

HORLEY TOWN COUNCIL

Minutes of a Meeting of the Planning and Development Committee held on 19 August 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 7962 Apologies and Reasons for Absence

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

P 7963 Disclosable Pecuniary Interests and Non-Pecuniary Interests

Cllr Turner declared a non-pecuniary interest in **Planning Application 25/01301/F Vape Escape Lounge, 44 High Street, Horley, Surrey RH6 7BB** due to proximity.

Cllr Wotton and Cllr Blacker declared a non-pecuniary interest in **Planning Application 25/01319/HHOLD Horley Mill, 83 Lee Street, Horley, Surrey RH6 8HD** as the applicant is known to them.

It was declared that as Cllr Blacker and Cllr 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 7964 Approval of Minutes

Planning and Development Committee held on 15 July 2025.

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

P 7965 Planning Updates

No updates were reported.

RESOLVED: noted.

P 7966 Determined Planning Applications

Members reviewed the list of Planning Applications determined for the period 11 July 2025 to 14 August 2025.

RESOLVED: noted.

Members of the Planning and Development Committee:

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

P 7967 Registered Planning Applications

Planning Applications received from Reigate & Banstead Borough Council for the period 11 July 2025 to 14 August 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 7968 Planning Appeals

No matters were raised.

RESOLVED: noted.

P 7969 Ongoing Planning Matters

No matters were raised.

RESOLVED: noted.

Highways and Transport Matters

P 7970 20mph Speed Limit Zones

The Planning and Support Officer reported that there have been communications with the SCC Road Safety Team. The County Council is in the process of investing a central budget on 20mph schemes and will ensure that Horley is included for consideration in the two-year scheme. A phased approach had been suggested which would be more manageable for budget and engagement resources. The consultation for the current TRO adverts has closed so this may indicate whether there is generally local support/opposition to 20mph limits.

RESOLVED: noted.

P 7971 Any Other Updates

Cllr Wotton reported that Hoadley Road is now fully completed (with bus stops) so should be able to accommodate the extended bus route. It was noted that bus applications can only be made at certain times of the year, the next one being in the New Year. It was however suggested to follow up road adoption with SCC and contact Metrobus regarding the bus route. Cllr Saunders requested that road adoption at 'The Acres' be added to the next meeting agenda.

RESOLVED: noted.

P 7972 Communications Received

From	Subject	Date	Action
SCC	Parking Review Update	10 July 2025	Noted
Fisher German LLP	Email to landowners re Esso Pipeline under Emlyn Meadows	23 July 2025	Noted
SCC	Asphalt preservation on Balcombe Road on 8 August for one night.	29 July 2025	Noted
SCC	Footway reconstruction on Parkhurst Road from 4 August 2025 for 11 weeks.	31 July 2025	Noted
SCC	Consultation for EV charge points on The Drive, Lumley Road and Chaffinch Way	5 August 2025	Responded and suggested installing an EV Charge Point outside the Council Offices in Albert Road.

RESOLVED: noted.

P 7973 Diary Dates

- Wednesday 27 August 2025, 6.00pm – RBBC/HTC Liaison Meeting (remote)
- Tuesday 2 September 2025, 6.00pm – Environment Working Group (remote)
- Tuesday 9 September 2025, 7.30pm – Full Council
- Tuesday 16 September 2025, 6.00pm – HTMG (remote)

RESOLVED: noted.

P 7974 Press Release

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

Meeting closed at 8.22pm

Date of next meeting: 23 September 2025

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 11 July 2025 – 14 August 2025

To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 08/07/25	<u>25/01138/HHOLD</u>
LOCATION:	15 Queens Road, Horley, Surrey RH6 7AH
DESCRIPTION:	Partial demolition of existing rear off-shot extension and proposed two-storey extension
HORLEY TOWN COUNCIL COMMENTS Ratified on 19/08/25	No objections

