

HORLEY TOWN COUNCIL

Minutes of a Meeting of the Planning and Development Committee held on 19 November 2024 at 7.30pm

The meeting was superseded by a Briefing on Conservation Areas and Biodiversity

Present Cllrs Keith Barlow* Mike George Tom Turner
 Michael Blacker* Jerry Hudson* Steve Wotton*
 Victoria Chester Cec Hughes
 Lynnette Easterbrook Martin Saunders

* Absent

**In Attendance

Remotely

Also Sophie Mandak (Administrative Officer)

Present Joanna Stay (Administrator - Planning Support)

P 7787 Apologies and Reasons for Absence

RESOLVED: that the apologies received from Cllrs Blacker, Barlow, Hudson and Wotton, be accepted.

P 7788 Disclosable Pecuniary Interests and Non-Pecuniary Interests

None were declared.

RESOLVED: noted.

P 7789 Approval of Minutes

Planning and Development Committee held on 22 October 2024.

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

P 7790 Planning Updates

P 7780 SCC proposals for EV charge points at Court Lodge Road

The Planning Support Officer reported that SCC confirmed that the bays will be able to be used by all vehicles and not restricted to electric vehicles only. An update on the outcome of the consultation will be provided by the end of November.

RESOLVED: noted.

Outside Bodies and Sub Committees

P 7791 Horley Town Management Group (HTMG)

The following updates were received:

- Seed and Plant Swap – suggestion made to run a stall at the St George's Day Parade.
- Communication – Mike Humphrey is creating an information brochure to give to prospective businesses looking to invest in Horley.
- Horley Arts Festival – Cllr Easterbrook suggested running an arts festival involving local groups and businesses and is liaising with the RBBC Arts Development Officer.

The minutes of the last meeting would be circulated, for information.

RESOLVED: noted.

Members of the Planning and Development Committee:

Cllrs Barlow, Blacker, Chester, Easterbrook, George, Hughes, Hudson, Saunders, Turner, Wotton

P 7792 Horley Accessibility Committee (HAC)

The following updates were received:

- The extensive pavement works on Albert Road are ongoing and the Town Council is assisting contractors with equipment storage on the premises during this time.
- It was suggested to use the SCC 'Fix My Street' link: <https://tellus.surreycc.gov.uk/> to report local issues as well as sending a direct email to Surrey Highways.

The notes of the last meeting had been circulated, for information.

RESOLVED: noted.

P 7793 Determined Planning Applications

Members reviewed the list of Planning Applications determined for the period 18 October - 14 November 2024.

RESOLVED: noted.

P 7794 Registered Planning Applications

Planning Applications received from Reigate & Banstead Borough Council for the period 18 October - 14 November 2024.

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 7795 Planning Appeals

Planning appeals received and determined for this period were noted by the Committee.

RESOLVED: noted.

P 7796 Ongoing Planning Matters

No matters were raised.

RESOLVED: noted.

Highways and Transport Matters

P 7797 Metrobus, Fastway 100 Bus Service: Westvale Park Development

The Planning Support Officer reported that a response had been received from Cllr Tim Oliver. He confirmed that the Developer Consortium had appointed a contractor to undertake necessary works. The SCC Transport Development Planning Team will be meeting with the Consortium Project Manager in November to confirm the proposed programme for completing the works and will then confirm the completion date forecasted.

RESOLVED: noted.

P 7798 Other Highways Matters

It was noted that Surrey Highways is due to carry out pavement reconstruction works on Silverlea Gardens for 12 weeks from 11 November; and carriageway patching works on Court Lodge Road on 22 November.

RESOLVED: noted.

Members of the Planning and Development Committee:

Cllrs Barlow, Blacker, Chester, Easterbrook, George, Hughes, Hudson, Saunders, Turner, Wotton

P 7799 Airport Matters

Gatwick Airport Development Consent Order (DCO) Examination

Cllr George advised that there were currently no updates to report as the matter is with the Secretary of State for a decision by the end of February 2025.

RESOLVED: noted.

P 7800 GATCOM

Cllr George advised that the next GATCOM meeting is due to be held on 21 November and he will report back at the next Committee meeting.

