

# **HORLEY TOWN COUNCIL**

## **Minutes of a Meeting of the Planning and Development Committee held on 11 February 2025 at 7.30pm**

**Present** Cllrs Keith Barlow Mike George Tom Turner  
Michael Blacker Jerry Hudson Steve Wotton\*  
Victoria Chester\* Cec Hughes\*  
Lynnette Easterbrook Martin Saunders\*

\* Absent

\*\*In Attendance

Remotely

**Also Present** Sophie Mandak (Administrative Officer)  
Joanna Stay (Planning and Support Officer)

### **P 7849 Apologies and Reasons for Absence**

***RESOLVED: that the apologies received from Cllrs Chester, Hughes, Saunders and Wotton, be accepted.***

### **P 7850 Disclosable Pecuniary Interests and Non-Pecuniary Interests**

It was declared that as Cllrs Blacker and Hudson are members of the Reigate and Banstead Borough Council Planning Committee, the views expressed by them at the meeting may change.

***RESOLVED: noted.***

### **P 7851 Approval of Minutes**

Planning and Development Committee held on 14 January 2025.

***RESOLVED: That the minutes of the above meeting of the Planning and Development Committee, be approved.***

### **P 7852 Planning Updates**

None were declared.

***RESOLVED: noted.***

### **P 7853 Determined Planning Applications**

Members reviewed the list of Planning Applications determined for the period 10 January 2025 - 6 February 2025.

***RESOLVED: noted.***

### **P 7854 Registered Planning Applications**

Planning Applications received from Reigate & Banstead Borough Council for the period 10 January 2025 – 6 February 2025.

***RESOLVED: That the Town Council's comments, as appended to the signed copy of the minutes and available on the Town Council and Borough Council websites, be approved.***

Members of the Planning and Development Committee:

Cllrs Barlow, Blacker, Chester, Easterbrook, George, Hughes, Hudson, Saunders, Turner, Wotton

**P 7855 Planning Appeals**

There was no update to report.

**RESOLVED: noted.**

**P 7856 Ongoing Planning Matters**

No matters were raised.

**RESOLVED: noted.**

**Highways and Transport Matters**

**P 7857 Surrey Bus Partnership**

Cllr George reported from the recent meeting that there are likely to be changes to bus franchising following the Local Government Reform.

**RESOLVED: noted.**

**P 7858 Metrobus, Fastway 100 Bus Service: Westvale Park Development**

The Planning and Support Officer reported that no update had been received from Cllr Tim Oliver OBE, Leader of Surrey County Council, to the letter sent on 16 January 2025 regarding the Metrobus Fastway 100 Bus Service provision at Westvale Park and it was agreed this will be followed up.

**RESOLVED: That the Town Council writes again to Cllr Tim Oliver OBE, Leader of Surrey County Council, for an update on their former letter of 16 January 2025 regarding the Metrobus Fastway 100 Bus Service provision at Westvale Park.**

**Other Highways Matters**

**P 7859 Metrobus Fare Zones**

Cllr George reported that a remote meeting had been held with the Head of Customer Experience of Metrobus regarding fares for students in Horley.

- Currently, as there are no further education facilities in Horley, students have to travel to East Surrey College, Reigate College or St Bede's School which are all over two bus fare zone and works out expensive.
- It was proposed to introduce a further education student fare to be used on school days only. The mobile app has the facility to link a photo with the student ID card to validate the discount and purchase a reduced priced ticket.
- This system would be preferred over changing the ticketing zones as it is estimated that Metrobus would incur a £210,000 loss as all fares would need to be changed.
- It was suggested to promote better awareness of special ticket combinations on social media.

**RESOLVED: noted.**

**P 7860 Horley Sewage Treatment Works**

Cllr Barlow reported that he had been in contact with representatives of Thames Water to arrange a meeting, date to be confirmed. It was noted that HTC requires clarification on the scope of the works to modify and increase capacity and what priority the Horley Sewage Treatment Works has over other Thames Water projects.

**RESOLVED: noted.**

**P 7861 Communications Received**

None were received.

**RESOLVED: noted.**

**P 7862 Diary Dates**

- Wednesday 12 February 2025, 6.00pm – Resilience Working Group (remote)
- Tuesday 11 March 2025, 7.30pm – Full Planning Meeting preceded by a presentation from Leon Hibbs on Air Quality at 6.30pm

**RESOLVED: noted.**

**P 7863 Items for Future Consideration**

None were received.

