

SALFORDS AND SIDLOW PARISH COUNCIL PLANNING LIST WEEK ENDING 28 NOVEMBER 2025



Ref	Date	R&BBC Officer	Address	Proposal	Parish Council Decision
25/02050/HH OLD	10/11/25	Stephen Yeoll	6 Dunraven Avenue Salfords RH1 5JW	Demolish existing rear extensions and construct new single storey rear extension	No observation subject to neighbours
25/02069/S73	18/11/25	James Amos	Laurel Acre Picketts Lane Salfords Surrey RH1 5RG	Change of use (part retrospective) of land from agricultural use for the stationing of 6 No Gypsy and Traveller pitches with associated hard and soft landscaping. Removal of conditions 3 & 4 of appeal permission 19/02276/CU.	Object. See below
25/01965/CLE	24/11/25	Michael Parker	Titan House Crossoak Lane Salfords Surrey RH1 5EX	Works commenced in relation to planning permission reference 21/03303/F, focusing on the key drainage runs into the proposed development up to the relevant connection and included the implementation of new foul water drainage. A Lawful Development Certificate is sought to confirm that the implementation of the proposed development, as approved under planning permission reference 21/03303/F, is lawful. These works represent a material start on the development and are intended to satisfy Condition 2 of planning ref. 21/03303/F.	The Borough must check to see if the necessary work has been carried out and in time to satisfy Condition 2 and that the permission granted under 21/03303/F has not expired. If the permission has expired this application should be refused.
25/01688/HH OLD	26/11/25	Jake Hardman	2 The Old Rectory Ironsbottom Sidlow Surrey RH2 8PP	Demolition of conservatory and replacement with single storey rear extension. New sun tube inlets to existing roof. Associated refurbishment and internal reconfiguration	No observation Subject to neighbours
25/01775/F	26/11/25	James Amos	Horley Place 17 Bonehurst Road Horley Surrey RH6 8PP	Proposed use of land as a coach park and the erection of an ancillary workshop/office together with landscape enhancements and permeable hardstanding following demolition of all existing buildings (17 and 17a Horley Place), relocation of front boundary fence behind landscaping and installation of EV charging points. Link to RBBC portal	Object. See below

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25/02069/S73 - Laurel Acre Picketts Lane Salfords Surrey RH1 5RG - Object

The appeal decision says in paragraph 9 The personal circumstances referred to in evidence of the five witnesses for site occupants were mainly in terms of their being unable to remain on previous sites as a result of marriage or other compelling reasons, children becoming established in local schools and in friendship groups, and continuing treatment for health problems locally for various members of the families.

Condition 3 says

3) The use hereby permitted shall be carried on only by the following persons:

- Sean and Montana Cole;
- Frankie James and Charlotte Miller;
- Henry Thompson and Geri-Kay Wall;
- Leslie Thompson and Shelby Ball;
- Luke and Rendall Thompson;
- Larry and Noreen Scott,

together with their resident dependents, and shall be for a limited period being the period of five years from the date of this decision.

Condition 4 says

4) When the site ceases to be occupied by those named in Condition 3 above, or at the end of five years, whichever shall first occur, the use hereby permitted shall cease and all caravans, buildings, structures, materials and equipment brought onto the land, and works undertaken to it in connection with the use, shall be removed and the land restored to its condition before the development took place.

Removal of Condition 3 goes against the agreement that only the named persons together with their resident dependents were permitted this use. No other people have been shown to need to use this site nor that other people's personal circumstances meant they needed to move onto this site.

Removal of Condition 4 goes against the agreement. Nothing has been presented to show the term of five years needs to be extended.

25/01775/F Horley Place 17 Bonehurst Road Horley Surrey RH6 8PP - Object

The increased area of hardstanding would be inappropriate development in, and substantial harm to, the green belt. The removal of several trees would make this site less rural. There is a need for residential property not less. There would be a significant increase in large vehicles and cars entering and leaving the site onto the very busy A23.

The hours of operation are given as 6am to 10pm 7 days a week are excessive. These operating hours for a coach park would have a significant impact on the flow of traffic and the safety of the local highway network particularly at the morning and afternoon periods of 'rush hour' when long queues of traffic build up on the A23 between Horley and Redhill.

Times when vehicles, including coaches, would enter and leave the site are not given but it seems likely many would be used for school runs when major roads, including the A23 at the location of this site, are very busy thereby adding to the existing excessive level of traffic.

The Planning, Design and Access statement quotes DMP policy EMP3 2 which says 'Through the use of conditions, the Council may limit the type and level of activity, including hours of work, of any such employment uses.' It is not shown whether limited hours of work deemed appropriate, particularly when coaches leave and enter the site, would satisfy the proposed use. The applicant has given operating hours as 6am to 10pm 7 days a week. This is excessive as stated above.

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It would result in harm to the rural nature of the site

The option for the development of the site for flats, which has been granted would be lost.

If permitted

1. The trees covered by the existing TPOs must not be damaged by this development and must be properly maintained in future
2. The trees in the area on this site, south of the proposed development, should be protected by a general TPO or specific TPOs as appropriate
3. The number of vehicle movements should be restricted to avoid excess traffic to and from the site having an adverse impact on the already very busy part of the A23.