RESOLVED: noted.

P 7801 SCC/RBBC Delivering Change Regeneration Projects – Horley Town Centre

The following updates were received from Cllr George and the Planning Support Officer, from the last meeting held with the Delivering Change Team:

Subway:

Bridge deck works will take place between 9 December 2024 and 10 January 2025. During this time, the subway will be closed by the footbridge will remain open.

High Street Public Realm:

Final drawings are to be confirmed with an anticipated start in the first quarter of 2025. Additionally, discussions with local businesses and community groups in regard to access and traffic flow restrictions are to take place.

Central Car Park:

The planting of trees and shrubs took place between earlier in the month and EV charge points will be installed in the New Year.

Other town centre updates:

Westvale Park Neighbourhood Hall

The hall is currently being constructed and premarket engagement will take place to receive expressions of interest from organisations and community groups interested in running the hall. Cllr Saunders remarked that running the hall might be of interest to the Town Council, subject to receipt of a formal business proposal and more information. This would allow the Council to assess the viability and make an informed decision on whether to proceed with such an initiative and submit an expression of interest.

Horley Community Centre

The project is to be presented at the Executive Meeting in December to formally approve the proposals to refurbish and modernise the building.

RESOLVED: noted.

P 7802 Horley Sewage Treatment Works

No updates were reported.

RESOLVED: noted.

P 7803 Outstanding Delivery of s106 Public Facilities and Infrastructure at Westvale Park Development

No updates were reported.

RESOLVED: noted.

P 7804 Communications Received

From	Subject	Date	Action
SSPC	'Crosswinds' waste disposal and environmental issues	23 October 2024	Noted
A Resident	Parking on the pedestrianised area in Russell Square	24 October 2024	Being followed up by Cllr Avery

RESOLVED: noted.

P 7805 Diary Dates

RBBC/HTC Liaison Meeting - 26 November at 6.00pm
SCC/RBBC/HTC Joint Council Meeting – 2 December at 5.00pm
Environmental Working Group – 3 December at 6.00pm
Carol Service and Councillors Christmas Hospitality, Community Centre – 7 December at 12pm
Full Council Meeting – 10 December at 7.30pm
Interim Planning Meeting – 17 December at 7.30pm preceded at 6.00pm by a presentation from Catesby Estates regarding a proposal for new homes on land off Meath Green Lane, Horley

RESOLVED: noted.

P 7806 Items for Future Consideration

To consider the Surrey Rights of Way Improvement Plan consultation opened on 15 November 2024 and closes on 9 February 2025. [Rights of Way Improvement Plan Statutory Consultation - Surrey County Council - Citizen Space](#)

RESOLVED: noted.

P 7807 Press Release

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

Meeting closed at 8.39pm

Date of next meeting: 17 December 2024

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 18 October – 14 November 2024
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 16/10/24	Application No: 24/01903/HHOLD
LOCATION:	Lower Bayhorne, Warltersville Way, Horley, Surrey RH6 9EP
DESCRIPTION:	Conversion and refurbishment of existing garage space to provide further habitable annexed accommodation from the main dwelling. Works include new windows, access door and removal of existing garage doors.
HORLEY TOWN COUNCIL COMMENTS Ratified 19/11/24	No objections

02. RBBC Letter Dated: 17/10/24	Application No: 24/01895/HHOLD
LOCATION:	19 Langwood Drive, Horley, Surrey RH6 9FH
DESCRIPTION:	Proposed two storey side extension and front porch extension.
HORLEY TOWN COUNCIL COMMENTS Ratified 19/11/24	HTC objects on the grounds of loss of off road parking. The side extension seems to leave little or no room for parking.

