

Addendum

Planning Committee

Dear Councillor,

Planning Committee - Wednesday, 24 April 2024, 7.30 pm

I enclose, for consideration at the meeting of the Planning Committee to be held on Wednesday, 24 April 2024 at 7.30 pm, the following reports which were unavailable when the agenda was published.

Mari Roberts-Wood
Managing Director

4. **Addendum to the agenda(Pages 3 - 22)**

To note the addendum tabled at the meeting which provides an update on the agenda of planning applications before the Committee.

For enquiries regarding this addendum;

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Published 24 April 2024



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ADDENDUM

MEETING OF THE PLANNING COMMITTEE

WEDNESDAY 24th APRIL 2024

ITEM NO: 5

PLANNING APPLICATION: 22/01928/F - BANSTEAD CRICKET AND SPORTS CLUB AVENUE ROAD BANSTEAD SURREY SM7 2PD

Representations

43 additional representations have been received since the publication of the agenda. 25 in support and 18 objecting. The matters raised are already covered within the summary of support and objection comments set out in the 'Representations' section of the report.

An objection from CPRE Surrey has also been received:

"I am objecting on behalf of CPRE Surrey. I apologise for the late objection but were only contacted on this very recently.

We appreciate that the Club may need to extend their premises in order to have the facility to rent out accommodation and be viable. However, in our opinion the increase in size is excessive. It fails to meet the NPPF policies on the green belt paragraph 154 a) as it does not preserve openness and conflicts with the purpose of encroachment. It also conflicts with 154d) as it is materially

considerably larger than the building it replaces. We would have thought that a smaller and lower building could be an acceptable compromise and not lead to the associated problems relating to lack of parking, poor access and loss of amenity for local residents."

Clarifications/amendments to report

A drafting error has been noted at paragraph 4.6 of the report. The existing parking spaces should be approximately 27, not 47, and the proposed parking should state 47 spaces, not 27. Paragraphs of the committee report 6.35-6.43 discuss the proposed increase in car parking in more detail.

As set out at paragraph 6.6 of the committee report Policy OSR3 is a relevant policy to green belt, character and neighbouring amenity considerations. On review the committee report needs to be updated to more clearly reflect these considerations. Therefore the following amendments to the report are proposed (***changes in bold and italics***):

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Paragraph 6.14

The proposal would therefore **be contrary to policy OSR3 and** constitute inappropriate Green Belt development **as set out within the NPPF**. Paragraph 152 of the NPPF states that 'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.' Paragraph 153 states that 'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.'

Paragraph 6.23

Therefore based on the designations on the site at the time of determination and taking in to account the relatively well screened nature of the site from the wider townscape and recreation ground, the varied nature of the architecture of the surrounding area, the low profile nature of the building with a sympathetic and more rural cladding it is considered that the proposed building and associated car parking and reposition cricket nets would not cause unacceptable harm to the character and appearance of the site and wider area **and would comply with the requirements of OSR3 and DES1 of the DMP."**

Paragraph 6.24

Development Management Policy DES1 expects all new development to provide an appropriate environment for future occupants whilst not adversely impacting upon the amenity of occupants of existing nearby buildings, including by way or overbearing, obtrusiveness, overshadowing, overlooking and loss of privacy. Policy DES9 relates to pollution and contamination land and covers matters such as noise and light. **Policy OSR3 requires that new outdoor sports buildings "Be designed and sited to minimise visual obtrusion, light pollution and noise and to ensure that the amenity of neighbouring properties would not be adversely affected."**

Paragraph 6.34

The proposal would therefore comply with policies DES1, DES9 **and OSR3** of the DMP.

Paragraph 6.51

Given that the proposal was submitted before BNG became a statutory requirement this would be a significant benefit to the scheme in any weighing exercise. Based on the above and subject to conditions the proposal would comply with policy NHE2 **and OSR3** of the Development Management Plan 2019.

Additional documents/discussion

The proposed floor plans and landscaping plan are included at **Appendix A and B** of the addendum as these were not included in the agenda pack.

Noise impacts:

Following the publishing of the agenda the applicant is keen to stress that they as a cricket club are not seeking to go beyond their current operations advising that the plan to operate the clubhouse broadly in line with how they operate today and that they do not intend to alter their current premises licence.

Whilst this is under a separate regulatory regime for information the current premises licence allows for:

Opening hours, Dancing, live music, recorded music and sale of alcohol Sunday to Thursday 11:00 to 00:00 and Friday to Saturday 11:00 to 01:00.

The licence also allows for no more than 12 events per calendar year to take place outside of the premises licence restrictions for sale of alcohol, late night refreshment and Regulated entertainment Sunday-Thursday until 23:00 and Friday-Saturday until 00:00. Therefore, there is already a level of restriction on the existing clubhouse that the applicant is saying would remain on the new clubhouse. Conditions restricted the number of events at the club or nature of the non-club related activities is not considered necessary.

Officers having considered all the factors and as set out at paragraph 6.28 to 6.31 officers are of the view that subject to the recommended conditions (as set out in the agenda and as amended below) securing the implementation of the recommended noise mitigation measures for the clubhouse, a hours of opening condition and a noise management plan condition to manage the potential noise and disturbance around the clubhouse during evening events it is considered that there would not be an unacceptable impact on neighbouring residents. The hours for non-cricket bookable events are however recommended to reflect the restriction to 11pm on Sunday to Thursdays.

If the planning committee wanted to add further conditions to restrict the number of events at the club or nature of the non-club related activities then members are able to do this as long as the requirements are considered to meet the NPPF test i.e. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

Electric vehicle charging:

Condition 19 currently requires the provision of 10 electric vehicle charging points. On review this requirement is based on the total provision of 47 parking spaces. However

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as the scheme only results in a net gain of 20 spaces it is considered unreasonable for the applicant to have to provide 10 EV charging points. On the basis of 20 new parking spaces the CHAs guidance would require 4 spaces to be EV charging points (20%). Therefore condition 19 has been amended to reflect this.

This has been reviewed by officers and it is considered that such a level of provision would be unreasonable and would be contrary to Surrey County Council Guidance with regard to levels of provision. The guidance advises that in relation to sports clubs EVCP should be required only for 20% of spaces. The CHA advise that the provision is relation to the proposed spaces

Triggers on a number of conditions:

The applicant has advised that it is not practical to remove the existing clubhouse prior to the completion and occupation of the new clubhouse and therefore a number of the conditions have been amended to allow a 3 month period between occupation and completion of a number of the required details such as parking and landscaping to accommodate this.

Updates to recommended conditions (changes in bold and *italics*)

5. No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) vehicle routing
- (f) measures to prevent the deposit of materials on the highway
- (g) before and after construction condition surveys **of De Burgh Park road** and a commitment to fund the repair of any damage caused
- (h) on-site turning for construction vehicles

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019, Reigate and Banstead Core Strategy 2014 Policy CS17 and Reigate and Banstead Development Management Plan 2019 policies TAP1 and DES8.

8. ***Within 3 months of the first use of the clubhouse***, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide

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the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

The drainage system shall therefore be retained and maintained in accordance with the agreed details and in accordance with the Drainage Management & Maintenance Statement dated 31 March 2023 (ref. D2037/MS1.0).

Reason: To ensure the drainage system is constructed to the national Non-Statutory Technical Standards for SuDs in order to mitigate against the risk of surface water flooding with regard to policy INF1 and CCF2 of the Reigate and Banstead Development Management Plan 2019.

10. All soft and hard landscaping works, Ecology Enhancement measures and Biodiversity Net Gain measures shall be completed/implemented in full accordance with the documents and plans listed below, **within 3 months of the first occupation of the clubhouse** or in accordance with a programme to be submitted to and agreed in writing with the local planning authority, and thereafter shall be maintained/monitored in accordance with the agreed details.

- Ecological Mitigation, Enhancement and Management Plan & Construction Environmental Management Plan by Arbtech (undated).
- File Note: BNG for a new Clubhouse at Banstead Cricket Club SM7 2PP dates 27 April 2023 to secure +39.21% in habitat units and +12.27% in linear units
- 982-LA-P-01 Revision A
- 982-LA-P-02

All new tree planting shall be positioned in accordance with guidelines and advice contained in the current British Standard 5837. Trees in relation to construction.

Any trees shrubs or plants planted or any existing plants/hedging retained in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, and shrubs of the same size and species.

Reason: To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and heritage assets and to comply with Reigate and Banstead Borough Development Management Plan 2019 policies NHE3, NHE9 and DES1, British Standards including BS8545:2014 and British Standard 5837:2012.

11. Notwithstanding the approved plans no part of the development hereby approved shall be brought in to first use **and no lighting shall be installed on or within the building hereby approved** or within the site (red line area) until the

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following details have been submitted to and approved in writing by the Local Planning Authority:

- a) an external lighting scheme which shall include indication of the location, height, direction, angle and cowling of lights, and the strength of illumination, accompanied by a light coverage diagram; and
- b) a sensitive lighting management plan to demonstrate that the lighting meets the recommendations set out within the submitted Ecological Mitigation, Enhancement and Management Plan & Construction Environmental Management Plan by Arbtech (undated).

has been submitted to and agreed in writing by the local planning authority.

c) details have been submitted to demonstrate how the light spill from internal lighting shall be controlled. This should include hours of operation and any measures such as blinds to limit spill and how this will be managed.

The lighting shall be implemented in accordance with the approved scheme and be retained thereafter and maintained in accordance with the manufacturer's instructions.

