

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



AGENDA

PLANNING & DEVELOPMENT COMMITTEE

Date / Time: Tuesday 11 March 2025 at 7.30pm

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 March 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 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**

The meeting will be preceded at 6.30pm with a private briefing from the RBBC Environmental Health Officer on Air Quality.

A meeting of the above-named Committee will be held at the Albert Rooms, Albert Road, Horley on Tuesday 11 March 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 11 February 2025.
5. **Planning Updates**
Planning and Development Committee held on 11 February 2025.
6. **Outside Bodies and Sub-Committees**
To receive any updates from the Town Council representatives on the following outside bodies:
 - i) **Horley Town Management Group**
 - ii) **Horley Accessibility Committee**
7. **Planning Applications**
 - i) To consider the list of applications determined for the period 7 February 2025 to 6 March 2025.
 - ii) To consider the list of applications registered for the period 7 February 2025 to 6 March 2025.
8. **Planning Appeals**
To consider any Planning Appeals received and determined.
9. **Ongoing Planning Matters**
To receive any updates.

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10. **Highways and Transport Matters**
 - i) **Outstanding Road Adoption at The Acres** – To note information received.
 - ii) To receive an update on any other matters.

11. **Airport Matters**
 - i) **Gatwick Airport Development Consent Order (DCO) Examination:** To note any updates
 - ii) **GATCOM:** To receive any updates from Cllr George as the Town Council representative on the Gatwick Airport Consultative Committee.
 - iii) To receive an update on any other matters.

12. **SCC/RBBC ‘Delivering Change’ Regeneration Projects – Horley Town Centre**

To receive an update on the recent progress meeting held with project officers from the principal authorities and the Town Council.

13. **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.

14. **Outstanding Delivery of s106 Community Facilities and Public Services at Westvale Park Development**

To receive any updates on collaboration between Westvale Park Residents Association and Reigate & Banstead Borough Council to resolve longstanding issues at the residential development.

15. **Communications Received**

16. **Diary Dates**

17. **Items for Future Consideration.**

To note urgent business for inclusion on future agenda.

18. **Press Release** - To agree items for inclusion.

Date of next meeting: 8 April 2025



Signed: Town Clerk

Dated: 6 March 2025

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 7 February 2025 – 6 March 2025
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 05/02/25	Application No: 25/00152/ADV
LOCATION:	The Air Balloon, 60 Brighton Road, Horley, Surrey RH6 7HE
DESCRIPTION:	One fascia sign on north elevation. One fascia sign, four wall mounted billboards on northwest elevation. One column mounted poster display unit in front of northwest elevation and one flagpole sign in southwest corner of the site.
<i>Cons Expiry Date: 03/03/25; Determination Deadline: 02/04/25;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 11/03/25)	No objections

02. RBBC Letter Dated: 07/02/25	Application No: 25/00228/HHOLD
LOCATION:	17 Oaklands, Langshott, Horley, Surrey RH6 9XL
DESCRIPTION:	Erection of a single storey extension
<i>Cons Expiry Date: 05/03/25; Determination Deadline: 04/04/25;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 11/03/25)	No objections

03. RBBC Letter Dated: 12/02/25	Application No: 25/00259/TPO
LOCATION:	Land Opposite 23 and 25 Jennings Way, Horley, Surrey RH6 9SF
DESCRIPTION:	G1 – Group of common ash (see plan attached) – fell to ground level diseased and structurally impaired trees.
<i>Cons Expiry Date: 11/03/25; Determination Deadline: 09/04/25;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 11/03/25)	No objections, however HTC would like to see planting of replacement trees, if suitable for the area.

