

HORLEY TOWN COUNCIL

Joan Walsh
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AGENDA

PLANNING & DEVELOPMENT COMMITTEE

Date / Time: Tuesday 12 May 2026 at 7.30pm

Venue: Horley Baptist Church, 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 12 May 2026, 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', 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: info@horleysurrey-tc.gov.uk 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><u>Members of the Public and Press are welcome to attend this meeting in person</u></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 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.</p>
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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 12 May 2026 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 7 April 2026.
- 5. Planning Updates**
Planning and Development Committee held on 7 April 2026.
- 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 1 April 2026 to 6 May 2026.
 - ii) To consider the list of applications registered for the period 1 April 2026 to 6 May 2026.
- 8. Planning Appeals**
To consider any Planning Appeals received and determined.
- 9. Ongoing Planning Matters**
To receive any updates.
- 10. Highways and Transport Matters**
To receive any updates.
- 11. Airport Matters**
 - i) **GATCOM:** To receive any updates from Cllr Mike George as the Town Council representative on the Gatwick Airport Consultative Committee.
 - ii) To receive an update on any other matters.

Members of the Planning and Development Committee:

Cllrs Blacker, Easterbrook, George, Hughes, Hudson, Mearing, Saunders, Turner, Wotton

12. **Planning Committee Reforms: Statutory Consultation on Draft Regulations and Guidance**
To ratify this Council's response to the Planning Committee Reforms Statutory Consultation on Draft Regulations.
13. **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.
14. **Communications Received**
15. **Diary Dates**
16. **Items for Future Consideration** – To note any urgent business for inclusion on a future agenda.
17. **Press Release** - To agree items for inclusion.

Date of next meeting: 9 June 2026



Signed: Chief Executive Officer

Dated: 7 May 2026

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 1 April 2026 to 6 May 2026
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 02/04/26	<u>26/00376/HHOLD</u>
LOCATION:	41 Lumley Road, Horley, Surrey RH6 7JF
DESCRIPTION:	Flat roof loft conversion
<i>Cons Expiry Date: 25/04/26; Determination Deadline: 22/05/26;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 12 May 2026)	Horley Town Council objects to this application as the proposed first floor extension would create an over-dominant feature on the property.

02. RBBC Letter Dated: 09/04/26	<u>26/00501/HHOLD</u>
LOCATION:	5 The Coronet, Horley, Surrey RH6 9EX
DESCRIPTION:	Erection of a new single-storey rear extension in place of an existing extension and a conservatory, which will largely be demolished. New terrace to rear of new rear extension and existing side extension. As amended on 20/04/2026.
<i>Cons Expiry Date: 30/04/26; Determination Deadline: 20/05/26;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 12 May 2026)	No objections

03. RBBC Letter Dated: 01/04/26	<u>26/00553/HHOLD</u>
LOCATION:	65 Hevers Avenue, Horley, Surrey RH6 8BZ
DESCRIPTION:	Single storey rear extension.
<i>Cons Expiry Date: 06/05/26; Determination Deadline: 27/05/26;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 12 May 2026)	No objections

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04. RBBC Letter Dated: 09/04/26	<u>26/00439/CU</u>
LOCATION:	Land at Roughts Corner, Peeks Brook Lane, Horley, Surrey RH6 9SX
DESCRIPTION:	Change of use of land to gypsy/travellers site comprising the siting of eight mobile homes.
Cons Expiry Date: 12/05/26; Determination Deadline: 04/06/26;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 12 May 2026)	HTC objects to this application for the following reasons: 1) The application is for eight static caravans but we note the site plan is also showing an area for touring caravans (number not stated). 2) The site is in flood zone 2 so HTC would like to see the proposed mitigations. 3) The acoustic report indicates noise levels which are of concern but no mitigation from the applicant.

05. RBBC Letter Dated: 10/04/26	<u>26/00610/HHOLD</u>
LOCATION:	32 Grove Road, Horley, Surrey RH6 8EL
DESCRIPTION:	Two storey side extension
Cons Expiry Date: 14/05/26; Determination Deadline: 05/06/26;	
HORLEY TOWN COUNCIL COMMENTS	

06. RBBC Letter Dated: 16/04/26	<u>26/00243/F</u>
LOCATION:	29c The Ridgeway, Horley, Surrey RH6 7NW
DESCRIPTION:	Change the front garden to a driveway including provision for vehicular access. As amended on 25/03/2026.
Cons Expiry Date: 19/05/26; Determination Deadline: 11/06/26;	
HORLEY TOWN COUNCIL COMMENTS	