Reason: To protect the visual amenity of the area and neighbouring residential amenities with regard to Reigate and Banstead Core Strategy 2014 Policy CS10 and policy DES1, OSR3 and DES9 of the Reigate and Banstead Development Management Plan 2019 and to protect protected species in accordance with the provisions of the National Planning Policy Framework and Reigate and Banstead Development Management Plan 2019 policy NHE2.

13. The development shall not be first occupied/brought in to use until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. ***The boundary treatment shall be completed in accordance with the agreed details within 3 months of the first occupation of the clubhouse hereby permitted.***

Reason: To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Development Management Plan 2019 policy DES1 and NHE9.

14. The clubhouse hereby permitted shall only be used/operate as follows:

Opening hours for activities of Banstead Cricket Club:

08:00 Hours to 00:00 Hours – Sunday through to Thursday.

08:00 Hours to 01:00 Hours – Fridays and Saturdays

For non-cricket (***bookable***) events:

08:00 Hours to 23:00 Hours – Sunday through to Thursday

08:00 Hours to 00:00 Hours – Friday and Saturdays

For all uses/events the balcony/terrace area and ground floor external space:
Shall be open no later than 22:00 every day

Reason: To control activity in the interests of neighbouring residential amenities with regard to Reigate & Banstead Borough Council's Development Management Plan 2019 policies DES9, INF2 and OSR3.

15. The use of the clubhouse hereby permitted shall not commence until an acoustic report has been provided by suitably qualified professional which sets out how the conditions/restrictions and mitigation measures (Acoustic control measures) recommended in Section 6.0, paragraph 6.1, of the submitted RBA Acoustics Acoustic Technical Note dated 15 February 2023, will be installed, implemented and managed by the club **so that the Noise break-out from the proposed clubhouse will be at least 10dBA lower than under current conditions during a comparable event and the predicted noise levels are in line with the levels given within the Practice Guide on the Control of Noise from Places of Entertainment for entirely "new build" schemes, and details how the cooling and ventilation system will be managed when the doors and windows are open.**

The acoustic control measures shall be installed and implemented prior to the first use of the clubhouse and retained and managed in accordance with the agreed details thereafter.

Reason: To protect the amenities of adjoining occupiers with regard to policy CS10 Sustainable Development of RBBC Core Strategy (2014) and policy OSR3 and DES9 of the RBBC Development Management Plan (2019).

16. The use of the clubhouse hereby permitted shall not commence until a Noise Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan should include but not be limited to, management responsibilities during all operating hours, number of non-cricket related **(bookable) events and details of the booking process**, measures to control noise and disturbance, playing of music or other amplified sound and minimising the effects of patrons coming and going from the site. Where any management practices give rise to reported complaints of a substantiated and significant of impact to local amenity received by the operator or the Local Planning Authority, this must be brought to the attention of the Local Planning Authority and any necessary changes to the management plan implemented to the satisfaction of the Local Planning Authority.

Reason: To protect the amenities of adjoining occupiers with regard to policy CS10 Sustainable Development of RBBC Core Strategy (2014) and policy OSR3 and DES9 of the RBBC Development Management Plan (2019).

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17. ***Within 3 months of the first occupation of the clubhouse hereby approved the existing clubhouse shall be removed from the site and space*** shall be laid out within the site in accordance with the ***approved*** plans for 47 vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purpose.

Reason: The condition above is required in order that the development should not ***cause further harm to the green belt*** or prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Policy TAP1 and ***NHE5*** of the Reigate and Banstead Local Plan Development Management Plan September 2019.

18. The clubhouse hereby approved shall not be brought in to use unless and until facilities for secure, ~~covered~~ parking of at least 15 bicycles have been provided in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority. Thereafter the said approved facilities shall be retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order that the development promotes more sustainable forms of transport, and to preserve the character of the Conservation Area, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17 and policy TAP1 and NHE9 of the Development Management Plan.

19. The clubhouse hereby approved shall not be brought in to use unless and until ***4*** of the proposed parking spaces are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) and a further ***4*** are provided with an electric supply to fit future EV charging points in the future in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority. ***Any proposed variation from this number due to viability and electrical supply issues shall be set out within the submitted details for the consideration of the Local Planning Authority. The agreed and installed charging points shall*** thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

21. The development hereby approved shall be implemented in accordance with the submitted Ashby Energy Assessors Energy Statement, dated 16 December 2021, so that all measures, including Be Lean, Be Clean (ASHP) and Be Green (Solar PV panels), have been installed and made operational prior to the first use of the

development and that the development results in a cumulative 43.47% improvement over the TER. ***Unless an alternative scheme is submitted to and agreed in writing by the Local Planning Authority.*** Thereafter the development shall be maintained in accordance with the agreed details.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions and protects the visual amenities of the area with regard to Policy CS11 of the Reigate & Banstead Core Strategy 2014 and Policy CCF1, DES1 and NHE9 of the Reigate & Banstead Development Management Plan 2019.

22. The development hereby approved shall not be first occupied unless and until evidence has been provided that the development has met a minimum of BREEAM 'very good', ***unless evidence is submitted to and agreed in writing by the Local Planning Authority which sets out why the BREEAM regulations are not applicable to such a development.***

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions with regard to Policy CS11 of the Reigate & Banstead Core Strategy 2014.

23. The roof areas which are not shown as roof terrace or balcony areas on the approved drawings shall only be accessed for the purposes of maintenance and shall not be used as a balcony, roof garden/terrace or similar amenity area without the grant of further specific permission from the Local Planning Authority.

Reason: To ensure that the development does not affect the amenity of existing properties by overlooking, with regard to Reigate & Banstead Borough Council's Development Management Plan 2019 policy DES1 and OSR3.

ITEM NO: 6

PLANNING APPLICATION: 23/02289/F – LAND TO REAR OF 59 & 61 NORK WAY, BANSTEAD, SM7 1HL

Condition:

Additional condition to secure design of bin store and waste facilities as follows:

14. Prior to the first occupation of the development full details (and plans where appropriate) of the waste management storage and collection points, (and pulling distances where applicable), throughout the development shall be submitted to and approved in writing by the Local Planning Authority.

All waste storage and collection points should be of an adequate size to accommodate the bins and containers required for the dwelling(s) which they are intended to serve

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in accordance with the Council's guidance contained within Making Space for Waste Management in New Development.

Each dwelling shall be provided with the above facilities in accordance with the approved details prior to occupation of the relevant dwellings.

Reason: To provide adequate waste facilities in the interests of the amenities of the area and to encourage recycling in accordance with the Development Management Plan 2019 policy DES1.

ITEM NO: 8

PLANNING APPLICATION: 24/00080/F- LAND TO THE REAR OF 60-64 SHELVERS WAY, TADWORTH

Further Representations

Two further representations objecting to the application have been received raising a number of concerns.

Most of these issues are covered within the committee report. One concern related to ecology and trees, but these issues are covered within the report. Comments relating to trees already having been removed were made. The Council does not encourage pre-emptive felling, however the trees removed were not protected and therefore the Council has no control over works carried out to them. The protected trees are still in-situ and shown on the arboricultural reports submitted. Harm to the Greenbelt is not a relevant matter as the site is not within the Greenbelt. Loss of buildings is also an issue raised but no buildings would be lost from this development. In regard to 'alternative location preferred', the Council can only consider applications submitted. The proposal was amended to move the position of the bungalow 1m further away from the eastern boundary. The issue of side facing windows is covered in the report and conditions are suggested related to restricting permitted development works. Finally, comments related to the lack of commentary within the Committee report on the comments from Tadworth and Walton Residents Association. This issue is covered below under 'further consultation responses'.

Additional Information

Since the publishing of the agenda, an additional plan, 21008-A-PL-075 revision C, has been submitted showing site sections, particularly showing the relationship with the dwellings on Fleetwood Close. The plan is at **APPENDIX C**

Further consultation responses

Surrey Wildlife Trust:

The applicant queried proposed condition 13 relating to badgers, noting that it included a 30m buffer zone. The applicant advised that much of the 30m zone fell within the wider site which was already being surveyed and part also fell within land outside their control. Surrey Wildlife Trust provided additional comment on this query:

'The 30m buffer zone is stipulated as badgers can be disturbed by works up to 30m from the construction zone. However, if there are reasonable reasons why surveys within this buffer cannot be undertaken we would expect the ecologist to provide justification for this and appropriate mitigation based on their assumptions.'

As such SWT suggested and amended condition:

"A survey of the site by an appropriately qualified and experienced ecologist should be undertaken within the proposed development boundary and, where feasible, a 30m buffer zone, to search for any new badger setts and confirm that any setts present remain inactive. The results of this survey, including a suitable course of action if any badger activity is detected, should be submitted to, and approved in writing by, the LPA to prevent harm to this species."

The request is considered reasonable and Condition 13 is proposed to be updated as set out below in the conditions section.

Tadworth and Walton Residents Association (TWRA):

The TWRA made two consultee comments relating to the application. One was not recorded in the usual way on the Councils website due to problems with the automated system. Whilst they were both visible on the website, they were missed from the Committee Report due to this issue. For clarity the comments are copied below in *italics*:

'We object to this application on several grounds.

