

HORLEY TOWN COUNCIL

Minutes of a Meeting of the Planning and Development Committee held on 14 January 2025 at 7.30pm

The meeting was preceded at 6.00 pm with a private briefing from Catesby Estates concerning proposals for new homes at land off Meath Green Lane, Horley

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 7825 Apologies and Reasons for Absence

RESOLVED: that no apologies were received.

P 7826 Disclosable Pecuniary Interests and Non-Pecuniary Interests

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.

It was declared that all councillors have a non-pecuniary interest in planning application [24/02113/F Drill Service Ltd, 89 Albert Road, Horley, Surrey RH6 7HB](#) due to the location of the site being opposite the Town Council Offices.

RESOLVED: noted.

P 7827 Approval of Minutes

Planning and Development Committee held on 17 December 2024.

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

P 7828 Planning Updates

None were declared.

RESOLVED: noted.

Outside Bodies and Sub Committees

P 7829 Horley Town Management Group (HTMG)

There was no update to report.

RESOLVED: noted.

Members of the Planning and Development Committee:

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

P 7830 Horley Accessibility Committee (HAC)

Cllr George reported an ongoing issue with the pavement on Balcombe Road which is obstructed with leaves and overgrown vegetation, causing problems for wheelchair users who are unable to pass. The area of the pavement under West Sussex CC has already been cleared. The Planning Administrator advised that this has been reported to SCC/RBBC and will be followed up.

RESOLVED: noted.

P 7831 Determined Planning Applications

Members reviewed the list of Planning Applications determined for the period 13 December 2024 – 9 January 2025.

RESOLVED: noted.

P 7832 Registered Planning Applications

Planning Applications received from Reigate & Banstead Borough Council for the period 13 December 2024 - 9 January 2025.

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 7833 Planning Appeals

It was noted that the Planning Inspectorate (Case Reference APP/L3625/C/24/3345298 Land Adjacent to Saxon House, Haroldslea Drive, Horley, Surrey RH6 9PH) has confirmed a hearing date of 11 March 2025.

RESOLVED: noted.

P 7834 Ongoing Planning Matters

No matters were raised.

RESOLVED: noted.

Highways and Transport Matters

P 7835 Surrey Bus Partnership

There was no update to report.

RESOLVED: noted.

P 7836 Metrobus, Fastway 100 Bus Service: Westvale Park Development

Members considered a draft letter from the Town Council to Cllr Tim Oliver OBE, Leader of Surrey County Council regarding the extension of the Metrobus Fastway 100 Bus Service provision at Westvale Park.

RESOLVED: That the draft letter from the Town Council to Cllr Tim Oliver, Leader of Surrey County Council regarding the extension of the Metrobus Fastway 100 Bus Service provision at Westvale Park, be ratified.

Members of the Planning and Development Committee:

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

P 7837 Other Highways Matters

It was noted that Surrey Highways will be carrying out carriageway patching works on Langshott, Horley on 21 January 2025.

RESOLVED: noted.

P 7838 [Surrey Rights of Way Improvement Plan](#)

Members considered the responses to the consultation for the Surrey Rights of Way Improvement Plan. It was agreed that this be approved and submitted with the addition of requesting an update on public footpath 392 across the railway line from Orchard Drive to Balcombe Road.

RESOLVED: That the responses to the consultation for the Surrey Rights of Way Improvement Plan be ratified and submitted, to include a request for an update on public footpath 392 across the railway line from Orchard Drive to Balcombe Road.

Airport Matters

P 7839 Gatwick Airport Development Consent Order (DCO) Examination

There was no update to report.

RESOLVED: noted.

P 7840 Gatwick Northern Runway Project (DCO) London Gatwick Consultation

There was no update to report.

RESOLVED: noted.

P 7841 GATCOM

Cllr George reported that he has been appointed a member of CIFF (Community Information and Feedback Forum).

RESOLVED: noted.

P 7842 SCC/RBBC Delivering Change Regeneration Projects – Horley Town Centre

The Planning Support Administrator reported that RBBC has received notification that Network Rail are extending the closure of the subway and High Street car park for a further week until 17 January 2025.

RESOLVED: noted.

P 7843 Horley Sewage Treatment Works

Following a further sewage overflow spillage in Lee Street, members agreed to amend the 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 the adjustments made, the letter be approved and submitted to the water company.

P 7843) Cllr Barlow advised that he had invited Paul Hampton, River Health Community Manager, Thames Water, to the Council Offices to present the proposed project plan which has a detailed design phase start date of May 2025 and was awaiting confirmation. It was agreed to support this request in the letter.

