

 <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	3 rd October 2018
	REPORT OF:	HEAD OF PLACES & PLANNING
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AGENDA ITEM:	9	WARD: Merstham

APPLICATION NUMBER:	18/01424/F	VALID:	26 February 2018
APPLICANT:	The Limes Action Group Ltd	AGENT:	Michael Blacker Partnership
LOCATION:	THE LIMES PUBLIC HOUSE, 58 ALBURY ROAD, MERSTHAM		
DESCRIPTION:	Demolition of an existing public house, and the construction of a new public house with flats over and associated parking on part of the site.		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

SUMMARY

This is a full application for the erection of a new public house and first floor flats, together associated parking and outdoor space, on part of the site of the existing Limes Public House. This application follows the recent permission (18/00375/F) to redevelop the whole of The Limes site to provide a scheme of 10 dwellings.

This proposal would still result in the demolition of the existing pub; however, it would be replaced with a new, albeit smaller facility designed to serve the perceived needs of the local community. However, mindful of the fact that the total loss of the pub has already been accepted, this scheme, which would replace it with a new, albeit smaller facility designed to serve the perceived needs of the local community is supported in principle.

In terms of scale and massing, the building is considered to be compatible with the surroundings, including the scheme approved on the wider site. Enhancements to the design and appearance of the building have also been secured during the course of the application to better fit with local vernacular and the style of the recently consented scheme. Conditions securing materials and landscaping are recommended to reinforce a high quality finish.

The impact of the building on neighbouring properties has been carefully considered, including the potential future occupants of the housing scheme on the wider site. Reductions in the two storey depth of the building have been secured to ensure that the scheme would have an acceptable relationship with these potential neighbours in terms of overshadowing and overbearing. Adequate separation would be retained to existing

neighbours on Southcote Road and, in terms of use; this would be not different to the existing lawful pub use on the site.

The level of parking proposed, whilst limited, is considered to be acceptable in policy terms in the context of the use (as a pub) and the fact that it would likely serve a small catchment within the local community. The County Highway Authority has raised no objection to the proposed parking or the highway/transportation implications of the development subject to conditions.

Two first floor flats are included within the proposals. Mindful of the fact that these would not have an independent access or private amenity from the pub and given the potential disturbance issues which may arise from such a close relationship, it is considered that they would not provide satisfactory amenity for general market housing. The applicant has confirmed their intention for this accommodation to be used by staff and thus, given the issues identified, a condition requiring the flats to only be used in conjunction with the ground floor pub is considered necessary and reasonable. This overcomes any amenity concerns.

RECOMMENDATION(S)

Planning permission is **GRANTED** subject to conditions.

Consultations:

Highway Authority: No objection subject to conditions. Response includes the following informative notes:

To enable vehicles to safely manoeuvre into the parking spaces shown on the proposed site plan (drawing no. L2018/PL/003B), the existing vehicle crossover adjacent to number 14 Southcote Road would have to be modified by extending it to the boundary of the application site with number 14 Southcote Road (refer to area shaded pink on attached proposed site plan). The section of the redundant dropped kerb adjacent to the bus stop (refer to area shaded black on attached proposed site plan) would have to be raised and the footway reinstated to conform with the existing adjoining footway. Hence the requirement for condition 1.

The submitted plan (drawing no.L2018/PL/003B) shows 2 parallel parking spaces but does not indicate which of the 2 flats the spaces are allocated to. However, it is the CHA's understanding that the LPA intends to condition the flats so that they can only be used in conjunction with the pub (i.e. by a manager or member of staff) to avoid amenity issues. As such, it is not necessary to be specific at this stage about who the parking is assigned to since, essentially, they will be "staff" parking bays.

Representations:

Letters were sent to neighbouring properties on 17th July 2018 and on 20th August 2018 in relation to the amended plans. A site notice was posted at the site on 20th August 2018.

A total of 5 responses have been received (including duplicates on the original and amended plans); broadly three in support and two objections, raising the following issues:

Issue	Response
Noise & disturbance	See paragraphs 6.20 – 6.21 and condition 11
Overshadowing	See paragraphs 6.14 – 6.19
Overlooking and loss of privacy	See paragraphs 6.14 – 6.19
Overdevelopment	See paragraphs 6.7 – 6.13
Increase in traffic and congestion	See paragraph 6.26 - 6.31
Inconvenience during construction	See paragraphs 6.21 and condition 4
Inadequate parking	See paragraph 6.26 - 6.31 and conditions 8, 9, 10 and 11
No need for development	See paragraph 6.3 – 6.6 – each proposal must be considered on its own merits
Loss of private view	Not a material planning consideration
Community/regeneration benefit	See paragraphs 6.3 – 6.6
Economic growth/jobs	See paragraphs 6.3 – 6.6

1.0 Site and Character Appraisal

- 1.1 The application site comprises part of the site of The Limes Public House, which is situated on the corner of Southcote Road and Albury Road. The wider site consists of the part single storey, part two storey pub with large surface car park to the front on Albury Road which occupies the northern half of the site along with a large garden area which occupies the southern half of the site. A mature protected Lime Tree is positioned centrally in the current pub garden area; but is off-site in relation to this application.
- 1.2 The site is within a predominantly residential area and is bounded by residential properties on all side which are typically detached/semi-detached and generally two storeys in scale. The Local Distinctiveness Design Guide identifies the site as lying within an area of Victorian/Edwardian development: buildings of this architectural era typify the immediate environs of the site; however, there are some instances of more modern 1950s/60s architecture, including the two semi-detached properties which adjoin the site on Albury Road.
- 1.3 The neighbouring properties on the southern side of Southcote Road are detached and set within long but relatively narrow plots often with generous landscaping and tree cover along the rear and side boundaries. Along Albury Road, the site is joined by a pair of semi-detached dwelling in more modest plots. The area has a relatively tightly space, fine urban grain.
- 1.4 As a whole, the application site has a site area of approximately 0.06ha.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Pre-application advice was sought prior to submission of the application. Advice was given in relation to parking provision, the need to consider the depth, massing and siting of the building in relation to neighbouring properties amenity and in respect of achieving an acceptable high standard of design.
- 2.2 Improvements secured during the course of the application: A reduction in depth of the building at two storeys (by reducing the rear addition to single storey), significant enhancements to design approach and detailing and additional information in relation to cycle and car parking.
- 2.3 Further improvements to be secured through planning conditions or legal agreement: Conditions regarding landscaping and materials are recommended to ensure the development is high quality and complements the character of the area. A condition requiring the proposed first floor flat to be used only in connection with the pub is also recommended in the interests of amenity of future occupants.

3.0 Relevant Planning and Enforcement History

3.1	16/01772/F	Redevelopment of Public House for residential use, comprising block of 8 x 2 bed and 1 x 1 bed apartments, and 4 x 3 bed semi-detached dwellings.	9 th December 2016	Refused
	16/02909/F	Redevelopment of public house for residential use comprising block of 7 apartments (6 x 2 bed & 1 x 1 bed) and 4 x 3 bed detached/semi-detached dwellings.	28 th November 2017	Refused Appeal dismissed
	18/00375/F	Demolition of a public house with flat over, and construction of ten new dwellings consisting of five houses and a block of five flats, with associated parking and landscaping.	18 th May 2018	Approved with conditions

3.2 For clarity, application 18/00375/F proposed a residential redevelopment of the full site of The Limes Public House. The current application relates to only part of the site, effectively proposing the replacement pub in the location where two detached houses were previously approved under the above application.

