

HORLEY TOWN COUNCIL

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

**The meeting was preceded at 6.30pm with a private briefing from the
RBBC Environmental Health Officer on Air Quality**

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 Joan Walsh (Town Clerk)
Sophie Mandak (Administrative Officer)
Joanna Stay (Planning and Support Officer)

P 7865 Apologies and Reasons for Absence

RESOLVED: that the apologies received from Cllrs Barlow and George be accepted.

P 7866 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.

All Members of the Committee present, declared a blanket a non-pecuniary interest in planning application [24/02113/F Drill Service Ltd, 89 Albert Road, Horley, Surrey RH6 7HB](#) due to the location of the site being opposite the Town Council Offices.

Cllr Saunders declared a non-pecuniary interest in [25/00317/HHOLD 48 Meadow Way, Horley, Surrey RH6 9JA](#) as the applicant is known to him.

Cllr Blacker declared a non-pecuniary interest in [24/02174/F Delta Bungalows and Delta House, Michael Crescent, Horley, Surrey RH6 7LE](#) due to the proximity to his home.

RESOLVED: noted.

P 7867 Approval of Minutes

Planning and Development Committee held on 11 March 2025.

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

P 7868 Planning Updates

None were declared.

RESOLVED: noted.

Members of the Planning and Development Committee:

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

P 7869 Outside Bodies and Sub Committees

Horley Town Management Group (HTMG)

Cllr Turner gave a report and advised that the wayfinding signage works are underway.

RESOLVED: noted.

P 7870 Horley Accessibility Committee (HAC)

There was no update.

RESOLVED: noted.

P 7871 Determined Planning Applications

Members reviewed the list of Planning Applications determined for the period 7 February 2025 to 6 March 2025.

RESOLVED: noted.

P 7872 Registered Planning Applications

Planning Applications received from Reigate & Banstead Borough Council for the period 7 February 2025 to 6 March 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.

P 7873 Planning Appeals

[MO/2023/1419](#) Land at Povey Cross Farm – the inspector has considered the appellant's request and agreed an extension to 14 February 2025.

RESOLVED: noted.

P 7874 Ongoing Planning Matters

No matters were raised.

RESOLVED: noted.

Highways and Transport Matters

P 7875 Outstanding Road Adoption at The Acres

Cllr Saunders advised that Brookfield Drive is the only road in The Acres which had been adopted to date. The next step is to adopt the side roads to the east and west of Lake Lane. SCC initially requested a substantial sum from the developers to commit to long term upkeep of the road. This request had however since been withdrawn. Cllr Saunders will provide a further update following his discussion with Chris Coghlan MP which had been planned.

RESOLVED: noted.

P 7876 Other Highways Matters

It was noted that SCC had made a proposed Order 202 to make Hoadley Road, Horley, a 30mph speed limit from its junction with A23 Bonehurst Road westwards for a distance of 850m and was open for comment until 20 March 2025.

A notification had been received from Surrey Highways regarding pavement reconstruction works on Reigate Road, Hookwood on 10 March 2025 from 10.00am – 4.00pm and carriageway patching works on South Parade, Horley on 17 March 2025 for three days 7.00am – 5.00pm.

RESOLVED: noted.

Airport Matters

P 7877 Gatwick Airport Development Consent Order (DCO) Examination

It was reported that the Gatwick Airport DCO decision has been delayed to 27 October 2025, requiring the airport to address concerns over noise mitigation and public transport. Post examination submissions will be published shortly.

RESOLVED: noted.

P 7878 GATCOM

There were no updates.

RESOLVED: noted.

P 7879 SCC/RBBC Delivering Change Regeneration Projects – Horley Town Centre

Cllr Turner reported that the permanent pump in the subway had been installed which is expected to clear the flooding issues more effectively.

RESOLVED: noted.

P 7880 Horley Sewage Treatment Works

Cllr Wotton confirmed that a meeting will be held with Thames Water at the Town Council offices on 28 March 2025, to discuss when the improvements project will start and conclude and to ensure that the remedial works will incorporate the recent flooding in Lee Street.

RESOLVED: noted.

P 7881 Outstanding Delivery of s106 Public Facilities and Infrastructure at Westvale Park Development

The Planning and Support Officer reported that the deadline for Expressions of Interest for the managing of Westvale Park Community Hall closed on 9 March 2025. RBBC will shortlist eligible applicants and invite a detailed five-year Business Plan to be submitted for consideration.

It was further noted that the current programme of works to bring the North West Sector (NWS) road network up to an adoptable standard is anticipated to be completed during June 2025. Subject to satisfactory completion of these works, it is hoped that the Fastway 100 bus service will be able to start operation at the end of August.

P 7881) The Town Clerk expressed a sincere note of thanks to former Town Cllr, Keith Barlow for his enormous contribution and hard work in advancing public services and infrastructure requirements, on behalf of Westvale Park residents, which had remained outstanding for some considerable time. This dedicated work, coupled with his tireless efforts had additionally led to ongoing engagement and accountability measures by Thames Water at the Horley Sewage Treatment Works which was experiencing repeat overflows from the storm tanks and spillages of raw sewage on public land. She advised that her comments and gratitude had similarly been given by the Planning Committee Chairman to him directly.

RESOLVED: noted.

P 7882 Communications Received

From	Subject	Date	Action
RBBC	Article 4 – Removal of permitted development rights to protect borough’s town and local centres. Consultation from 13 February to 13 May 2025.	14 February 2025	Noted

RESOLVED: noted.

