

HORLEY TOWN COUNCIL



Minutes of a Meeting of the Planning and Development Committee held on 22 September 2026 at 7.30pm

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

Also Present Joanna Stay (Planning Officer and PA Support)
Sophie Mandak (Communications and IT Officer)

P 8209 Apologies and Reasons for Absence

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

P 8210 Disclosable Pecuniary Interests and Non-Pecuniary Interests

Cllr Blacker declared a non-pecuniary interest in **26/01218/F Police Station, 15 Massetts Road, Horley, Surrey RH6 7DQ** and **26/01305/F Ian Taylor Body Repairs, Rear of 11 Massetts Road, Horley, Surrey RH6 7PR** as the owners are known to him and a pecuniary interest in **26/00013/F TA Boxall & Co, 14-20 Balcombe Road, Horley, Surrey RH6 9HR** as the company is a client.

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 8211 Approval of Minutes

Planning and Development Committee held on 18 August 2026.

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

P 8212 Planning Updates

There were no updates to report.

RESOLVED: noted.

Outside Bodies and Sub-Committees

P 8213 Horley Town Management Group (HTMG)

The Planning Officer gave the following updates:

Horley Community Arts Festival: Cllr Easterbrook reported that Rev Canon Les Wells has confirmed that the Horley Community Arts Festival can use St Bart's Church as a venue during 3-10 April 2027 for the next arts festival, which will coincide with the Easter school holidays.

Banking Hub: Cllr Biggs confirmed that RBBC has submitted a request to Link who manage the surveys regarding banking hubs.

RESOLVED: noted.

Members of the Planning and Development Committee:

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

P 8214 Accessibility Horley Committee

There was no update to report.

RESOLVED: noted.

P 8215 Determined Planning Applications

Members reviewed the list of Planning Applications determined for the period 14 August to 16 September 2026.

RESOLVED: noted.

P 8216 Registered Planning Applications

Planning Applications received from Reigate and Banstead Borough Council for the period 14 August to 16 September 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 8217 Planning Appeals

There was no update to report.

RESOLVED: noted.

P 8218 Ongoing Planning Matters

There were no ongoing matters to report.

RESOLVED: noted.

P 8219 RBBC Proposed Planning Controls for Small Houses in Multiple Occupation

RESOLVED: that this Council's letter to the Reigate and Banstead Borough Council Proposed Planning Controls for Small Houses in Multiple Occupation Consultation, be approved.

Highways and Transport Matters

P 8220 Speeding on Lee Street

It was reported that, following a speed survey showing mean speeds of between 25mph and 28mph along Horley Row and Lee Street, Surrey Highways has no plans to install traffic calming measures or a reduction of the speed limit to 20mph. The Planning Officer has written to Surrey Highways asking for comparison details of the previous survey carried out. It was noted that a resident informed HTC that he had received notification from Surrey Highways that a VAS sign is to be installed on lamp column 23 on Lee Street. The Planning Officer has asked Surrey Highways for confirmation.

RESOLVED: that this Council's letter to Surrey Highways requesting traffic calming measures be introduced on Lee Street, be ratified.

P 8221 Parking on Grass Verges in Court Lodge Road

RESOLVED: that this Council's letter to Surrey Highways requesting measures are put in place to prevent vehicles parking on grass verges in Court Lodge Road, be ratified.

Any Other Matters

P 8222 Street Lighting at The Acres, Langshott

It was reported that the street lighting contractor has carried out a survey and cost assessment to repair the faulty streetlights and the works are due to start towards the end of October.

RESOLVED: noted.

P 8223 Tandridge Local Plan Consultation

RESOLVED: that this Council's response to the Tandridge Local Plan Consultation, be ratified.

P 8224 R&B Local Plan Scoping Consultation

Members discussed the R&B Local Plan Scoping Consultation and it was agreed to consider this Council's response by the next meeting on 20 October 2026 (closing date 26 October 2026).