4.0 Proposal and Design Approach

4.1 This is a full application for the erection of a new public house and first floor flats, together associated parking and outdoor space, on part of the site of the existing Limes Public House.

4.2 The building would accommodate the pub at ground floor (with additional basement) with a 2 bedroom flat and separate studio flat at first floor. Two parking spaces would be provided to the west side of the building with a small front courtyard and larger rear garden area.

4.3 The proposed building would have a hipped roof form, with front projecting gable and bay windows details.

4.4 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.

4.5 Evidence of the applicant's design approach is set out below:

Assessment	The Limes Public House is a 1960's bow windowed property and is situated on the corner of Albury Road and Southcote Road. It is set back from Albury Road with a large carpark to the front of the property, and a beer garden to the side. The building is not within a Conservation Area.
	The existing pole signage would be re-used within the development.
Involvement	There is no direct evidence of community engagement/involvement in the evolution of the proposals in the submission documents; however, the D&A Statement notes that the proposal has arisen through community action (Limes Action Group) resulting from the existing pub being threatened with demolition. Formal pre-application advice was sought on the latest proposals.
Evaluation	There is no evidence of other options considered or evaluated within the D&A Statement.
Design	The applicant's rationale for the proposals is to retain a pub of adequate size on the site and at the heart of the community. It is understood through discussions with the applicant that the size of the ground floor has been driven by the minimum space needs for a viable replacement pub. The D&A sets out that the proposals have been designed to not affect neighbouring properties daylight/sunlight.

4.6 Further details of the development are as follows:

Site area	0.06ha
Existing use	Public house, car park and garden area
Proposed use	Public house and residential
Proposed parking spaces	2
Parking standard	26 maximum (3 residential, 23 pub)
Net increase in dwellings	1
Proposed site density	34dph
Density of the surrounding area	Southcote Road – 38dph Albury Road (opposite site) – 30dph Endsleigh Road/Avenue Villas – 60dph

5.0 Policy Context

5.1 Designation

Urban Area
Tree Preservation Order RE1464 (Lime) - adjacent

5.2 Reigate and Banstead Core Strategy

CS1(Presumption in favour of sustainable development)
CS4 (Valued townscapes and historic environment)
CS5 (Valued people/economic development)
CS10 (Sustainable development),
CS11 (Sustainable construction)
CS12 (Infrastructure delivery)
CS13 (Housing delivery)
CS14 (Housing needs of the community)
CS15 (Affordable housing)
CS17 (Travel options and accessibility)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Housing	Ho9, Ho13, Ho16
Community Facilities	Cf1, Cf2
Shopping	Sh2
Movement	Mo4, Mo5, Mo7
Utilities	Ut4

5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	Local Distinctiveness Design Guide Affordable Housing SPD Developer Contributions SPD
Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010 (as amended)

6.0 Assessment

6.1 The application site is situated within the urban area where there is a presumption in favour of sustainable development and where the principle of residential development is acceptable in land use terms. The current proposal has been designed to address the reasons identified in the previously dismissed appeal.

- 6.2 The main issues to consider are:
- Principle of redevelopment
 - Design appraisal
 - Neighbour amenity
 - Trees and landscaping
 - Access and parking
 - Affordable Housing
 - Infrastructure contributions

Principle of redevelopment

- 6.3 The loss of the existing pub on the site has already been accepted and agreed in principle through the previous appeal case and subsequent recent approval for a residential development (18/00375/F).
- 6.4 This proposal would still result in the demolition of the existing pub; however, it would be replaced with a new, albeit smaller facility designed to serve the perceived needs of the local community. It is acknowledged, through the historic applications on the site, that the existing pub is viewed as a valued asset to some local residents and, for some, acts as a social “focal point” for the community.
- 6.5 Given this, and acknowledging that there is an existing pub on site, the development of a replacement pub is supported and a positive benefit in principle, particularly mindful of the provisions of the Framework (paragraph 92) which advises that planning authorities should plan positively for the provision of community facilities (such as pubs) to enhance the sustainability of local communities and “ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community”. There would be associated creation of jobs, albeit a potentially small number.
- 6.6 Being located in the urban area, there is no objection in principle to introduction of residential uses (as has been approved on the wider site). The interaction between the proposed residential units and pub in terms of amenity is discussed further below.

Design and effect on the character of the area

- 6.7 The proposed development would see the construction of a single, two storey building fronting onto Southcote Road.
- 6.8 In terms of scale and massing, the building is considered to be in keeping. The overall ridge height would be compatible with the heights of buildings in the immediate street scene – whilst slightly higher than the flat block approved on the corner as part of the wider Limes scheme (18/00375/F), it would be no higher than the previously approved detached dwellings on this part of the site and would also be slightly lower than the two detached houses immediately west of the site, thus providing an appropriate transition between the two. The eaves heights would similarly be compatible, resulting in a building which would read comfortably alongside existing and proposed neighbours.

- 6.9 The proposed building would have a relatively deep footprint, although not excessively so when compared to the two detached dwellings which were approved on this part of the site under 18/00375/F. The overall plot is considered to be adequate to accommodate a building of this size and whilst the depth results in an area of flat top crown roof, this feature would not be so prominent or conspicuous in the street scene so as to be harmful.
- 6.10 The standard of design and overall appearance of the building has been revised significantly during the course of the application and is now considered to respond more appropriately to the character of the area, with the introduction of a single front gable (typical feature of the area) and details such as bay windows and sash windows with stone detailing which better reflects the conventions and style of the Victorian/Edwardian properties which are distinctive to Albury Road and Southcote Road. Whilst the rear and side elevations are more ordinary and simple in their design, these are nonetheless felt to be acceptable and would be less visible within the street scene. The use of high quality materials will be critical to the success of the design and submission of material specification will be secured by condition.
- 6.11 The application proposes retention and re-siting of the existing pub sign (pole sign). This is not objectionable in principle but this signage, together with any on the building, would need separate advertisement consent in the fullness of time.
- 6.12 There would be a small front garden/courtyard to the front of the proposed public house. The plans appear to show that this would be enclosed along the frontage, although limited details of this – and any landscaping – have been provided at this stage. To ensure a high quality outcome, conditions regarding both landscaping and boundary treatments are recommended.
- 6.13 In conclusion, the proposal is considered to be well-designed and compatible with the character of the area. Subject to conditions, it would therefore comply with policy Cf2, Sh2 and Ho9 of the Borough Local Plan and policies CS4 and CS10 of the Core Strategy.