02. RBBC Letter Dated: 10/07/25	<u>25/01204/ADV</u>
LOCATION:	Dentistree, 2 Consort Way East, Horley, Surrey RH6 7AU
DESCRIPTION:	A removable, non-illuminated banner size 400cm x 150cm to promote our business temporary until 30 th September 2025
HORLEY TOWN COUNCIL COMMENTS Ratified on 19/08/25	No objections

03. RBBC Letter Dated: 09/07/25	<u>25/01238/HHOLD</u>
LOCATION:	23 Wolverton Gardens, Horley, Surrey RH6 7LZ
DESCRIPTION:	Proposed single storey rear extension
HORLEY TOWN COUNCIL COMMENTS Ratified on 19/08/25	No objections

04. RBBC Letter Dated: 11/07/25	<u>25/01270/HHOLD</u>
LOCATION:	Radford, 42 Vicarage Lane, Horley, Surrey RH6 8BA
DESCRIPTION:	Proposed single storey rear extension
HORLEY TOWN COUNCIL COMMENTS Ratified on 19/08/25	No objections

05. RBBC Letter Dated: 03/07/25	<u>25/01200/HHOLD</u>
LOCATION:	1 Blacksmith Road, Horley, Surrey RH6 9FF
DESCRIPTION:	Garage conversion
HORLEY TOWN COUNCIL COMMENTS Ratified on 19/08/25	No objections

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06. RBBC Letter Dated: 28/10/24	<u>24/01748/F</u>
LOCATION:	Cheswick Farm Buildings, Meath Green Lane, Horley, Surrey RH6 8HZ
DESCRIPTION:	Demolition of remaining barn; erection of a one and two storey residential development comprising two detached family dwellings; modifications to existing access and formation of access road with turning head; and provision of car and cycle parking. As amended on 18/07/2025.
HORLEY TOWN COUNCIL COMMENTS Ratified on 19/08/25	No objections

07. RBBC Letter Dated: 17/07/25	<u>25/01218/HHOLD</u>
LOCATION:	Solus Lodge, 238 Smallfield Road, Horley, Surrey RH6 9LT
DESCRIPTION:	Proposed accessible single storey front infill extension, a raised terrace to the rear, internal and external alterations.
HORLEY TOWN COUNCIL COMMENTS Ratified on 19/08/25	No objections

08. RBBC Letter Dated: 17/07/25	<u>25/01293/HHOLD</u>
LOCATION:	Farling, 45 Limes Avenue, Horley, Surrey RH6 9DG
DESCRIPTION:	Demolition of front porch and replace with new pitched roof over garage door, proposed loft conversion with rear hip to gable and side hips to gables and veluxes.
HORLEY TOWN COUNCIL COMMENTS Ratified on 19/08/25	No objections

09. RBBC Letter Dated: 16/07/25	<u>25/01002/HHOLD</u>
LOCATION:	80 Whittaker Drive, Horley, Surrey RH6 9TN
DESCRIPTION:	Single storey (flat roof) rear extension to replace existing conservatory
HORLEY TOWN COUNCIL COMMENTS Ratified on 19/08/25	No objections

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10. RBBC Letter Dated: 17/07/25	<u>25/01162/HHOLD</u>
LOCATION:	Maycroft, 183 Smallfield Road, Horley, Surrey RH6 9LR
DESCRIPTION:	4 x new dormers to loft extension, internal alterations and new sliding doors to external elevation
HORLEY TOWN COUNCIL COMMENTS Ratified on 19/08/25	No objections

11. RBBC Letter Dated: 25/07/25	<u>25/01359/TPO</u>
LOCATION:	Haversham House, Sarel Way, Horley, Surrey RH6 8LN
DESCRIPTION:	G381. Ash x 3 - Fell to as close to ground level as possible and treat stump to inhibit regrowth. 386. Black Pine - Remove major deadwood greater than 25mm diameter. 389. Poplar - Carefully dismantle to as close to ground level as possible utilising a Mobile Elevated Work Platform and treat stump to inhibit regrowth. G396. Mixed group (Elm and self set Sycamore) - Fell to as close to ground level as possible and treat stumps to inhibit growth. 384 Poplar - Crown lift to provide 3 metres clearance from ground level and Mixed species from the Poplar 384 to the garages including down the side of the garages, growing from railway land - Reduce encroachment to boundary line.
HORLEY TOWN COUNCIL COMMENTS Ratified on 19/08/25	No objections, subject to the recommendations of the Tree Officer. We would support the planting, if possible, of new trees so in time will provide noise screening to the railway line.