P 7883 Diary Dates

- Friday 14 March 2025, 5.00pm – Town Plan Working Group (remote)
- Tuesday 18 March 2025, 7.30pm – Full Council
- Tuesday 25 March 2025, 6.00pm – Environment Working Group (remote)

RESOLVED: noted.

P 7884 Items for Future Consideration

Lee Street / Horley Row traffic calming (Cllr Wotton)

RESOLVED: noted.

P 7885 Press Release

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

Meeting closed at 8.25pm

Date of next meeting: 8 April 2025

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 7 February 2025 – 6 March 2025
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 05/02/25	Application No: 25/00152/ADV
LOCATION:	The Air Balloon, 60 Brighton Road, Horley, Surrey RH6 7HE
DESCRIPTION:	One fascia sign on north elevation. One fascia sign, four wall mounted billboards on northwest elevation. One column mounted poster display unit in front of northwest elevation and one flagpole sign in southwest corner of the site.
HORLEY TOWN COUNCIL COMMENTS Ratified 11/03/25	No objections

02. RBBC Letter Dated: 07/02/25	Application No: 25/00228/HHOLD
LOCATION:	17 Oaklands, Langshott, Horley, Surrey RH6 9XL
DESCRIPTION:	Erection of a single storey extension
HORLEY TOWN COUNCIL COMMENTS Ratified 11/03/25	No objections

03. RBBC Letter Dated: 12/02/25	Application No: 25/00259/TPO
LOCATION:	Land Opposite 23 and 25 Jennings Way, Horley, Surrey RH6 9SF
DESCRIPTION:	G1 – Group of common ash (see plan attached) – fell to ground level diseased and structurally impaired trees.
HORLEY TOWN COUNCIL COMMENTS Ratified 11/03/25	No objections, however HTC would like to see planting of replacement trees, if suitable for the area.

04. RBBC Letter Dated: 14/02/25	Application No: 25/00078/CU
LOCATION:	14 Massetts Road, Horley, Surrey RH6 9DE
DESCRIPTION:	Change of use of retail premises (use class E) to Ambulance Community Response Post (ACRP) for the use of South East Coast Ambulance NHS Foundation Trust (sui generis use).
HORLEY TOWN COUNCIL COMMENTS Ratified 11/03/25	No objections

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05. RBBC Letter Dated: 18/02/25	Application No: <u>25/00240/HHOLD</u>
LOCATION:	10 Sangers Drive, Horley, Surrey RH6 8AH
DESCRIPTION:	Erection of single storey side extension with flat roof.
HORLEY TOWN COUNCIL COMMENTS Ratified 11/03/25	No objections

06. RBBC Letter Dated: 19/02/25	Application No: <u>25/00098/HHOLD</u>
LOCATION:	11 Emlyn Road, Horley, Surrey RH6 8RX
DESCRIPTION:	Single storey rear extension
HORLEY TOWN COUNCIL COMMENTS Ratified 11/03/25	No objections

07. RBBC Letter Dated: 17/02/25	Application No: <u>25/00289/HHOLD</u>
LOCATION:	98 Benhams Drive, Horley, Surrey RH6 8QP
DESCRIPTION:	Proposed single storey side extension
HORLEY TOWN COUNCIL COMMENTS Ratified 11/03/25	No objections

08. RBBC Letter Dated: 19/02/25	Application No: <u>25/00317/HHOLD</u>
LOCATION:	48 Meadow Way, Horley, Surrey RH6 9JA
DESCRIPTION:	Conversion of garage into habitable space
HORLEY TOWN COUNCIL COMMENTS Ratified 11/03/25	No objections

09. RBBC Letter Dated: 26/02/25	Application No: <u>24/02192/HHOLD</u>
LOCATION:	15 Woodroyd Gardens, Horley, Surrey RH6 7LP
DESCRIPTION:	Rear extension
HORLEY TOWN COUNCIL COMMENTS Ratified 11/03/25	No objections

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10. RBBC Letter Dated: 26/02/25	Application No: 24/02174/F
LOCATION:	Delta Bungalows and Delta House, Michael Crescent, Horley, Surrey RH6 7LE
DESCRIPTION:	Demolition of existing buildings and erection of 45 residential units comprising one, two and three bedroom flats, houses and Later Living apartments within two and 2.5 storey buildings with associated amenity areas, parking spaces (including visitor parking), cycle and refuse storage facilities and landscaping.
HORLEY TOWN COUNCIL COMMENTS Ratified 11/03/25	No objections

11. RBBC Letter Dated: 25/02/25	Application No: 25/00348/TPO
LOCATION:	Cooper Lodge, 61 Massetts Road, Horley, Surrey RH6 7DT
DESCRIPTION:	One sycamore tree which has signs of dying back and has a large selection of lower limbs which are dead. This poses a risk to neighbouring property and the car park.
HORLEY TOWN COUNCIL COMMENTS Ratified 11/03/25	No objections, subject to no adverse comments from the Tree Officer and HTC suggests planting replacement tree/s.

12. RBBC Letter Dated: 26/02/25	Application No: 25/00356/HHOLD
LOCATION:	Cranleigh, 56 Haroldslea Drive, Horley, Surrey RH6 9DU
DESCRIPTION:	Single storey rear extension to detached private dwelling house.
HORLEY TOWN COUNCIL COMMENTS Ratified 11/03/25	No objections

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 10/02/25	Application No: 25/00237/TPO
LOCATION:	12 Dene Close, Horley, Surrey RH6 8AG
DESCRIPTION:	T1 Horse Chestnut - reduce the crown size by shortening branches by 2m to the previous cut points. Reason in the interest of good tree management, public and property safety. T2 Sycamore - Fell. The tree has a severe lean, a one sided crown and an old decay cavity.
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