

HORLEY TOWN COUNCIL

Minutes of a Meeting of the Planning and Development Committee held on 10 February 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 Joanna Stay (Planning and Support Officer)
Sophie Mandak (Administrative Officer)

P 8070 Apologies and Reasons for Absence

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

P 8071 Disclosable Pecuniary Interests and Non-Pecuniary Interests

Cllr Blacker declared a Non-Pecuniary Interest in planning application **26/00013/F TA Boxall & Co, 14-20 Balcombe Road, Horley, Surrey RH6 9HR** as he is known to the applicant.

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 8072 Approval of Minutes

Planning and Development Committee held on 13 January 2026.

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

P 8073 Planning Updates

There were no planning updates to report.

RESOLVED: noted.

P 8074 Determined Planning Applications

Members reviewed the list of Planning Applications determined for the period 9 January to 5 February 2026.

RESOLVED: noted.

P 8075 Registered Planning Applications

Planning Applications received from Reigate & Banstead Borough Council for the period 9 January to 5 February 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.

Members of the Planning and Development Committee:

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

P 8076 Planning Appeals
There were no updates to report.

RESOLVED: noted.

P 8077 Ongoing Planning Matters
None were reported.

RESOLVED: noted.

Highways and Transport Matters

P 8078 Three Arch Road: Proposed applications for the deregistration and exchange of common land

Members discussed the proposals for the deregistration and exchange of common land required to facilitate the proposed Three Arch Road junction improvements. The Town Council supports the aims of the scheme in principle, as the flow of traffic should improve and it would assist emergency services accessing the hospital. However, there were concerns regarding loss of on-street parking for the residents on the south side of Horley Road. It was also noted that some land would be taken away from the allotment site and it should therefore be clarified what alternative plans are being considered for those displaced allotment plot holders. It was agreed to draft a letter to RBBC to submit by the consultation deadline of 16 February 2026.

RESOLVED: that the Town Council will draft a response to the Three Arch Road Proposal Application for the Deregistration and Exchange of Common Land Consultation, to submit by the deadline of 16 February 2026, be ratified at the next Planning Meeting.

P 8079 High Street Public Realm Works

It was noted that a letter has been sent out by Surrey Highways to all residents and businesses confirming the planned start date of the project as 9 February 2026.

RESOLVED: noted.

P 8080 Lidl Traffic / A23 Brighton Road Junction Concerns

Members discussed the traffic delays at the junction of Victoria Road, Vicarage Lane and A23 Brighton Road by the new Lidl supermarket. The car park entrance is on the A23 Brighton Road and traffic has been queueing to enter the car park and causing delays at the traffic lights and blockages at the junction, although the car park queues may be temporary due to the store being newly opened. It was agreed to draft a letter to Surrey Highways requesting a yellow cross hatch box across the whole junction by the traffic lights to prevent traffic being held unnecessarily.

RESOLVED: that the Town Council drafts a letter to Surrey Highways requesting a yellow cross hatch box across the junction at Victoria Road, Vicarage Lane and A23 Brighton Road to alleviate traffic congestion from accessing the new Lidl supermarket.

Any Other Matters

P 8081 A23 Sustainable Travel - Bus Lane 4 Proposals

Cllr George reported on the recent meeting with SCC regarding the proposed bus lane from A23 Bonehurst Road (entrance to numbers 50a, 50b and 50) to the Chequers Roundabout. It is proposed that the current hatched area in the centre of the road will be used for southbound traffic and the current southbound lane will become a bus lane. The grass verge either side of Chestnut Road will be reduced to accommodate the widening of the road. Concerns were raised over the cost of the project

Members of the Planning and Development Committee:

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

P 8081) for a short distance of bus lane, how it will affect northbound emergency services that currently use the central hatched area, relocation of utilities under the grass verge and buses cutting across traffic to turn right at the roundabout. A letter was sent from HTC responding to the consultation in September 2024.

RESOLVED: noted.

P 8082 Victoria Road Pavements Works

It was noted there are pavement works being carried out along Victoria Road and it was suggested to check if this is part of the Local Cycling and Walking Infrastructure Plan (LCWIP).

RESOLVED: noted.

