

# Agenda

## Planning Committee

Wednesday, 27 March 2024 at 7.30 pm

New Council Chamber, Town Hall, Reigate



This meeting will take place in the Town Hall, Castlefield Road, Reigate. Members of the public, Officers and Visiting Members may attend remotely or in person.



Members of the public may observe the proceedings live on the Council's [website](#).

For information about speaking at meetings of the Planning Committee, visit our [website](#).

### Members:

#### S. Parnall (Chair)

M. S. Blacker  
P. Chandler  
Z. Cooper  
P. Harp  
K. Fairhurst  
J. Hudson  
S. A. Kulka

S. McKenna  
K. Sachdeva  
C. Stevens  
J. Thorne  
D. Torra  
M. Tary  
Vacancy

### Substitutes:

#### Conservatives:

J. Baker, G. Buttironi, J. Dwight and B. Green

#### Residents Group:

G. Adamson, R. Harper, N. D. Harrison and G. Hinton

#### Green Party:

J. Booton, V. Chester, J. C. S. Essex, S. Khan, A. Proudfoot, R. Ritter and S. Sinden

#### Liberal Democrats

M. Elbourne

**Mari Roberts-Wood** - Managing Director

For enquiries regarding this agenda;

Contact: 01737 276182

Email: [democratic@reigate-banstead.gov.uk](mailto:democratic@reigate-banstead.gov.uk)

Published 19 March 2024

**Reigate & Banstead**  
**BOROUGH COUNCIL**  
Banstead | Horley | Redhill | Reigate

**1. Minutes** (Pages 7 - 12)

To confirm as a correct record the Minutes of the previous meeting.

**2. Apologies for absence**

To receive any apologies for absence.

**3. Declarations of interest**

To receive any declarations of interest.

**4. Addendum to the agenda** (To Be Tabled)

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

**PLANNING APPLICATIONS:**

**NOTES:**

1. The order in which the applications will be considered at the meeting may be subject to change.
2. Plans are reproduced in the agenda for reference purposes only and are not reproduced to scale. Accordingly dimensions should not be taken from these plans and the originals should be viewed for detailed information. Most drawings in the agenda have been scanned, and reproduced smaller than the original, thus affecting image quality.

To consider the following applications :

**5. 22/02067/F - Former Merstham Library, Weldon Way, Merstham** (Pages 13 - 66)

Demolition of existing building and redevelopment to provide 11 residential dwellings with associated amenity space, landscaping, car and cycle parking. As amended 19/10/2023, 30/10/2023, 01/11/2023, 23/11/2023, 20/12/2023 and on 23/01/2024.

**6. 23/00879/F - South Park Sports Association, Whitehall Lane, Reigate** (Pages 67 - 88)

Proposed increase to existing car park. As amended on 14/06/2023, 06/07/2023, 21/07/2023, 16/09/2023 and on 02/02/2024.

**7. 21/02938/F - Bolters Corner Rest Home, Bolters lane, Banstead** (Pages 89 - 140)

Proposed two-storey extension of an existing care home to increase the number of bedrooms by 18, internal and external building alterations, associated landscaping, car and cycle parking, plant, and new access arrangements. As amended on 08/11/2023, 29/11/2023 23/02/2024, 06/03/2024 and on 07/03/2024.

**8. 23/02064/S73 - Laurel Acre, Picketts Lane, Salfords** (Pages 141 - 158)

Change of use (part retrospective) of land from agricultural use for the stationing of 6 Gypsy and Traveller Pitches with associated hard and soft landscaping. Variation of Condition 6 of permission reference 19/02276/CU. Erection of walls to the external boundary. As amended on 01/02/2024.

**9. 23/01425/F - 11 - 12 Waterhouse Lane, Kingswood** (Pages 159 - 198)

Demolition of existing buildings and construction of part 2 and part 3 storey building containing commercial space at ground floor with 9 apartments above. Layout parking, bin stores and cycle store. As amended on 13/10/2023, 22/11/2023, 23/11/2023, 01/12/2023 20/02/2024 and on 05/03/2024.

**10. 24/00118/F - 40 - 46 Brighton Road, Salfords** (Pages 199 - 214)

Proposed roof extension to provide 2x one bedroom and 2x two bedroom flats with the removal of the existing garage and construction of a new storage building at the rear of the site.

**11. Any other urgent business**

To consider any item(s) which, in the opinion of the Chairman, should be considered as a matter of urgency.



### **Our meetings**

As we would all appreciate, our meetings will be conducted in a spirit of mutual respect and trust, working together for the benefit of our Community and the Council, and in accordance with our Member Code of Conduct. Courtesy will be shown to all those taking part.



### **Streaming of meetings**

Meetings are broadcast live on the internet and are available to view online for six months. In attending any meeting, you are recognising that you may be filmed and consent to the live stream being broadcast online, and available for others to view.



### **Accessibility**

The Council's agenda and minutes are provided in English. However, the Council also embraces its duty to anticipate the need to provide documents in different formats, such as audio, large print or in other languages. The Council will provide such formats where a need is identified prior to publication or on request.



**Notice is given** of the intention to hold any part of this meeting in private for consideration of any reports containing "exempt" information, which will be marked accordingly.



## BOROUGH OF REIGATE AND BANSTEAD

### PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held at the New Council Chamber - Town Hall, Reigate on 6 March 2024 at 7.30 pm.

Present: Councillors S. Parnall (Chair), M. S. Blacker (Vice-Chair), J. S. Bray, P. Chandler, Z. Cooper, P. Harp, K. Fairhurst, J. Hudson, S. A. Kulka, S. McKenna, K. Sachdeva, C. Stevens, J. Thorne, D. Torra and M. Tary.

Also present: Councillors .

#### 86. MINUTES

**RESOLVED** that the minutes of the previous meeting held on 7 February 2024 be approved as a correct record.

#### 87. APOLOGIES FOR ABSENCE

There were no apologies for absence.

#### 88. DECLARATIONS OF INTEREST

There were no declarations of interest.

#### 89. ADDENDUM TO THE AGENDA

**RESOLVED** that the addendum be noted.

#### 90. 22/02067/F - FORMER MERSTHAM LIBRARY, WELDON WAY, MERSTHAM

The Committee considered an application at the former Merstham Library, Weldon Way, Merstham for the Demolition of existing building and redevelopment to provide 11 residential dwellings with associated amenity space, landscaping, car and cycle parking. As amended 19/10/2023, 30/10/2023, 01/11/2023, 23/11/2023, 20/12/2023 and on 23/01/2024.

Mr Paul Glasgow, the Chairman of Merstham Football club, spoke in objection to the application stating he was also representing Age Concern. The former Library site was a stand-alone site that was owned by Surrey County Council (SCC) and it had a definitive fenced off boundary along the length of the football club's access road. SCC also owned most of the adjacent land, on which the clubhouse sat including the access road. Both Age Concern and the club have been using this for access and parking to carry out day-to-day activities. It has worked successfully for over 40 years. Both were concerned to see that Raven now wanted to use the access to double up as access for their new residents. If this current scheme was approved with joint access, their concerns were as follows:-

The comings and goings of the residents would severely affect the day to day and evening activities of both Age Concern and the club. This would inevitably affect their ability to successfully provide the community facilities that they both, in our separate ways, currently provided. Age Concern operated from 8am to 4pm and many of their volunteer drivers bring their members and park close to the entrance

# Agenda Item 1

Planning Committee  
6 March 2024

Minutes

to disembark, as many of the members have less mobility. This could create an issue for residents who wanted to get out quickly. The same applied to when the members went home. It might mean that the volunteer drivers would not want to put up with any aggravation and simply decide not to volunteer their service. Age Concern have several staff, who have for many years, been parking along the fence and it was noted that Raven have said that their scheme gives an extra six spaces, but there were more spaces present. The issue with these six spaces related to: -

- Who were they for, and
- Who would monitor it?

Parking was a very emotive subject, and the Club foresaw potential conflict between the new residents and the staff and visitors of the two organisations. The club also operated a parcels delivery and collection service, and this was on a 24/7 basis and was a benefit to many in the community. These movements would also affect the residents. It was possible to see that from the many online objections that the existing residents of Weldon Way and adjacent roads have complained that Weldon Way was already over parked and that this scheme could only make it worse. The estate was built in the 50's and not many houses had off road parking. The adjacent St Theresa's Church, and the Baptist Church did not have off road parking and the redevelopment of the recreation ground would only make matters worse. In conclusion, and only if residential redevelopment was necessary on this site, it should be confined to the existing library site and leave the access road entirely for use by the two community organisations.

Mr Martin Burr, a retired Chartered Surveyor and Finance Director of the football club since 2002, spoke in objection to the application stating that he was speaking on behalf of the Club and Age Concern. Page 24, item 6.3 stated Policy RED 5 has allocated up to 10 homes or other relevant community use. As Age Concern had purchased their freehold from SCC in 1997, Mr Burr had written to SCC several times to ask if they would sell their freeholds for more community use. It was not until September 2022 that the Club heard Raven had purchased the site. On Page 32, 6.35 Raven claimed that the Club did not have permission to park on the access road, but as the Club had been doing this for over 40 years therefore the Club must have some inherent rights. Page 32, 6. 39. showed this scheme involved two visibility splays. However, one of them was on freehold land owned by Age Concern and as they did not want to sell, it was questioned as to what happened now as a result. On Page 33, 6.40 it was noted that CHA and the Council's Neighbourhood Team advised that the turning overlays for the big vehicles showed that parking restrictions would be needed in Weldon Way, with the loss of on-road parking. It stated that "If these restrictions cannot be provided, then the site must be serviced from the highway - which is exactly what happens now." Clause 6.41 confirmed that there would be "pinch points" for the refuse vehicles, but as a potential new Raven resident they would be more worried about these large vehicles coming into such a confined space of housing.

In conclusion Page 25, 6.7 stated that community facilities were vital, and whilst this was what the Club would have preferred, they were not opposed to residential redevelopment however do not use the Club's access road. The Club was aware that Councillors had suggested to Raven that the existing crossover nearest the club's access could be used, but Raven's experts (Sweco) concluded it would be dangerous. As a retired developer, Mr Burr's architects have shown that if 10 or 11 units were built by using both existing crossovers, then the problem would be

solved. The refuse vehicles would continue to collect along Weldon Way, as they do at present. Thus, no necessity for any road restrictions. The Club's existing access road has been fenced off and used by the Club for access and parking for over 40 years, it should not be changed. The decision tonight was very important indeed for the future well-being of the residents of Merstham and Mr Burr asked that the Committee deferred its decision to arrange a site visit to understand all the issues raised. They would be happy to sit down with all parties to agree a way forward that suited the whole of the community.

Councillor Khan, a visiting member, addressed the Committee stating that he was not against the proposal for 11 units on this site. In fact he welcomed it. The issue was the proposed design's vehicular entrance was halfway up the access road to Merstham Football Club and Age Concern. Merstham Football Club was a Step 4 football club in the non-league pyramid structure. It was a village football club that punched above its weight. Merstham FC competed against big towns and cities, such as Ramsgate – with a population of 40,000 and Chichester with a population over 30,000. Hundreds of home and away supporters attended games. Merstham FC has found itself trending on social media many times as one of the clubs with the highest attendances for a Step 4 team. The access road was essential for car parking and for deliveries to the clubhouse. The access road needed to stay as it was. The club had around 17 teams of all age groups. With so many teams, one needed to consider what happens when away teams come to Merstham on a Saturday morning. The area gets very congested. Parking was already at a premium. The access road provided vital car parking. Councillor Khan visited Age Concern, the community centre at the front end of the access road. While there he saw volunteers driving into car park at the back but unable to find parking spaces. He also observed a continuous stream of elderly visitors to centre. The Chief Officer explained that having a shared access road would affect elderly people being dropped off at the day centre. Thankfully, the current access road allows elderly people to be dropped off directly outside the centre stress-free. He was not convinced that this would continue to be the case if the access road was shared with this new development. Merstham FC and Age Concern were vital components to the local community. A local community that has taken some significant hits in the last few months, with the loss of the Mix Cafe at The Hub on Portland Drive and a whole parade of shops on Nutfield Road. If the Council approved this application in its current form, it would be another kick in the teeth for Merstham. The current levels of hardstanding, hard infrastructure and hard landscaping within this application gave scope for the development to be redesigned with access coming directly from Weldon Way. It may be a case of changing the orientation of the units. It might even mean that the number of units drops to 10. If it dropped to 10, it was not a start-up developer having to fold because of the loss of one unit as it was Raven's development. Councillor Khan had looked at their accounts and saw millions of pounds of surplus last year. It was not beyond possibility for this development to be redesigned with the access coming directly from Weldon Way, leaving the current access road to Age Concern and the football club untouched. Councillor Khan urged the Committee to not approve the application in its current form.

Members of the committee raised questions including about the ownership, whether the part of the site was located outside of the site allocation, as well as how shared housing operates upon the transfer of properties/sales. Officers advised Councillors that part of the site lay outside of the site allocation, but that this land was within the

# Agenda Item 1

Planning Committee  
6 March 2024

Minutes

urban area, as well as confirming that matters of land ownership were not material to the decision and confirmed how shared ownership typically operates when transferring/selling properties.

Councillors expressed support for new affordable housing in the Merstham area and the associated benefits of the scheme.

Members expressed concerns about the layout of the scheme, the dominance of the parking and it appearing cramped due to siting of the dwellings and including how the occupiers of the new dwellings maybe impacted by access arrangements.

Councillor Blacker proposed a motion to defer the application to consider reasons for refusal, this was seconded by Councillor Bray, whereupon the Committee voted and **RESOLVED** that the application be **DEFERRED**.

## 91. **23/02214/F - LAND REAR OF 19 CROYDON LANE, BANSTEAD**

The Committee considered an application at the land rear of 19 Croydon Lane, Banstead for the removal of 9 buildings and erection of a replacement commercial building to comprise of light industrial (Use Class E) units with associated parking and landscaping. As amended on 21/11/2023 and on 29/01/2024.

**RESOLVED** that planning permission be **GRANTED** subject to conditions as per the recommendation and addendum.

## 92. **22/01461/F - GREEN LINNETS & WILD WOOD, OUTWOOD LANE, CHIPSTEAD**

The Committee considered an application at Green Linnets & Wild Woods, Outwood Lane, Chipstead for 2 new detached houses on the rear plot of land at the existing dwellings Wild Woods and Green Linnets at Outwood Lane, Chipstead. Proposals will include a new driveway link from Outwood Lane up to the rear site and associated parking. The existing conservatory serving green linnets will be demolished. As amended on 22/06/2023, 20/10/2023, 23/11/2023 and on 06/12/2023.

Mr Arnold, a local resident from a neighbouring property, spoke in objection to the application stating that his property was the nearest property to the proposed development. The entire rear of his property was glass and currently they benefited from complete privacy. Two 5 bedroomed properties were too much for the site and one 1.5 storey chalet style property would suit the plot far better. There were also highway safety concerns due to more cars using the road.

Mr Andrew Telling, the agent, spoke in support of the development stating that it would provide two robust family dwellings within the village, and this was key in providing sustainable new housing. This scheme was a positive enhancement from the original application. The developer had worked with the Council and made numerous additional changes in discussion and agreement with the Local Planning Authority and taken on the various planning and consultee comments and the comments from the officer. In all cases, they worked to achieve the supported position and take on board the layout comments. Access and egress from the site would be in a safe manner, and this has been confirmed by the Highways Authority, which included the access onto Outwood Lane. It was felt that proposal would not impact the neighbouring property Ashdene as there was separation and a walkway

between the properties. There would be retained landscape planting that would come forward with the scheme. Additionally, the new dwellings only provided aspect to the front and rear and therefore they would create no visual overlooking or impact to this neighbour. The proposals represented a robust application in keeping with the area.

Due to the topology, members were concerned about refuse lorries accessing the site however the County Highway Authority was not concerned about this or any other highway safety matters.

**RESOLVED** that planning permission be **GRANTED** subject to conditions as per the recommendation and addendum.

### 93. **THE DESIGNATION OF THE CHIPSTEAD WALPOLE AVENUE & STARROCK GREEN CONSERVATION AREA.**

Councillor Stevens was not present for this item.

The Conservation Officer gave an overview of the results of the public consultation on the proposed designation of Chipstead Walpole Avenue and Starrock Green Conservation Area. The benefits for the designation were outlined. The definition of a conservation area was an area of special, architectural or historic interest that was desirable to preserve or enhance. The benefits of a conservation area were statutory controls in terms of demolition and tree controls that prevented pre-emptive felling and the consideration of design in terms of preserving or enhancing the character.

A review of the borough's conservation area was undertaken in January 2023 and public consultation took place from July onwards. The purpose of the consultation was to consider views in the area and also to consider the boundaries of the areas proposed. It was noted that 8 residents had requested exclusion from the designation rather than 9 as per the report. A petition for exclusion from the scheme had been received but many signatories were from households outside of Surrey.

Historic England fully supported the designation and the County Conservation officer also strongly supported the designation but suggested omissions which were outlined. The proposed designation was amended and now it centred around Walpole Avenue and Doghurst Lane and the designation was in 2 parts.

The plan of the consultation area was shown, and it contained many properties designed by the Arts and Crafts designer Blair Imrie.

The Conservation Officer outlined 4 key issues:

- Exclusions: it was concluded that 2 buildings were of a modern design but were embedded in the area and other buildings contributed to the area.
- Controls: there were some additional controls within a designated conservation area, however solar panelling and double glazing fell under permitted development, subject to minimising the impact.
- Residential Areas of Special Character (RASC): A RASC alone did not provide any statutory controls on trees or demolition and was not a heritage designation.

# Agenda Item 1

Planning Committee  
6 March 2024

Minutes

- Tree Controls: some people were concerned about tree controls, but the Council stated that this was only for significant works that would generally involve a tree surgeon. For the average householder, looking at other areas, people have only had to apply every 10 years for such works, and they could include a number of works in such an application.

In response to a member question regarding tree work a household would need to submit a notice 6 weeks prior to undertaking work and either a permit would be given, or a tree preservation order would be served.

Members were reminded that conservation areas were an asset.

**RESOLVED** that the proposed Chipstead Walpole Avenue & Starrock Green Conservation Area is designated, as delineated on the attached plans in pursuance to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and that the appropriate statutory procedures had been undertaken.

## 94. ANY OTHER URGENT BUSINESS


There was none.

The Meeting closed at 10.37 pm

# Agenda Item 5

Planning Committee  
27 March 2024

Agenda Item: 5  
22/02067/F

 <p><b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate</p>	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	27 March 2024
	<b>REPORT OF:</b>	HEAD OF PLANNING
	<b>AUTHOR:</b>	Michael Parker
	<b>TELEPHONE:</b>	01737 276339
	<b>EMAIL:</b>	Michael.Parker@reigate-banstead.gov.uk
<b>AGENDA ITEM:</b>	5	<b>WARD:</b> <i>Hooley, Merstham and Netherne</i>

<b>APPLICATION NUMBER:</b>	22/02067/F	<b>VALID:</b>	23/09/2022
<b>APPLICANT:</b>	Raven Housing Trust	<b>AGENT:</b>	Carter Jonas
<b>LOCATION:</b>	<b>FORMER MERSTHAM LIBRARY WELDON WAY MERSTHAM SURREY RH1 3QB</b>		
<b>DESCRIPTION:</b>	<b>Demolition of existing building and redevelopment to provide 11 residential dwellings with associated amenity space, landscaping, car and cycle parking. As amended 19/10/2023, 30/10/2023, 01/11/2023, 23/11/2023, 20/12/2023 and on 23/01/2024</b>		
<b>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.</b>			

This application was deferred from the Planning Committee meeting of 6 March 2024. The item was deferred to consider reasons for refusal.

The application has not been amended since the deferral. The application remains recommended for approval as per the committee report and addendum for the 6 March Committee. The previous committee report is set out below. The changes set out in the addendum to the report and conditions are included in the below report in ***bold and italics***.

# Agenda Item 5

Planning Committee  
27 March 2024


Agenda Item: 5  
22/02067/F



# Agenda Item 5

Planning Committee  
27 March 2024

Agenda Item: 5  
22/02067/F

 <p><b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate</p>	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	6 March 2024
	<b>REPORT OF:</b>	HEAD OF PLANNING
	<b>AUTHOR:</b>	Michael Parker
	<b>TELEPHONE:</b>	01737 276339
	<b>EMAIL:</b>	Michael.Parker@reigate-banstead.gov.uk
<b>AGENDA ITEM:</b>	5	<b>WARD:</b> <i>Hooley, Merstham and Netherne</i>

<b>APPLICATION NUMBER:</b>	22/02067/F	<b>VALID:</b>	23/09/2022
<b>APPLICANT:</b>	Raven Housing Trust	<b>AGENT:</b>	Carter Jonas
<b>LOCATION:</b>	<b>FORMER MERSTHAM LIBRARY WELDON WAY MERSTHAM SURREY RH1 3QB</b>		
<b>DESCRIPTION:</b>	<b>Demolition of existing building and redevelopment to provide 11 residential dwellings with associated amenity space, landscaping, car and cycle parking. As amended 19/10/2023, 30/10/2023, 01/11/2023, 23/11/2023, 20/12/2023 and on 23/01/2024</b>		
<b>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.</b>			

## SUMMARY

This is a full application for the demolition of existing building and redevelopment to provide 11 residential dwellings with associated amenity space, landscaping, car and cycle parking.

The site is currently occupied by the former library building which is a single storey brick structure that will be demolished as part of the proposed development. The library relocated to Merstham Community Hub in 2017 and now operates from there. The freehold to the site was purchased by Raven Housing Trust in March 2021.

The proposal site is bound to the north by the Moat House Surgery, to the east by Weldon Way, to the south by the access road which serves the day centre and community hall, and to the west by land associated with Merstham Recreation Ground. The land to the west is also a designated schedule ancient monument and archaeological area of interest due to it being a medieval moated site. This land is also designated as Metropolitan Green Belt.

The site is designated as being in flood zone 2 and 3 on the Council's mapping system but based on updated detailed flood modelling undertaken by JBA Consulting, the Site is located in Flood Zone 1.

# Agenda Item 5

Planning Committee  
27 March 2024

Agenda Item: 5  
22/02067/F

The proposed dwellings would be two pairs of semi-detached two storey dwellings and two terrace rows, one with three dwellings and one with four dwellings. The proposed mix would be 4 x 2 bed/4 person houses and 7 x 3 bed/5 person houses. The applicant, Raven Housing Trust, is a registered provider and proposes all the properties as affordable **dwellings**. The scheme would therefore provide 100% affordable housing in the form of 11 shared ownership units.

The semi-detached dwellings would be located at the eastern end of the site, facing on to Weldon Way, the terrace of four dwellings would be located at the south-western part of the site, the proposed vehicular access would be adjacent to this block and would connect to the existing access that currently serves the day centre (Age Concern) and the car park for Merstham Football and Social Club. The terrace of three dwellings would be located in the north-western part of the site. A strip of soft landscaping is proposed along the western boundary to provide a buffer to the scheduled ancient monument.

The proposed development site is situated within the urban area of Merstham where there is a presumption in favour of sustainable development and where the principle of such residential development is acceptable in land use terms in accordance with the Core Strategy's 'urban area first' approach. The site is also allocated for development within the Development Management Plan (DMP) under policy RED5. It has been allocated for up to 10 homes and/or replacement of nearby community use or other relevant community use.

The loss of the community use of the site is considered to be acceptable in this case taking in to account the relocation of the library to the hub and the other community facilities provided at the hub.

The houses would all be two storey and have a simple pitched roof gable end form and with brick elevations and gable ends and plain roof tiles. All units would benefit from their own private rear gardens. In terms of design and scale it is considered that the proposed form and materials of the dwellings and layout would be in keeping with the density and character and appearance of the surrounding area would not be overly prominent in the site and does not appear cramped. A condition is also recommended to secure further details of the proposed materials and boundary treatment. Taking in to account the acceptable density and the design is considered in keeping with the character of the area and does not impact on the adjacent scheduled monument it is considered that a proposal for 11 dwellings is not so harmful that it conflicts with the allocation policy to the extent that it should be refused on this point.

All of the units would exceed the relevant nationally described space standards, and would provide an adequate level of outlook and light for the future occupants. The garden sizes are considered to be of a good size. It is considered that the proposed use is compatible with the surrounding uses and due to the siting and scale of the dwellings the scheme would not have an adverse impact on neighbouring amenity with regarding to overbearing impact, overlooking and loss of light or noise/disturbance.

Access to the application site is via Weldon Way which lies to the east of the Site. The proposal will utilise an existing access that serves the day community centre and Merstham Football and Social Club to the south of the site. The existing access points to the site would be stopped up. The site is designated as having medium accessibility for the purposes of parking standards.

The proposed development has been considered by the County Highway Authority with regard to the acceptability of the access and quantum of development. They have raised no concerns in relation to the proposed access or impact on highway safety and capacity. The car parking would be in the form of central courtyard style parking. 21 car parking spaces are proposed within the site for residents and visitors. The proposed parking would meet the parking standards with 18 spaces provided for the dwellings (2 per each 3 bed dwelling and 1 per each 2 bed dwellings) and 3 visitor spaces. Two spaces would be disabled spaces. The Transport Statement states that each property would be provided with the ability to charge electric cars.

The scheme could result in the loss of up to 10 on-street parking spaces and 2 spaces along the existing access. ***Whilst there would be a loss of up to two informal spaces along the existing access road it is important to note that as set out in paragraph 6.35 “the applicant has advised that this part of the access road is under their ownership and that the uses of the football club and day centre are not permitted to use this access for parking under the terms of their lease and it is meant to be kept clear for access”. It is important to note that 10 is the maximum estimate from Surrey County Council. Parts of the areas identified for possible parking restrictions, including the existing access for the Merstham library which is not currently an area you should park and opposite the access to Age Concern it is noted that there are already bollards in place to discourage on street parking. Therefore the potential loss of unrestricted on street parking spaces is likely to be lower than this. Further as set out at paragraph 6.42 of the report the restrictions will not mean that no on-street parking can take place in these areas but that there will likely be time restrictions to ensure there is clearance for the refuse truck during collection time. All these factors need to be taken in to account when considering this issue. Therefore the*** loss is not considered to result in a significant amenity impact to nearby occupants. More detail on this issue is provided at paragraph 6.42 of the report.

The scheme would, subject to conditions, be acceptable with regard to the impact on trees and ecology, drainage, contamination and sustainable construction. The scheme would provide a biodiversity net gain in excess of the 10% (15% habitat and 358% hedge biodiversity).

The scheme will result in the reduction in some on-street parking and parking along the access road. The proposal also seeks consent for one further dwelling than the site is allocated for by policy RED5 of the Development Management Plan. However the scheme will meet all the stated requirements of policy RED5. The site also provides a number of benefits which add weight in favour of the application. The proposal will result in the redevelopment of a brownfield site which has been vacant for a long period of time. The NPPF at paragraph 124 c) also states that

# Agenda Item 5

Planning Committee  
27 March 2024

Agenda Item: 5  
22/02067/F

planning policies and decisions should; “give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land”. The scheme will also provide 100% affordable houses in the form of shared ownership units, 3 of which can be secured by a S106 legal agreement. 100% affordable housing provision would be well beyond the policy requirement. It will also provide a significant net gain in biodiversity, which goes well beyond the local policy and national requirements.

## RECOMMENDATION

Subject to the completion of all documentation required to create a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended to secure:

- (i) 3 units of affordable housing as shared ownership, 1 x 2 bed and 2 x 3 bed
- (ii) The Council’s legal costs in preparing the agreement

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

In the event that a satisfactorily completed obligation is not received by 6 August 2024 or such longer period as may be agreed, the Head of Places and Planning be authorised to refuse permission for the following reason

1. The proposal fails to provide an agreed contribution towards affordable housing provision within the Borough of Reigate & Banstead and is therefore contrary to policy DES6 of the Reigate and Banstead Development Management Plan 2019.

## **Consultations:**

Council's Housing Strategy and Projects Manager: "The Memorandum of Understanding dated 2014 between Raven Housing Trust, the Council and Surrey County Council set out the principles of an Estate Regeneration Plan for Merstham. It identified sites and projects which would deliver the Plan. The Library site was identified in the Plan for disposal by Surrey CC at best consideration with proceeds to be invested in the regeneration project. Raven, the major social landlord in Merstham and Plan signatory, acquired the site for development for affordable housing at market value. Feasibility work by Raven has concluded the only viable affordable housing option is the delivery of shared ownership homes. Viability challenges mean Raven is also seeking Homes England grant funding to support delivery of the scheme. This 100% shared ownership scheme contributes to meeting housing needs identified in the Housing Needs Assessment and provides family sized affordable homeownership which are in demand in the local area. On other sites, Raven has delivered and continues to deliver 100% social and affordable rent."

Council's Contamination Officer: recommends conditions to secure further information in relation to asbestos to mitigate the potential impact from demolition.

Environment Agency: no objection and no conditions recommended.

Historic England: no objection to the application on heritage grounds. Consider that the application meets the requirements of the NPPF,

Natural England: "Based on plans submitted, Natural England considers that the proposed development will not have significant adverse impact on statutorily protected nature conservation sites or landscapes".

Surrey County Council Archaeological Officer: A trial trench evaluation will be required to clarify the nature extent and significance of any archaeology that may be present. A condition is recommended to secure the submission and implementation of a Written Scheme of Investigation.

Surrey County Council Minerals and Waste Planning Authority: no objection subject to the provision of adequate on-site waste facilities to deal with proposed use and a Waste Management plan condition.

Surrey County Council Highway Authority: no objection subject to conditions securing implementation of modified access, car parking, Construction transport Management Plan, Travel Information pack, and electric charging points.

Surrey County Council Lead Local Flood Authority (LLFA): Has reviewed the surface water drainage strategy for the proposed development and assessed it against the requirements of the NPPF, its accompanying PPG and the Non-Statutory Technical Standards for sustainable drainage systems.

The LLFA state that they are satisfied that the proposed drainage scheme meets the requirements set out in the aforementioned documents and are content with the

# Agenda Item 5

Planning Committee  
27 March 2024

Agenda Item: 5  
22/02067/F

development proposed, subject to the imposition of conditions requiring the submission of a detailed drainage scheme and a verification report.

Surrey Wildlife Trust: No further information required prior to determination. Conditions recommended to secure provision of sensitive lighting and Landscape and Ecological Management Plan, mitigation measures and biodiversity enhancements

Surrey Police: Recommends condition in relation to secure by design

## **Representations:**

To date 185 representations have been received, 12 in support and 171 objecting to the proposal. The following concerns have been raised:

<b>Issue</b>	<b>Response</b>
Alternative location/proposal preferred	See paragraph 6.1-6.10
Crime fears	See paragraph 6.32
Health fears	See paragraph 6.30-6.31 and 6.54
Harm to wildlife habitat	See paragraph 6.48-6.50
Inadequate parking	See paragraph 6.35-6.44
Inconvenience during construction	See paragraph 6.33
Inadequate access	See paragraph 6.35-6.44
Increase in traffic and congestion	See paragraph 6.35-6.44
Hazard to highway safety	See paragraph 6.35-6.44
Loss of/harm to trees	See paragraph 6.45-6.47
Loss of buildings	See paragraph 6.1-6.10
Noise and disturbance (too close to football club)	See paragraph 6.21, 6.30-6.31, and 6.54
Poor design	See paragraph 6.11-6.21
Harm to Conservation Area	Site is not within a Conservation Area
Out of character with surrounding area	See paragraph 6.11-6.21

Overshadowing	See paragraph 6.11-6.21
Overdevelopment	See paragraph 6.11-6.21
Loss of private view	This is not a material planning consideration
No need for development	Each case must be considered on its own merits. Also see paragraph 6.1-6.10
Overbearing relationship	See paragraph 6.11-6.21
Overlooking and loss of privacy	See paragraph 6.11-6.21
Drainage/Sewerage capacity	See paragraph 6.51-6.53
Flooding	See paragraph 6.51-6.53
Impact on local services/infrastructure	See paragraph 6.60-6.61
Amended plans have not overcome original objections	As above
Concerns raised about ownership and right of way along the access road	The applicant (Raven Housing Trust) has signed the certificate B in the application form, notifying Age Concern. No evidence has been provided to show that there are other land owners. Ownership disputes are private legal matters, as are rights of way.

The letters of support provided the following comments:

- Benefit to housing need
- Community/regeneration benefit
- Economic growth / jobs
- Visual amenity benefits
- Good location close to local services

# Agenda Item 5

Planning Committee  
27 March 2024

Agenda Item: 5  
22/02067/F

## 1.0 Site and Character Appraisal

- 1.1 The site is currently occupied by the former library building which is a single storey brick structure that will be demolished as part of the Proposed Development. The library relocated to Merstham Community Hub in 2017 and now operates from there. The freehold to the Site was purchased by Raven Housing Trust in March 2021.
- 1.2 The proposal site is bound to the north by the Moat House Surgery, to the east by Weldon Way, to the south by the access road which serves the day centre and community hall, and to the west by land associated with Merstham Recreation Ground. The land to the west is also a designated schedule ancient monument and archaeological area of interest due to it being a medieval moated site. This land is also designated as Metropolitan Green Belt.
- 1.3 The site is designated as being in flood zone 2 and 3 on the Council's mapping system but based on updated detailed flood modelling undertaken by JBA Consulting, the Site is now consider to be of lower risk of flooding and therefore Flood Zone 1.
- 1.4 Access to the application site is via Weldon Way which lies to the east of the Site. The proposal will utilise an existing access that serves the day community centre and Merstham Football and Social Club to the south of the site. The existing access points to the site would be stopped up. The site is designated as having medium accessibility for the purposes of parking standards.

## 2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: pre-application advice was provided under ref. PAM/21/00451
- 2.2 Improvements secured during the course of the application: Reduction in number of dwellings proposed from 14 to 11, resulting in increased size of gardens for the dwellings and increase in buffer to the scheduled monument to the west of the site and reduction in hardstanding. Units 5-8 have been flipped so that their rear gardens now back on to the access road instead of their front doors facing the road. 6 additional parallel parking spaces have been provided within the access road to accommodate parking for the day centre and football club.
- 2.3 Further improvements to be secured through conditions:  
The following conditions are recommended to be attached to the permission:
  - Materials and design measures
  - Contamination
  - Drainage
  - Landscaping/boundary treatment
  - Ecology mitigation and enhancement
  - Secure by design



- Sustainability measures
- Broadband
- Highway conditions

### 3.0 Relevant Planning and Enforcement History

None

### 4.0 Proposal and Design Approach

- 4.1 This is a full application for the demolition of existing building and redevelopment to provide 11 residential dwellings with associated amenity space, landscaping, car and cycle parking.
- 4.2 The proposed dwellings would be two pairs of semi-detached two storey dwellings and two terrace rows, one with three dwellings and one with four dwellings. The proposed mix would be 4 x 2 bed/4 person houses and 7 x 3 bed/5 person houses. The applicant, Raven Housing Trust, is a registered provider and proposes all the properties as affordable **dwellings**. The scheme would therefore provide 100% affordable housing in the form of 11 shared ownership units.
- 4.3 The semi-detached dwellings would be located at the eastern end of the site, facing on to Weldon Way, the terrace of four dwellings would be located at the south-western part of the site, the proposed vehicular access would be adjacent to this block and would connect to the existing access that currently serves the day centre (Age Concern) and the car park for Merstham Football and Social Club. The terrace of three dwellings would be located in the north-western part of the site. A strip of soft landscaping is proposed along the western boundary to provide a buffer to the schedule ancient monument.
- 4.4 The car parking would be in the form of central courtyard style parking. 21 car parking spaces are proposed within the site for residents and visitors. The proposed parking would meet the parking standards with 18 spaces provided for the dwellings (2 per each 3 bed dwelling and 1 per each 2 bed dwellings) and 3 visitor spaces. Two spaces would be disabled spaces. The Transport Statement states that each property would be provided with the ability to charge electric cars.
- 4.5 The houses would all be two storey and have a simple pitched roof gable end form and with brick elevations and gable ends and plain roof tiles. All units would benefit from their own private rear gardens.
- 4.6 The scheme would provide a biodiversity net gain in excess of the 10%.
- 4.7 A design and access statement (D&A) 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:

# Agenda Item 5

Planning Committee  
27 March 2024

Agenda Item: 5  
22/02067/F

Assessment;  
Involvement;  
Evaluation; and  
Design.

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

Assessment	The submitted Design and Access Statement at section 2 considers the site context including connectivity, new development nearby, the site, site photos, surrounding area and relevant heritage assets
Involvement	The applicant submitted pre-application advice and according to the submitted documentation consultation and engagement were undertaken between 8 July and 25th July 2022 including deliver of newsletter on 8 <sup>th</sup> July 2022, in-person stand with presentation was set up at a local event at FurzeField School on 9 <sup>th</sup> July and an online event on 19 July 2022. Local stakeholders were also emailed.
Evaluation	The Statement provides details at Section 4 of the development proposals including how the pre-application comments, public consultation were considered in the original proposal and how subsequent advice from planning officers has been taken in to account to amend the scheme from 14 to 11 dwellings.
Design	The statement at Section 4, 4.4 onwards, provides details of the proposed design including site layout, housing mix, access and circulation, visuals, house types, materials, amenity space.

## 4.9 Further details of the development are as follows:

Site area	0.29 ha (2900 sqm)
Existing use	Former library (now vacant)
Proposed use	Residential (4 x 2 bed and 7 x 3 bed dwellings)
Existing parking spaces	Approx. 6 - 7
Proposed parking spaces	21
Parking standard	21
Number of affordable units	11 (100%)
Net increase in dwellings	11
Proposed site density	38 dph

Density of the surrounding area	<p>43 dph (Houses to north of Sutton Gardens, east of Weldon Way and south of Worsted Green)</p> <p>45 dph (houses along Weldon Way and Taynton Drive and south of Sutton Gardens)</p> <p>41 dph (dwellings to east of Bletchingley Close and west of the Moat House surgery)</p>
---------------------------------	---

## 5.0 Policy Context

### 5.1 Designation

Urban area, Medium accessibility area for purposes of parking, Scheduled ancient monument to the west of the site, designated Flood Zone 2 and 3 area, allocated for development in DMP (policy RED5).

### 5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)  
 CS4 (Value townscapes and historic environment)  
 CS5 (Valued people and economic development)  
 CS10 (Sustainable Development)  
 CS11 (Sustainable Construction)  
 CS12 (Infrastructure delivery)  
 CS14 (Housing Needs)  
 CS17 (Travel Options and accessibility)

### 5.3 Reigate and Banstead Development Management Plan 2019

DES1 (Design of New development)  
 DES4 (Housing Mix)  
 DES5 (Delivering High Quality Homes)  
 DES6 (Affordable Housing)  
 DES7 (Specialist accommodation)  
 DES8 (Construction Management)  
 DES9 (Pollution and Contaminated Land)  
 TAP1 (Access, Parking and Servicing)  
 CCF1 (Climate Change Mitigation)  
 CCF2 (Flood Risk)  
 NHE2 (Protecting and enhancing biodiversity)  
 NHE3 (Protecting trees, woodland areas and natural habitats)  
 NHE9 (Heritage Assets)  
 INF1 (Infrastructure)  
 INF2 (Community facilities)  
 INF3 (Electronic communication networks)  
 RED5 (Merstham Library)

# Agenda Item 5

Planning Committee  
27 March 2024

Agenda Item: 5  
22/02067/F

## 5.4 Other Material Considerations

National Planning Policy Framework  
2023

National Planning Practice Guidance

Supplementary Planning Guidance

Surrey Design 2002

Local Distinctiveness Design Guide  
2004

Local Character & Distinctiveness  
Design Guide SPD 2021

Climate Change and Sustainable  
Construction SPD 2021

SCC Vehicle and Cycle Parking  
Guidance 2018

SCC Transportation Development  
Planning Good Practice Guide 2016

Householder Extension & alterations  
SPG

Affordable Housing SPD 2020

Other

Human Rights Act 1998

Community Infrastructure  
Regulations 2010

## 6.0 **Assessment**

- 6.1 The proposed development site is situated within the urban area of Merstham where there is a presumption in favour of sustainable development and where the principle of such residential development is acceptable in land use terms in accordance with the Core Strategy's 'urban area first' approach.
- 6.2 The NPPF at paragraph 124 c) also states that planning policies and decisions should; "give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land".
- 6.3 The site is also allocated for development within the Development Management Plan (DMP) under policy RED5. It has been allocated for up to 10 homes and/or replacement of nearby community use or other relevant community use, subject to the following requirements and considerations:
- Residential and/or community use
  - Avoid highly vulnerable and more vulnerable development on areas at risk of flooding. On the rest of the site, measures to manage and attenuate flood water in order to reduce overall flood risk and design to ensure safe access and egress in the event of flooding. A site-specific flood risk assessment must

be undertaken which takes account of the Strategic Flood Risk Assessment Level 2

- Provide sufficient off-street parking in accordance with adopted local standards
- Regard should be had to the adjacent scheduled monument

6.4 The below report will consider the requirements of RED5 along side the other relevant requirements of the development plan.

