

HORLEY TOWN COUNCIL

Joan Walsh
Chief Executive Officer
Council Offices, 92 Albert Road
Horley, Surrey RH6 7HZ
Tel: 01293 784765
Email: info@horleysurrey-tc.gov.uk
www.horleysurrey-tc.gov.uk



AGENDA PLANNING & DEVELOPMENT COMMITTEE

Date / Time: Tuesday 20 October 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 20 October 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:	<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.
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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 20 October 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 22 September 2026.
- 5. Planning Updates**
Planning and Development Committee held on 22 September 2026.
- 6. Planning Applications**
 - i) To consider the list of applications determined for the period 17 September 2026 to 15 October 2026.
 - ii) To consider the list of applications registered for the period 17 September 2026 to 15 October 2026.
- 7. Planning Appeals**
To consider any Planning Appeals received and determined.
- 8. Ongoing Planning Matters**
To receive any updates.
- 9. [R&B Local Plan Scoping Consultation](#)**
To approve this Council's response to the consultation (closing date 26 October 2026).
- 10. Precept 2027/28**
To review this Committee's requirements, for consideration by Full Council.
- 11. Communications Received**
- 12. Diary Dates**
- 13. Items for Future Consideration**
- 14. Press Release** - To agree items for inclusion.

Date of next meeting: 17 November 2026

Signed: Chief Executive Officer

Dated: 15 October 2026

Members of the Planning and Development Committee:

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

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 17 September 2026 to 15 October 2026
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 11/09/26	<u>26/01489/HHOLD</u>
LOCATION:	18 Hutchins Way, Horley, Surrey RH6 8JN
DESCRIPTION:	Part ground floor and first floor rear extension, alterations to roof and associated alterations with materials to match existing.
Cons Expiry Date: 08/10/26; Determination Deadline: 06/11/26;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 20 October 2026)	No objections

02. RBBC Letter Dated: 11/09/26	<u>26/01374/F</u>
LOCATION:	Seven Day Grocers, 5-7 Meath Green Lane, Horley, Surrey RH6 8EE
DESCRIPTION:	Siting of an InPost Parcel Locker
Cons Expiry Date: 08/10/26; Determination Deadline: 06/11/26;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 20 October 2026)	HTC objects due to loss of what is very limited off road car parking supporting a very busy Post Office/convenience store. The proposed parcel locker will be in an inappropriate location and will impact neighbour amenities through increase of on road parking affecting access to and from their properties.

03. 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. As amended on 24/09/2026.
Cons Expiry Date: 08/10/26; Determination Deadline: 16/10/26;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 20 October 2026)	No objections

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04. RBBC Letter Dated: 25/09/26	<u>26/01534/S73</u>
LOCATION:	Maycroft, 183 Smallfield Road, Horley, Surrey RH6 9LR
DESCRIPTION:	4 x new dormers to loft conversion. Internal alterations. Variation of condition 3 of permission 25/02053/HHOLD revision of external surfaces.
Cons Expiry Date: 20/10/26; Determination Deadline: 20/11/26;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 20 October 2026)	No objections (No plans submitted – application proposes a change in material to ‘allow the use of a premium Cedral Click fibre-cement cladding system’.)

05. RBBC Letter Dated: 24/09/26	<u>26/01514/S73</u>
LOCATION:	Land at Laburnum and Branscombe, 50 Haroldslea Drive, Horley, Surrey RH6 9DU
DESCRIPTION:	Demolition of existing buildings and erection of 40 homes, including affordable housing, with access from Haroldslea Drive and associated parking and open space. Variation of condition 15 of appeal permission 21/02724/F. Regularise the 'As Built' acoustic fence position which currently differs from the approved drawings.
Cons Expiry Date: 20/10/26; Determination Deadline: 24/12/26;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 20 October 2026)	No objections

06. 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 new garage. As amended on 05/10/2026.
Cons Expiry Date: 20/10/26; Determination Deadline: 08/09/26;	
HORLEY TOWN COUNCIL COMMENTS (for Officer delegation, in consultation with Chairman, prior to deadline and ratification at meeting 20 October 2026)	No objections

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07. RBBC Letter Dated: 24/09/26	<u>26/01226/CU</u>
LOCATION:	94a Brighton Road, Horley, Surrey RH6 7JQ
DESCRIPTION:	Conversion of ground floor store to form office accommodation.
Cons Expiry Date: 26/10/26; Determination Deadline: 24/11/26;	
HORLEY TOWN COUNCIL COMMENTS	

08. RBBC Letter Dated: 02/10/26	<u>26/01485/HHOLD</u>
LOCATION:	38 Castle Drive, Horley, Surrey RH6 9DB
DESCRIPTION:	Single storey rear extension following demolition of existing conservatory.
Cons Expiry Date: 23/10/26; Determination Deadline: 23/11/26;	
HORLEY TOWN COUNCIL COMMENTS	

09. RBBC Letter Dated: 12/10/26	<u>26/01577/HHOLD</u>
LOCATION:	33 Gower Road, Horley, Surrey RH6 8SH
DESCRIPTION:	Part conversion of existing garage to provide utility. Conversion of loft with rear dormer.
Cons Expiry Date: 02/11/26; Determination Deadline: 03/12/26;	
HORLEY TOWN COUNCIL COMMENTS	

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 28/09/26	<u>26/01535/TPO</u>
LOCATION:	Playground, Thomas Waters Way, Horley, Surrey
DESCRIPTION:	T1 Oak- Reduce lowest limb growing over park bench by 4m. Limb has large decay on underside and is extremely over extended. Reduction required on safety grounds.
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	