1. Loss of trees.

It is proposed that some 15 trees be removed and this is on top of several others which have been recently felled. The stumps can be clearly seen from the northern boundary. Google earth and air photos attached to some of the applications to discharge conditions to the rear of 62 and 64 show the bottom part of the rear garden of no. 60 to be very heavily treed. We are concerned at the continuing loss of trees in Tadworth with very few adequate replacements. The protected band of trees along the rear of

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60 -64 Shelveys Way is gradually disappearing. What was a thick band at the end of no. 60 is now very sparse with some gaps or only laurel remaining.

We consider the loss of so many trees is unacceptable in terms of visual appearance and also loss of biodiversity, impact on wildlife and climate change etc. If the application had been submitted in April it would have to show a biodiversity increase of 10%. Instead there is an unacceptable net loss.

The proposal is contrary to policies CS1, DES2 1e and NHE3.

2. Impact on neighbours

There will be a significant impact on the Fleetwood Close properties backing onto the site, particularly nos. 116 and 117.

The dwelling is slightly higher than the short back garden of no. 117 which will make the proximity of the proposed bungalow even more intimidating. There is currently not much planting but in view of the short garden there is insufficient depth to introduce significant tree planting in mitigation.

The fence is about 2 meters high but the proposed dwelling will be some 2.5 meters to eaves, so over half a meter plus higher than the fence and the ridge will be over 5m meters high so will lead to considerable loss of amenity. There will be visual intrusion because of the height of the building, there will also be loss of privacy/ overlooking because of proximity to the neighbours plus noise and disturbance, again because of the short rear gardens. There will also be loss of afternoon/ evening sunlight.

Until recently the rear garden of no. 60 was well treed. We appreciate that it is not possible to protect a view but it is probable that this was taken into account in the placing of the Fleetwood Close properties.

We consider that the proposed bungalow will have a very detrimental impact on the Fleetwood Close properties and should be refused on the grounds that it is contrary to DES1 and DES2.

3. Access

We appreciate that permission has been granted for the 3 dwellings at the rear, however we consider that bearing in mind the narrow width of the access road near Shelveys Way, allowing only access for one line of traffic at the pinch point, the addition of an extra dwelling is unacceptable. We don't know whether there is an additional unit at the rear of 62 Shelveys Way but note that there are access gates shown opening out onto the access road just where it turns to the right to serve the proposed unit and plot 4. We consider that this will be dangerous, with very poor sight lines.

We appreciate that one additional unit is not much in terms of traffic generation, but there comes a point that the extra number of vehicles is unacceptable on safety grounds.

The development therefore conflicts with policy TAP1.

4. Drainage and infrastructure

No information is provided on drainage, but as it is proposed that the rest of the developments' surface water will drain into the combined sewer, it appears likely that it is intended that the same will apply here. In view of the drainage problems further down Shelveys Way and beyond, this is unacceptable.

We continue to object on the grounds of the cumulative impact of additional traffic flows along Shelveys Way, both as a result of through traffic and increased local development. We are also increasingly concerned at the lack of local services, with the schools oversubscribed and medical services at capacity.

There must come a time when these concerns of the community are taken into account by both the district and county councils. In our opinion, the development is contrary to policy INF1

5. Conclusion

Our main concerns relate to the loss of tree cover and impact on the neighbouring properties in Fleetwood Close.

We hope that the application will be refused for the reasons set out above, but if the Council is minded to grant permission, we request that the application is put before the Planning Committee and conditions are attached relating to obscured glazing in the proposed kitchen window and permitted development rights are removed relating to any increase in height of the building, with no additional windows either at ground floor level or in the roof on the eastern elevation. There should also be a requirement that the northern belt of trees is substantially strengthened.'

In regard to these comments, they are mostly covered within the Committee report. The Tree Officer considered the impact on trees and the removal of the trees acceptable. A landscaping scheme will also need to be submitted. The impact on neighbours is covered within the report. The side facing window at ground floor level is not considered to result in harm worthy of refusal. Regarding the access, this was granted at appeal for the related application. It is not considered that one additional dwelling would result in a significant change to this relationship. The gates mentioned were approved as part of the site layout on the appeal permission and are outside the scope of this application and as approved not considered objectionable. Drainage issues are covered within the report and by condition. Surrey SUDS raised no objection to the application. Issues relating to the local schools and medical services

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fall outside the scope of this application and in any case, CIL would be collected to contribute to wider infrastructure in the borough.

Updates to recommended conditions (changes in bold and italics)

The approved plans condition is recommended to be updated as below:

1. The development hereby permitted shall be carried out in accordance with the following approved plans.

Reason: To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

Note: Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations or Section 73 of the Act for minor material alterations. An application must be made using the standard application forms and you should consult with us, to establish the correct type of application to be made.

Plan Type	Reference	Version	Date Received
Location Plan	21008-A-PL-070	B	19.02.2024
Block Plan	21008-A-PL-071	B	19.02.2024
Section Plan	21008-A-PL-075	B	19.02.2024
Street Scene	21008-A-PL-077	B	19.02.2024
Other Plan	211413/TR/03		19.02.2024
Other Plan	211413/TR/04		19.02.2024
Street Scene	21008-A-PL-076	B	19.02.2024
Proposed Plans	21008-A-PL-054	A	16.01.2024
Proposed Plans	21008-A-PL-079	A	16.01.2024
Site Layout Plan	21008-A-PL-072	C	12.03.2024
Site Layout Plan	21008-A-PL-073	C	12.03.2024
Section Plan	21008-A-PL-075	C	16.04.2024

The following change is recommended to condition 13:

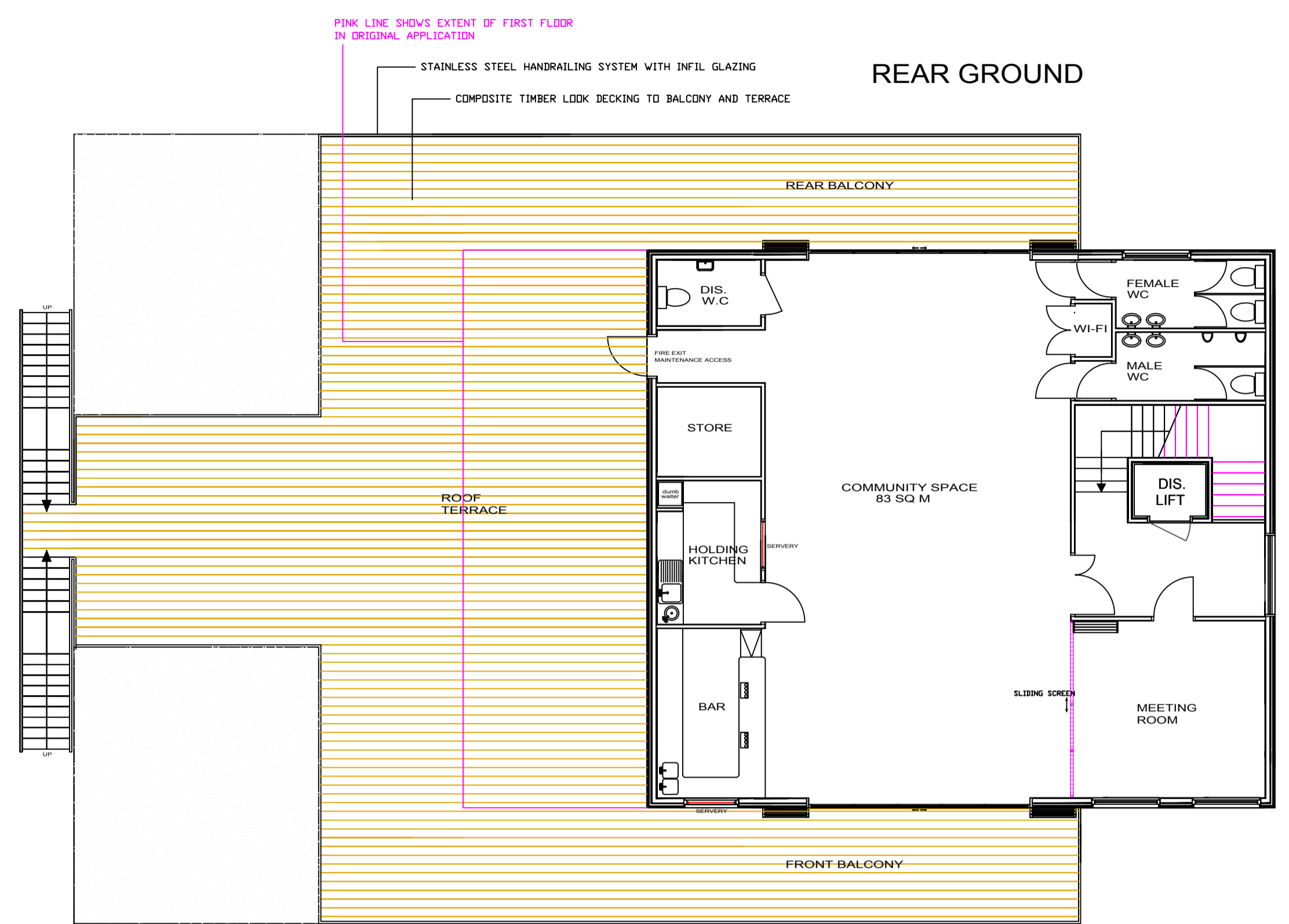
13. Prior to the start of development works, a survey of the site by an appropriately qualified and experienced ecologist should be undertaken within the proposed development boundary and, **where feasible**, 30m buffer, to search for any new badger setts and confirm that any setts present remain inactive. The results of the survey, including a suitable course of action if any badger activity is detected, should be submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that any potential impact to protected species is adequately mitigated in accordance with the provisions of the National

