

HORLEY TOWN COUNCIL

Joan Walsh
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AGENDA

PLANNING & DEVELOPMENT COMMITTEE

Date / Time: Tuesday 8 April 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 8 April 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

A handwritten signature in black ink, appearing to read 'Joan Walsh', is written over a light blue horizontal line.

Joan Walsh
Chief Executive Officer

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.
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Public Forum:	<p><i><u>Members of the Public and Press are welcome to attend this meeting in person</u></i></p> <p>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.</p>
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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 8 April 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 March 2025.
- 5. Planning Updates**
Planning and Development Committee held on 11 March 2025.
- 6. Planning Applications**
 - i) To consider the list of applications determined for the period 7 March 2025 to 3 April 2025.
 - ii) To consider the list of applications registered for the period 7 March 2025 to 3 April 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**
To receive any updates.
- 10. Horley Sewage Treatment Works**
To receive an update on the recent meeting held with Thames Water at the Town Council offices with Chris Coghlan MP in attendance, to discuss recent 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: 13 May 2025



Signed: Chief Executive Officer

Dated: 3 April 2025

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 7 March 2025 – 3 April 2025
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 05/03/25	Application No: 25/00257/F
LOCATION:	Stonyhurst, 1 Oakwood Road, Horley, Surrey RH6 7BZ
DESCRIPTION:	Creation of a one bed studio ground floor annexe to the existing property.
Cons Expiry Date: 31/03/25; Determination Deadline: 30/04/25;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 08/04/25)	No objections but note no elevations on the website.

02. RBBC Letter Dated: 10/03/25	Application No: 25/00354/F
LOCATION:	Land Adjacent to 2 Wellington Way, Horley, Surrey RH6 8JH
DESCRIPTION:	Subdivision of plot, demolition part of garage and erection of 3 bedroom two-storey new build dwelling.
Cons Expiry Date: 02/04/25; Determination Deadline: 05/05/25;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 08/04/25)	No objections

03. RBBC Letter Dated: 04/03/25	Application No: 25/00401/F
LOCATION:	8-12 Balcombe Road, Horley, Surrey RH6 9HT
DESCRIPTION:	Conversion of the existing 4 bedroom house to one 4 bedroom house and 1 one bedroom ground floor flat.
Cons Expiry Date: 04/04/25; Determination Deadline: 29/04/25;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 08/04/25)	No objections

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04. RBBC Letter Dated: 19/03/25	Application No: 25/00477/HHOLD
LOCATION:	72 The Drive, Horley, Surrey RH6 7NH
DESCRIPTION:	Proposed white render finish to existing external walls
<i>Cons Expiry Date: 09/04/25; Determination Deadline: 08/05/25;</i>	
HORLEY TOWN COUNCIL COMMENTS	No objections

05. RBBC Letter Dated: 21/03/25	Application No: SCC Ref 2024-0192/RE25/00458/CON
LOCATION:	Former Horley Library, 102 Victoria Road, Horley, Surrey RH6 7AB
DESCRIPTION:	Erection of apartment block containing 6 x 1-bedroom self-contained flats and 2 town houses each containing 5 x ensuite bedrooms for independent supported living; construction of carparking spaces and associated hard and soft landscaping, without compliance with Conditions 2, 5, 7, 8, 10, 14, 16, 17, and 18 of planning permission ref: RE22/01956/CON dated 23 March 2023, to allow for the installation of an electricity substation, to allow revisions to the site layout and revision to landscaping.
<i>Cons Expiry Date: 22/04/25; Determination Deadline: 22/04/25;</i>	
HORLEY TOWN COUNCIL COMMENTS	No objections

06. RBBC Letter Dated: 13/03/25	Application No: 25/00480/TPO
LOCATION:	Land To The Rear Of 5 Longchamp Close, Langshott, Horley, Surrey RH6 9GD
DESCRIPTION:	T7 - Oak - Remove. The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability. Estimated costs of repair to the building are £24,920.00 if the influence of the tree(s) remain and £76,032.00 if the proposed tree works are allowed to proceed. Granting permission will limit these costs. In the event of a refusal we, or our clients, will seek to secure compensation for the additional costs incurred through Section 202(e). Should the tree/s remain the total cost of repairs will be the Superstructural repairs + Alternative method of repairs = £100,952.00. It is the expert opinion of both the case engineer and arboriculturalist that on the balance of probabilities the supporting information demonstrates the influence of the tree(s).
<i>Cons Expiry Date: 14/04/25; Determination Deadline: 08/05/25;</i>	
HORLEY TOWN COUNCIL COMMENTS	HTC has no objections and supports recommendations from the Tree Officer. However, HTC would like to enquire if there are any TPOs in place? From the map provided, several of the trees are outside of the property, therefore who is responsible for tree maintenance?

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07. RBBC Letter Dated: 24/03/25	Application No: 25/00233/HHOLD
LOCATION:	83 Balcombe Road, Horley, Surrey RH6 9AB
DESCRIPTION:	Extending ground floor garage brickwork by 70cm and erection first floor extension above extended garage, dormer style first floor extension.
<i>Cons Expiry Date: 14/04/25; Determination Deadline: 8/05/25;</i>	
HORLEY TOWN COUNCIL COMMENTS	No objections

08. RBBC Letter Dated: 18/03/25	Application No: 25/00515/HHOLD
LOCATION:	11 Railfield Gardens, Horley, Surrey RH6 9FY
DESCRIPTION:	Loft conversion with two small pitched roof dormers and roof windows
<i>Cons Expiry Date: 15/04/25; Determination Deadline: 13/05/25;</i>	
HORLEY TOWN COUNCIL COMMENTS	No objections

09. RBBC Letter Dated: 25/03/25	Application No: 25/00567/TPO
LOCATION:	26 Grove Road, Horley, Surrey RH6 8EL
DESCRIPTION:	Walnut (T7, TPO RE485A). Fell tree to ground level and remove all arisings. Tree is in terminal decline, shedding branches, and poses a safety risk to property, vehicles, and the public. Condition confirmed by three independent tree specialists and the council tree officer. No replacement proposed due to financial constraints, inability to maintain a new tree due to work commitments, concerns over future growth near the property, and high risk of vandalism in the front garden. Replacement requirement waived by tree officer.
<i>Cons Expiry Date: 24/04/25; Determination Deadline: 20/05/25;</i>	
HORLEY TOWN COUNCIL COMMENTS	No objections, subject to no adverse comments from the Tree Officer.

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10. RBBC Letter Dated: 25/03/25	Application No: <u>25/00581/TPO</u>
LOCATION:	Meadowcroft House, 182 Balcombe Road, Horley, Surrey RH6 9ER
DESCRIPTION:	1. Sycamore- fell tree. 2. Cyprus Lawsons- fell tree. 3. Laurel- fell tree. 7. Sycamore- fell tree. 4. Mixed broadleaves- Fell and poison all self set trees/vegetation within 1m of building. 5. Mixed broadleaves- Fell dead trees to waist height. 6. Cypress Lawsons- Fell tree. 8. Sycamore- Lift and cut back to give 1.5m clearance
<i>Cons Expiry Date: 25/04/25; Determination Deadline: 20/05/25;</i>	
HORLEY TOWN COUNCIL COMMENTS	No objections, subject to any recommendations from the Tree Officer and subject to planting of replacement trees.

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 10/02/25	Application No:
LOCATION:	
DESCRIPTION:	
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