

HORLEY TOWN COUNCIL

Minutes of a Meeting of the Planning and Development Committee held on 17 December 2024 at 7.30pm

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 Present Sophie Mandak (Administrative Officer)
Joanna Stay (Administrator - Planning Support)

P 7808 Apologies and Reasons for Absence

RESOLVED: that the apologies received from Cllrs Blacker, Chester and Saunders, be accepted.

P 7809 Disclosable Pecuniary Interests and Non-Pecuniary Interests

It was declared that as Cllr Hudson is a member of the Reigate and Banstead Borough Council Planning Committee, the views expressed by him at the meeting may change.

Cllr George declared a Non-Pecuniary interest in planning application [24/01834/F](#) Street Record, Churchview Close as the applicant is known to him.

RESOLVED: noted.

P 7810 Approval of Minutes

Planning and Development Committee held on 19 November 2024.

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

P 7811 Planning Updates

P 7790 SCC proposals for EV charge points at Court Lodge Road

The Planning Support Officer reported that SCC had decided not to go ahead with the installation of EV charge points at Court Lodge Road due to some frontager objections received and it was considered not suitable for off-street provision at this location. SCC will continue to review alternative locations throughout the county.

RESOLVED: noted.

P 7812 Determined Planning Applications

Members reviewed the list of Planning Applications determined for the period 15 November - 12 December 2024.

RESOLVED: noted.

Members of the Planning and Development Committee:

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

P 7813 Registered Planning Applications

Planning Applications received from Reigate & Banstead Borough Council for the period 15 November – 12 December 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 7814 Planning Appeals

It was noted that the Planning Inspectorate (Case Reference [APP/C3620/W/24/3347210](#) Land at Povey Cross Farm) had confirmed a hearing date of 21 January 2025.

RESOLVED: *noted.*

P 7815 Ongoing Planning Matters

No matters were raised.

RESOLVED: *noted.*

Highways and Transport Matters

P 7816 Surrey Bus Partnership

Cllr George reported that the next Surrey Bus Partnership forum will be held in January 2025. He added that ticketing zones will be discussed, however these are to be determined by the bus companies.

RESOLVED: *noted.*

P 7817 Metrobus, Fastway 100 Bus Service: Westvale Park Development

Cllr Barlow advised that following communications between the Consortium and Metrobus, it was reported that the scope of remedial works to Hoadley Road had increased following the latest inspection with Surrey Highways. It was therefore unlikely that the Fastway 100 service will be extended by March 2025. It was suggested that the matter be followed up by the Town Council with Surrey Highways.

It was further noted that a retrospective consultation is taking place with residents regarding the crossroads at Hoadley Road and Meath Green Lane.

RESOLVED: *That the Town Council drafts a letter to Surrey Highways, requesting confirmation that the tentative start date of March 2025 for the extension of the Fastway 100 bus service will be met, regardless of any further anticipated delays arising from conditions set out for completing the remedial works to adopt the road (for ratification at the next meeting on 14 January 2025).*

P 7818 Other Highways Matters

It was noted that Surrey Highways had carried out tree removal works on 25 November on the A217, Reigate Road, Hookwood and carriageway patching to Court Lodge Road on 1 December.

RESOLVED: *noted.*

P 7819 Horley Sewage Treatment Works

Members considered a draft letter from the Town Council to Thames Water (TW) regarding the recent sewage overflow spillage in Lee Street, caused by a TW hydraulic pump issue and adverse impact on several residents' gardens and garages. It was agreed that, subject to minor adjustments made, the letter be approved and submitted to the water company.

RESOLVED: That the draft letter from the Town Council to Thames Water regarding the sewage overflow spillage on Lee Street, subject to minor adjustments made, be approved.

P 7820 [Surrey Rights of Way Improvement Plan](#)

It was noted that a consultation on the draft Surrey Rights of Way Improvement Plan had begun with a deadline of 9 February 2025. The scope of the consultation where it relates to Horley would be considered by the Committee and the [online survey](#) would be completed for approval at the next meeting to be held on 14 January 2025.

RESOLVED: noted.

P 7821 Communications Received

From	Subject	Date	Action
BT	Removal of payphone opposite 38-40 High Street	21 November 2024	Noted

RESOLVED: noted.

P 7822 Diary Dates

- The Council Offices will be closed from midday on Monday 23 December 2024 and re-open at 10.00am on Thursday 2 January 2025.
- Tuesday 7 January 2025, 6.30pm - Communications Working Group (remote)
- Tuesday 14 January 2025, 7.30pm - Full Planning Meeting

RESOLVED: noted.

P 7823 Items for Future Consideration

No items were raised.

RESOLVED: noted.

P 7824 Press Release

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

Meeting closed at 8.06pm

Date of next meeting: 14 January 2025

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 15 November – 12 December 2024
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 18/11/24	Application No: 24/02008/HHOLD
LOCATION:	51 Moy Green Drive, Horley, Surrey RH6 8NU
DESCRIPTION:	Proposal to convert the integral garage into additional living space by creating two extra rooms.
HORLEY TOWN COUNCIL COMMENTS Ratified 17/12/24	No objections but HTC would wish to see the new vehicle hardstanding made with permeable material.