Effects on the amenity of neighbouring properties

- 6.14 The proposed development has been considered with regards to its impact on the amenity of neighbouring properties.
- 6.15 Given the similarity in the scale and form of the building, the relationship between the proposed development and properties opposite on Southcote Road would be similar to the relationships that were achieved in the approved residential scheme. The front to front distances of around 18-19m, which are dictated by the width of the road, are typical of an urban environment and adequate to ensure that there would not be any adverse impact in terms of overlooking, overbearing and overshadowing.
- 6.16 The building would generally follow the same building line as the neighbouring property at no.14 Southcote Road. Plot 1 would have a side driveway adjacent to the neighbour on Southcote Road such that the building would be around 2.8m

from the boundary. Whilst the proposed building would have a deeper footprint than this neighbour (no.14) and the previously approved detached dwelling (under 18/00375/F) – it is not considered that this would give rise to any significant adverse overbearing impact or undue dominance on 14 Southcote Road given the separation. Furthermore, an assessment in respect of overshadowing has been made applying the British Standard rules and, even acknowledging the additional depth of the proposed building; it would not infringe a 45 degree line taken from the rear windows of no.14. On this basis, whilst this neighbour may experience some change in relationship, it is not felt that the building now proposed would give rise to a harmful loss of amenity.

- 6.17 Consideration has also been given to the potential impact on the proposed dwellings on the wider residential scheme which was recently approved (18/00375/F), most notably Plots 3-7 and Plot 8. Whilst it is acknowledged that these units are yet to be built, the potential prejudice to their amenity is a material consideration in this case. With regard to the flats in the block at Plots 3-7, the building now proposed would be deeper along the shared eastern boundary with this block. The immediately adjoining proposed plot (Plot 3) has no windows in its rear (south) facing elevation; hence, whilst the now proposed building would be slightly deeper, it would not affect any windows in terms of outlook or overbearing. Proposed plot 3 has one side facing ground floor window towards the application site; however, in the approved scheme this would have faced onto the flank of another dwelling at any rate, thus the impact on it in this case would not be any different.
- 6.18 Plots 5 and 6 in the proposed block on the scheme approved under 18/00375/F both have a bedroom window which faces towards the application site. The flank wall of the building proposed in this application would extend deeper along the boundary with Plots 5-7 and would potentially occupy more of the aspect from these windows. However, it is considered that the building would be sufficiently far from this window (9.0m) such that the relationship would not be so different to the already approved situation. In coming to this view, account has been taken of the fact that the flank wall of the building proposed in this case would actually be c.0.8m further from the windows than under the approved scheme. The British Standard 25 degree rule would be passed in relation to both of these windows and thus it is not considered that they would experience unacceptable levels of overshadowing.
- 6.19 Plot 8 on the wider approved scheme comprises a single detached dwelling. The current scheme, as submitted, would have seen a two storey flank wall introduced along the vast majority of the rear end of its garden. Whilst there would have been some separation to the boundary, this would have been a significantly different relationship to the approved scheme and would have given rise to an overbearing impact detrimental to potential occupant's enjoyment of their garden. Through the course of the application, amendments were secured which reduce the rear projection on the proposed building to single storey. This change, which would significantly reduce the bulk as perceived from this neighbour, is considered sufficient to overcome the original concerns.

- 6.20 The retention of a pub use on this site, given the existing use, is not – in itself – considered to be incompatible or objectionable in terms of potential noise and disturbance for neighbours. The existing pub is not, from a planning perspective, subject to any controls regarding hours of use or numbers of patrons. The proposed pub and its garden would be considerably smaller than the existing and would, as a consequence, be likely to generate a reduced level of activity than the present. As above, other legislative regimes would protect neighbours from unneighbourly or anti-social behaviour arising from any visitors to the pub.
- 6.21 Concern has been raised from residents regarding inconvenience that may occur during the construction process if the application were to be granted. Whilst this is acknowledged, such impacts would be temporary and would not constitute a sustainable reason for refusal. Other legislative regimes, including statutory nuisance legislation, exist to protect neighbours and surrounding residents should significant unacceptable events and disturbance occur. Loss of a private view is not a material planning consideration.
- 6.22 For the reasons above, it is not considered that the proposals would give rise to an unacceptable impact on neighbour amenity. As such, it would comply with policies Sh2, Ho9 and Ho13 of the 2005 Borough Local Plan in this regard.

Amenity of future occupants

- 6.23 The proposal incorporates residential accommodation to the first floor above the ground floor pub. This is shown laid out as a two bedroom apartment and a separate smaller studio/bedsit type accommodation.
- 6.24 In and of itself, the two bedroom apartment would be of adequate internal size and layout to provide an acceptable day-to-day living environment. The smaller studio unit would just about satisfy the nationally described space standard. However, access to both units would be via a shared stairwell with the ground floor pub and through the pub garden to the rear. This lack of independent, private access together with the absence of any private amenity space and issues associated with the close relationship to, and potential disturbance from, the ground floor use are such that it is not felt that the apartments provide adequate overall amenity for general occupation but would be suitable for use by manager/staff associated with the pub as is typical of such businesses. The applicant has confirmed that their intention would be to use the units in this way.
- 6.25 Given this, and mindful of the parking provision which is discussed further below, it is considered reasonable and necessary to impose a condition requiring that the apartments are occupied only in conjunction with the ground floor pub use and are not sold, let or otherwise occupied for general housing needs. Subject to this condition, there would not be a conflict with Policy Ho9 in respect of amenity.

Accessibility, parking and traffic implications

- 6.26 The application proposes two parking spaces for serving the proposed pub which are located in a tandem arrangement to the side of the proposed building and accessed via a repositioned crossover from Southcote Road.

- 6.27 The proposed level of parking is significantly below the standard in the Borough Local Plan which would advise 26 spaces for the development; however, these are maximum standards, particularly for commercial developments. In this case, given the nature of the use (a pub), its size and the fact that it is intended to (and in all likelihood will) serve a localised catchment, the absence of parking for visitors is not considered to give rise to harm as there is a high likelihood that users will walk or alternatively use public transport (a bus stops directly outside the site). On street parking is not uncharacteristic of the area and there are demarcated bays on Albury Road which could be used by any customers who do drive, along with parking restrictions (double yellow lines) on the nearby junction which would prevent parking in dangerous positions. Furthermore, as above, the residential accommodation at first floor is proposed to be conditioned to be used only in conjunction with the pub (i.e. by manager or staff) which will ensure that the residential use does not give rise to its own parking demand. The County Highway Authority has raised no objection to the proposed level of parking, noting above the comments regarding local parking restrictions.
- 6.28 In terms of the access point, this is an existing access point to the rear yard of the existing pub which would be repositioned. The applicant has provided additional plans which demonstrate the satisfactory visibility and sight lines could be achieved. It is noted that the flow of traffic in an eastbound direction on Southcote Road is likely to be less given the western end of the road is subject to a one-way/no entry restriction. The County Highway Authority has raised no objection on the basis of safety of the access point subject to a condition requiring the modification of the existing crossover.
- 6.29 The proposals include provision of a bicycle store within the rear grounds of the pub which is considered adequate and would help to promote non-car travel by staff. A condition will be imposed requiring this to be installed prior to occupation.
- 6.30 The County Highway Authority has recommended the imposition of a Construction Transport Management Plan condition. Mindful of the tight residential nature of surrounding roads and the nearby park and football club which is likely to give rise to children and pedestrian activity, it is considered necessary and reasonable to impose such a condition in order to ensure that construction activities are managed and would not prejudice highway safety.
- 6.31 On this basis, the proposal is considered to be acceptable in respect of its parking provision and impact on the highway and therefore complies with policies Mo4 and Mo7 of the 2005 Borough Local Plan and Policy CS17 of the Core Strategy.