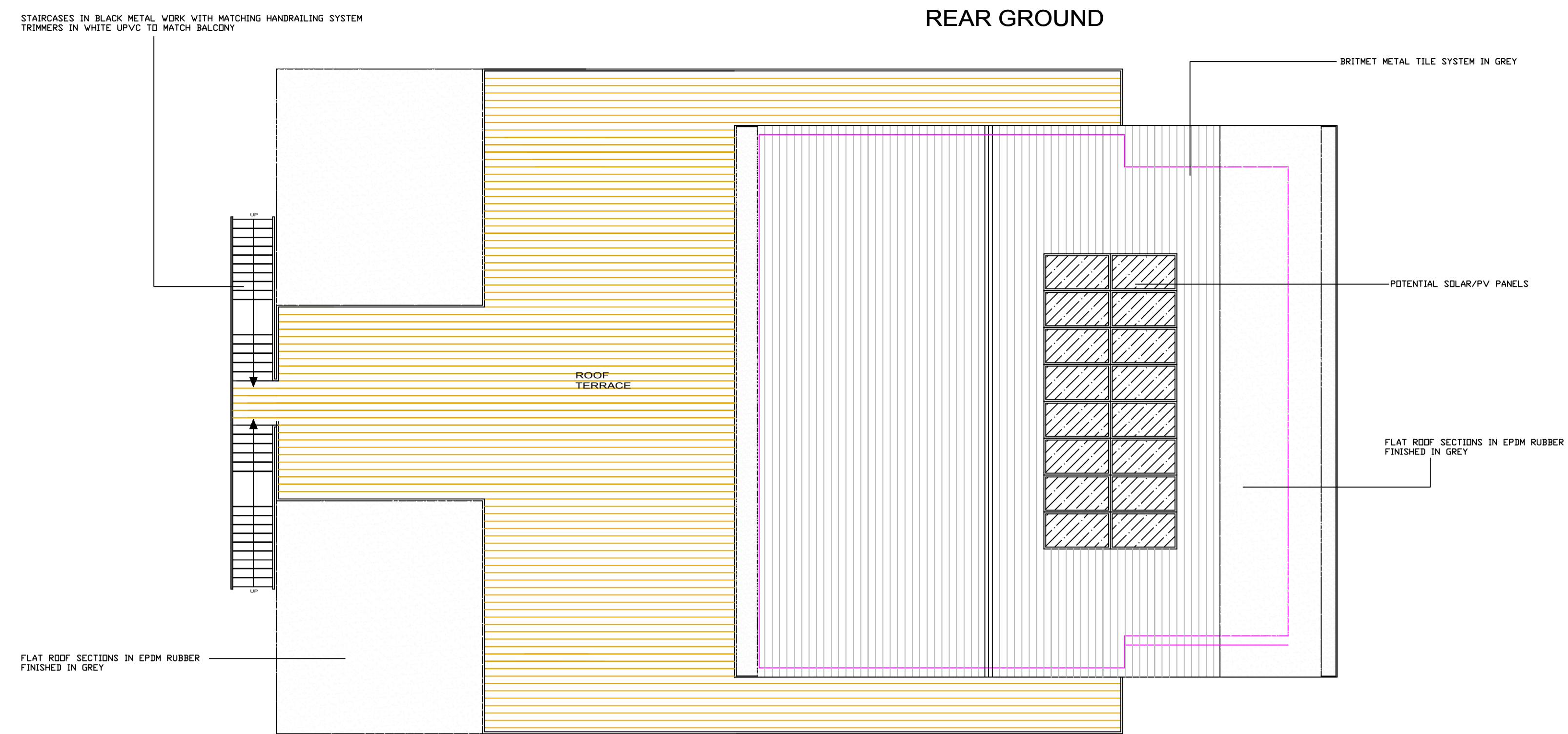
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Planning Policy Framework and policy NHE2 of the Development Management Plan 2019.

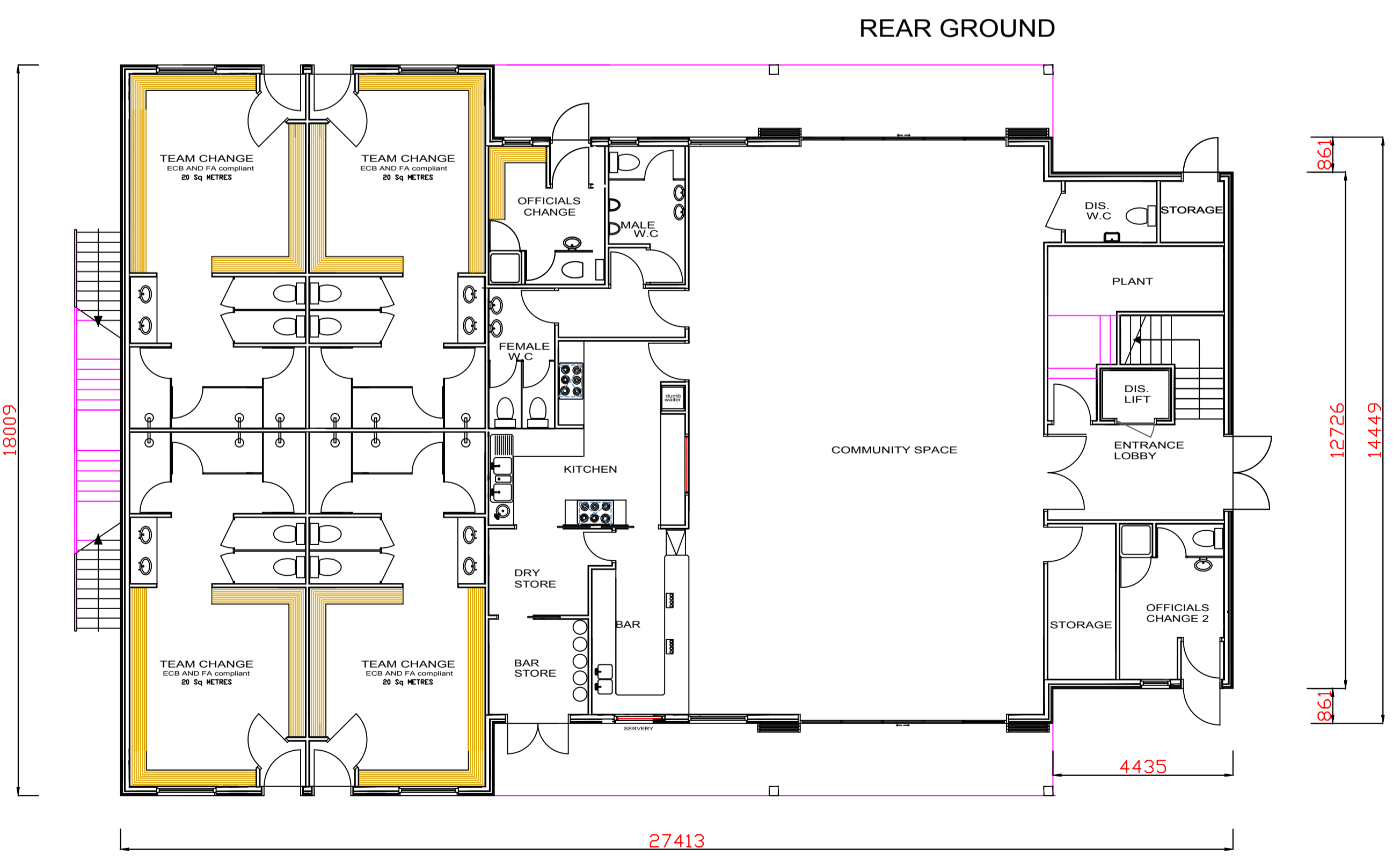
NOTE
1 Under no circumstances should scaled dimensions be used for setting out
2 All dimensions to be checked on site
3 This drawing is copyright and shall not be reproduced without permission



FIRST FLOOR PLAN



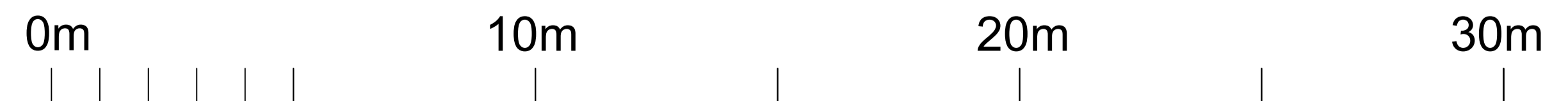
ROOF PLAN



GROUND FLOOR PLAN

Appendix A

176 SQ M FIRST
421 SQ M GROUND
597 SQ M TOTAL



SCALE

1 rev e
AS PROPOSED PLANS
NEW PAVILION

BANSTEAD CRICKET CLUB

NEW PAVILION PLANS AND ELEVATIONS

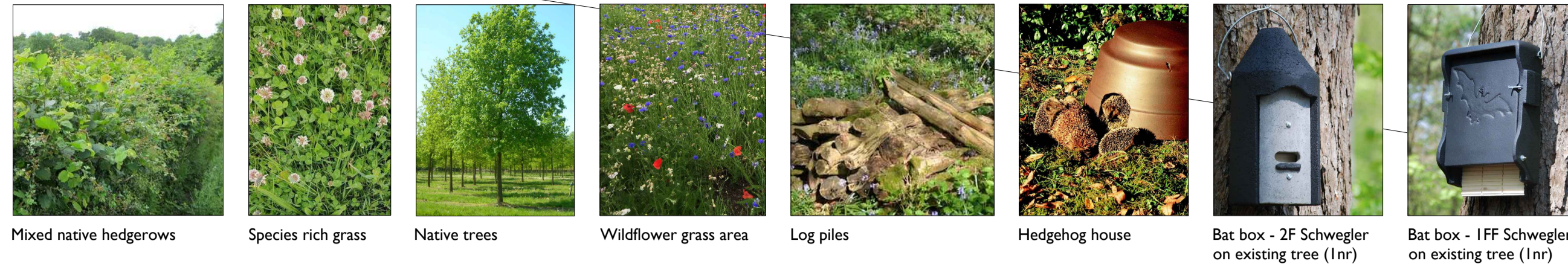
DRAWING No.	SC-BANSTEAD-1 REV E
SCALE	1:50 @ A1
PROJECT DATE	JANUARY 2024
DRAWN BY	SM
DRAWING DESCRIPTION	NEW PAVILION PLANS

