

ADDENDUM
MEETING OF THE PLANNING COMMITTEE
WEDNESDAY 5th SEPTEMBER 2018

ITEM NO: 5

APPLICATION: 18/01158/F – 16-46 CROMWELL ROAD, REDHILL

PAGE NO: 9

Plans

A number of the plans in the agenda for this item do not reflect the latest amendments. The latest revisions are included at Appendix 1.

CONDITIONS

One of the plans listed in Condition 1 is not the latest version. Condition 1 should therefore be revised as follows (change in *italic*)

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

Plan Type	Reference	Version	Date Received
Site Layout Plan	001	P03	23.08.2018
Floor Plan	002	P03	23.08.2018
Floor Plan	003	P02	25.05.2018
<i>Floor Plan</i>	<i>004</i>	<i>P02</i>	<i>25.05.2018</i>
Elevation Plan	005	P04	23.08.2018
Section Plan	007	P02	25.05.2018
Elevation Plan	16/149/02		19.06.2018
Survey Plan	16/149/01		19.06.2018

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.

Conditions 12 and 14 are proposed to be amended as follows to accurately reflect the recommendations of the County Highway Authority in their consultation response.

12. The development hereby approved shall not be first occupied unless and until the undercroft parking spaces have been laid out within the site and provided with adequate pedestrian inter-visibility splays in accordance with the approved plans.

Thereafter, the parking areas shall be retained and maintained for their designated purpose and no obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of the inter-visibility splays at any time.

Reason: To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF.

14. The development hereby approved shall not be first occupied unless and until the facilities for the secure parking of a minimum of 32 bicycles and for the storage of bins have been provided in accordance with the approved plans. Thereafter, the said facilities shall be retained and maintained to the satisfaction of the Local Planning Authority.

Reason: To ensure that the development would make adequate provision for refuse and recycling in the interest of visual amenity and provide suitable facilities for bicycles to promote sustainable transport choices and regard to policy Ho9 of the Reigate and Banstead Borough Local Plan 2005 and policy CS17 of the Reigate and Banstead Core Strategy 2014.

ITEM NO: 6

APPLICATION: 18/01156/F – UNIT 1, PITWOOD PARK, WATERFIELD, TADWORTH

PAGE NO: 35

Assessment

With respect to car parking, the proposed 37 car parking spaces accords with the maximum standards (40 maximum) for this development as set out in the Borough Local Plan 2005 (The Development Plan). This information is summarised in the table at paragraph 4.5 (page 41) of the agenda.

For information purposes only, the number of parking spaces which would be required under the emerging Development Management Plan (DMP) standards for this scheme would be 47. The reason why this is provided for information only is because the drafted DMP policies attract only very limited weight at this stage as objections to the policy have been submitted and the DMP has not been subject to independent examination by an Inspector.



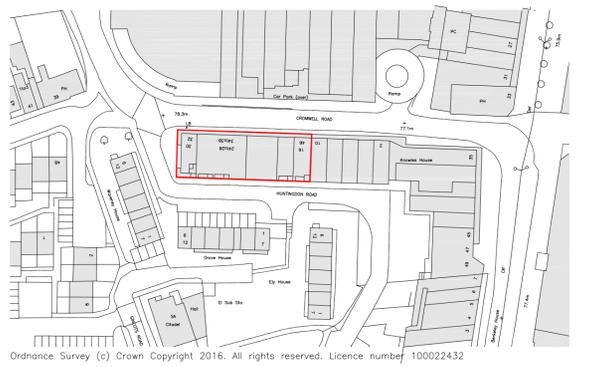
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 3. All dimensions must be checked on site by the contractor prior to commencement of the works.



Client Approval

X A - Approved
 X B - Approved with comments
 C - Do not use

Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date



Location Plan 1:1250 @ A1
 10 0 10 20 30 40 50 100m
 1:1250

Site Plan 1:200 @ A1
 2 0 2 4 6 8 10 12 14 16 18m
 1:200

Reigate and Banstead Borough Council
 Cromwell Road
 Redhill

Drawing title: **Location and Site Plan**

Drawn	Date	Checked	Date	Scale at A1
AH	01/11/17	JDM	01/11/17	Varies

Job No.	Pro.	Org.	Zone	Level	Type	Role	No.	Rev.
16-086	CRO	MHA	00	ZZ	DR	A	001	P03