6.5 The main issues to consider are:

- Loss of community use
- Design appraisal and impact on heritage assets (including archaeology)
- Neighbour amenity
- Highway and parking considerations
- Impact on trees and ecology
- Flood and drainage matters
- Contamination
- Sustainable Construction
- Community Infrastructure Levy

#### Loss of community use

6.6 Core Strategy objective SO13 seeks to secure adequate community services in appropriate locations to support the needs of the community. The Core Strategy policy CS12: 'Infrastructure delivery' states that the Council will resist the loss of existing community facilities, unless it can be demonstrated that the existing use is surplus to requirements, or equivalent or better provision in terms of quantity and quality, or some wider community benefits, will be made in a suitable location.

6.7 DMP Policy INF2: 'Community facilities' amplifies Core Strategy policy CS12. Community facilities are vital in supporting communities. DMP policy INF2 recognises the need to protect existing provision of community facilities, while also accepting that in some cases a lack of demand may make it unviable to retain them (DMP Explanatory Paragraph 3.4.15). It states that:

1. "Loss or change of use of existing community facilities will be resisted unless it can be demonstrated that the proposed use would not have an adverse impact on the vitality, viability, balance of services and/ or evening economy of the surrounding community; and
  - a. Reasonable attempts have been made, without success, for at least six months to let or sell the premises for its existing community use or for another community facility that meets the needs of the community (see Annex 3 for details on what will be required to demonstrate this); or
  - b. The loss of the community facility would not result in a shortfall of local provision of this type, or equivalent or improved provision in terms of quantity and quality, or some wider community benefits, will be made in a suitable location".

# Agenda Item 5

Planning Committee  
27 March 2024

Agenda Item: 5  
22/02067/F

- 6.8 The site is occupied by a vacant former library building. The applicant by way of a supplementary planning policy note dated December 2022 has provided further information regarding the background to the library site and facilities offered within the Merstham Community hub. Full planning permission (App Ref: 14/00849/F) was granted in July 2014 for a new community hub and youth skills centre (now known as the Merstham Community Hub) with 4 retail units on 'The Triangle Site', which was land owned by Raven Housing Trust. The development of the Merstham Community Hub was a key part of the regeneration of the wider Merstham Estate. The library which was formally on the Site was relocated to the Merstham Community Hub in 2017 and now operates from there. The Merstham Community Hub is located 190 metres from the former library site. The Community Hub itself (excluding the retail units) extends across 1,014 sqm (GIA) and comprises of the following facilities; Library, Meeting and social spaces, Internet café, IT skills room, Two workshop rooms, Two project training rooms. The former library building on the application site extends to 222 sqm (GIA). The Merstham Community Hub therefore represents a 457% increase in community floorspace and includes the reprovision of a library of a comparable size (204 sqm GIA) with further services and spaces to be used by the local community. The supplementary note also goes on to advise that "It has been confirmed by staff members at the Merstham Community Hub that they accept new bookings, and that priority is given to community-based activities (such as Scouts groups etc) over commercial bookings." The note also describes that a wide range of services and activity are run from the Merstham Community Hub including a food club and a community fridge where food is distributed amongst members of the community, an IT support café to help local residents stay digitally connected, and the Friends of Merstham repair café to keep household appliances from becoming landfill and to help with the circular economy."
- 6.9 Given it has been vacant for a significant period of time and based on the information provided regarding the facilities at the hub it is considered reasonable to conclude that the proposed use would not have an adverse impact on the vitality, viability, balance of services and/ or evening economy of the surrounding community. Further the Merstham Community Hub offers an improved community facility compared to the former library and therefore officers are satisfied that the loss of the community facility would not result in a shortfall of local provision of this type. Officers are therefore satisfied that the requirements of INF2 have been met.
- 6.10 Given the requirements of INF2 have been met and policy RED5 is allocated for residential and/or community use it is considered that the loss of the community use and replacement with residential development is acceptable in principle.

## Design appraisal and impact on heritage assets

- 6.11 DMP Policy DES1 relates to the Design of New Development and requires new development to be of a high-quality design that makes a positive contribution to the character and appearance of its surroundings. New

development should promote and reinforce local distinctiveness and should respect the character of the surrounding area. The policy states that new development will be expected to use high quality materials, landscaping and building detailing and have due regard to the layout, density, plot sizes, building siting, scale, massing, height, and roofscapes of the surrounding area, the relationship to neighbouring buildings, and important views into and out of the site.

- 6.12 The site is also located adjacent to the Schedule Monument, Moated Site, Albury Farm, Merstham, which is designated in recognition of its national significance. As such the scheme needs to comply with policy NHE9 of the DMP and national policy. One of the requirements of allocation policy RED5 is that 'Regard should be had to the adjacent scheduled monument'.
- 6.13 In terms of the impact on the designated heritage asset initially Historic England raised concerns due to the minimal assessment by the applicant of the significance of the heritage asset and the lack of spacing to the western boundary. As a result, the applicant has reduced the number of dwellings proposed from 14 to 11. This has enabled a buffer of between 6 and 8 metres to be created along the western boundary with the scheduled monument which can accommodate tree and understorey planting that will help screen the development. It is considered that such a buffer, which also helps to address a transition to what is also designated as a rural area, now provides for a much more sympathetic setting to the moat site. Historic England (HE) has considered the amended plans and has advised that the overall impact of the revised plan on the setting of the monument will be sufficiently reduced by the inclusion of a continuous green buffer along the western edge of the development. HE has therefore advised that they have no objection to the application on heritage grounds and consider that the application meets the requirements of the NPPF. The Council's Conservation Officer also raised initial concerns about the 14 dwelling scheme due to the lack of a buffer zone along the western boundary as well as some general concerns about the proposed layout and proposed materials. The Conservation Officer has raised no concerns about the amended scheme in relation to the relationship to the ancient monument and rural area. As such I am satisfied that the amended scheme has adequately addressed the setting of the ancient monument and there would be no material harm to this heritage asset and the scheme accords with the requirements of the NPPF and policies NHE9 and RED5 of the DMP.
- 6.14 In terms of the proposal and its impact on the character of the site and surrounding area the appearance of the buildings would be of simple gable end form with brick facing (multi-stock and feature buff brick elements) walls and gable ends and brown tiled roofs. There would be a mix of terrace and semi-detached dwellings. It is considered that the simple form is in keeping with the form of the surrounding dwellings which are predominantly multi-stock brick dwellings with brown roof tiles and mixture of semi-detached and terrace houses. The feature buff brick elements would add some interest to the elevations. It is noted that some of the submitted drawings still annotate

# Agenda Item 5

Planning Committee  
27 March 2024

Agenda Item: 5  
22/02067/F

grey roof tiles. A condition is recommended to secure finalised details to address this and ensure that the finalised materials are appropriate.

- 6.15 Whilst the proposal would result in a significant change from the existing appearance of the site the density would be lower than those of the surrounding area and the two storey dwellings would be commensurate with the scale and form of the housing in the area. The frontages for units 1 to 4 would be shallower than the dwellings along Weldon Way and other neighbouring roads but given the context of this site, a former library adjacent to non-residential properties, it is not considered that the shallower frontages would appear incongruous or harm the character of the surrounding area. The setting of the houses further back would also impact on the depth of their rear gardens and space for landscaping and parking in the centre of the site. By having the vehicular access in the middle of the site, and via the existing access for the day centre and football and social club and reducing the scheme to 11 units additional space has been provided for soft landscaping within the site and along the western and northern boundaries. This has helped to soften the appearance of the site and ensure that the scheme does not appear overly cramped. Given these factors it is considered that the impact would not be so detrimental that it causes unacceptable harm to the character of the site or surrounding area.
- 6.16 Whilst it is noted that policy RED5 has allocated the site for up to 10 homes given the conclusion above that the impact density and design is considered in keeping with the character of the area and does not impact on the adjacent scheduled monument it is my conclusion that a proposal for 11 dwellings is not harmful or that it conflicts with the allocation policy to the extent that it should be refused on this point. It should also be considered in the context that when allocated part of the site was within flood zone 2 and 3 which would of limited the scope of development being envisaged. Were the application to be approved conditions are recommended to secure finalised details of the proposed ground levels, external materials, boundary treatments/means of enclosure and landscaping details to ensure a good quality finish.
- 6.17 In terms of archaeology due to the proximity to the medieval moated site the County Archaeological Officer was consulted. The Officer has considered the submitted information and agrees with the conclusions of the report which recommend further investigations and advises that these should be in the form of trial trench evaluation. The officer has recommended a condition to secure the submission and implementation of a Written Scheme of Investigation to address this.
- 6.18 DMP Policy DES5 relates to the delivery of high-quality homes and requires, *inter alia*, that as a minimum, all new residential development (including conversions) must meet the relevant nationally described space standard for each individual units except where the Council accepts that an exception to this should be made in order to provide an innovative type of affordable housing that does not meet these standards. In addition, the policy also requires all new development to be arranged to ensure primary habitable rooms have an acceptable outlook and where possible receive direct sunlight.



- 6.19 Each dwelling would have a floor area which is more than that of the relevant standard in the Nationally Described Space Standards. In terms of the size of the proposed garden space and quality of accommodation it is considered that the dwellings would have adequate levels of outlook and privacy and light.
- 6.20 The garden areas are modest in depth at around 7- 8.5m but they are relatively wide and are therefore considered adequate and not a reason to refuse the application. It should be noted that smaller or similar gardens were considered acceptable on several recent Raven applications which were granted at Planning Committee.
- 6.21 It is noted that a number of representation have raised concerns that the future occupants may be impacted by the activities at the adjacent football and social club. The nearest dwellings (units 5-8) would be approximately 18m from the football and social club building. There is therefore some potential for conflict. However, this is a football and social club, it is not a nightclub which is open until the early hours of the morning. It is not uncommon for a sports and social club building to be located in residential areas and given the type of venue it is not considered that such a relationship would be unacceptable in this instance.

#### Housing mix, affordable housing and specialist accommodation

- 6.22 DMP Policy DES4 states that “All new residential developments should provide homes of an appropriate type, size and tenure to meet the needs of the local community.” DES6, criteria 2, relates to affordable housing and requires that schemes of 11 or more homes on sites outside of allocated greenfield urban extension site should provide 30% of the homes on the site as affordable housing. Criteria 3 of that same policy states that “The tenure mix of the affordable housing provided on each qualifying site should contribute (to the Council’s satisfaction) towards meeting the latest assessment of affordable housing needs.”
- 6.23 In this case the scheme proposes 100% affordable housing which is beyond the policy requirement, but it is noted that the tenure mix does not align with the guidance set out within the Affordable Housing SPD 2020. The Council’s Housing Strategy and Projects Manager has advised the following:  
“The Memorandum of Understanding dated 2014 between Raven Housing Trust, the Council and Surrey County Council set out the principles of an Estate Regeneration Plan for Merstham. It identified sites and projects which would deliver the Plan. The Library site was identified in the Plan for disposal by Surrey CC at best consideration with proceeds to be invested in the regeneration project. Raven, the major social landlord in Merstham and Plan signatory, acquired the site for development for affordable housing at market value. Feasibility work by Raven has concluded the only viable affordable housing option is the delivery of shared ownership homes. Viability challenges mean Raven is also seeking Homes England grant funding to support delivery of the scheme. This 100% shared ownership scheme

# Agenda Item 5

Planning Committee  
27 March 2024

Agenda Item: 5  
22/02067/F

contributes to meeting housing needs identified in the Housing Needs Assessment and provides family sized affordable homeownership which are in demand in the local area. On other sites, Raven has delivered and continues to deliver 100% social and affordable rent”

- 6.24 Therefore, whilst the scheme does not provide affordable rent units in this instance for the reasons set out by the Housing Team it is considered that the tenure and mix is meeting a demand in the local area and is supported by officers in this specific case. As set out in the recommendation 30% of the units (3 dwellings) are recommended to be secured as affordable housing units in a S106 agreement to ensure the scheme complies with policy DES6 but if delivered as proposed the provision of all the units at affordable housing would be a benefit of the scheme which would need to be taken in to account in the overall planning balance.
- 6.25 Policy DES7 of the DMP requires that on sites of 5 or more homes at least 20% of homes should meet the Building Regulations requirements for ‘accessible and adaptable dwellings’ which is M4(2) housing. The application documents show that all 11 units are designed to meet M4(2) requirements – which exceeds the 20% required by DES7(3)a. A condition is recommended to secure compliance.

## Neighbour amenity

- 6.26 DMP Policy DES1 requires 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 of overbearing, obtrusiveness, overshadowing, overlooking and loss of privacy.
- 6.27 The site adjoins non-residential properties to the north and south. The nearest any of the proposed buildings would be to the day centre to the south is 19m and units 5-8 would be no closer than 18m to the football and social club. Units 9 to 11 would be no closer than 13m to the Moat House Surgery to the north. As such it is considered that the distance would be adequate to ensure that there is not an adverse overbearing impact, loss of light or loss of privacy to these properties.
- 6.28 To the east the site units 1-4 would face residential properties and St Teresa’s Catholic Church on the other side of Weldon Way. Given the distance and residential use it is not considered that there would be a material impact on the Church or its activities. The front-to-front relationship with the dwellings to the east is common in a residential area and at a minimum separation distance of 26m it is considered that there would not be an adverse overbearing impact, loss of light or loss of privacy to these dwellings.
- 6.29 To the west is the moat which is part of the recreation ground. To the north-west are residential properties in Bletchingley Close, no.8 and 9 being the closest. The distance to the rear elevations of these properties from the site boundary is approximately 16m. The nearest proposed dwelling (unit 9)

would be a further 19m from the north-west corner of the site. As such it is considered that the proposed dwellings would not result in an adverse impact to the occupants of the dwellings in Bletchingley Close by way of overbearing impact, obtrusiveness, overshadowing, overlooking or loss of privacy.

- 6.30 In terms of the proposal and potential noise, disturbance and pollution given the historic use of the site as a library and the residential nature of the proposal it is considered that the proposal would not materially impact on the neighbouring residential properties with regard to noise, disturbance and pollution. The only potential additional source of noise are the introduction of air source heat pumps however given the separation to residential properties it is not considered necessary to condition further details in this case.
- 6.31 In terms of potential light pollution and nuisance it is considered that the extent of external lighting proposed could be secured by condition to ensure that the light spill does not have an adverse impact on the occupants and users of neighbouring properties.
- 6.32 In terms of crime site is well surveyed by the surrounding and proposed properties and some form of lighting would be provided. Surrey Police has not objected to the scheme but has raised some concern in relation to the proposed footpaths to the rear of units. Since their comments the layout has been altered so that the front of units 5 to 8 now also face into the central parking court. This overcomes some of their concerns and provides further natural surveillance to the rear of units 1 to 4. If considered necessary gates can be added to the rear footpaths when fencing and means of enclosure are considered. It is also noted that some consultation response have noted that the vacant nature of the existing site has caused some security concerns. On this basis it is considered that the proposed development would at the very least not result in a greater risk of crime when compared to the existing vacant building. If anything, the change to a site where houses are occupied is likely to result in a safer environment with more surveillance by virtue of the presence of the occupants. To ensure that the scheme is design to meet secure by design standards a condition, as recommended by Surrey Police, is proposed to be attached were the application granted.
- 6.33 In terms of inconvenience during the construction period. Whilst it is acknowledged there may be a degree of disruption during the construction phase, the proposal would not warrant refusal on this basis and statutory nuisance legislation exists to control any significant disturbance caused during the construction of the proposal. To ensure that the impacts of construction are reduced a condition is recommended to secure a method of construction statement.
- 6.34 In conclusion, the proposal would not have a significant adverse effect upon existing neighbouring properties and would accord with the provisions of DMP Policy DES1.

# Agenda Item 5

Planning Committee  
27 March 2024

Agenda Item: 5  
22/02067/F

## Highway and parking considerations

- 6.35 The site will be accessed via the existing shared access along its southern boundary, that currently serves the day centre (Age Concern) and the car park for Merstham Football and Social Club. A new central spine providing access to the internal car parking areas within the Site. A segregated footway link will be provided from Weldon Way adjacent to unit 4. The existing access opening on to Weldon Way will be widened along its southern edge. 6 parallel parking spaces are proposed to be provided along the existing access as part of the proposed access works. Currently the northern part of the existing access does not have formal parking but it is understood that the uses of both the day centre and football club do use this part of the access road for parking. The applicant has advised that this part of the access road is under their ownership and that the uses of the football club and day centre are not permitted to use this access for parking under the terms of their lease and it is meant to be kept clear for access. However, the applicant has agreed through discussions with officers to provide 6 formal parallel parking spaces for uses of these facilities to ensure that parking along the access can continue. ***The 6 proposed spaces along the access are in addition to the 21 spaces proposed within the site to serve the residents and should be viewed as a positive addition for the users of Age Concern and Merstham Football and Social Club. Given the concerns about the informal parking within the existing access and in order to ensure that the 6 proposed spaces are left available for the users of the football club and Age Concern it is recommended to include a parking management plan requirements as part of condition 18 so that finalised details can be secured in terms of allocating spaces for the new residents, visitors and users of the football club and Age Concern and details of how the parking will be managed through things such as line marking, signs, any enforcement and any necessary agreements between parties.***
- 6.36 The submitted Transport Statement demonstrates through the use of TRICS data and census dates that that the proposed development is likely to generate a total of 13 and 9 trips in the morning and evening peaks respectively. Of these, approximately 8 and 6 trips would be by car drivers in the AM and PM peaks respectively. The modal split data suggests that trips by any other single mode of travel is likely to be negligible and in most cases is less than 1 trip in each peak. Their highway consultants therefore conclude that “the proposed development will not have a material impact on the operation of the local highway and transport networks. This accords with section 1 of Policy TAP1 within the RBBC DMP.”
- 6.37 The submitted Transport Statement has also considered the suitability of the access for refuse collection. The submitted tracking plans show that the Council’s Refuse Truck can access and egress the site in forward gear by entering the access road and reversing into the access road for the development. Crews would then access bins for units 1 to 8 from their frontages and pick the bins up for units 9 to 11 from a collection point.

- 6.38 The car parking for the dwellings would be in the form of central courtyard style parking. 21 car parking spaces are proposed within the site for residents and visitors. Two spaces would be disabled spaces. The Transport Statement that each property would be provided with the ability to charge electric cars.
- 6.39 The suitability of the access and likely impact of the proposal on highway capacity and safety has been considered by the Surrey County Council as the County Highway Authority (CHA). They have advised the following:  
“The proposed development seeks to utilise an existing vehicular access to serve the new dwellings from Weldon Way and the development is not likely to lead to any highway safety issues in the vicinity of the site. The Applicant has indicated vehicular visibility splays from the modified access in either direction to the nearside carriageway, each measuring 2.4 metres x 43 metres as per Manual for Streets (MfS) guidance. The CHA is aware of the obstruction of a highway tree within the visibility splay from a 2.4 metre setback is not ideal. However it is noted that the tree at the access, which restricts visibility, represents a historic situation. These proposals would not significantly worsen the existing achievable visibility for vehicles wishing to exit the site onto Weldon Way, whilst it is not expected that the development is unlikely to lead to a significant increase in vehicular movements from the site, and so on this basis, it is not considered to worsen the previous situation. Similarly, it is noted that the Applicant has demonstrated on the updated plans that the required 2m x 2m pedestrian inter-visibility splays are also achievable at the proposed access.”
- 6.40 In terms of refuse collection both the CHA and the Council’s Neighbourhood Services Team have considered the arrangement. The CHA has advised as follows:  
“the site includes an adequate layout for refuse vehicles to enter and leave the site in forward gear. However turning overlays submitted with the application show that parking restrictions would need to be painted onto the ground after public consultation on the provision of parking restrictions, the costs (painting restrictions on the ground, officer time and adverts) of which would have to be met by the developer. There will need to be 10 metres of parking restrictions on either side of the access on the site access side of the carriageway, and 30 metres opposite, so that would be the loss of about 10 parking spaces on the carriageway. Such parking restrictions would also be needed for delivery vehicles. If those restrictions cannot be provided then the site may have to be serviced from the highway, which is what already happens with neighbouring property.”
- 6.41 The Council’s Neighbourhood Services Team has advised that both the access and turning head are acceptable in principle but that there are some pinch points in terms of the space for the refuse truck to manoeuvre and they also advise that parking restrictions will be needed around the access point to ensure the refuse truck can access and egress the site. They are also content with the principle of a bin collection point for units 9-11 but would like to see finalised details. Given that Surrey County Council are satisfied with the proposed access arrangements for the access truck and the Council’s

# Agenda Item 5

Planning Committee  
27 March 2024

Agenda Item: 5  
22/02067/F

Neighbouring Services Team are happy in principle, subject to some minor alterations to the layout I consider that the proposed arrangement is suitable subject to condition securing the submission of a finalised layout and refuse management plan.

- 6.42 In terms of parking the proposed 21 spaces would meet the parking standards with 18 spaces provided for the dwellings (2 per each 3 bed dwelling and 1 per each 2 bed dwellings) and 3 visitor spaces. The development therefore addresses its likely parking demand within its site and should not add pressure to the access road or surrounding roads. The CHA has advised that “adequate space has been provided for vehicles to be parked, and considering the opportunities for sustainable travel nearby, it is deemed unlikely that parking demand would result in a detrimental impact to highway safety or capacity.” The scheme will for the reason above reduce the availability of parking within the existing access for the football and social club and day centre and on the roads adjacent to the access for the reasons set out above. It is estimated that there would be the loss of approximately 2 informal spaces within the access road and the recommended road restrictions are estimated to lose approximately 10 on street parking spaces. Whilst this will have an impact on the availability of on street parking the loss of two spaces within the access road is considered to be minimal, particularly as the uses of these facilities are not currently meant to be parking there. The on-street parking is in demand on match days for the football club, these are not spaces that are directly outside residential properties and therefore the impact on day to day parking is not considered significant. As the change to parking restrictions will have to go through a consultation period there will be an opportunity to engage with the CHA and applicant on how best to introduce these restrictions. Officers understanding is that if that this could be in the form of restricted parking for specific hours or days of the week to allow for parking at other times and days the restrictions do not necessarily mean the complete loss of parking. It is also noted that if the required changes cannot be secured by the applicant that the CHA has advised that the development would need to be served from the highway and they do not raised any objections to this from a highway safety point of view. A condition is recommended to secure finalised details of the proposed access and parking restrictions and refuse collections so it can be agreed by the Local Planning Authority. Therefore no objection is raised to the proposed parking.
- 6.43 Cycle storage is proposed in the rear garden of each unit for two bicycles in line with minimum standards and this can be secured by condition. The Transport Statement also confirms that each dwelling will be supplied with a car charging point in line with the CHA requirements. A condition is recommended to secure finalised details of the location and type of charger to ensure it meets the current CHA standards.
- 6.44 Accordingly, it is considered that the proposals are acceptable from a highway point of view and accord with the provisions of DMP Policy TAP1. Conditions are recommended to secure a Construction Transport Management Plan, access works, parking, Travel Information Pack and electric car charging point.

## Impact on trees and ecology

- 6.45 The site is a brownfield site with existing building and hardstanding and therefore the level of features on the site is limited. In terms of trees within the site there are only four trees/hedgerows identified by the arboricultural survey all of which are C grade. Two of the groups of trees G1 and G3 are to be removed. No work is proposed to the third group of trees G2 and H1 is the existing boundary hedge located along the northern boundary. This is to be cut back but retained. The only other works proposed to trees relates to T5, a Beech tree located off site just to the north of the existing access road. This is a B Grade Tree which is proposed to be retained. Crown reduction and crown lift works are proposed. Hardstanding and the proposed terrace block for units 1-4 will incur into the root protection area.
- 6.46 The Council's Tree Officer has considered the submission and whilst they have some concerns about the potential long-term impact of the proposals on the health of the tree they have not raised an objection subject to the council securing further information in relation to the finalised position of service runs and any sewage realignment to ensure that these elements will not result in a further impact on the Beech Tree. Officers are content that this could be secured through pre-commencement condition. In terms of landscaping and providing additional tree coverage the Tree Officer considers that additional planting should be secured along the frontage of units 1-4 that faces on to Weldon Way. Again this could be secured by condition.
- 6.47 Therefore subject to the recommended condition to secure a finalised Tree Protection Plan and Arboricultural Method Statement and an updated landscaping scheme no concerns are raised with regard to impact on trees.
- 6.48 In terms of ecology the application is supported by a Preliminary Ecological Appraisal, Preliminary Roost Assessment and Bat Activity Survey Report and a Biodiversity Net Gain Report. The submitted reports conclude that there will be no impact on statutory or non-designated habitats and the site itself is not a priority or irreplaceable habitat. In terms of protected species the surveys have identified that the existing building contained roosting bats and also nesting birds. As such a Natural England Development Licence will be required to carry out the works and mitigation measures are recommended to ensure that there will be no harm to the roosting bats or nesting birds. Compensatory integratory bat boxes would also be required on the development site. Precautionary mitigation measures are also recommended in relation to badgers, hedgehogs and reptiles.
- 6.49 The submitted reports recommend a number of enhancement measures and the submitted Biodiversity Net Gain Report has calculated that the proposal would result in a 15.61% net gain in area habitat and 358.16% in linear habitat. This net gain is well above the Council's Development Plan policy requirement and also above the statutory 10% requirement that has come in to force for new applications which does not apply to this current application.

# Agenda Item 5

Planning Committee  
27 March 2024

Agenda Item: 5  
22/02067/F

Therefore, this represents a significant benefit of the scheme that weighs in favour of the scheme.

- 6.50 Surrey Wildlife Trust has considered the submitted information and has raised no concerns with the content of the reports. They have recommended a number of conditions to secure the implementation of the mitigation measures and licence and to secure the biodiversity net gain and enhancement measures recommended in the reports. Given that an updated landscaping scheme is required by the Tree Officer it is considered necessary to condition that updated biodiversity net gain and enhancement information is provided. Subject to these conditions officers are therefore satisfied that the proposal would not result in unacceptable harm to protected species or habitats.

## Flood and drainage matters

- 6.51 The site is shown to be located within flood zone 2 and 3 on the Council's mapping system and Environment Agency (EA) records. However, the EA has advised that based on their findings and their review of the detailed hydraulic modelling report, carried out by JCA Consulting (dated July 2022) which is evidence within the submitted Flood Risk Assessment, the entire site lies outside of all fluvial flooding scenarios up to and including the 1 in 1000 year (0.1% chance in any given year AEP) scenario. As such the proposed development can be considered safe from main river flooding and the EA has raised no objection to the proposal and no further mitigation measures are considered necessary.
- 6.52 In terms of drainage a Flood Risk Assessment and Drainage Strategy has been submitted which has been considered by Surrey County Council Lead Local Flood Authority (LLFA).
- 6.53 As set out above the LLFA has advised that they are satisfied with the submitted information and that it meets the requirements of national policy and guidance. They do however go on to state that "Although we are content with the outline proposals, it is clear that the proposed discharge rate has been increased from 1.6l/s to 2l/s even though there is a reduction in impermeable area from the original application. This is an unacceptable increase when the original application showed that the reduced discharge was feasible. The justification for not keeping the original discharge rate was to help reduced potential blockage, but a surface water drainage design that filters the majority of surface water through permeable paving has a negligible risk of blockage." Therefore, the LLFA have recommended a condition which requires the finalised scheme to be designed with a discharge rate of 1.6l/s. Given the comments from the LLFA these seems reasonable. Therefore, the proposal is considered to meet the requirements of the DMP and national policy and guidance subject to a condition to secure further drainage details and a post completion verification report.



## Contamination

- 6.54 The Council Contamination Officer has recommended a condition to secure an asbestos survey prior to demolition to ensure that the demolition of the building does not result in a risk to works, occupiers of neighbouring buildings or environment.

## Sustainable Construction

- 6.55 DMP Policy CCF1 relates to climate change mitigation and requires new development to meet the national water efficiency standard of 110litres/person/day and to achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations.
- 6.56 The application Sustainability Energy Statement states that the development has been designed with an emphasis has been placed on maximising energy demand reduction for the building and reducing carbon emissions using Photovoltaic (PV) alongside a heat pump. The Statement also shows that the dwellings will result between a 35% to 100% improvement in the DER over the TER (depending which options are used in the house products and which building regulations are used. Such improvements go well beyond the Council's current 19% requirement. The Statement also includes information comparing the proposed modular construction product against a typical brick and block dwelling which shows that the modular approach has a considerably lower carbon impact.
- 6.57 In any case following the recent changes to building regulations energy efficiency measures are now in excess of the 19% requirement. Therefore it is not considered reasonable or necessary to include a condition requiring the 19% improvement. The water efficiency measures are still however required. In the event that planning permission is to be granted, a condition would be imposed to secure further details of the water efficiency measures in order to comply with this element of DMP Policy CCF1. The fact that the buildings go beyond planning requirements represents a benefit of the scheme which must be considered in the overall planning balance.
- 6.58 A condition is also recommended to ensure that each dwelling is fitted with access to fast broadband services in accordance with policy INF3 of the DMP. As above a condition is also recommended to secure the implementation of electric car charging points throughout the site.
- 6.59 The Surrey County Council Minerals and Waste Planning Authority has raised no objection subject the submission of a waste management plan to make sure as much of the material is re-used and recycled as possible. A waste management plan condition is recommended in line with the recommendation.

# Agenda Item 5

Planning Committee  
27 March 2024

Agenda Item: 5  
22/02067/F

## Community Infrastructure Levy (CIL)

- 6.60 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, road, public transport and community facilities which are needed to support new development. This development would be CIL liable, although the exact amount would be determined and collected after the grant of planning permission and relief can be sought from CIL in cases where affordable housing is being provided.
- 6.61 It is noted that concern has been raised that the infrastructure in the area is not adequate for a further 11 dwellings. Given the size of Merstham and the relatively small number of houses proposed it is not considered that the impact would be significant. However even if CIL is not collected on this scheme local agencies and organisations can still access the CIL funds if further needs are identified.

## CONDITIONS

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
<b>Proposed Plans</b>	<b>AL (20) XX 02</b>	<b>01</b>	<b>04.03.2024</b>
Proposed Plans	AL (20) XX 01	00	23.09.2022
Block Plan	AL (10) X S 02	01	23.09.2022
Elevation Plan	AL (20) E 01	00	23.09.2022
Location Plan	AL (10) X S 01.2	01	23.09.2022
Elevation Plan	ADP-XX-ZZ-DR-A-0012		19.10.2023
Elevation Plan	ADP-XX-ZZ-DR-A-0011		19.10.2023
Elevation Plan	ADP-XX-ZZ-DR-A-0010		19.10.2023
Site Layout Plan	SD20106-01A	A	19.10.2023
Roof Plan	ADP-XX-ZZ-DR-A-0002	1	20.12.2023
Section Plan	ADP-XX-ZZ-DR-A-0020	1	20.12.2023
Elevation Plan	ADP-XX-ZZ-DR-A-0030	1	20.12.2023
Site Layout Plan	AL (10) X- GF 02	3	20.12.2023

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 shall commence until a Construction Management Statement, to include details of:
- a) Prediction of potential impacts with regard to waste, noise and vibration, dust, emissions and odours. Where potential impacts are identified, mitigation measures should be identified to address these impacts.
  - b) Information about the measures that will be used to protect privacy and the amenity of surrounding sensitive uses; including provision of appropriate boundary protection.
  - c) Means of communication and liaison with neighbouring residents and businesses.
  - d) Hours of work.

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

Reason: The condition above is required in order that the development is managed in a safe and considerate manner to help mitigate potential impact on the amenity and safety of neighbours and to accord with Reigate and Banstead Development Management Plan 2019 policy DES8.

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) programme of works (including measures for traffic management)
  - (e) provision of boundary hoarding behind any visibility zones
  - (f) HGV deliveries and hours of operation
  - (g) vehicle routing
  - (h) measures to prevent the deposit of materials on the highway
  - (i) before and after construction condition surveys of the highway (extent of surveys to be agreed with County Highway Authority) and a commitment to repair the highway to a standard agreed with the County Highway Authority
  - (j) 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: 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 Policy DES8 Construction Management of the Reigate and Banstead Local Plan Development Management Plan September 2019.

5. No development shall take place, other than demolition works, until the developer obtains the Local Planning Authority's written approval of details of proposed ground levels and the proposed finished ground floor levels of the

# Agenda Item 5

Planning Committee  
27 March 2024

Agenda Item: 5  
22/02067/F

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 ancient monument and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Development Management Plan 2019 Policy DES1 and NHE9.

6. No development shall commence including demolition and or groundworks preparation until a detailed, scaled finalised Tree Protection Plan (TPP) and the related finalised Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of service routings, type of surfacing for the entrance drive and location of site offices. Details of the proposed service runs will need to be robustly marked on site and a specific proposed (written) method of installation created. This document will explicitly outline the proposed method of working within the RPA of T5-Beech (in the event determined necessary) it will draw from and adhere to the recommendations of BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations and the related guidance set out in National Joint Utilities Council NJUG 4 documentation.

The AMS shall also include a pre commencement meeting between the council's Tree Officer, retained Arboricultural Consultant and appointed main contractor, supervisory regime for their implementation & monitoring with an agreed reporting process to the LPA. All works shall be carried out in strict accordance with these details when approved.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction – Recommendations' and reason: To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies NHE3, DES1 of the Reigate and Banstead Development Management Plan 2019 and the recommendations within British Standard 5837:2012 Trees in relation to design, demolition and construction

7. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: The site covers an area in which it is considered necessary to preserve for future reference any archaeological information before it is destroyed by the development with regard to Reigate and Banstead Borough

Development Management Plan 2019 policy NHE9. This is necessary to be a pre-commencement condition because the suitable recording of archaeology goes to the heart of the planning permission.

8. The development hereby permitted shall not commence, ***other than demolition and site clearance works***, until details of the design of a surface water drainage scheme has been submitted to and approved in writing by the local planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDs, NPPF and Ministerial Statement on SuDs. The required drainage details shall include:
- a) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 1.6 l/s.
  - b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
  - c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
  - d) Details of drainage management responsibilities and maintenance regimes for the drainage system.
  - e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

The development shall be completed in accordance with the approved details and thereafter maintained in accordance with the agreed details.

Reason: To ensure the design meets the technical standards for SuDs and the final drainage design does not increase flood risk on or off site in accordance with, Policy CS10 of the Core Strategy 2014, Policies DES9 and CCF2 of the Development Management Plan 2019 and the 2019 NPPF.

9. Prior to the first occupation of the development, 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

# Agenda Item 5

Planning Committee  
27 March 2024

Agenda Item: 5  
22/02067/F

any minor variations), provide 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.

Reason: To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDs and the implemented drainage design does not increase flood risk on or off site in accordance with policy CCF2 of the Reigate and Banstead Borough Council Development Management Plan 2019.

10. The developer must either submit evidence that the building was built post 2000 or provide an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers should asbestos be present onsite.

The remedial mitigation scheme, if necessary, must be written by a suitably qualified person and shall be submitted to the LPA and must be approved in writing prior to commencement to the development. The scheme as submitted shall identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. The development shall then be undertaken in accordance with the approved details.

Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation to ensure the remedial mitigation plan has been complied with.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land before development commences and to make the land suitable for the development without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment with regard to the Reigate and Banstead Local Plan Development Management Plan 2019 and the NPPF.

11. Prior to the commencement of the development a Waste Management Plan shall be submitted to and agreed in writing by the Local Planning Authority. The plan shall demonstrate how the waste generated during the demolition, excavation and construction phase of the development is limited to the minimum quantity necessary and opportunities for re-use and recycling of any waste generated are maximised. The development shall then be implemented in accordance with the approved Waste Management Plan.

Reason: To ensure that the development maximises opportunities for re-use and recycling of any waste generated in accordance with Policy 4 of the Surrey Waste Local Plan 2019.

12. Notwithstanding the approved plans no development shall take place above slab level until written details of the elements listed below have been submitted to and approved in writing by the Local Planning Authority.
- a. materials to be used in the construction of the external surfaces of the buildings, including fenestration and roof
  - b. the finalised positions, design, materials and type of boundary treatment to be erected, including provisions for wildlife access where practical and feasible.

The development shall be carried out in accordance with the approved details and all boundary treatment shall be completed before the first occupation of the development hereby permitted.

Reason: To preserve the visual amenity of the area and protect amenity of neighbouring properties with regard to the Reigate and Banstead Borough Reigate and Banstead Development Management Plan 2019 Policy DES1 and requirements of the NPPF.

13. Notwithstanding the approved plans no development above slab level shall commence until revised landscaping plans have been submitted to and approved in writing by the local planning authority (LPA). Specifically, the revised scheme will now incorporate and illustrate new tree/woody shrub planting within the frontage of the site to include within the hard surfaced paving between the building and the adjoining public footpath. The recommendation and expectation are the scheme will and at large feature a combination of forest type species, ornamental species and large woody shrub species, with their respective positions selected accordingly. The trees should be container grown heavy standards(12-14cm girth at 1.5m), similar sized multi-stemmed formed individuals, and shrub species necessary to provide a degree of immediate impact.

These landscaping details shall include all relevant and scaled plans(to include tree pit design, protection, guying) of hard & soft landscape and planned soft landscaping establishment maintenance schedules(to include appropriate irrigation) for a minimum of 2 years. Soft landscaping shall include full planting specifications, planting sizes & densities. These shall all be coordinated with any tree protection requirements where required. 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, shrubs of the same size and species.

Reason: To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019.

14. Notwithstanding the approved plans no external lighting shall be installed on the buildings hereby approved or within the site until:

# Agenda Item 5

Planning Committee  
27 March 2024

Agenda Item: 5  
22/02067/F

- 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 Preliminary Roost Assessment and Bat Activity Survey Report (Sept 2022), has been submitted to and agreed in writing by the local planning authority.

The external 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, DES5 and DES9 of the Reigate and Banstead Development Management Plan 2019 and to protect protected bats in accordance with the provisions of the National Planning Policy Framework and Reigate and Banstead Development Management Plan 2019 policy NHE2.

15. The development shall be carried out in accordance with the mitigation measures set out within the Elite Ecology Preliminary Ecological Appraisal (dated July 2022) Preliminary Roost Assessment and Bat Activity Survey Report (dated September).

Prior to commencement evidence shall be submitted to and agreed in writing by the Local Planning Authority that demonstrates that the applicant has applied for and obtained a Natural England Development Licence to legally close the identified bat roost.

Reason: To ensure that any potential impact to protected species is adequately mitigated in accordance with the provisions of the National Planning Policy Framework and policy NHE2 of the Development Management Plan 2019.

16. No development shall commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority (LPA). The LEMP shall be based on the on the submitted Elite Ecology Biodiversity Net Gain Report dated January 2023 and shall set out how the scheme will meet the biodiversity net gain detailed in Section 5 of the report and also species specific enhancements. The LEMP shall include the following:
- a) Description and evaluation of net gain and species specific enhancement features to be installed/created and managed
  - b) Ecological trends and constraints on site that might influence management
  - c) Aims and objectives of management
  - d) Appropriate management options for achieving aims and objectives
  - e) Prescriptions for management actions, together with a plan of management compartments



- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a thirty-year period)
- g) Details of the body or organisation responsible for implementation of the plan
- h) Ongoing monitoring and remedial measures
- i) Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery.
- j) Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme

The agreed details shall be implemented before occupation of this development, unless otherwise agreed in writing by the LPA, and maintained/monitored in accordance with the agreed details.

Reason: To provide enhancements to the biodiversity of the site in accordance with the provisions of the National Planning Policy Framework and Reigate and Banstead Development Management Plan 2019 policy NHE2.

17. Notwithstanding the approved plans no part of the development hereby approved shall be first occupied unless and until the unless and until the existing access has been modified and provided with parking restrictions following a successful public consultation in accordance with a revised scheme (including details of visibility splays and pedestrian intervisibility) to be submitted to and approved in writing by the Local Planning Authority and thereafter there shall be no obstructions above 0.6 metres high above the ground.

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 Policy TAP1 Parking, access, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

18. Notwithstanding the approved plans the development hereby approved shall not be first occupied unless and until:

- a) space has been laid out, in accordance with an updated and finalised parking layout, which has been submitted to and approved in writing by the Local Planning Authority, for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear and not impede the access of refuse collection vehicles.**
- b) A Parking Management Plan has been submitted to and approved in writing by the Local Planning Authority which details how the approved parking spaces shall be allocated for the new residents, visitors and users of the football club and Age Concern and details**

# Agenda Item 5

Planning Committee  
27 March 2024

Agenda Item: 5  
22/02067/F

***of how the parking will be managed on an ongoing basis. The Parking Management Plan shall be implemented and any agreed measures installed prior to the first occupation of the development.***

***Thereafter the parking and turning areas shall be retained and maintained for their designated purposes and shall be managed in accordance with the Parking Management Plan.***

***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 2019 and Policy TAP1 Access, Parking, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019 and in order that the development promotes more sustainable forms of transport, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17.***

19. Notwithstanding the approved plans the development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the development promotes more sustainable forms of transport, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17.

