

HORLEY TOWN COUNCIL

Joan Walsh

Chief Executive Officer

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AGENDA PLANNING & DEVELOPMENT COMMITTEE

Date / Time: Tuesday 18 August 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 18 August 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:	<u>Members of the Public and Press are welcome to attend this meeting in person</u> 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 18 August 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 14 July 2026.
5. Planning Updates
Planning and Development Committee held on 14 July 2026.
6. Planning Applications
 - i) To consider the list of applications determined for the period 10 July 2026 to 13 August 2026.
 - ii) To consider the list of applications registered for the period 10 July 2026 to 13 August 2026.
7. Planning Appeals
To consider any Planning Appeals received and determined.
8. Ongoing Planning Matters
 - i) [SCC Ref 2028/0152 Horse Hill Well Site](#) – To ratify the response to the re-consultation on current application.
 - ii) To receive any updates.
9. Highways and Transport Matters
 - i) To discuss road adoption in The Acres.
 - ii) Bus gates on Brookfield Drive: To receive any updates.
 - iii) To receive any updates
10. Tandridge Local Plan Consultation - To note information received.
11. Communications Received
11. Diary Dates
12. Items for Future Consideration
13. Press Release - To agree items for inclusion.

Date of next meeting: 22 September 2026

Signed: Chief Executive Officer

Dated: 13 August 2026

Members of the Planning and Development Committee:

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

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 10 July 2026 to 13 August 2026
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 08/07/26	<u>26/00962/F</u>
LOCATION:	Meath Green Farm, Meath Green Lane, Horley, Surrey
DESCRIPTION:	Conversion and redevelopment of disused farm buildings to provide a wellbeing centre with associated car parking and landscaping.
Cons Expiry Date: 31/07/26; Determination Deadline: 02/09/26;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 18 August 2026)	Consultation expiry date extended until after Planning Meeting on 18 August 2026

02. RBBC Letter Dated: 14/07/26	<u>26/00984/HHOLD</u>
LOCATION:	Beechcroft, 68 Massetts Road, Horley, Surrey RH6 7ED
DESCRIPTION:	Replacement of recently demolished garage with a new garage.
Cons Expiry Date: 10/08/26; Determination Deadline: 08/09/26;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 18 August 2026)	No objections

03. RBBC Letter Dated: 21/07/26	<u>26/00991/F</u>
LOCATION:	Mansell McTaggart, 3 Central Parade, Massetts Road, Horley, Surrey RH6 7PP
DESCRIPTION:	Change of office frontage, including external glazing, front door and replacement of dilapidated signage like for like.
Cons Expiry Date: 18/08/26; Determination Deadline: 15/09/26;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 18 August 2026)	No objections

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04. RBBC Letter Dated: 29/07/26	<u>26/01243/TPO</u>
LOCATION:	Lane End, 140 Balcombe Road, Horley, Surrey RH6 9DS
DESCRIPTION:	T1 – declining sycamore tree, approximately 22-26m in height, top 10-15m dead, signs of decay at base, recommended to fell ASAP. T2 – declining horse chestnut, approximately 20-24m in height, woodpecker hole 10-12m from ground level, additional 10m above hole in extremely bad decline, signs of decay present at base, recommended to fell ASAP.
Cons Expiry Date: 24/08/26; Determination Deadline: 23/09/26;	
HORLEY TOWN COUNCIL COMMENTS	

05. RBBC Letter Dated: 27/07/26	<u>26/01231/HHOLD</u>
LOCATION:	Oakleigh, 8 Grove Road, Horley, Surrey RH6 8EL
DESCRIPTION:	New single storey side and rear extension
Cons Expiry Date: 25/08/26; Determination Deadline: 21/09/26;	
HORLEY TOWN COUNCIL COMMENTS	

06. RBBC Letter Dated: 30/07/26	<u>26/01179/TPO</u>
LOCATION:	Rowan House, 56a Bonehurst Road, Horley, Surrey RH6 8QG
DESCRIPTION:	899 Lime - Carefully dismantle to as close to ground level as possible utilising a Mobile Elevated Work Platform. Resulting stump from 899 - Grind stump to a depth of approximately 300mm below adjacent ground level, backfill grindings into stump hole and leave all excess in situ. 20x14m safety works (see attached report)
Cons Expiry Date: 25/08/26; Determination Deadline: 24/09/26;	
HORLEY TOWN COUNCIL COMMENTS	

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07. RBBC Letter Dated: 05/08/26	<u>26/01218/F</u>
LOCATION:	Police Station, 15 Massetts Road, Horley, Surrey RH6 7DQ
DESCRIPTION:	Extension and refurbishment of existing building and change of use from the former police station (use class sui generis) to 2 x 10 bedroom (use class sui generis) and 1 x 6 bedroom (use class C4) houses in multiple occupation providing 26 bedrooms.
<i>Cons Expiry Date: 28/08/26; Determination Deadline: 30/09/26;</i>	
HORLEY TOWN COUNCIL COMMENTS	

08. RBBC Letter Dated: 05/08/26	<u>26/01285/HHOLD</u>
LOCATION:	14 Brocklehurst Way, Horley, Surrey RH6 8GP
DESCRIPTION:	Loft conversion with roof windows
<i>Cons Expiry Date: 02/09/26; Determination Deadline: 30/09/26;</i>	
HORLEY TOWN COUNCIL COMMENTS	

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 16/07/26	<u>26/01189/TPO</u>
LOCATION:	Street Record, Denoras Close, Horley, Surrey
DESCRIPTION:	Oak tree is in decline, reduction by 1-3m. Framework pollard, this is to minimise hazards for highway and public.
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	