Trees and landscaping

- 6.32 The main feature of arboricultural interest on the wider site of The Limes is the mature Lime Tree which is protected by order RE1464. This tree is off-site in relation to the current application and is considered to be a sufficient distance from the footprint of the proposed building such that there would not be any adverse harm to it. There are also groups of smaller trees on the boundaries of

the beer garden and on adjoining neighbours gardens; however, these are also considered to be sufficiently separated from the proposed building such that specific tree protection measures are not warranted in this case.

- 6.33 As above, there is scope for some landscaping to be introduced within the front garden area of the proposed pub to help soften the frontage and provide consistency with the recently approved housing scheme. A landscaping condition is proposed to secure details of this.
- 6.34 Subject to the recommended conditions, the proposal would not therefore impact upon the tree stock and has the potential to enhance long term tree cover in the area, and thus would comply with policies Pc4 and Ho9 of the Borough Local Plan.

Affordable housing and infrastructure contributions

- 6.35 Core Strategy Policy CS15 and the Council's Affordable Housing SPD require financial contributions towards affordable housing to be provided on housing developments of 1-9 units such as this.
- 6.36 However, in November 2014, the Government introduced policy changes through a Written Ministerial Statement (WMS) and changes to the national Planning Practice Guidance which restrict the use of planning obligations to secure affordable housing contributions from developments of 10 units or less and with a gross floor area of 1,000sqm or less. These changes were given legal effect following the Court of Appeal judgement in May 2016. This scheme falls within the scope of this exception.
- 6.37 In view of the above, and the resolution of the Planning Committee in November 2016, greater weight is therefore given to the national policy position in the WMS than the Council's adopted policy. For this reason, it is not considered justified to seek contributions towards affordable housing in this case and the absence of an agreed undertaking does not therefore warrant a reason for refusal in this case.
- 6.38 As the proposals involve the creation of new dwellings, the development would be CIL liable. The exact amount of liability would be determined and collected after the grant of planning permission. A detailed assessment would be required in due course, taking account of existing buildings on the site and the overlap with the already consented housing scheme.
- 6.39 Legislation (Regulation 122 of the CIL Regulations) and national policy requires that only contributions that are directly required as a consequence of development can be secured through planning obligations. Requests of this nature must be fully justified with evidence including costed spending plans to demonstrate what the money requested would be spent on. In this case, no such requests have been made.

Other matters

- 6.40 The development would make effective use of a previously developed (brownfield) site, consistent with national and local policies which prioritise the use of sustainable urban sites. Both of these are considered to add further, albeit modest, weight in favour of the proposal. Objection has been raised in some representations regarding the already consented housing scheme on the wider site; however, the principle and acceptability of this has already been established and is not a matter which can be re-opened in the determination of this case.
- 6.41 The site is within Flood Zone 1 according to the Environment Agency Flood Maps and is not therefore considered to be at particular risk of fluvial flooding. Given the size of the scheme, a Sustainable Urban Drainage System is not required by policy.

CONDITIONS

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

Plan Type	Reference	Version	Date Received
Elevation Plan	L2018/ELE/005	B	20.08.2018
Site Layout Plan	L2018/PL/003	B	20.08.2018
Floor Plan	L2018/GA/001	B	20.08.2018
Street Scene	L2018/ELE/006	C	10.09.2018
Block Plan	L2018/PL/002	B	20.08.2018
Location Plan	L2018/PL/001		28.06.2018

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.

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

3. No development other than demolition shall take place until the developer obtains the Local Planning Authority's written approval of details of both existing and proposed ground levels across the site and the proposed finished ground floor levels of the buildings. The development shall be carried out in accordance with the approved levels.

Reason:

To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

4. 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) provision of boundary hoarding behind visibility zones

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:

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 2012.

5. No above ground or superstructure works on the building hereby approved shall take place until a scheme for the landscaping and replacement tree planting of the site including the retention of existing landscape features has been submitted and approved in writing by the local planning authority. The landscaping scheme shall include details of hard landscaping, front boundary walls, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation and management programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing with the local planning authority.

Any trees shrubs or plants planted 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 to comply with policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

6. No above ground or superstructure works on the building hereby approved shall take place until written details of the materials to be used in the construction of the external surfaces, including fenestration and roof, have been submitted to and approved in writing by the Local Planning Authority, and on development shall be carried out in accordance with the approved details.

Reason:

To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

7. Notwithstanding the submitted plans, the development hereby approved shall not be first occupied unless and until the proposed the existing vehicular access to Southcote Road adjacent to no.14 Southcote Road has been modified and provided with visibility zones in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall also include reinstatement of any redundant dropped kerbs and associated footway. Thereafter, the visibility zones to the modified access shall be kept permanently clear of any obstruction over 0.6m above ground.

Reason:

In order that the development should not prejudice highway safety nor pedestrian safety or cause inconvenience to other highway users with regard to policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005, Policy CS17 of the Reigate and Banstead Core Strategy and the objectives of the NPPF 2012.

8. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked. Thereafter the parking areas shall be retained and maintained for their designated purposes.

Reason:

In order that the development should not prejudice highway safety nor pedestrian safety or cause inconvenience to other highway users with regard to policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005, Policy CS17 of the Reigate and Banstead Core Strategy and the objectives of the NPPF 2012.

9. The development hereby approved shall not be first occupied unless and until secure and covered parking of a minimum of 2 bicycles has been provided within the development site in accordance with the approved plans. Thereafter, the said approved facility shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

To ensure that the development would promote sustainable transport choices with regard to Policy CS17 of the Reigate and Banstead Core Strategy 2014 and in recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012

10. The first floor residential units hereby approved shall only be used and occupied in connection with, and ancillary to, the proposed ground floor public house use and for no other purpose.

Reason:

In order to control the use in the interest of issues of the residential amenity of future occupants and in recognition of the level of car parking with regard to policies Ho9 and Mo7 of the Reigate and Banstead Local Plan 2005.

11. The ground floor unit hereby approved shall only be occupied as a public house falling within Use Class A4 and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no change of use shall occur without planning permission obtained from the Local Planning Authority.

Reason:

To ensure there is adequate control over the future use of the unit in order to safeguard the amenity of surrounding occupiers and in view of the level of parking provision with regard to Reigate and Banstead Borough Local Plan 2005 policy Cf2, Sh2 and Mo7.

