

# HORLEY TOWN COUNCIL

## Minutes of a Meeting of the Planning and Development Committee held on 15 July 2025 at 7.30pm



**Present** Cllrs Michael Blacker Mike George Martin Saunders  
Victoria Chester \* Jerry Hudson Tom Turner  
Lynnette Easterbrook Cec Hughes Steve Wotton  
Emma Fagan \* Sam Mearing

\* Absent

\*\*In Attendance

Remotely

**Also** Sophie Mandak (Administrative Officer)

**Present** Joanna Stay (Planning and Support Officer)

### P 7938 Apologies and Reasons for Absence

**RESOLVED: that the apologies received from Cllr Fagan, be accepted. Cllr Chester was absent.**

### P 7939 Disclosable Pecuniary Interests and Non-Pecuniary Interests

- Cllr Easterbrook declared a non-pecuniary interest in agenda item 10 iii), as she resides locally to the areas discussed.
- 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 7940 Approval of Minutes

Planning and Development Committee held on 10 June 2025.

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

### P 7941 Planning Updates

No updates were reported.

**RESOLVED: noted.**

### Outside Bodies and Sub Committees

### P 7942 Horley Town Management Group (HTMG)

It was reported that the Group's AGM had been held with Mike Humphrey elected as Chair and Mike George as Vice-Chair. The Horley Local History Society (HLHS) presented its idea for local history information boards to be placed in six locations in the town, in memory of former member, the late Brian Buss. Members supported the initiative in principle. The Horley Cultural and Arts Festival is progressing and planned to take place in April 2026.

**RESOLVED: noted.**

### P 7943 Accessibility Horley Committee

Cllr George reported on the recent meeting which took place earlier in the evening. Slow progress had been made in regard to footpaths with railings which restrict disability access, damaged manholes, overgrown vegetation on footpaths and pavement parking. It had been suggested to mark bus stop posts with florescent strips to assist visually impaired people.

**RESOLVED: noted.**

Members of the Planning and Development Committee:

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

**P 7944 Determined Planning Applications**

Members reviewed the list of Planning Applications determined for the period 6 June 2025 to 10 July 2025.

**RESOLVED: noted.**

**P 7945 Registered Planning Applications**

Planning Applications received from Reigate & Banstead Borough Council for the period 6 June 2025 to 10 July 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 7946 Planning Appeals**

It was reported that the appeals against refusal of planning applications **25/0083/ADV** and **25/00084/ADV** for double sided free standing digital information and advertising display units on highways land by Fonehouse and Mayhews, Victoria Road and outside Jack Fairman Pub, Victoria Road, were dismissed.

**RESOLVED: noted.**

**P 7947 Ongoing Planning Matters**

No matters were raised.

**RESOLVED: noted.**

**Highways and Transport Matters**

**P 7948 Traffic Calming at Lee Street, Horley Row and Mill Lane**

The letter from the Town Council to Surrey Highways, requesting implementation of traffic calming at Lee Street, Horley Row and Mill Lane, following submission of a residents' petition (managed by Cllr Steve Wootton), was ratified. A response had not been received to the letter, however a notice was posted on the SCC website and on social media, noting the petition and current concerns. It revealed that traffic survey data showed general compliance with the current 30mph speed limit and there were no plans to install any new engineering measures. The Police will be contacted regarding prioritising focused traffic speed enforcement. Cllr Wotton advised he will respond to residents with the outcome and consider a local speed watch.

**RESOLVED: that the letter from the Town Council to Surrey Highways, requesting implementation of traffic calming at Lee Street, Horley Row and Mill Lane, following submission of a residents' petition, be ratified with a copy appended to the signed minutes.**

**P 7949 Westvale Park / Meath Green Lane Crossing**

**RESOLVED: that the letter from the Town Council to Surrey Highways, recommending changing traffic priorities at the junction of Meath Green Lane and Webber Street/Hoadley Road, be ratified.**

**P 7950 Proposal for 20mph Speed Limit Zones**

Cllr Saunders presented his suggestions for 20mph speed limit zones in the town centre. He proposed that the main trunk roads should remain as their current limit and other roads, particularly by schools and residential areas, be reduced to 20mph. Cllr Blacker said he opposed 20mph speed limits apart from outside schools and on the High Street. He suggested that flashing lights and speeding fines were a more effective option. It was recommended to liaise with SCC regarding the process for recommendations and suggest rolling out the process on a ward-by-ward basis.

