

HORLEY TOWN COUNCIL

Joan Walsh
Chief Executive Officer
Council Offices, 92 Albert Road
Horley, Surrey RH6 7HZ
Tel: 01293 784765
Email: info@horleysurrey-tc.gov.uk
www.horleysurrey-tc.gov.uk



AGENDA

PLANNING & DEVELOPMENT COMMITTEE

Date / Time: Tuesday 16 December 2025 at 7.30pm

Venue: **Horley Baptist Church, Ramsey Room, Ground Floor,
289 Court Lodge Road, Horley, Surrey RH6 8RG**

Dear Councillors

You are hereby respectfully summoned to attend the **MEETING of HORLEY TOWN COUNCIL PLANNING & DEVELOPMENT COMMITTEE** to be held on Tuesday 16 December 2025, 7.30pm, at the Horley Baptist Church, Ramsey Room, Ground Floor, 289 Court Lodge Road, Horley, Surrey RH6 8RG. The Agenda for the meeting is attached to this Summons.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Joan Walsh'.

Joan Walsh
Chief Executive Officer

Members' Apologies:

If required, a Member must submit their apologies for this meeting by sending an email to: info@horleysurrey-tc.gov.uk 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

A meeting of the above-named Committee will be held at the Horley Baptist Church, Ramsey Room, Ground Floor, 289 Court Lodge Road, Horley, Surrey RH6 8RG on Tuesday 16 December 2025 at 7.30pm
All correspondence and papers referred to in the public part of the agenda are available to view 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 18 November 2025.
5. **Planning Updates**
Planning and Development Committee held on 18 November 2025.
6. **Planning Applications**
 - i) To consider the list of applications determined for the period 14 November to 11 December 2025.
 - ii) To consider the list of applications registered for the period 14 November to 11 December 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. **Communications Received**
11. **Diary Dates**
12. **Press Release** - To agree items for inclusion.

Date of next meeting: 13 January 2026

Signed: Chief Executive Officer

Dated: 11 December 2025

Members of the Planning and Development Committee:
Cllrs Blacker, Chester, Easterbrook, Fagan, George, Hughes, Hudson, Mearing, Saunders, Turner, Wotton

During the period 14 November to 11 December 2025

List of Determined Applications – Horley

By Reigate & Banstead Borough Council

Applications Approved			
Application Number	Details	HTC Comments	Decision
<u>25/01201/S73</u>	Thurgarton Cottage, Meath Green Lane, Horley, Surrey RH6 8HZ Erection of a five bedroom house with an attached two bay garage. Variation of conditions 1, 3, 4, 5, 6, 10, 12, 13, 14, 16, 17 and 22 of permission 23/02516/F. Amendments to approved plans to enable design changes and the discharge of planning conditions. As amended on 21/08/2025, 28/08/2025, 26/09/2025, 20/10/2025 and on 06/11/2025.	HTC does not feel it can comment as there is not sufficient information to support or object on the variation of conditions.	Approved with conditions
<u>25/01546/SCOPE</u>	Land Parcel at Meath Green lane and Lodge Lane, Salfords, Surrey Scoping opinion with regards to the proposed development of Land to West of Salfords (The Site).	No objections	Decided – Scope of Environmental Impact Assessment
<u>25/01691/TPO</u>	Street Record, Langwood Drive, Horley, Surrey T1 Oak. Remove broken failed branch back to main stem due to overhanging footpath	No objections, subject to no adverse comments from the Tree Officer.	Approved with conditions
<u>25/01690/TPO</u>	2 Langwood Drive, Horley, Surrey RH6 9FH T1 Oak- Reduce canopy overhanging garden no 2 by 1.5-2m due to excessive bird waste being produced on lawn and decking areas.	No objections, subject to no adverse comments from the Tree Officer.	Approved with conditions
<u>25/01700/F</u>	Flat Shell 2-5, Lincoln Close, Horley, Surrey RH6 7DX Replacement of existing single glazed timber and double glazed PVCu casement windows to PVCu double glazed casement windows. Replacement of main entrance single glazed timber door to aluminium double glazed door.	No objections	Approved with conditions
<u>25/01698/F</u>	Flat Shell 9-15, Lincoln Close, Horley, Surrey RH6 7DX Replacement of existing timber single glazed and PVCu double glazed casement windows to PVCu double glazed casement windows. Replacement of existing single glazed timber door with aluminium double glazed door.	No objections	Approved with conditions

During the period 14 November to 11 December 2025

<u>25/01471/F</u>	Shiraz, 11 Massetts Road, Horley, Surrey RH6 7PR Erection of a first floor extension and change of use of the first floor to restaurant.	No objections, as Horley Town Council supports the improvement and enhancement of businesses within the Town Centre.	Approved with conditions
<u>25/01702/HHOLD</u>	114 Balcombe Road, Horley, Surrey RH6 9BW First floor rear extension	No objections	Approved with conditions
<u>25/01806/S73</u>	Hatch End, Apperlie Drive, Horley, Surrey RH6 7PR Conversion of an existing stable building into habitable accommodation, ancillary to the use of the main dwelling-house. Variation of conditions 1 and 3 of permission 25/00902/HHOLD. Removal of timber material requirement for bi-folding doors.	No objections	Approved with conditions
<u>25/01729/F</u>	37 Meath Green Avenue, Horley, Surrey RH6 8EF The proposed development is for a shingle driveway and a dropped kerb/crossover. As amended on 31/10/2025.	No objections. However, Horley Town Council comment that permeable materials should be used for the driveway, and a condition should be applied requiring the applicant to ensure the crossover and highway are kept free of shingle at all times.	Approved with conditions
<u>25/01663/HHOLD</u>	14 Furze Close, Horley, Surrey RH6 9SL Loft conversion with 3 pitched roof dormers; installation of Air Source Heat Pump to front elevation. As amended on 16/10/2025 and on 28/11/25.	No objections	Approved with conditions