20. Prior to the occupation of the development a Travel Information Pack containing information on education, employment, retail and leisure uses within 2 km walking distance and 5km cycling distance of the site and by public transport shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, and Surrey County Council's "Travel Plans Good Practice Guide". And then the approved Travel Information Pack shall be distributed upon first occupation of each unit.

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. Notwithstanding the approved plans the development shall not be first occupied until a finalised refuse management plan has been submitted to and agreed in writing by the Local Planning Authority. The management plan shall include details of:

- finalised location, size and finish of the refuse presentation area(s)
- finalised details of refuse storage for each dwelling
- details of how the refuse collection area will be managed to mitigate against nuisance to neighbouring properties and visual amenity of the site

The bin presentation area and bin storage shall be installed and management plan implemented prior to the first occupation of the development and shall thereafter be retained and maintained in accordance with the approved details.

Reason: To ensure that the refuse collection point is correctly positioned to enable safe and efficient refuse collection and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

22. The development hereby approved shall not be first occupied unless and until space has been laid out within the site, in accordance with details and plans to be submitted to and approved in writing, for cycles to be parked in a covered and secure location for each dwelling. Thereafter the cycle parking area shall be retained and maintained for its designated purpose.

Reason: In order that the development promotes more sustainable forms of transport, and to accord with the NPPF and Reigate and Banstead Core Strategy 2014 Policy CS17.

23. The development hereby approved shall not be first occupied unless and until a Water Efficiency Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail how the development will ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day.

The development shall be carried out in accordance with the approved details and any measures specific to an individual dwelling(s) shall be implemented, installed and operational prior to its occupation.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions with regard to Policy CS10 of the Reigate & Banstead Core Strategy 2014 and Policy CCF1 of the Reigate & Banstead Development Management Plan 2019.

24. All dwellings within the development hereby approved shall be provided with the necessary infrastructure to facilitate connection to a high speed broadband. Unless otherwise agreed in writing with the Local Planning Authority, this shall include as a minimum:
- a) A broadband connection accessed directly from the nearest exchange or cabinet
  - b) Cabling and associated installations which enable easy access for future repair, replacement or upgrading.

# Agenda Item 5

Planning Committee  
27 March 2024

Agenda Item: 5  
22/02067/F

Reason: To ensure that the development promotes access to, and the expansion of, a high quality electronic communications network in accordance with Policy INF3 of the Reigate & Banstead Development Management Plan 2019.

25. The development shall not be occupied until a scheme demonstrating compliance with 'Secured by Design' award scheme has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed before the occupation of the development hereby permitted and shall be permanently maintained as such thereafter.

Reason: To ensure that the development provides a secure environment for future residents in accordance with Policy DES1 of the Reigate & Banstead Development Management Plan 2019.

26. The development shall be implemented in accordance with the approved drawings so that all 11 units meet Part M4(2) "accessible and adaptable" accessibility standards. Any variation must be submitted to and agreed in writing by the Local Planning Authority prior to the first occupation of the development.

Reason: In order that the scheme provides accessible housing in accordance with Reigate and Banstead Development Management Plan 2019 policy DES7

27. ***a. Prior to commencement of the development a detailed remediation method statement should be produced that details the extent and method(s) by which the site is to be remediated, to ensure that unacceptable risks are not posed to identified receptors at the site and details of the information to be included in a validation report, has been submitted to and approved in writing by the Local Planning Authority, and any additional requirements that it may specify, prior to the remediation being commenced on site. The method statement shall refer to and be based on the findings and recommendations of the submitted Phase 1 and Phase 2 reports. The Local Planning Authority shall then be given a minimum of two weeks written notice of the commencement of remediation works.***
- b. Prior to first occupation, a remediation validation report for the site shall be submitted to and agreed in writing by the Local Planning Authority. The report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto, so as to enable future interested parties, including regulators, to have a single record of the remediation undertaken at the site. Should specific ground gas mitigation measures be required to be incorporated into a development the testing and verification of such systems should have regard to CIRIA C735 guidance document entitled 'Good practice on the testing***

***and verification of protection systems for buildings against hazardous ground gases' and British Standard BS 8285 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings***

***Reason: To demonstrate remedial works are appropriate and demonstrate the effectiveness of remediation works so that the proposed development will not cause harm to human health or pollution of controlled waters with regard to the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.***

- 28. *Contamination not previously identified by the site investigation, but subsequently found to be present at the site shall be reported to the Local Planning Authority as soon as is practicable. If deemed necessary development shall cease on site until an addendum to the remediation method statement, detailing how the unsuspected contamination is to be dealt with, has been submitted in writing to the Local Planning Authority. The remediation method statement is subject to the written approval of the Local Planning Authority and any additional requirements that it may specify.***

***Note: Should no further contamination be identified then a brief comment to this effect shall be required to discharge this condition***

***Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF***

## 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.org.uk](http://www.firesprinklers.org.uk).
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. Further information can be found on the Council website at : [Climate Change Information](#).
3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, to contact the Council's Neighbourhood Services team to confirm the number and specification of recycling and refuse bins that are required to be supplied by the developer. The Council's Neighbourhood Services team can be contacted on 01737 276292 or via the Council's website at <http://www.reigate->

# Agenda Item 5

Planning Committee  
27 March 2024

Agenda Item: 5  
22/02067/F

[banstead.gov.uk/info/20085/planning\\_applications/147/recycling\\_and\\_waste\\_developers\\_guidance](http://banstead.gov.uk/info/20085/planning_applications/147/recycling_and_waste_developers_guidance)

4. You are advised that the Council will expect the following measures to be included and considered as part of the required Construction Management Statement (CMS) details 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](http://www.ccscheme.org.uk/index.php/site-registration).

5. 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.reigatebanstead.gov.uk/info/20277/street\\_naming\\_and\\_numbering](http://www.reigatebanstead.gov.uk/info/20277/street_naming_and_numbering)

6. The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle

route, right of way or private driveway or entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.

7. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
8. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
9. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see [www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice).
10. 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).
11. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
12. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes

# Agenda Item 5

Planning Committee  
27 March 2024

Agenda Item: 5  
22/02067/F

and connector types. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022.

13. The developer is reminded that in order to build a usable access for refuse vehicles to serve the proposed development parking restrictions would have to be implemented as part of the development proposals. Such parking restrictions would have to be advertised for a minimum period of 28 days with any objections considered before the access can be modified meaning that it may not be possible to not support objections to proposed parking restrictions. This would result in refuse and delivery vehicles not being able to use the access meaning that refuse collection and delivery vehicles would not be able to enter the site to remove waste.
14. The use of landscape/arboricultural and ecology consultants is recommended to provide acceptable submissions in respect of the above arboricultural tree protection, landscaping and biodiversity net gain conditions.

In relation to the pre-commencement meeting the purpose of this meeting will be to review and agree upon all arboricultural aspects of the project to include proposed tree works, tree protection measures, proposed demolition methodology, planned arboricultural supervision, and planned utility service installation. The council will require a minimum of 10 days' notice of the pre commencement meeting.

It is recommended that the applicant or planning agent contact the Council's Tree Officer to discuss the required information and pre-commencement meeting.

15. Environmental Health would like to remind the applicant of the specifics of the contaminated land conditional wording such as 'prior to commencement', 'prior to occupation' and 'provide a minimum of two weeks notice'. The submission of information not in accordance with the specifics of the planning conditional wording can lead to delays in discharging conditions, potentially result in conditions being unable to be discharged or even enforcement action should the required level of evidence/information unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.

## **REASON FOR PERMISSION**

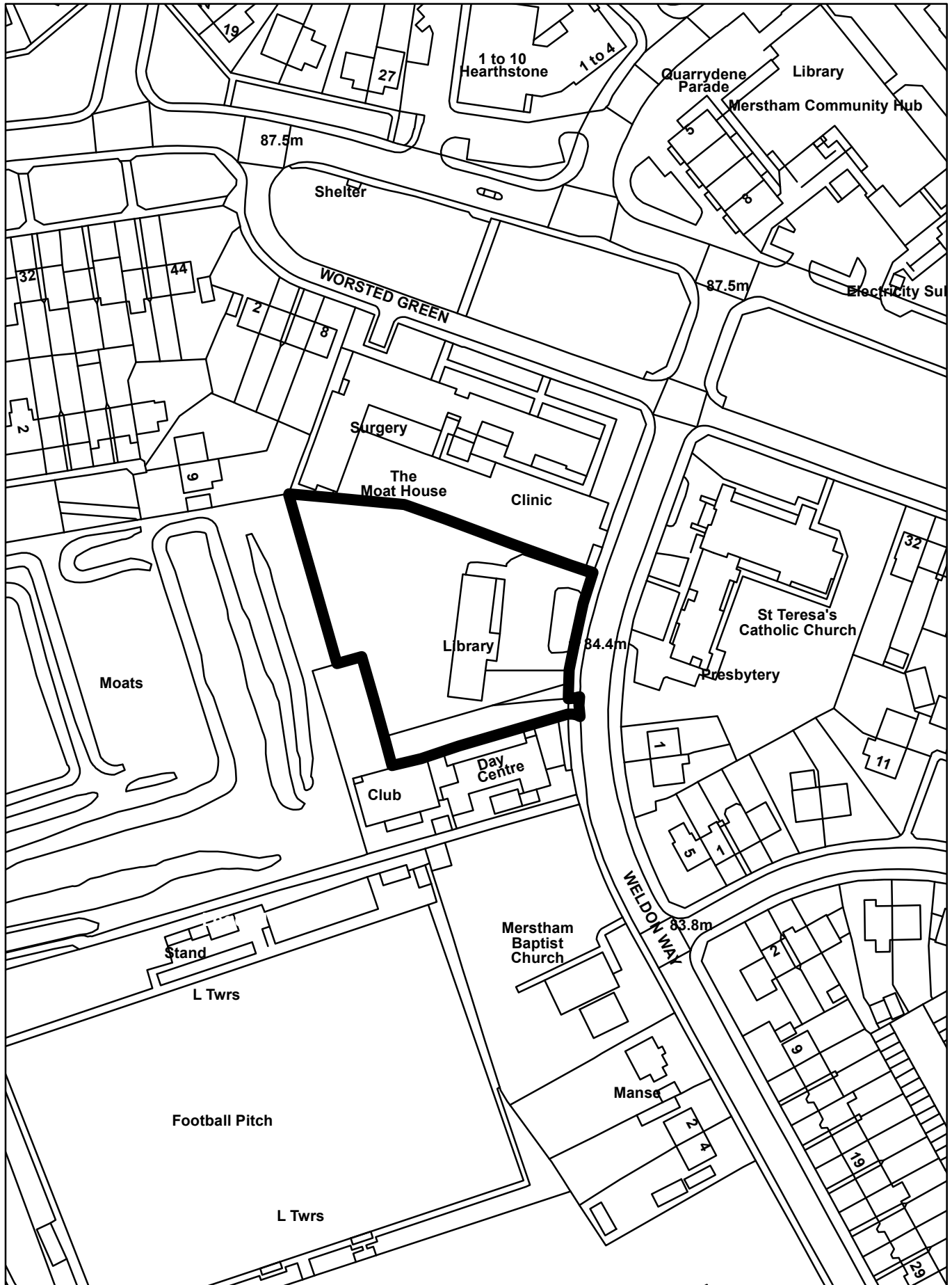
The development hereby permitted has been assessed against development plan policies CS1, CS4, CS5, CS10, CS11, CS12, CS14, CS17, DES1, DES4, DES5, DES6, DES7, DES8, DES9, TAP1, CCF1, CCF2, NHE2, NHE3, NHE9, INF1, INF2, INF3 and RED5 and other material considerations set out in the report, including 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.

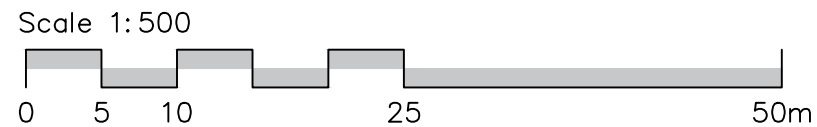
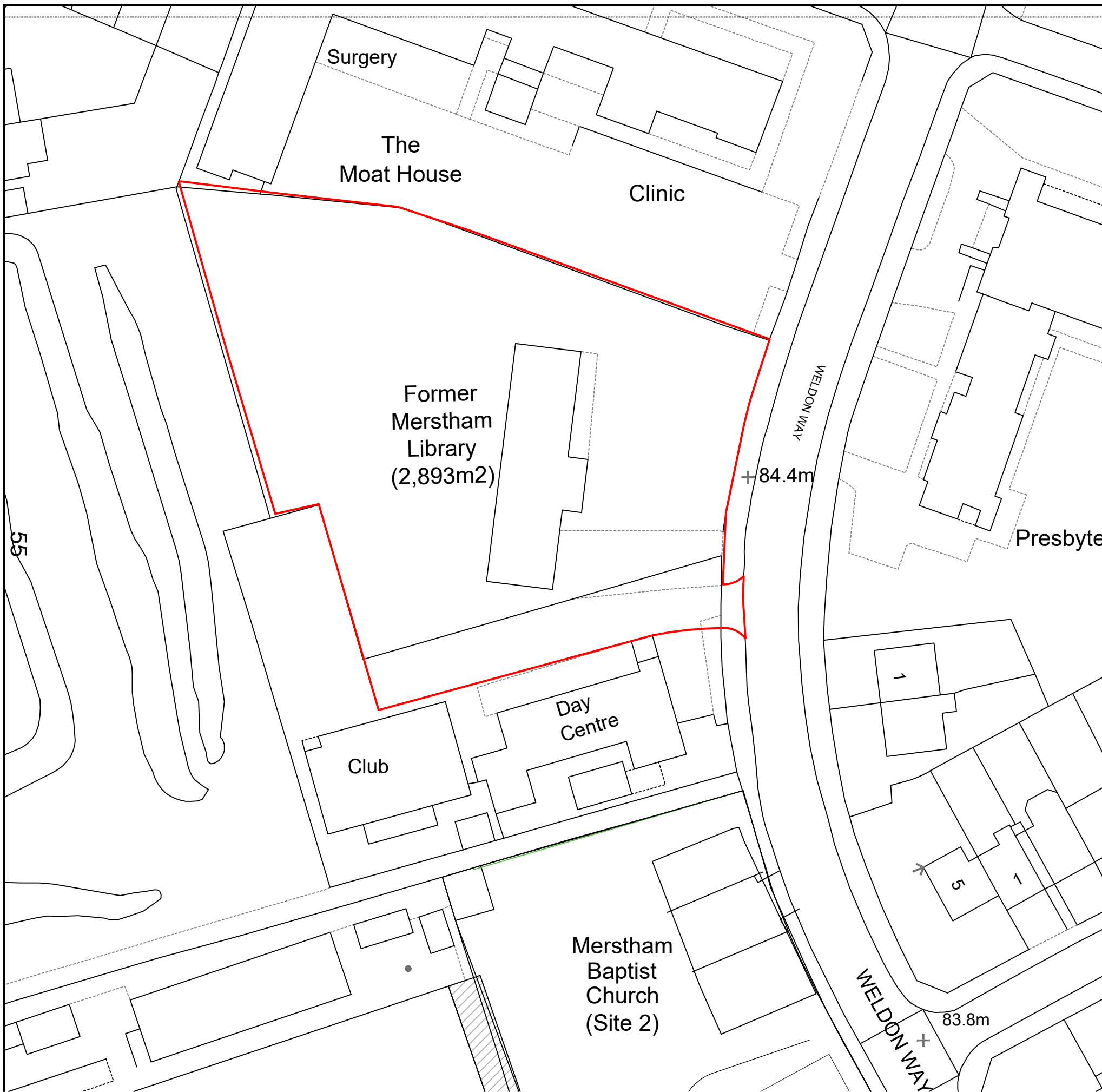


## **Proactive and Positive Statements**

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.

Agenda Item 5  
22/02067/F Former Merstham Library Weldon Way  
Merstham Surrey RH1 3QB





**Notes**

All dimensions, sizes etc., to be checked on site by the contractor before work commences. Figured dimensions to be used in preference to scaling. The architect to be notified of any discrepancies.

Ethos owns the copyright of this drawing, which must not be reproduced in whole or part without the written permission of Ethos.

01	20/09/22	Red line updated	JT	CW	
rev:	date:	description:	dm:	chk:	apd:

client: Raven Housing Trust

project: Former Merstham Library  
Weldon Way  
Merstham

PLANNING	stage: 3
----------	-------------

title: Block Plan

scale: 1:500	A3	first issue: 02.11.2021	drawn: JT	checked: CW	approved: SL
project no: 27074	drawing no: AL (10) X S 02	rev: .01			



Architecture | Interiors | Design  
2nd Floor, 10 Gees Court  
London W1U 1JJ  
+44 (0)20 7486 8914

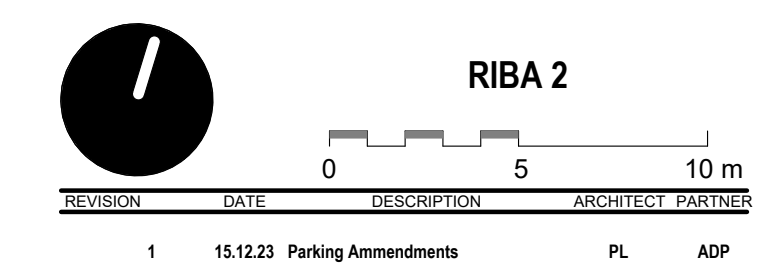
www.ethosdesignandarchitecture.com

Agenda Item 5



**Accommodation - 11 homes:**  
 4 no. 2 bed/ 4 person Shared Ownership  
 Total area per unit: 82 sqm /882 sqft  
 7 no. 3 bed/ 5 person Shared Ownership  
 Total area per unit: 93.4 sqm /1005 sqft  
 21 no. car parking spaces  
 1 x fast (7KW) car charging point per dwelling will be provided.

 EV Charging Point



CHECK ALL DIMENSIONS AND VERIFY ON SITE. REPORT ANY ERRORS OR OMISSIONS

**adp** The Fire Station  
 130 Waterloo Road  
 London  
 SE1 8SB  
 T +44 (0) 20 7089 1720  
 E london@adp-architecture.com  
 www.adp-architecture.com

JOB TITLE:  
**FORMER MERSTHAM LIBRARY**

DRAWING TITLE:  
**ROOF PLAN - PROPOSED**

SCALE: As indicated	DRAWING SHEET SIZE: A1
JOB CODE: 27074	DRAWING NUMBER: ADP-XX-ZZ-DR-A-0002
REVISION: 1	

**1 Roof Plan**  
 1 : 200

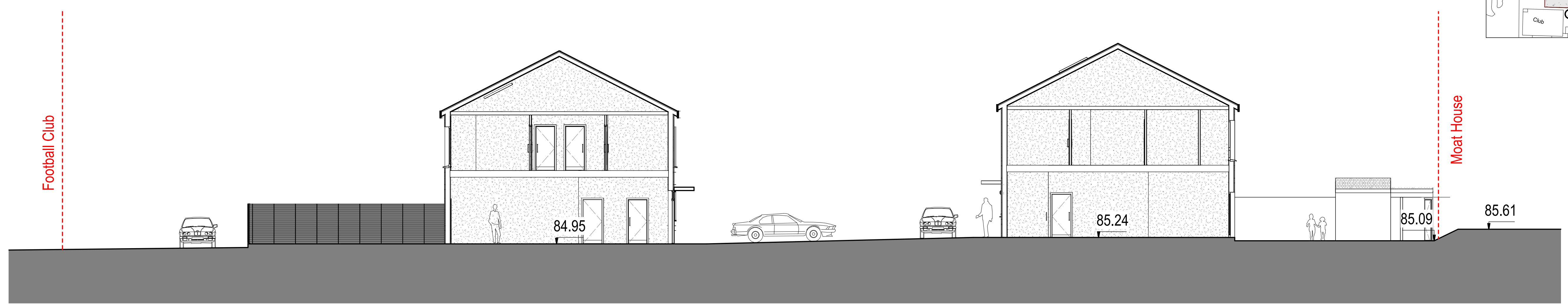
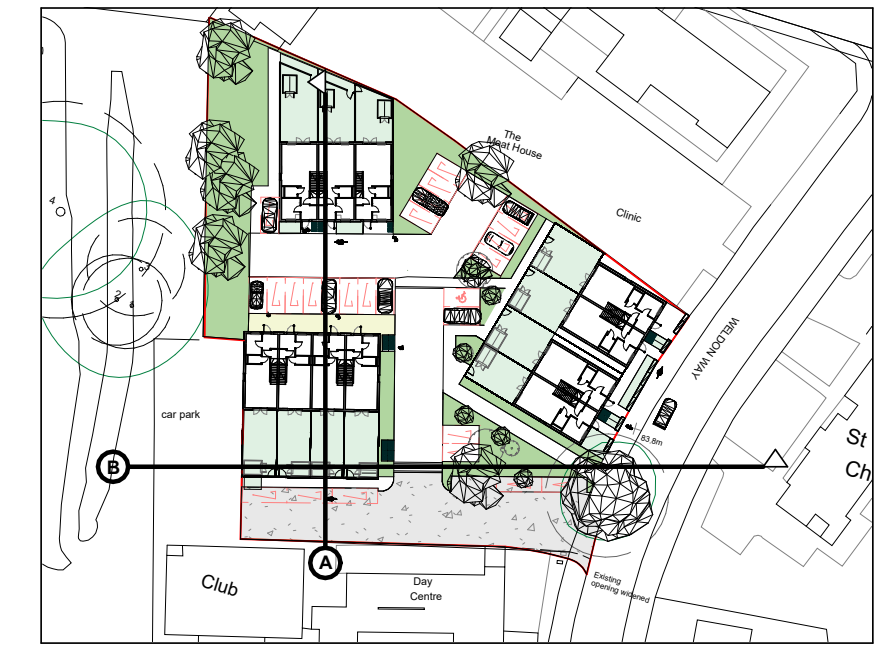


**Accommodation - 11 homes:**  
 4 no. 2 bed/ 4 person Shared Ownership  
 Total area per unit: 82 sqm /882 sqft

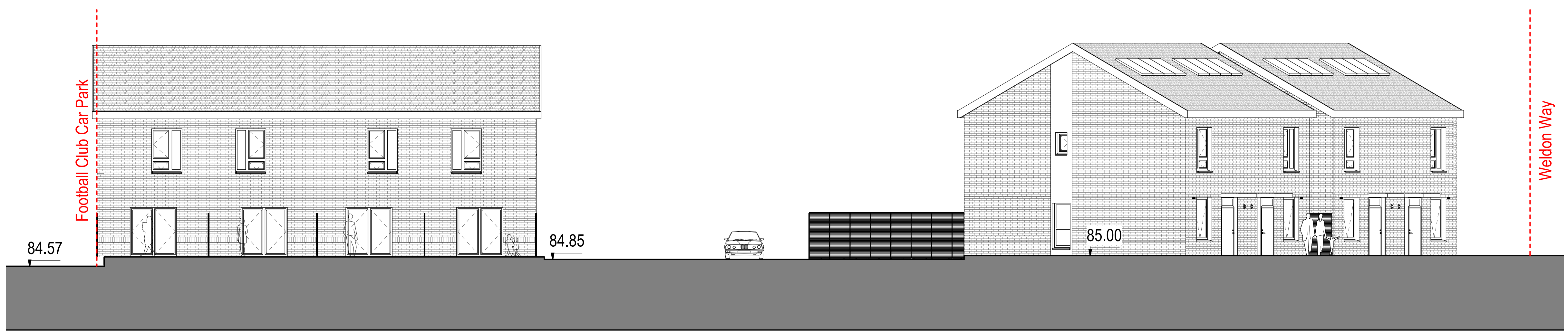
7 no. 3 bed/ 5 person Shared Ownership  
 Total area per unit: 93.4 sqm /1005 sqft

21 no. car parking spaces

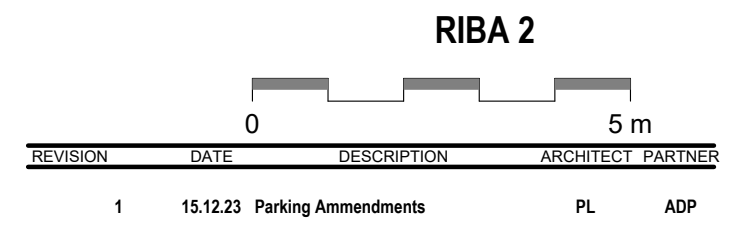
1 x fast (7KW) car charging point per dwelling will be provided.



**1 Section A**  
 1 : 100



**2 Section B**  
 1 : 100



CHECK ALL DIMENSIONS AND VERIFY ON SITE. REPORT ANY ERRORS OR OMISSIONS

**adp**  
 The Fire Station  
 130 Waterloo Road  
 London  
 SE1 8SB  
 T +44 (0) 20 7089 1720  
 E london@adp-architecture.com  
 www.adp-architecture.com

JOB TITLE:  
**FORMER MERSTHAM LIBRARY**

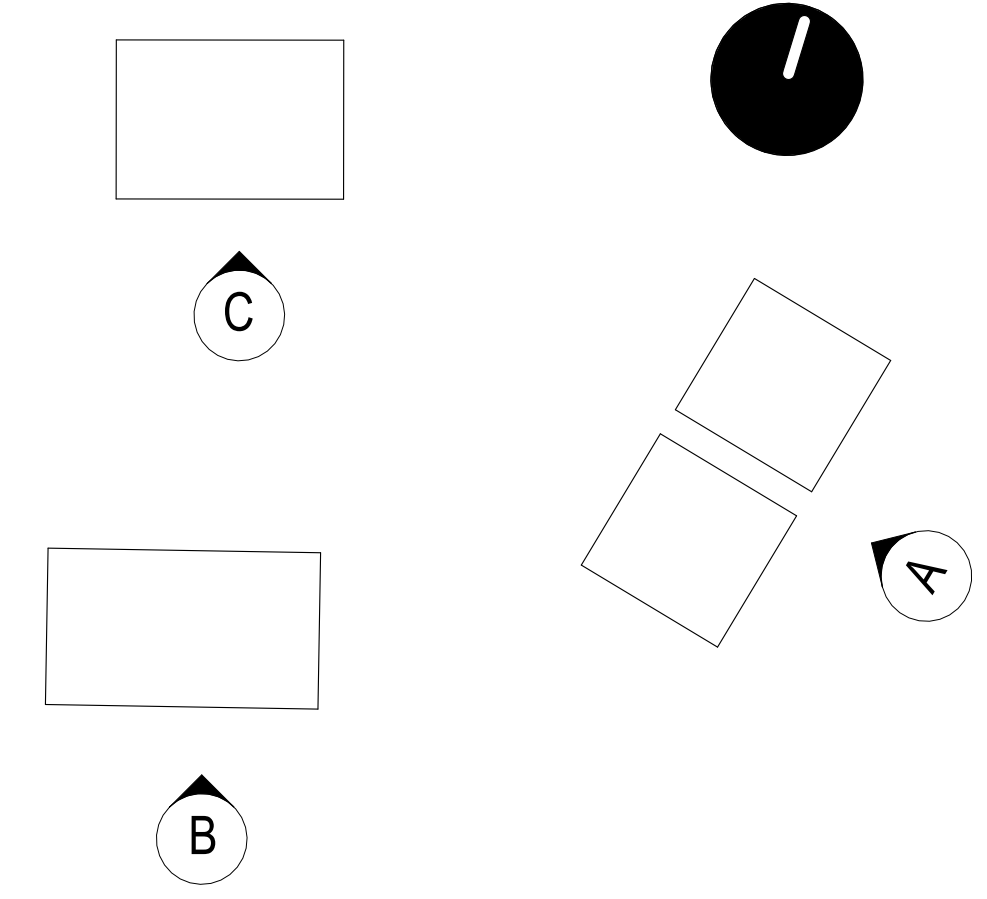
DRAWING TITLE:  
**SECTIONS**

SCALE: As indicated	DRAWING SHEET SIZE: A1
JOB CODE: 27074	DRAWING NUMBER: ADP-XX-ZZ-DR-A-0020
REVISION: 1	





Elevation A - 1:100



Elevation B - 1:100



Elevation C - 1:100

**RIBA 2**

REVISION	DATE	DESCRIPTION	ARCHITECT	PARTNER
1	15.12.23	Parking Amendments	PL	ADP

CHECK ALL DIMENSIONS AND VERIFY ON SITE. REPORT ANY ERRORS OR OMISSIONS

**adp**

The Fire Station  
150 Waterloo Road  
London  
SE1 8SB  
T +44 (0) 20 7089 1720  
E london@adp-architecture.com  
www.adp-architecture.com

JOB TITLE:  
**FORMER MERSTHAM LIBRARY**

DRAWING TITLE:  
**STREET ELEVATIONS**

SCALE: <b>As indicated</b>	DRAWING SHEET SIZE: <b>A1</b>
JOB CODE: <b>27074</b>	DRAWING NUMBER: <b>ADP-XX-ZZ-DR-A-0030</b>
REVISION: <b>1</b>	



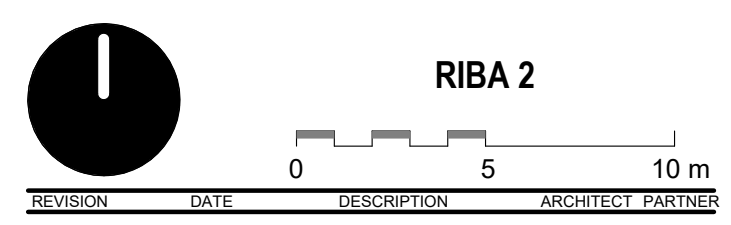
**Accommodation - 11 homes:**  
 4 no. 2 bed/ 4 person Shared Ownership  
 Total area per unit: 82 sqm /882 sqft

7 no. 3 bed/ 5 person Shared Ownership  
 Total area per unit: 93.4 sqm /1005 sqft

21 no. car parking spaces

1 x fast (7KW) car charging point per dwelling will be provided.

 EV Charging Point



REVISION	DATE	DESCRIPTION	ARCHITECT	PARTNER
1		FIRST ISSUE	CW	ADP
2	28.08.23	Amended planning application	MV	ADP
3	15.12.23	Parking Amendments	PL	ADP

CHECK ALL DIMENSIONS AND VERIFY ON SITE. REPORT ANY ERRORS OR OMISSIONS

**adp** The Fire Station  
 130 Waterloo Road  
 London  
 SE1 8SB  
 T +44 (0) 20 7089 3720  
 E london@adp-architecture.com  
 www.adp-architecture.com

JOB TITLE:  
**FORMER MERSTHAM LIBRARY**

DRAWING TITLE:  
**SITE PLAN - PROPOSED**

SCALE:	DRAWING SHEET SIZE:
As indicated	A1
JOB CODE: 27074	DRAWING NUMBER: AL (10) X- GF 02
REVISION: 3	

Agenda Item 5

**1 GF**  
 1 : 200

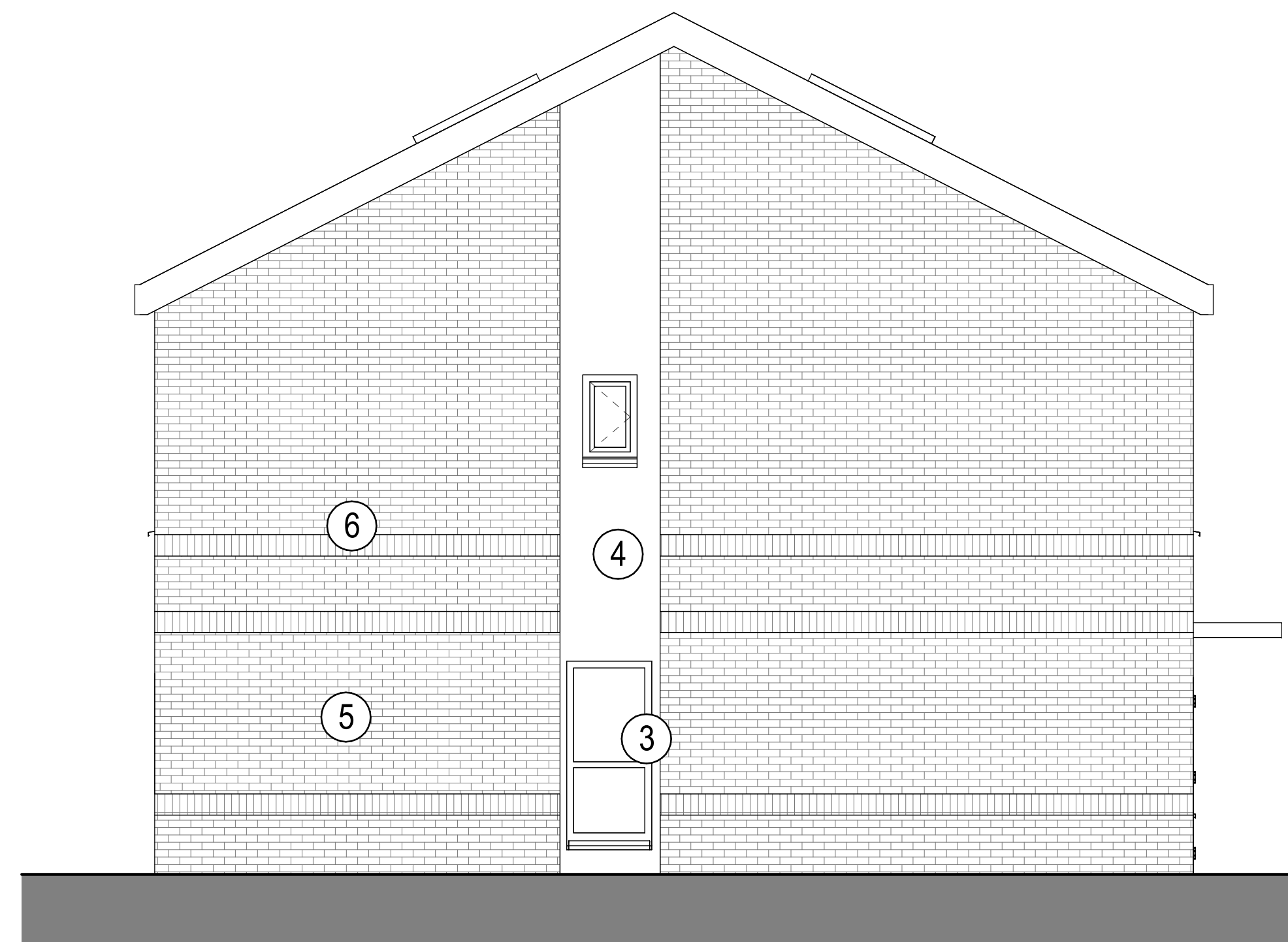
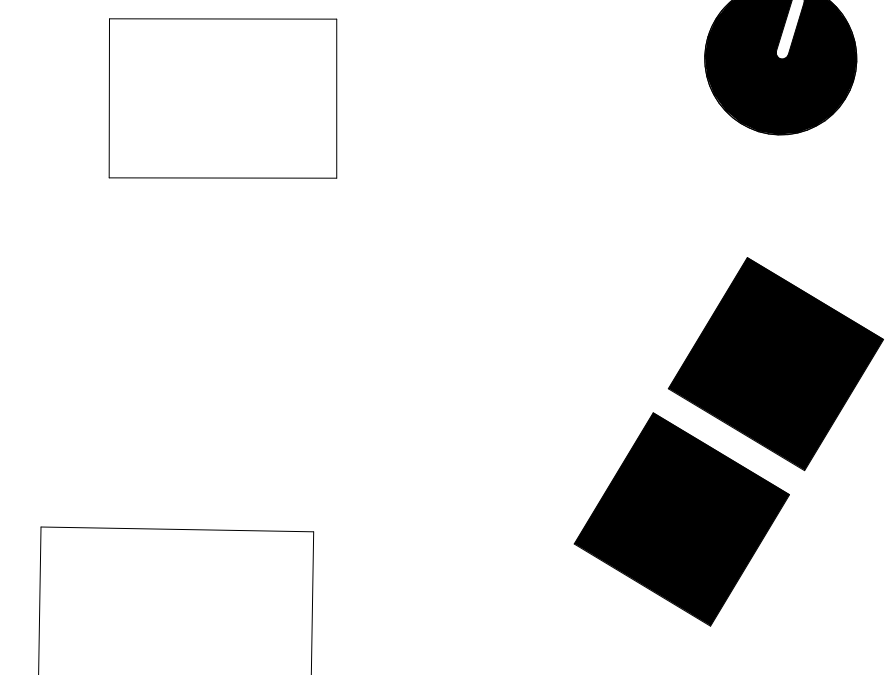
59





**1 Front Elevation**  
1 : 50

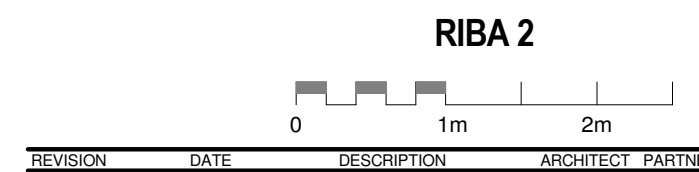
- ① Photovoltaic Panels
- ② Grey Concrete Roof Tiles
- ③ UPVC Windows
- ④ Grey Brick - Stretcher
- ⑤ Red Brick - Stretcher
- ⑥ Red Brick - Soldier
- ⑦ Grey Aluminium
- ⑧ GRP Canopy



**3 Side Elevation**  
1 : 50



**2 Rear Elevation**  
1 : 50



CHECK ALL DIMENSIONS AND VERIFY ON SITE. REPORT ANY ERRORS OR OMISSIONS

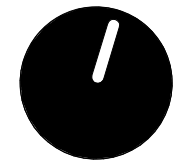
**adp**  
The Fire Station  
150 Waterloo Road  
London  
SE1 8SB  
T +44 (0) 20 7089 1720  
E london@adp-architecture.com  
www.adp-architecture.com

JOB TITLE:  
**FORMER MERSTHAM LIBRARY**

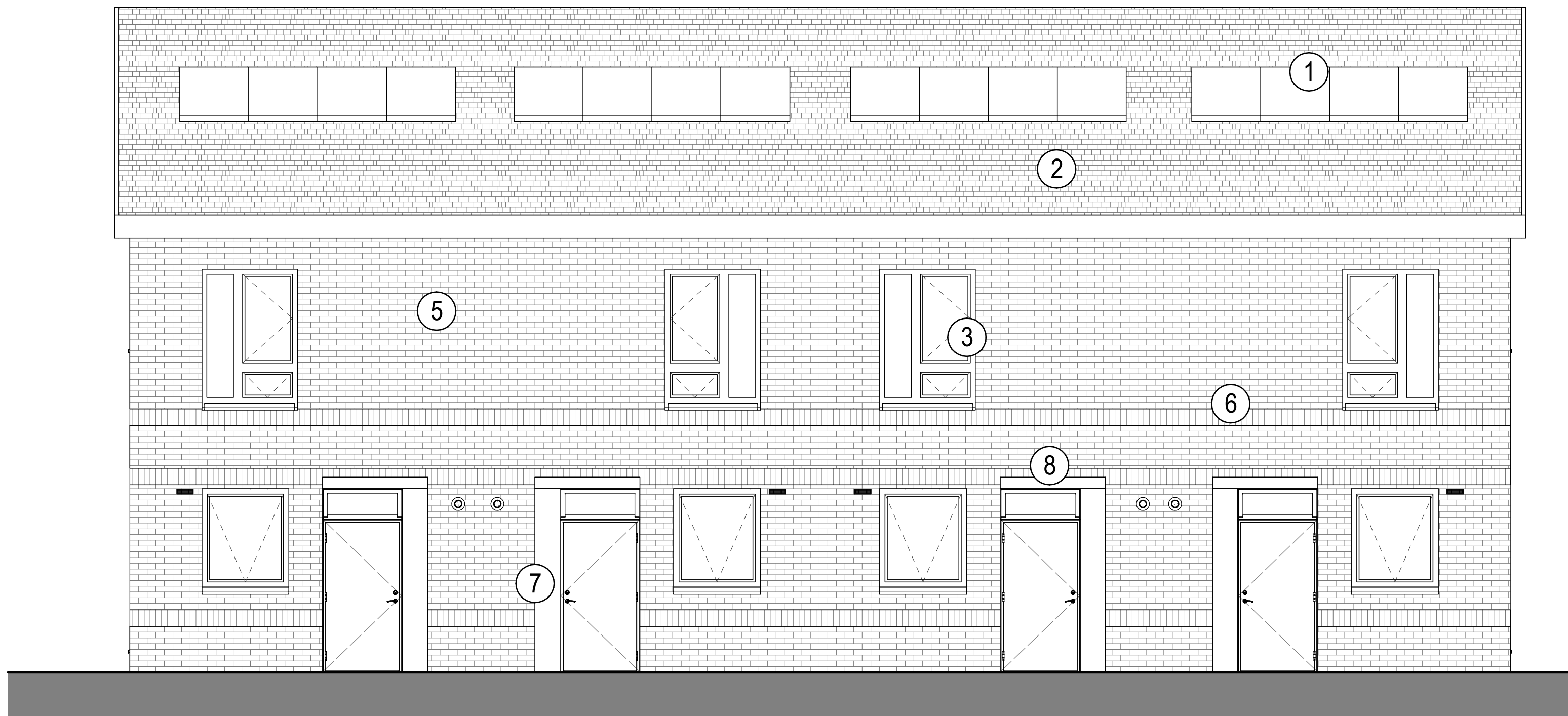
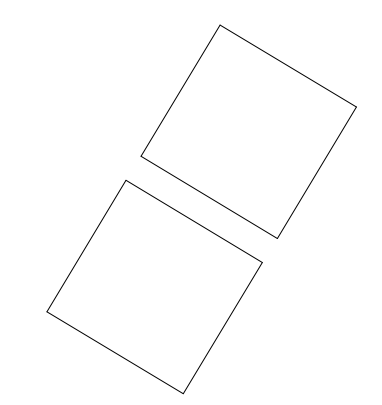
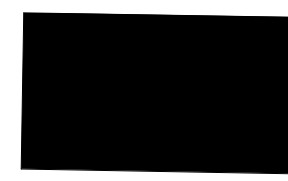
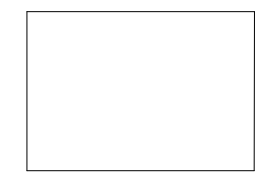
DRAWING TITLE:  
**BLOCK 01 ELEVATIONS**

