

# HORLEY TOWN COUNCIL

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## AGENDA

### PLANNING & DEVELOPMENT COMMITTEE

Date / Time: Tuesday 9 June 2026 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 9 June 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

Joan Walsh  
Chief Executive Officer

<b>Members' Apologies:</b>	If required, a Member must submit their apologies for this meeting by sending an email to: <a href="mailto:info@horleysurrey-tc.gov.uk">info@horleysurrey-tc.gov.uk</a> or by telephoning the office on 01293 784765, by no later than noon on the day of the meeting.
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<b>Public Forum:</b>	<p><b><i><u>Members of the Public and Press are welcome to attend this meeting in person</u></i></b></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 9 June 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 12 May 2026.
5. **Planning Updates**  
Planning and Development Committee held on 12 May 2026.
6. **Planning Applications**
  - i) To consider the list of applications determined for the period 7 May 2026 to 4 June 2026.
  - ii) To consider the list of applications registered for the period 7 May 2026 to 4 June 2026.
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. **Morrisons Daily and Post Office Closure, Horley Victoria Square**  
To consider this Council's response.
11. **Communications Received**
12. **Diary Dates**
13. **Items for Future Consideration**
14. **Press Release** - To agree items for inclusion.

**Date of next meeting: 14 July 2026**

**Signed: Chief Executive Officer**

**Dated: 4 June 2026**

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 7 May 2026 to 4 June 2026**  
**To see plans please CTRL+click on the application number to follow the link**

<b>01. RBBC Letter Dated: 06/05/26</b>	<b><u>26/00780/HHOLD</u></b>
LOCATION:	2 Eames Crescent, Horley, Surrey RH6 8QD
DESCRIPTION:	Proposed rooms in roof with rear dormer and roof lights.
<i>Cons Expiry Date: 30/05/26; Determination Deadline: 01/07/26;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 9 June 2026)</b>	<b>No objections</b>

<b>02. RBBC Letter Dated: 01/05/26</b>	<b><u>26/00547/F</u></b>
LOCATION:	35a Station Road, Horley, Surrey RH6 9HW
DESCRIPTION:	Conversion of upper floor residential unit into two separate residential units and alterations including first floor infill side/rear extension, dormers in rear roof slope and roof lights in the front roof slope.
<i>Cons Expiry Date: 30/05/26; Determination Deadline: 26/06/26;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 9 June 2026)</b>	<b>No objections</b>

<b>03. RBBC Letter Dated: 01/05/26</b>	<b><u>26/00758/HHOLD</u></b>
LOCATION:	16 Baden Drive, Horley, Surrey RH6 8SD
DESCRIPTION:	Proposed single storey front extension
<i>Cons Expiry Date: 02/06/26; Determination Deadline: 26/06/26;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 9 June 2026)</b>	<b>No objections</b>

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<b>04. RBBC Letter Dated: 08/05/26</b>	<b><u>26/00374/CU</u></b>
LOCATION:	Land Rear of 5 Perrylands Lane, Horley, Surrey RH6 9PR
DESCRIPTION:	Change of use of land to equestrian and gypsy/traveller site comprising two mobile homes, one touring caravan and one stables
<b>Cons Expiry Date: 04/06/26; Determination Deadline: 03/07/26;</b>	
<b>HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 9 June 2026)</b>	<b>No objections, although HTC has some concerns over the noise levels that the site could be subjected to.</b>

<b>05. RBBC Letter Dated: 08/05/26</b>	<b><u>26/00380/F</u></b>
LOCATION:	Horley Health Hub, Beechcroft, 120 Victoria Road, Horley, Surrey RH6 7BL
DESCRIPTION:	Resurfacing of the existing car park, installation of marked parking bays with two designated disabled parking spaces, provision of one electric vehicle charging point, improvement of pedestrian pathways at the front of the site, and creation of a clearly defined accessible route to the Community Sensory Garden and the existing ramped entrance.
<b>Cons Expiry Date: 04/06/26; Determination Deadline: 03/07/26;</b>	
<b>HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 9 June 2026)</b>	<b>No objections</b>

<b>06. RBBC Letter Dated: 08/05/26</b>	<b><u>26/00795/S73</u></b>
LOCATION:	247 Balcombe Road, Horley, Surrey RH6 9EF
DESCRIPTION:	Garage conversion and single storey side extension. Variation of condition 1 of permission 25/01869/HHOLD, alteration to roof design
<b>Cons Expiry Date: 09/06/26; Determination Deadline: 03/07/26;</b>	
<b>HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 9 June 2026)</b>	<b>No objections</b>

