

HORLEY TOWN COUNCIL

Minutes of a Meeting of the Planning and Development Committee held on 10 March 2026 at 7.30pm



Present Cllrs Michael Blacker Mike George Sam Mearing
Victoria Chester Jerry Hudson Martin Saunders
Lynnette Easterbrook Cec Hughes

Also Present Joanna Stay (Planning and Support Officer)
Sophie Mandak (Administrative Officer)

P 8087 Apologies and Reasons for Absence

RESOLVED: that the apologies received from Cllr Wotton, be accepted. Cllrs Fagan and Turner attended the meeting remotely.

P 8088 Disclosable Pecuniary Interests and Non-Pecuniary Interests

Cllr George declared a non-pecuniary interest on planning application **25/01264/S73 - 57 Silverlea Gardens, Horley, Surrey RH6 9BA** and **26/00255/HHOLD - 21 Harvestside, Langshott, Horley, Surrey RH6 9UH** as the applicants are known to him.

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 8089 Approval of Minutes

Planning and Development Committee held on 10 February 2026.

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

P 8090 Planning Updates

There were no updates to report.

RESOLVED: noted.

Outside Bodies and Sub-Committees

P 8091 Horley Town Management Group (HTMG)

Cllr George reported that HTMG has agreed to fund the pitch fees and public liability insurance for the Plant and Seed Swap Stall at the St George's Fair, however HATS are still to confirm whether the event will take place this year due to the High Street works.

RESOLVED: noted.

Members of the Planning and Development Committee:

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

P 8092 Accessibility Horley Committee

Cllr George updated members on the meeting on 10 February 2026. Members were encouraged to use the SCC Highways 'FixMyStreet' website to report accessibility issues on roads and pavements.

RESOLVED: noted.

P 8093 Determined Planning Applications

Members reviewed the list of Planning Applications determined for the period 6 February 2026 to 5 March 2026.

RESOLVED: noted.

P 8094 Registered Planning Applications

Planning Applications received from Reigate and Banstead Borough Council for the period 6 February 2026 to 5 March 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 8095 Planning Appeals

A new planning appeal was reported: **25/01024/TPO/AP Wetheral, 6 Upfield, Horley, Surrey RH6 7JZ** – Appeal Against Refusal of Tree Application.

RESOLVED: noted.

P 8096 Ongoing Planning Matters

There were no ongoing matters to report.

RESOLVED: noted.

Highways and Transport Matters

P 8097 Three Arch Road: Proposed applications for the deregistration and exchange of common land consultation.

RESOLVED: that the Town Council's letter responding to the Three Arch Road Proposal Application for the Deregistration and Exchange of Common Land Consultation, be ratified.

P 8098 Junction of A23 Brighton Road, Lidl Junction

It was noted that HTC had sent a letter to Surrey Highways requesting a yellow hatch box across the whole junction at **A23 Brighton Road, Victoria Road and Vicarage Road** to prevent traffic building up and causing blockages at the junction. This issue has increased since the opening of the new Lidl store with cars queuing to access the car park entrance on the A23 Brighton Road.

RESOLVED: that the letter from HTC to Surrey Highways requesting a yellow hatch box across the junction of A23 Brighton Road, Victoria Road and Vicarage Road, be ratified.

P 8099 Safety Concerns on Orchard Drive

It was noted that HTC had sent a letter to Surrey Highways regarding speeding concerns along **Orchard Drive** and requesting that traffic calming measures are implemented. This was also reported to Surrey Highways who will conduct a survey to investigate the level of speeding and collect data from the police regarding road collisions, to agree what intervention might be appropriate.

RESOLVED: that the letter from HTC to Surrey Highways requesting traffic calming measures be implemented along Orchard Drive, be ratified.

P 8100 Safety Concerns at Westvale Park/Meath Green Lane Crossing with Webber Street and Hoadley Road

It was reported that Chris Coghlan MP has received a letter from Cllr Matt Furniss advising that a request has been made to the police to obtain recent accident data and the Consortium has been pressurised for a response to the Safety Audit. Temporary signs are currently in place. Cllr Furniss advised that SCC will move to adopt the junction at the earliest opportunity, however the Consortium must address the issues with the design in advance as it remains their responsibility until final adoption.

RESOLVED: noted.