SCALE: <b>As indicated</b>	DRAWING SHEET SIZE: <b>A1</b>
JOB CODE: <b>27074</b>	DRAWING NUMBER: <b>ADP-XX-ZZ-DR- A-0010</b>
REVISION:	

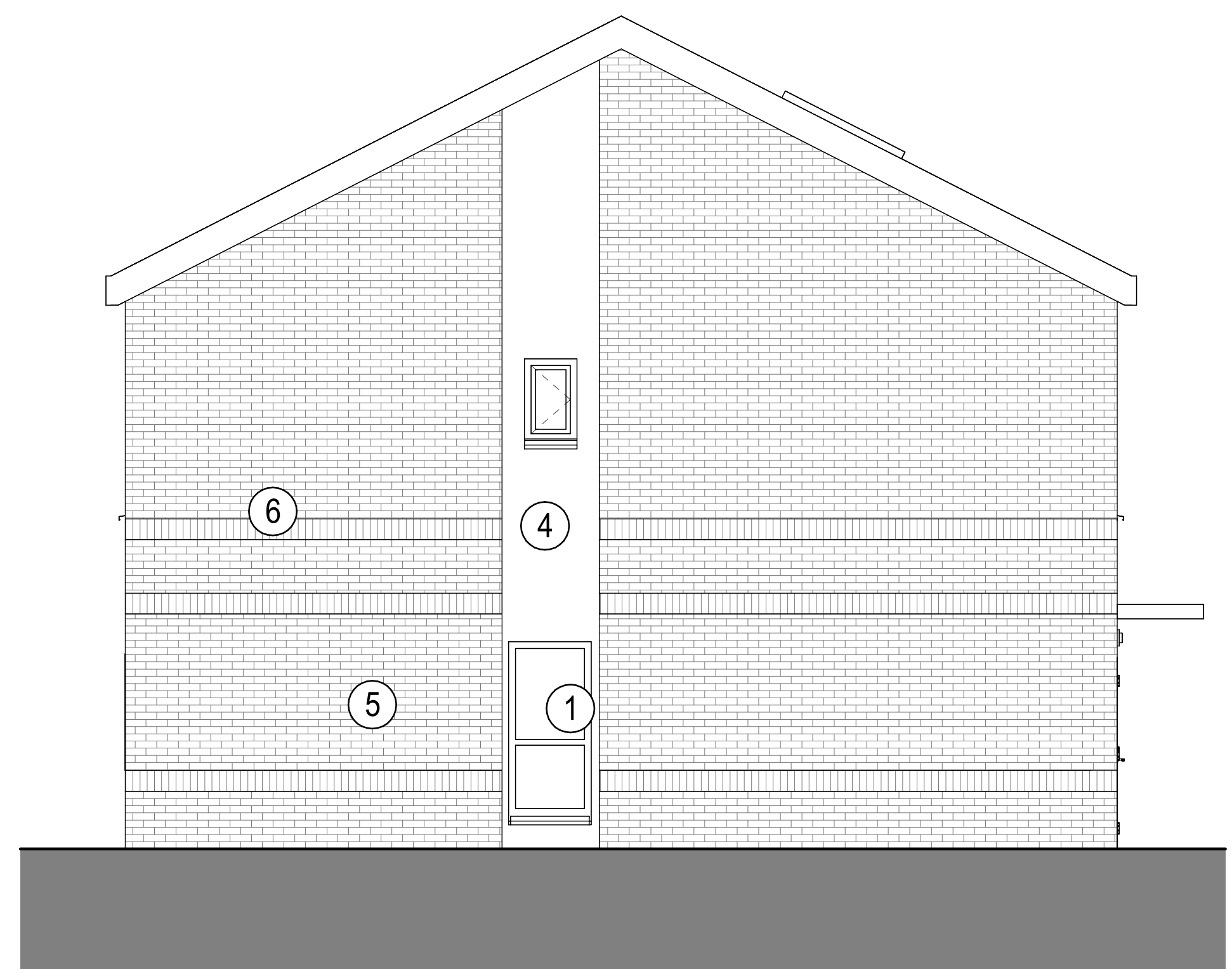




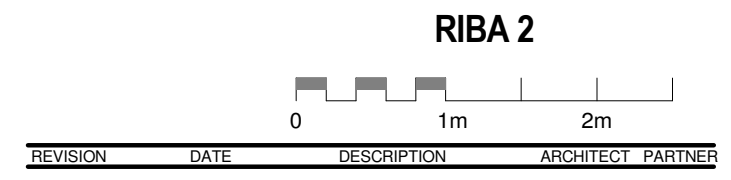
- ① Photovoltaic Panels
- ② Grey Concrete Roof Tiles
- ③ UPVC Windows
- ④ Grey Brick - Stretcher
- ⑤ Red Brick - Stretcher
- ⑥ Red Brick - Soldier
- ⑦ Grey Aluminium
- ⑧ GRP Canopy



**1 Front Elevation**  
1 : 50



**3 Side Elevation**  
1 : 50



CHECK ALL DIMENSIONS AND VERIFY ON SITE. REPORT ANY ERRORS OR OMISSIONS

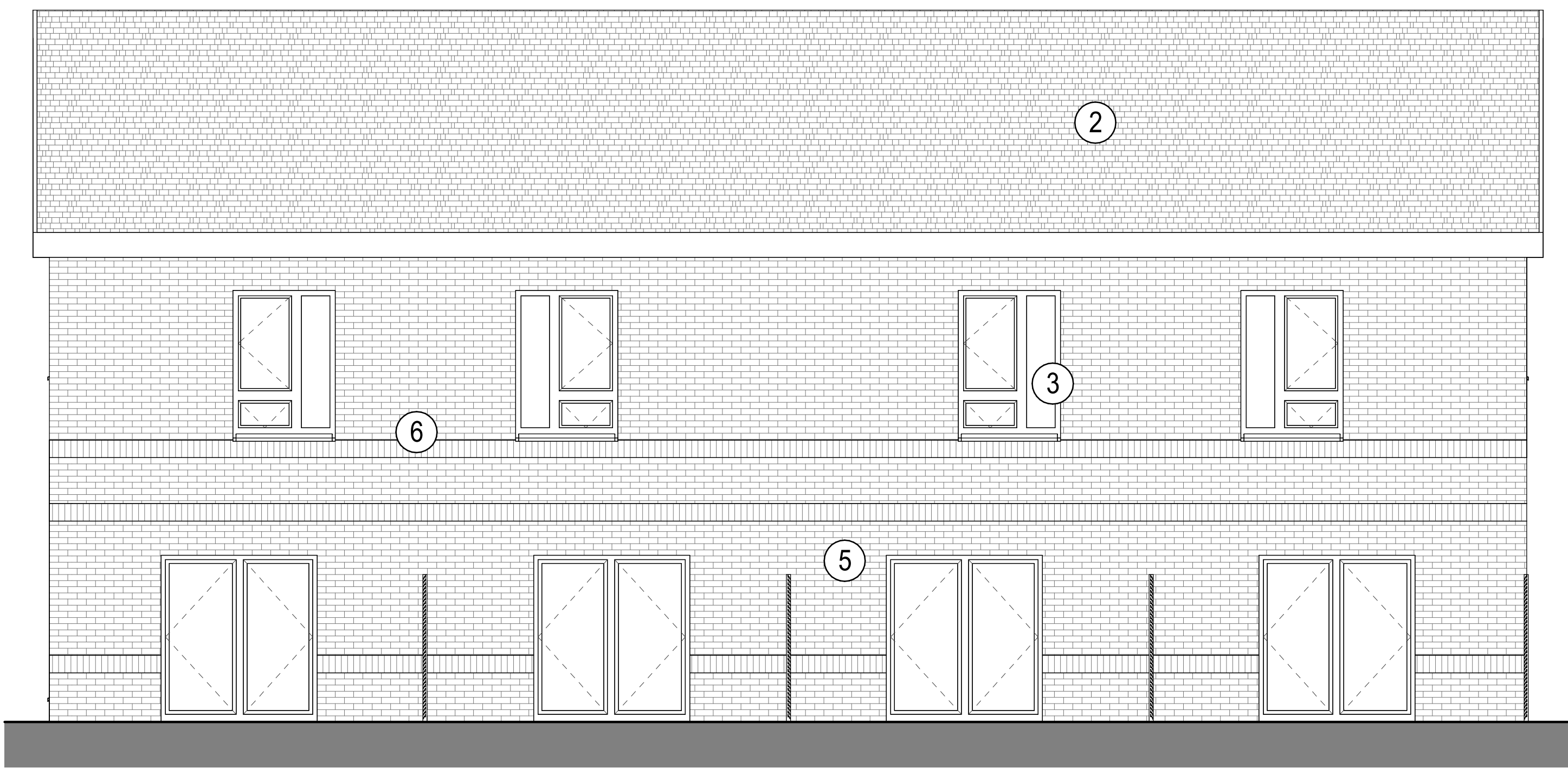
**adp** The Fire Station  
150 Waterloo Road  
London  
SE1 8SB  
T +44 (0) 20 7089 1720  
E london@adp-architecture.com  
www.adp-architecture.com

JOB TITLE:  
**FORMER MERSTHAM LIBRARY**

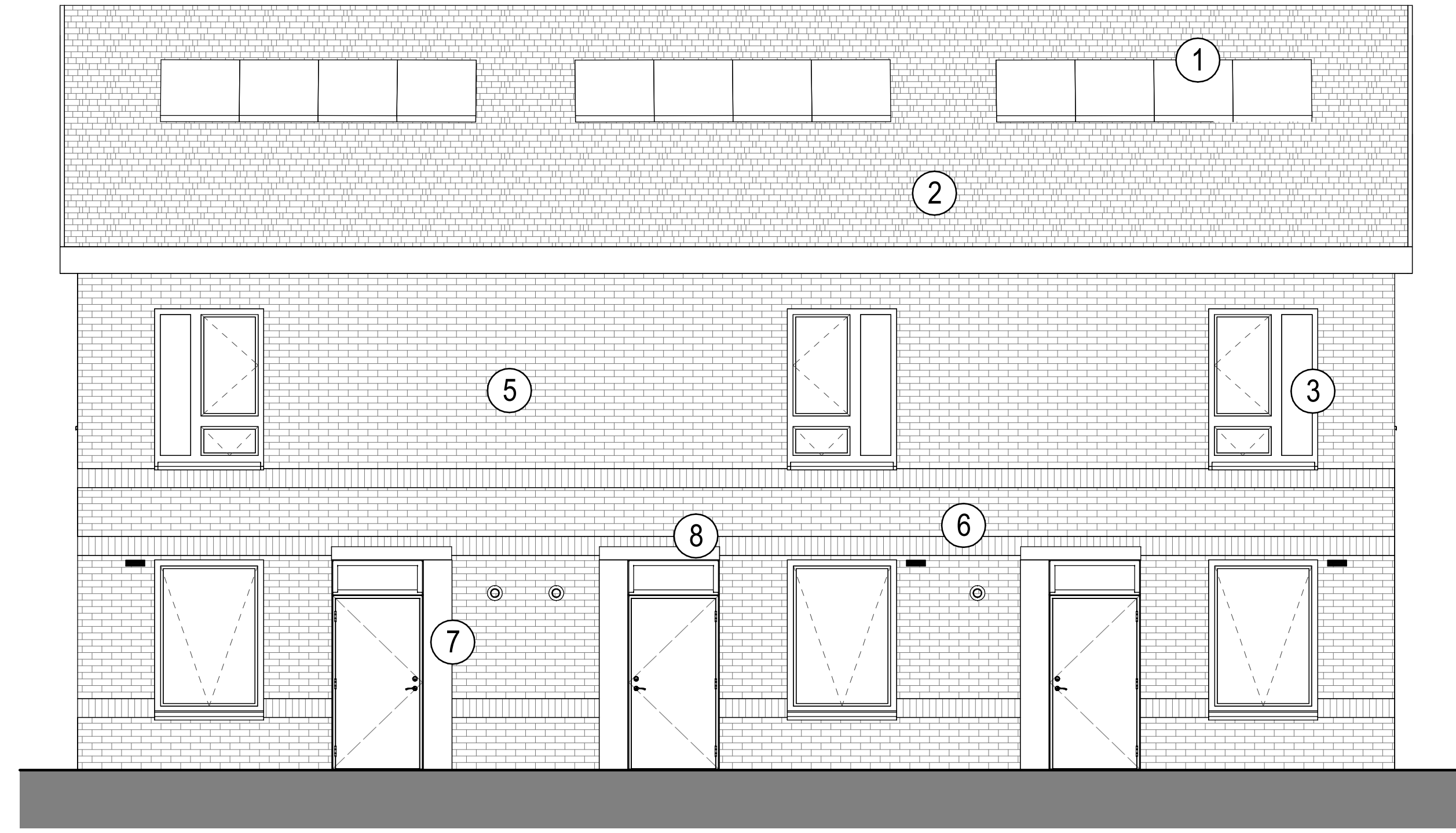
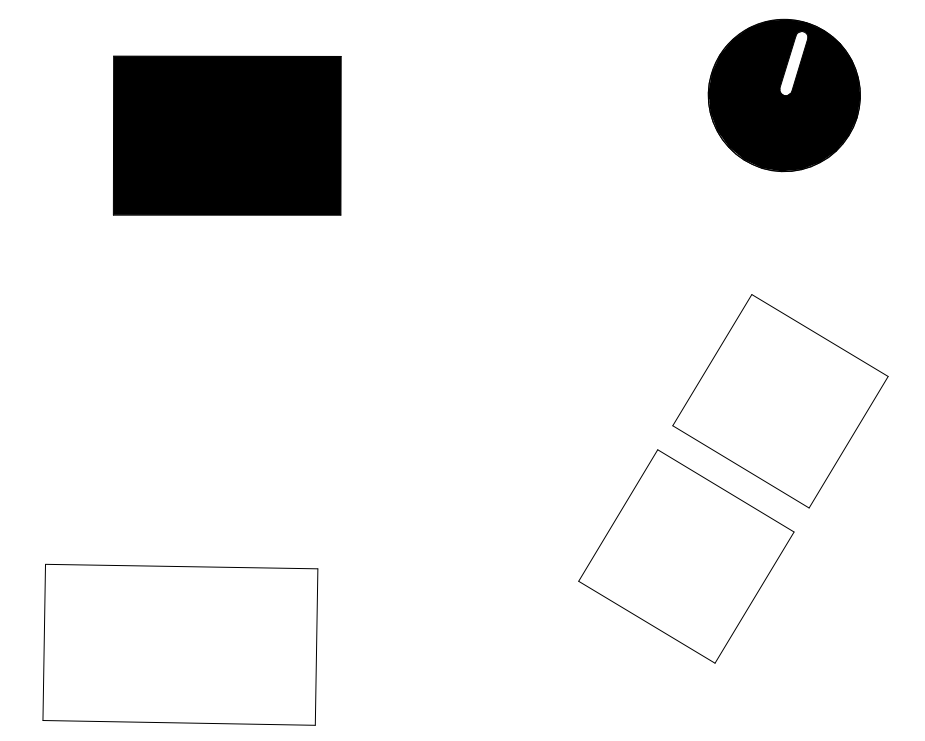
DRAWING TITLE:  
**BLOCK 02 ELEVATIONS**

SCALE: As indicated	DRAWING SHEET SIZE: A1
JOB CODE: 27074	DRAWING NUMBER: ADP-XX-ZZ-DR- A-0011
REVISION:	

**2 Rear Elevation**  
1 : 50



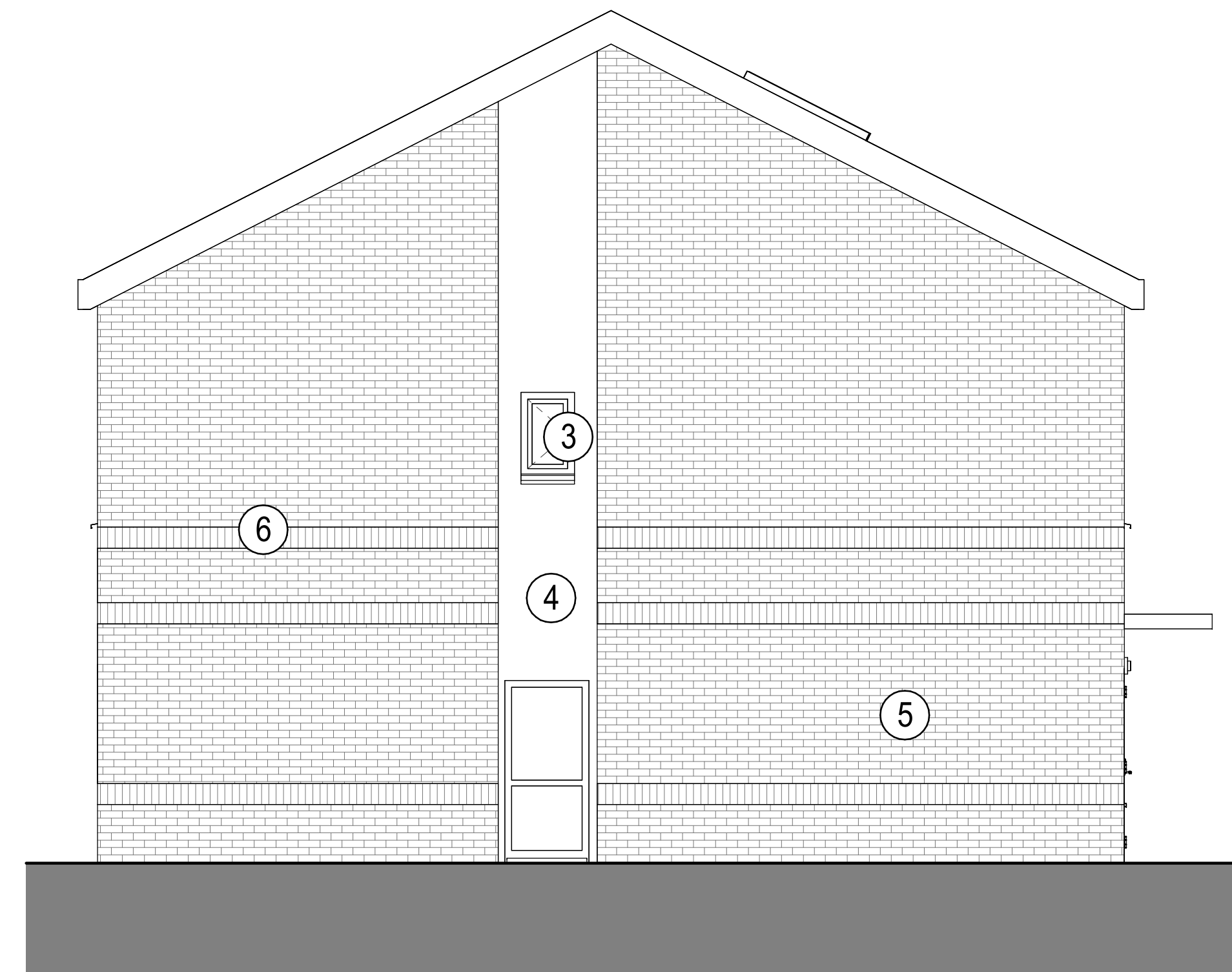
- ① Photovoltaic Panels
- ② Grey Concrete Roof Tiles
- ③ UPVC Windows
- ④ Grey Brick - Stretcher
- ⑤ Red Brick - Stretcher
- ⑥ Red Brick - Soldier
- ⑦ Grey Aluminium
- ⑧ GRP Canopy



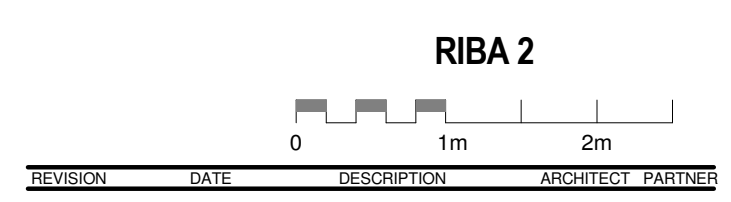
**1 Front Elevation**  
1 : 50



**2 Rear Elevation**  
1 : 50



**3 Side Elevation**  
1 : 50



CHECK ALL DIMENSIONS AND VERIFY ON SITE. REPORT ANY ERRORS OR OMISSIONS

**adp**  
The Fire Station  
150 Waterloo Road  
London  
SE1 8SB  
T +44 (0) 20 7089 1720  
E london@adp-architecture.com  
www.adp-architecture.com

JOB TITLE:  
**FORMER MERSTHAM LIBRARY**

DRAWING TITLE:  
**BLOCK 03 ELEVATIONS**

SCALE: As indicated	DRAWING SHEET SIZE: A1
JOB CODE: 27074	DRAWING NUMBER: ADP-XX-ZZ-DR- A-0012
REVISION:	

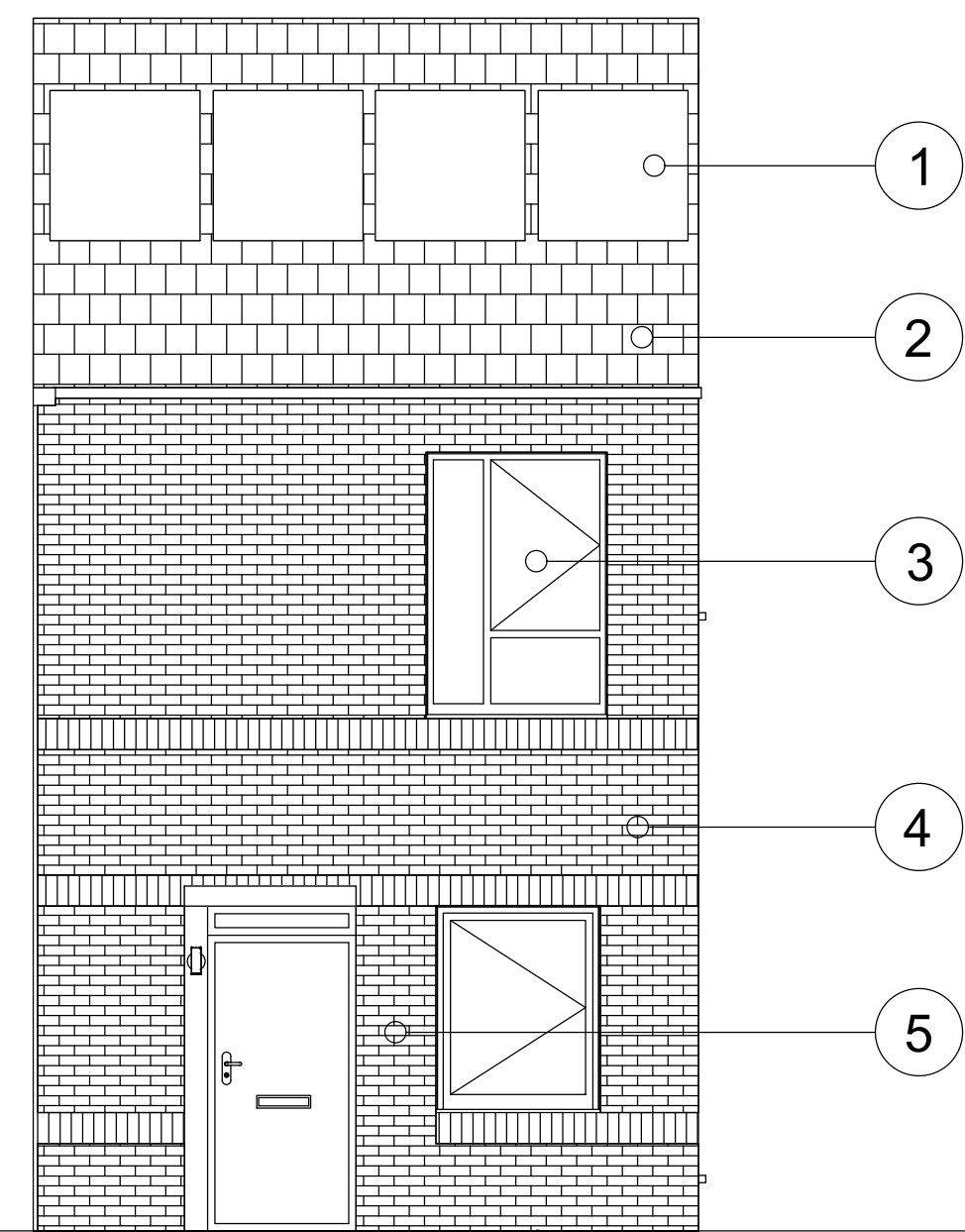
2 Bed/4Person House Type (Plot 6-9)  
 Part M4(2)  
 82 m2  
 882.6 sqft

Notes

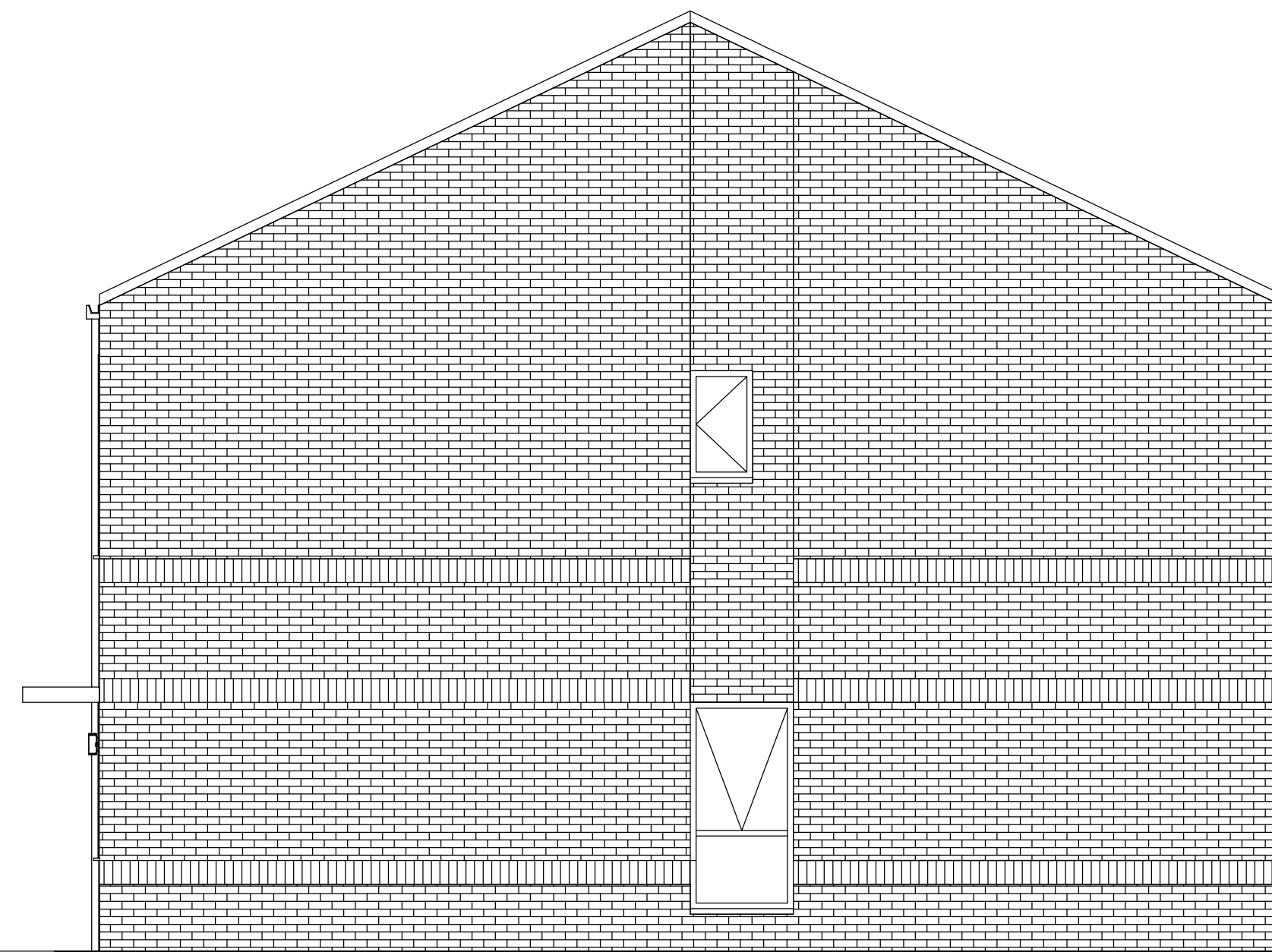
All dimensions, sizes etc., to be checked on site by the contractor before work commences. Figured dimensions to be used in preference to scaling. The architect to be notified of any discrepancies.

Ethos+ owns the copyright of this drawing, which must not be reproduced in whole or part without the written permission of Ethos+.

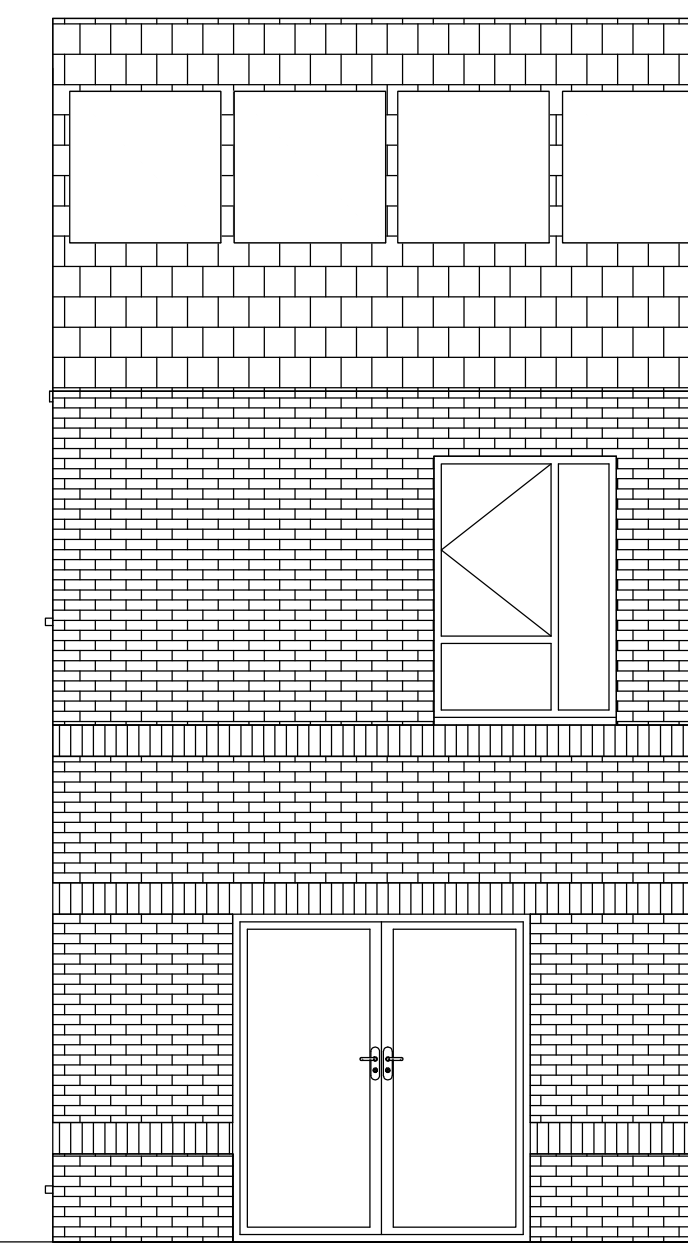
- ① Photovoltaic Paneling
- ② Grey concrete roof tiles
- ③ UPVC Windows
- ④ Red Brick
- ⑤ Grey Brick



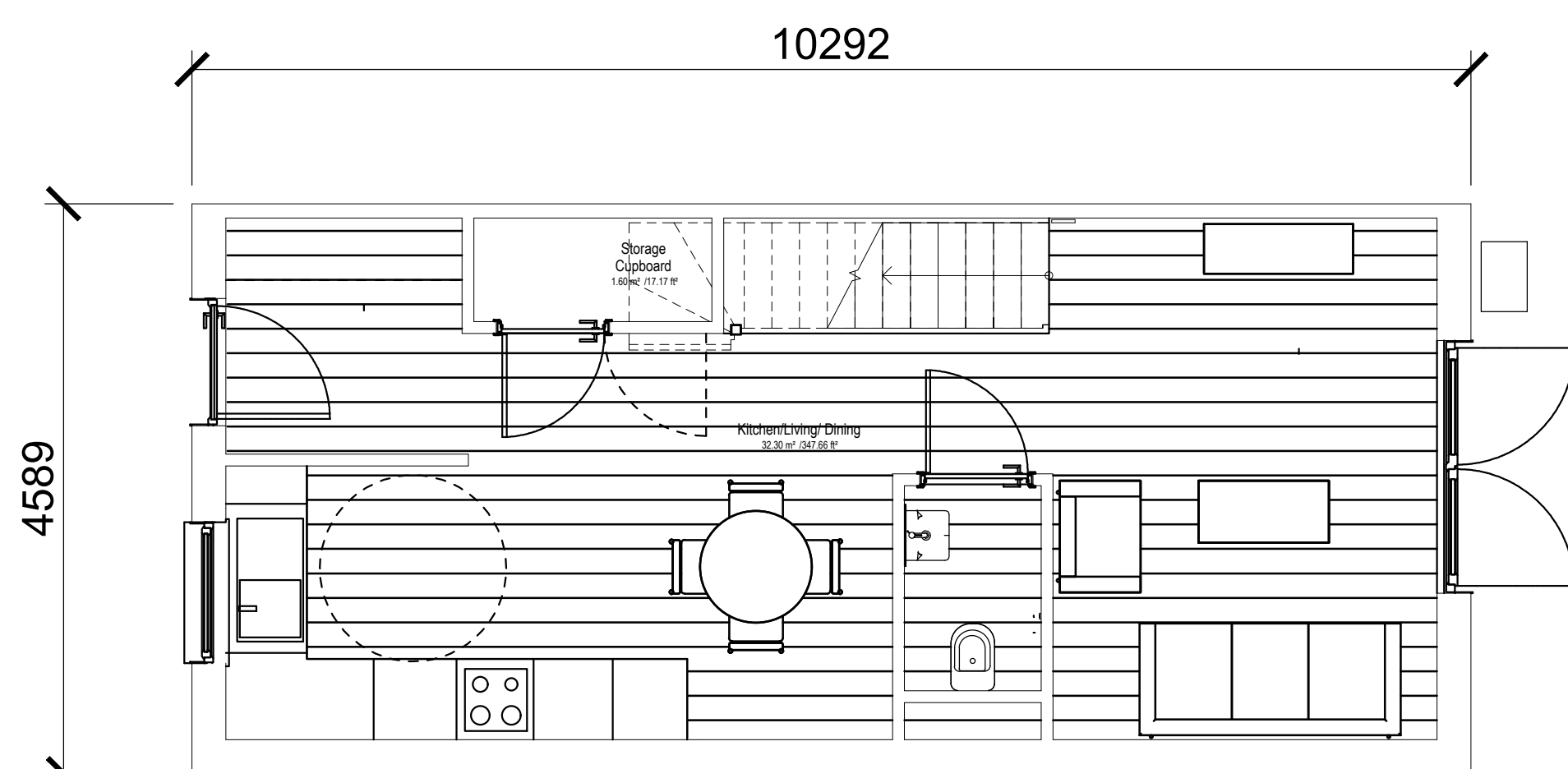
Front Elevation  
 Scale 1:50



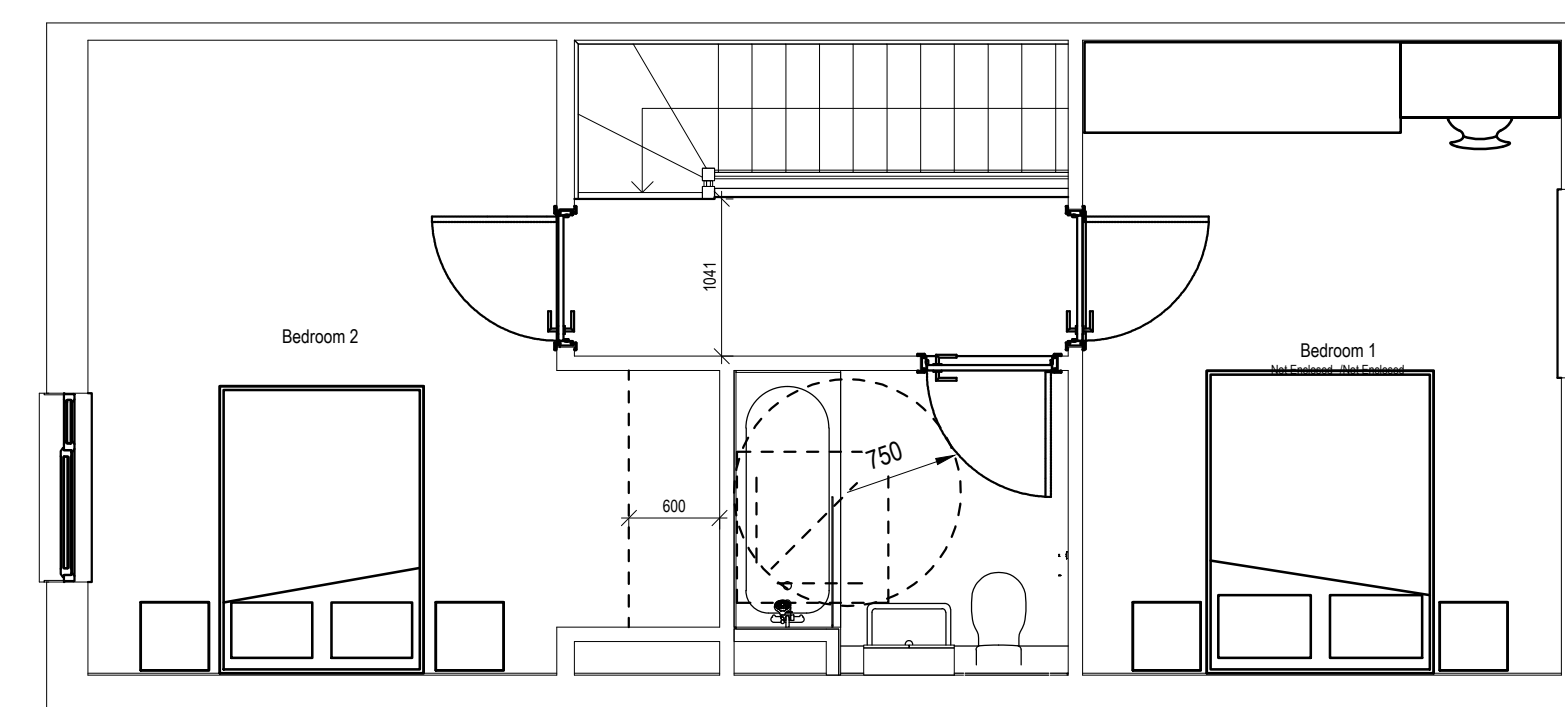
Side Elevations  
 Scale 1:50



Back Elevation  
 Scale 1:50

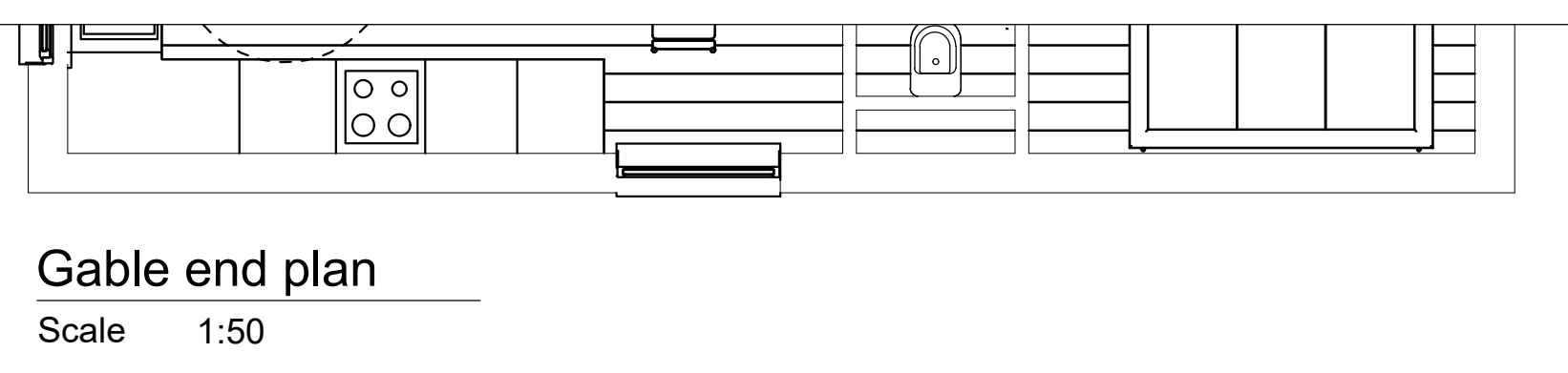


Ground Floor Plan  
 Scale 1:50

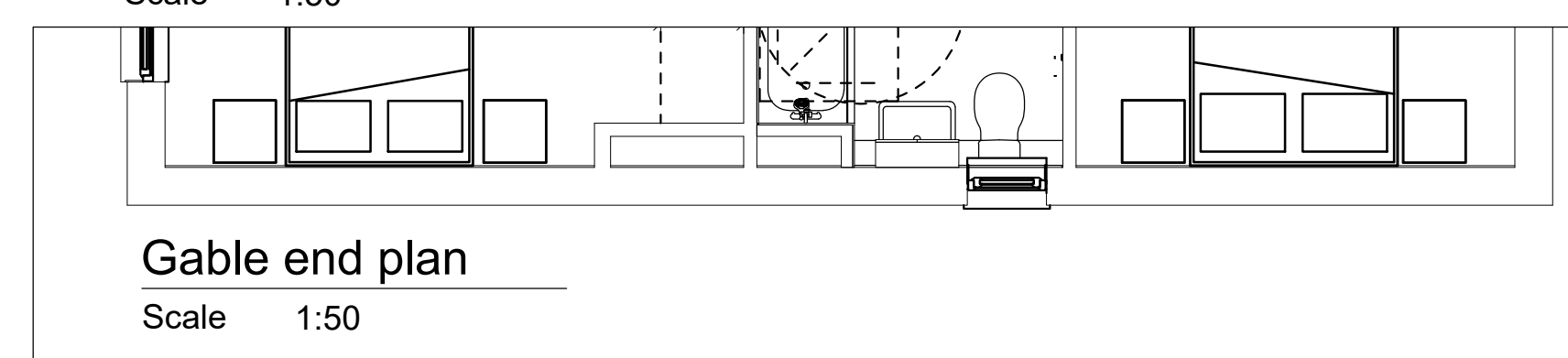


First Floor Plan  
 Scale 1:50

Gable end variation with window



Gable end plan  
 Scale 1:50



Gable end plan  
 Scale 1:50

rev:	date:	description:	dm:	chk:	apd:

client: Raven Housing Trust

project: Former Merstham Library  
 Weldon Way  
 Merstham

PLANNING stage: 3

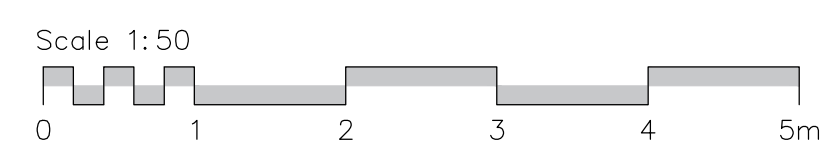
title: Proposed House Type  
 2 Bed (4 Units)

scale:	first issue:	drawn:	checked:	approved:
1:50	02.11.2021	JT	CW	SL
project no:	drawing no:	rev:		
27074	AL (20) XX 01	.00		



