

HORLEY TOWN COUNCIL

Joan Walsh
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AGENDA

PLANNING & DEVELOPMENT COMMITTEE

Date / Time: Tuesday 13 May 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 13 May 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
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.

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 Chair. If it appears that the number of speakers is likely to unreasonably delay the disposal of business items on the agenda, the Chair 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 presentation by Westbournes on the proposed development of Barnfield Care Home.

A meeting of the above-named Committee will be held at the Albert Rooms, Albert Road, Horley on Tuesday 13 May 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 8 April 2025.
5. **Planning Updates**
Planning and Development Committee held on 8 April 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) **Accessibility Horley Committee**
7. **Planning Applications**
 - i) To consider the list of applications determined for the period 4 April 2025 to 8 May 2025.
 - ii) To consider the list of applications registered for the period 4 April 2025 to 8 May 2025.
8. **Planning Appeals**
To consider any Planning Appeals received and determined.
9. **Ongoing Planning Matters**
To receive any updates.

Continued .../...

10. **Highways and Transport Matters**
 - i) **Traffic calming measures on Lee Street and Horley Row** – 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 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: 10 June 2025



Signed: Chief Executive Officer

Dated: 8 May 2025

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 4 April 2025 – 8 May 2025
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 25/03/25	Application No: 25/00564/HHOLD
LOCATION:	65 Parkhurst Road, Horley, Surrey RH6 8EU
DESCRIPTION:	Two storey side / rear extension and a single storey rear kitchen extension
Cons Expiry Date: 26/04/25; Determination Deadline: 20/05/25;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 13/05/25)	No objections

02. RBBC Letter Dated: 26/03/25	Application No: 25/00157/F
LOCATION:	59 Sangers Drive, Horley, Surrey RH6 8AN
DESCRIPTION:	The addition of two cattery pens to an existing cattery
Cons Expiry Date: 30/04/25; Determination Deadline: 21/05/25;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 13/05/25)	No objections

03. RBBC Letter Dated: 27/03/25	Application No: 25/00625/HHOLD
LOCATION:	14 Kingsley Road, Horley, Surrey RH6 8HR
DESCRIPTION:	Proposed garage and utility room to replace existing garage
Cons Expiry Date: 30/04/25; Determination Deadline: 22/05/25;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 13/05/25)	No objections

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04. RBBC Letter Dated: 27/03/25	Application No: 25/00604/HHOLD
LOCATION:	Ditchling, 111 The Crescent, Horley, Surrey RH6 7NZ
DESCRIPTION:	Erection of a single storey side and rear extension and first floor side extension
Cons Expiry Date: 30/04/25; Determination Deadline: 22/05/25;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 13/05/25)	No objections

05. RBBC Letter Dated: 01/04/25	Application No: 25/00386/F
LOCATION:	Anchor Trust, Barnfield, 24 Upfield, Horley, Surrey RH6 7LA
DESCRIPTION:	Demolition of existing building and erection of a new care home (Class C2)
Cons Expiry Date: 01/05/25; Determination Deadline: 27/05/25;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 13/05/25)	Deadline extended to after the Planning Meeting. Comments to be emailed to planning.applications@reigate-banstead.gov.uk and cc to Michael.parker@reigate-banstead.gov.uk

06. RBBC Letter Dated: 01/04/25	Application No: 25/00593/HHOLD
LOCATION:	2 Lechford Road, Horley, Surrey RH6 7NB
DESCRIPTION:	Demolition of existing single storey garage and lean-to, erection of a two storey 4.125m wide side extension to follow the footprint of the original garage.
Cons Expiry Date: 03/05/25; Determination Deadline: 27/05/25;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 13/05/25)	No objections

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07. RBBC Letter Dated: 02/04/25	Application No: <u>25/00591/HHOLD</u>
LOCATION:	25 Kingsley Road, Horley, Surrey RH6 8HP
DESCRIPTION:	Demolition of existing rear bay window and side conservatory structure; conversion of garage to habitable space, construction of enlarged single storey front extension, single storey side extension, single storey rear extension, 2x dormer roof extensions to the rear and extension and alterations to the front facing dormer roof/window.
Cons Expiry Date: 03/05/25; Determination Deadline: 28/05/25;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 13/05/25)	This application replicates that submitted in 2022 and granted. We had not objections at that time. Therefore, propose no objections again.

