

HORLEY TOWN COUNCIL

Joan Walsh
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AGENDA

PLANNING & DEVELOPMENT COMMITTEE

Date / Time: Tuesday 14 July 2026 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 14 July 2026, 7.30pm, at the Horley Town Council Offices, Albert Rooms, 92 Albert Road, Horley, Surrey 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: 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 Town Council Offices, Albert Rooms, 92 Albert Road, Horley, Surrey RH6 7HZ on Tuesday 14 July 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 9 June 2026.
- 5. Planning Updates**
Planning and Development Committee held on 9 June 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 5 June 2026 to 9 July 2026.
 - ii) To consider the list of applications registered for the period 5 June 2026 to 9 July 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**
 - i) **Crossoak Lane and Orchard Drive Junction** – To ratify the Town Council’s letter to Surrey Highways regarding safety concerns.
 - ii) **Safety concerns at Westvale Park/Meath Green Lane Crossing with Webber Street and Hoadley Road** - To note any updates.
 - iii) To receive an update on any other matters.

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) **GACC Appeal to the Court of Appeal on the Judicial Review on the Northern Runway Project –**
To note information received.
 - 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. **Morrisons Daily and Post Office Closure, Horley Victoria Square**
To receive any updates.
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: 18 August 2026



Signed: Chief Executive Officer

Dated: 9 July 2026

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 5 June 2026 to 9 July 2026
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 27/05/26	<u>26/00911/HHOLD</u>
LOCATION:	Woodley, 4 Upfield, Horley, Surrey RH6 7JZ
DESCRIPTION:	Proposed two storey extension and porch
<i>Cons Expiry Date: 25/06/26; Determination Deadline: 22/07/26;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 14 July 2026)	No objections

02. RBBC Letter Dated: 29/05/26	<u>26/00865/RET</u>
LOCATION:	Mother Hen Nursery, 80 Lumley Road, Horley, Surrey RH6 7JL
DESCRIPTION:	Erection of a single storey rear extension
<i>Cons Expiry Date: 26/06/26; Determination Deadline: 24/07/26;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 14 July 2026)	No objections Applicant claims parking for three cars on forecourt but all photos from Google Maps and front cover of the design statement shows the area with a low fence. The said applicant says they are not seeking to increase the number of children attending.

03. RBBC Letter Dated: 05/06/26	<u>26/00864/HHOLD</u>
LOCATION:	26 Pine Gardens, Horley, Surrey RH6 7RH
DESCRIPTION:	Proposed garage conversion
<i>Cons Expiry Date: 30/06/26; Determination Deadline: 31/07/26;</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 14 July 2026)	No objections

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04. RBBC Letter Dated: 08/06/26	<u>26/00852/HHOLD</u>
LOCATION:	Fieldside, 143 Smallfield Road, Horley, Surrey RH6 9LR
DESCRIPTION:	Two-storey side extension, single storey rear extension revisions
<i>Cons Expiry Date: 03/07/26</i> <i>Determination Deadline: 03/08/26</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 14 July 2026)	No objections

05. RBBC Letter Dated: 08/06/26	<u>26/00987/HHOLD</u>
LOCATION:	4 Lechford Road, Horley, Surrey RH6 7NB
DESCRIPTION:	Single storey side extension and over cladding of existing building fabric. Proposal to include hip to gable loft conversion with rear facing dormer to be designed in accordance with permitted development framework.
<i>Cons Expiry Date: 07/07/26</i> <i>Determination Deadline: 03/08/26</i>	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 14 July 2026)	No objections

06. RBBC Letter Dated: 12/06/26	<u>26/01023/HHOLD</u>
LOCATION:	11 Wolverton Gardens, Horley, Surrey RH6 7LZ
DESCRIPTION:	Conversion of garage to new utility/shower room with associated side door and rear window. Single storey rear extension with internal works. New false pitch perimeter roof to converted garage to connect with existing front porch roof. New rendered wall finishes to side and rear ground floor walls.
<i>Cons Expiry Date: 15/07/26</i> <i>Determination Deadline: 07/08/26</i>	
HORLEY TOWN COUNCIL COMMENTS	

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07. RBBC Letter Dated: 26/06/26	<u>26/01056/HHOLD</u>
LOCATION:	13 The Coronet, Horley, Surrey RH6 9EX
DESCRIPTION:	Conversion of loft space involving alterations to existing roof line including a hip to gable roof, a dormer extension at rear and installation of two rooflights.
<i>Cons Expiry Date: 17/07/26</i> <i>Determination Deadline: 14/08/26</i>	
HORLEY TOWN COUNCIL COMMENTS	

08. RBBC Letter Dated: 27/03/26	<u>26/00376/HHOLD</u>
LOCATION:	41 Lumley Road, Horley, Surrey RH6 7JF
DESCRIPTION:	Flat roof dormers and loft conversion. As amended on 29/06/2026.
<i>Cons Expiry Date: 20/07/26</i> <i>Determination Deadline: 21/07/26</i>	
HORLEY TOWN COUNCIL COMMENTS	

09. RBBC Letter Dated: 29/06/26	<u>26/01064/HHOLD</u>
LOCATION:	8 Clifton Close, Horley, Surrey RH6 9SE
DESCRIPTION:	Proposed single storey rear extension, garage conversion and front door to be relocated.
<i>Cons Expiry Date: 23/07/26</i> <i>Determination Deadline: 21/08/26</i>	
HORLEY TOWN COUNCIL COMMENTS	

10. RBBC Letter Dated: 30/06/26	<u>26/00999/F</u>
LOCATION:	The Brambles, 3 Victoria Road, Horley, Surrey RH6 9BN
DESCRIPTION:	Extension and refurbishment of existing building and change of use from C2 assisted living facility to Sui Generis House in Multiple Occupation (HMO) providing 11 bedrooms.
<i>Cons Expiry Date: 27/07/26</i> <i>Determination Deadline: 25/08/26</i>	
HORLEY TOWN COUNCIL COMMENTS	

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 26/06/26	<u>26/01061/TPO</u>
LOCATION:	10 Hedingham Close, Langshott, Horley, Surrey RH6 9NB
DESCRIPTION:	T1 Oak - reduce crown by 1.5-2m back to suitable growth points to control size located in rear garden
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 01/07/26	<u>26/01078/TPO</u>
LOCATION:	18 Wysemead, Langshott, Horley, Surrey RH6 9XX
DESCRIPTION:	Overgrown branches in to residents back garden. Oak/Sycamore this has been an ongoing pruning works for some time. Prune back to fence line, 1-2m cut back.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 01/07/26	<u>26/01106/TPO</u>
LOCATION:	33 Bremner Avenue, Horley, Surrey RH6 8EP
DESCRIPTION:	T1 is a oak tree which has not had any maintenance done on it it many years. Full crown reduction and deadwood. The maximum amount we would like to reduce the tree by is 2m however there are areas on the tree that will be reduced by less (especially on the back as there is little to no growth there as the tree is very one sided) the reason for the reduction is to keep the tree as balanced as possible and remove any dead limbs that are at risk off falling and hurting anyone.
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