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07. RBBC Letter Dated: 15/04/26	<u>26/00398/F</u>
LOCATION:	Horley Baptist Church, 289 Court Lodge Road, Horley, Surrey RH6 8RG
DESCRIPTION:	Erection of a new auditorium worship space (Planning Use Class F1) by extending the existing Horley Baptist Church
<i>Cons Expiry Date: 21/05/26; Determination Deadline: 10/06/26;</i>	
HORLEY TOWN COUNCIL COMMENTS	

08. RBBC Letter Dated: 14/04/26	<u>26/00641/HHOLD</u>
LOCATION:	18 Bolters Road South, Horley, Surrey RH6 8HT
DESCRIPTION:	To raise the roof of the garage by 500mm and convert it to a games room, ancillary to the use of the host dwelling, and erect a car port to the side elevation.
<i>Cons Expiry Date: 19/05/26; Determination Deadline: 09/06/26;</i>	
HORLEY TOWN COUNCIL COMMENTS	

09. RBBC Letter Dated: 17/04/26	<u>26/00502/F</u>
LOCATION:	J Russell & Co, 39 Albert Road, Horley, Surrey RH6 7HB
DESCRIPTION:	The demolition of the existing buildings on site and the erection of two new buildings to provide four dwellings, comprising one detached bungalow, one flat and two studios, together with associated parking and amenity space.
<i>Cons Expiry Date: 19/05/26; Determination Deadline: 12/06/26;</i>	
HORLEY TOWN COUNCIL COMMENTS	

10. RBBC Letter Dated: 15/04/26	<u>26/00570/HHOLD</u>
LOCATION:	2 Cinderfield Road, Horley, Surrey RH6 8GR
DESCRIPTION:	Erection of a ground floor rear extension
<i>Cons Expiry Date: 20/05/26; Determination Deadline: 10/06/26;</i>	
HORLEY TOWN COUNCIL COMMENTS	

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11. RBBC Letter Dated: 23/04/26	<u>26/00479/HHOLD</u>
LOCATION:	Langmore, 70 Lee Street, Horley, Surrey RH6 8EQ
DESCRIPTION:	13m long wooden fence. Hard standing at rear of garden for parking and dropped kerb.
<i>Cons Expiry Date: 22/05/26; Determination Deadline: 18/06/26;</i>	
HORLEY TOWN COUNCIL COMMENTS	

12. RBBC Letter Dated: 16/04/26	<u>26/00655/HHOLD</u>
LOCATION:	16 Todds Close, Horley, Surrey RH6 8LB
DESCRIPTION:	Proposed two storey side extension
<i>Cons Expiry Date: 27/05/26; Determination Deadline: 11/06/26;</i>	
HORLEY TOWN COUNCIL COMMENTS	

13. RBBC Letter Dated: 27/04/26	<u>26/00739/HHOLD</u>
LOCATION:	23 Michael Crescent, Horley, Surrey RH6 7LH
DESCRIPTION:	Proposed front porch
<i>Cons Expiry Date: 27/05/26; Determination Deadline: 22/06/26;</i>	
HORLEY TOWN COUNCIL COMMENTS	

14. RBBC Letter Dated: 27/04/26	<u>26/00566/HHOLD</u>
LOCATION:	6 Cloverfields, Langshott, Horley, Surrey RH6 9EY
DESCRIPTION:	Proposed rear single storey extension and garage conversion to habitable use.
<i>Cons Expiry Date: 27/05/26; Determination Deadline: 22/06/26;</i>	
HORLEY TOWN COUNCIL COMMENTS	

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15. RBBC Letter Dated: 27/04/26	<u>26/00712/HHOLD</u>
LOCATION:	17 Wolverton Gardens, Horley, Surrey RH6 7LZ
DESCRIPTION:	Proposed single storey rear extension
<i>Cons Expiry Date: 28/05/26; Determination Deadline: 22/06/26;</i>	
HORLEY TOWN COUNCIL COMMENTS	

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 01/04/26	<u>26/00552/TPO</u>
LOCATION:	9 Grendon Close, Horley, Surrey RH6 8JW
DESCRIPTION:	T1 Oak- Reduce lateral branches growing over 17 Newlands Close by 1.5m (back to previous points) to suitable growth points maintaining natural shape. Tree is causing excessive shading.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 02/04/26	<u>26/00562/TPO</u>
LOCATION:	33 Haroldslea Drive, Horley, Surrey RH6 9DT
DESCRIPTION:	Ground works and associated fibrous root pruning of 1 x Oak to facilitate installation of a root barrier 10m in length and 3.7m in depth.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 17/04/26	<u>26/00614/TPO</u>
LOCATION:	Inholms Farm, Haroldslea Drive, Horley, Surrey RH6 9DU
DESCRIPTION:	T1 and T2 prune back by 1.5m to suitable growth points lateral branches growing towards 31 Thomas Waters Way. Trees are causing excessive 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