**Members of the Planning and Development Committee:**

**Cllrs Blacker, Chester, Easterbrook, Fagan, George, Hughes, Hudson, Mearing, Saunders, Turner, Wotton**

**P 7950)** It was further suggested to liaise with the bus company regarding the possible effect to its scheduling. Additionally, the RBBC Delivering Change team are planning to implement 20mph speed limits on Consort Way, Consort Way East, High Street, Albert Road, Lumley Road, Yattendon Road, Oakwood Road and St Hildas Close. It was noted that the public notice has been received from Surrey Highways.

**RESOLVED:** *that the Town Council contacts SCC to enquire about the process to request 20mph speed limit zones in the town, and an update be provided at a future Committee meeting.*

**P 7951** **Inconsiderate Parking for School Access at The Meadway, Wheatfield Way Roundabout and Langshott Lane**

Following complaints received from residents and the matter being followed up by Cllr Baird, the issue had been logged on the SCC Highways website. An email was later received from the Surrey Parking Enforcement team, confirming that the school is on its list of priority schools for enforcement and will have at least one visit by a Highways Officer, every three weeks. Cllr Saunders suggested contacting the Head of Langshott School to recommend they ask parents to park legally, however the school is not responsible and have no powers in this regard.

**RESOLVED:** *noted.*

**P 7952** **Other Highways Matters**

**Meath Green Lane Pelican Crossing:** The request by Cllr Wotton to Surrey Highways for the introduction of a pelican crossing on Meath Green Lane, outside Meath Green Junior School had been rejected. This was due to other traffic calming measures being implemented, including general compliance with the 20mph speed limit and effective operation of a School Crossing Patrol. A long-term solution will be reviewed once further funding becomes available.

**RESOLVED:** *noted.*

**Airport Matters**

**P 7953** **Gatwick Airport Development Consent Order (DCO) Examination**

Following the GATCOM Steering Group Meeting, Cllr George reported that there were concerns on whether local transport providers could meet demand with the proposed increase in travellers to the airport. The final decision date is 27 October 2025.

**RESOLVED:** *noted.*

**P 7954** **GATCOM**

Cllr George reported that the next meeting will take place later this month.

**RESOLVED:** *noted.*

**P 7955** **Other Airport Matters**

There were no other airport matters to report.

**RESOLVED:** *noted.*

**P 7956** **SCC/RBBC Delivering Change Regeneration Projects – Horley Town Centre**

The Planning and Support Officer gave the following updates:

- **High Street Public Realm:** TROs have been issued for the one-way traffic changes and 20mph zones in the town centre.

- P 7956)** ➤ **Horley Local History Society (HLHS):** The society had approached the Town Council with a proposal for six freestanding information boards, in memory of the late Brian Buss, to be installed in and around the town to promote local history and heritage. The Society will be meeting with the Delivering Change team in August to discuss practicalities.
- **Horley Community Centre Refurbishment Proposals:** Drop-in sessions have been arranged for 22 July and 26 July 2025 at the Community Centre to view the proposed designs, which are also available online. Additionally, a briefing for Town Councillors will be held before the next Full Council Meeting on 29 July, to present the proposed designs.

**RESOLVED: noted.**

**P 7957 Horley Sewage Treatment Works**

Cllr Wotton reported that Thames Water had sent a copy of its letter to Chris Coghlan MP advising that temporary works to alleviate the immediate issues at the site, will be completed by the end of July. A walk-around tour has been arranged for 29 August 2025, to view the works being carried out. The scheme along with new requirements required through the Water Industry National Environment Programme (WINEP) to increase capacity, will reportedly take time to deliver during current 5-year investment period (2025-2030). This is Phase 1 of the required works.

**RESOLVED: noted.**

**P 7958 LDF Confirmation of [Article 4 direction](#) in town and local centres by Reigate & Banstead Borough Council (RBBC)**

It was noted that RBBC had confirmed an Article 4 direction to remove permitted development rights, to convert ground floor commercial units in the borough's town and local centres, to residential properties. The Article 4 direction will come into force on 13 February 2026.

**RESOLVED: noted.**

**P 7959 Communications Received**

From	Subject	Date	Action
RBBC	Slow Charger Lamp Columns EV chargepoint Installation in Darenth Way	12 June 2025	Noted
SCC	Proposed Diversion of Public Footpath 392 from Network Rail Infrastructure Ltd	12 June 2025	Noted
SCC	Closure of Sangers Drive footpath for reconstruction for two weeks from 28 July	8 July 2025	Noted

**RESOLVED: noted.**

**P 7960 Diary Dates**

- Tuesday 29 July 2025, 7.30pm – Full Council, preceded by a presentation on the Horley Community Hall Redesign Proposals at 6.30pm.