02. SCC Letter Dated: 20/11/24	Application No: SCC Ref 2024 0120
LOCATION:	Land at Hathersham Lane, Smallfield, Surrey RH6 9JG
DESCRIPTION:	Change of use from mixed-use agricultural and horticultural storage and supplies with storage of scaffolding to two aggregate recycling facilities, comprising the importation and processing of Construction, Demolition and Excavation Waste; and ancillary development comprising the erection of push walls, the installation of a weighbridge and wheel wash, the siting of one modular office unit on each yard and the construction of a vehicular access point to the northern yard (part-retrospective).
HORLEY TOWN COUNCIL COMMENTS Ratified 17/12/24	No objections

03. RBBC Letter Dated: 21/11/24	Application No: 24/02075/HHOLD
LOCATION:	2 Whipple Tree Cottages, 54 Meath Green Lane, Horley, Surrey RH6 8HY
DESCRIPTION:	Retention of outdoor office/gym.
HORLEY TOWN COUNCIL COMMENTS Ratified 17/12/24	No objections

04. RBBC Letter Dated: 20/11/24	Application No: 24/02112/RET
LOCATION:	Buddleia House, 11 Horley Row, Horley, Surrey RH6 8DN
DESCRIPTION:	Retrospective planning permission for standalone laundry room.
HORLEY TOWN COUNCIL COMMENTS Ratified 17/12/24	No objections

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05. RBBC Letter Dated: 20/11/24	Application No: 24/02074/S73
LOCATION:	Aintree House, 54 Bonehurst Road, Horley, Surrey RH6 8QG
DESCRIPTION:	Change of use from house to three flats. Removal of condition number 5 of permission 23/00530/CU.
HORLEY TOWN COUNCIL COMMENTS Ratified 17/12/24	No objections

06. RBBC Letter Dated: 29/11/24	Application No: 23/00171/F
LOCATION:	The Turret, 48 Massetts Road, Horley, Surrey RH6 7DS
DESCRIPTION:	Rear extension at ground and first floor to increase bedroom accommodation, internal alterations to improve common areas, minor changes to fenestration, provision of additional car parking, change of doors to existing free-standing garage. As Amended 05/05/2023, 28/06/23, 18/09/23, 10/10/23 and 22/11/24.
HORLEY TOWN COUNCIL COMMENTS Ratified 17/12/24	The latest amendments claim to address matters raised by the case and conservation officers. Subject to that being so and subject to their agreement, we have no objections.

07. RBBC Letter Dated: 02/12/24	Application No: 24/01834/F
LOCATION:	Street Record, Churchview Close, Horley, Surrey RH6 8SG
DESCRIPTION:	Installation of electronic gates to a private close (nine properties).
HORLEY TOWN COUNCIL COMMENTS Ratified 17/12/24	HTC supports the recommendation of the conservation officer that a five bar gate would be more appropriate in keeping with the character of this area.

08. RBBC Letter Dated: 04/12/24	Application No: 24/02141/HHOLD
LOCATION:	43 Wolverton Gardens, Horley, Surrey RH6 7LZ
DESCRIPTION:	Single storey rear extension.
HORLEY TOWN COUNCIL COMMENTS Ratified 17/12/24	No objections

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09. RBBC Letter Dated: 04/12/24	Application No: 24/02223/HHOLD
LOCATION:	Fuschl, 65 Vicarage Lane, Horley, Surrey RH6 8BA
DESCRIPTION:	Proposed single storey extension.
HORLEY TOWN COUNCIL COMMENTS Ratified 17/12/24	No objections

10. RBBC Letter Dated: 05/12/24	Application No: 24/02186/HHOLD
LOCATION:	135 Balcombe Road, Horley, Surrey RH6 9BX
DESCRIPTION:	Timber car port with a pitched roof
HORLEY TOWN COUNCIL COMMENTS Ratified 17/12/24	No objections

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Tree Works (Non-Felling)

A. RBBC Letter Dated: 28/11/24	Application No: 24/02167/TPO
LOCATION:	Gatwick Metro Centre, Balcombe Road, Horley, Surrey RH6 9GA
DESCRIPTION:	G1 Oaks – Prune lateral growth toward building back by 3m to natural growth points. Trees are encroaching building causing problems with gutters and squirrels.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

B. RBBC Letter Dated: 28/11/24	Application No: 24/02168/TPO
LOCATION:	27 Haroldslea Drive, Horley, Surrey RH6 9DT
DESCRIPTION:	T1 Horse Chestnut – Crown reduce by 2m to suitable growth points maintaining natural shape. Tree is causing excessive shading.
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	No objections, subject to no adverse comments from the Tree Officer.

C. RBBC Letter Dated: 28/11/24	Application No: 24/02150/TPO
LOCATION:	Land at Staffords Place, Horley, Surrey
DESCRIPTION:	3367 Poplar – Remove eastern stem to ground level 10x5m recently pollarded tree. Works as per report attached. 3368 Ash – Remove major deadwood greater than 25mm diameter 14x10m. Exempt works 3358 Ash – Carefully dismantle to as close to ground level as possible utilising a mobile elevated work platform 15x10m – Works as per report attached. 931 Ash – Carefully dismantle to as close to ground level as possible utilising a mobile elevated work platform 12x8m – Works as per report attached.
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