Airport Matters

P 8101 GATCOM

There were no updates to report.

RESOLVED: noted.

P 8102 Any Other Updates

Gatwick Route 4 Airspace Change Consultation

It was noted that the deadline for consultation submissions for the Gatwick Route 4 Airspace Change is 28 April 2026. This will be discussed at the next Planning Meeting on 7 April and a response from HTC drafted for submission by the deadline.

RESOLVED: noted.

P 8103 SCC/RBBC 'Delivering Change' Regeneration Projects – Horley Town Centre

High Street/Public Realm Works

It was reported that the works on the High Street started on 9 February 2026. A compound has been set up in the High Street car park and temporary line markings are to be made for reduced public parking during the works. The junction of High Street and Consort Way East will be closed to install the pedestrian crossing raised table. It was requested that the project team send out regular Comms updating residents on timescales for road closures for each phase of the works. There were issues with illegal parking on the north side of the High Street which caused congestion at the temporary traffic lights. The contractors have been asked to put cones along this stretch of the road to prevent parking and allow a better flow of traffic. There was a temporary power cut due to a contractor drilling through a cable, however power was quickly resumed and the area rechecked for further cables.

Wayfinding

The project is now complete and has been signed off.

Members of the Planning and Development Committee:

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

Subway

No flooding has been reported, apart from during the power cut when the pump was unable to work. Final approval on the designs is still to be received from Network Rail.

Horley Community Centre

The project is on target to start July/August 2026. Anvil Court in Langshott is being considered as a temporary location for the day centre with meals provided and a reduced activities programme.

RESOLVED: noted.

P 8104 Burstow and Smallfield Neighbourhood Plan – Invitation to Comment on Regulation 14 Neighbourhood Plan Consultation

RESOLVED: that the Town Council's response to the Burstow and Smallfield Neighbourhood Plan – Regulation 14 Neighbourhood Plan Consultation, be ratified.

P 8105 Communications Received

From	Subject	Date	Action
Tandridge DC	Godstone Parish Neighbourhood Plan Consultation	11 February 2026	Noted
SSPC	The footbridge from Westvale to Moat Farm will be replaced w/c 23 February 2026.	18 February 2026	Noted
Surrey Highways	Carriageway resurfacing works on Charlesfield Road from 18-20 March 2026, 8am-4pm	24 February 2026	Noted
A resident	Rubbish and bird excrement outside the former Barclays Bank building on Victoria Road	27 February 2026	Reported on RBBC website

RESOLVED: noted.

P 8106 Diary Dates

- Tuesday 17 March 2026, 7.30pm Full Council Meeting preceded by a presentation from YMCA East Surrey at 6.00pm
- Monday 23 March 2026, 5.00pm SCC/RBBC/HTC Joint Council Meeting (remote)
- Wednesday 25 March 2026, 7.30pm SALC Councillor Forum (remote)

RESOLVED: noted.

P 8107 Items for future consideration

Cllr Saunders requested that Litter Concerns in the Town Centre be added to the next Environment Working Group Meeting.

RESOLVED: noted.

P 8108 Press Release

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

Meeting closed at 8.28pm

Date of next meeting: 7 April 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 6 February 2026 to 5 March 2026
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 09/09/25	<u>25/01264/S73</u>
LOCATION:	57 Silverlea Gardens, Horley, Surrey RH6 9BA
DESCRIPTION:	Proposed new dwelling including dormers and garage. Variation of conditions 1, 6 and 10 of permission 23/01842/f. Convert one of the two garages into a habitable room, alterations to material finish and design alterations. As amended on 04/02/2026.
HORLEY TOWN COUNCIL COMMENTS Ratified on 10 March 2026	No objections

02. RBBC Letter Dated: 02/02/26	<u>25/02256/F</u>
LOCATION:	3 Parkhurst Grove, Horley, Surrey RH6 8EN
DESCRIPTION:	Proposed single storey rear extension with pitched roof and velux windows. Proposed single storey front extension with pitched roof. New side extension to existing garage.
HORLEY TOWN COUNCIL COMMENTS Ratified on 10 March 2026	No objections to the front and rear extensions. HTC objects to the garage extension as this is part of a communal area and therefore inappropriate development. If this went ahead, there could be issues with the future owners of the applicant's property and the house which is located between the applicant's house and garage extension.