Architecture | Interiors | Design  
 2nd Floor, 10, Gales Court  
 London W1U 1JJ  
 +44 (0)20 7486 8914

www.ethosdesignandarchitecture.com

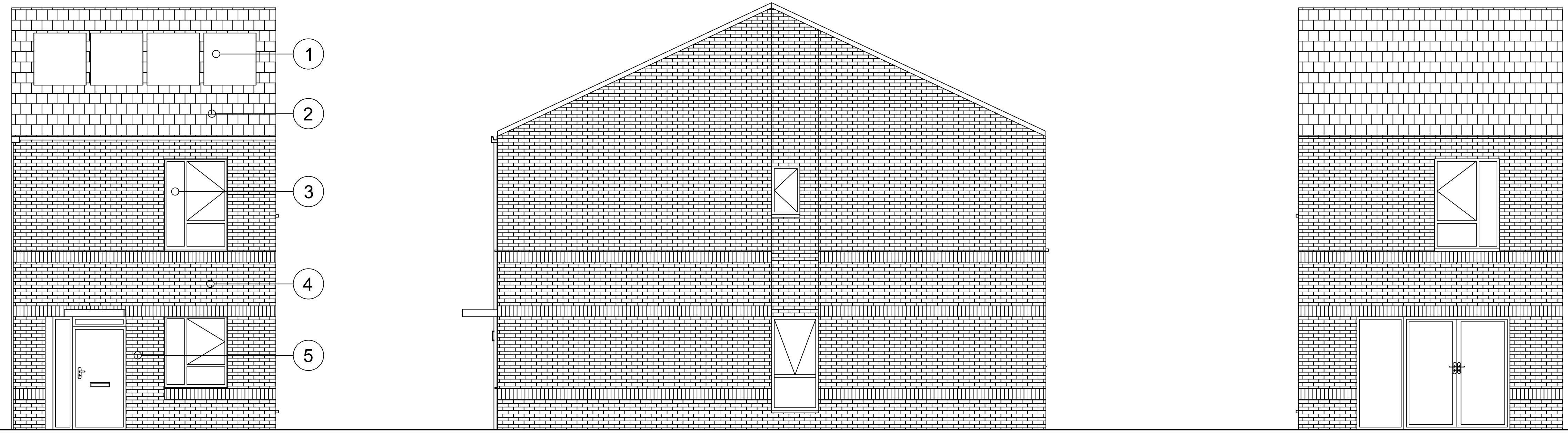




3 Bed/5 Person House Type (Plot 1-5 & 10-14)  
 Part M4(2)  
 88.9 m2  
 956.9 sqft

**Notes**  
 All dimensions, sizes etc., to be checked on site by the contractor before work commences. Figured dimensions to be used in preference to scaling. The architect to be notified of any discrepancies.  
 Ethos+ owns the copyright of this drawing, which must not be reproduced in whole or part without the written permission of Ethos+.

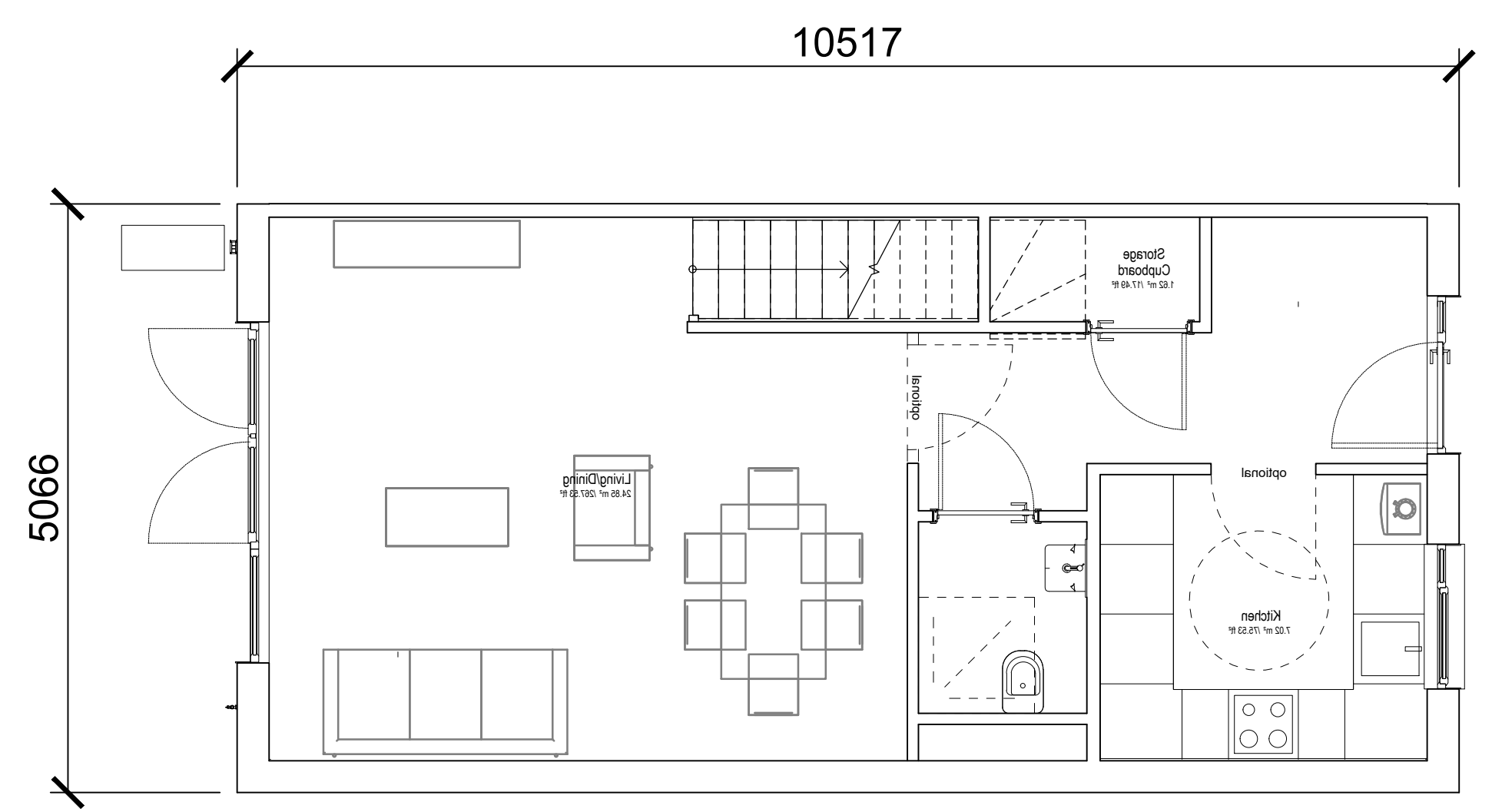
- ① Photovoltaic Paneling
- ② Grey concrete roof tiles
- ③ UPVC Windows
- ④ Red Brick
- ⑤ Grey Brick



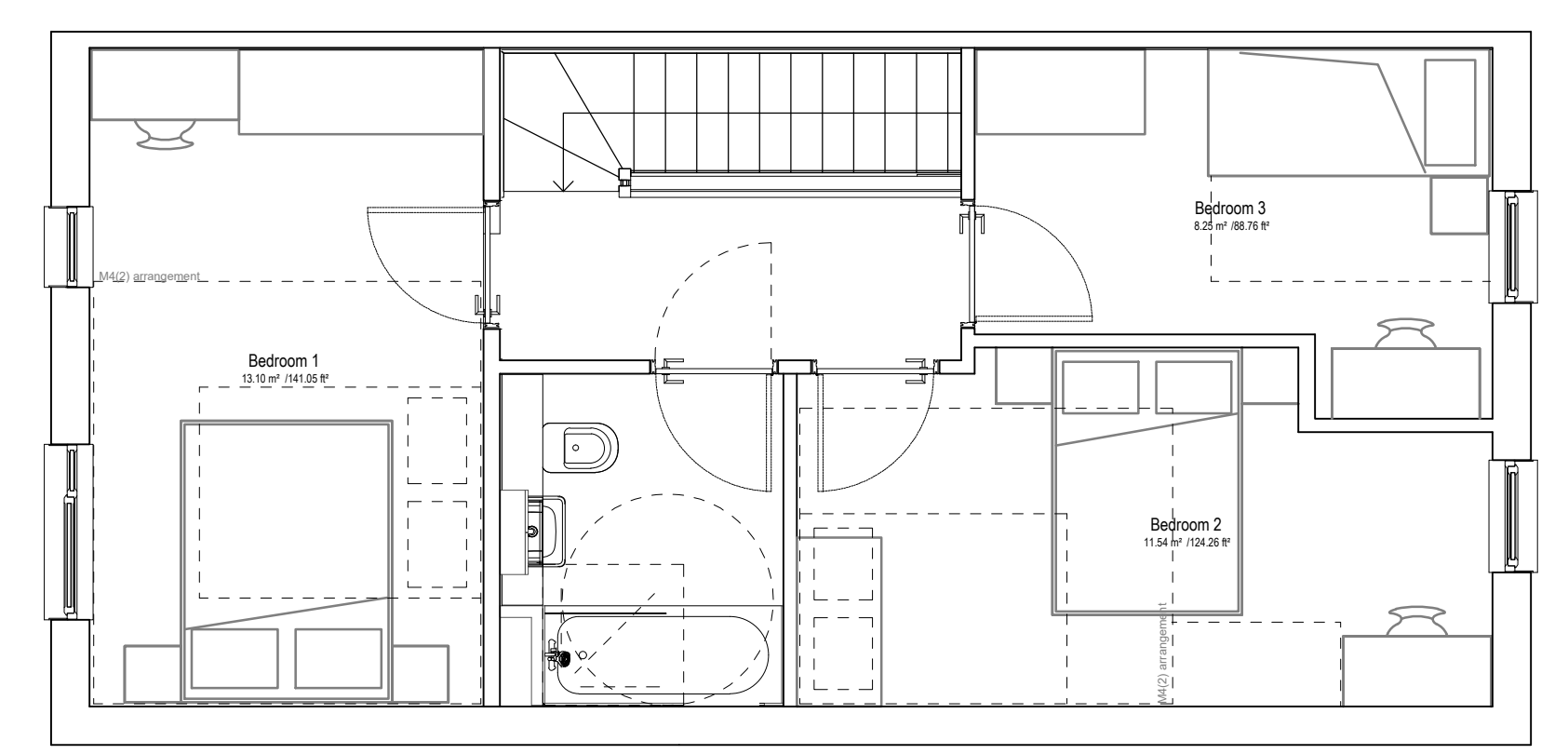
**Front Elevation**  
 Scale 1:50

**Side Elevation**  
 Scale 1:50

**Back Elevation**  
 Scale 1:50

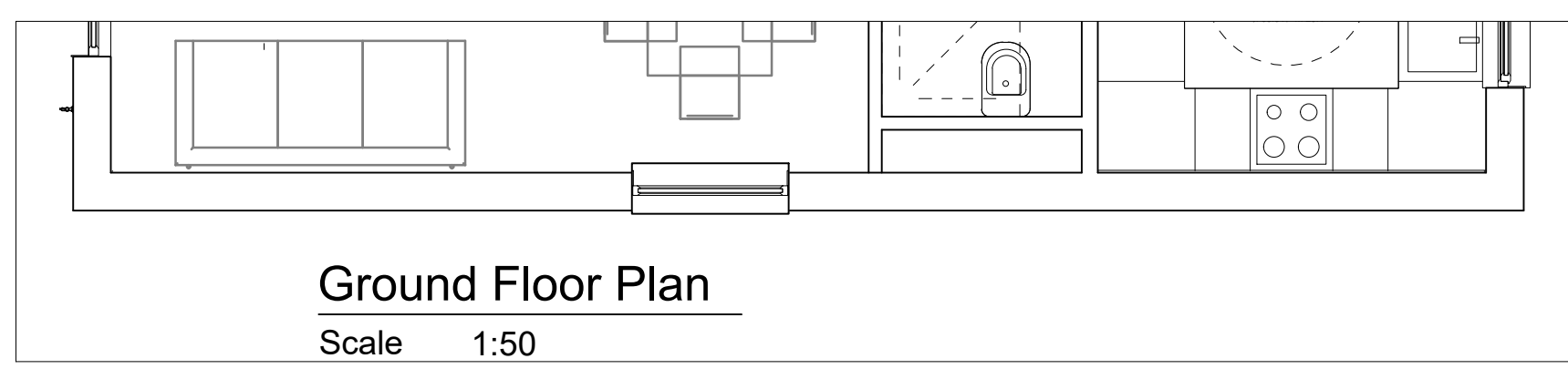


**Ground Floor Plan**  
 Scale 1:50



**First Floor Plan**  
 Scale 1:50

Gable end variation with window



rev.	date:	description:	dm:	chk:	apd:

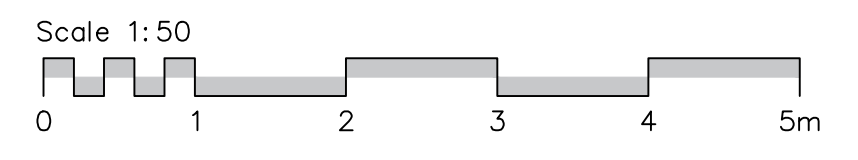
client: Raven Housing Trust

project: Former Merstham Library  
 Weldon Way  
 Merstham

PLANNING stage: 3

title: Proposed House Type  
 3 Bed (10 Units)

scale:	first issue:	drawn:	checked:	approved:
1:50	A1 02.11.2021	JT	CW	SL
project no:	drawing no:	rev:		
27074	AL (20) XX 02	.00		




Architecture | Interiors | Design  
 2nd Floor, 10 Gees Court  
 London W1U 1JJ  
 +44 (0)20 7486 8914

www.ethosdesignandarchitecture.com

# Agenda Item 6

Planning Committee  
27<sup>th</sup> March 2024

Agenda Item: 6  
23/00879/F

 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	27 <sup>th</sup> March 2024
	<b>REPORT OF:</b>	HEAD OF PLACES & PLANNING
	<b>AUTHOR:</b>	Matthew Sheahan
	<b>TELEPHONE:</b>	01737 276010
	<b>EMAIL:</b>	Matthew.sheahan@reigate-banstead.gov.uk
<b>AGENDA ITEM:</b>	6	<b>WARD:</b> South Park and Woodhatch

<b>APPLICATION NUMBER:</b>	23/00879/F	<b>VALID:</b>	1 <sup>st</sup> May 2023
<b>APPLICANT:</b>	South Park Sports Association	<b>AGENT:</b>	Mr Robert Ellis
<b>LOCATION:</b>	<b>SOUTH PARK SPORTS ASSOCIATION WHITEHALL LANE REIGATE SURREY RH2 8LG</b>		
<b>DESCRIPTION:</b>	<b>Proposed increase to existing car park. As amended on 14/06/2023, 06/07/2023, 21/07/2023, 16/09/2023 and on 02/02/2024</b>		
<b>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.</b>			

**This application is referred to planning committee in accordance with the constitution as the proposed development exceeds 250 sq. metres of gross floor space.**

## SUMMARY

This is a full application for the proposed increase of the existing car park at South Park Sports Association, located on Whitehall Lane to the south of Reigate. The site falls within the Metropolitan Green Belt however is on the edge of the urban area, to the south of New North Road. The application site consists of existing grass sports pitches, children's playground, as well as the 3G football pitch constructed in 2022 at the King George Playing Fields. There is an existing club house, and tarmac car park at the entrance to the site with space for approximately 31 cars, accessed to the east from Whitehall Lane.

It is proposed to increase the level of parking to 74 spaces by expanding the area of the existing car park to the south. At present the site has insufficient formal parking to accommodate many of the users of the facility, with cars at times having to park on the grass to the east of the existing playing pitches and at times on the verge adjacent to Sandcross Lane.

The proposed enlarged area of parking would increase the level of hardstanding at the site by 181%. The National Planning Policy Framework 2023 (NPPF) states that the provision of appropriate facilities (in connection with the existing use of land or a

# Agenda Item 6

Planning Committee  
27<sup>th</sup> March 2024

Agenda Item: 6  
23/00879/F

change of use) for outdoor sports and recreation is considered an appropriate form of development in the greenbelt as long as the facilities preserve the openness and do not conflict with the purposes of including land within it. Whilst the extension to the car park would change the appearance of the land somewhat, the changes would all be at ground level (with some underground drainage works which would not be visible) and the overall character of the site would remain broadly the same. There would be some visual impact during times that the car park is in use by way of the parked cars and comings and goings of the users of the site, however this is taking place anyway albeit in an informal manner, which arguably has a more harmful impact on the Green Belt. No further structures such as fencing or additional lighting are proposed and there would not be a substantial increase intensification of use such that this would be harmful.

The design is entirely functional given the use as a carpark. There would be some visual impact when the extended car park is fully occupied however this would be transient and temporary in nature due to the hours of use, which overall would not be visually harmful. The car park would facilitate levels of parking that are currently taking place therefore there would not be concern regarding noise disturbance to neighbouring properties at New North Road.

A protected Oak tree is located to the southeast of the site, within the field boundary along Whitehall Lane. This tree is protected by a Tree Preservation Order (TPO) which has been in place since September 2023. Parking spaces have been removed from under the tree to reduce impact on the root protection area of this tree and to ensure its protection from future harm. This has been reviewed by the Tree Officers who raise no objection and recommends conditions for appropriate tree protection measures during construction.

The proposed car park extension would more than double the existing parking capacity which would improve the existing issues of congestion at busy times. Conditions have been recommended to encourage non-car modes of transport, as well as the provision of a car park management plan and travel information pack. A condition has also been recommended requiring the provision of the footpath from the existing access to Sandcross Lane to encourage the use of public transport and improve safety of pedestrians.

To conclude, the development is considered to be acceptable with regards to impact on the openness of the Green Belt, impact on the character of the area, neighbouring amenity, trees and flooding matters.

## **RECOMMENDATION(S)**

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

## Consultations

Highway Authority: The County Highway Authority has been consulted on the application and are satisfied that the development would not give rise to harm to the safe operation of the highway subject to conditions and informatives in relation to parking, visibility splays, the submission of a construction transport management plan, electric vehicle charging points, provision for cycle storage, a travel information pack, a car park management plan and the provision of a pedestrian footpath from the site access to Sandcross Lane to the north.

Surrey Police – No objection raised and advise that the applicant should consider the installation of a gate to prevent unauthorised access or encampment outside of operating hours. Notes that the area experiences low levels of crime and the nature of the site means that there are existing security provisions at the site.

Sport England – Initial holding objection received and comments requiring scaled drawings showing existing and proposed pitch layout as well as justification for the proposed parking. Also, a request for clarity on whether the cricket pitch is still located at the site and that existing football pitches would not be impacted by the location of the proposed parking area. Following confirmation from the applicant that the proposed parking would not impact on existing playing pitch provision at the site and that the parking is required to meet an identified shortfall, Sport England have raised no objection.

Lead Local Flood Authority: Recommends condition requiring the submission of a Surface Water Drainage Scheme prior to commencement of development.

## Representations:

Letters were sent to neighbouring properties on 12<sup>th</sup> May 2023, and a site notice was posted 5<sup>th</sup> June 2023.

44 responses have been received raising the following issues:

<b>Issue</b>	<b>Response</b>
Hazard to highway safety	See paragraphs 6.16-6.19
Increase in traffic and congestion	See paragraphs 6.16-6.19
Poor design	See paragraphs 6.8-6.11
Alternative location/ proposal preferred	Submitted scheme must be assessed on its own planning merits
Harm to Green Belt/countryside	See paragraphs 6.2-6.7
Inconvenience during construction	See paragraphs 6.16-6.18
Noise & disturbance	See paragraphs 6.28-6.30
Overdevelopment	See paragraphs 6.2-6.11
Crime fears	See paragraphs 6.28-6.30

# Agenda Item 6

Planning Committee  
27<sup>th</sup> March 2024

Agenda Item: 6  
23/00879/F

Flooding	See paragraphs 6.24-6.27
Harm to Conservation Area	The site is not located within a Conservation Area
Loss of a private view	Not a material planning consideration
Out of character with surrounding area	See paragraphs 6.2-6.11
Drainage/sewage capacity	See paragraphs 6.24-6.27
No need for the development	Submitted scheme must be assessed on its own planning merits
Property devaluation	Not a material planning consideration
Loss of/harm to trees	See paragraphs 6.20-6.23
Overlooking and loss of privacy	See paragraph 6.12-6.15

Support has been received citing the following reasons:

Community/regeneration benefit

Visual amenity benefits

Improve parking problems

Benefit to housing need

Improve highway safety

Current car parking situation is inadequate

## 1.0 Site and Character Appraisal

1.1 The application site consists of existing grass sports pitches, children's playground, as well as the 3G football pitch constructed in 2022 at the King George Playing Fields. There is an existing club house, and tarmac car park at the entrance to the site with space for approximately 31 cars, accessed from the east from Whitehall Lane. The site occupies a transitional location, being to the south of New North Road, transitioning into the wider countryside to the south. The clubhouse is located to the very northeast corner of the site. The site is currently comprised of two football pitches, accommodating 11v11, 9v9 and 7v7 matches. A small training pitch, 5v5 junior pitch and 3G pitch are located to the south of these.

1.2 South Park FC is well established club and facilitates a wide range of teams and training opportunities. This includes men's first team, a youth team, boys & girls junior teams & a veterans team. The club has over 30 junior teams ranging from under 7s to youth football for boys and girls. The function hall to



the north of the car park, as well as serving the football club, is also available to hire for a range of functions such as birthdays, christenings, fundraisers, presentation nights, business training, conferences and weddings.

- 1.3 The site lies within the Metropolitan Green Belt. A mature Oak Tree located to the southeast corner of the site to the south of the extended car parking area. The site lies within flood zone 1.

## 2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant did not approach the Local Planning Authority for advice prior to the submission of the application.
- 2.2 Improvements secured during the course of the application: During the course of the application, additional information has been sought to address queries raised by Sport England, the County Highway Authority and Surrey County Council Flood Risk Planning and Consenting Team.
- 2.3 Further improvements to be secured through the use of conditions and a legal agreement to secure affordable housing provision.

## 3.0 Relevant Planning and Enforcement History

There is a long planning history at the site, the most relevant applications are listed below:

- |     |              |  |  |
|-----|--------------|--|--|
| 3.1 | 21/00238/F   | Landscape bunds, hard standing storage areas and boundary fencing  | Approved with conditions<br>29 <sup>th</sup> April 2021    |
| 3.2 | 19/02233/S73 | Amendment to planning approval 04/02868/F. Amend condition No.2 - change time to usage to 6:45pm - 10:00pm, increase usage to a maximum of 30 times per year and remove restriction on number of times lights can be used in a week. Variation of condition 2 of permission 09/00255/F. Amendment to time and use restrictions of floodlights - removal of the restriction that the lights can only be used three evenings a week, removal of the restriction that the lights can only be used 30 times per year and amendment to the illumination time to 5.00pm to | Approved with conditions<br>11 <sup>th</sup> February 2020 |

# Agenda Item 6

Planning Committee  
27<sup>th</sup> March 2024

Agenda Item: 6  
23/00879/F

10.00pm. As amended on  
02/01/2020.

- |     |              |  |   |
|-----|--------------|--|---|
| 3.3 | 17/02186/F   | Conversion of the existing natural grass stadium pitch to a 3G synthetic pitch.  | Approved with conditions 30 <sup>th</sup> November 2017 |
| 3.4 | 15/01876/S73 | Fully enclosed 'all weather' ballgame and coaching area of maximum dimension 45m x 25m. Variation of Conditions 1 & 2 of 87/0081/OUT - Change of surface from tarmac to 3G Astroturf, change the 3 lights to a more modern type. | Approved with conditions 5 <sup>th</sup> July 2016      |

## 4.0 Proposal and Design Approach

- 4.1 This is a full application for a proposal to increase the size and capacity of the existing car park. The existing car park, accessed from Whitehall Lane, has an area that can accommodate approximately 31 parked cars. The application proposes an increase in hardstanding from approximately 1,014sqm to 2,850sqm, an increase of 1,836sqm (181%).
- 4.2 The proposal would increase the car park capacity to 74 parking spaces. This number would include 6 parking spaces for disabled users. The existing area of hardstanding would be extended to the west and south to provide the additional parking spaces.
- 4.3 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.
- 4.4 Evidence of the applicant's design approach is set out below:

Assessment	The statement does not include an assessment of local character
	No site features worthy of retention were identified.
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.

Design	The applicant's reasons for choosing the proposal from the available options were to increase parking capacity on site due to the increase in numbers of users of the social club, football club as well as general use of the grass areas for leisure activities.
--------	--

4.5 Further details of the development are as follows:

Site area	0.31 hectares
Existing parking spaces	31
Proposed parking spaces	76
Parking standard	1 car space per 2 playing participants (maximum)

**5.0 Policy Context**

5.1 Designation

Metropolitan Green Belt  
TPO RE1518 (Oak)

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)  
CS2 (Valued Landscapes and Natural Environment),  
CS3 (Green Belt)  
CS4 (Valued Townscapes and Historic Environment)  
CS10 (Sustainable Development),  
CS11 (Sustainable Construction),

5.3 Reigate & Banstead Development Management Plan 2019

Design, Character and Amenity (including housing)	DES1
Landscape & Nature Conservation	NHE3
Metropolitan Green Belt and Development outside Urban Areas	NHE5
Open Space and Recreation	OSR3
Transport, Access and Parking	TAP1
Climate Change Resilience and Flooding	CCF2

5.4 Other Material Considerations

# Agenda Item 6

Planning Committee  
27<sup>th</sup> March 2024

Agenda Item: 6  
23/00879/F

National Planning Policy Framework

National Planning Practice Guidance

Supplementary Planning Guidance

Surrey Design

Local Distinctiveness Design Guide

Vehicle and Cycle Parking

Guidance 2018

Outdoor Playing Space Provision

Other

Human Rights Act 1998

Community Infrastructure Levy

Regulations 2010

Conservation of Habitats and

Species Regulations 2010

## 6.0 Assessment

6.1 The main issues to consider are:

- Impact on Metropolitan Green Belt
- Design appraisal
- Neighbour amenity
- Highway matters
- Impact on trees
- Drainage
- Other Matters

### Impact on Metropolitan Green Belt

6.2 Paragraph 96 of the NPPF 2023 states planning decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles. Paragraph 102 recognises access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Paragraph 154 states the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sports and recreation is considered an appropriate form of development in the greenbelt if the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

6.3 In terms of the visual impact, the hardstanding would extend the existing area of car park to the west and the south. Whilst this would change the appearance of the land somewhat, the changes would all be at ground level (with some underground drainage works which would not be visible) and the overall character of the site would remain broadly the same. There would be some visual impact during times that the car park is in use by way of the parked cars and comings and goings of the users of the site.

- 6.4 No changes to fencing, ancillary structures or floodlights are proposed. The provision of additional car parking spaces would result in a degree of intensification in the use on the site by virtue of the users of the site being able to park within the grounds. However, the overall use of the site would not be more intense than that permitted by way of the existing uses of the site for sports and recreation. It is worth noting that, as the club has experienced increased numbers of users, an increased level of parking has been taking place informally on the grass surrounding the pitch, which has a greater level of visual impact on the openness of the Green Belt.
- 6.5 Mindful of these physical and visual characteristics, coupled with the fact that the NPPF encourages local planning authorities (para 149) to plan for the beneficial use of the Green Belt, including opportunities for sport and recreation, it is considered that the proposal would preserve the openness of the Green Belt and would not conflict with the purposes thereof.
- 6.6 The proposal would bring health and wellbeing benefits to the community by way of improved access to sports facilities. In this regard, it would fall within the ambit of the exceptions in paragraph 149 of the Framework and would not be inappropriate development. It would therefore also comply with the provisions of Policy CS3 of the Core Strategy.
- 6.7 Were the proposal to be considered inappropriate development, very special circumstances do exist to outweigh the harm by way of the benefits the proposal would in providing a solution to parking difficulties experienced during peak usage times of the site on local residential roads.

### Design and character

- 6.8 The proposed increase in the car parking area would have some screening to Whitehall Lane by way of the existing hedging that bounds the site on this side. There would be some minor visual change from a grass to hard surface, but this would not cause significant harm to the character of the area.
- 6.9 There would be some visual impact when the extended car park is fully occupied however this would be transient and temporary in nature due to the hours of use.
- 6.10 The site is not within nor adjacent to a Conservation Area and therefore no harm would occur in this regard.
- 6.11 Overall, it is considered that the proposal would not result in a harmful impact upon the visual amenities of the area or harmful impact upon character.

### Neighbour amenity

- 6.12 The proposed extension to the car park would be set away from the nearest neighbouring dwellings to the north by between 13 – 21m, whereby the rear boundaries of dwellings fronting New North Road share a boundary with the application site. Given the level of separation the proposal is not considered

# Agenda Item 6

Planning Committee  
27<sup>th</sup> March 2024

Agenda Item: 6  
23/00879/F

to give rise to a harmful impact upon neighbour amenity in terms of overbearing or domination. Objection was raised on the grounds of overlooking and loss of privacy, the application is for a car park extension and the proposal is not considered to result in harm in this regard.

- 6.13 The majority of the new parking spaces proposed would be to the south of the existing car park, further from the neighbouring dwellings and therefore the proposal is not considered to result in a harmful impact in terms of noise and disturbance. The car park would accommodate a level of occupation from vehicles that currently use the site albeit informally. The carpark would simply regularise that. Therefore, there is not an overriding concern that there would be a substantial enough increase in noise that would harm amenity.
- 6.14 Objection has been raised properties regarding inconvenience during construction. Some inconvenience may occur during the construction of the proposal; however, this is part and parcel of development and would not form a sustainable reason for refusal. Statutory nuisance legislation does however exist to control any significant harm that may occur, and a construction method statement would be secured by planning condition were the application to be approved.
- 6.15 Objection was received on the grounds of crime fears. Surrey Police Prevention of Crime Officer has commented that the area experiences low levels of crime. There are security measures in place at the site currently including external lighting of the car park and CCTV installed on the clubhouse. An informative advising the applicant of the benefits of installing a gate across the access is recommended.

## Highway matters

- 6.16 Annex 4 of the DMP advises that maximum parking standards are applied to non-residential uses. For sports club an individual assessment is required as to whether the level of parking provision would be acceptable. It is noted that the sports club has experienced an increase in numbers using the facility, which has in turn increased the number of vehicles needing to access the site. This has led to cars encroaching on to the grass beyond the limits of the existing car park. It is also noted that parking has been taking place on grass verges to the north along Sandcross Lane, as well as the surrounding footpath network. This increase coincided with the development of a new 3G pitch, which is used throughout the year by a range of teams.
- 6.17 The County Highway Authority (CHA) has reviewed the proposal and are satisfied that the amount of parking provision would be acceptable. It is noted that there is currently insufficient provision for alternative modes of transport and encouraging more sustainable travel would be appropriate. As such conditions have been recommended requiring the provision of storage facilities for bicycles including charging facilities for e-bikes. A further condition is recommended to secure electric vehicle charging points for 17 of the spaces (20%). A Travel Information Pack would be required to be provided for distribution to users of the football club. A further condition has

been recommended requiring the provision of a footpath between the access to the site and Sandcross Lane in order to encourage the use of public transport to the site and improve pedestrian safety.

- 6.18 The existing access currently features brick wing walls either side. These are to be reduced to 600mm within the visibility splay, along with the removal of the existing hedge that currently sits on top of the grass verge from within the visibility zone, to improve visibility of vehicles entering and exiting the site. The CHA has reviewed the proposed changes to the access and are satisfied that there would not be harmful impact on the safe operation of the highway and that required sight lines are secured by condition and that visibility zones kept clear of obstruction over 0.6m high above ground level.
- 6.19 Subject to compliance with these conditions the application is deemed to be acceptable with regards to parking provision and impact on the safe operation of the highway and would comply with Policy TAP1 of the DMP.

### Impact on trees

- 6.20 Whitehall Lane to the east is lined almost entirely by mixed hedging, with a number of trees found amongst the hedging. This includes an impressive Oak Tree to the south eastern part of the boundary, which has been subject to a tree preservation order since September 2023. The tree contributes positively to the character of the area in this transitional location to the countryside beyond.
- 6.21 The extended parking area is to include land within the root protection area of this tree. It was initially proposed to include parking spaces within the root protection Area (RPA) of this tree. This is a category A tree. The Councils' Tree Officer commented on the application, raising concerns and commenting as follows:

'The proposed car park extension will affect the Root Protection Area (RPA) of a large mature Oak tree, classified by the BS5837, with category A, covered by a Tree Preservation Order (TPO). Although a 3D geotextile membranes cellular confinement system will be installed, filled with permeable material, being a 'no dig' method, and a tree protection fencing will be installed.

The affection will impact 30% of the RPA of this large oak tree. Taking into account the condition of this mature tree, this 30% affected will impact strongly into the root system, leading in a detriment of its health.

In light of the above, I do have objections to the proposal plan. I recommend moving slightly the car park to have an affection in this tree up to 20% of its RPA, and therefore it will follow the British Standard BS5837: 2012.'

- 6.22 In order to seek to address this the applicant has revised the proposed parking layout and removed two parking spaces from within the RPA of this tree. This would reduce the level of incursion to below the minimum 30%

# Agenda Item 6

Planning Committee  
27<sup>th</sup> March 2024

Agenda Item: 6  
23/00879/F

which would reduce the level of impact on this tree. This has been reviewed and is considered to be an acceptable approach. The impacts to occupying trees and hedges within or adjoining the site are considered acceptable providing the development is built in accordance with the approved "Proposed car parking enlargement" drawing 4282/01 revision D, and the tree protection details and tree specific parking space construction methodology within the approved "Tree Protection Plan "dated 13/09/23" provided by Connick Tree Care.

- 6.23 Subject to conditions to secure appropriate tree protection measures being in place during the construction period it is not considered that there would be harm to the health and longevity of this tree, and its contribution to character will remain. The proposal would therefore meet the requirements of Policy NHE3 of the DMP.

## Flooding and Drainage

- 6.24 The site is in Flood Zone 1 and is not in an area identified as being at any significant risk of surface water flooding. The application is however, given its size, required to incorporate sustainable drainage systems.
- 6.25 The application was not supported by a drainage strategy and Surrey County Council, Lead Local Flood Authority, have raised objection to the proposed development as the proposed surface water drainage scheme does not meet the requirements set out in the NPPF, its accompanying PPG and the Non-Statutory Technical Standards for sustainable drainage systems.
- 6.26 SCC note 'We are not satisfied that the proposed drainage scheme meets the requirements set out in the aforementioned documents; however in the event that planning permission be granted by the Local Planning Authority, suitable worded conditions to ensure that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development.
- 6.27 In the event the application is approved, the recommended conditions would be attached to a grant of planning permission. Subject to conditions requiring the submission of a SUDs scheme the scheme would comply with the requirements of the NPPF and CCF2 of the DMP.

## Other Matters

- 6.28 Objections have been raised on a number of grounds which are addressed below.
- 6.29 With regards to increased noise and disturbance it is not considered that the level of use would generate substantial additional noise so as to warrant refusal. As stated earlier in the report the increase in size of the car park is to address an existing parking need as opposed to a perceived increase in the number of users.



- 6.30 Regarding concerns that the develop would result in a potential increase in the risk crime and anti-social behaviour this is not considered to be the case. The area is a low crime area as confirmed by Surrey Police’s Prevention of Crime Officer, who has advised that a gate be provided to prevent unauthorised access outside of hours of use.

## CONDITIONS

1. 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.

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

<b>Plan</b>	<b>Reference</b>	<b>Version</b>	<b>Date</b>
Site Layout Plan	4282/01	D	02.02.2024
Other Plan	4282/SK/01A		02.02.2024
Detailed Technical Plan	4282/SK/02		02.02.2024
Other Plan	4282/SK/01		16.09.2023
Arboricultural Plan	Unnumbered		16.09.2023
Arb / Tree Protection Plan	Unnumbered		16.09.2023
Site Layout Plan	4282/E/01	A	06.07.2023
Location Plan	Unnumbered		01.05.2023

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.

3. No development shall take place until the developer obtains the Local Planning Authority’s written approval of details of both existing and proposed ground levels 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 Development Management Plan DES1.

