b>08. RBBC Letter Dated: 17/01/25</b>	<b>Application No: <a href="#">25/00092/HHOLD</a></b>
LOCATION:	4 Meath Green Avenue, Horley, Surrey RH6 8EF
DESCRIPTION:	Linked double garage with first floor bedroom, front entrance porch, rear ground and first floor extensions.
<b>Cons Expiry Date: 17/02/25; Determination Deadline: 14/03/25;</b>	
<b>HORLEY TOWN COUNCIL COMMENTS</b>	

<b>09. RBBC Letter Dated: 24/01/25</b>	<b>Application No: <a href="#">25/00109/LBC</a></b>
LOCATION:	Yew Tree Cottage, Haroldslea Drive, Horley, Surrey RH6 9DU
DESCRIPTION:	Proposed single storey annexe.
<b>Cons Expiry Date: 18/02/25; Determination Deadline: 21/03/25;</b>	
<b>HORLEY TOWN COUNCIL COMMENTS</b>	

<b>10. RBBC Letter Dated: 24/01/25</b>	<b>Application No: <a href="#">25/00108/LBC</a></b>
LOCATION:	Yew Tree Cottage, Haroldslea Drive, Horley, Surrey RH6 9DU
DESCRIPTION:	Proposed single storey annexe.
<b>Cons Expiry Date: 18/02/25; Determination Deadline: 21/03/25;</b>	
<b>HORLEY TOWN COUNCIL COMMENTS</b>	

<b>11. RBBC Letter Dated: 29/01/25</b>	<b>Application No: <a href="#">25/00167/HHOLD</a></b>
LOCATION:	9 Priory Close, Horley, Surrey RH6 8AX
DESCRIPTION:	Proposed single storey side/rear extension.
<b>Cons Expiry Date: 26/02/25; Determination Deadline: 26/03/25;</b>	
<b>HORLEY TOWN COUNCIL COMMENTS</b>	

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 9 January 2025 to 6 February 2025**  
**To see plans please CTRL+click on the application number to follow the link**

<b>12. RBBC Letter Dated: 04/02/25</b>	<b>Application No: 25/00165/HHOLD</b>
LOCATION:	11 Smallmead, Horley, Surrey RH6 9AX
DESCRIPTION:	Proposed single storey rear extension and single storey side/rear extension.
<i>Cons Expiry Date: 27/02/25; Determination Deadline: 01/04/25;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b>	

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 9 January 2025 to 6 February 2025**  
**To see plans please CTRL+click on the application number to follow the link**

**Tree Works (Non-Felling)**

<b>A. RBBC Letter Dated: 19/12/24</b>	<b>Application No: <u><a href="#">24/02335/TPO</a></u></b>
LOCATION:	Land To The Rear of 8, 12 and 13 Field Close, Horley, Surrey RH6 9QG
DESCRIPTION:	Oaks to be cut back 1.5m on side where laterals border the west side of the gardens of 8 Field Close and rear gardens of 12 and 13 Field Close. Should this be too much to cut back, please advise on what amount may be consented to. The trees are overhanging the gardens of these properties causing some nuisance to the residents and may cause damage to fencing over time if not appropriately managed.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>

<b>B. RBBC Letter Dated: 03/01/25</b>	<b>Application No: <u><a href="#">25/00007/TPO</a></u></b>
LOCATION:	5 Haroldslea Drive, Horley, Surrey RH6 9DT
DESCRIPTION:	As Per Map.T1 - Horse Chestnut, Reduce crown by removal of up to 2.5 metres in branch length retaining furnishing growth and natural shape and form, remove deadwood and epicormic growth. T1 Horse chestnut is located in the front garden of number 5 Haroldslea drive as shown on the map provided.The tree is of a large spreading nature straddling gardens and encroaching onto neighbouring properties.The works are part of a regular maintenance program to retain the tree at a suitable size for its location.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>

<b>C. RBBC Letter Dated: 20/01/25</b>	<b>Application No: <u><a href="#">25/00110/TPO</a></u></b>
LOCATION:	Gatwick Metro Centre, Balcombe Road, Horley, Surrey RH6 9GA
DESCRIPTION:	G1 Oaks – Reduce lateral branches growing towards building by 1.5m back to natural growth points. Trees are in close proximity to building and require pruning to prevent future damage.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 9 January 2025 to 6 February 2025**  
**To see plans please CTRL+click on the application number to follow the link**

<b>The following applications are for information only</b>