08. RBBC Letter Dated: 02/04/25	Application No: <u>25/00508/HHOLD</u>
LOCATION:	18 Windmill Close, Horley, Surrey RH6 9AG
DESCRIPTION:	Proposed single storey rear extension
Cons Expiry Date: 03/05/25; Determination Deadline: 28/05/25;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 13/05/25)	No objections but should any flood mitigation measures be required as the property lies within FZ2?

09. RBBC Letter Dated: 24/03/25	Application No: <u>25/00557/HHOLD</u>
LOCATION:	16 Regents Mews, Horley, Surrey RH6 7AN
DESCRIPTION:	Loft conversion with small pitched roof dormer
Cons Expiry Date: 03/05/25; Determination Deadline: 19/05/25;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 13/05/25)	No objections

List of Planning Applications
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During the period 4 April 2025 – 8 May 2025
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10. RBBC Letter Dated: 09/04/25	Application No: <u>25/00699/HHOLD</u>
LOCATION:	19 Parkhurst Road, Horley, Surrey RH6 8EU
DESCRIPTION:	Demolition of existing conservatory and rear extensions. Proposed new rear extension with asymmetrical pitched roof. Long slope to receive integrated photovoltaic panels. Rooflights to side pitch.
<i>Cons Expiry Date: 10/05/25; Determination Deadline: 04/06/25;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 13/05/25)	No objections

11. RBBC Letter Dated: 22/04/25	Application No: <u>25/00290/HHOLD</u>
LOCATION:	11 Brotherton Avenue, Horley, Surrey RH6 8GQ
DESCRIPTION:	Two new A/C units to flat roof. New boxed in ducting to side of rear extension. New inlet and outlet grills to front of garage.
<i>Cons Expiry Date: 21/05/25; Determination Deadline: 17/06/25;</i>	
HORLEY TOWN COUNCIL COMMENTS	

12. RBBC Letter Dated: 29/04/25	Application No: <u>25/00725/ADV</u>
LOCATION:	Boots, 8 High Street, Horley, Surrey RH6 7AY
DESCRIPTION:	One off internally illuminated 'Boots' fascia sign
<i>Cons Expiry Date: 21/05/25; Determination Deadline: 09/06/25;</i>	
HORLEY TOWN COUNCIL COMMENTS	

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13. RBBC Letter Dated: 6/05/25	Application No: 25/00732/HHOLD
LOCATION:	Beechcroft 68 Massetts Road Horley Surrey RH6 7ED
DESCRIPTION:	Single storey rear extension, loft conversion, roof and window alterations.
<i>Cons Expiry Date: 28/05/25; Determination Deadline: 23/06/25;</i>	
HORLEY TOWN COUNCIL COMMENTS	

14. RBBC Letter Dated: 6/05/25	Application No: 25/00804/HHOLD
LOCATION:	34 Parkhurst Road Horley Surrey RH6 8HB
DESCRIPTION:	Front aspect hip to gable roof alteration, small side aspect dormer modification and single storey rear extension
<i>Cons Expiry Date: 28/05/25; Determination Deadline: 23/06/25;</i>	
HORLEY TOWN COUNCIL COMMENTS	

List of Planning Applications
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During the period 4 April 2025 – 8 May 2025
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Tree Works (Non-Felling)

A. RBBC Letter Dated: 15/04/25	Application No: 25/00730/TPO
LOCATION:	Horley Cricket, Hockey and Squash Club, Horley Row, Horley, Surrey RH6 8BG
DESCRIPTION:	T1 Ash – Reduce lowest limb overhanging practice nets by 1.5m to give clearance back to suitable growth points. End of limb is now interfering with the nets.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 15/04/25	Application No: 25/00684/TPO
LOCATION:	4 Grays Wood, Langshott, Horley, Surrey RH6 9UT
DESCRIPTION:	T1 – Reduce lowest limb by 3m. Limb is now almost at head height and causing obstruction in garden.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 29/04/25	Application No: 25/00807/TPO
LOCATION:	11 Clifton Close, Horley, Surrey RH6 9SE
DESCRIPTION:	We would like to do a 2m lateral reduction away from the house as it is encroaching on the property
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 4 April 2025 – 8 May 2025
To see plans please CTRL+click on the application number to follow the link