SPORTS CLUBHOUSES

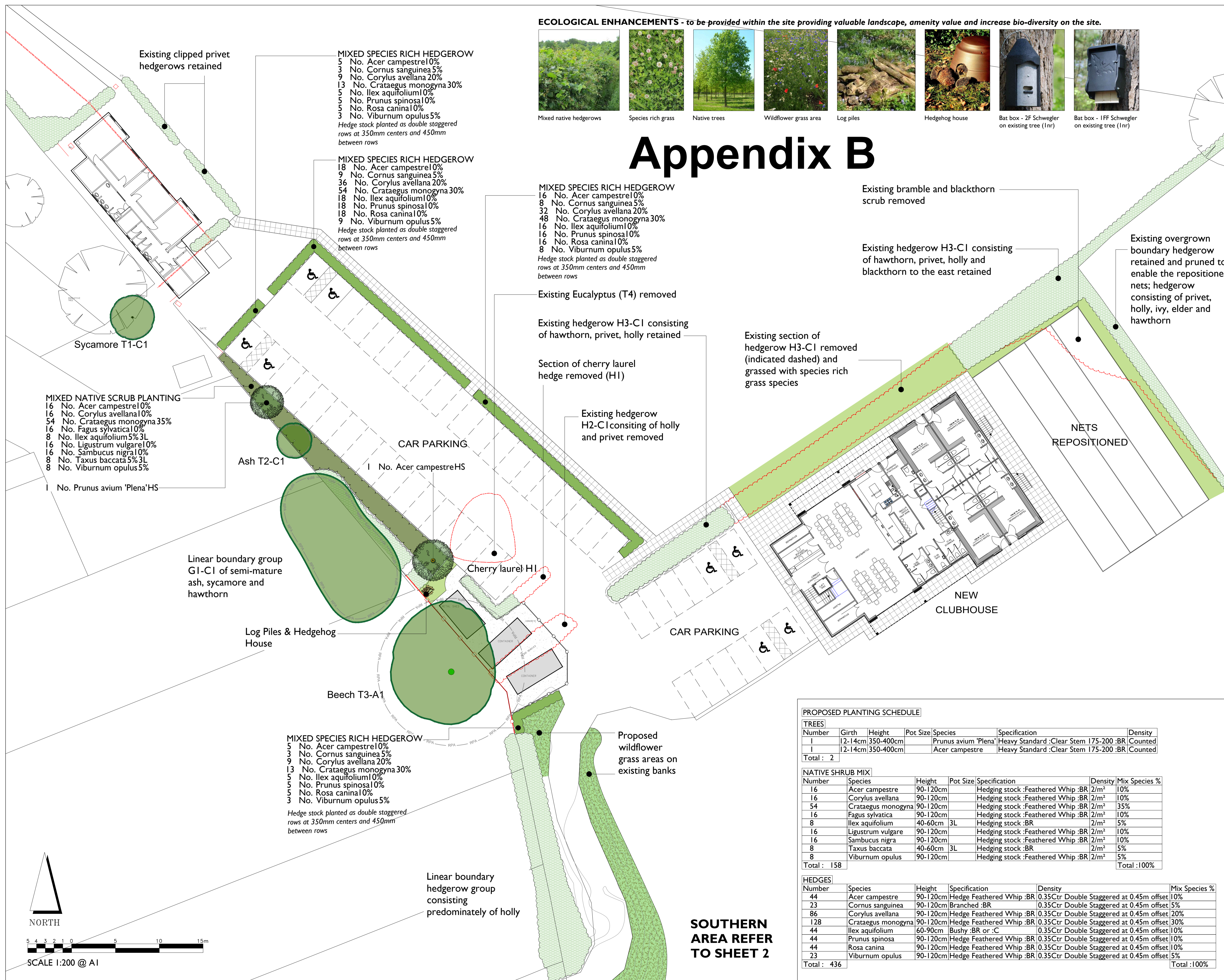
103-105 BRIGHTON ROAD, CULDSHOON, SURREY CR2 2NG
TEL: 0330 097 0523
Steve@sportsclubhouses.com
www.sportsclubhouses.com

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ECOLOGICAL ENHANCEMENTS - to be provided within the site providing valuable landscape, amenity value and increase bio-diversity on the site.



Appendix B



- MIXED SPECIES RICH HEDGEROW**
 5 No. Acer campestre 10%
 3 No. Cornus sanguinea 5%
 9 No. Corylus avellana 20%
 13 No. Crataegus monogyna 30%
 5 No. Ilex aquifolium 10%
 5 No. Prunus spinosa 10%
 5 No. Rosa canina 10%
 3 No. Viburnum opulus 5%
 Hedge stock planted as double staggered rows at 350mm centers and 450mm between rows

- MIXED SPECIES RICH HEDGEROW**
 18 No. Acer campestre 10%
 9 No. Cornus sanguinea 5%
 36 No. Corylus avellana 20%
 54 No. Crataegus monogyna 30%
 18 No. Ilex aquifolium 10%
 18 No. Prunus spinosa 10%
 18 No. Rosa canina 10%
 9 No. Viburnum opulus 5%
 Hedge stock planted as double staggered rows at 350mm centers and 450mm between rows

- MIXED SPECIES RICH HEDGEROW**
 16 No. Acer campestre 10%
 8 No. Cornus sanguinea 5%
 32 No. Corylus avellana 20%
 48 No. Crataegus monogyna 30%
 16 No. Ilex aquifolium 10%
 16 No. Prunus spinosa 10%
 16 No. Rosa canina 10%
 8 No. Viburnum opulus 5%
 Hedge stock planted as double staggered rows at 350mm centers and 450mm between rows

- MIXED NATIVE SCRUB PLANTING**
 16 No. Acer campestre 10%
 16 No. Corylus avellana 10%
 54 No. Crataegus monogyna 35%
 16 No. Fagus sylvatica 10%
 8 No. Ilex aquifolium 5% 3L
 16 No. Ligustrum vulgare 10%
 16 No. Sambucus nigra 10%
 8 No. Taxus baccata 5% 3L
 8 No. Viburnum opulus 5%
 1 No. Prunus avium 'Plena' HS

- MIXED SPECIES RICH HEDGEROW**
 5 No. Acer campestre 10%
 9 No. Cornus sanguinea 5%
 9 No. Corylus avellana 20%
 13 No. Crataegus monogyna 30%
 5 No. Ilex aquifolium 10%
 5 No. Prunus spinosa 10%
 5 No. Rosa canina 10%
 3 No. Viburnum opulus 5%
 Hedge stock planted as double staggered rows at 350mm centers and 450mm between rows

NOTES
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 Drawings: All drawings and levels to be checked on site prior to the construction works commencing on site. All drawings shall be read in conjunction with relevant landscape specifications.
 Discrepancies: Any discrepancy on the drawings shall be referred to the CA immediately.

LEGEND

SOFT LANDSCAPE WORKS

- Existing trees & vegetation to be retained & protected - refer to Arbtch Tree Survey & AMS
- Root Protection areas (RPA) - refer to Arbtch Tree Survey & AMS
- Existing hedgerows & vegetation to be retained & protected - refer to Arbtch Tree Survey & AMS
- Existing tree to be removed - refer to Arbtch Tree Survey
- Existing hedgerows to be removed - refer to Arbtch Tree Survey
- Proposed native tree planting
- Proposed mixed native hedgerow planting
- Proposed mixed native shrub/ scrub planting
- Proposed grass areas - species rich grass mix (turf or seeded)
- Proposed wildflower grass: Hedgerow and Light Shade Wildflower Seeds LW7M; supplied by Landlife wildflowers or similar equivalent
- Proposed wildflower grass: Hedgerow and Light Shade Wildflower Seeds LW7M & for deep shaded areas Woodland and Heavy Shade Wildflower Seeds LW8M; supplied by Landlife wildflowers or similar equivalent
- Log Piles for reptiles and insects

NOTES
Underground Services: The contractor shall determine the location of all underground services prior to commencing landscape work.
External drainage and levels - Refer to Drainage & Highway Proposals Plan.
Hard landscape details and drainage - refer to Architects and Engineers details.
Planting stock: All planting stock shall be source locally, UK grown plants from quality UK growers. Advanced procurement: Whenever possible shrubs should be propagated in the UK and grown on in the UK for a minimum of two years.