P 8083 Gatwick Airport: Consultation on Proposed Changes to the Air Navigation Directions and Air Navigation Guidance

RESOLVED: that the Town Council's response to the consultation on proposed changes to the air navigation directions and air navigation guidance, be ratified.

P 8084 Communications Received

From	Subject	Date	Action
A resident	Safety concerns on Orchard Drive	28 January 2026	A letter to be drafted to Surrey Highways
A resident	Damaged grass verge following pavement repair on Parkhurst Road	29 January 2026	Reported on FixMyStreet

RESOLVED: noted.

P 8085 Diary Dates

- Wednesday 18 February 2026, 7.30pm Land West of Salfords Engagement Meeting (Rear Hall Salfords Village Hall)
- Tuesday 10 March 2026, 6.30pm Vistry Homes Presentation, Land West of Reigate Road
- Tuesday 10 March 2026, 7.30pm Full Planning Meeting

RESOLVED: noted.

P 8086 Press Release

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

Meeting closed at 8.18pm

Date of next meeting: 10 March 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](#).

Members of the Planning and Development Committee:

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

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 9 January 2026 to 5 February 2026
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 09/01/26	<u>25/02101/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 23/02516/F. Amendments to approved plans to enable design changes and the discharge of planning conditions. Variation of condition 1 of permission 25/01201/S73, amendment to approved plans for minor driveway changes.
HORLEY TOWN COUNCIL COMMENTS Ratified 10/02/26	No objections

02. RBBC Letter Dated: 14/01/26	<u>25/02212/HHOLD</u>
LOCATION:	2 Hevers Avenue Horley Surrey RH6 8DB
DESCRIPTION:	Wrap around single side/rear extension with partial double storey side extension. Internal changes.
HORLEY TOWN COUNCIL COMMENTS Ratified 10/02/26	No objections

03. RBBC Letter Dated: 29/12/25	<u>25/02315/F</u>
LOCATION:	Mother Hen Nursery, 80 Lumley Road, Horley, Surrey RH6 7JL
DESCRIPTION:	Proposed single-storey extension to an existing purpose-built nursery building.
HORLEY TOWN COUNCIL COMMENTS Ratified 10/02/26	HTC objects on the following grounds: 1) Over development 2) Negative impact on neighbour amenities 3) Expansion of the nursery will result in an increase in vehicle movements in a road which has only on-road parking, resulting in more congestion.

04. RBBC Letter Dated: 07/01/26	<u>26/00024/HHOLD</u>
LOCATION:	7 Blacksmith Road, Horley, Surrey RH6 9FF
DESCRIPTION:	Conversion of garage into habitable room, alterations to front fenestration and erection of a single storey rear infill extension
HORLEY TOWN COUNCIL COMMENTS Ratified 10/02/26	No objections

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05. RBBC Letter Dated: 06/01/26	<u>26/00018/HHOLD</u>
LOCATION:	16 Hevers Avenue, Horley, Surrey RH6 8DB
DESCRIPTION:	Ground floor rear extension
HORLEY TOWN COUNCIL COMMENTS Ratified 10/02/26	No objections

06. RBBC Letter Dated: 05/01/26	<u>26/00014/RET</u>
LOCATION:	Woodlea Stables, Peeks Brook Lane, Horley, Surrey RH6 9PP
DESCRIPTION:	Material change of use of land from caravan site and agricultural land to caravan site comprising 17 net static caravans (34 total) for occupation by gypsy/traveller families.
HORLEY TOWN COUNCIL COMMENTS Ratified 10/02/26	No objections

07. RBBC Letter Dated: 16/01/26	<u>26/00085/CU</u>
LOCATION:	Land Opposite to Peeks Rough Farm, Peeks Brook Lane, Horley, Surrey RH6 9SX
DESCRIPTION:	To change the use of area of land within our ownership to garden curtilage.
HORLEY TOWN COUNCIL COMMENTS Ratified 10/02/26	No objections