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. The applicant is advised that prior to the occupation of the development, adequate provision should be made for waste storage and collection. You are advised to contact the Council's Recycling and Cleansing team to discuss the required number and specification of wheeled bins for both the individual dwellings, the communal dwellings/flats and the commercial space on rc@reigate-banstead.gov.uk or on the Council's website at http://www.reigate-banstead.gov.uk/info/20051/commercial_waste.
4. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit. In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

5. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions.

Replacement planting of trees and shrubs shall be in keeping with the character and appearance of the locality.

6. With respect to condition 4, details for the proposed boundary walls fronting Albury Road and Southcote Road will be expected to reflect the style and appearance of the brick and flint boundary walls which existing on properties opposite the site.
7. The application site is situated on or in close proximity to land that could be potentially contaminated by virtue of previous historical uses of the land. As a result, there is potential for a degree of ground contamination to be present beneath part(s) of the site. Groundworkers should be made aware of this so suitable mitigation measures and personal protective equipment measures (if required) are put in place and used. Should significant ground contamination be identified, the Local Planning Authority should be contacted promptly for further guidance.
8. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the highway authority before any works are carried out on any footway, footpath, carriageway, or verge to form or modify a vehicle crossover to install dropped kerbs. Please see www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs
9. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road marking, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
10. When access is to be closed as a condition of planning permission and agreement with, or licence issued by, the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the adjoining existing surfaces at the developers expense.
11. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
12. The applicant is advised that the Borough Council is the street naming and numbering authority and you will need to apply for addresses. This can be done by contacting the Address and Gazetteer Officer prior to construction commencing. You will need to complete the relevant application form and upload supporting documents such as site and floor layout plans in order that official street naming and numbering can be allocated as appropriate. If no application

is received the Council has the authority to allocate an address. This also applies to replacement dwellings.

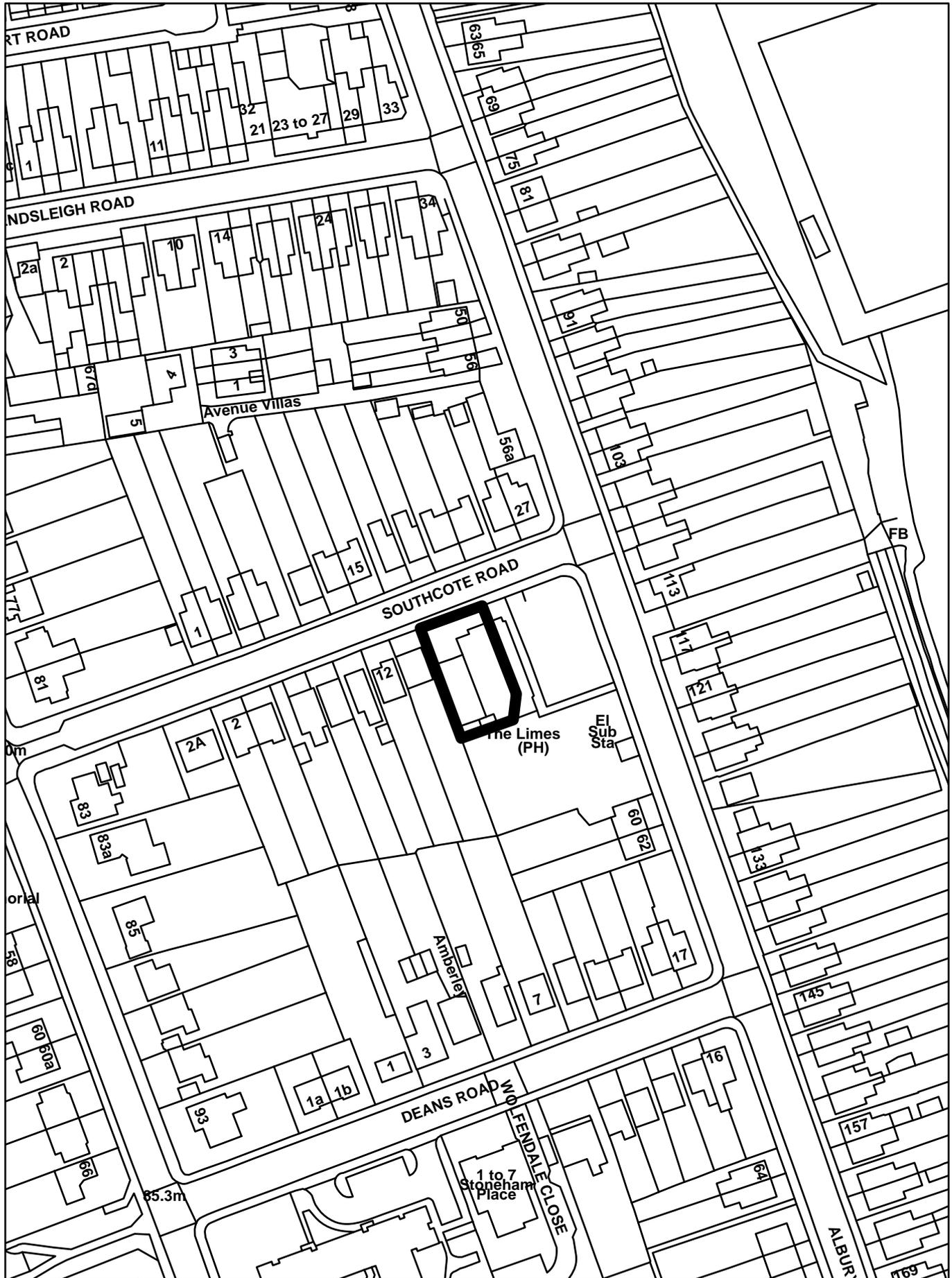
If you are building a scheme of more than 5 units please also supply a CAD file (back saved to 2010) of the development based on OS Grid References. Full details of how to apply for addresses can be found http://www.reigate-banstead.gov.uk/info/20277/street_naming_and_numbering

REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies Ho9, Ho13, Ho16, Pc4, Cf1, Cf2, Sh2, Mo4, Mo5, Mo7 and Ut4 of the 2005 Borough Local Plan and policies CS1, CS4, CS5, CS10, CS11, CS12, CS13, CS14, CS15 and CS17 of the Reigate and Banstead Core Strategy and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

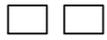
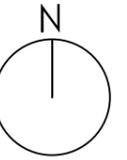
18/01424/F - The Limes Public House, 58 Albury Road, Merstham