4. Notwithstanding the submitted plans numbered 4282/SK/02 and 4282/01 Rev D the development shall not be commenced unless and until the existing

# Agenda Item 6

Planning Committee  
27<sup>th</sup> March 2024

Agenda Item: 6  
23/00879/F

access to Whitehall Lane has been provided with sight lines of 33 metres in both directions from a setback distance of 2.4 metres into the access from the near side carriageway edge in accordance with a revised scheme to be submitted to and approved in writing with the Local Planning Authority and visibility zones shall be kept permanently clear of any obstruction over 0.6 metres high above the ground level.

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 Policy TAP1 Parking, access, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

5. The car parking spaces shall not be occupied until a minimum 2 metres wide footway has been provided between the site access and Sandcross Lane in accordance with a scheme to be submitted to and approved in writing with 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 Policy TAP1 Parking, access, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

6. 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) provision of any boundary hoarding behind visibility zones
  - (f) HGV deliveries and hours of operation
  - (g) vehicle routing
  - (h) measures to prevent the deposit of materials on the highway
  - (i) before and after construction condition surveys of the highway and a commitment
  - (k) 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: 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 Policy DES8 Construction Management of the Reigate and Banstead Local Plan Development Management Plan September 2019.

7. The car park shall not be occupied unless and until 17 of the car 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 17 car parking spaces are provided with an electric supply to fit future electric vehicle charging points should they be needed in the future in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and 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).

8. The development hereby permitted shall not be occupied unless and until a Travel Information Pack containing information on public transport within 400 metres of the site and the destinations they serve including to the closest rail stations to the site via public transport within 400 metres of the site has been submitted to and approved in writing with the Local Planning Authority. The approved document shall be distributed to users of the proposed development upon first occupation.

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).

9. The development shall not be occupied until details of a parking management plan to manage the new car park and to encourage appropriate parking on the highway has been provided in accordance with a scheme to be submitted to and approved in writing with 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 Policy TAP1 Parking, access, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

10. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority for a minimum of 10 bicycle parking spaces to be provided with charging points for electric bikes with timers to switch them off and shelter. Thereafter the bike parking area shall be retained and maintained for its designated purpose.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other

# Agenda Item 6

Planning Committee  
27<sup>th</sup> March 2024

Agenda Item: 6  
23/00879/F

highway users, and to accord with the National Planning Policy Framework 2021 and Policy TAP1 Parking, access, and Servicing TAP2 of the Reigate and Banstead Local Plan Development Management Plan September 2019.

11. The development shall be built in accordance with the approved "Proposed car parking enlargement" drawing 4282/01 revision D, and the tree protection details and tree specific parking space construction methodology within the approved "Tree Protection Plan" dated 13/09/23" provided by Connick Tree Care.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction - Recommendations' and policies NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019.

12. No development, groundworks or demolition processes shall be undertaken until an agreed scheme of supervision for the arboricultural protection measures have been submitted to and approved in writing by the local planning authority. The conditioned pre-works commencement meeting, supervision and monitoring shall be undertaken in accordance with these approved details. The submitted details shall include: i) Pre commencement meeting between the retained Arboricultural consultant, local planning authority Tree Officer and individuals and personnel responsible for the implementation of the approved development; ii) Timings, frequency of the supervision and monitoring regime; iv) and an agreed reporting process to the local planning authority. The supervision monitoring and reporting process shall be undertaken by a qualified arboriculturist.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction - Recommendations' and policies NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019.

13. On installation of the tree protection measures and prior to any development associated activities, a pre-works commencement meeting will occur between the council's Tree Officer (Mr John Igglesden-07896940665), appointed main contractor, and retained arboricultural consultant. The purpose of this meeting is to check and sign off all arboricultural approved requirements, including but not limited to tree works, tree protection measures, works with retained tree's root protection areas. The applicant or their agent is requested to contact the council's tree officer in respect of this matter. The council will require a minimum of 10 days' notice of the pre commencement meeting.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction - Recommendations' and policies NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019.

14. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.

b) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate **equivalent to the pre-development Greenfield run-off**.

c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.). Should infiltration be proposed confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.

d) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.

e) Details of drainage management responsibilities and maintenance regimes for the drainage system.

f) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

**Reason:** To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

15. Upon completion of the works, 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 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.

**Reason:** To ensure the Drainage System is designed to the National Non-Statutory Technical Standards for SuDS.

# Agenda Item 6

Planning Committee  
27<sup>th</sup> March 2024

Agenda Item: 6  
23/00879/F

## INFORMATIVES

1. 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](http://www.ccscheme.org.uk/index.php/site-registration).

2. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or watercourse. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road.  
Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see [www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice).

3. The applicant is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
4. 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).
5. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.

The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.

6. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.
7. It is the responsibility of the developer to provide e-bike charging points with socket timers to prevent them constantly drawing a current over night or for longer than required. Signage should be considered regarding damaged, or shock impacted batteries, indicating that these should not be used/charged. The design of communal bike areas should consider fire spread and there should be detection in areas where charging takes place. With regard to an e-bike socket in a domestic dwelling, the residence should have detection, and an official e-bike charger should be used. Guidance on detection can be

# Agenda Item 6

Planning Committee  
27<sup>th</sup> March 2024

Agenda Item: 6  
23/00879/F

found in BS 5839-6 for fire detection and fire alarm systems in both new and existing domestic premises and BS 5839-1 the code of practice for designing, installing, commissioning, and maintaining fire detection and alarm systems in non-domestic buildings.

8. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written consent. More details are available on our website.

If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards. Sub ground structures should be designed so they do not have an adverse effect on groundwater. If there are any further queries please contact the Flood Risk, Planning, and Consenting Team via [SUDS@sueeycc.gov.uk](mailto:SUDS@sueeycc.gov.uk).

9. The applicant is advised of the benefits of installing a gate across the existing access to address the permeability of the carpark outside of operating hours. This would reduce the risk of an unlawful encampment and anti-social behaviour.

## REASON FOR PERMISSION

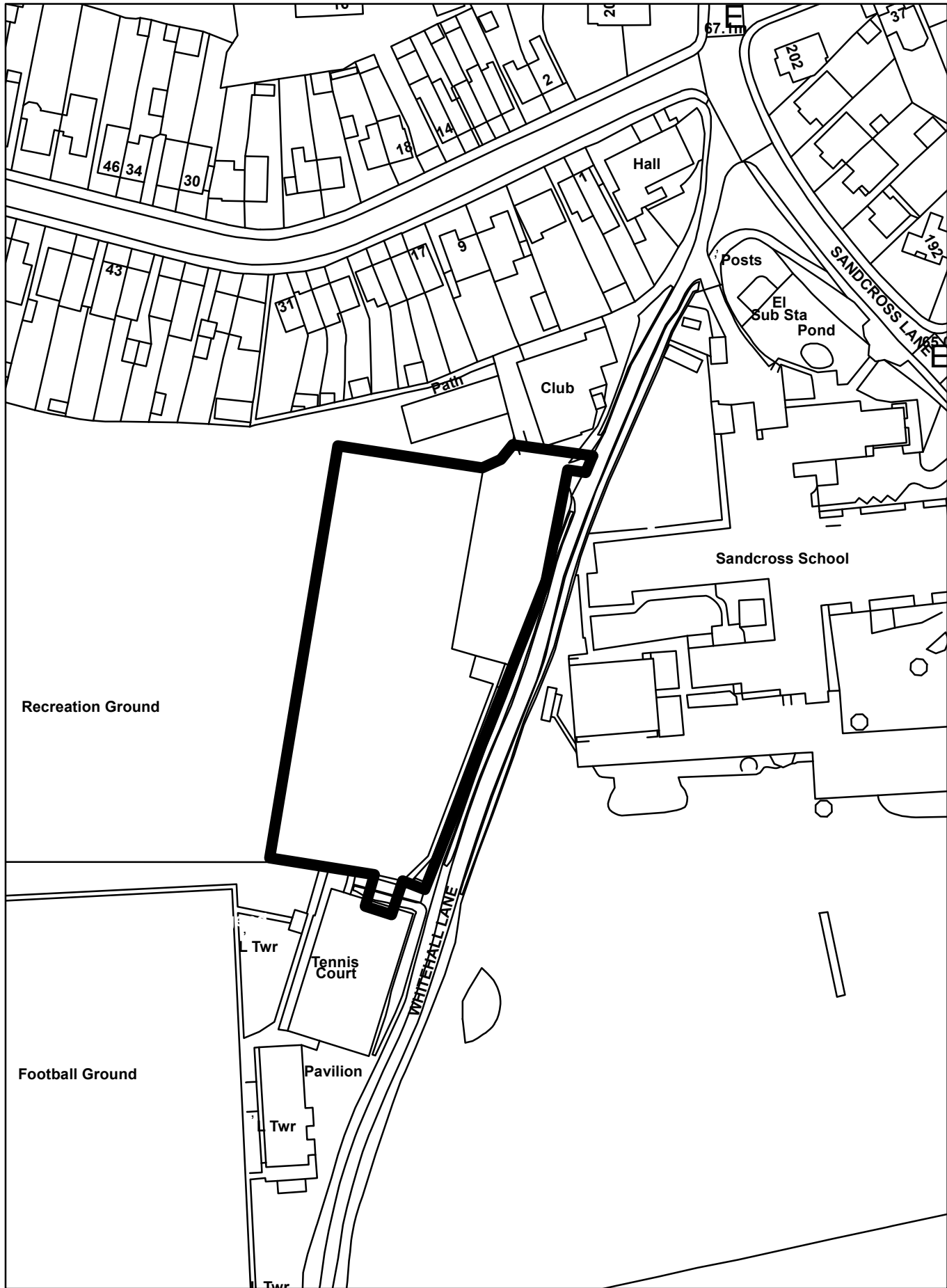
The development hereby permitted has been assessed against development plan policies DES1, TAP1, NHE3, NHE5, OSR3 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

## Proactive and Positive Statements

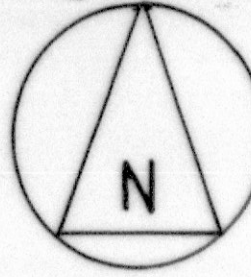
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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



23/00879/F - South Park Sports Association, Whitehall Lane  
Reigate







D. KLINOR AMENDMENTS 28/1/22

© copyright  
**ROBERT ELLIS**

Mob : 07778 402635

Client  
**SOUTH PARK SPORTS ASSOCIATION**

Job Title  
**WHITEHALL LANE  
REIGATE  
SURREY  
RH2 8LG**

Drawing Title  
**PROPOSED CAR PARK  
ENLARGEMENT**

D. MINOR AMENDMENT 20/7/22  
A SCHEME AMENDED 20/6/22

Scale 1: 500

Date MAR 23 Drawn by R.E.

Drw. No. **4282/01** **D**

1:500 LAYOUT PLAN



# Agenda Item 7

Planning Committee  
27 March 2024

Agenda Item: 7  
21/02938/F

 <p><b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate</p>	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	27 March 2024
	<b>REPORT OF:</b>	HEAD OF PLANNING
	<b>AUTHOR:</b>	Michael Parker
	<b>TELEPHONE:</b>	01737 276339
	<b>EMAIL:</b>	Michael.parker@reigate-banstead.gov.uk
<b>AGENDA ITEM:</b>	7	<b>WARD:</b> Banstead Village

<b>APPLICATION NUMBER:</b>	21/02938/F	<b>VALID:</b>	25/11/2021
<b>APPLICANT:</b>	Bolters Corner Nursing Home	<b>AGENT:</b>	Rolfe Judd Planning
<b>LOCATION:</b>	<b>BOLTERS CORNER REST HOME BOLTERS LANE BANSTEAD SURREY SM7 2AB</b>		
<b>DESCRIPTION:</b>	<b>Proposed two-storey extension of an existing care home to increase the number of bedrooms by 18, internal and external building alterations, associated landscaping, car and cycle parking, plant, and new access arrangements. As amended on 08/11/2023, 29/11/2023 23/02/2024, 06/03/2024 and on 07/03/2024</b>		
<b>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.</b>			

**This application is referred to Committee in accordance with the Constitution as the application is for development which exceeds 250 sq. metres (gross external floorspace).**

## SUMMARY

The existing property is currently used as a nursing home for the care of the elderly (Bolters Corner Rest Home) and provides specialist dementia care of patients with complex needs. The application seeks full planning permission for a two-storey extension of the existing care home to increase the number of bedrooms by 18, internal and external building alterations, associated landscaping, car and cycle parking, plant, and new access arrangements.

The extension will create an additional 24 new bedrooms but due to the change to the existing internal layout to allow the extension 6 existing beds will be lost, hence the proposal results in an increase in the numbers of beds by 18. This will increase the overall capacity of the care home from 35 to 53 beds. The applicant is seeking to increase the capacity of the care home to help address the shortage of beds in Surrey for specialist dementia and complex needs care.

The extension is proposed to the southern side and rear (west) of the existing care home. The two-storey element which is located to the side of the existing locally listed building has a traditional pitched roof design. The rear element of the

# Agenda Item 7

Planning Committee  
27 March 2024

Agenda Item: 7  
21/02938/F

extension is a flat roofed modular construction with a green roof. The scheme proposes a new ground floor lounge area following the demolition of the existing conservatory. The rear garden area will also be updated with a new outdoor patio area and landscaped garden for the existing and future residents. A new access is proposed at the southern end of the frontage with the existing access stopped up. The parking layout is also proposed to be amended to provide 17 parking space, an increase of 5 spaces over the existing 12 parking spaces.

The existing building is a large, two storey arts and crafts detached locally listed building set in a generous plot and open setting. The front of the site is hard surfaced and set to car parking. The application site is located on the western side of Bolters Lane on the south-western corner of the junction with Winkworth Road. The surrounding area is one of mixed character. Immediately adjoining the north of the site is metropolitan green belt and to the south is urban open space. Both of these areas contain a high level of open space. Trees protected by a Tree Preservation Order are located along the boundary of Bolters Lane immediately to the south of the site. To the rear of the site and slightly to the south is residential development in Lower Sawley Wood. Opposite the site to the southeast is residential development in Winkworth Place and Ashley Drive. The ground levels are relatively flat with the exception of the rear of the site where the land rises up. To the south of the application site is field and then a single detached dwellings known as Amberley. This land is designated as Urban Open Space.

There is no in principle objection to the scheme. The site is not in the green belt or designated Urban Open Space. Therefore, policy OSR1 does not apply and there is no requirement to consider the impact on the green belt or green belt policies. Therefore, it is within the Urban Area and there is a presumption in favour of sustainable development, which means approving development proposals that accord with an up-to-date development plan without delay. Such a scheme would accord with the 'urban areas first' approach of the Core Strategy help to meet the aims of Core Strategy Policies CS12 and CS13 which seek to secure the adequate provision of health and community facilities

The applicant has also advised that there is significant need to increase the capacity at the existing care home due to the shortage of specialist dementia care provision within the County. The Planning Statement advises that the existing care home has operated at full capacity since 1996 with, at the time of submission, 46 residents currently on their waiting list. The Planning Statement advises that both the Surrey Heartlands Health and Care Partnership and Surrey County Council have approached the applicant to provide contracted services for additional beds to meet an identifiable demand. As set out above both of these organisations support the expansion of the care home. During the course of the application the Applicant has also provided a list of referrals they have had from Surrey County Council's referrals and Brokerage Team since February 2023. This amounted to 166 referrals in 8 months and due to the existing waiting list for the care home, only 2 residents were able to be accommodated. This number does not include referrals from other boroughs such as Sutton, Croydon and other neighbouring London Boroughs, which also have a lack of beds for residents that have complex needs. It is therefore clear that there is a significant demand for specialist dementia care and this should be weighed in any subsequent planning balance.

# Agenda Item 7

Planning Committee  
27 March 2024

Agenda Item: 7  
21/02938/F

The proposed scheme has undergone a number of amendments as set out at paragraph 6.7 of the report. Following the amendments the Conservation Officer no longer objects to the scheme in relation to impact on the locally listed building. The proposed extension to the building is large however it is considered that the proposal would adequately respect the character and appearance of the site and surrounding area, would still provide an adequate transition to the rural areas to the north, and would not result in harm to the significance of the locally listed building.

The proposal has been considered by Surrey County Council as the County Highway Authority (CHA) in relation to the proposed new access, level of parking being provided and traffic generation and has raised no objection to the scheme on highway safety, capacity or parking grounds subject to a number of conditions.

Subject to conditions the proposal is also considered to be acceptable with regard to neighbouring amenity, trees, ecology and sustainable construction.

This proposal is therefore considered to provide an important expansion of the existing dementia care facilities to meet an identified need and is acceptable in planning terms so is recommended for approval.

## **RECOMMENDATION(S)**

Planning permission is GRANTED subject to conditions.

# Agenda Item 7

Planning Committee  
27 March 2024

Agenda Item: 7  
21/02938/F

## **Consultations:**

### Highway Authority:

No objection subject to conditions to secure access works, car parking, bike storage, Construction Transport Management Plan (CTMP), Travel Pack information, Delivery and Servicing Management Plan and electric charging points.

### Regulatory Support Services (RSS):

Following review of the submitted noise report raises no objection subject to condition in relation to noise from plant.

### Surrey County Council Senior Commissioning Manager:

Advised that more capacity in nursing care could be appropriate over the long term and that there is currently not capacity within the County to accommodate the demand for dementia and complex needs which this scheme will help to meet.

### Surrey Heartlands Health and Care Partnership (NHS) Surrey Continuing Healthcare Team:

Supports the proposal advising that there is a significant shortfall of beds in Surrey.

### Surrey Wildlife Trust:

No objection subject to conditions.

### Banstead Village Residents' Association (BVRA):

"This latest set of plans submitted in November 2023 have only just come to the notice of BVRA. We note the changes to include the recently erected staff quarters in the NW corner of the site and the fact that the 'no man's land' plot between Bolters Corner and Amberley is now an officially designated part of the site and other changes concerning the carpark etcetera. As you know we view these proposals as seriously to the detriment of the appearance and character of the area.

However, we would also like to voice our concerns with relation to the actual building works, should RBBC be minded to allow the latest version of the plans. Bolters Lane B2219 is a bus route, it is joined at the northern end roundabout by the A2022 Winkworth Road, known by Surrey County Council as one of the busiest roads in the county. Both roads serve as a rat run, Bolters Lane between junction 7 of the M25 and Winkworth Road and Winkworth Road between the A240 (Kingston to Epsom) and Purley, Croydon and Sutton. Before 10 am the tail back in Bolters Lane can and does reach to the High Street, the same in reverse in the afternoon between 3pm and 5.30 pm. We would like the construction plans to acknowledge their awareness of this, in their daily start and finish time and how they propose to manage deliveries to the site. The site will not be large enough to accommodate several lorries and it would not be possible for them to wait in Bolters Lane for the reasons above. It will also not be possible for workmen to park on site and would appreciate arrangements being made for the workmen to limit parking in any of the adjacent roads, i.e Ashley Drive, Castleton Drive and Basing Road. These roads cannot take a lot of off-site parking for builders as they already have their own residents on-street parking to manage, especially if ambulances and refuse vehicles

# Agenda Item 7

Planning Committee  
27 March 2024

Agenda Item: 7  
21/02938/F

are to carry out their obligations. Ashley Drive being a cul-de-sac is particularly vulnerable.

We are also aware of the most recent comments made by the Preservation Officer and would concur with these.

We are also aware of the latest comments made by a local resident with regard to the increase in number of proposed bedrooms, the noise from the plant room 24/7/365, the height of the green roof which will affect the height and scale of the project, the night time illuminations as well as the loss of light due to trees being planted near the Sawley wood boundary.

We are aware of the shortage of this type of accommodation but would say that perhaps too much is being crammed onto an already nearly full site to the significant increased detriment to the character of the area both during and after construction, and especially the gross lack of off-street parking in this outstandingly traffic dangerous location.”

## **Representations:**

26 responses have been received, 3 representations, 12 objections and 11 in support.

The following concerns have been raised:

<b>Issue</b>	<b>Response</b>
Alternative location/ proposal preferred	Each case must be considered on its own merits. See paragraph 6.2-6.4
Drainage/sewerage capacity	See paragraph 6.31
Harm to Conservation Area	The site is not within a Conservation Area
Harm to Green Belt/countryside	The site is within the designated urban area, not countryside or green belt
Harm to Listed Building	See paragraph 6.5-6.10
Harm to wildlife habitat	See paragraph 6.24-6.26
Hazard to highway safety	See paragraph 6.17-6.21
Inadequate parking	See paragraph 6.17-6.21
Inconvenience during construction	See paragraph 6.11-6.16
Increase in traffic and congestion	See paragraph 6.17-6.21
Loss of buildings	See paragraph 6.5-6.10
Loss of private view	This is not a material planning consideration

# Agenda Item 7

Planning Committee  
27 March 2024

Agenda Item: 7  
21/02938/F

Loss of/harm to trees	See paragraph 6.22-6.23
No need for the development	Each case must be considered on its own merits. See paragraph 6.2-6.4
Noise & disturbance	See paragraph 6.11-6.16
Out of character with surrounding area	See paragraph 6.5-6.10
Overbearing relationship	See paragraph 6.11-6.16
Overdevelopment	See paragraph 6.5-6.10
Overlooking and loss of privacy	See paragraph 6.11-6.16
Overshadowing	See paragraph 6.11-6.16
Poor design	See paragraph 6.5-6.10

The following comments in support have been made:

- Benefit to care home need
- Community/regeneration benefit
- Economic growth / jobs
- Visual amenity benefits

## 1.0 Site and Character Appraisal

- 1.1 The building is a large, two storey arts and crafts detached locally listed building set in a generous plot and open setting. The property is currently used as a nursing home for the care of the elderly (Bolters Corner Rest Home) and has been subject to numerous planning applications historically.
- 1.2 The front of the site is hard surfaced and set to car parking. To the rear is an established garden area laid primarily to lawn, with limited shrubbery and planting to the boundaries. The site is bounded to the north by a brick wall and to the rear with fencing beyond which are mature trees. To the south of the existing care home and garden there is a mix of brick wall and wire fencing to the adjoining strip of land which is also in the applicant's ownership and forms part of the application site. This strip of land currently has its own vehicular access with some hardstanding at the eastern end. The rest of the land is undeveloped. To the south of the application site is field and then a single detached dwellings known as Amberley. This land is designated as Urban Open Space.
- 1.3 The application site is located on the western side of Bolters Lane on the south-western corner of the junction with Winkworth Road. The surrounding area is one of mixed character. Immediately adjoining the north of the site is metropolitan green belt and to the south is urban open space. Both of these areas contain a high level of open space. Trees protected by a Tree Preservation Order are located along the boundary of Bolters Lane immediately to the south of the site. To the rear of the site and slightly to the



south is residential development in Lower Sawley Wood. Opposite the site to the southeast is residential development in Winkworth Place and Ashley Drive. The ground levels are relatively flat with the exception of the rear of the site where the land rises up.

## 2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: A pre-application submission had been made to the Council regarding this development (PAM/21/00319). This has given the Council the opportunity to set out the key areas of consideration and areas where further information would be required.
- 2.2 Improvements secured during the course of the application: Reduction in scale and quantum of development with 18 additional beds proposed down from 20. Additional and amended information submitted in relation to trees, landscaping, visual impact assessment, ecology, energy and highways.
- 2.3 Further improvements to be secured through conditions or legal agreement: Further details in relation to highway matters, ecology, materials, hard and soft landscaping, drainage and noise

## 3.0 Relevant Planning and Enforcement History

There is extensive history at this site. The most relevant history is:

3.1	19/01580/F	Erection of detached single storey building to provide accommodation for 4 members of social care staff. As amended on 09/09/2019, 20/09/2019, 14/10/2019 and on 08/11/2019	Granted 05.03.2020
3.2	19/00634/F	Proposed building to provide accommodation for 9 members of social care staff -	Refused 05.07.2019
3.3	18/00212/OUT	To provide 10 bedded Nursing home for residents with dementia and challenging behaviour. As amended on 23/03/2018	Refused 18.05.2018
3.4	10/00316/F	Proposed vehicular crossing	Refused 18.05.2010
3.5	08/02433/F	Extension to car park and relocation of access and erection of new entrance piers	Refused 14.04.2009
3.6	07/00212/F	Erection of a two storey side extension to existing nursing home	Granted 19.04.2007

# Agenda Item 7

Planning Committee  
27 March 2024

Agenda Item: 7  
21/02938/F

3.7	05/02148/F	Erection of a two storey side extension to existing nursing home	Refused 03.02.2006
3.8	03/00736/F	Extension of car park	Granted 20.05.2003

## 4.0 Proposal and design approach

- 4.1 This is a full application seeking permission for the two-storey extension of an existing care home to increase the number of bedrooms by 18, internal and external building alterations, associated landscaping, car and cycle parking, plant, and new access arrangements.
- 4.2 The extension will create an additional 24 new bedrooms but due to the change to the existing internal layout to allow the extension 6 existing beds will be lost, hence the proposal results in an increase in the numbers of beds by 18. This will increase the overall capacity of the care home from 35 to 53 beds. The applicant is seeking to increase the capacity of the care home to help address the shortage of beds in Surrey for specialist dementia and complex needs care.
- 4.3 The extension is proposed to the southern side and rear (west) of the existing care home. It should be noted that the plans also show a separate detached staff accommodation block. This has already been granted under application 19/01580/F and it is understood that this has been implemented, hence it is shown on the existing and proposed drawings.
- 4.4 The two-storey element which is located to the side of the existing locally listed building has a traditional pitched roof design. The rear element of the extension is a flat roofed modular construction with a green roof. The scheme proposes a new ground floor lounge area following the demolition of the existing conservatory. The rear garden area will also be updated with a new outdoor patio area and landscaped garden for the existing and future residents. A new access is proposed at the southern end of the frontage with the existing access stopped up. The parking layout is also proposed to be amended to provide 17 parking spaces, an increase of 5 spaces over the existing 12 parking spaces.
- 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.

# Agenda Item 7

Planning Committee  
27 March 2024

Agenda Item: 7  
21/02938/F

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

Assessment	The character of the site and surrounding area is assessed at pages 01-13 of the DAS including site history and local context, constraints, opportunities, policy context and site photographs/visuals.
Involvement	Consultation was undertaken with the Planning Department under pre-application PAM/21/00319
Evaluation	The proposed design has been led by the needs of the organisation, pre-application discussion, advice from the heritage and tree officer, highway officers at Surrey County Council and Regulations/Standards for this type of care provision.
Design	Page 14 to 32 of the DAS sets out the proposed design approach including schedule of accommodation and deliveries, design imagery, proposed floor and elevation drawings and site plans, visuals and details of the modular element of the extension. Note – the submitted DAS wasn't updated to reflect the amended proposal but the principles and overall design approach remains the same.

4.6 Further details of the development are as follows:

Site area	0.3 Hectares
Existing use	Existing care home
Proposed use	No change
Existing parking spaces	12
Proposed parking spaces	17
Existing floor area (GIA)	882 m2
Proposed floor area (GIA)	1703 m2 (net gain 821m2)

## 5.0 Policy Context

### 5.1 Designation

- Urban area,
- Local listed building
- TPO adjacent

### 5.2 Reigate and Banstead Core Strategy

# Agenda Item 7

Planning Committee  
27 March 2024

Agenda Item: 7  
21/02938/F

CS1 (Sustainable Development)  
CS2 (Valued landscapes and the natural environment)  
CS4 (Valued Townscapes and Historic Environment)  
CS10 (Sustainable Development)  
CS11 (Sustainable Construction)  
CS12 (Infrastructure Delivery)  
CS13 (Housing Delivery)  
CS14 (Housing needs of the community)  
CS17 (Travel options and accessibility)

## 5.3 Reigate and Banstead Local Plan: Development Management Plan

DES1 (Design of New Development)  
DES5 (Delivering high quality homes)  
DES7 (Specialist accommodation)  
DES8 (Construction Management)  
DES9 (Pollution and contaminated land)  
NHE2 (Protecting and enhancing biodiversity)  
NHE3 (Protecting trees)  
NHE9 (Heritage assets)  
TAP1 (Access, parking and Servicing)  
INF1 (Infrastructure)  
INF2 (Community facilities)  
CCF1 (Climate change mitigation)  
CCF2 (Flood Risk)

## 5.4 Other Material Considerations

National Planning Policy Framework  
National Planning Practice Guidance  
Supplementary Planning Guidance

Local Character and Distinctiveness  
Design Guide SPD  
Climate Change and Sustainable  
Construction SPD

Other

Human Rights Act 1998  
Community Infrastructure Levy  
Regulations 2010  
The List of Historic Parks and  
Gardens

## 6.0 **Assessment**

6.1 The main issues to consider are:

- Principle of development

- Design and heritage considerations
- Neighbour amenity and amenity of future occupants
- Access, parking and traffic generation
- Trees
- Ecology
- Sustainable construction
- Flooding and Drainage matters

### Principle of development

- 6.2 The development site is within the designated urban area and the proposal seeks to extend an existing care home facility. The site is not in the green belt or designated Urban Open Space. Therefore there is no need to consider policy OSR1 and there is no requirement to consider green belt policies or the impact on the openness of the green belt. The site is located in the urban area and as such there is a presumption in favour of sustainable development, which means approving development proposals that accord with an up-to-date development plan without delay. Such a scheme would accord with the 'urban areas first' approach of the Core Strategy helps to meet the aims of Core Strategy Policies CS12 and CS13 which seek to secure the adequate provision of health and community facilities. There is therefore no in principle objection to such a proposal.
- 6.3 Policy DES7 relates to Specialist accommodation and states that "The Council will support proposals that are easily accessible to shops, public transport, community facilities and services appropriate to the needs of the intended occupiers". In this case the site is an existing care home facility within the urban area, at the edge of Banstead and located on a main road with nearby bus stops. Given the nature of the service being provided it is considered that the proposed applications are suitably located to serve the intended occupants. Policy INF2 relates to Community Facilities which supports new facilities as long as it is accessible and would have no adverse impact on residential amenity or character of the area.
- 6.4 The applicant has also advised that there is significant need to increase the capacity at the existing care home due to the shortage of specialist dementia care provision within the County. The Planning Statement advises that the existing care home has operated at full capacity since 1996 with, at the time of submission, 46 residents currently on their waiting list. The Planning Statement advises that both the Surrey Heartlands Health and Care Partnership and Surrey County Council have approached the applicant to provide contracted services for additional beds to meet an identifiable demand. As set out above both of these organisations support the expansion of the care home. During the course of the application the Applicant has also provided a list of referrals they have had from Surrey County Council's referrals and Brokerage Team since February 2023. This amounted to 166 referrals in 8 months and due to the existing waiting list for the care home, only 2 residents were able to be accommodated. This number does not include referrals from other boroughs such as Sutton, Croydon and other neighbouring London Boroughs, which also have a lack of beds for residents

# Agenda Item 7

Planning Committee  
27 March 2024

Agenda Item: 7  
21/02938/F

that have complex needs. It is therefore clear that there is a significant demand for specialist dementia care and this should be weighed in any subsequent planning balance.

## Design and heritage considerations

- 6.5 The existing care home is a locally listed building, which is a non-designated heritage asset (NDHA). Policy NHE9 of the DMP 'In considering proposals that directly or indirectly affect other non-designated heritage assets, the Council will give weight to the conservation of the asset and will take a balanced judgement having regard to the extent of harm or loss and the significance of the asset.'
- 6.6 Initially the Conservation Officer raised concerns regarding the position of the extension and lack of spacing to the boundaries and landscaping around the development which he felt resulted in a lack of effective landscape buffer to the urban open land to the south and green belt to the north. He also requested that the front boundary wall be amended back to a flint wall to complement the locally listed building and that the hardstanding to the front of the site be broken up with landscaping. The Conservation Officer also raised concerns regarding the design of the roof to the north elevation of the proposed side element of the extension and its large element of flat roof. The Conservation Officer has however never raised a concern with regard to the modern rear extension.
- 6.7 The scheme has been significantly amended since the original submission and Conservation Officer's initial comments. As well as the reduction in the number of bedrooms by two the depth of the extension has been reduced by approximately 8m. The front traditional element of the extension has been amended so that the roof form is now fully hipped. The front part of the extension, the traditional element, has also been re-aligned so that it is not angled but parallel to the existing locally listed property. The whole extension has also been brought in slightly further from the side boundary. Additional landscaping has also been provided to the front of the site, in front of the proposed car park and additional parking along the southern boundary, including planting proposed on the land immediately to the south of the application site. Whilst this is outside of the application boundary the applicant has provided a letter of comfort from this landowner advising that they have agreed to this and such planting can therefore be secured by condition.
- 6.8 Based on the above changes the Conservation Officer is no longer raising an objection subject to conditions to secure materials and window details, works to the front boundary wall and landscaping. The proposed front element of the extension is of a design which compliments the form and design of the locally listed building and due to the changes in design it will not appear dominant in the site or result in a cramped appearance. To the rear the flat roofed timber extension is clearly a departure from the design of the locally listed building. However, its position to the rear, its flat roof nature which limits its bulk, and the fact that it is set in from the front element of the

extension and the proposed landscaping along the southern boundary means that the rear extension will not appear prominent or obtrusive within the site and will not be readily visible from the surrounding area (as demonstrated in the submitted visuals). Indeed, the rear extension will not be visible from the front of the site or from the north due to the existing screening. There is the possibility for some views of the scheme from the south but due to the TPO trees along the main road, the proposed landscaping and the proposed timber finish of the extension, which will soften its appearance, it is considered that the extension will not appear prominent or obtrusive when viewed from the south. The works to the site frontage would result in an increase in hardstanding across the site however the parking has been set back from the front boundary to allow for tree planting and additional soft landscaping. The existing openings along the front boundary wall are to be infilled with brick and flint wall to ensure that the boundary wall matches the appearance of the existing wall.

- 6.9 Therefore whilst the scale of the development is large when compared to the size of the site and taking in to account the above factors it is considered that the proposed extension would adequately respect the character and appearance of the site and surrounding area, would still provide an adequate transition to the rural areas to the north, and would not result in harm to the significance of the locally listed building.
- 6.10 Conditions are recommended in line with Conservation Officer to secure improvements to the front boundary wall, finalised details of windows and materials and finalised details of landscaping.

#### Neighbour amenity and amenity of future occupants

- 6.11 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 of overbearing, obtrusiveness, overshadowing, overlooking and loss of privacy.
- 6.12 There are no immediately adjoining residential properties to the north, east or south of the site and due to the distances to the nearest residential properties to the east and south there would be no material impact to the occupants of these dwellings by way of overbearing impact, loss of light and overlooking.
- 6.13 The nearest properties to the application site are to the west in Lower Sawley Wood. Whilst the extension would result in the care home being much closer to these dwellings following the amendment to the scheme the rear most part of the extension would be 20m from the western boundary. The only west facing windows would be to serve the corridor. There is also a roof area at the south-western end of the extension, but this is not shown to be used as any sort of terrace and therefore a condition could restrict the use of it for amenity purposes. There is also a significant change in levels with the properties in Lower Sawley Wood at a higher level. Therefore, as is apparent from the submitted cross section the first floor of the extension would

# Agenda Item 7

Planning Committee  
27 March 2024

Agenda Item: 7  
21/02938/F

essentially match the height of the ground floor of these dwellings and therefore the relationship is therefore effectively that of a proposed single storey building. The majority of the development would therefore be screened by the existing boundary treatment and proposed tree planting. Taking all these factors in to account the relationship is acceptable and would not have an adverse impact by way or overbearing impact, obtrusiveness, overshadowing, overlooking and loss of privacy.

- 6.14 In terms of potential noise issues the application is accompanied by a noise assessment. This has considered the existing background noise and potential impact from proposed plant, which in this case is primarily the addition of an air source heat pump. The report identifies several criteria that any new plant must meet to ensure no impact on future occupants and neighbouring occupants. The Council's noise consultants, Regulatory Support Services, has advised that "the noise report has proposed an appropriate noise rating level for plant noise emissions from the development. This recommendation should be secured through condition." They have also advised that no vents, grills or flue terminals are located on the western elevation of the plant rooms. Therefore, subject to the recommended conditions the noise levels are considered acceptable.
- 6.15 In terms of inconvenience during the construction period. Whilst it is acknowledged there may be a degree of disruption during the construction phase, the proposal would not warrant refusal on this basis and statutory nuisance legislation exists to control any significant disturbance caused during the construction of the proposal. To ensure that the impacts of construction are reduced a condition is recommended to secure a method of construction statement. As set out in the below transport section a condition it is also recommended to secure further details of construction traffic, parking and storage management through a Construction Transport Management Plan (CTMP).
- 6.16 In terms of the quality of accommodation for future residents this is primarily controlled by other regulator bodies due to the nature of the proposed use. The applicant advises that the development is required to meet the National Minimum Standards for Care Homes for Older People as set out in the Care Standards Act 2000. They advise that each new room, and required communal facilities will be above these minimum standards. The new rooms will have outlook into the existing garden or views out across the open field to the south. The level of light to these rooms will also be adequate. The lounge area for existing and future residents will be improved as part of the application and the quality of the outdoor area and garden area will also be improved as a result of the works. The new extension will also have a courtyard around it to provide additional amenity space for the new and existing residents. The garden area is smaller as a result of the extension and erection of the staff accommodation under the 2019 application however given the nature of the patients it is considered that the garden area proposed is adequate. Therefore, the proposal will provide an acceptable standard of accommodation for the future occupants.



## Access, parking and traffic generation

- 6.17 Development Management Plan Policy TAP1 requires all types of development to provide safe and convenient access for all road users taking account of cumulative impacts, which would not unnecessarily impede the free flow of traffic, or compromise pedestrians or other transport modes. Traffic resulting from a development must not materially impede traffic congestion on the highway network or increase the risk of accidents.
- 6.18 The National Planning Policy Framework at paragraph 109 confirms that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."
- 6.19 The scheme provides 17 parking spaces, an increase in 5 spaces, and proposes to close up the existing access and move it to the southern part of the site. The DMP, Annex 4, does not set a specific minimum parking standard instead it is considered on a case-by-case basis. To justify the level of parking the application is accompanied by a Transport Statement. This sets out that the extension combined with the existing building will result in a parking demand of circa 13 vehicles (8 staff members and 5 visitors) during the peak period. Noting that this is based on an increase in 20 beds, not the 18 now proposed. In terms of traffic generation, the Transport Statement advises that the scheme has the potential to generate an additional 2 to 3 vehicle movements within the morning an evening peaks hours.
- 6.20 Surrey County Council as the County Highway Authority (CHA) has considered the submitted information in relation to highway safety, capacity and parking and has raised no objection to the scheme subject to conditions. The CHA has provided the following comments:

*"The site currently includes accommodation for 4 members of staff within the existing building. The applicant has obtained planning permission (19/01580/F) for a separate building at the rear of the site which has not yet been constructed, to provide accommodation for 4 members of staff. It is intended to maintain staff accommodation for 2 members of staff within the existing building once the proposed staff building is constructed. As such, a total of 6 staff members will be provided with accommodation on site in the future. They will not have any car parking, but under the decision notice for 19/01580/F the condition numbered 7 requires the developer to provide travel information packs.*

*At present, the nursing home accommodates 35 residents and 47 staff members on rotation, with 33 full-time equivalent staff. During the busiest shift (08:00-14:00 hours), there are 13 staff members on site including nurses, carers, domestic, administration, and kitchen staff. There are 11 staff members on site during the 14:00 to 20:00 hours shift and 4 staff members overnight (who sleep on site).*

*Vehicular access to the nursing home is currently taken from the B2217 Bolters Lane along the eastern boundary of the site. This access point allows*

# Agenda Item 7

Planning Committee  
27 March 2024

Agenda Item: 7  
21/02938/F

*vehicular access to the existing 12 parking spaces, however under the proposed development the developer is proposing to move the access point into the site, to a point further south where there would be adequate sight lines commensurate with the speed of traffic.*

*The most frequent bus service is every hour Monday to Saturday but there is no service on a Sunday. The local rail service is with 450 metres of the site. The proposed development would be able to take advantage of this public transport provision.*

*As alluded to above the proposals include the relocation of the existing access point onto the site from the B2217 Bolters Lane where the existing gated access is currently located. The access includes gates that are set back circa 7 metres from the carriageway edge.*

*The drawing included at Appendix C of the Motion Transport Planning document submitted with the planning application demonstrates the proposed access arrangements for the site. The proposals include the introduction of 'Keep Clear' markings along Bolters Lane adjacent to the site access. This will restrict northbound queuing traffic from obstructing the proposed access.*

*Visibility splays are also illustrated on the drawing included at Appendix C. Visibility splays of 2.4 metres by 59 metres are shown to the south. This allows for drivers exceeding the 30 mph speed limit. Whilst to the north the visibility splay is shown to the exit of the Bolters Lane/Winkworth Road mini roundabout, measuring 30 metres. According to the formula contained within MfS, 30 metre visibility splays relate to speeds of circa 23mph. This is appropriate considering vehicle speeds approaching/exiting the roundabout to the north will be low.*

*Pedestrian access to the site will also be achieved via the proposed gated access, which includes a pedestrian gate to the north of the main gate to allow vehicles to enter.*

*The most staff that would be on site will be 20 between 0800 and 1400 hours. 38% of staff drive to the site, so in the proposed development that would mean 8 members of staff driving to the development. But if 67.5% of staff were to drive to the site as per TRICs data then there would be parking demand for 14 vehicle at most. The developer is proposing 17 spaces.*

*The proposed development could lead to an increase in visitors from 3 to 5. If they all drive then there would be a total parking demand to park 19 vehicles. Thus there would be a shortfall of 3 spaces. This is unlikely to lead to more on street parking than is currently the case.*

*There is an existing parking ratio of 0.92 of a parking space per staff during the busiest part of the day when 13 staff would be on site. Under the proposed development there would be 20 staff during the busiest part of the day so the parking ratio would be 0.85 so a slight reduction. However the current car park has less than 6 metres of aisle space for each parking bay.*

*As such some of those spaces would be become unusable if another car were parked and so would reduce the ratio of parking per staff member to less than 0.85 of a space. In comparison all of the proposed parking space spaces would be usable.*

*I have recommend that a minimum of four of the parking spaces are provided with a fast charge socket, and another four spaces are provided with an electric supply to retrospectively fit a fast cage socket.*

*In terms of servicing, I have recommended a condition for a service delivery management plan to prevent deliveries between 0800 and 1400 hours. Outside of these hours there would be less staff parking demand.*

*The developer is proposing 10 bike parking space, I have recommended a condition to provide shelter for those spaces.*

*In terms of traffic generation the proposed development would slightly increase the quantum vehicle movements by 2 in the am peak and 3 in the pm peak."*

- 6.21 In light of the above comments from the CHA the application is considered to have an acceptable highways and parking impact and is therefore, subject to the inclusion of the recommended conditions, considered to be compliant with policy TAP1.