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<b>07. RBBC Letter Dated: 11/05/26</b>	<b><u>26/00800/HHOLD</u></b>
LOCATION:	1 Benhams Close, Horley, Surrey RH6 8QX
DESCRIPTION:	Proposed first floor side extension
<i>Cons Expiry Date: 12/06/26; Determination Deadline: 06/07/26;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b>	

<b>08. RBBC Letter Dated: 14/05/26</b>	<b><u>26/00791/HHOLD</u></b>
LOCATION:	56 Fairfield Avenue, Horley, Surrey RH6 7PD
DESCRIPTION:	Proposed single storey rear and two storey side extension
<i>Cons Expiry Date: 13/06/26; Determination Deadline: 09/07/26;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b>	

<b>09. RBBC Letter Dated: 14/05/26</b>	<b><u>26/00778/HHOLD</u></b>
LOCATION:	64 Poynes Road, Horley, Surrey RH6 8LT
DESCRIPTION:	Single storey side and rear extension linking creating a wrap around extension
<i>Cons Expiry Date: 13/06/26; Determination Deadline: 09/07/26;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b>	

<b>10. RBBC Letter Dated: 14/05/26</b>	<b><u>26/00839/HHOLD</u></b>
LOCATION:	The Limes, 71 Vicarage Lane, Horley, Surrey RH6 8BA
DESCRIPTION:	Single storey extension to the front and rear of existing garage, including increasing height and changes to fenestration.
<i>Cons Expiry Date: 13/06/26; Determination Deadline: 09/07/26;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b>	

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<b>11. RBBC Letter Dated: 21/05/26</b>	<b><u><a href="#">26/00546/F</a></u></b>
LOCATION:	26-30 Balcombe Road, Horley, Surrey RH6 9AA
DESCRIPTION:	Demolition of numbers 26-30 Balcombe Road and their replacement with a traditional frontage terrace of residential family dwellings and a rear terrace of bungalows including dropped kerb.
<i>Cons Expiry Date: 22/06/26; Determination Deadline: 16/07/26;</i>	
<b>HORLEY TOWN COUNCIL COMMENTS</b>	

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**Tree Works (Non-Felling)**

<b>A. RBBC Letter Dated: 05/05/26</b>	<b><u>26/00764/TPO</u></b>
LOCATION:	2 Briars Wood, Langshott, Horley, Surrey RH6 9UE
DESCRIPTION:	T1 Oak – Remove epicormic growth, length of 1.5m back to main stem up to crown break. Crown lift to height of 5m. Dead wood removal (exempt). Tree is causing excessive shading to property and neighbouring property.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>

<b>B. RBBC Letter Dated: 06/05/26</b>	<b><u>26/00775/TPO</u></b>
LOCATION:	3 Stocks Close, Horley, Surrey RH6 9GU
DESCRIPTION:	T1 Oak - Crown reduction by up to 1.5m to suitable secondary growth points, including selective lateral reduction toward the neighbouring boundary where growth currently extends beyond the boundary line. The current canopy spread is causing shading of installed solar panels on property roof.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>

<b>C. RBBC Letter Dated: 19/05/26</b>	<b><u>26/00863/TPO</u></b>
LOCATION:	1 Brookwood Park, 119 Balcombe Road, Horley, Surrey RH6 9PZ
DESCRIPTION:	T1 Oak – Remove lowest branches growing towards 1 Brookwood Park back to source, approximately 5m in length and reduce remaining laterals growing towards 1 Brookwood Park by 3m. T2 Oak – Reduce laterals growing towards 1 Brookwood Park by 3m. Trees are causing excessive shading and have become one sided.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>

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<b>D. RBBC Letter Dated: 21/05/26</b>	<b><u><a href="#">26/00876/TPO</a></u></b>
LOCATION:	28 Grove Road, Horley, Surrey RH6 8EL
DESCRIPTION:	T6 – Maidenhair Tree (Ginkgo biloba) in front garden crown lifted to 2m from ground level and crown reduced by up to 3m. To maintain suitable size for location.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b><a href="#">No objections, subject to no adverse comments from the Tree Officer.</a></b>

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<b>The following applications are for information only</b>