ALBURY ROAD

Approx. 5 on-street parking spaces un-demarcated

Proposed Access



New Brick Wall
H. 900mm

Brick Wall Retained

Concrete Post & Close Boarded Fence Retained

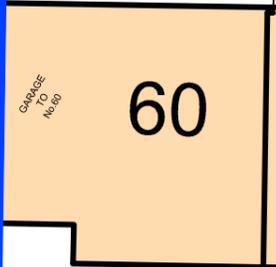
Plots 5-7

Plot 8

Plot 9

Plot 10

Electric Sub Station

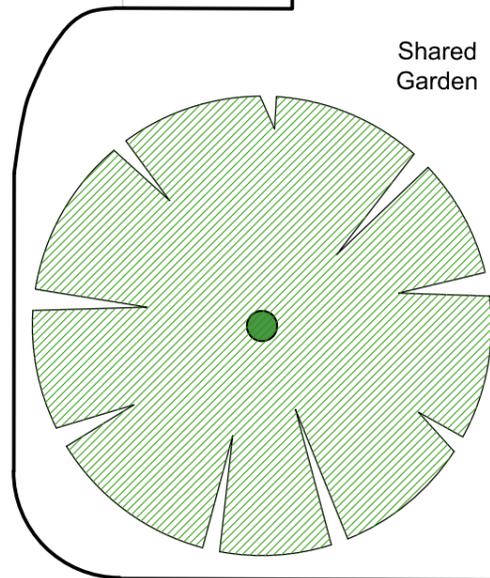


60

Shared Garden

Private Garden

Private Garden



The Limes Public House
58 Albury Road
Merstham
Surrey

SOUTHCOTE ROAD

2.4 x 34m SITE LINE

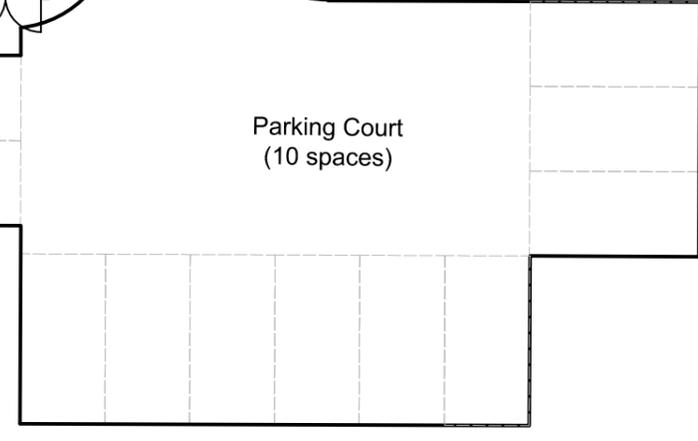
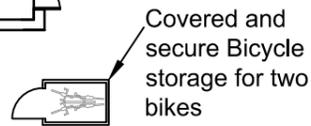
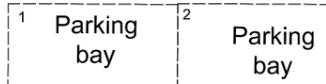
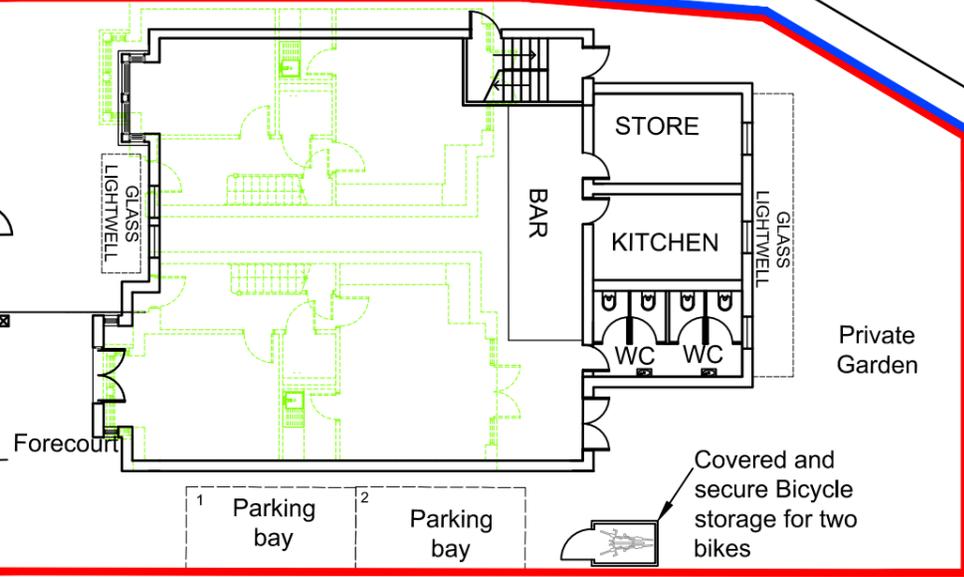
Bus Stop

Bus Stop

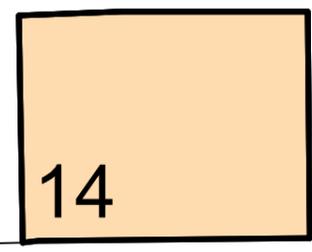
Bus Stop

Original Pub signage to be retained and relocated

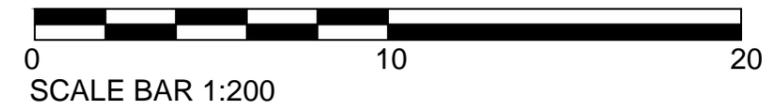
Bus Stop



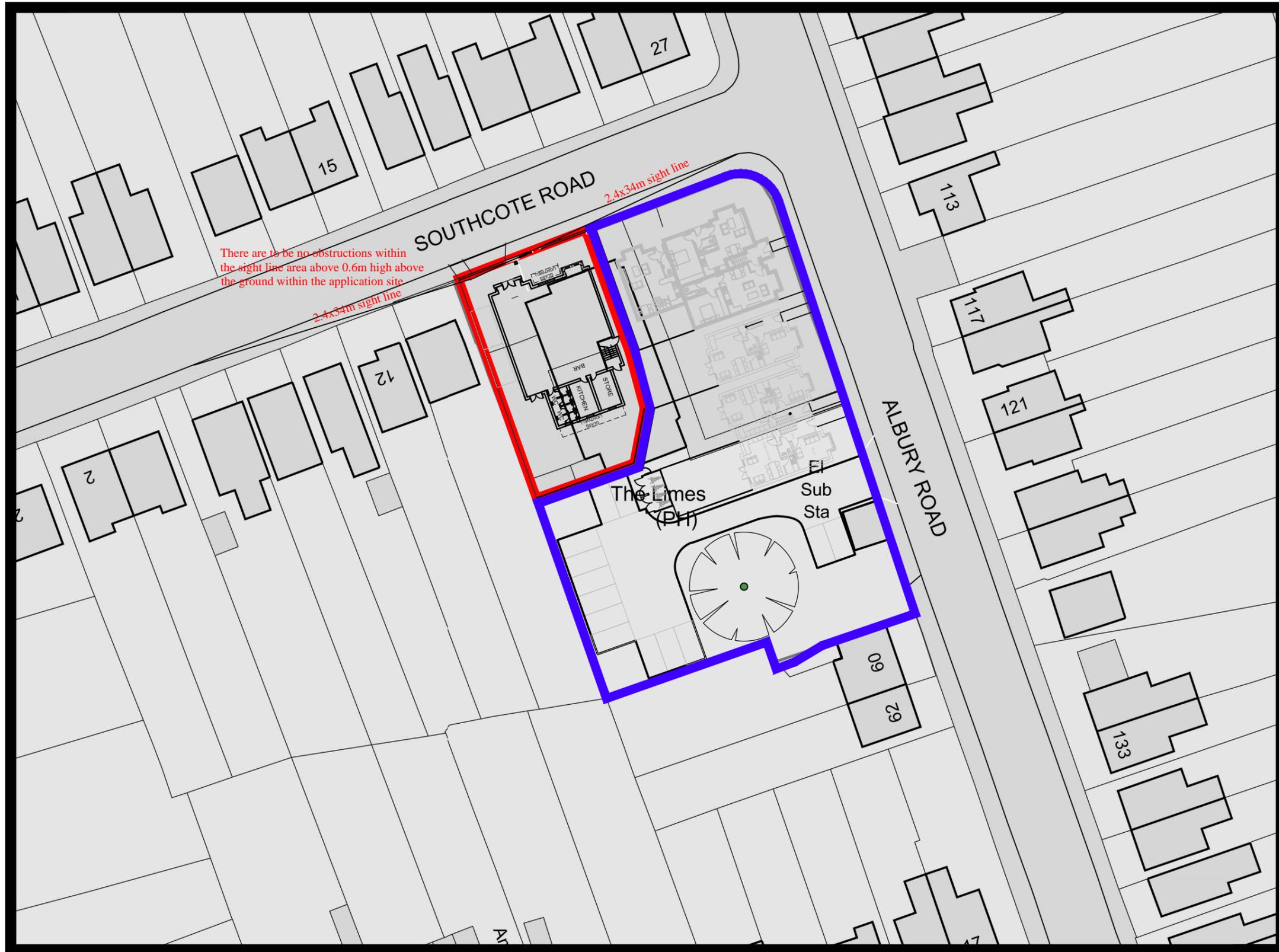
There are to be no obstructions within the sight line area above 0.6m high above the ground within the application site