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

P 7844 **Outstanding Delivery of s106 Public Facilities and Infrastructure at Westvale Park Development**

Cllr Barlow reported that he had spoken with Peter Boarder regarding updating the website.

RESOLVED: *noted.*

P 7845 **Communications Received**

From	Subject	Date	Action
Mole Valley DC	Consultation on three draft Supplementary Planning Documents	13 January 2025	Noted.

RESOLVED: *noted.*

P 7846 **Diary Dates**

- Tuesday 21 January 2025, 7.30pm – Leisure Meeting
- Wednesday 22 January 2025, 7.30pm – SALC Councillors Forum (remote)
- Tuesday 28 January 2025, 7.30pm – Full Council
- Tuesday 4 February 2025, 6.00pm – HTMG (remote)

RESOLVED: *noted.*

P 7847 **Items for Future Consideration**

Cllr Saunders requested to add an item to the next agenda to discuss the Metrobus fare zones.

RESOLVED: *noted.*

P 7848 **Press Release**

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

Meeting closed at 8.25pm

Date of next meeting: 11 February 2025

List of Planning Applications
Registered by Reigate & Banstead Borough Council
During the period 13 December 2024 to 9 January 2025
To see plans please CTRL+click on the application number to follow the link

01. RBBC Letter Dated: 06/12/24	Application No: 24/02183/F
LOCATION:	AMG House, 116 Lumley Road, Horley, Surrey RH6 7JJ
DESCRIPTION:	Proposed alterations to the windows on the front elevation. This includes splitting the two storey high window into two separate windows and to widen the windows on the 1 st floor left hand side to add two new 1m windows on the side elevation and to add another window to match the existing at ground floor level on the rear elevation.
HORLEY TOWN COUNCIL COMMENTS Ratified 14/01/25	No objections

02. RBBC Letter Dated: 06/12/24	Application No: 24/02231/HHOLD
LOCATION:	12 Darenth Way, Horley, Surrey RH6 8JZ
DESCRIPTION:	Demolition of existing rear conservatory and construction of single storey garden room.
HORLEY TOWN COUNCIL COMMENTS Ratified 14/01/25	No objections but note the requirements and advice from UK Power Networks are met.

03. RBBC Letter Dated: 16/12/24	Application No: 24/02207/HHOLD
LOCATION:	7 Haroldslea Drive, Horley, Surrey RH6 9DT
DESCRIPTION:	Demolition of existing single storey extension, erection of a two storey rear extension, a two storey side extension and a loft conversion. Also proposed is a storm porch to the front elevation.
HORLEY TOWN COUNCIL COMMENTS Ratified 14/01/25	No objections subject to any requirements of the tree officer.

04. RBBC Letter Dated: 16/12/24	Application No: 24/02113/F
LOCATION:	Drill Service Ltd, 89 Albert Road, Horley, Surrey RH6 7HB
DESCRIPTION:	Demolition of existing buildings and erection of 5 one bedroom and 4 two bedroom flats with four parking spaces with associated bin store and cycle store.
HORLEY TOWN COUNCIL COMMENTS Ratified 14/01/25	No comment as a non pecuniary interest by location

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05. RBBC Letter Dated: 23/12/24	Application No: 24/02195/HHOLD
LOCATION:	6 Seymour Mews, Malt House Lane, Horley, Surrey RH6 8FY
DESCRIPTION:	New porch on front elevation
HORLEY TOWN COUNCIL COMMENTS Ratified 14/01/25	No objections subject to any requirement of the conservation officer.

06. RBBC Letter Dated: 23/12/24	Application No: 24/02274/HHOLD
LOCATION:	Dancerwood, 25 Ringley Avenue, Horley, Surrey RH6 7EZ
DESCRIPTION:	Roof replacement to existing garden shed outbuildings
HORLEY TOWN COUNCIL COMMENTS Ratified 14/01/25	No objections

07. RBBC Letter Dated: 23/12/24	Application No: 24/02347/HHOLD
LOCATION:	13 Arne Grove, Horley, Surrey RH6 8DQ
DESCRIPTION:	Proposed single storey extension
HORLEY TOWN COUNCIL COMMENTS Ratified 14/01/25	No objections

08. RBBC Letter Dated: 23/12/24	Application No: 24/02353/HHOLD
LOCATION:	23 The Close, Horley, Surrey RH6 9EB
DESCRIPTION:	Rear single storey extension and minor internal alterations
HORLEY TOWN COUNCIL COMMENTS Ratified 14/01/25	No objections

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Tree Works (Non-Felling)

A. RBBC Letter Dated:	Application No:
LOCATION:	
DESCRIPTION:	
HORLEY TOWN COUNCIL COMMENTS (Planning Officer delegation):	

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The following applications are for information only