#### Impact on trees

- 6.22 There are no trees within the site of any quality identified by the submitted tree report but there are a number of off-site trees close to the site boundary and also trees located to the south-east of the site are protected by a Tree Preservation Order. The submitted arboricultural report has surveyed these trees and considered the potential impact from the development. There will be no direct impact or works required to these trees and subject to tree protection fencing would not be impacted by the proposal. The tree officer was consulted on the application and following review of the submitted arboricultural report has raised no objection subject to a condition securing the tree protection measures.
- 6.23 The Tree Officer has not commented on the landscape strategy but as above the proposed landscaping is considered appropriate from a design, and heritage/landscape character point of view. A condition securing finalised details of the proposed species and location of the planting is recommended to ensure that the mix of species is appropriate for the site. The proposal is therefore compliant with policy NHE3 of the Development Management Plan 2019.

#### Ecology

- 6.24 A number of reports have been submitted including a Preliminary Ecological Appraisal (PEA) and a Preliminary Roost Assessment (PRA) and Biodiversity Net Gain (BNG) report. The report considered that there would be no impact

# Agenda Item 7

Planning Committee  
27 March 2024

Agenda Item: 7  
21/02938/F

upon designated sites or habitats of ecological significance. The report also considered the potential impact on protected species including amphibians, badgers, birds, hedgehogs, reptiles and other mammals and found that there would be no impact on protected species but a number of mitigation measures are set out in the report. In terms of net gain, the report has identified that the scheme could result in a 15.17% net gain in biodiversity from installation of a green roof and enhancement of existing habitats on site, and a 100% net gain in linear habitat features through the installation of hedging.

- 6.25 Surrey Wildlife Trust (SWT) have considered the submitted reports and have advised that they are sufficient in scope to inform this planning application and therefore raised no concerns subject to conditions to secure the implementation of the mitigation measures, a sensitive lighting management plan and a Landscape and Ecological Management Plan (LEMP) to ensure that the net gain can be achieved.
- 6.26 It is noted that the BNG report does not take in to account the 2019 staff accommodation block in the north-west corner of the site. However on review on the BNG report and taking in to account the remaining areas for planting I consider that a biodiversity net gain is still achievable and therefore a condition to secure an updated BNG report and LEMP is recommended. The proposal would therefore, subject to conditions, comply with policy NHE2 of the Development Management Plan 2019.

## Sustainable Construction

- 6.27 DMP Policy CCF1 relates to climate change mitigation and requires new development to meet the national water efficiency standard of 110litres/person/day and to achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations.
- 6.28 The application planning statement states that the development achieves an a 50% reduction beyond Part L of the 2013 Building Regulations due to the modular nature of the rear extension and use of sustainable construction methods. This is well beyond the 19% requirement.
- 6.29 In any case following the recent changes to building regulations energy efficiency measures are now more than the 19% requirement. Therefore, it is not considered reasonable or necessary to include a condition requiring the 19% improvement. The water efficiency measures are still however required. If planning permission is to be granted, a condition would be imposed to secure further details of the water efficiency measures in order to comply with this element of DMP Policy CCF1. The fact that the buildings go beyond planning requirements represents a benefit of the scheme which must be considered in the overall planning balance.
- 6.30 As above a condition is also recommended to secure the implementation of electric car charging points throughout the site.

## Flooding and Drainage matters

- 6.31 The site is in Flood Zone 1 and is therefore at a low risk of fluvial flooding and does not require a site-specific Flood Risk Assessment. As such no concern is raised about fluvial flooding. In terms of surface water and foul drainage, the proposed siting of the extension is not identified as being at medium or high risk of surface water drainage and no comments have been provided by the water companies to raise infrastructure concerns. The frontage of the site is shown to have some risk of surface water flooding, No drainage information has been provided at the application stage. Therefore, in order to meet the requirements of policy CCF2 and ensure that the site does not result in an increase in surface water run-off a condition is recommended to secure further drainage details.

## CONDITIONS

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

Plan Type	Reference	Version	Date Received
Floor Plan	2255-IDL-NA-GF-DR-A-1000	[3-11]	07.03.2024
Site Layout Plan	2255-IDL-NA-NA-DR-A-10001	[3-10]	07.03.2024
Location Plan	2255-IDL-NA-GF-DR-A-00001	[3-05]	29.11.2023
Site Layout Plan	2255-IDL-NA-ZZ-DR-A-01001	[3-05]	29.11.2023
Floor Plan	2255-IDL-NA-1F-DR-A-01003	[3-03]	29.11.2023
Roof Plan	2255-IDL-NA-RF-DR-A-010	[3-03]	29.11.2023
Section Plan	2255-IDL-NA-SZ-DR-A-04001	[3-03]	29.11.2023
Elevation Plan	2255-IDL-NA-EZ-DR-A-06001	[3-03]	29.11.2023
Floor Plan	2255-IDL-NA-GF-DR-A-05001	[3-04]	29.11.2023
Floor Plan	2255-IDL-NA-1F-DR-A-05002	[3-03]	29.11.2023
Roof Plan	2255-IDL-NA-RF-DR-A-05004	[3-03]	29.11.2023
Section Plan	2255-IDL-NA-SZ-DR-A-05005	[3-03]	29.11.2023
Elevation Plan	2255-IDL-NA-EZ-DR-A-05006	[3-03]	29.11.2023
Floor Plan	2255-IDL-NA-GF-DR-A-10002	[3-09]	29.11.2023
Floor Plan	2255-IDL-NA-1F-DR-A-10003	[3-08]	29.11.2023
Roof Plan	2255-IDL-NA-RF-DR-A-10005	[3-09]	29.11.2023
Elevation Plan	2255-IDL-NA-EZ-DR-A-16001	[3-09]	29.11.2023
Section Plan	2255-IDL-NA-SZ-DR-A-14001	[3-08]	29.11.2023
Site Layout Plan	2255-IDL-NA-ZZ-DR-A-12001	[3-09]	29.11.2023
Elevation Plan	2255-IDL-NA-EZ-DR-A-84002	[3-07]	29.11.2023

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.

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

# Agenda Item 7

Planning Committee  
27 March 2024

Agenda Item: 7  
21/02938/F

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 shall commence until a Construction Management Statement (CMS), to include details of:
  - a) Prediction of potential impacts with regard to water, waste, noise and vibration, dust, emissions and odours, wildlife. Where potential impacts are identified, mitigation measures should be identified to address these impacts.
  - b) Information about the measures that will be used to protect privacy and the amenity of surrounding sensitive uses; including provision of appropriate boundary protection.
  - c) Means of communication and liaison with neighbouring residents and businesses.
  - d) Hours of work.

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

Reason: The condition above is required in order that the development is managed in a safe and considerate manner to help mitigate potential impact on the amenity and safety of neighbours and to accord with Reigate and Banstead Development Management Plan 2019 policy DES8.

4. The development shall be carried out in accordance with proposed ground levels and finished floor levels set out within the approved plans.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining buildings and to safeguard the visual amenities of the locality including heritage assets with regard to Reigate and Banstead Development Management Plan DES1 and NHE9.

5. No development shall commence including groundworks preparation and demolition until all related arboricultural matters, including arboricultural supervision, monitoring and tree protection measures are implemented in strict accordance with the approved details contained in the arboricultural report compiled by SouthOaks Arboricultural Consultancy.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction - Recommendations' and policies NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019.

6. No development, other than demolition and site clearance, shall commence until a strategy for the disposal of surface and foul water (surface water drainage scheme) is submitted to and approved in writing by the Local Planning Authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDs,

# Agenda Item 7

Planning Committee  
27 March 2024

Agenda Item: 7  
21/02938/F

NPPF and Ministerial Statement on SuDs. Details of drainage management responsibilities and maintenance regimes for the drainage system must also be included. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the site is satisfactorily drained and in order to protect water and environmental quality with regard to Policy CS10 of the Core Strategy 2014, Policy CCF2 of the Development Management Plan 2019 and the NPPF.

7. Prior to the first occupation of the development, 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 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.

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.

8. a) The cumulative noise and vibration operation of all fixed mechanical equipment and building services plant hereby approved shall not exceed the noise rating level as detailed in the Quinn Ross Consultants Noise Assessment Report, dated 2nd November 2021, reference Project CPT/010721/010 Rev01. Within 6 weeks of the date of commissioning all equipment and plant, a noise assessment including measurements shall be carried out to confirm the noise target has been met for both day and nighttime operation.

Within 3 months of operation commencing any additional steps required to mitigate the noise impact shall be identified and implemented AND the post installation noise assessment shall be submitted to and approved in writing by the local planning authority.

The approved details and attenuation measures shall therefore be permanently retained and maintained in working order for the duration of the use and their operation.

- b) No vents, grills, or flues terminals shall be located on the western elevations of the proposed plant rooms.

Reason: To ensure that the proposed development does not prejudice the amenities of the properties in the surrounding area with regard Reigate and

# Agenda Item 7

Planning Committee  
27 March 2024

Agenda Item: 7  
21/02938/F

Banstead Borough Council Core Strategy 2014 policy CS10 and Development Management Plan 2019 policy DES9.

9. No development shall take place above slab level until written details of the materials to be used in the construction of the external surfaces, including extension walls and roof, and details of the proposed windows, 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 and to ensure that the finalised details are appropriate to the locally listed building with regard to Reigate and Banstead Development Management Plan 2019 policy DES1 and NHE9.

10. No development shall take place above slab level until:
- a) a plan showing the positions, design, materials and type of boundary treatment to be erected within the site and to the rear and side boundaries; and
  - b) a plan and method statement detailing the repair, replacement and new elements of the front boundary wall [Note: It is expected that the existing rendered front wall and any new or repaired elements is provided as a knapped flint wall],
- has been submitted to and approved in writing by the Local Planning Authority. The new boundary treatment and agreed details in relation to the front boundary wall shall be completed before the occupation of the development hereby permitted.

Reason: In the interest of maintaining the historic and architectural character of the listed building, historic gardens and the visual amenities of the area with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

11. No development above slab level shall commence on site until a scheme for the soft and hard 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 be based on the Landscape Strategy (drawing 01 Rev G) and Darwin Ecology Biodiversity Net Gain Assessment dated November 2021 and shall include details of hard landscaping (materials and finish), 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 programme. The scheme shall also take in to account the recommendations of the submitted ecology reports.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or use of the approved development or in accordance with a programme agreed in writing with the local planning authority.



# Agenda Item 7

Planning Committee  
27 March 2024

Agenda Item: 7  
21/02938/F

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 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 NHE3 and DES1 of the Reigate and Banstead Borough Development Management Plan 2019, British Standards including BS8545:2014 and British Standard 5837:2012.

12. No development shall commence until an updated Biodiversity Net Gain and Ecological Enhancement Plan has been submitted to and approved in writing by the Local Planning Authority (LPA). The Plan shall be based on the recommendations of the Darwin Ecology Preliminary Ecological Appraisal and Preliminary Roost Assessment Report dated October 2021 and Biodiversity Net Gain Assessment dated November 2021 and shall detail the finalised on-site biodiversity enhancement measures to achieve a net gain in biodiversity and details of proposed onsite ecological enhancement measures. The Plan shall also include details of the management and monitoring of the proposed net gain enhancement measures.

The agreed details shall be implemented before occupation of this development, unless otherwise agreed in writing by the LPA, and maintained/monitored in accordance with the agreed details.

Reason: To provide enhancements to the biodiversity of the site 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 be carried out in accordance with the mitigation measures set out within the Darwin Ecology Preliminary Ecological Appraisal and Preliminary Roost Assessment Report dated October 2021.

Reason: To ensure that any potential impact to protected species is adequately mitigated in accordance with the provisions of the National Planning Policy Framework and policy NHE2 of the Development Management Plan 2019.

14. Notwithstanding the approved plans no external lighting shall be installed on the buildings hereby approved or within the site until:
- 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

# Agenda Item 7

Planning Committee  
27 March 2024

Agenda Item: 7  
21/02938/F

b) a sensitive lighting management plan to demonstrate that the lighting meets the recommendations set out within the submitted Darwin Ecology Preliminary Ecological Appraisal and Preliminary Roost Assessment Report dated October 2021, has been submitted to and agreed in writing by the local planning authority.

The external 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, DES5, DES9 and NHE9 of the Reigate and Banstead Development Management Plan 2019 and to protect protected bats in accordance with the provisions of the National Planning Policy Framework and Reigate and Banstead Development Management Plan 2019 policy NHE2.

15. 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) provision of any boundary hoarding behind visibility zones
- (f) HGV deliveries and hours of operation
- (g) vehicle routing
- (h) measures to prevent the deposit of materials on the highway
- (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (j) 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: 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 and Policy DES8 Construction Management of the Reigate and Banstead Local Plan Development Management Plan September 2019.

16. No part of the development shall be occupied unless and until the existing southern most vehicular access to Bolters Lane has been provided with sight lines and carriageway markings in accordance with the plan numbered 2103063 01 Rev C at appendix C of the Motion Transport Planning Transport Statement dated 05 11 21 , and the visibility zones shall be kept permanently clear of any obstruction above 0.6 metres high above the ground and hanging lower than 2.0 metres high above the ground.

# Agenda Item 7

Planning Committee  
27 March 2024

Agenda Item: 7  
21/02938/F

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 and Policy TAP1 of the Reigate and Banstead Development Management Plan 2019.

17. The development hereby approved shall not be first occupied unless and until the existing access from the site to Bolters Lane has been permanently closed and any kerbs, verge, footway, fully reinstated in accordance with a scheme to be submitted to and approved in writing with 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 and Policy TAP1 of the Reigate and Banstead Development Management Plan 2019.

18. Notwithstanding the approved plans the development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with a revised scheme to be submitted to and approved in writing with the Local Planning Authority for shelter to be provided to stands that can accommodate 10 bicycles.

Thereafter the shelter and bike stands shall be retained and maintained for their designated purposes.

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 promote sustainable forms of transport in accordance with the National Planning Policy Framework and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

19. 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 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 purposes.

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 and Policy TAP1 of the Reigate and Banstead Development Management Plan 2019.

20. The submitted Travel Information Pack dated March 2022 shall be distributed to staff and visitors upon first occupation and for each and every subsequent occupation of the development, thereafter maintain and develop the Travel Information Pack to the satisfaction of the Local Planning Authority

# Agenda Item 7

Planning Committee  
27 March 2024

Agenda Item: 7  
21/02938/F

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 promote sustainable forms of transport in accordance with the National Planning Policy Framework and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

21. Details of a Delivery and Servicing Management Plan to include preventing deliveries between 0800 and 1400 hours shall be submitted to and agreed in writing by the Local Planning Authority prior to the first occupation of the development hereby approved. The approved Delivery and Servicing Management Plan shall be implemented upon first occupation and the care home use shall therefore be carried out in accordance with the approved plan.

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 and Policy TAP1 of the Reigate and Banstead Development Management Plan 2019

22. The development hereby approved shall not be occupied unless and until a minimum of 4 of the available parking spaces are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) and a minimum of 4 of the available spaces are provided with an electric supply in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the development promotes more sustainable forms of transport, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17.

23. The development hereby approved shall not be first occupied unless and until a Water Efficiency Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail how the development will:

- a) Ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day

The development shall be carried out in accordance with the approved details and any measures specific to an individual dwelling(s) shall be implemented, installed and operational prior to its occupation.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions with regard to Policy CS10 of the Reigate & Banstead Core Strategy 2014 and Policy CCF1 of the Reigate & Banstead Development Management Plan 2019.

24. The roof area shown at the first floor in the north-west corner of the rear extension hereby permitted shall not be used as a balcony, roof garden 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.

## 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](http://www.firesprinklers.info).
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. Further information can be found on the Council website at : Climate Change Information.
3. You are advised that the Council will expect the following measures to be included in the above CMS condition 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](http://www.ccscheme.org.uk/index.php/site-registration).

4. The applicant is advised that the essential requirements for an acceptable communication plan forming part of the CMS are viewed as: (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme; (ii) how neighbours

# Agenda Item 7

Planning Committee  
27 March 2024

Agenda Item: 7  
21/02938/F

will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them; (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours; (iv) the name and contact details of the site manager who will be able to deal with complaints; and (v) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.

5. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see [www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice).
6. When a temporary access is approved or an access is to be closed as a condition of planning permission an 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 existing adjoining surfaces at the developers expense.
7. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
8. 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).
9. The use of a suitably qualified arboricultural consultant is essential to provide acceptable supervision and monitoring and submissions in respect of the above arboricultural tree protection condition and landscaping condition. All works shall comply with the recommendations and guidelines contained within British Standard 5837.

Planning Committee  
27 March 2024

Agenda Item: 7  
21/02938/F

## **REASON FOR PERMISSION**

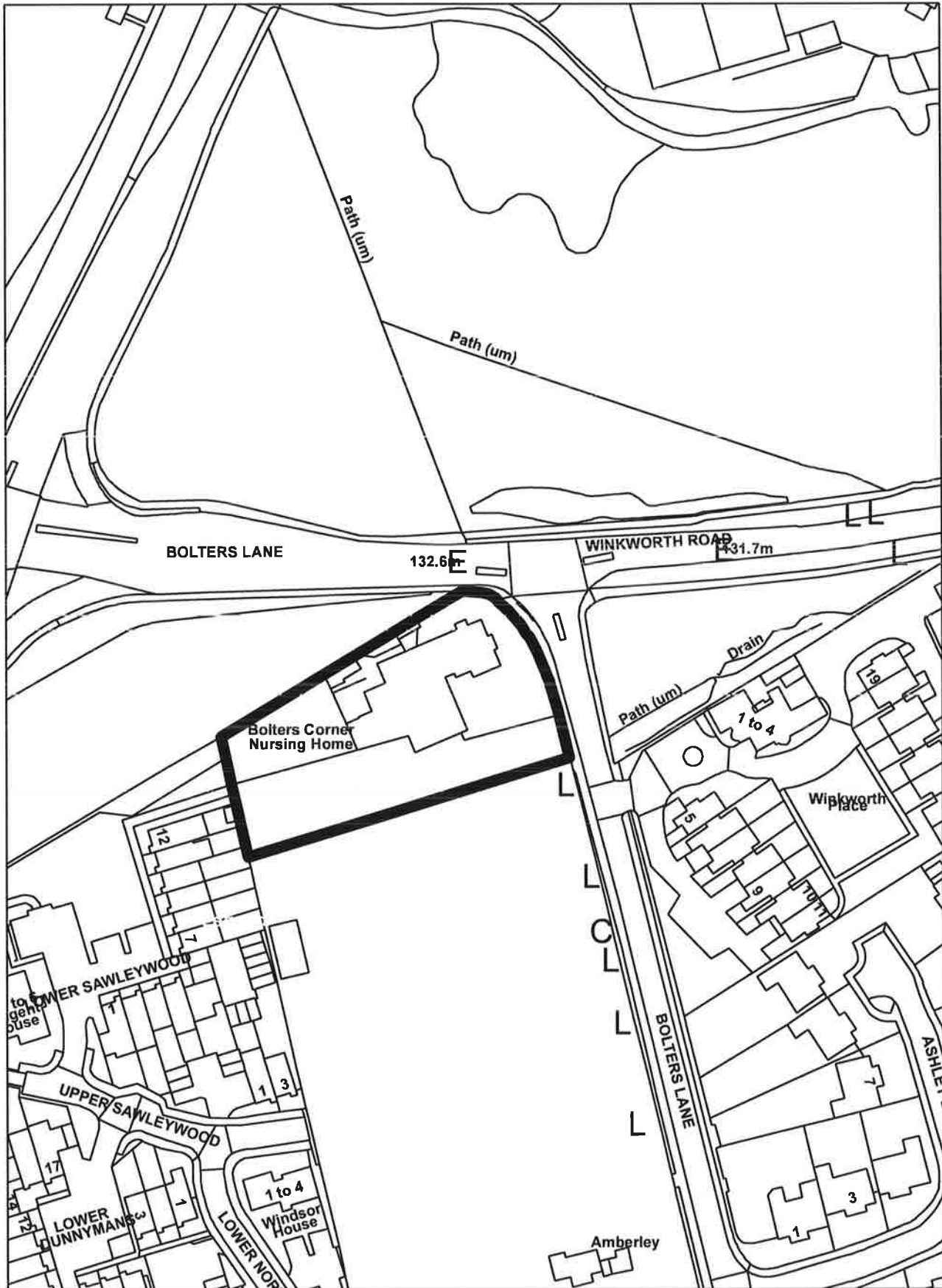
The development hereby permitted has been assessed against development plan policies CS1, CS2, CS4, CS10, CS11, CS12, CS13, CS14, CS17 and DES1, DES5, DES7, DES8, DES9, NHE2, NHE3, NHE9, TAP1, INF1, INF2, CCF1, CCF2 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

## **Proactive and Positive Statements**

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.

# Agenda Item 7

## 21/02938/F - Bolters Corner Rest Home, Bolters Lane, Banstead



Crown Copyright Reserved. Reigate and Banstead Borough Council.  
Licence No - AC0000816807

Scale 1:1,250





**DL: ARCHITECTURE**  
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

# Agenda Item 7

**GENERAL NOTES:**  
 1. Do not scale from this drawing.  
 2. All dimensions are in millimetres unless stated otherwise.  
 3. HCUK accepts no liability arising from any variation to this drawing.  
 4. Check all dimensions on the drawing.  
 5. Report any discrepancies and omissions to HCUK Ltd.  
 6. This drawing is copyright.

**Existing trees retained**



**Existing trees removed**



**Proposed Planting**



**Street trees**



**Native trees - large canopy**



**Native trees - small canopy**



**Specimens - shrub and herbaceous**



**Native hedge - medium foliage hedge**



**Low ornamental privacy hedge**



**Ornamental Mix 1 - Slummy mix (sensory species)**



**Ornamental mix 2 - Ground cover semi-shade mix**



**Ornamental mix 3 - Medium shrubs / herbaceous mix**



**Ornamental Mix 4 - Raised containers**



**Ornamental mix 5 - High to medium shrubs as a landscape buffer, mix of native and non-native flowering shrubs, mix of deciduous and evergreen**



**Bulbs**

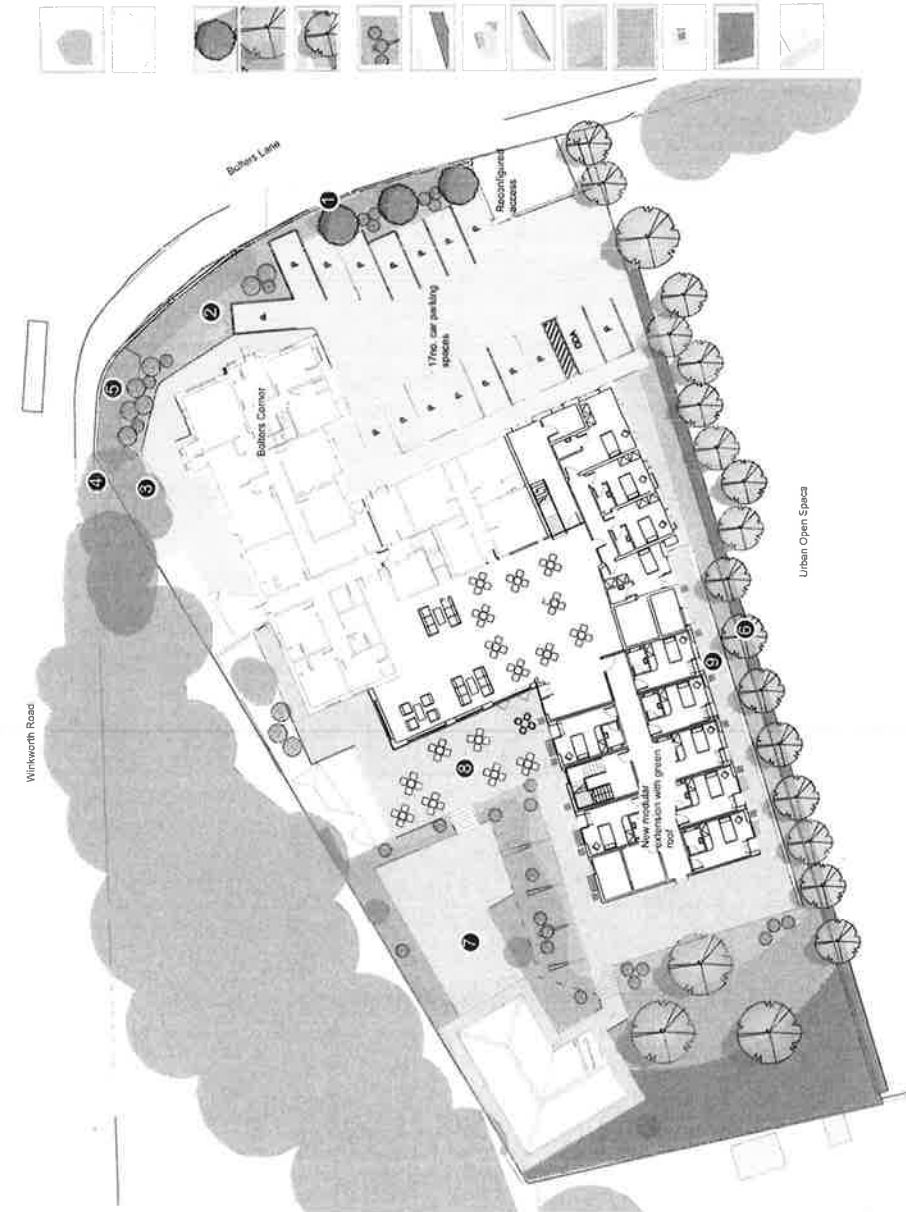


Note: The original of this drawing was produced in AutoCAD 2014. All dimensions are in millimetres unless stated otherwise. All dimensions are to the centre of the object unless stated otherwise.

Rev	Description	By	CHK	Date
1	Issue for planning	20/11/24	CS	20/11/24
2	Issue for planning	20/11/24	CS	20/11/24
3	Issue for planning	20/11/24	CS	20/11/24
4	Issue for planning	20/11/24	CS	20/11/24
5	Issue for planning	20/11/24	CS	20/11/24
6	Issue for planning	20/11/24	CS	20/11/24
7	Issue for planning	20/11/24	CS	20/11/24
8	Issue for planning	20/11/24	CS	20/11/24
9	Issue for planning	20/11/24	CS	20/11/24
10	Issue for planning	20/11/24	CS	20/11/24
11	Issue for planning	20/11/24	CS	20/11/24
12	Issue for planning	20/11/24	CS	20/11/24
13	Issue for planning	20/11/24	CS	20/11/24
14	Issue for planning	20/11/24	CS	20/11/24
15	Issue for planning	20/11/24	CS	20/11/24
16	Issue for planning	20/11/24	CS	20/11/24
17	Issue for planning	20/11/24	CS	20/11/24
18	Issue for planning	20/11/24	CS	20/11/24
19	Issue for planning	20/11/24	CS	20/11/24
20	Issue for planning	20/11/24	CS	20/11/24
21	Issue for planning	20/11/24	CS	20/11/24
22	Issue for planning	20/11/24	CS	20/11/24
23	Issue for planning	20/11/24	CS	20/11/24
24	Issue for planning	20/11/24	CS	20/11/24
25	Issue for planning	20/11/24	CS	20/11/24
26	Issue for planning	20/11/24	CS	20/11/24
27	Issue for planning	20/11/24	CS	20/11/24
28	Issue for planning	20/11/24	CS	20/11/24
29	Issue for planning	20/11/24	CS	20/11/24
30	Issue for planning	20/11/24	CS	20/11/24
31	Issue for planning	20/11/24	CS	20/11/24
32	Issue for planning	20/11/24	CS	20/11/24
33	Issue for planning	20/11/24	CS	20/11/24
34	Issue for planning	20/11/24	CS	20/11/24
35	Issue for planning	20/11/24	CS	20/11/24
36	Issue for planning	20/11/24	CS	20/11/24
37	Issue for planning	20/11/24	CS	20/11/24
38	Issue for planning	20/11/24	CS	20/11/24
39	Issue for planning	20/11/24	CS	20/11/24
40	Issue for planning	20/11/24	CS	20/11/24
41	Issue for planning	20/11/24	CS	20/11/24
42	Issue for planning	20/11/24	CS	20/11/24
43	Issue for planning	20/11/24	CS	20/11/24
44	Issue for planning	20/11/24	CS	20/11/24
45	Issue for planning	20/11/24	CS	20/11/24
46	Issue for planning	20/11/24	CS	20/11/24
47	Issue for planning	20/11/24	CS	20/11/24
48	Issue for planning	20/11/24	CS	20/11/24
49	Issue for planning	20/11/24	CS	20/11/24
50	Issue for planning	20/11/24	CS	20/11/24
51	Issue for planning	20/11/24	CS	20/11/24
52	Issue for planning	20/11/24	CS	20/11/24
53	Issue for planning	20/11/24	CS	20/11/24
54	Issue for planning	20/11/24	CS	20/11/24
55	Issue for planning	20/11/24	CS	20/11/24
56	Issue for planning	20/11/24	CS	20/11/24
57	Issue for planning	20/11/24	CS	20/11/24
58	Issue for planning	20/11/24	CS	20/11/24
59	Issue for planning	20/11/24	CS	20/11/24
60	Issue for planning	20/11/24	CS	20/11/24
61	Issue for planning	20/11/24	CS	20/11/24
62	Issue for planning	20/11/24	CS	20/11/24
63	Issue for planning	20/11/24	CS	20/11/24
64	Issue for planning	20/11/24	CS	20/11/24
65	Issue for planning	20/11/24	CS	20/11/24
66	Issue for planning	20/11/24	CS	20/11/24
67	Issue for planning	20/11/24	CS	20/11/24
68	Issue for planning	20/11/24	CS	20/11/24
69	Issue for planning	20/11/24	CS	20/11/24
70	Issue for planning	20/11/24	CS	20/11/24
71	Issue for planning	20/11/24	CS	20/11/24
72	Issue for planning	20/11/24	CS	20/11/24
73	Issue for planning	20/11/24	CS	20/11/24
74	Issue for planning	20/11/24	CS	20/11/24
75	Issue for planning	20/11/24	CS	20/11/24
76	Issue for planning	20/11/24	CS	20/11/24
77	Issue for planning	20/11/24	CS	20/11/24
78	Issue for planning	20/11/24	CS	20/11/24
79	Issue for planning	20/11/24	CS	20/11/24
80	Issue for planning	20/11/24	CS	20/11/24
81	Issue for planning	20/11/24	CS	20/11/24
82	Issue for planning	20/11/24	CS	20/11/24
83	Issue for planning	20/11/24	CS	20/11/24
84	Issue for planning	20/11/24	CS	20/11/24
85	Issue for planning	20/11/24	CS	20/11/24
86	Issue for planning	20/11/24	CS	20/11/24
87	Issue for planning	20/11/24	CS	20/11/24
88	Issue for planning	20/11/24	CS	20/11/24
89	Issue for planning	20/11/24	CS	20/11/24
90	Issue for planning	20/11/24	CS	20/11/24
91	Issue for planning	20/11/24	CS	20/11/24
92	Issue for planning	20/11/24	CS	20/11/24
93	Issue for planning	20/11/24	CS	20/11/24
94	Issue for planning	20/11/24	CS	20/11/24
95	Issue for planning	20/11/24	CS	20/11/24
96	Issue for planning	20/11/24	CS	20/11/24
97	Issue for planning	20/11/24	CS	20/11/24
98	Issue for planning	20/11/24	CS	20/11/24
99	Issue for planning	20/11/24	CS	20/11/24
100	Issue for planning	20/11/24	CS	20/11/24



Client: **Welling Home**  
 Project: **Bolton Corner, Borehamwood**  
 Description: **Landscape Strategy**  
 Status: **For Planning**  
 Scale: **Drawn 1 Checked  
 CB SH  
 1:200 @A1  
 Job Number: 01  
 Drawing Number: 01  
 Revision: G**  
 W: [www.hcugroup.co.uk](http://www.hcugroup.co.uk)



**Landscape Strategy**

**Objectives**

- To provide a high quality setting for the development. Enhanced boundary to frontage to reflect the local vernacular.
- To enhance the setting of the locally listed historic building (Bolton Corner).
- To provide attractive and safe garden and terraces for residents use, with privacy planting to bedrooms and sensory plant species for colour, movement, scent, touch, to the garden areas.
- To enhance the biodiversity of the site with a mix of native and ornamental wildlife attracting planting and to enhance the site for birds, bees, butterflies, insects.
- To provide a native green corridor along the southern boundary, of native hedging and small native trees to connect to the surrounding green framework and to soften the transition to the Urban Green Space to the south.
- To provide structure planting to the west of the site, to soften views from nearby housing, create privacy for the development to include evergreen and medium to tall trees to screen and soften views towards the attractive backdrop to the development and gardens, including flowering shrubs.
- Extensive green roof to modular, new build contributes to green infrastructure, provides visual amenity and biodiversity benefits.
- To include permeable surfaces to contribute to the sustainable drainage of the site.

- Proposals**
- 1 Street tree planting - soften views of the extension and enhance the streetscene. Enhanced boundary wall - brick and flint
  - 2 Open view retained of locally listed building
  - 3 Secure parking for ten cycles
  - 4 Existing enclosed wall retained
  - 5 Holly hedge planting behind wall
  - 6 Medium native evergreen hedges - holly, with small native trees (field maple and Hawthorn), and larger native tree near car park, to screen and soften views towards the site entrance and retain transition to Urban Green Space
  - 7 Resident's Garden - formal lawn with borders, sensory planting.
  - 8 Lower terraces - hardstanding for tables and chairs, softened with planters and low privacy hedges to building
  - 9 Climbers in raised planters trained up wall. Low privacy hedges to ground level bedrooms.



**NOTES**



1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.

2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.

3. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.

4. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.

5. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY.

**IDI: ARCHITECTURE**

100, THE ARCHWAY, WIMBORNE, DORSET, BH20 9JG

TEL: 01202 881111

WWW.IDIARCHITECTURE.CO.UK

**BOUTERS CORNER CARE HOME**  
BANSTEAD, UK, SM7 2AB

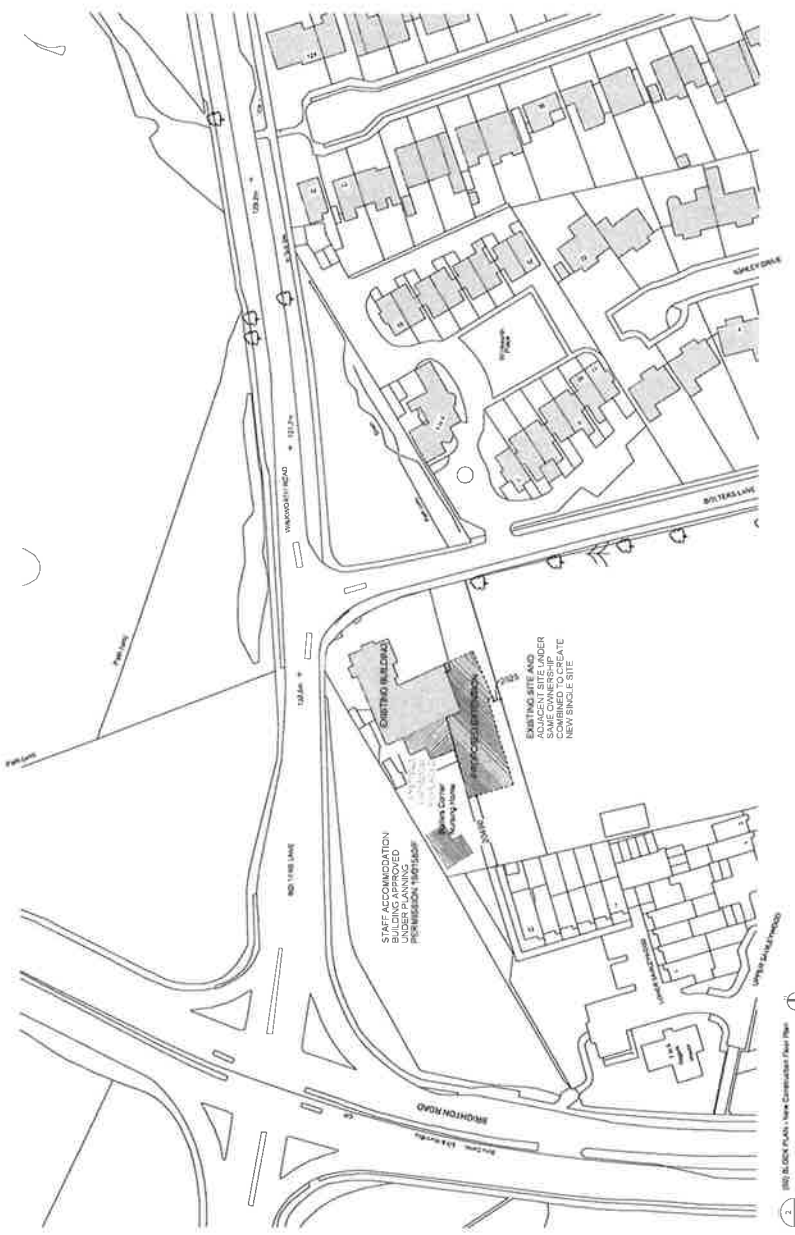
**LOCATION & BLOCK PLANS**

DATE: 22/05/2013

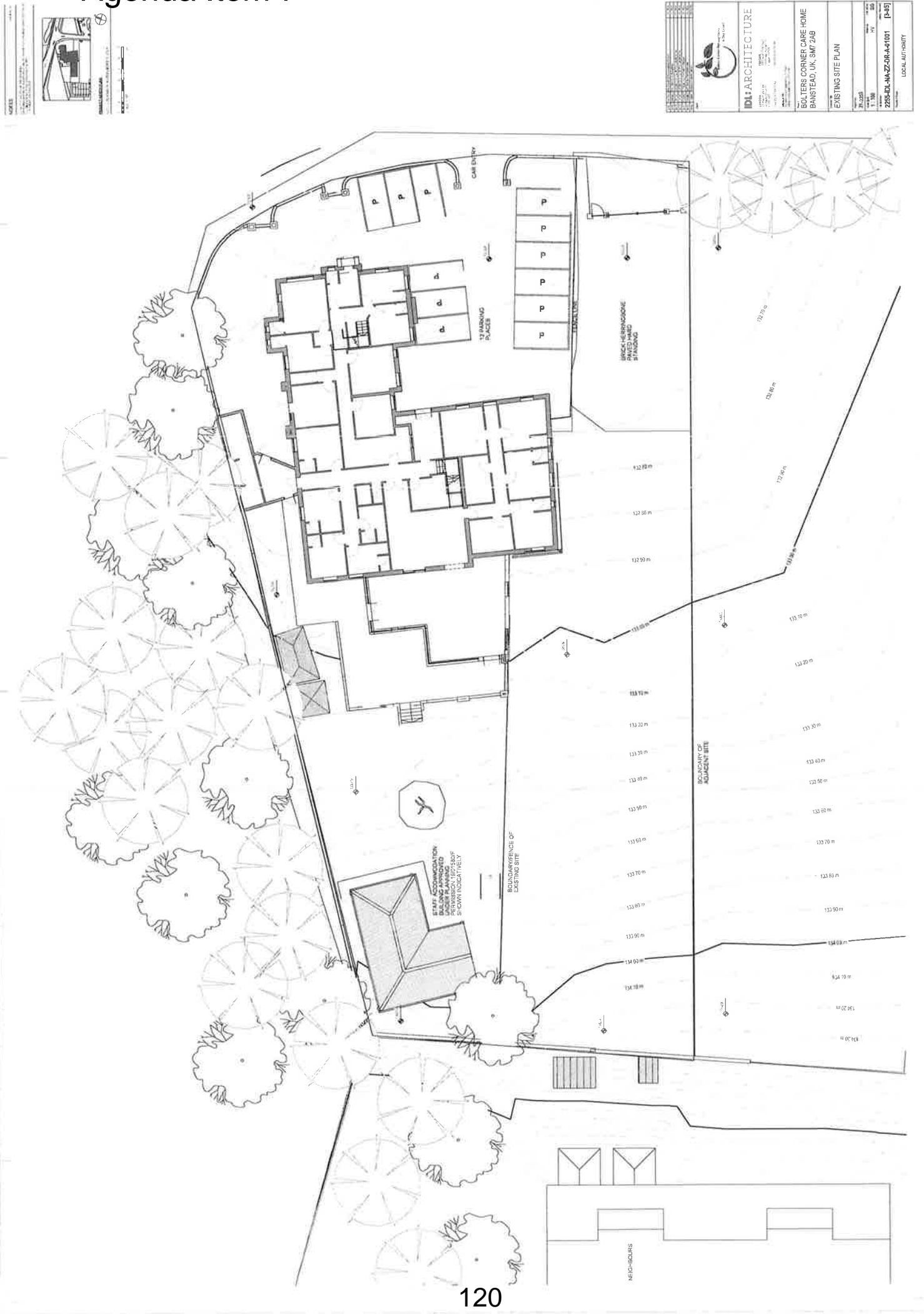
BY: [Signature]

2255-IDA-NA-GF-DR-A-0001 [3-95]

LOCAL AUTHORITY



# Agenda Item 7



**NOTES:**

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODES.