PROPOSED SITE PLANS
scale 1:200@A3

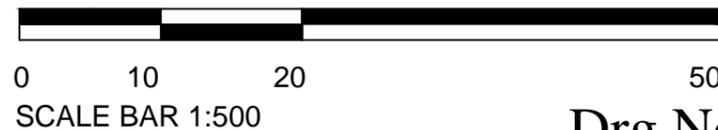
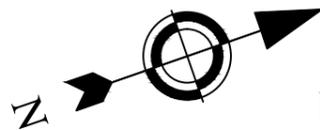


Drg No. L2018/PL/003B

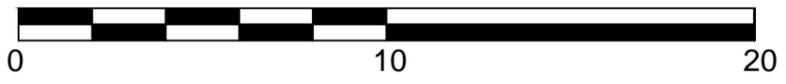
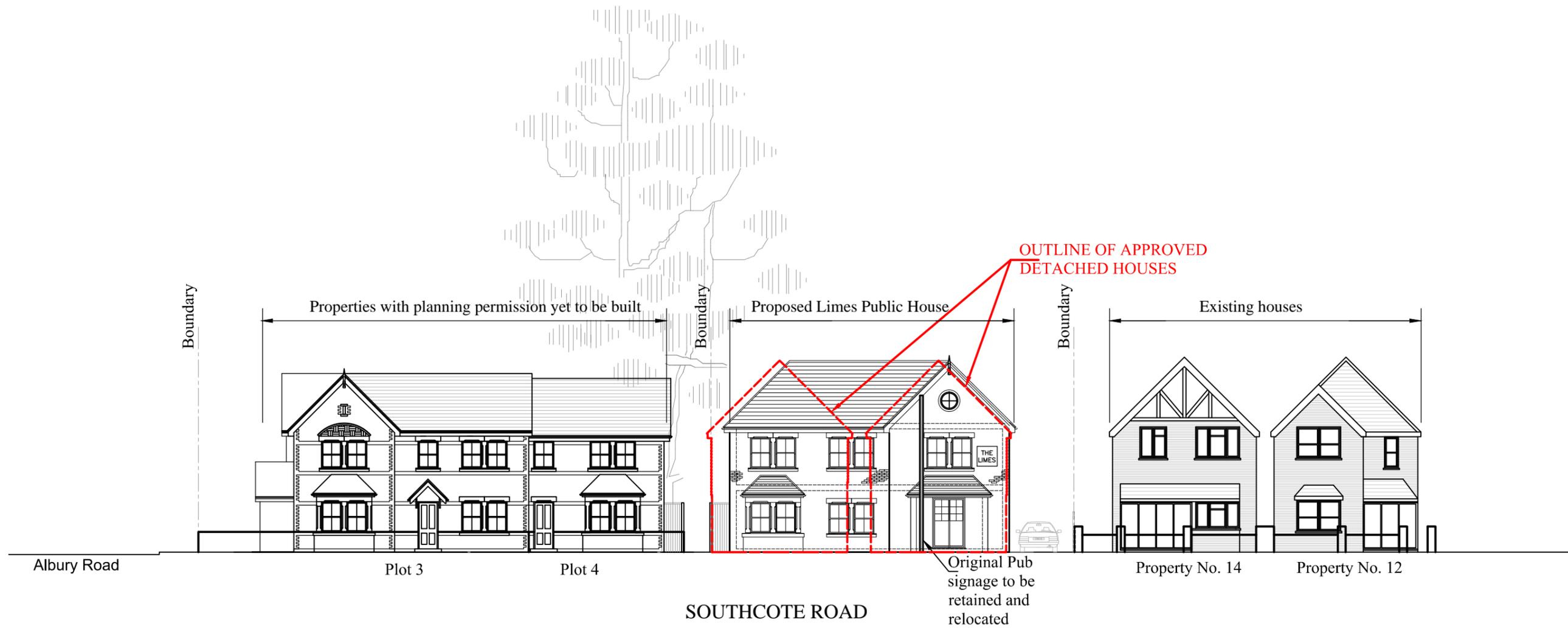
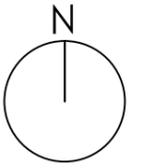