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04. RBBC Letter Dated: 14/02/25	Application No: <u>25/00078/CU</u>
LOCATION:	14 Massetts Road, Horley, Surrey RH6 9DE
DESCRIPTION:	Change of use of retail premises (use class E) to Ambulance Community Response Post (ACRP) for the use of South East Coast Ambulance NHS Foundation Trust (sui generis use).
<i>Cons Expiry Date: 11/03/25; Determination Deadline: 11/04/25;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 11/03/25)	

05. RBBC Letter Dated: 18/02/25	Application No: <u>25/00240/HHOLD</u>
LOCATION:	10 Sangers Drive, Horley, Surrey RH6 8AH
DESCRIPTION:	Erection of single storey side extension with flat roof.
<i>Cons Expiry Date: 13/03/25; Determination Deadline: 15/04/25;</i>	
HORLEY TOWN COUNCIL COMMENTS	

06. RBBC Letter Dated: 19/02/25	Application No: <u>25/00098/HHOLD</u>
LOCATION:	11 Emlyn Road, Horley, Surrey RH6 8RX
DESCRIPTION:	Single storey rear extension
<i>Cons Expiry Date: 18/03/25; Determination Deadline: 16/04/25;</i>	
HORLEY TOWN COUNCIL COMMENTS	

07. RBBC Letter Dated: 17/02/25	Application No: <u>25/00289/HHOLD</u>
LOCATION:	98 Benhams Drive, Horley, Surrey RH6 8QP
DESCRIPTION:	Proposed single storey side extension
<i>Cons Expiry Date: 18/03/25; Determination Deadline: 14/04/25;</i>	
HORLEY TOWN COUNCIL COMMENTS	

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08. RBBC Letter Dated: 19/02/25	Application No: 25/00317/HHOLD
LOCATION:	48 Meadow Way, Horley, Surrey RH6 9JA
DESCRIPTION:	Conversion of garage into habitable space
<i>Cons Expiry Date: 19/03/25; Determination Deadline: 16/04/25;</i>	
HORLEY TOWN COUNCIL COMMENTS	

09. RBBC Letter Dated: 26/02/25	Application No: 24/02192/HHOLD
LOCATION:	15 Woodroyd Gardens, Horley, Surrey RH6 7LP
DESCRIPTION:	Rear extension
<i>Cons Expiry Date: 24/03/25; Determination Deadline: 23/04/25;</i>	
HORLEY TOWN COUNCIL COMMENTS	

10. RBBC Letter Dated: 26/02/25	Application No: 24/02174/F
LOCATION:	Delta Bungalows and Delta House, Michael Crescent, Horley, Surrey RH6 7LE
DESCRIPTION:	Demolition of existing buildings and erection of 45 residential units comprising one, two and three bedroom flats, houses and Later Living apartments within two and 2.5 storey buildings with associated amenity areas, parking spaces (including visitor parking), cycle and refuse storage facilities and landscaping.
<i>Cons Expiry Date: 24/03/25; Determination Deadline: 28/05/25;</i>	
HORLEY TOWN COUNCIL COMMENTS	

11. RBBC Letter Dated: 25/02/25	Application No: 25/00348/TPO
LOCATION:	Cooper Lodge, 61 Massetts Road, Horley, Surrey RH6 7DT
DESCRIPTION:	One sycamore tree which has signs of dying back and has a large selection of lower limbs which are dead. This poses a risk to neighbouring property and the car park.
<i>Cons Expiry Date: 24/03/25; Determination Deadline: 22/04/25;</i>	
HORLEY TOWN COUNCIL COMMENTS	

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12. RBBC Letter Dated: 26/02/25	Application No: <u>25/00356/HHOLD</u>
LOCATION:	Cranleigh, 56 Haroldslea Drive, Horley, Surrey RH6 9DU
DESCRIPTION:	Single storey rear extension to detached private dwelling house.
<i>Cons Expiry Date: 27/03/25; Determination Deadline: 23/04/25;</i>	
HORLEY TOWN COUNCIL COMMENTS	

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 10/02/25	Application No: 25/00237/TPO
LOCATION:	12 Dene Close, Horley, Surrey RH6 8AG
DESCRIPTION:	T1 Horse Chestnut - reduce the crown size by shortening branches by 2m to the previous cut points. Reason in the interest of good tree management, public and property safety. T2 Sycamore - Fell. The tree has a severe lean, a one sided crown and an old decay cavity.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

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The following applications are for information only