03. RBBC Letter Dated: 05/02/26	<u>26/00202/HHOLD</u>
LOCATION:	Somerset, 8 Limes Avenue, Horley, Surrey RH6 9DH
DESCRIPTION:	Garage conversion, single storey rear extension, removal of side door to be replaced by window, new side door and side window.
HORLEY TOWN COUNCIL COMMENTS Ratified on 10 March 2026	No objections

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04. RBBC Letter Dated: 11/02/26	<u>26/00015/S73</u>
LOCATION:	Gatwick White House Hotel, 52 Church Road, Horley, Surrey RH6 7EX
DESCRIPTION:	Change of Use from a Hotel (C1) use to a mixed use site comprising a Hotel and Restaurant (E) offering hospitality not only to staying guests but to non-residents and a food take-away service. Improvements to the restaurant and kitchen layout within a total floor area of 83 square metres to include a relocated licensed bar and improvements to the kitchen to provide the additional take-away service and a non-resident restaurant and bar service. Variation of conditions 6 & 7 of permission 25/00763/CU.
HORLEY TOWN COUNCIL COMMENTS Ratified on 10 March 2026	No objections

05. RBBC Letter Dated: 12/02/26	<u>26/00086/S73</u>
LOCATION:	Dovenby Hall, 271 Balcombe Road, Horley, Surrey RH6 9UU
DESCRIPTION:	Changing the use from Class E to Class F1 to establish a specialised school for students with special educational needs (SEN). This application solely pertains to change of use, with no alterations planned for the building. Variation of condition 7 and 8 of permission 24/00620/CU. Remove condition 7 and change the capacity from 50 students to 70.
HORLEY TOWN COUNCIL COMMENTS Ratified on 10 March 2026	No objections

06. RBBC Letter Dated: 23/02/26	<u>26/00315/HHOLD</u>
LOCATION:	46 Fairfield Avenue, Horley, Surrey RH6 7PD
DESCRIPTION:	Proposed replacement and extension of existing conservatory
HORLEY TOWN COUNCIL COMMENTS Ratified on 10 March 2026	No objections

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07. RBBC Letter Dated: 25/02/26	<u>26/00255/HHOLD</u>
LOCATION:	21 Harvestside, Langshott, Horley, Surrey RH6 9UH
DESCRIPTION:	Loft conversion with rear dormer window and first floor front extension
HORLEY TOWN COUNCIL COMMENTS Ratified on 10 March 2026	No objections, however we see the size of the proposed dormer could have a negative impact on the locality.

08. RBBC Letter Dated: 26/02/26	<u>26/00176/CU</u>
LOCATION:	Heathercroft, 18 Wolverton Gardens, Horley, Surrey RH6 7LX
DESCRIPTION:	Change the use of the property from Use Class C2 (Residential Care) to Use Class C3 (Independent Living)
HORLEY TOWN COUNCIL COMMENTS Ratified on 10 March 2026	HTC is unable to comment as the proposed floor plan is currently unavailable.

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 30/01/26	<u>26/00162/TPO</u>
LOCATION:	17 Bakehouse Road, Horley, Surrey RH6 8HQ
DESCRIPTION:	T26 is an oak tree that gets maintained every few years on this occasion we will be applying for a lateral reduction back to the previous points (0.5-1M) all cuts will be made to a suitable growth point.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 30/01/26	<u>26/00161/TPO</u>
LOCATION:	13 Bakehouse Road, Horley, Surrey RH6 8HQ
DESCRIPTION:	T26 Is a oak tree that gets maintained every few years on this occasion we will be applying for a lateral reduction back to the previous points (0.5-1M) all cuts will be made to a suitable growth point.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 18/02/26	<u>26/00271/TPO</u>
LOCATION:	6 Dene Close, Horley, Surrey RH6 8AG
DESCRIPTION:	T1 Horse Chestnut – crown lift to height of 5m. Tree has some very low branches and is causing excessive shading.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

D. RBBC Letter Dated: 16/02/26	<u>26/00163/TPO</u>
LOCATION:	19 Bakehouse Road, Horley, Surrey RH6 8HQ
DESCRIPTION:	T23 is an oak tree that gets maintained every few years. On this occasion, we will be applying for a lateral reduction back to the previous points (0.5-1m). All cuts will be made to a suitable growth point.
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