A 27-04-2023 Minor amendments & added offsite proposed grass areas
 REVISIONS

BRADFORD-SMITH
 LANDSCAPE ARCHITECT

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Project
Banstead Cricket and Sports Club, Avenue Road, Banstead, Surrey, SM7 2PD

Client
Sports Clubhouses Ltd

Drawing Title
DETAILED PLANTING PLAN & SCHEDULE - SHEET 1 OF 2

Scale Date Drawn
 1:200 @ A1 APRIL 2023 MS

Drawing No. Status Revision
 982-LA-P- 01 **PLANNING** A

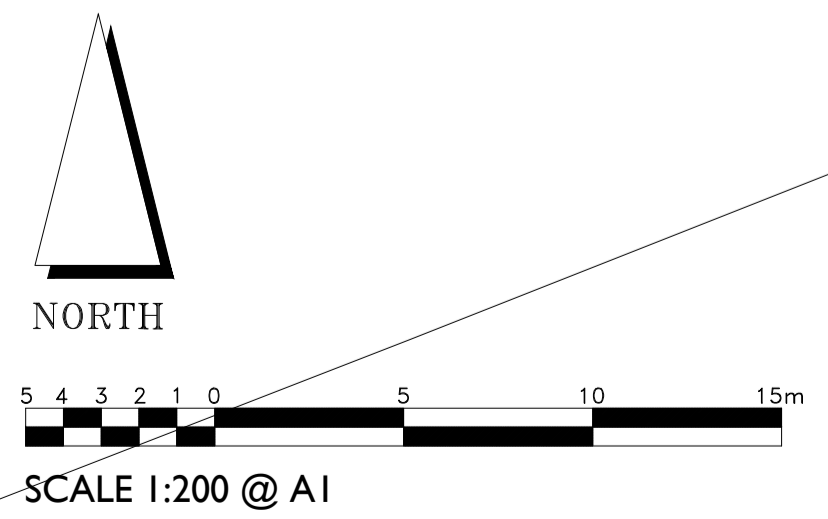
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<input checked="" type="checkbox"/> Issued for Planning Approval	<input type="checkbox"/> Issued for Tender
<input type="checkbox"/> Issued for Construction	<input type="checkbox"/> As Built

PROPOSED PLANTING SCHEDULE

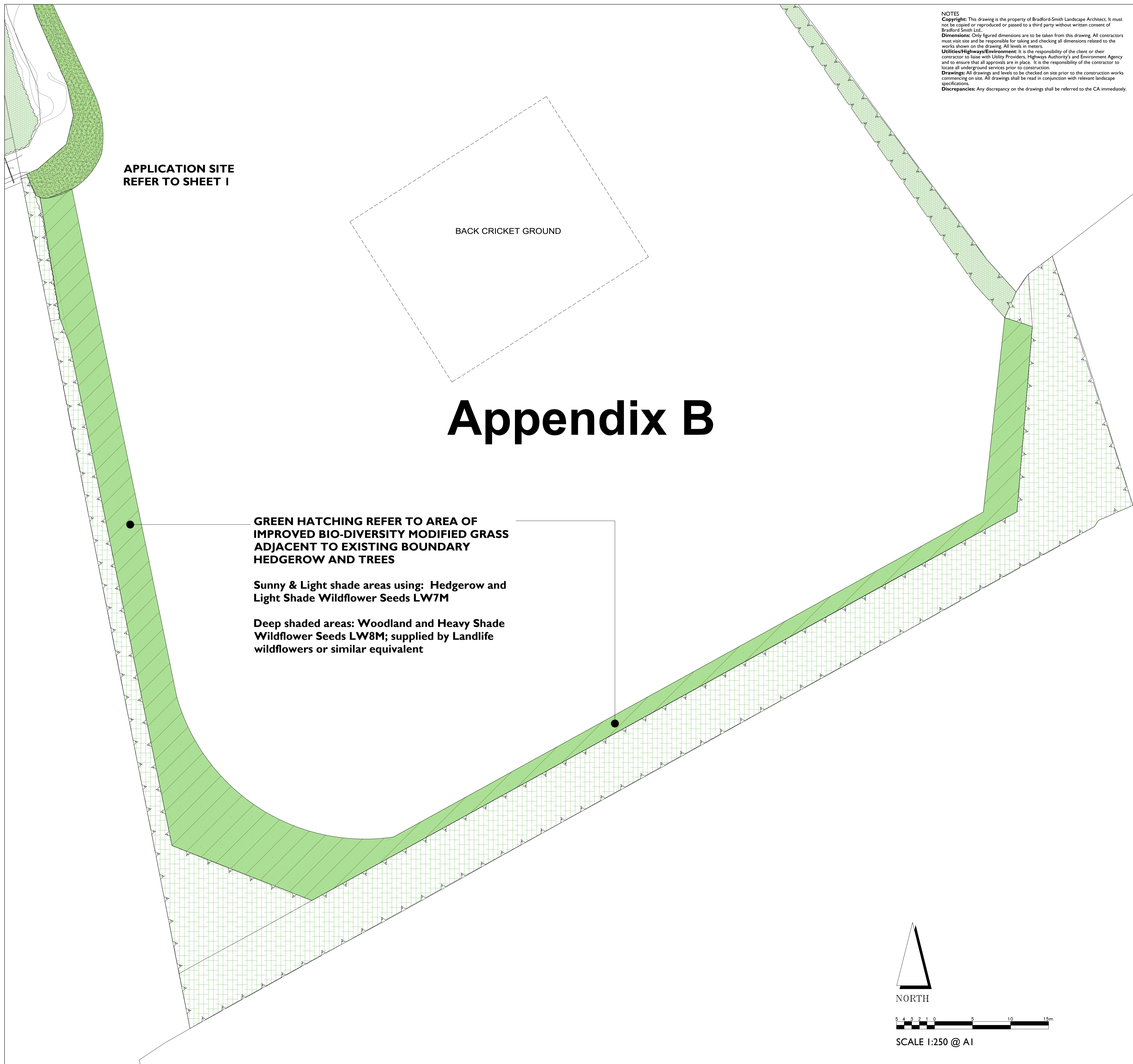
TREES						
Number	Girth	Height	Pot Size	Species	Specification	Density
1	12-14cm	350-400cm		Prunus avium 'Plena'	Heavy Standard :Clear Stem 175-200 :BR	Counted
1	12-14cm	350-400cm		Acer campestre	Heavy Standard :Clear Stem 175-200 :BR	Counted
Total : 2						

NATIVE SHRUB MIX						
Number	Species	Height	Pot Size	Specification	Density	Mix Species %
16	Acer campestre	90-120cm		Hedging stock :Feathered Whip :BR	2/m ²	10%
16	Corylus avellana	90-120cm		Hedging stock :Feathered Whip :BR	2/m ²	10%
54	Crataegus monogyna	90-120cm		Hedging stock :Feathered Whip :BR	2/m ²	35%
16	Fagus sylvatica	90-120cm		Hedging stock :Feathered Whip :BR	2/m ²	10%
8	Ilex aquifolium	40-60cm	3L	Hedging stock :BR	2/m ²	5%
16	Ligustrum vulgare	90-120cm		Hedging stock :Feathered Whip :BR	2/m ²	10%
16	Sambucus nigra	90-120cm		Hedging stock :Feathered Whip :BR	2/m ²	10%
8	Taxus baccata	40-60cm	3L	Hedging stock :BR	2/m ²	5%
8	Viburnum opulus	90-120cm		Hedging stock :Feathered Whip :BR	2/m ²	5%
Total : 158						Total :100%

HEDGES					
Number	Species	Height	Specification	Density	Mix Species %
44	Acer campestre	90-120cm	Hedge Feathered Whip :BR	0.35Ctr Double Staggered at 0.45m offset	10%
23	Cornus sanguinea	90-120cm	Branched :BR	0.35Ctr Double Staggered at 0.45m offset	5%
86	Corylus avellana	90-120cm	Hedge Feathered Whip :BR	0.35Ctr Double Staggered at 0.45m offset	20%
128	Crataegus monogyna	90-120cm	Hedge Feathered Whip :BR	0.35Ctr Double Staggered at 0.45m offset	30%
44	Ilex aquifolium	60-90cm	Bushy :BR or :C	0.35Ctr Double Staggered at 0.45m offset	10%
44	Prunus spinosa	90-120cm	Hedge Feathered Whip :BR	0.35Ctr Double Staggered at 0.45m offset	10%
44	Rosa canina	90-120cm	Hedge Feathered Whip :BR	0.35Ctr Double Staggered at 0.45m offset	10%
23	Viburnum opulus	90-120cm	Hedge Feathered Whip :BR	0.35Ctr Double Staggered at 0.45m offset	5%
Total : 436					Total :100%



SOUTHERN AREA REFER TO SHEET 2



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Drawings: All drawings and levels to be checked on site prior to the construction works commencing on site. All drawings shall be read in conjunction with relevant landscape specifications.
Discrepancies: Any discrepancy on the drawings shall be referred to the CA immediately.

SPECIFICATION NOTES: For Proposed Trees, Hedges, Shrub Planting & Grass Areas - These implementation and maintenance specification notes are for planning purposes only and do not constitute a detailed landscape specification.

SITE PREPARATION

Existing trees: All existing trees to be retained shall be protected in accordance with BS 5837:2012 - Trees in Relation to Construction. Existing levels shall be retained around existing trees to be retained. Any tree works pruning to existing trees within the site shall comply with the BS 3998: 2010, Tree Work Recommendations and undertaken by an Arboricultural Association approved Contractor.