**RESOLVED: noted.**

**P 7961 Press Release**

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

Meeting closed at 8.54pm

Date of next meeting: 19 August 2025

Members of the Planning and Development Committee:

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



**Joan Walsh**  
**Chief Executive Officer**  
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28 May 2025

Cllr Matt Furniss  
Cabinet Member for Highways, Transport and Economic Growth  
Surrey County Council  
Woodhatch Place  
11 Cockshot Hill  
Reigate  
Surrey RH2 8EF

By Email: [matt.furniss@surreycc.gov.uk](mailto:matt.furniss@surreycc.gov.uk)

Dear Cllr Furniss

**Traffic Calming at Lee Street, Horley Row and Mill Lane, Horley, Surrey**  
**SCC Petition Reference Number: To follow**

Horley Town Council is writing to request consideration for the implementation of traffic calming measures on Lee Street, Horley Row and Mill Lane.

Lee Street, Horley Row and Mill Lane form a continuous single residential street with a total of more than 100 residences. This letter will refer to the three roads simply as "Lee Street".

We can confirm that a Petition of more than 200 residents of Lee Street and surrounding streets, has been submitted to Surrey County Council this week, in support of **the implementation of traffic calming measures on Lee Street**.

Lee Street is a residential road but is experiencing traffic levels equivalent to that of an A road. It is used as a cut through between the A23 Brighton Road and the A217 Reigate Road, and this is then compounded by several factors:

- The growth in the town, the recent new builds in The Acres and Westvale Park have added considerably to the traffic in the town;
- The lack of routes out of Westvale Park – the new estate has only two exits, forcing traffic out into the A217 or the A23 and then into Lee Street to avoid going through the centre of the town;
- Heavy goods vehicles from the Britaniacrest site on the A217 regularly using the road to cut through to the A23, causing significant noise and disruption to residents;
- Complex junctions, particularly the Meath Green Lane/Vicarage Lane off-set crossroads; and
- Lastly, there is **nothing** to impede the flow of traffic at all – no traffic lights, no give-ways, no roundabouts, no pelican crossings.

In addition to very high volumes of traffic, there is an additional issue with speeding. A local resident recently obtained details of a **2024 Lee Street Speed Survey** via a Freedom of Information request. This clearly demonstrates that average speeds exceed 30mph and, given the volume of traffic, clearly supports the view that a very large number of vehicles regularly and significantly exceed 30mph, with some vehicles recorded at more than 90mph.

Continued .../

In recent years, there have been a number of accidents, typically involving excessive speed and/or driver confusion in navigating the complex junctions (noted above). A recent example, which was fortunately late at night, resulted in five cars parked in driveways being written off. Given that the road is also a bus route and a pedestrian thoroughfare, there is an elevated risk of injury.

All of these matters, noted above, impact on the quality of residents' lives, whether that is noise, vibrations, roadside pollution or increased risk of harm, to name just a few.

There are a number of options that Surrey Highways could consider to improve the situation including, but not limited to:

- Speed cameras;
- Road humps;
- Chicanes;
- Traffic lights or mini roundabouts at busy junctions; and
- Resident only access (in full or in part).

The last bullet point may seem an extreme solution; however, this has already occurred for prolonged periods on two occasions in the recent past when the road has been closed completely at one end (the junction with the A217) for more than a month, for works. Neither of these closures caused significant issues.

We are aware that this issue had been raised several times in the past by residents, as well as Town and County Councillors. Following this, some discussions have taken place. Moreover, the County may currently be considering measures that could be taken. Notwithstanding this, we would request that we meet with representatives of Surrey Highways together with our local representatives at County, Borough and Town levels, to consider how best to address this issue.

We look forward to your response.

Yours sincerely



Joan Walsh  
**Chief Executive Officer**

cc:

Chris Coghlan MP

Clr Andy Lynch

Clr Helen Clack

Clr Richard Biggs

Clr Dineke van den Bogerd

Clr Jo Farrar-Alsop

Clr Kirstie Havard

# HORLEY TOWN COUNCIL

**Joan Walsh**  
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23 June 2025

Surrey Highways  
Woodhatch Place  
11 Cockshot Hill  
Reigate  
Surrey  
RH2 8EF

Dear Sir/Madam

## **Re Traffic Priorities at Meath Green Lane, Webber Street and Hoadley Road, Horley, Surrey**

Horley Town Council is writing to request consideration for change in priorities to traffic at Meath Green Lane, Webber Street and Hoadley Road.