RESOLVED: noted.

Airport Matters

P 8225 GATCOM

Cllr George reported that concerns with SES Water have been discussed following the airport being left without water on two occasions in the summer, one due to a burst SES water main in Horley and the other due to a power failure. This resulted in the toilets and food outlets having to close until water was restored. A contingency plan is being investigated, should this issue occur again.

RESOLVED: noted.

P 8226 SCC/RBBC 'Delivering Change' Regeneration Projects – Horley Town Centre

- Phases 1 and 9 were completed during the school holidays, repaving the road at the junction of Lumley Road, High Street and Consort Way East.
- Phase 10 has commenced, resurfacing the road between Consort Way East and Yattendon Road and adding a raised table for pedestrian crossings. This is expected to be completed by mid-November and the High Street Car Park closed from 3 September to 20 September.
- Installation of the street furniture and planting will take place in September and 20mph speed limit signs will be installed in Albert Road, Lumley Road, Oakwood Road, Consort Way and Consort Way East.
- On completion of the works, the paving will be cleaned and a sealant applied to reduce future staining. A Stage 3 Road Safety Audit will be carried out to evaluate any safety concerns with the finished works. Spare paving blocks will be stored should any works be required from the utility companies resulting in paving being replaced.
- The project is expected to be completed by mid-November, approximately two months ahead of the original programme.

- P 8226**
- Once the contractors have vacated the High Street Car Park, the bays will be relined to their original layout with the addition of new blue badge bays.
 - Two blue badge bays will be reinstated in the Central Car Park and communications will be sent out reminding blue badge holders they may park in any bay for free by displaying their blue badge.
 - RBBC has provided one hour's free parking in Horley car parks from 21 September 2026 until further notice.
 - Neighbourhood Hall Westvale Park - The transfer is anticipated to take place by the end of September and the Christian Church requires two months to fit out the facilities prior to opening.

RESOLVED: noted.

P 8227 Communications Received

From	Subject	Date	Action
Surrey Highways	Balcombe Road footway reconstruction from Monday 7 September 2026 for 5 weeks.	26 August 2026	Noted
Surrey Highways	Horley Row carriageway safety patching works on 12 October 2026 from 9.30am-2.30pm	14 September 2026	Noted

RESOLVED: noted.

P 8228 Diary Dates

Friday 25 September 2026, 6.30pm – Horley Awards Night, Horley Baptist Church
 Wednesday 30 September 2026, 7.30pm – SALC Councillors Forum
 Tuesday 6 October 2026, 6.30pm – Environment Working Group (remote)
 Tuesday 13 October 2026, 7.30pm – Leisure Meeting

RESOLVED: noted.

P 8229 Items for future consideration

None were received.

RESOLVED: noted.

P 8230 Press Release

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

Meeting closed at 8.58pm

Date of next meeting: 20 October 2026

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 14 August 2026 to 16 September 2026
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 07/08/26	<u>26/01222/F</u>
LOCATION:	Lavender Lea, 123 Smallfield Road, Horley, Surrey RH6 9LP
DESCRIPTION:	Retention of the existing property and erection of 32 dwellings (comprising 15 x 2 bedroom, 6 x 3 bedroom, 9 x 4 bedroom houses and 2 x 2 bedroom maisonettes) together with associated access and parking.
HORLEY TOWN COUNCIL COMMENTS Ratified on 22 September 2026	No objections

02. RBBC Letter Dated: 14/08/26	<u>26/01309/HHOLD</u>
LOCATION:	14 Bremner Avenue, Horley, Surrey RH6 8EP
DESCRIPTION:	Part garage and store conversion to form utility and study, replacement flat roof over longitudinal store to rear.
HORLEY TOWN COUNCIL COMMENTS Ratified on 22 September 2026	No objections