08. RBBC Letter Dated: 20/01/26	<u>26/00013/F</u>
LOCATION:	T A Boxall & Co, 14-20 Balcombe Road, Horley, Surrey RH6 9HR
DESCRIPTION:	Demolition of existing buildings and redevelopment of site to provide a mixed-use building comprising ground floor flexible Class E use and eight C3 residential apartments with associated vehicle parking, landscaping, and other required works.
HORLEY TOWN COUNCIL COMMENTS Ratified 10/02/26	No objections

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09. RBBC Letter Dated: 21/01/26	<u>26/00102/HOLD</u>
LOCATION:	6 Fairfield Avenue, Horley, Surrey RH6 7PD
DESCRIPTION:	Conversion of existing attached garage to bedroom and en-suite.
HORLEY TOWN COUNCIL COMMENTS Ratified 10/02/26	No objections

10. RBBC Letter Dated: 23/01/26	<u>26/00032/F</u>
LOCATION:	Derant House, 149 Lumley Road, Horley, Surrey RH6 7JQ
DESCRIPTION:	Proposed single storey extension and conversion of store room to form new one bedroom flat
HORLEY TOWN COUNCIL COMMENTS Ratified 10/02/26	No objections

11. RBBC Letter Dated: 22/01/26	<u>26/00107/HHOLD</u>
LOCATION:	61 Chequers Drive, Horley, Surrey RH6 8DX
DESCRIPTION:	Proposed ground floor rear extension, façade alterations, floor plan redesign and all associated works
HORLEY TOWN COUNCIL COMMENTS Ratified 10/02/26	No objections

12. RBBC Letter Dated: 26/01/26	<u>25/02272/HHOLD</u>
LOCATION:	165 Balcombe Road, Horley, Surrey RH6 9DR
DESCRIPTION:	Demolition of existing rear single-storey element and erection of single-storey rear extension. Demolition and relocation of existing garage.
HORLEY TOWN COUNCIL COMMENTS Ratified 10/02/26	No objections

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 13/01/26	<u>26/00054/TPO</u>
LOCATION:	3 Stocks Close, Horley, Surrey RH6 9GU
DESCRIPTION:	I would like to carry out works to T1 Oak. Reduce crown by 2-3 metres in accordance with BS3998. To provide sufficient clearance to property.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 19/01/26	<u>26/00077/TPO</u>
LOCATION:	23 Carlton Tye, Langshott, Horley, Surrey RH6 9XJ
DESCRIPTION:	T1 Oak - To crown reduce TPO Oak tree in the rear garden by up to 2m near to previous points to continue cyclical maintenance leaving a more compact and manageable crown. Current height 18m and crown spread N6m E6m S6m W6m. Finished height 16m and radial crown spread of 4m. To manage trees crown within proximity to surroundings.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 27/01/26	<u>26/00111/TPO</u>
LOCATION:	Oak Lodge, 8 Woodroyd Gardens, Horley, Surrey RH6 7LP
DESCRIPTION:	Oak T1. Prune the west side of the crown above the garage to shorten branch lengths by 1m. Pruning cuts will be made strictly to appropriate growth points to mitigate the stress reaction growth. Oak T2. Prune the tree to reduce the volume of branches overall by 15%. This will be achieved by selectively pruning out branches measuring not more than 1.5m in length and not more than 5cm diameter at the pruning cut point. The selected branches will be shortened by a maximum of 1.5M. This growth is strictly growth that has arisen since the tree suffered a total crown size reduction and the reason is to reduce sail area but more importantly it is to allow the regrowth to calm down, instead of the current congested competitive growth.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

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D. RBBC Letter Dated: 26/01/26	<u>26/00071/TPO</u>
LOCATION:	15 Bakehouse Road, Horley, Surrey RH6 8HQ
DESCRIPTION:	T25 is a oak tree. Every few years they have them maintained. On this occasion house number 15 will be applying for a lateral prune only back to previous points (0.5-1M) all cuts will be back to suitable growth points.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

E. RBBC Letter Dated: 27/01/26	<u>26/00134/TPO</u>
LOCATION:	19 Willow Brean, Horley, Surrey RH6 8EA
DESCRIPTION:	Oak in the rear garden on number 21 - Pruning work to the east side of the trees crown: Reduce the height of three upper extended stems by 3m. One previously cut low limb - Reduce the length to the previous cut points, this being branch shortening of approximately 2.3m.
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