Currently, only buses can cross east to west from Webber Street and Hoadley Road across Meath Green Lane. The junction is designed to prevent traffic from turning left or right travelling in any direction, however some car drivers are making illegal manoeuvres in Meath Green Lane to get around this restriction. We would request that the junction as constructed is capable to meeting the planning condition.

The Town Council would like to recommend that priority is given to the traffic crossing Meath Green Lane from Webber Street and Hoadley Road over traffic using Meath Green Lane and to install 'Give Way' signs on Meath Green Lane.

The bollards for the bus gate are failing regularly and currently repairs are the responsibility of the developers until the road is adopted. This is also leading to a large number of private vehicles able to use Meath Green Lane, again not complying with a planning condition.

We have been advised that, in other areas, bollards are not used but instead controlled by ANPR cameras, so could implementation of these be considered to monitor breaches of the crossover junction.

We would welcome your views on our comments and suggestions, subject to funding for these being considered.

We look forward to hearing from you.

Yours faithfully

A handwritten signature in black ink, appearing to read 'J Walsh', is written over a light blue circular stamp.

Joan Walsh  
**Chief Executive Officer**

cc:  
Matt Furniss, SCC  
Andy Lynch, SCC  
Chris Coghlan MP

**List of Planning Applications**  
**Registered by Reigate & Banstead Borough Council**  
**During the period 6 June 2025 – 10 July 2025**  
**To see plans please CTRL+click on the application number to follow the link**

<b>01. RBBC Letter Dated: 04/06/25</b>	<b>Application No: <u>25/01042/HHOLD</u></b>
LOCATION:	25 Bakehouse Road, Horley, Surrey RH6 8HQ
DESCRIPTION:	Proposed garage conversion
<b>HORLEY TOWN COUNCIL COMMENTS Ratified on 15/07/25</b>	<b>No objections</b>

<b>02. RBBC Letter Dated: 11/06/25</b>	<b>Application No: <u>25/00969/OUT</u></b>
LOCATION:	Land Parcel 527317 144847 Meath Green Lane, Horley, Surrey
DESCRIPTION:	Outline application for the development of up to 51 residential dwellings and one traveller pitch with associated access, landscaping, open space, infrastructure and works and demolition of existing structures (all matters reserved, except access).
<b>HORLEY TOWN COUNCIL COMMENTS Ratified on 15/07/25</b>	<p><b>HTC supports the development. However we have our usual concerns on infrastructure in respect of sewage capacity, healthcare and education to support another new development in Horley.</b></p> <p><b>We note the applicant’s proposals to mitigate any impacts from flooding in the area for the new dwellings.</b></p> <p><b>What measures will be required to maintain the green open spaces and the drainage system? In respect of the large open space bordering the Burstow stream, as this is another section of the Riverside Green Change, should the borough council assume the responsibility for maintenance as per the other sections of the chain, eg Tanyard Meadows?</b></p> <p><b>We have concerns on the vehicle crossing of Meath Green Lane. The applicant has proposed a no right or left turn in any direction which we support, however key will be the junction design to achieve this considering the current issues we have with a similar junction in the lane at its junction with Webber Street and Hoadley Road.</b></p>

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<b>03. RBBC Letter Dated: 12/06/25</b>	<b>Application No: <a href="#">25/00882/HHOLD</a></b>
LOCATION:	Westlands, 4 Perrylands Lane, Horley, Surrey RH6 9PR
DESCRIPTION:	Partial demolition of existing private stable block and erection of ancillary one bedroom annexe
<b>HORLEY TOWN COUNCIL COMMENTS Ratified on 15/07/25</b>	<b>No objections</b>

<b>04. RBBC Letter Dated: 20/06/25</b>	<b>Application No: <a href="#">25/01113/S73</a></b>
LOCATION:	30 Avenue Gardens, Horley, Surrey RH6 9BS
DESCRIPTION:	New semi detached residential dwelling on land adjacent to 30 Avenue Gardens and rear extension to the existing dwelling at 30 Avenue Gardens. Variation of conditions 1, 3, 4, 5 and 6 of permission 22/01771/F. To make design changes including the addition of dormers to the donor property and new dwelling.
<b>HORLEY TOWN COUNCIL COMMENTS Ratified on 15/07/25</b>	<b>No objections</b>