Purpose of Issue: **PLANNING**

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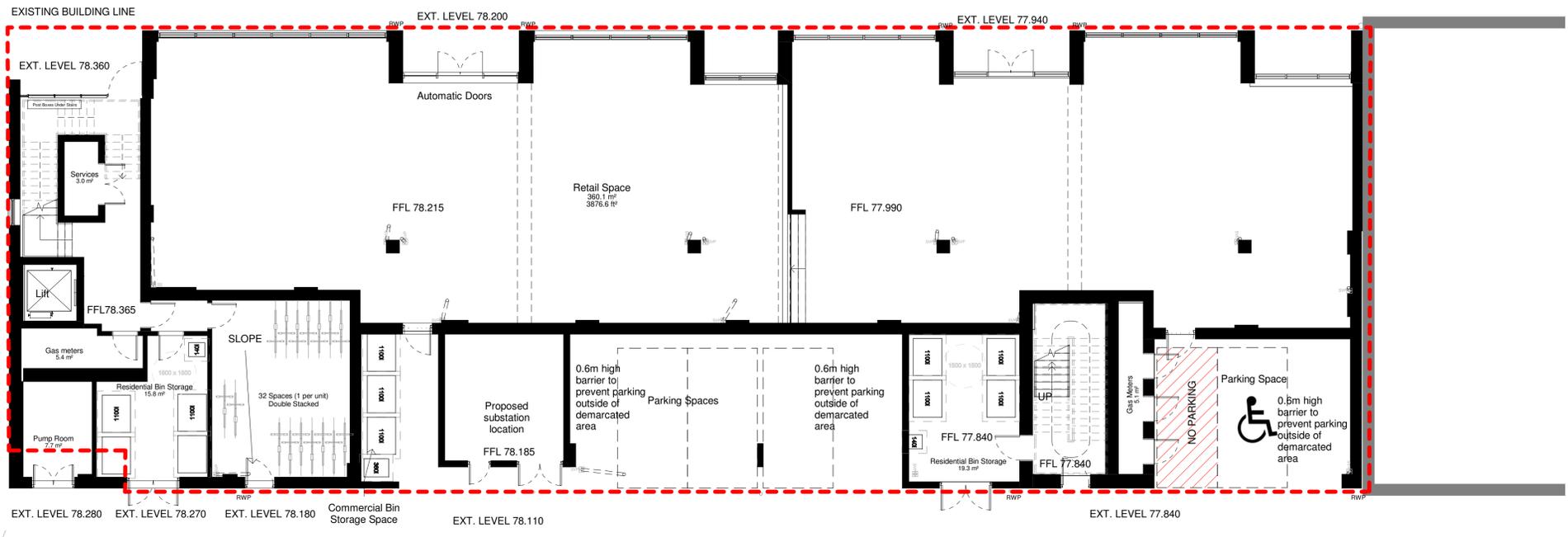
Rev.	Revision Note / Purpose of Issue	Drw By	Date	Chk By	Date
P02	Balcony to west South elevations amended	CD	16/02/18	NKS	16/02/18
P03	Car Parking Spaces removed and Substation size adjusted	AH	23/08/18	NKS	23/08/18



First Floor Plan
1 : 100

Area Schedule - Floors 0 and 1

Unit Number	Unit Type	Area
01	1b2p	51.3 m ²
02	2b3p	61.3 m ²
03	1b2p	51.1 m ²
04	2b3p	61.3 m ²
05	2b4p	72.9 m ²
06	1b2p	52.7 m ²
07	1b2p	52.8 m ²
08	2b4p	71.5 m ²



Ground Floor Plan
1 : 100

Name	Area
Retail Space	360.1 m ²





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Rev.	Revision Note/Purpose of Issue	Drw By	Date	Chk By	Date
PO2	Amendments	CD	15/02/18	NKS	15/02/18
PO3	Balcony to west Elevation amended	CO	16/02/18	NKS	16/02/18
PO4	Car Parking Spaces removed and Substation size adjusted	AH	23/08/18	NKS	23/08/18



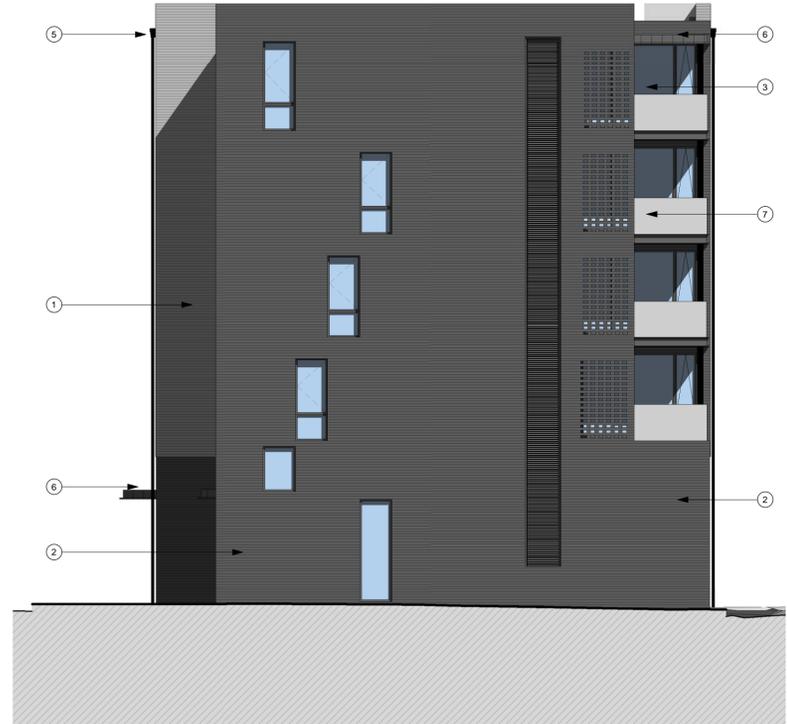
South Elevation
1 : 100

Material Key

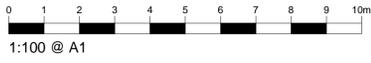
1. Light Grey Facing Brick.
2. Dark Grey Facing Brick. Hit and Miss Detail as Shown.
3. Aluminium Framed Glazing with Facing Brick in Reveals.
4. Aluminium Doors.
5. Dark Grey PVC Rainwater Goods.
6. Grey Metal Canopy.
7. Glazed Balcony System.
8. Metal Cladding Panel.
9. Metal Louvred Doors to Refuse Storage.
10. Cast-in-situ Concrete Column.
11. Glazing System with Steel Intermediate Support.



North Elevation
1 : 100



West Elevation
1 : 100



Reigate and Banstead Borough Council
 Cromwell Road
 Redhill

Drawing title: **Proposed Elevations**

Drawn	Date	Checked	Date	Scale @ A1
AH	01/11/17	JDM	01/11/17	1 : 100

Job No.	Proj	Org	Zone	Level	Type	Role	No.	Rev
16-086	CRO	MHA	00	ZZ	DR	A	005	PO4

Purpose of Issue: **PLANNING**

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