The Limes Public House
58 Albury Road
Merstham
Surrey

BLOCK PLAN
scale 1:500



Drg No. L2018/PL/002B



SCALE BAR 1:200

PROPOSED STREET ELEVATION
scale 1:200@A3

The Limes Public House
58 Albury Road
Merstham
Surrey

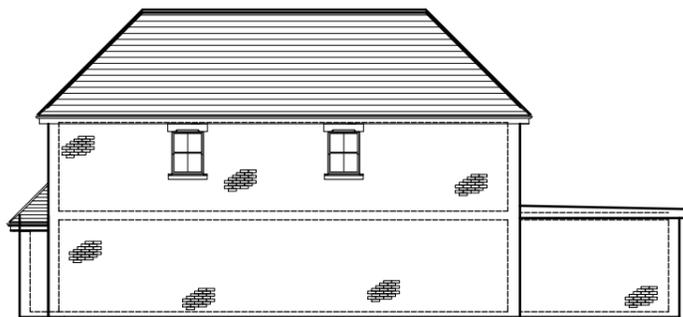
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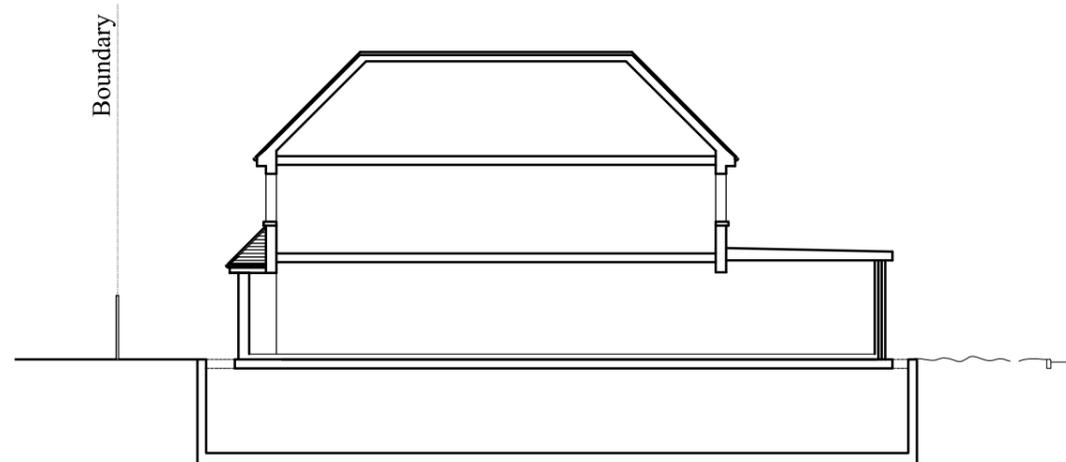
FRONT ELEVATION



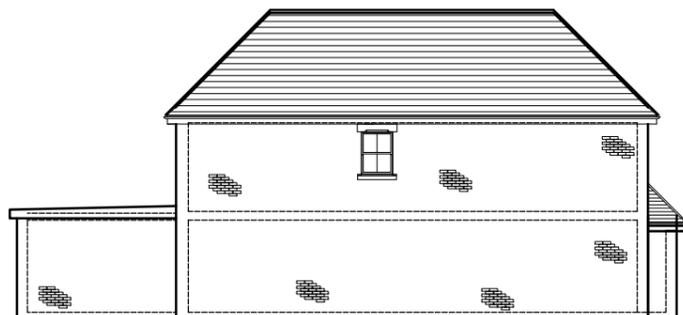
REAR ELEVATION



RH SIDE ELEVATION



SECTION THRU



LH SIDE ELEVATION

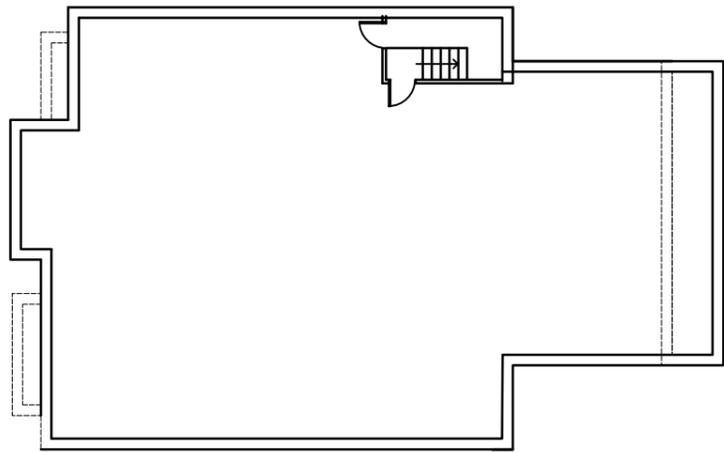


SCALE BAR 1:200

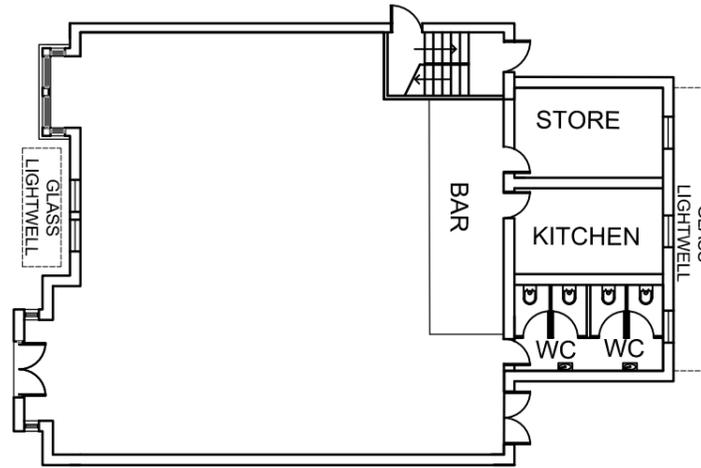
PROPOSED ELEVATIONS
scale 1:200@A3

The Limes Public House
58 Albury Road
Merstham
Surrey

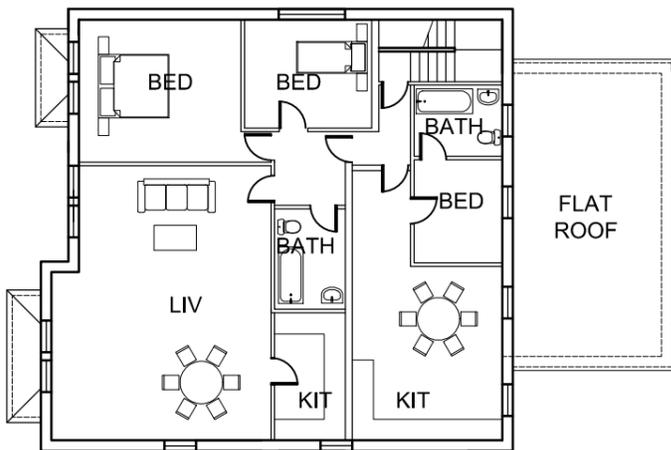
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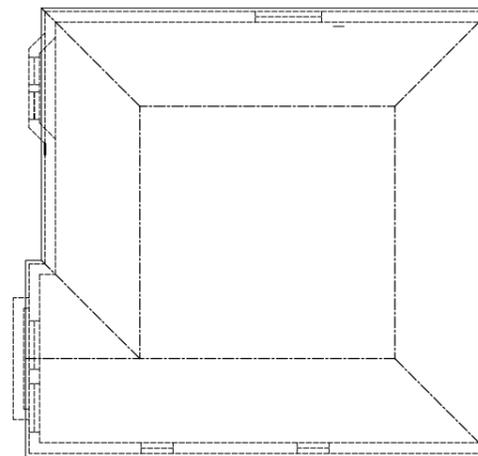
CELLAR
206m²



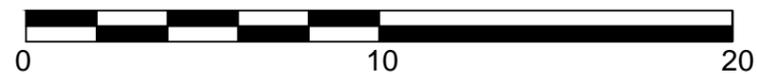
GROUND FLOOR
167m²



FIRST FLOOR



ROOF



SCALE BAR 1:200

PROPOSED FLOOR PLANS
scale 1:200@A3

The Limes Public House
58 Albury Road
Merstham
Surrey

Drg No. L2018/GA/001B