<b>05. RBBC Letter Dated: 07/07/25</b>	<b>Application No: <a href="#">25/01141/HHOLD</a></b>
LOCATION:	70 The Crescent Horley Surrey RH6 7NU
DESCRIPTION:	Single-storey rear extension, internal remodelling and associated landscaping works
<b>HORLEY TOWN COUNCIL COMMENTS Ratified on 15/07/25</b>	<b>No objections</b>

<b>06. RBBC Letter Dated: 09/07/25</b>	<b>Application No: <a href="#">25/00975/F</a></b>
LOCATION:	Rowlands Peeks Brook Lane Horley Surrey RH6 9PP
DESCRIPTION:	The use of land as a travellers caravan site and associated development including fencing, hard surfacing, acoustic barrier, landscaping, service provision and amenity area
<b>HORLEY TOWN COUNCIL COMMENTS Ratified on 15/07/25</b>	<b>No objections</b>

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**Tree Works (Non-Felling)**

<b>A. RBBC Letter Dated: 02/06/2025</b>	<b>Application No: <u><a href="#">25/00958/TPO</a></u></b>
LOCATION:	Beechcroft, 68 Massetts Road, Horley, Surrey RH6 7ED
DESCRIPTION:	Hornbeam – repollard. This will include a height reduction of approximately 3.2m and lateral branch shortening of approximately 2m. The reason is for good tree management because this tree has been historically pollarded several times. Also advisable for public safety due to the close proximity of the road and houses.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b><a href="#">No objections, subject to no adverse comments from the Tree Officer.</a></b>

<b>B. RBBC Letter Dated: 09/06/2025</b>	<b>Application No: <u><a href="#">25/01024/TPO</a></u></b>
LOCATION:	Wetheral, 6 Upfield, Horley, Surrey RH6 7JZ
DESCRIPTION:	Rear garden (Area G1 on sketch map and first schedule of TPO document RE941): Oak Tree 1(T1) - Oak crown lift to crown break by removal of two main branches; Oak Tree 2 (T2) - Oak crown lift to crown break by removal of two main branches and its minor branches. Cut back to boundary fence; Oak Tree 3 (T3) - Oak crown lift to crown break by removal of two main branches and its minor branches. Cut back to boundary fence; Oak Tree 4 (T4) - Oak crown lift to crown break by removal of three main branches and its minor branches. Cut back to boundary fence. The crown lift of all four oak trees will be to a finishing height of 5-10 metres above the fence line. Approximately 5-10 metres is being cut back on each tree.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b><a href="#">No objections, subject to no adverse comments from the Tree Officer.</a></b>

<b>C. RBBC Letter Dated: 09/06/2025</b>	<b>Application No: <u><a href="#">25/00939/TPO</a></u></b>
LOCATION:	Meadowcroft House, 182 Balcombe Road, Horley, Surrey RH6 9ER
DESCRIPTION:	RE1053 One oak tree needs a reduction of around 3m.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b><a href="#">No objections, subject to no adverse comments from the Tree Officer.</a></b>

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<b>D. RBBC Letter Dated: 18/06/2025</b>	<b>Application No: <u><a href="#">25/01088/TPO</a></u></b>
LOCATION:	17 Newlands Close, Horley, Surrey RH6 8JR
DESCRIPTION:	T1 Oak – Remove epicormic growth length of 0.3m. Tree has put on new growth since previously done.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>

<b>E. RBBC Letter Dated: 03/07/2025</b>	<b>Application No: <u><a href="#">25/01178/TPO</a></u></b>
LOCATION:	3 Kingsley Road Horley Surrey RH6 8HP
DESCRIPTION:	Leyland Cypress - Shorten the overhanging branches above the boundary by 0.5m.
<b>HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):</b>	<b>No objections, subject to no adverse comments from the Tree Officer.</b>

<b>F. RBBC Letter Dated: 03/07/2025</b>	<b>Application No: <u><a href="#">25/01183/TPO</a></u></b>
LOCATION:	Street Record Priestlands Close Horley Surrey
DESCRIPTION:	01 - Willow - Reduce overall size of crown by 3m ( Pollard to previous points). 01 - To give sufficient clearance from the property to enable maintenance and prevent possible damage, to give sufficient clearance over the road and reduce the overhang to the property beneath.
<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>