**RESOLVED: noted.**

**P 7864 Press Release**

**RESOLVED: that comments on the Planning Applications be released to the press and placed on the Town Council website.**

**Meeting closed at 8.10pm**

**Date of next meeting: 11 March 2025**

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 9 January 2025 to 6 February 2025**  
**To see plans please CTRL+click on the application number to follow the link**

<b>01. RBBC Letter Dated: 19/12/24</b>	<b>Application No: <a href="#">24/02325/TPO</a></b>
LOCATION:	33 Haroldslea Drive, Horley, Surrey RH6 9DT
DESCRIPTION:	<p>T1 Oak - Fell and treat stump with eco-plugs. TPO Ref: TPO 424 (T10 on schedule)1. The above tree works are proposed as a remedy to the differential foundation movement at the insured property and to ensure the long-term stability of the building.</p> <p>2.The above tree works are proposed to limit the extent and need for expensive and disruptive engineering repair works at the insured property. In this instance the estimated repair costs are likely to vary between £15,000 and £80,000, depending upon whether the tree/s can be removed or must remain. 3. The above tree works are proposed to limit the extent and need for costly CO2e emissions relating to alternative engineering repair works at the insured property. A typical underpinning scheme can include a carbon cost of more than 6000 kg CO2e and soil stabilisation or root barriers more than 4000 kg CO2e. A typical tree might capture between 15-40kg CO2e per annum and would therefore take centuries to mitigate the cost in CO2e on any alternative. We also confirm that the applicant has included this scheme and application in its tree planting and carbon capture off-set scheme for trees causing subsidence to low rise buildings which has already seen some 11,000 trees planted and additionally 220 tonnes of carbon captured. 4. The above tree works are proposed to limit the duration of any claim period and therefore allow the landowner their right to the peaceful enjoyment of their property. 5. It is the case that an alternative to felling such as pruning or significant pollarding of the tree would not provide a reliable or sustainable remedy to the subsidence in this case. We do not consider that any other potential means of mitigation, including root barriers, would be effective or appropriate in the circumstances. 6. We are satisfied that the evidence obtained following completion of our Arboricultural Implication Assessment report completed 07/01/2021 clearly links the Oak T1 as the cause of damage to the risk address.</p>
<p><b>HORLEY TOWN COUNCIL</b>  <b>COMMENTS</b>  <b>Ratified 11/02/25</b></p>	<p><b>No objections subject to the recommendations of the Tree Officer.</b></p> <p><b>Planting of a replacement suitable species of tree on the site should be considered.</b></p>

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<b>02. RBBC Letter Dated: 10/01/25</b>	<b>Application No: <a href="#">24/02358/HHOLD</a></b>
LOCATION:	Langhurst, 38 Grove Road, Horley, Surrey RH6 8EL
DESCRIPTION:	Conversion of loft space to create a new bedroom and bathroom. New dormer and rooflight.
<b>HORLEY TOWN COUNCIL COMMENTS Ratified 11/02/25</b>	<b>No objections, although concerns over loss of privacy to neighbour in relation to proposed elevations of new windows.</b>

<b>03. RBBC Letter Dated: 16/01/25</b>	<b>Application No: <a href="#">25/00095/HHOLD</a></b>
LOCATION:	8 Ewelands, Langshott, Horley, Surrey RH6 9XD
DESCRIPTION:	Proposed garage conversion
<b>HORLEY TOWN COUNCIL COMMENTS Ratified 11/02/25</b>	<b>No objections</b>

<b>04. RBBC Letter Dated: 13/01/25</b>	<b>Application No: <a href="#">25/00042/HHOLD</a></b>
LOCATION:	11 Carlton Tye, Langshott, Horley, Surrey RH6 9XJ
DESCRIPTION:	Removal of rear conservatory and the construction of a new rear extension, garage conversion into habitable space.
<b>HORLEY TOWN COUNCIL COMMENTS Ratified 11/02/25</b>	<b>No objections</b>

<b>05. RBBC Letter Dated: 16/01/25</b>	<b>Application No: <a href="#">25/00023/HHOLD</a></b>
LOCATION:	87 Webber Street, Horley, Surrey RH6 8ST
DESCRIPTION:	Conversion of the garage into a living area and shower room.
<b>HORLEY TOWN COUNCIL COMMENTS Ratified 11/02/25</b>	<b>No objections</b>

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<b>06. RBBC Letter Dated: 16/01/25</b>	<b>Application No: <a href="#">25/00084/ADV</a></b>
LOCATION:	Highways Land Outside Jack Fairman Pub, 28a Victoria Road, Horley, Surrey RH6 7PZ
DESCRIPTION:	Double sided free standing digital information and advertising display unit.
<b>HORLEY TOWN COUNCIL COMMENTS Ratified 11/02/25</b>	<b>HTC objects as this location could clash with planned county council wayfinding signage and add to street clutter.</b>

