

HORLEY TOWN COUNCIL

Minutes of a Meeting of the Planning and Development Committee held on 18 August 2026 at 7.30pm



Present Cllrs Michael Blacker Jerry Hudson Tom Turner
Lynnette Easterbrook Martin Saunders Steve Wotton
Mike George

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

P 8189 Apologies and Reasons for Absence

RESOLVED: that the apologies received from Cllrs Hughes and Mearing, be accepted.

P 8190 Disclosable Pecuniary Interests and Non-Pecuniary Interests

- Cllr Turner declared a non-pecuniary interest in planning application **26/00991/F Mansell McTaggart, 3 Central Parade, Massetts Road, Horley, Surrey RH6 7PP** as the applicant is known to him.
- Cllr Blacker declared a non-pecuniary interest in planning application **26/01218/F Police Station, 15 Massetts Road, Horley, Surrey RH6 7DQ** as the applicant is 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 8191 Public Forum

Three members of the public attended the meeting to discuss concerns with speeding along Lee Street and inconsiderate parking in Court Lodge Road. Drivers have been parking on the grass verge on Court Lodge Road and driving along the pavement to access the road causing a danger to pedestrians and other drivers. Concerns were raised regarding the damage which could be caused to utility services under the grass verge and also parking under the trees which damages the roots, causing the trees to decline. The residents have contacted SCC who referred them to the police, however they have no powers unless they observe an offence taking place. Grass Crete was suggested to maintain the parking capacity, however this option is very expensive. HTC will write to SCC suggesting installing bollards or a fence with a copy to the Borough Commander for Reigate and Banstead and will also write to the Tree Officer at Surrey Highways regarding the tree damage.

The residents also raised the issue of speeding along Lee Street which, as well as being dangerous for other drivers, make it difficult for pedestrians to cross the road safely. A petition has already been submitted requesting a 20mph speed limit. HTC will write to SCC to request implementing a 20pmh speed limit, ANPR speed cameras or acoustic speed cameras. The Town Council will also draft a letter to Surrey County Council regarding parking concerns at Court Lodge Road; together with a letter to SCC regarding speeding on Lee Street; and a letter to the Tree Officer at Surrey Highways regarding tree damage. The said correspondence will be ratified at the next Committee meeting.

RESOLVED: noted.

P 8192 Approval of Minutes

Planning and Development Committee held on 14 July 2026.

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

P 8193 Planning Updates

Give Way Markings on the Cycle Lane at the Cambridge Lodge Exit: It was reported that Salfords & Sidlow Parish Council was advised that Surrey Highways will not be progressing with installing 'Give Way' signs at the Cambridge Lodge exit. As this is a private access way which crosses a joint footway/cycleway, pedestrians and cyclists have Right of Way over vehicles wishing to cross it to gain access. The Cambridge Lodge Hotel has been contacted by HTC to suggest installing suitable signage at the exit.

RESOLVED: noted.

P 8194 Determined Planning Applications

Members reviewed the list of Planning Applications determined for the period 10 July 2026 to 13 August 2026.

RESOLVED: noted.

P 8195 Registered Planning Applications

Planning Applications received from Reigate and Banstead Borough Council for the period 10 July 2026 to 13 August 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 8196 Planning Appeals

There were no updates reported.

RESOLVED: noted.

P 8197 Ongoing Planning Matters

[SCC Ref 2028/0152](#) Horse Hill Well Site

RESOLVED: that HTC's response to SCC Ref 2028/0152 Horse Hill Well Site, be ratified.

Highways and Transport Matters

P 8198 Road Adoption in The Acres

It was reported that a new member of the legal team at RBBC has requested additional information which has further delayed the road adoption in The Acres. It was agreed that HTC will write a letter to SCC to follow up on the process.

RESOLVED: that the Town Council writes a letter to Surrey County Council to follow up on the road adoption in The Acres, be approved.

P 8199 Bus Gates on Brookfield Drive

It was reported that the bus gates at Brookfield Drive are continually failing. It was agreed that HTC will draft a letter to Surrey Highways requesting for the bus gates to be replaced by an ANPR camera.

RESOLVED: that that Town Council drafts a letter to Surrey Highways with a request for the bus gates at Brookfield Drive to be replaced by an ANPR camera, be approved.

Any Other Updates

P 8200 Crossoak Lane and Orchard Drive Junction:

It was noted that Surrey Highways had advised HTC that the planning permission restrictions placed upon the Crossoak Lane and Orchard Drive junction do not allow for the removal of the current restrictions. Surrey Highways advised it does not possess the required funding for a full safety audit of this junction, as resources are at capacity for such schemes for the 2026/27 financial year. It was noted that a copy of the letter from Salfords & Sidlow Parish Council (S&SPC) regarding the junction had been received for information.

RESOLVED: noted.

P 8201 Safety concerns at Westvale Park/Meath Green Lane Crossing with Webber Street and Hoadley Road:

It was noted that Surrey Highways had advised that essential highway repair and maintenance works will take place on Meath Green Lane/Greenfield Road on 23 July 2026 from 10.00am to 4.00pm for two days and one road will be closed at a time. Meath Green Lane will also be closed from 27 July 2026 for five weeks to construct a new footway to provide a safer walking route for pedestrians.

RESOLVED: noted.

P 8202 A23 Brighton Road Tesco Express:

It was noted that the request for constructing additional dropped kerbs and drain clearance was followed up with Surrey Highways. A response was received regarding the dropped kerbs. There is insufficient funding this financial year, however the request will be put forward to East Surrey Council. It was agreed for HTC to follow up on the drain clearance request.

RESOLVED: noted.

P 8203 Any Other Matters

Notifications have been received from Surrey Highways regarding carriageway patching works on Upfield, Horley for two days from 20 August 2026.

RESOLVED: noted.

P 8204 Tandridge Local Plan Consultation

It was noted that the Tandridge Local Plan consultation deadline has been extended until 2 September 2026. HTC will draft a response to the proposals in the Burstow and Smallfield areas, for ratification at the next meeting.

RESOLVED: noted.

Members of the Planning and Development Committee:

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

P 8205 Communications Received

From	Subject	Date	Action
A resident	Installation of accessible access at Horley Constitutional Club	1 July 2026	Referred to Delivering Change Team
SCC	Minerals and Waste Local Plan for Surrey	12 August 2026	Noted
RBBC	Reigate and Banstead Local Plan to 2044 – Notice of Intention to Commence	31 July 2026	Noted

RESOLVED: noted.

P 8206 Diary Dates

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| ➤ Tuesday 8 September 2026, 7.30pm | Full Council Meeting |
| ➤ Thursday 17 September 2026, 6.30pm | Planning Reform Update Training |
| ➤ Friday 18 September 2026, 12.30pm | HTC Office Formal Unveiling Ceremony (12.30pm-1.30pm with Open Day until 7.00pm) |

RESOLVED: noted.

P 8207 Items for future consideration

None were received.

RESOLVED: noted.

P 8208 Press Release

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

Meeting closed at 9.05pm

Date of next meeting: 22 September 2026