During the period 14 November to 11 December 2025

Applications Refused and Withdrawn

By Reigate & Banstead Borough Council

Applications Refused			
Application No:	Details	HTC Comments	Status
			Refused

Applications Withdrawn			
Application No:	Details	HTC Comments	Status
<u>25/01939/HHOLD</u>	31 Sarel Way, Horley, Surrey RH6 8EY Conversion of garage to annexe for elderly parent		Withdrawn by Applicant

During the period 14 November to 11 December 2025

Appeals Lodged – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Application Date

Appeals In Progress (Awaiting Decision) – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Hearing Date
<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	
<u>APP/B3600/X/25/3372337</u>	Land at Hathersham Lane, Smallfield, Surrey RH6 9JG Appeal against the refusal of a Certificate of Lawful Existing Use of Development (CLEUD) Ref: TA2024/613 dated 4 March 2025, for the use of the land for aggregate recycling, including the importation and processing of construction, demolition and excavation waste with ancillary scrap metal processing.	Lawful Development Certificate Appeal	
<u>25/01524/HHOLD/AP</u> APP/L3625/D/25/3375668	Lerryn, Rosemary Lane, Horley, Surrey RH6 9HG Retrospective application for minor variation to approved loft dormer approved via proposed lawful development certificate application.	Householder (HAS) Appeal	

Appeals Decided – Horley

Application No / Planning Inspectorate Reference:	Details	Case Type	Decision

List of Planning Applications

Registered by Reigate & Banstead Borough Council

During the period 14 November 2025 – 11 December 2025

To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 14/11/25	<u>25/01984/F</u>
LOCATION:	Barclays, 105 Victoria Road, Horley, Surrey RH6 7AX
DESCRIPTION:	External alterations and also a proposed first floor rear extension providing for one flat and a new roof floor providing for four further flats.
Cons Expiry Date: 15/12/25; Determination Deadline: 09/01/26;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 16/12/25)	Deadline extended until after the Planning Meeting on 16 December 2025

02. RBBC Letter Dated: 19/11/25	<u>25/01875/HHOLD</u>
LOCATION:	Beau Songe, 66 Massetts Road, Horley, Surrey RH6 7ED
DESCRIPTION:	Installation of gable windows above replaced extended height bi-folding doors to the rear, replacement longer lantern light, additional roof lights and integrated solar panels.
Cons Expiry Date: 17/12/25; Determination Deadline: 14/01/26;	
HORLEY TOWN COUNCIL COMMENTS	

03. RBBC Letter Dated: 21/11/25	<u>25/02035/HHOLD</u>
LOCATION:	Woodley, 4 Upfield, Horley, Surrey RH6 7JZ
DESCRIPTION:	Removal of front elevation bin store and garage doors and infilling of openings with materials to match the existing. Provision of new uPVC window set to front elevation garage wall to create new habitable office space. Extension of existing porch to front elevation with provision of new composite / uPVC door set. Infill extension to rear elevation opening and provision of new uPVC window set. Replacement of existing polycarbonate conservatory roof with new pitched roof system finished with lightweight slate tiles and 2no skylights. Raising of existing garage roof to match height of adjoining utility room roof and replacement of roof covering to match the existing. Replacement of all uPVC windows throughout elevations with new uPVC casement windows in black to match the existing style and configuration. Renewal of the existing textured render to all external walls with a smooth off-white coloured render finish
Cons Expiry Date: 19/12/25; Determination Deadline: 16/01/26;	
HORLEY TOWN COUNCIL COMMENTS	

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04. RBBC Letter Dated: 26/11/25	<u>25/02116/HHOLD</u>
LOCATION:	122 The Crescent, Horley, Surrey RH6 7NX
DESCRIPTION:	Single storey rear extension. New loft conversion, hip to gable and rear dormer window, to form a new bedroom and ensuite.
<i>Cons Expiry Date: 22/12/25; Determination Deadline: 21/01/26;</i>	
HORLEY TOWN COUNCIL COMMENTS	

05. RBBC Letter Dated: 27/11/25	<u>25/02053/HHOLD</u>
LOCATION:	Maycroft, 183 Smallfield Road, Horley, Surrey RH6 9LR
DESCRIPTION:	4 x new dormers to loft extension. Internal alterations.
<i>Cons Expiry Date: 05/01/26; Determination Deadline: 22/01/26;</i>	
HORLEY TOWN COUNCIL COMMENTS	

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 20/11/25	<u>25/02085/TPO</u>
LOCATION:	13 Priestlands Close, Horley, Surrey RH6 8GG
DESCRIPTION:	T1 Birch – reduce back to previous points up to a maximum of 1.5m back to suitable growth points, maintaining natural shape.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 01/12/25	<u>25/02174/TPO</u>
LOCATION:	5 West Meads, Horley, Surrey RH6 9AF
DESCRIPTION:	T1 Oak - Remove four lowest branches as shown in photo back to source approximate length 5m. T2 Oak - Remove one lowest branch as shown in photo back to source approximate length 5m. Branches are growing west of the tree and are on garden side of 5 Westmeads. Removal will increase light spill as trees are causing shading.
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