03. RBBC Letter Dated: 18/08/26	<u>26/01111/HHOLD</u>
LOCATION:	21 Westleas, Horley, Surrey RH6 8AF
DESCRIPTION:	Two storey side extension. Associated internal alterations.
HORLEY TOWN COUNCIL COMMENTS Ratified on 22 September 2026	No objections

04. RBBC Letter Dated: 24/08/26	<u>26/01333/TPO</u>
LOCATION:	12 Kingsley Road, Horley, Surrey RH6 8HR
DESCRIPTION:	T1 is a oak tree that is on a severe decline and has a high risk of large dead limbs coming off. Remove the tree for safety reasons. I have informed that removal of a tpo'd tree will mean they will have to replant but due to the landscaping around the tree stump removal will not be possible unless you pull up the patio so I would recommend we re plant near the old tree in a more suitable location.
HORLEY TOWN COUNCIL COMMENTS Ratified on 22 September 2026	No objections, subject to no adverse comments from the Tree Officer. We note that the applicant is considering planting a replacement tree.

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05. RBBC Letter Dated: 24/08/26	<u>26/01383/TPO</u>
LOCATION:	12 Kingsley Road, Horley, Surrey RH6 8HR
DESCRIPTION:	T1 in significant decline adjacent to the rear boundary with the neighbour. Fell to ground level for health and safety reasons.
HORLEY TOWN COUNCIL COMMENTS Ratified on 22 September 2026	No objections, subject to no adverse comments from the Tree Officer. We note that the applicant is considering planting a replacement tree.

06. RBBC Letter Dated: 27/08/26	<u>26/01399/F</u>
LOCATION:	Flat 2, Whisperer Villa, Yattendon Road, Horley, Surrey RH6 7BS
DESCRIPTION:	Loft conversion.
HORLEY TOWN COUNCIL COMMENTS Ratified on 22 September 2026	No objections

07. RBBC Letter Dated: 17/04/26	<u>26/00502/F</u>
LOCATION:	J Russell & Co, 39 Albert Road, Horley, Surrey RH6 7HB
DESCRIPTION:	The demolition of the existing buildings on site and the erection of two new buildings to provide three dwellings, together with associated parking and amenity space. As amended on 03/09/2026.
HORLEY TOWN COUNCIL COMMENTS Ratified on 22 September 2026	HTC objects to this planning application. The single dwelling at the end of the garden results in overdevelopment, has poor access and there is inadequate car parking capacity.

08. RBBC Letter Dated: 03/09/26	<u>26/01154/F</u>
LOCATION:	St Wilfrids Church Hall, Horley Row, Horley, Surrey RH6 8DF
DESCRIPTION:	Replace all existing roofing material on church and hall with up to date material, existing guttering to be sheeted over and new gutter system is to be installed. 14 solar panels on south facing hall roof.
HORLEY TOWN COUNCIL COMMENTS Ratified on 22 September 2026	No objections

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09. RBBC Letter Dated: 07/09/26	<u>26/01305/F</u>
LOCATION:	Ian Taylor Body Repairs, Rear of 11 Massetts Road, Horley, Surrey RH6 7PR
DESCRIPTION:	Demolition of existing structures and erection of 4 x flexible start-up commercial units (Use Classes B8, E(a), E(c), E(d), E(e), E(g)) at ground floor with 2 x 7 bedroom (Use class sui generis) houses in multiple occupation above providing 14 bedrooms.
HORLEY TOWN COUNCIL COMMENTS Ratified on 22 September 2026	HTC objects to this planning application as the pop up retail units do not appear to have any facilities, such as water, toilets etc.

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 16/07/26	<u>26/01351/TPO</u>
LOCATION:	25-27 Burstow Grove, Horley, Surrey RH6 9YX
DESCRIPTION:	Oak Tree, TPO Number RE977. To reduce oak tree leaning towards flats (plots 25-27) by 4-5m overall to leave a balanced shape for the health and maintenance of the tree. Tree has cavity of decay at 1m main trunk. Reduction will retain tree.
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	