

HORLEY TOWN COUNCIL

Joan Walsh

Chief Executive Officer

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AGENDA PLANNING & DEVELOPMENT COMMITTEE

Date / Time: Tuesday 22 September 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 22 September 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.
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Public Forum:	<i>Members of the Public and Press are welcome to attend this meeting in person</i> 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.
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Members of the Planning and Development Committee:

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



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 22 September 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 18 August 2026.
- 5. Planning Updates**
Planning and Development Committee held on 18 August 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 14 August 2026 to 16 September 2026.
 - ii) To consider the list of applications registered for the period 14 August 2026 to 16 September 2026.
- 8. Planning Appeals**
To consider any Planning Appeals received and determined.
- 9. Ongoing Planning Matters**
To receive any updates.
- 10. RBBC Proposed Planning Controls for Small Houses in Multiple Occupation**
To consider this Council's response (deadline 24 September 2026).

- 11. Highways and Transport Matters**
 - i) **Speeding on Lee Street** - To ratify this Council's letter to Surrey Highways requesting traffic calming measures be introduced on Lee Street.
 - ii) **Parking on Grass Verges in Court Lodge Road** - To ratify this Council's letter to Surrey Highways requesting measures are put in place to prevent vehicles parking on grass verges in Court Lodge Road.
 - iii) To receive an update on any other matters.
- 12. Tandridge Local Plan Consultation**

To ratify this Council's response to the Tandridge Local Plan.
- 13. [R&B Local Plan Scoping Consultation](#)**

To consider this Council's response to the consultation (closing date: 26 October 2026).
- 14. 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.
- 15. 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.
- 16. Communications Received**
- 17. Diary Dates**
- 18. Items for Future Consideration**

To note any urgent business for inclusion on a future agenda.
- 19. Press Release**

To agree items for inclusion.

Date of next meeting: 20 October 2026



Signed: Chief Executive Officer

Dated: 16 September 2026

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 14 August 2026 to 16 September 2026
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 07/08/26	<u>26/01222/F</u>
LOCATION:	Lavender Lea, 123 Smallfield Road, Horley, Surrey RH6 9LP
DESCRIPTION:	Retention of the existing property and erection of 32 dwellings (comprising 15 x 2 bedroom, 6 x 3 bedroom, 9 x 4 bedroom houses and 2 x 2 bedroom maisonettes) together with associated access and parking.
Cons Expiry Date: 05/09/26; Determination Deadline: 06/11/26;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 22 September 2026)	Requested an extension to the consultation expiry date until after Planning Meeting on 22 September 2026

02. RBBC Letter Dated: 14/08/26	<u>26/01309/HHOLD</u>
LOCATION:	14 Bremner Avenue, Horley, Surrey RH6 8EP
DESCRIPTION:	Part garage and store conversion to form utility and study, replacement flat roof over longitudinal store to rear.
Cons Expiry Date: 10/09/26; Determination Deadline: 09/10/26;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 22 September 2026)	No objections

03. RBBC Letter Dated: 18/08/26	<u>26/01111/HHOLD</u>
LOCATION:	21 Westleas, Horley, Surrey RH6 8AF
DESCRIPTION:	Two storey side extension. Associated internal alterations.
Cons Expiry Date: 12/09/26; Determination Deadline: 13/10/26;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 22 September 2026)	No objections

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04. RBBC Letter Dated: 24/08/26	<u>26/01333/TPO</u>
LOCATION:	12 Kingsley Road, Horley, Surrey RH6 8HR
DESCRIPTION:	T1 is a oak tree that is on a severe decline and has a high risk of large dead limbs coming off. Remove the tree for safety reasons. I have informed that removal of a tpo'd tree will mean they will have to replant but due to the landscaping around the tree stump removal will not be possible unless you pull up the patio so I would recommend we re plant near the old tree in a more suitable location.
Cons Expiry Date: 16/09/26; Determination Deadline: 19/10/26;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 22 September 2026)	No objections, subject to no adverse comments from the Tree Officer. We note that the applicant is considering planting a replacement tree.

05. RBBC Letter Dated: 24/08/26	<u>26/01383/TPO</u>
LOCATION:	12 Kingsley Road, Horley, Surrey RH6 8HR
DESCRIPTION:	T1 in significant decline adjacent to the rear boundary with the neighbour. Fell to ground level for health and safety reasons.
Cons Expiry Date: 18/09/26; Determination Deadline: 19/10/26;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 22 September 2026)	No objections, subject to no adverse comments from the Tree Officer. We note that the applicant is considering planting a replacement tree.

06. RBBC Letter Dated: 27/08/26	<u>26/01399/F</u>
LOCATION:	Flat 2, Whisperer Villa, Yattendon Road, Horley, Surrey RH6 7BS
DESCRIPTION:	Loft conversion.
Cons Expiry Date: 24/09/26; Determination Deadline: 22/10/26;	
HORLEY TOWN COUNCIL COMMENTS	No objections

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07. 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 three dwellings, together with associated parking and amenity space. As amended on 03/09/2026.
Cons Expiry Date: 25/09/26; Determination Deadline: 12/06/26;	
HORLEY TOWN COUNCIL COMMENTS	

08. RBBC Letter Dated: 03/09/26	<u>26/01154/F</u>
LOCATION:	St Wilfrids Church Hall, Horley Row, Horley, Surrey RH6 8DF
DESCRIPTION:	Replace all existing roofing material on church and hall with up to date material, existing guttering to be sheeted over and new gutter system is to be installed. 14 solar panels on south facing hall roof.
Cons Expiry Date: 30/09/26; Determination Deadline: 29/10/26;	
HORLEY TOWN COUNCIL COMMENTS	

09. RBBC Letter Dated: 07/09/26	<u>26/01305/F</u>
LOCATION:	Ian Taylor Body Repairs, Rear of 11 Massetts Road, Horley, Surrey RH6 7PR
DESCRIPTION:	Demolition of existing structures and erection of 4 x flexible start-up commercial units (Use Classes B8, E(a), E(c), E(d), E(e), E(g)) at ground floor with 2 x 7 bedroom (Use class sui generis) houses in multiple occupation above providing 14 bedrooms.
Cons Expiry Date: 02/10/26; Determination Deadline: 02/11/26;	
HORLEY TOWN COUNCIL COMMENTS	

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 16/07/26	<u>26/01351/TPO</u>
LOCATION:	25-27 Burstow Grove, Horley, Surrey RH6 9YX
DESCRIPTION:	Oak Tree, TPO Number RE977. To reduce oak tree leaning towards flats (plots 25-27) by 4-5m overall to leave a balanced shape for the health and maintenance of the tree. Tree has cavity of decay at 1m main trunk. Reduction will retain tree.
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	