Root Protection Area beneath Existing Trees: All new top soiling operations to be undertaken by hand and under the supervision of the arborist (Eco Urban) using hand tools only to minimize root damage. If significant roots are encountered, these will be left undamaged and plants locally adjusted.

Building foundation design: All tree and shrub planting proposals are to be referred to by the structural engineer during building foundation design.

Existing & Proposed Services: (electric, water, gas etc) in all landscape areas should be installed as a minimum below the required topsoil depths and clearly identified in accordance with service / utility requirements.

Existing topsoil and subsoil: the onsite topsoil and subsoil from site is to be stripped for reuse a Soil Stripping and Stockpiling Specification to be produced by a recommended soil scientist. Retained top soil (free of subsoil, pernicious weeds, demolition or construction rubbish, roots or other contaminants) should be loose tipped in linear heaps on to the agreed & prepared storage site, ensuring the heaps do not exceed 1.5 -2.0m in height and 3m in width.

Existing subsoil and topsoil for general planting areas: the onsite topsoil and subsoil shall be tested and checked to comply with the British Standards recommendations and undertaken by an approved independent laboratory (such as Tim O'Hare Associates or equivalent approved soil scientist). Provide subsoil and imported topsoil as necessary to make up any deficiency on site.

Natural or imported subsoil (from an approved source), tested to determine suitability for use for landscape planting areas. Test report submitted for approval and any deficiencies identified to enable ameliorant's recommendations. Subsoil shall comply with BS 8601:2013 - Specification for subsoil and requirements for use supplied from an approved source.

Imported Topsoil : Provide imported topsoil as necessary to make up any deficiency on site. Imported topsoil shall be to BS 3882:2015: Specification for topsoil and requirements for use. Multi-purpose grade - (Landscape 20) and be of medium texture with a high proportion of loamy material. It shall be free from subsoil, rubbish, roots of perennial weeds (including couch grass) and other injurious to plant growth. Imported topsoil shall be from an approved source and a sample submitted and analyzed/tested at an independent approved laboratory.

Soil Handling: The soils shall be handled in accordance to the Good Practice Guide for Handling Soils. Soil handling shall only take place during the driest parts of the year to prevent compaction of the in situ soils. All topsoil used for planting shall be tested by an approved Topsoil Analysts and any required amelioration or soil improver required shall be carried out in accordance with the topsoil Analyst Report.

The topsoil shall be free from harmful trace elements, including phytotoxic and zootoxic elements harmful both to plant growth and man. The topsoil should be tested by physical and chemical analysis and should state clearly the physical characteristics of the soil, levels of micro-nutrients and chemical content. All fertilizers and added nutrients shall be applied by a qualified staff or supervised so the correct application is undertaken.

Ameliorant's: Fertilizers & composts: Landscape contractor responsible to submitting imported topsoil analysis to inform requirements. All topsoil ameliorant's (compost & fertilizers), approved peat - free to PAS100 & incorporated during backfilling & cultivation at required rate to full depth of growing medium. No fertilizers applied within proposed wildflower grass areas.

Preparation for Topsoil Re-spread
 Existing and/or imported topsoil shall be spread following completion of all hard landscape building works, following a thorough clearance and removal of building debris. Tree pits: min. 300mm depth of topsoil. Shrub beds: min. 300mm depth of topsoil. Hedgerows & Scrub Areas: 300mm depth of topsoil.

Backfilling with Topsoil
 Topsoil thoroughly mixed with planting organic compost and slow release fertilizer shall be used to plant all trees, shrubs and hedges. All finished levels shall be 25mm above adjacent paving. All backfilled material shall include an organic compost and slow release fertilizer.

Cultivation
 Topsoil shall be cultivated to a minimum of 400mm deep on planting areas and 150mm deep on grass areas to a medium tilth, removing all rubbish, vegetation, perennial weeds, roots, stones over 50mm in any one dimension and raked to even levels.

PLANTING
Plant Stock and Timing
 Plant material shall conform to BS 3936 Part 1: 1992, Part 2: 1990, Part 9: 1998; Part 10: 1990 and BS4043: 1989 and shall be protected at all times in transit to the site. The planting season shall be from 1st October to the 31st March. Planting shall not be carried out during periods of frost, drought, cold drying winds, or when the soil is waterlogged.

The planting shall be carried out in the first planting season following practical completion of the building and hard landscaping. Planting outside the planting season will require adequate watering to ensure establishment.

Planting
 All trees, hedges & shrub planting shall be planted upright at the same depth as the nursery soil level and evenly spaced, leaving room for growth. Allow at least 300mm clearance between the rootball and the edge of the pit to facilitate staking and to allow adequate amount of backfill around the rootball.

Trees shall be planted upright and at the same depth as the grown nursery soil level with the root collar being at finished soil level, and evenly spaced, leaving room for growth. Allow at least 150-300mm clearance between the rootball and the edge of the pit to facilitate staking and to allow adequate amount of backfill around the rootball. All new tree planting in accordance with BS8545:2014 Trees: From Nursery to Independence in the Landscape - Recommendations. Trees shall be pit planted and supported by either staking or underground guys. Underground guying to be in accordance with the manufacturer's recommendations. Stakes: two untreated softwood stakes double tree staked. Stakes shall be softwood, peeled chestnut or larch, free from projections and large knots, with one end pointed. Drive stakes vertically at least 300mm into bottom of the pit either side of rootball. Stakes above ground level - approximately one third of clear stem height 600-750mm above ground level. Each stake secured to tree using flexible webbing / loops or natural hessian tree ties. Each tree to be supplied with a Treegator Watering Bag. Immediately following planting, all plants shall be watered-in to field capacity. Hedgerows: refer to drawing and locations for planting centers.

Root barriers: crees planted adjacent to kerbs, soakways and underground services - install linear Re-root 600 barriers supplied by Green Blue Urban, or similar approved in accordance with manufacturer's instructions. **Underground Services:** All pipe work shall be protected with Terram Root Guard or similar approved in the vicinity of trees.

MULCH
Mulching: Prior to the application of mulch, the planting areas shall be completely weed free and watered sufficiently to achieve field capacity. The surface of the planting areas shall be mulched with a layer of fine composted bark mulch supplied by AHS Ltd - Composted Bark composted for 2-4 weeks with a particle size of 8-35 mm, to a depth of 50-75mm, ensuring that the low branches of shrubs and herbaceous plants are not smothered. Supplied by AHS Ltd or similar approved. The mulch shall be topped-up to maintain, after settlement, a depth of not less than 50mm.

IMPLEMENTATION
 All new planting shall be carried out in the first planting season after all the building works and the hard landscaping areas have been set out and completed.

GRASS AREAS
Wildflower Grass Area: turf and seeded areas refer to locations grasses. All seeded areas shall be seeded in accordance with the manufacturers instructions. Prior to sowing, the site condition on the proposed wildflower grass areas will be reviewed by a suitably qualified ecologist and the following specification adapted if necessary to maximise the ecological benefits arising from the work. Sowing rate: 4g per m2.

SEEDING: grass areas to be seeded in accordance with BS 4428:1989 during March, April or September. Unimproved or low fertility topsoil to be imported, cultivated and leveled to remove all minor hollows or ridges as required with any debris or stones greater than 20mm diameter removed to provide a fine weed free tilth . Do not apply fertiliser. Weeds to be eradicated by herbicide or repeated cultivation prior to sowing. Lightly rake areas after sowing and keep well watered. Areas to be kept free from unwanted plants and mown every 6 - 8 weeks during establishment year removing arisings. In subsequent years cut in early spring and autumn after setting seed (in accordance with manufacturers recommendations) removing arisings.

IMPLEMENTATION
 All new planting shall be carried out in the first planting season after all the building works and the hard landscaping areas have been set out and completed.

AFTER CARE PERIOD
Maintenance The Aftercare Period shall extend for a five period. During the Aftercare Period maintenance visits shall be carried out, at least monthly from April to September and twice during the dormant season to carry out the following operations to establish healthy growing plants in weed free areas. Maintenance operations shall include: watering, firming-up, pest and disease control, hedge cutting, general pruning, checking stakes and ties, grass cutting to wildflower areas (as per Emorsgate Seeds aftercare instructions First year sward guidance (2-3 cuts a year), weed control, top up mulch and autumn tidying.

Replacement Planting
 All trees, hedge, shrub planting and wildflower grass areas which have died, are missing or have failed to thrive, shall be noted and replaced with the same size and species as originally planted, in the following planting season.

