

# **HORLEY TOWN COUNCIL**

## **Minutes of a Meeting of the Planning and Development Committee held on 23 September 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 Present** Sophie Mandak (Administrative Officer)  
Joanna Stay (Planning and Support Officer)

### **P 7975 Apologies and Reasons for Absence**

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

### **P 7976 Disclosable Pecuniary Interests and Non-Pecuniary Interests**

- Cllr George declared a non-pecuniary interest in planning application **25/01264/S73 - 57 Silverlea Gardens, Horley, Surrey RH6 9BA** as the applicant is known to him.
- 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 7977 Approval of Minutes**

Planning and Development Committee held on 19 August 2025.

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

### **P 7978 Planning Updates**

No updates were reported.

**RESOLVED: noted.**

### **Outside Bodies and Sub Committees**

### **P 7979 Horley Town Management Group (HTMG)**

Cllr Wotton reported that the refurbishment works in the High Street precinct will be delayed until after Christmas to avoid disruption to the Christmas Fair.

**RESOLVED: noted.**

### **P 7980 Accessibility Horley Committee**

No updates were reported.

**RESOLVED: noted.**

### **P 7981 Determined Planning Applications**

Members reviewed the list of Planning Applications determined for the period 15 August 2025 to 18 September 2025.

**RESOLVED: noted.**

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

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

**P 7982 Registered Planning Applications**  
Planning Applications received from Reigate & Banstead Borough Council for the period 15 August 2025 to 18 September 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 7983 Planning Appeals**  
It was reported that planning permission has been granted for planning appeal [24/00048/E\\_EN APP/L3625/C/24/3345298](#) – Land Adjacent to Saxon House, Haroldslea Drive, Horley, Surrey RH6 9PH | Without planning permission, the material change of use of the land from amenity land of Saxon House, Haroldslea Drive, Horley, Surrey RH6 9PH to a gypsy/traveller site, including the siting of a mobile home and the laying of a new access track.

**RESOLVED: noted.**

**P 7984 Ongoing Planning Matters**  
No matters were raised.

**RESOLVED: noted.**

### **Highways and Transport Matters**

**P 7985 Student Bus Fares**  
Cllr Saunders reported that Metrobus had introduced Horley Student Metrovoyager fares on the Metrobus app which are 36% cheaper than the Adult Metrovoyager tickets, for Horley students travelling to Reigate and Redhill. In order to use the offer, students will need to validate they are an East Surrey College/Reigate School/St Bede's School student with ID, through the Metrobus app. For individual journeys, it is still cheaper to travel using the Surrey LINK 16-20 card, but the 30 day and 13-week options are cheaper per day (assuming five days a week of travel). The colleges have been informed and the offer is being promoted on social media and websites. A note of thanks from the committee was recorded for the sterling efforts by Cllr Saunders in liaising with Metrobus and for being instrumental in securing such a positive outcome for Horley students.

**RESOLVED: noted.**

**P 7986 EV Charge Point in Albert Road**

**RESOLVED: that the Town Council's response to Surrey County Council, recommending the installation of an on-street EV charge point in Albert Road (outside the HTC offices) instead of Lumley Road, be ratified.**

**P 7987 Road Adoption of The Acres**  
Cllr Saunders reported that he had been chasing the property developer regarding road adoption at The Acres residential development. Due to staffing issues, the legal team at SCC have been unable to help. Cllr Saunders will continue to follow up and it was noted that assistance from Chris Coghlan MP may also become necessary.

**RESOLVED: noted.**

**P 7988 Fastway 100 Bus Route Westvale Park**  
It had been confirmed that the Fastway 100 bus route is to be extended through Westvale Park from 27 September 2025. There will also be changes to routes 422 and 424.

**RESOLVED: noted.**

**P 7989 Traffic Calming at Lee Street, Horley Row and Mill Lane**

**Members of the Planning and Development Committee:**  
Cllrs Blacker, Chester, Easterbrook, Fagan, George, Hughes, Hudson, Mearing, Saunders, Turner, Wotton

It was noted that a reply to the Town Council's letter to Surrey Highways requesting implementation of traffic calming at Lee Street, Horley Row and Mill Lane, had not been received and would be followed up.