The following applications are for information only

During the period 4 April 2025 – 8 May 2025

List of Determined Applications – Horley

By Reigate & Banstead Borough Council

Applications Approved			
Application Number	Details	HTC Comments	Decision
<u>25/00228/HHOLD</u>	17 Oaklands, Langshott, Horley, Surrey RH6 9XL Erection of a single storey rear extension	No objections	Approved with conditions
<u>24/02186/HHOLD</u>	135 Balcombe Road, Horley, Surrey RH6 9BX Timber car port with a pitched roof. As amended on 07/03/2025, 21/03/2025 and 28/03/2025.	No objections	Approved with conditions
<u>25/00078/CU</u>	14 Massetts Road, Horley, Surrey RH6 7DE 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)	No objections	Approved with conditions
<u>25/00289/HHOLD</u>	98 Benhams Drive, Horley, Surrey RH6 8QP Proposed single storey side extension	No objections	Approved with conditions
<u>25/00240/HHOLD</u>	10 Sangers Drive, Horley, Surrey RH6 8AH Erection of single storey side extension with flat roof.	No objections	Approved with conditions
<u>25/00317/HHOLD</u>	48 Meadow Way, Horley, Surrey RH6 9JA Conversion of garage into habitable space.	No objections	Approved with conditions
<u>25/00348/TPO</u>	Cooper Lodge, 61 Massetts Road, Horley, Surrey RH6 7DT 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.	No objections, subject to no adverse comments from the Tree Officer and HTC suggests planting replacement tree/s.	Approved with conditions
<u>25/00356/HHOLD</u>	Cranleigh, 56 Haroldslea Drive, Horley, Surrey RH6 9DU Single storey rear extension to detached private dwellinghouse.	No objections	Approved with conditions
<u>25/00098/HHOLD</u>	11 Emlyn Road, Horley, Surrey RH6 8RX Single storey rear extension	No objections	Approved with conditions

During the period 4 April 2025 – 8 May 2025

<u>25/00257/F</u>	Stonyhurst, 1 Oakwood Road, Horley, Surrey RH6 7BZ Creation of a one bed studio ground floor annexe to the existing property.	No objections but note no elevations on the website	Approved with conditions
<u>25/00401/F</u>	8-12 Balcombe Road, Horley, Surrey RH6 9HT Conversion of the existing 4 bedroom house to one 4 bedroom house and one 1 bedroom ground floor flat. As amended on 23/04/2025.	No objections	Approved with conditions

During the period 4 April 2025 – 8 May 2025

Applications Refused and Withdrawn

By Reigate & Banstead Borough Council

Applications Refused			
Application No:	Details	HTC Comments	Status
<u>24/02192/HHOLD</u>	15 Woodroyd Gardens, Horley, Surrey RH6 7LP Rear extension, as amended on 10/03/2025	No objections	Refused
<u>25/00354/F</u>	Subdivision of plot, demolition part of garage and erection of 3 bedroom two-storey new build dwelling. Land Adjacent To 2 Wellington Way Horley Surrey RH6 8JH	No objections	Refused

Applications Withdrawn			
Application No:	Details	HTC Comments	Status

During the period 4 April 2025 – 8 May 2025

Appeals Lodged – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Application Date
<u>25/00084/ADV</u>	Double sided free standing digital information and advertising display unit Highways Land Outside Jack Fairman Pub 28A Victoria Road Horley RH6 7PZ	Commercial (CAS) Appeal	30/04/2025

Appeals In Progress (Awaiting Decision) – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Hearing Date
24/00048/E_EN APP/L3625/C/24/3345298	Land Adjacent to Saxon House, Haroldslea Drive, Horley, Surrey RH6 9PH Without planning permission, the material change of use of the land from amenity land of Saxon House, Haroldslea Drive, Horley, Surrey RH6 9PH to a gypsy/traveller site, including the siting of a mobile home and the laying of a new access track.	Enforcement Notice Appeal – Hearing	23/07/2025
<u>24/00952/TPO</u> APP/TPO/L3625/10298	8 Park Lawn Avenue, Horley, Surrey RH6 8JU T1 Ash – Fell to ground level in sections. Replant ash tree in its place. Reasons: The ash tree is diseased and has ash die back. The tree has been dropping large branches over the past couple of years, this is for safety reasons.	Fast Track Appeal	

Appeals Decided – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Decision
<u>MO/2023/1419</u> APP/C3620/W/24/3347210	Land at Povey Cross Farm, Reigate Road, Hookwood, Surrey RH6 0AP Outline application for the consideration of access in respect of the demolition of one residential dwelling (Use Class C3) and delivery of up to 116 No. new homes (Use Class C3), up to 4,250sqm floorspace for specialist housing for older persons (Use Class C2), up to 350sqm Use Class E floorspace, creation of a new vehicular access, public open space, landscaping and associated works.	Hearing	Dismissed