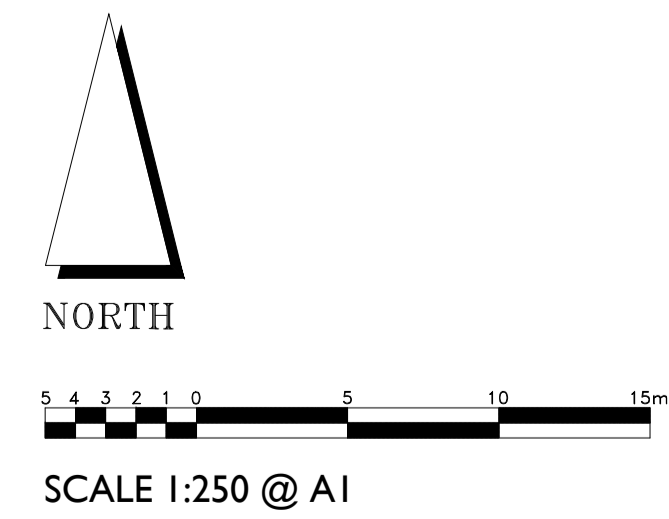
GREEN HATCHING REFER TO AREA OF IMPROVED BIO-DIVERSITY MODIFIED GRASS ADJACENT TO EXISTING BOUNDARY HEDGEROW AND TREES

Sunny & Light shade areas using: Hedgerow and Light Shade Wildflower Seeds LW7M

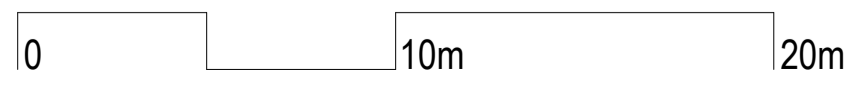
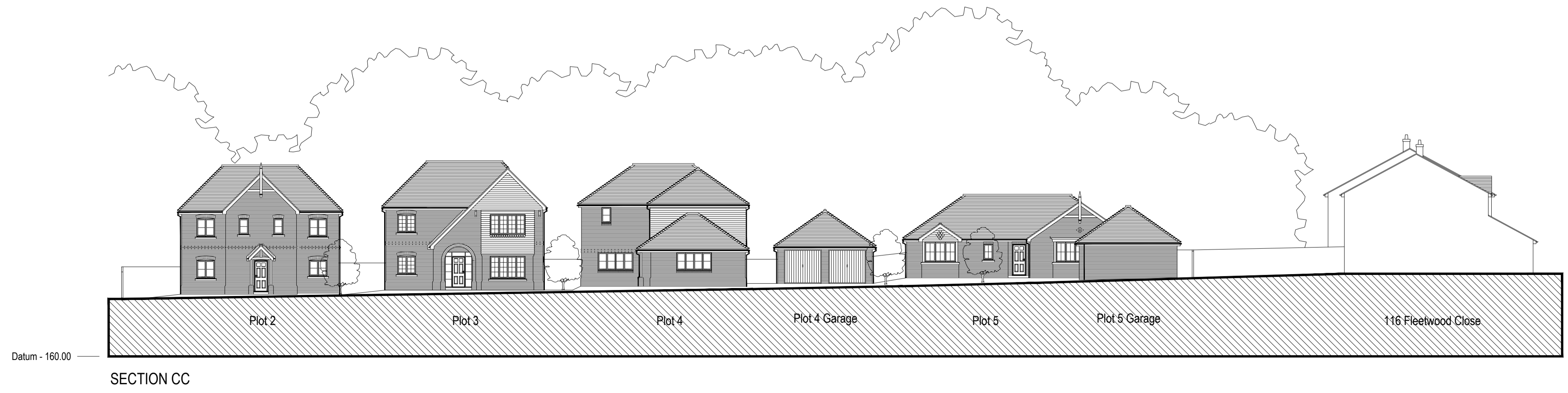
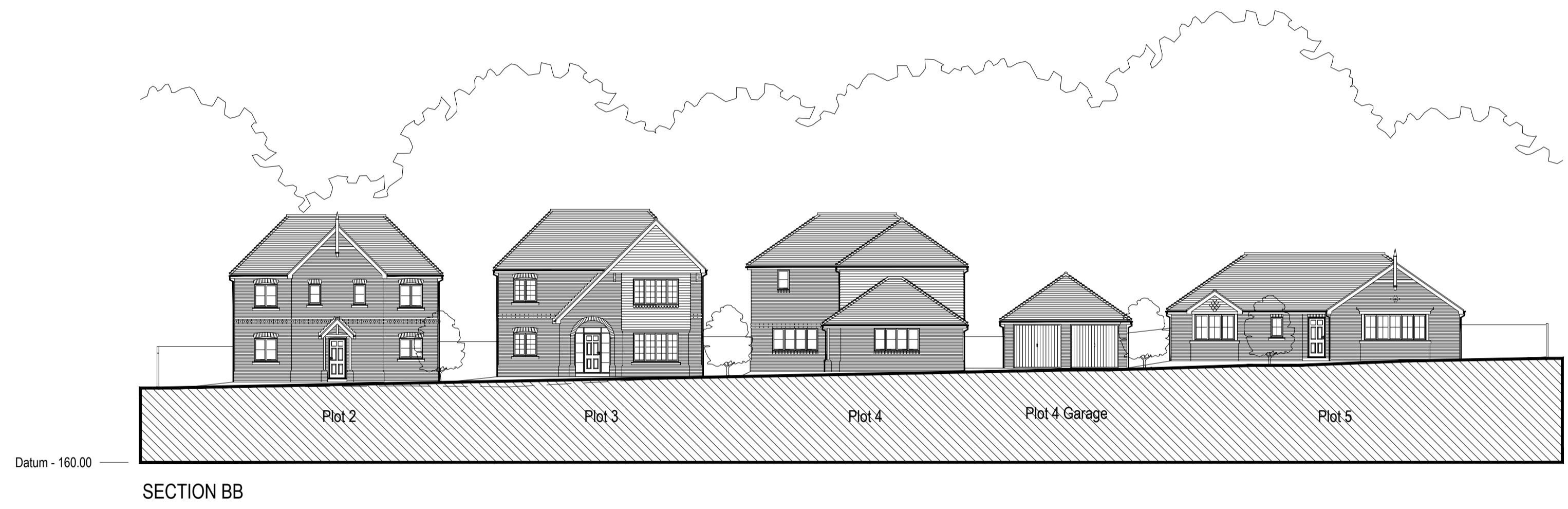
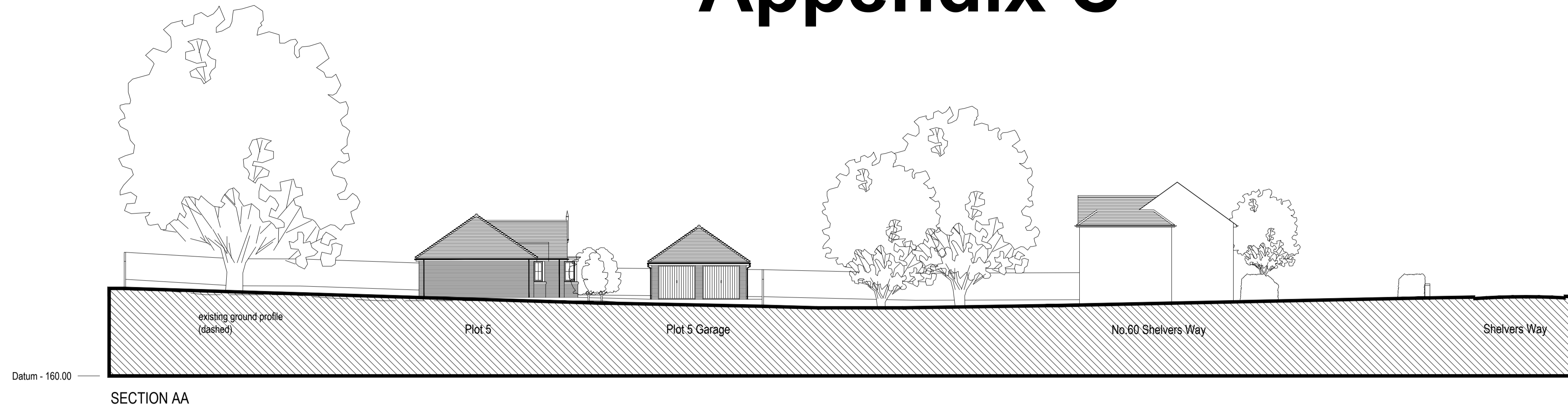
Deep shaded areas: Woodland and Heavy Shade Wildflower Seeds LW8M; supplied by Landlife wildflowers or similar equivalent

Appendix B

<p>BRADFORD-SMITH LANDSCAPE ARCHITECT</p> <p>5 THOROLD ROAD FARNHAM SURREY GU9 7JY</p> <p>TEL & FAX 01252 714607 EMAIL: mo@bradfordsmith.co.uk</p>	<p>Project Banstead Cricket and Sports Club, Avenue Road, Banstead, Surrey, SM7 2PD</p>						
	<p>Client Sports Clubhouses Ltd</p>						
	<p>Drawing Title DETAILED PLANTING PLAN & SCHEDULE - SHEET 2 OF 2</p>						
<p>Scale 1:250 @ A1</p>	<p>Date APRIL 2023</p>						
	<p>Drawn MS</p>						
<p>Drawing No. 982-LA-P-02</p>	<p>Status PLANNING</p>						
	<p>Revision</p>						
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Appendix C



client: Devine Homes Plc
 project: 60 to 64 Shelveys Way, Tadworth, KT20 5QF.
 drawing: Site Sections
 status: RIBA Stage 03- PLANNING

scale: 1:200 @ A1
 date: 2023.08
 drawn: A/JC
 checked: dp

rev.	description	date	by	ch
C	Section CC added	2024.04.16	AJC	dp
B	Section BB updated	2024.02.13	AJC	dp
A	Planning Application Issue	2023.09.27	AJC	dp

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4. READ in conjunction with other Consultants documentation & drawings regarding this project
5. DISCREPANCIES should be reported in writing to the project architect or engineer immediately

MODEL FILE REFERENCE: 21008-A-P-PL

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