

BOROUGH OF REIGATE AND BANSTEAD

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held at the New Council Chamber - Town Hall on 1 August 2018 at 7.30 pm.

Present: Councillors S. Parnall (Chairman), M. S. Blacker (Vice-Chair), Mrs. R. Absalom, L. S. Ascough, R. Biggs, G. P. Crome, J. M. Ellacott, V. H. Lewanski, S. McKenna, R. Michalowski, J. Paul, M. J. Selby, J. M. Stephenson, C. Stevens, Ms. B. J. Thomson, Mrs. R. S. Turner, S. T. Walsh and C. T. H. Whinney.

Also present: Councillors .

26. MINUTES

RESOLVED that the minutes of the meeting held on 4 July 2018 be approved as a correct record and signed.

27. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Mrs. J. S. Bray.

28. DECLARATIONS OF INTEREST

Councillor S. Parnall (Chairman) declared a personal interest in respect of item 6 (for the application at Gulfoss, The Glade) because the applicant was known to him. The Chairman left the room for the duration of item 6 and did not participate in the vote.

Councillor M. S. Blacker (Vice-Chair) declared a personal and prejudicial interest in respect of items 7 and 9 because the applicant was known to him. The Vice-Chair left the room for the duration of items 7 and 9 and did not participate in the vote. In view of this, the Committee agreed to rearrange the order of the items on the agenda to consider item 8 before item 7.

29. ADDENDUM TO THE AGENDA

RESOLVED that the addendum be noted.

30. 18/00699/F: REIGATE GARDEN CENTRE, 143 SANDCROSS LANE, REIGATE

The Committee considered an application at the Reigate Garden Centre, 143 Sandcross Lane in Reigate for the demolition of existing buildings; residential redevelopment of site for 17 dwellings and associated works including vehicular and pedestrian access onto Sandcross Lane; and hard and soft landscaping works.

The application had previously been withdrawn from the meeting on 4th July 2018 with the agreement of the applicant, because Members wanted further time to understand more about affordable housing and viability.

RESOLVED that planning permission be **GRANTED subject to S106 agreement and with conditions** as set out in the report.

31. 18/01015/S73: GULFOSS, THE GLADE, KINGSWOOD, KT20 6JE

The Chairman left the room for the duration of item 6 in view of his declaration of a personal interest. Councillor M. S. Blacker took the Chair.

The Committee considered an application for retention and remodelling of the garage and associated landscaping; variation of condition of permission 17/02197/HHOLD; amendment to plans for the garage roof.

The Committee was advised that, because the item was deferred at the previous meeting held on 4th July 2018 when a number of substitutes sat on the Committee, the item therefore needed to be considered as a new item entirely separate from the previous discussion.

Reasons for refusal were proposed and seconded, and upon a vote it was

RESOLVED that planning permission be **REFUSED** on the following grounds:

1. The proposed extension would, by reason of its flat roofed design in the context of a house that is characterised by pitched roofs; its prominent location that is and would remain open to the road, and; with views that would look down onto its roof, fail to respect and integrate with the shape and pitched roof form of the property and thereby detract from its character and have a harmful impact on the character of the locality. The proposal is thereby contrary to policies Ho9, Ho13, Ho15 and Ho16 of the Reigate and Banstead Borough Local Plan 2005 and the Householder Extensions & Alterations SPG 2004.

32. 18/01049/F: AUTOBODY LANGUAGE LTD, 35 HOLMETHORPE AVENUE, REDHILL, SURREY

Councillor S. Parnall entered the room and took the Chair.

The Committee considered an application for the demolition of existing commercial premise and construction of new commercial units.

RESOLVED that planning permission be **GRANTED subject to additional informative encouraging applicants/prospective occupiers to make best efforts to park within the site and prevent parking on the highway; and with conditions** as set out in the report.

33. 18/00916/F: 106 DOVERS GREEN ROAD AND REAR OF 104 DOVERS GREEN ROAD, REIGATE, SURREY

Councillor M. S. Blacker (Vice-Chair) left the room for the duration of item 7 in view of his declaration of a personal and prejudicial interest.

The Committee considered an application for the demolition of No 106 Dovers Green Road and erection of 5 x 5 bed dwellings with associated access, parking and landscaping.

RESOLVED that planning permission be **GRANTED with conditions** as set out in the report.

34. 18/00895/F: 12 STOCKTON ROAD AND REAR OF 14 STOCKTON ROAD AND PART OF 2 STOCKTON ROAD, REIGATE, SURREY, RH2 8JG

The Committee considered an application for the construction of three new dwellings.

The Committee was advised of a correction to the application address in the addendum and that a decision to grant planning permission would therefore be subject to the expiry of a neighbour notification period.

Members raised concerns about the whether the bin collection point was accessible for Neighbourhood Services.

RESOLVED that planning permission be **GRANTED with conditions** as set out in the report and addendum; **and subject to expiry of neighbour notification period and confirmation from neighbourhood service regarding acceptability of refuse collection point.**

35. 18/00956/F: GEOFFREY KNIGHT PLAYING FIELDS, PARK LANE, REIGATE

Councillor M. S. Blacker (Vice-Chair) entered the room.

The Committee considered an application for the erection of a side extension to provide essential storage at ground floor level and a storm porch at first floor level.

RESOLVED that planning permission be **GRANTED with conditions** as set out in the report.

36. DEVELOPMENT MANAGEMENT PERFORMANCE (Q1, 2018/19)

The Committee received a report setting out and analysing performance statistics for the first quarter of the 2018/19 municipal year.

It was noted that the authority was performing well to determine applications above target. Officers were commended for exceeding expectations.

The Committee acknowledged the number of appeals and requested a more detailed breakdown of the statistics in future reports.

Members also sought to include a number of case studies as part of a Member briefing on appeals and on changes to the National Planning Policy Framework, to be scheduled after the summer recess.

RESOLVED that the report be noted.

37. ANY OTHER URGENT BUSINESS

There was no other urgent business.

The Meeting closed at 9.27 pm