**RESOLVED: noted.**

**P 7990 Parking Review 2024/25 Proposals at Court Lodge**

Members noted the intended proposals to extend the double yellow lines in Court Lodge Road to prevent obstructive parking, which are due to be in place by the end of 2025. No other comments were raised.

**RESOLVED: noted.**

**Airport Matters**

**P 7991 Gatwick Airport Development Consent Order (DCO) Examination**

Cllr George reported that the Secretary of State for Transport had granted development consent for the application for the Gatwick Airport Northern Runway Project, subject to conditions including noise pollution and local transport issues. It is expected that judicial reviews will be submitted by organisations opposing the project.

Additionally, Gatwick Airport has appointed Pierre-Hugues Schmit as its new CEO after the current chief executive, Stewart Wingate, is set to become managing director of UK Airports.

**RESOLVED: noted.**

**P 7992 Other Airport Matters**

There were no other airport matters to report.

**RESOLVED: noted.**

**P 7993 RBBC Air Quality Action Plan and Strategy Consultation (deadline 13 October 2025)**

The committee was asked to submit comments to the Planning Support Officers by 26 September to include in the Town Council's consultation response, for ratification at the next meeting.

**RESOLVED: that that the Town Council's response to the Reigate and Banstead Air Quality Action Plan and Strategy Consultation, be ratified at the next committee meeting.**

**P 7994 SCC/RBBC Delivering Change Regeneration Projects – Horley Town Centre**

The Planning Support Officer gave the following updates:

- **Central Car Park:** The charge points have been energised and will be connected within the next few weeks.
- **High Street Public Realm:** It is proposed the works will start after Christmas to avoid disruption to the Christmas Fair on Saturday 13 December.
- **Horley Local History Society (HLHS):** The society has met with the RBBC Delivering Change team to discuss the project. It has been proposed that the signs could initially be installed at the Memorial Gardens (subject to approval) and St Bart's Church. Additionally, a section of the rear HTC notice board in the precinct could be allocated for historical facts, as these locations will not be restrictive in regard to planning consent required by landowners.
- **Neighbourhood Hall, Westvale Park:** The building works have been completed and the land transfer is taking place. The property team is finalising the leases for the church group and the GP surgery. It has been agreed that the hall can be used as polling station.

**P 7994)**

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

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

- **Public Toilets, Consort Way:** There is no update on the current facilities. It has been suggested to consider incorporating public toilet facilities in the Horley Community Centre refurbishment project.

**P 7995** *RESOLVED: noted.*

**Horley Sewage Treatment Works (HSTW)**

Cllr Wotton reported that he attended a HSTW site visit to view the remedial works carried out, which have been successful. The storm tanks now have additional capacity to prevent flooding in the streets and residents’ gardens. The long-term solutions are to be included in the national plans.

**P 7996** *RESOLVED: noted.*

**Communications Received**

<b>From</b>	<b>Subject</b>	<b>Date</b>	<b>Action</b>
A resident	Meath Gardens – Purchase of the freehold of the access road and green space	5 September 2025	Noted
Surrey Highways	Your Highways Update – A Year In Review	8 September 2025	Noted
BRTA	Horsham Forum – Guildford-Horsham Rail Link	11 September 2025	Noted
A resident	School parking in The Meadway and Langshott Lane	12 September 2025	Noted
A resident	Town development	22 September 2025	Cllr George contacted resident.

**P 7997** *RESOLVED: noted.*

**Diary Dates**

- Friday 26 September 2025, 6.30pm: Horley In Bloom Awards, Horley Baptist Church
- Monday 29 September 2025, 5.00pm: SCC/RBBC/HTC Joint Meeting (Remote)
- Wednesday 1 October 2025, 7.30pm: SALC Councillors Forum (Remote)
- Tuesday 14 October 2025, 7.30pm: Leisure Meeting (Horley Baptist Church)

**P 7998** *RESOLVED: noted.*

**Press Release**

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

Meeting closed at 8.34pm

Date of next meeting: 21 October 2025

**Please Note: Until further notice, future meetings of Horley Town Council will be held at Horley Baptist Church (Ramsay Room, Ground Floor), 289 Court Lodge Road, Horley RH6 8RG until completion of the buildings works at the Town Council offices which are now underway. Further information is available on our [website](#).**