<b>07. RBBC Letter Dated: 16/01/25</b>	<b>Application No: <a href="#">25/00083/ADV</a></b>
LOCATION:	Highways Land Inbetween Fonehouse and Mayhews, Victoria Road, Horley, Surrey RH6 7AY
DESCRIPTION:	Double sided free standing digital information and advertising display unit.
<b>HORLEY TOWN COUNCIL COMMENTS Ratified 11/02/25</b>	<b>HTC objects as this location could clash with town community events and add to street clutter.</b>

<b>08. RBBC Letter Dated: 17/01/25</b>	<b>Application No: <a href="#">25/00092/HHOLD</a></b>
LOCATION:	4 Meath Green Avenue, Horley, Surrey RH6 8EF
DESCRIPTION:	Linked double garage with first floor bedroom, front entrance porch, rear ground and first floor extensions.
<b>HORLEY TOWN COUNCIL COMMENTS Ratified 11/02/25</b>	<b>HTC objects due to over development, poor design and impact on street scene. Massing equivalent for creating new dwellings for which previous applications have been refused.</b>

<b>09. RBBC Letter Dated: 24/01/25</b>	<b>Application No: <a href="#">25/00109/LBC</a></b>
LOCATION:	Yew Tree Cottage, Haroldslea Drive, Horley, Surrey RH6 9DU
DESCRIPTION:	Proposed single storey annexe.
<b>HORLEY TOWN COUNCIL COMMENTS Ratified 11/02/25</b>	<b>HTC objects and supports the comments of the conservation officer.</b>

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<b>10. RBBC Letter Dated: 24/01/25</b>	<b>Application No: <a href="#">25/00108/LBC</a></b>
LOCATION:	Yew Tree Cottage, Haroldslea Drive, Horley, Surrey RH6 9DU
DESCRIPTION:	Proposed single storey annexe.
<b>HORLEY TOWN COUNCIL COMMENTS Ratified 11/02/25</b>	<b><a href="#">HTC objects and supports the comments of the conservation officer.</a></b>

<b>11. RBBC Letter Dated: 29/01/25</b>	<b>Application No: <a href="#">25/00167/HHOLD</a></b>
LOCATION:	9 Priory Close, Horley, Surrey RH6 8AX
DESCRIPTION:	Proposed single storey side/rear extension.
<b>HORLEY TOWN COUNCIL COMMENTS Ratified 11/02/25</b>	<b><a href="#">No objections</a></b>

<b>12. RBBC Letter Dated: 04/02/25</b>	<b>Application No: <a href="#">25/00165/HHOLD</a></b>
LOCATION:	11 Smallmead, Horley, Surrey RH6 9AX
DESCRIPTION:	Proposed single storey rear extension and single storey side/rear extension.
<b>HORLEY TOWN COUNCIL COMMENTS Ratified 11/02/25</b>	<b><a href="#">No objections</a></b>

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**Tree Works (Non-Felling)**

<b>A. RBBC Letter Dated: 19/12/24</b>	<b>Application No: <u>24/02335/TPO</u></b>
LOCATION:	Land To The Rear of 8, 12 and 13 Field Close, Horley, Surrey RH6 9QG
DESCRIPTION:	Oaks to be cut back 1.5m on side where laterals border the west side of the gardens of 8 Field Close and rear gardens of 12 and 13 Field Close. Should this be too much to cut back, please advise on what amount may be consented to. The trees are overhanging the gardens of these properties causing some nuisance to the residents and may cause damage to fencing over time if not appropriately managed.
<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: 03/01/25</b>	<b>Application No: <u>25/00007/TPO</u></b>
LOCATION:	5 Haroldslea Drive, Horley, Surrey RH6 9DT
DESCRIPTION:	As Per Map.T1 - Horse Chestnut, Reduce crown by removal of up to 2.5 metres in branch length retaining furnishing growth and natural shape and form, remove deadwood and epicormic growth. T1 Horse chestnut is located in the front garden of number 5 Haroldslea drive as shown on the map provided.The tree is of a large spreading nature straddling gardens and encroaching onto neighbouring properties.The works are part of a regular maintenance program to retain the tree at a suitable size for its location.
<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: 20/01/25</b>	<b>Application No: <u>25/00110/TPO</u></b>
LOCATION:	Gatwick Metro Centre, Balcombe Road, Horley, Surrey RH6 9GA
DESCRIPTION:	G1 Oaks – Reduce lateral branches growing towards building by 1.5m back to natural growth points. Trees are in close proximity to building and require pruning to prevent future damage.
<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>The following applications are for information only</b>