03. RBBC Letter Dated: 21/10/24	Application No: 24/01931/HHOLD
LOCATION:	Langhurst, 38 Grove Road, Horley, Surrey RH6 8EL
DESCRIPTION:	Conversion of loft space to create new bedroom with a new rear dormer with flat roof. New rooflight to be inserted on existing pitched roof.
HORLEY TOWN COUNCIL COMMENTS Ratified 19/11/24	No objections

04. RBBC Letter Dated: 28/10/24	Application No: 24/01748/F
LOCATION:	Cheswick Farm Buildings, Meath Green Lane, Horley, Surrey RH6 8HZ
DESCRIPTION:	Demolition of remaining barn; erection of a one and two storey residential development comprising three detached family dwellings; modifications to existing access and formation of access road with turning head; and provision of car and cycle parking.
HORLEY TOWN COUNCIL COMMENTS Ratified 19/11/24	No objections, subject to any requirements of the conservation office with the site being within the MGCA.

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05. RBBC Letter Dated: 28/10/24	Application No: 24/01955/S73
LOCATION:	16 Denshire Field, Horley, Surrey RH6 8GU
DESCRIPTION:	Erection of a single storey rear extension, loft extension and extension, and conversion of the existing garage into an annexe. Variation of condition 1 of permission 24/00412/HHOLD. Minor material and design changes.
HORLEY TOWN COUNCIL COMMENTS Ratified 19/11/24	No objections

06. RBBC Letter Dated: 28/10/24	Application No: 24/01968/TED
LOCATION:	Land Parcel between 28 and 30 Limes Avenue, Horley, Surrey RH6 9DH
DESCRIPTION:	The installation of 1 x 20m high lattice tower mounted with 9 x antennas, and 3 x GPS modules, 12 x cabinets within a compound comprised of 3m high palisade fencing 1 x electrical metre cabinet and associated development thereto.
HORLEY TOWN COUNCIL COMMENTS Ratified 19/11/24	No objections

07. RBBC Letter Dated: 28/10/24	Application No: 24/01964/HHOLD
LOCATION:	20 The Ridgeway, Horley, Surrey RH6 7NN
DESCRIPTION:	Proposed white render finish to existing external walls.
HORLEY TOWN COUNCIL COMMENTS Ratified 19/11/24	HTC objects on the grounds that the white render finish will be out of character with surrounding properties and will impact on the visual amenity of the local area.

08. RBBC Letter Dated: 30/10/24	Application No: 24/01891/F
LOCATION:	Londis, 60-62 Victoria Road, Horley, Surrey RH6 7PZ
DESCRIPTION:	The erection of two additional storeys and a three storey extension to the rear to provide 5 x self contained flats (3 x studio and 2 x one bedroom) involving demolition of existing first floor flat.
HORLEY TOWN COUNCIL COMMENTS Ratified 19/11/24	No objections

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09. RBBC Letter Dated: 01/11/24	Application No: 24/01901/HHOLD
LOCATION:	Shannon, 1 Woodroyd Gardens, Horley, Surrey RH6 7LP
DESCRIPTION:	Retrospective permission for the erection of a garden pergola.
HORLEY TOWN COUNCIL COMMENTS Ratified 19/11/24	No objections

10. RBBC Letter Dated: 31/10/24	Application No: 24/01959/HHOLD
LOCATION:	Milestone, 8 Wolverton Gardens, Horley, Surrey RH6 7LX
DESCRIPTION:	Erect a timber single storey ancillary annexe at the rear of the garden.
HORLEY TOWN COUNCIL COMMENTS Ratified 19/11/24	No objections, subject to flooding mitigation processes being addressed, based on the flooding report.

11. RBBC Letter Dated: 06/11/24	Application No: 24/02002/S73
LOCATION:	Woodside Works, The Close, Horley, Surrey RH6 9EB
DESCRIPTION:	Expansion of hardstanding for the storage of plant, machinery, vehicles and construction supplies. Erection of a 12m x 12m steel building for storage and distribution and 12m x 5.6m storage barn. Siting of modular buildings and telegraph poles and use of hardstanding as a training centre for plant machinery and confined spaces for a temporary period expiring on 30 January 2026. Variation of condition 1 and the removal of condition 9 of permission 23/00487/F in relation to landscaping.
HORLEY TOWN COUNCIL COMMENTS Ratified 19/11/24	No objections however HTC would like to see the landscaping retained, subject to requirements of the conservation officer.