

HORLEY TOWN COUNCIL

Minutes of a Meeting of the Planning and Development Committee held on 13 January 2026 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 Sam Adeniji (Assistant Chief Executive Officer/RFO)
Sophie Mandak (Administrative Officer)

P 8050 Apologies and Reasons for Absence

RESOLVED: that the apologies received from Cllr Hudson and Cllr Fagan, be accepted. Cllr Turner attended remotely. Cllr Chester was absent.

P 8051 Disclosable Pecuniary Interests and Non-Pecuniary Interests

It was declared that as Cllr Blacker is a member of the Reigate and Banstead Borough Council Planning Committee, the views expressed by him at the meeting may change.

Cllr Turner declared a non-pecuniary interest in [25/02156/F 38-40 High Street, Horley, Surrey, RH6 7BB](#) due to the proximity.

RESOLVED: noted.

P 8052 Approval of Minutes

Planning and Development Committee held on 16 December 2025.

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

P 8053 Planning Updates

There were no updates to report.

RESOLVED: noted.

Outside Bodies and Sub Committees

P 8054 Horley Town Management Group (HTMG)

There was no update reported due to no meeting being held since the last Planning Meeting. It was noted that the next meeting will be held on 3 February 2026.

RESOLVED: noted.

Members of the Planning and Development Committee:

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

P 8055 Accessibility Horley Committee

No update was reported.

RESOLVED: noted.

P 8056 Determined Planning Applications

Members reviewed the list of Planning Applications determined for the period 12 December 2025 to January 2026.

RESOLVED: noted.

P 8057 Registered Planning Applications

Planning Applications received from Reigate & Banstead Borough Council for the period 12 December 2025 to 8 January 2026.

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 8058 Planning Appeals

There were no updates to report during this period.

RESOLVED: noted.

P 8059 Ongoing Planning Matters

Land West of Reigate Road, Hookwood

It was reported that an email had been received from SEC Newgate on behalf of Vistry Homes regarding the Reserved Matters Application for Land West of Reigate Road, Hookwood. It is preparing a detailed Reserved Matters planning application and would welcome the opportunity to meet with Members to present the proposals.

RESOLVED: that a meeting will be arranged for SEC Newgate and Vistry Homes to present the proposals regarding Reserved Matters Application for Land West of Reigate Road, Hookwood, to Members at a future Planning Meeting.

P 8060 Highways and Transport Matters

Safety concerns at Westvale Park/Meath Green Lane Crossing with Webber Street and Hoadley Road, Horley

It was reported that Chris Coghlan MP wrote a letter to SCC Cabinet Member for Highways Transport and Economic Growth, Cllr Matt Furniss, dated 12 December 2025, expressing safety concerns at the Westvale Park/Meath Green Lane Crossing with Webber Street and Hoadley Road. The Town Council subsequently sent a letter, dated 22 December 2025 to Cllr Matt Furniss in full support of the letter and issues raised by the MP of behalf of constituents. A response was received from Cllr Furniss on 9 January proposing a meeting to discuss the issues and this would be followed up.

RESOLVED: that correspondence from the Town Council to the SCC Cabinet Member for Highways, Transport and Economic Growth, Cllr Matt Furniss, in support of a letter from Chris Coghlan MP of 12 December 2025 to Cllr Furniss regarding safety concerns at the Meath Green Lane/Hoadley Road junction, be approved and that a meeting will be convened with all parties, including the consortium, be noted.

Members of the Planning and Development Committee:

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

Any Other Matters

P 8061 **Flooding Concerns outside Tesco Express, Brighton Road, Horley**

It was reported that Chris Coghlan MP sent a letter to SCC Cabinet Member for Highways Transport and Economic Growth, Cllr Matt Furniss on 22 December 2025 expressing concerns over the flooding outside Tesco Express, Brighton Road, Horley. HTC received a response from Surrey Highways on 7 January 2026. In summary, a work order has been raised to inspect and clean the carriageway gullies; however, no specific dates can be provided at this time. The request for additional pedestrian dropped kerbs has been logged with the County, with delivery subject to funding availability and future budget decisions.

RESOLVED: noted.

P 8062 **Brookfield Drive Bus Bollards**

A resident reported that the bus bollards failed on 31 December 2025, however were functional on 2 January 2026 and appeared to be in working order.

RESOLVED: noted.

P 8063 **Reigate and Banstead Parking Review 2024/25 – Decisions Report**

It was noted that the Decisions Report has been received and circulated.

RESOLVED: noted.

P 8064 **Airport Matters**

Gatwick Northern Runway Project – Legal challenge launched by campaigners against plans for a new second runway at Gatwick Airport

Cllr George reported that the judicial reviews against the Gatwick Northern Runway Project will be heard this week.

RESOLVED: noted.

P 8065 **SCC/RBBC Delivering Change Regeneration Projects – Horley Town Centre**

- **High Street/Public Realm** - A comms letter had been sent out inadvertently to residents giving an incorrect start date for the works of 12 January and indicating that the High Street will be closed for a year. This was a semi-automated letter generated from the permit request, hence the incorrect date and had not been authorised. SCC has apologised on social media for the incorrect information being issued and confusion caused. A start date for the works should be confirmed by the contractor imminently and a corrected comms letter will be issued, apologising for the error and giving details of the works in phases. HTC has asked to see the comms letters before being released to residents, to enable being in a position to answer any queries. There will be more targeted comms with local businesses affected by the works, due to the low turnout at the engagement meeting. There will be regular site visits by SCC to check the works and deal with any residents' and business queries with ongoing engagement.
- **Wayfinding** - The rusty plates have been replaced and the remaining signs have been installed.
- **Subway** - Technical clearance from Network Rail has still not been received and will be chased by the legal team, reminding NR of its contractual obligations.
- **Horley Outdoor Open Space** - The procurement process has started to appoint a design architect for the Horley Town Park and engagement is taking place with sports clubs and community groups.

RESOLVED: noted.

Members of the Planning and Development Committee:

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

P 8066 Burstow and Smallfield Neighbourhood Plan – Invitation to Comment on Regulation 14 Neighbourhood Plan Consultation

The Burstow and Smallfield Neighbourhood Plan was discussed and Members were invited to comment on the consultation. Members agreed that feedback should be sent requesting details of flood mitigation and sewage plans.

RESOLVED: that the Burstow and Smallfield Neighbourhood Plan Regulation 14 Neighbourhood Plan Consultation be sent requesting details of flood mitigation and sewage plans, by the deadline of 15 February 2026, be approved.

P 8067 Communications Received

From	Subject	Date	Action
TARA	Horley Town Park - early informal feedback from residents	22 December 2025	Noted

RESOLVED: noted.

P 8068 Diary Dates

- Monday 19 January 2026 at 5.00pm SCC/RBBC/HTC Joint Council Meeting (remote)
- Tuesday 20 January 2026 at 7.30pm Leisure Meeting
- Tuesday 27 January 2026 at 7.30pm Full Council Meeting preceded by a briefing from the Citizens Advice Bureau at 6.30pm
- Tuesday 3 February 2026 at 6.00pm HTMG Meeting (remote)
- Thursday 5 February 2026 at 6.00pm RBBC/HTC Liaison Meeting (remote)

RESOLVED: noted.

P 8069 Press Release

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

Meeting closed at 8:36pm

Date of next meeting: 10 February 2026

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