12. RBBC Letter Dated: 17/07/25	<u>25/01301/F</u>
LOCATION:	Vape Escape Lounge, 44 High Street, Horley, Surrey RH6 7BB
DESCRIPTION:	Rear elevational changes and addition of roof lights
HORLEY TOWN COUNCIL COMMENTS Ratified on 19/08/25	No objections

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13. RBBC Letter Dated: 25/07/25	<u>25/01351/HHOLD</u>
LOCATION:	2 Kidworth Close, Horley, Surrey RH6 8JP
DESCRIPTION:	Garage conversion into habitable area and new front porch
HORLEY TOWN COUNCIL COMMENTS Ratified on 19/08/25	No objections

14. RBBC Letter Dated: 31/07/25	<u>25/01201/S73</u>
LOCATION:	Thurgarton Cottage, Meath Green Lane, Horley, Surrey RH6 8HZ
DESCRIPTION:	Erection of a five bedroom house with an attached two bay garage. Variation of conditions 1, 3, 4, 5, 6, 10, 12, 13, 14, 16, 17 and 22 of permission <u>23/02516/E</u> . Amendments to approved plans to enable design changes and the discharge of planning conditions.
HORLEY TOWN COUNCIL COMMENTS Ratified on 19/08/25	HTC does not feel it can comment as there is not sufficient information to support or object on the variation of conditions.

15. RBBC Letter Dated: 07/08/25	<u>25/01381/HHOLD</u>
LOCATION:	23 The Close, Horley, Surrey RH6 9EB
DESCRIPTION:	Single storey rear extension
HORLEY TOWN COUNCIL COMMENTS Ratified on 19/08/25	No objections

16. RBBC Letter Dated: 04/08/25	<u>25/01319/HHOLD</u>
LOCATION:	Horley Mill, 83 Lee Street, Horley, Surrey RH6 8HD
DESCRIPTION:	First floor extension with balcony.
HORLEY TOWN COUNCIL COMMENTS Ratified on 19/08/25	No objections

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 11/07/2025	<u>25/01247/TPO</u>
LOCATION:	Long Acre, 140 Balcombe Road, Horley, Surrey RH6 9DS
DESCRIPTION:	Fence installation works at rear of 52 Limes Avenue. T1 will require crown lifting to 5m to be clear of fence. T2/T3 are not believed to be part of original TPO dated 1981 as not old trees. Therefore any work can be done to them. All trees are green taped for identification.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 11/07/2025	<u>25/01291/TPO</u>
LOCATION:	14 Bridges Close, Horley, Surrey RH6 9SG
DESCRIPTION:	T1 Oak – Reduce crown by 1.5m maintaining natural shape, crown lift back to source to a height of 7m, remove rubbing limb causing damage to bark. T2 Oak – Reduce crown by 1.5m maintaining natural shape, crown lift back to source to a height of 7m. T3 Oak – Reduce crown by 1.5m maintaining natural shape. Crown lift back to source to a height of 7m.
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

MO/2024/1264

Land at Povey Cross Farm, Reigate Road, Hookwood, Horley, Surrey RH6 0AP

PLEASE NOTE: Updated Flood Risk Assessment and Biodiversity Net Gain Report received. Outline application with all matters reserved except access for the demolition of one residential dwelling (Use Class C3) and delivery of up to 126 new homes (Use Class C3), up to 350sqm Use Class E floorspace, creation of a new vehicular access, public open space, landscaping and associated works.

Comments Deadline: 15 August 2025