3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING AND MECHANICAL CODES.

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ELECTRICAL CODE.

5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE AND SAFETY CODE.

6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SWEET'S BOOK OF ARCHITECTURAL SYMBOLS AND NOTATION.

7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL GREENING CODE.

8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODE.

9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WELLNESS CODE.

10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ACCESSIBILITY AND MOBILITY CODE.

11. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL HEALTH AND SAFETY CODE.

12. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENVIRONMENTAL CODE.

13. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL QUALITY MANAGEMENT SYSTEM CODE.

14. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL PROJECT DELIVERY CODE.

15. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RISK MANAGEMENT CODE.

16. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SUPPLY CHAIN CODE.

17. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL COMMUNICATIONS CODE.

18. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL INFORMATION TECHNOLOGY CODE.

19. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL INTELLECTUAL PROPERTY CODE.

20. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL LEGAL AND COMPLIANCE CODE.

21. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ETHICS CODE.

22. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESEARCH AND INNOVATION CODE.

23. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL EDUCATION CODE.

24. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL CULTURAL HERITAGE CODE.

25. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL TOURISM CODE.

26. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SPORTS AND RECREATION CODE.

27. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ARTS AND CULTURE CODE.

28. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MEDIA AND COMMUNICATIONS CODE.

29. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL SCIENCE AND TECHNOLOGY CODE.

30. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUSINESS AND INDUSTRY CODE.

31. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FINANCE AND BANKING CODE.

32. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENERGY AND UTILITIES CODE.

33. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL TRANSPORTATION CODE.

34. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL INFRASTRUCTURE CODE.

35. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL CONSTRUCTION CODE.

36. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL REAL ESTATE CODE.

37. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL LAND DEVELOPMENT CODE.

38. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ENVIRONMENTAL PLANNING CODE.

39. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL URBAN PLANNING CODE.

40. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL REGIONAL PLANNING CODE.

41. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL NATIONAL PLANNING CODE.

42. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL INTERNATIONAL PLANNING CODE.

43. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL GLOBAL PLANNING CODE.

44. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL WORLD PLANNING CODE.

45. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL UNIVERSE PLANNING CODE.

46. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL GALAXY PLANNING CODE.

47. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL COSMOS PLANNING CODE.

48. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL UNIVERSE PLANNING CODE.

49. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL GALAXY PLANNING CODE.

50. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL COSMOS PLANNING CODE.

**DA ARCHITECTURE**

10000 N. HUNTERS TRAIL, SUITE 100  
 BAUSTEAD, UT 84003  
 PHONE: (435) 734-1111  
 FAX: (435) 734-1112  
 WWW.DAARCHITECTURE.COM

PROJECT NO: 2015-001  
 SHEET NO: 2015-001-01  
 DATE: 01/15/2015

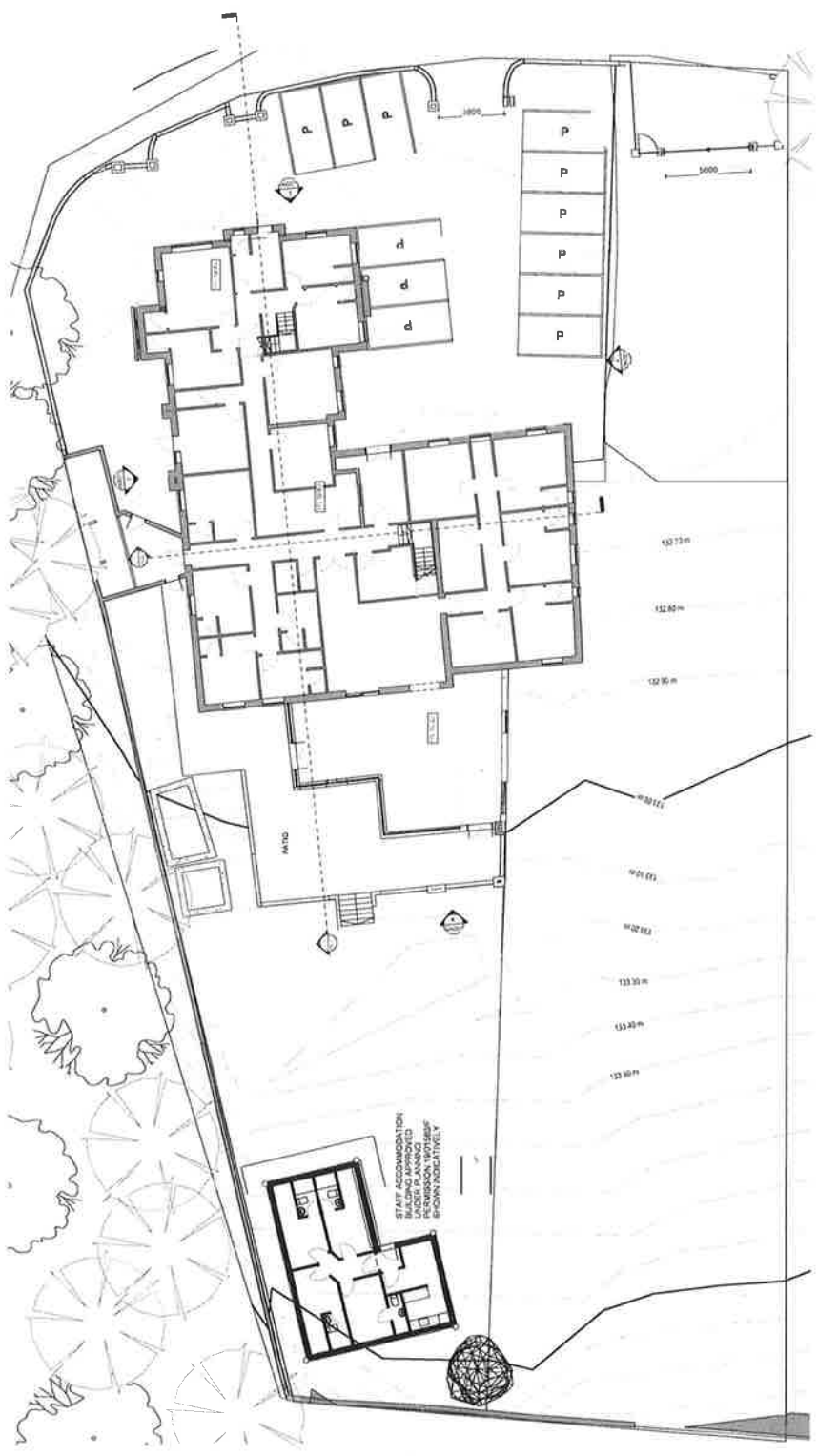
**DA ARCHITECTURE**

10000 N. HUNTERS TRAIL, SUITE 100  
 BAUSTEAD, UT 84003  
 PHONE: (435) 734-1111  
 FAX: (435) 734-1112  
 WWW.DAARCHITECTURE.COM

PROJECT NO: 2015-001  
 SHEET NO: 2015-001-01  
 DATE: 01/15/2015

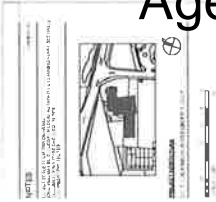
**EXISTING GA. GROUND FLOOR**

2015-001-NA-CF-DR-A-0102 [3-41]  
 LOCAL AUTHORITY

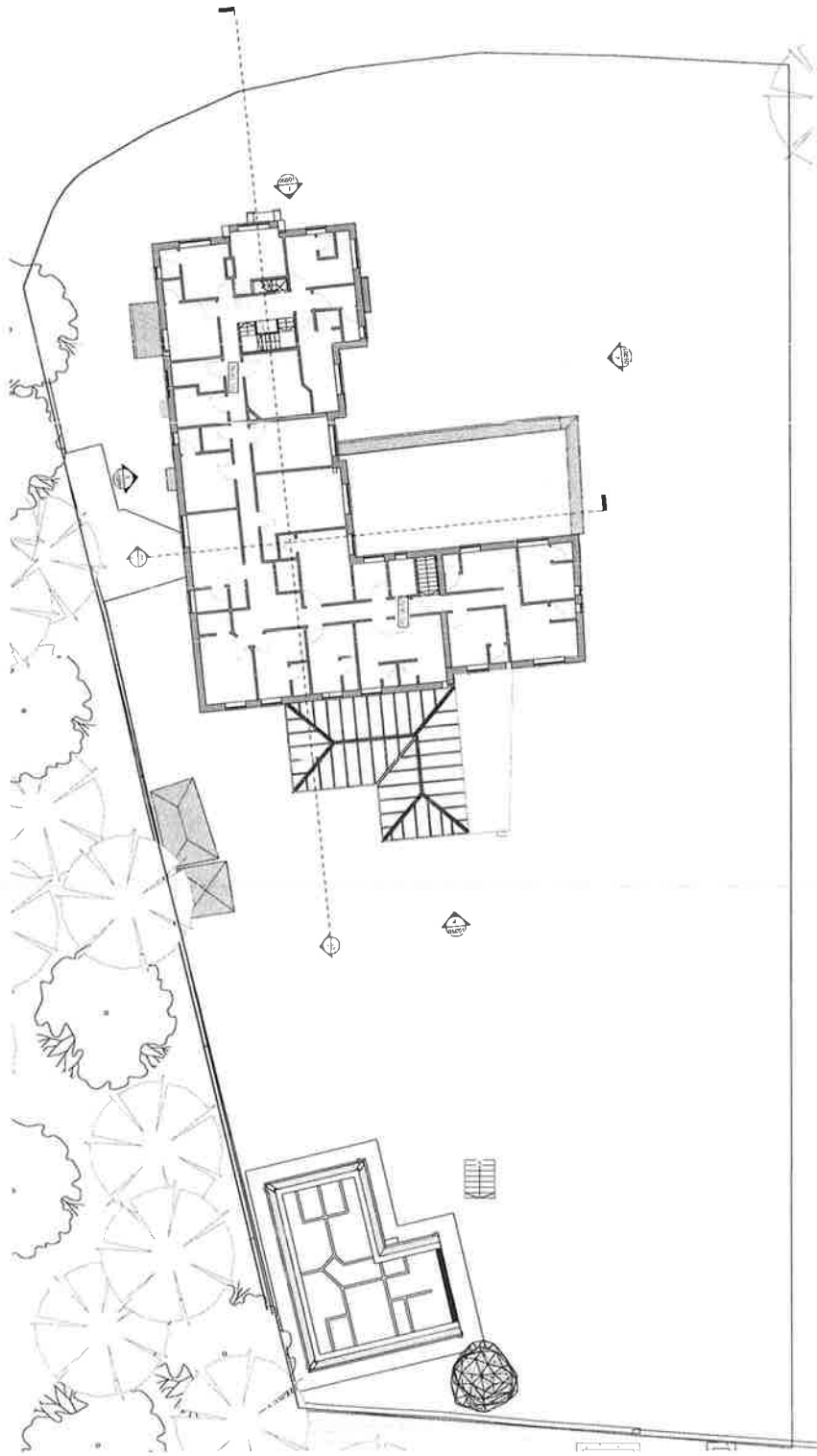


# Agenda Item 7

**NOTES**  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).  
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE (IPC) AND THE 2018 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).  
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).  
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC).  
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL SCHEDULING CODE (ISC).  
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CONSTRUCTION CODE (ICC).  
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CONSTRUCTION CODE (ICC).



 <b>IDA ARCHITECTURE</b> 1000 N. W. 10th Ave. Suite 200 Ft. Lauderdale, FL 33304 Phone: (954) 562-1111 Fax: (954) 562-1112 Email: info@idaarchitecture.com	
<b>BOLTERS CORNER CARE HOME</b> BANSTEAD, UK, SM7 2AB	
EXISTING GA, FIRST FLOOR	
Date: 2-1-2025	Scale: 1/4" = 1'-0"
Drawing No: 2255-BOL-UK-FLOOR-01003	Sheet No: 01003
LOCAL AUTHORITY	


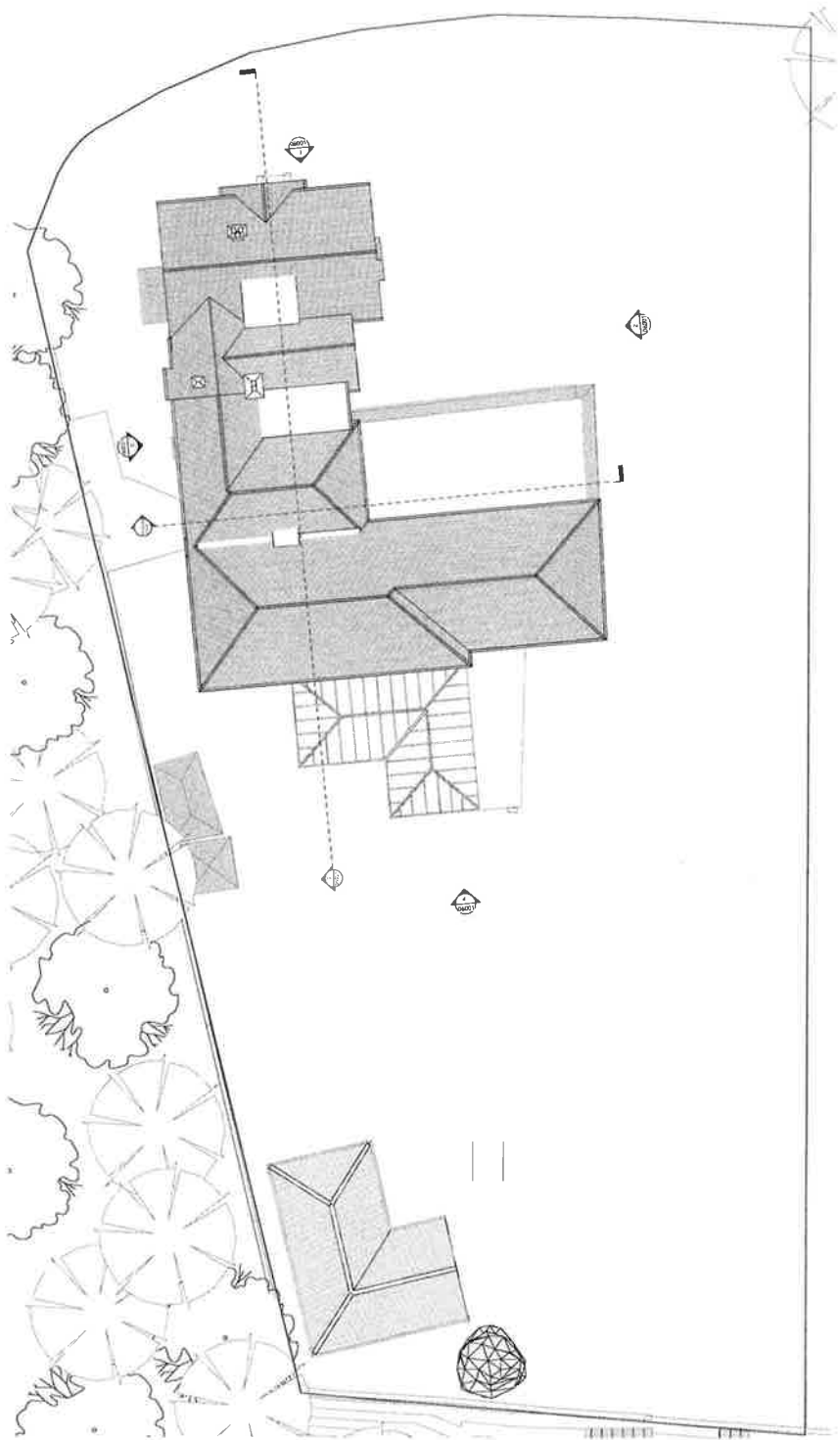



**NOTES**

1. ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.

2. ALL WORK TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITY REQUIREMENTS.

3. ALL WORK TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITY REQUIREMENTS.

**DL ARCHITECTURE**

100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

**BOLTERS CORNER CARE HOME**  
 BANSTED, UK, S11 2AB

**EXISTING GA. ROOF**

2255-DL-NA-RF-DR-A-01105 (3-13)

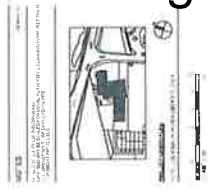
LOCAL AUTHORITY



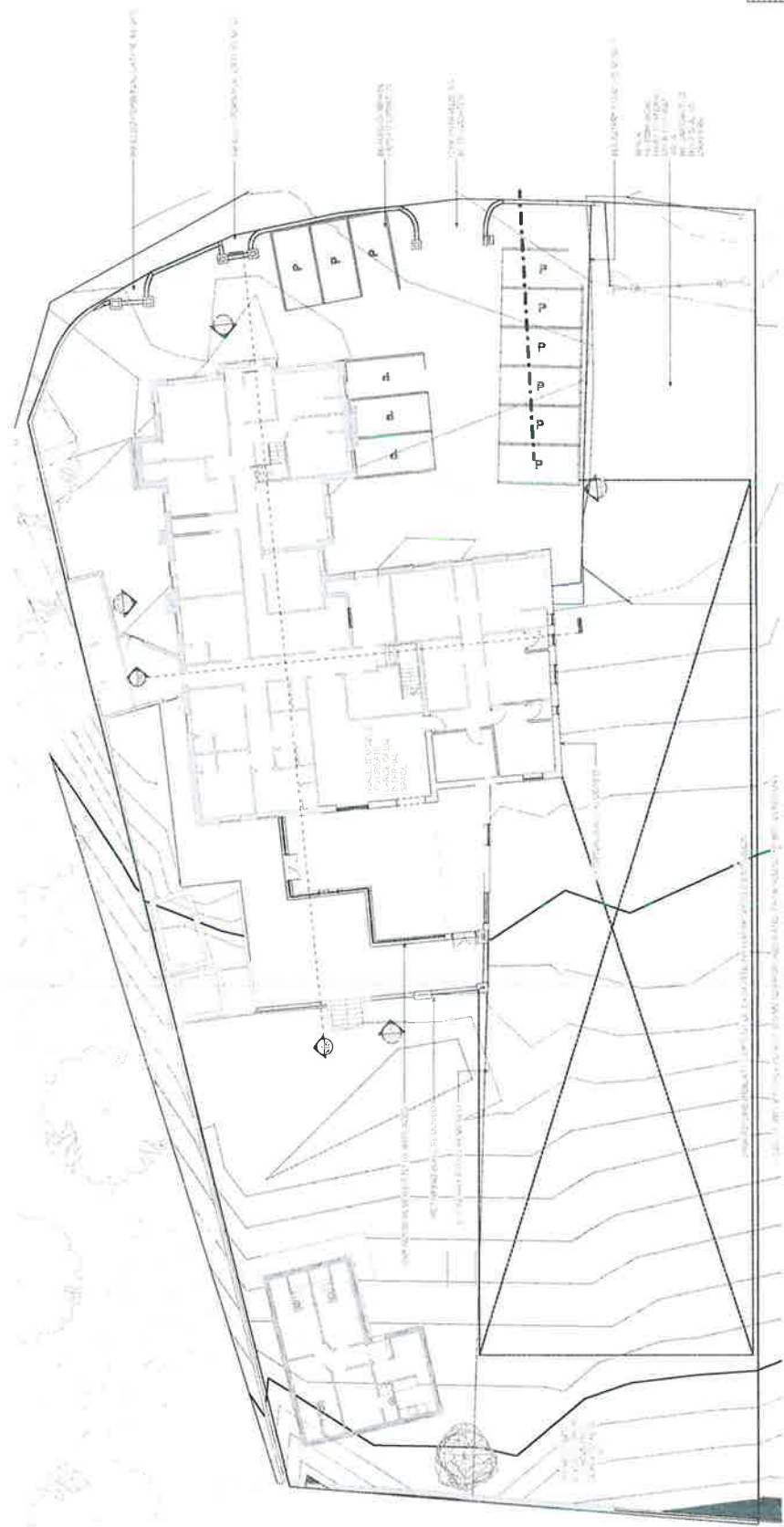




# Agenda Item 7



Scale: 1/8" = 1'-0"  
North Arrow



**IDA ARCHITECTURE**  
1000 17th Street, Suite 100  
Boulder, CO 80502  
303.440.1234  
www.idaarchitecture.com

**BOLTERS CORNER CARE HOME  
BANSTEAD, UK, SM7 2AB**

**DEMOLITION GA, GROUND  
FLOOR**

21-2925	IV	05
1-188	IV	05
2265-BU-AN-GEOR-A-0901		[SAM]

LOCAL AUTHORITY

**NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

2. ALL MATERIALS AND METHODS SHALL BE AS SHOWN OR APPROVED BY THE ARCHITECT.

3. SEE SHEET 2 FOR FINISHES.

4. SEE SHEET 3 FOR SCHEDULES.

5. SEE SHEET 4 FOR DETAILS.

6. SEE SHEET 5 FOR ELECTIONS.

7. SEE SHEET 6 FOR ERECTION NOTES.

8. SEE SHEET 7 FOR CONSTRUCTION NOTES.

9. SEE SHEET 8 FOR SUPPLEMENTAL NOTES.

10. SEE SHEET 9 FOR GENERAL NOTES.

11. SEE SHEET 10 FOR SPECIFICATIONS.

12. SEE SHEET 11 FOR CONTRACT DOCUMENTS.

13. SEE SHEET 12 FOR ADDITIONAL NOTES.

14. SEE SHEET 13 FOR GENERAL NOTES.

15. SEE SHEET 14 FOR SPECIFICATIONS.

16. SEE SHEET 15 FOR CONTRACT DOCUMENTS.

17. SEE SHEET 16 FOR ADDITIONAL NOTES.

18. SEE SHEET 17 FOR GENERAL NOTES.

19. SEE SHEET 18 FOR SPECIFICATIONS.

20. SEE SHEET 19 FOR CONTRACT DOCUMENTS.

21. SEE SHEET 20 FOR ADDITIONAL NOTES.

22. SEE SHEET 21 FOR GENERAL NOTES.

23. SEE SHEET 22 FOR SPECIFICATIONS.

24. SEE SHEET 23 FOR CONTRACT DOCUMENTS.

25. SEE SHEET 24 FOR ADDITIONAL NOTES.

26. SEE SHEET 25 FOR GENERAL NOTES.

27. SEE SHEET 26 FOR SPECIFICATIONS.

28. SEE SHEET 27 FOR CONTRACT DOCUMENTS.

29. SEE SHEET 28 FOR ADDITIONAL NOTES.

30. SEE SHEET 29 FOR GENERAL NOTES.

31. SEE SHEET 30 FOR SPECIFICATIONS.

32. SEE SHEET 31 FOR CONTRACT DOCUMENTS.

33. SEE SHEET 32 FOR ADDITIONAL NOTES.

34. SEE SHEET 33 FOR GENERAL NOTES.

35. SEE SHEET 34 FOR SPECIFICATIONS.

36. SEE SHEET 35 FOR CONTRACT DOCUMENTS.

37. SEE SHEET 36 FOR ADDITIONAL NOTES.

38. SEE SHEET 37 FOR GENERAL NOTES.

39. SEE SHEET 38 FOR SPECIFICATIONS.

40. SEE SHEET 39 FOR CONTRACT DOCUMENTS.

41. SEE SHEET 40 FOR ADDITIONAL NOTES.

42. SEE SHEET 41 FOR GENERAL NOTES.

43. SEE SHEET 42 FOR SPECIFICATIONS.

44. SEE SHEET 43 FOR CONTRACT DOCUMENTS.

45. SEE SHEET 44 FOR ADDITIONAL NOTES.

46. SEE SHEET 45 FOR GENERAL NOTES.

47. SEE SHEET 46 FOR SPECIFICATIONS.

48. SEE SHEET 47 FOR CONTRACT DOCUMENTS.

49. SEE SHEET 48 FOR ADDITIONAL NOTES.

50. SEE SHEET 49 FOR GENERAL NOTES.

51. SEE SHEET 50 FOR SPECIFICATIONS.

52. SEE SHEET 51 FOR CONTRACT DOCUMENTS.

53. SEE SHEET 52 FOR ADDITIONAL NOTES.

54. SEE SHEET 53 FOR GENERAL NOTES.

55. SEE SHEET 54 FOR SPECIFICATIONS.

56. SEE SHEET 55 FOR CONTRACT DOCUMENTS.

57. SEE SHEET 56 FOR ADDITIONAL NOTES.

58. SEE SHEET 57 FOR GENERAL NOTES.

59. SEE SHEET 58 FOR SPECIFICATIONS.

60. SEE SHEET 59 FOR CONTRACT DOCUMENTS.

61. SEE SHEET 60 FOR ADDITIONAL NOTES.

62. SEE SHEET 61 FOR GENERAL NOTES.

63. SEE SHEET 62 FOR SPECIFICATIONS.

64. SEE SHEET 63 FOR CONTRACT DOCUMENTS.

65. SEE SHEET 64 FOR ADDITIONAL NOTES.

66. SEE SHEET 65 FOR GENERAL NOTES.

67. SEE SHEET 66 FOR SPECIFICATIONS.

68. SEE SHEET 67 FOR CONTRACT DOCUMENTS.

69. SEE SHEET 68 FOR ADDITIONAL NOTES.

70. SEE SHEET 69 FOR GENERAL NOTES.

71. SEE SHEET 70 FOR SPECIFICATIONS.

72. SEE SHEET 71 FOR CONTRACT DOCUMENTS.

73. SEE SHEET 72 FOR ADDITIONAL NOTES.

74. SEE SHEET 73 FOR GENERAL NOTES.

75. SEE SHEET 74 FOR SPECIFICATIONS.

76. SEE SHEET 75 FOR CONTRACT DOCUMENTS.

77. SEE SHEET 76 FOR ADDITIONAL NOTES.

78. SEE SHEET 77 FOR GENERAL NOTES.

79. SEE SHEET 78 FOR SPECIFICATIONS.

80. SEE SHEET 79 FOR CONTRACT DOCUMENTS.

81. SEE SHEET 80 FOR ADDITIONAL NOTES.

82. SEE SHEET 81 FOR GENERAL NOTES.

83. SEE SHEET 82 FOR SPECIFICATIONS.

84. SEE SHEET 83 FOR CONTRACT DOCUMENTS.

85. SEE SHEET 84 FOR ADDITIONAL NOTES.

86. SEE SHEET 85 FOR GENERAL NOTES.

87. SEE SHEET 86 FOR SPECIFICATIONS.

88. SEE SHEET 87 FOR CONTRACT DOCUMENTS.

89. SEE SHEET 88 FOR ADDITIONAL NOTES.

90. SEE SHEET 89 FOR GENERAL NOTES.

91. SEE SHEET 90 FOR SPECIFICATIONS.

92. SEE SHEET 91 FOR CONTRACT DOCUMENTS.

93. SEE SHEET 92 FOR ADDITIONAL NOTES.

94. SEE SHEET 93 FOR GENERAL NOTES.

95. SEE SHEET 94 FOR SPECIFICATIONS.

96. SEE SHEET 95 FOR CONTRACT DOCUMENTS.

97. SEE SHEET 96 FOR ADDITIONAL NOTES.

98. SEE SHEET 97 FOR GENERAL NOTES.

99. SEE SHEET 98 FOR SPECIFICATIONS.

100. SEE SHEET 99 FOR CONTRACT DOCUMENTS.

101. SEE SHEET 100 FOR ADDITIONAL NOTES.

102. SEE SHEET 101 FOR GENERAL NOTES.

103. SEE SHEET 102 FOR SPECIFICATIONS.

104. SEE SHEET 103 FOR CONTRACT DOCUMENTS.

105. SEE SHEET 104 FOR ADDITIONAL NOTES.

106. SEE SHEET 105 FOR GENERAL NOTES.

107. SEE SHEET 106 FOR SPECIFICATIONS.

108. SEE SHEET 107 FOR CONTRACT DOCUMENTS.

109. SEE SHEET 108 FOR ADDITIONAL NOTES.

110. SEE SHEET 109 FOR GENERAL NOTES.

111. SEE SHEET 110 FOR SPECIFICATIONS.

112. SEE SHEET 111 FOR CONTRACT DOCUMENTS.

113. SEE SHEET 112 FOR ADDITIONAL NOTES.

114. SEE SHEET 113 FOR GENERAL NOTES.

115. SEE SHEET 114 FOR SPECIFICATIONS.

116. SEE SHEET 115 FOR CONTRACT DOCUMENTS.

117. SEE SHEET 116 FOR ADDITIONAL NOTES.

118. SEE SHEET 117 FOR GENERAL NOTES.

119. SEE SHEET 118 FOR SPECIFICATIONS.

120. SEE SHEET 119 FOR CONTRACT DOCUMENTS.

121. SEE SHEET 120 FOR ADDITIONAL NOTES.

122. SEE SHEET 121 FOR GENERAL NOTES.

123. SEE SHEET 122 FOR SPECIFICATIONS.

124. SEE SHEET 123 FOR CONTRACT DOCUMENTS.

125. SEE SHEET 124 FOR ADDITIONAL NOTES.

126. SEE SHEET 125 FOR GENERAL NOTES.

127. SEE SHEET 126 FOR SPECIFICATIONS.

128. SEE SHEET 127 FOR CONTRACT DOCUMENTS.

129. SEE SHEET 128 FOR ADDITIONAL NOTES.

130. SEE SHEET 129 FOR GENERAL NOTES.

131. SEE SHEET 130 FOR SPECIFICATIONS.

132. SEE SHEET 131 FOR CONTRACT DOCUMENTS.

133. SEE SHEET 132 FOR ADDITIONAL NOTES.

134. SEE SHEET 133 FOR GENERAL NOTES.

135. SEE SHEET 134 FOR SPECIFICATIONS.

136. SEE SHEET 135 FOR CONTRACT DOCUMENTS.

137. SEE SHEET 136 FOR ADDITIONAL NOTES.

138. SEE SHEET 137 FOR GENERAL NOTES.

139. SEE SHEET 138 FOR SPECIFICATIONS.

140. SEE SHEET 139 FOR CONTRACT DOCUMENTS.

141. SEE SHEET 140 FOR ADDITIONAL NOTES.

142. SEE SHEET 141 FOR GENERAL NOTES.

143. SEE SHEET 142 FOR SPECIFICATIONS.

144. SEE SHEET 143 FOR CONTRACT DOCUMENTS.

145. SEE SHEET 144 FOR ADDITIONAL NOTES.

146. SEE SHEET 145 FOR GENERAL NOTES.

147. SEE SHEET 146 FOR SPECIFICATIONS.

148. SEE SHEET 147 FOR CONTRACT DOCUMENTS.

149. SEE SHEET 148 FOR ADDITIONAL NOTES.

150. SEE SHEET 149 FOR GENERAL NOTES.

151. SEE SHEET 150 FOR SPECIFICATIONS.

152. SEE SHEET 151 FOR CONTRACT DOCUMENTS.

153. SEE SHEET 152 FOR ADDITIONAL NOTES.

154. SEE SHEET 153 FOR GENERAL NOTES.

155. SEE SHEET 154 FOR SPECIFICATIONS.

156. SEE SHEET 155 FOR CONTRACT DOCUMENTS.

157. SEE SHEET 156 FOR ADDITIONAL NOTES.

158. SEE SHEET 157 FOR GENERAL NOTES.

159. SEE SHEET 158 FOR SPECIFICATIONS.

160. SEE SHEET 159 FOR CONTRACT DOCUMENTS.

161. SEE SHEET 160 FOR ADDITIONAL NOTES.

162. SEE SHEET 161 FOR GENERAL NOTES.

163. SEE SHEET 162 FOR SPECIFICATIONS.

164. SEE SHEET 163 FOR CONTRACT DOCUMENTS.

165. SEE SHEET 164 FOR ADDITIONAL NOTES.

166. SEE SHEET 165 FOR GENERAL NOTES.

167. SEE SHEET 166 FOR SPECIFICATIONS.

168. SEE SHEET 167 FOR CONTRACT DOCUMENTS.

169. SEE SHEET 168 FOR ADDITIONAL NOTES.

170. SEE SHEET 169 FOR GENERAL NOTES.

171. SEE SHEET 170 FOR SPECIFICATIONS.

172. SEE SHEET 171 FOR CONTRACT DOCUMENTS.

173. SEE SHEET 172 FOR ADDITIONAL NOTES.

174. SEE SHEET 173 FOR GENERAL NOTES.

175. SEE SHEET 174 FOR SPECIFICATIONS.

176. SEE SHEET 175 FOR CONTRACT DOCUMENTS.

177. SEE SHEET 176 FOR ADDITIONAL NOTES.

178. SEE SHEET 177 FOR GENERAL NOTES.

179. SEE SHEET 178 FOR SPECIFICATIONS.

180. SEE SHEET 179 FOR CONTRACT DOCUMENTS.

181. SEE SHEET 180 FOR ADDITIONAL NOTES.

182. SEE SHEET 181 FOR GENERAL NOTES.

183. SEE SHEET 182 FOR SPECIFICATIONS.

184. SEE SHEET 183 FOR CONTRACT DOCUMENTS.

185. SEE SHEET 184 FOR ADDITIONAL NOTES.

186. SEE SHEET 185 FOR GENERAL NOTES.

187. SEE SHEET 186 FOR SPECIFICATIONS.

188. SEE SHEET 187 FOR CONTRACT DOCUMENTS.

189. SEE SHEET 188 FOR ADDITIONAL NOTES.

190. SEE SHEET 189 FOR GENERAL NOTES.

191. SEE SHEET 190 FOR SPECIFICATIONS.

192. SEE SHEET 191 FOR CONTRACT DOCUMENTS.

193. SEE SHEET 192 FOR ADDITIONAL NOTES.

194. SEE SHEET 193 FOR GENERAL NOTES.

195. SEE SHEET 194 FOR SPECIFICATIONS.

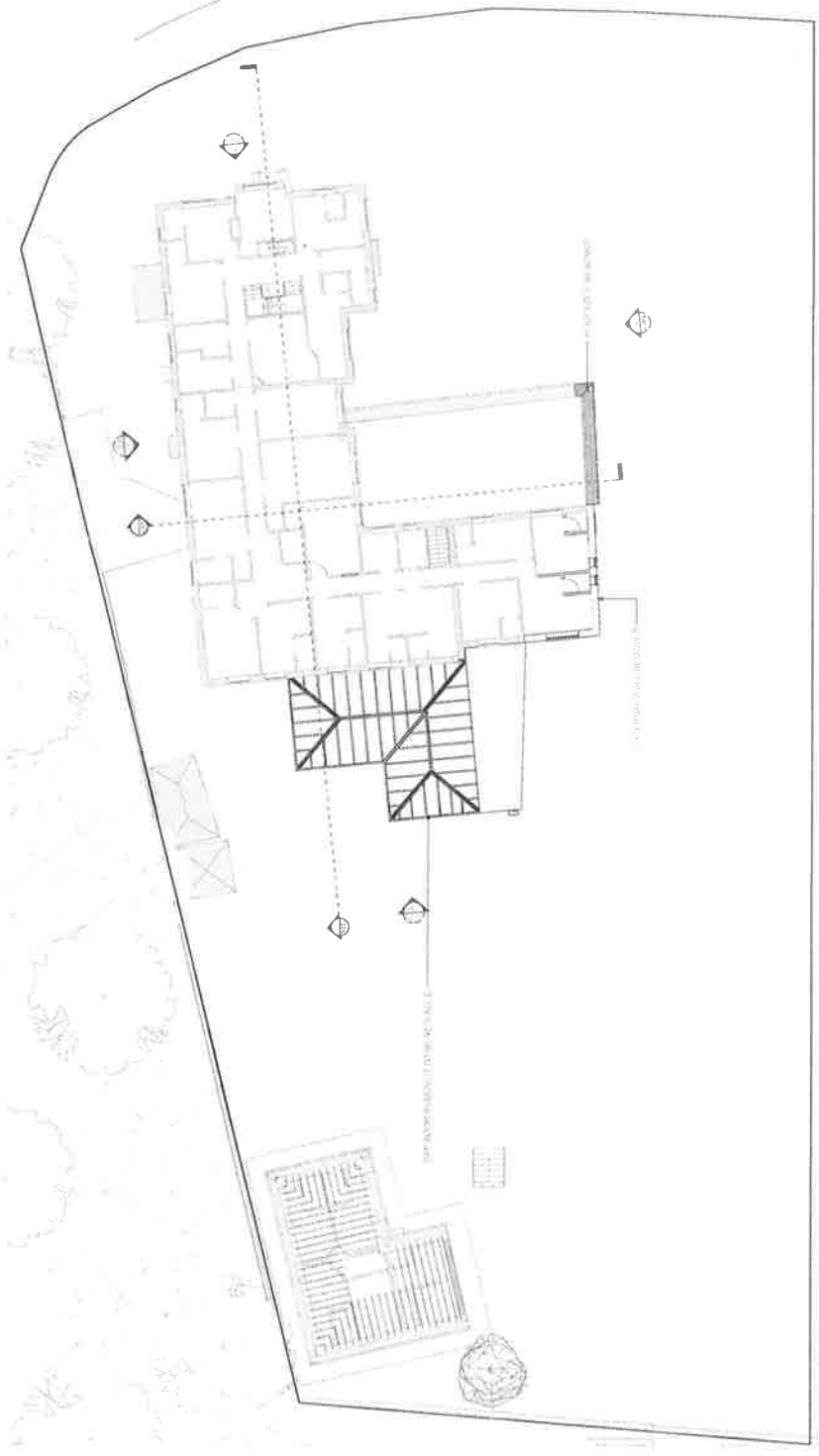
196. SEE SHEET 195 FOR CONTRACT DOCUMENTS.

197. SEE SHEET 196 FOR ADDITIONAL NOTES.

198. SEE SHEET 197 FOR GENERAL NOTES.

199. SEE SHEET 198 FOR SPECIFICATIONS.

200. SEE SHEET 199 FOR CONTRACT DOCUMENTS.



 <p><b>DLI ARCHITECTURE</b></p> <p>10000 N. STATE ST. SUITE 100 DALLAS, TX 75243 PHONE: (214) 412-2222 FAX: (214) 412-2223 WWW.DLIARCHITECTURE.COM</p>	
<p><b>BOLLERS CORNER CARE HOME</b> BANSTED, UK, SM7 2AB</p>	
<p><b>DEMOLITION GA, FIRST FLOOR</b></p>	
<p>PROJECT NO. 200805</p>	<p>DATE: 11/10</p>
<p>SCALE: 1/4" = 1'-0"</p>	<p>BY: SD</p>
<p>CHECKED: [Signature]</p>	<p>DATE: 11/10</p>
<p>PROJECT: 200805</p>	<p>LOCAL AUTHORITY: [Signature]</p>

# Agenda Item 7

**NOTES**

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL MECHANICAL CODE BOOK (IMC).
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING AND MECHANICAL CODE BOOK (IPMC).
- 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE AND SAFETY CODE BOOK (IFSC).

**CONTRACTOR INFORMATION**

1011 LEXINGTON ROAD, SUITE 100  
COLUMBIA, SC 29204  
TEL: 803.733.1111  
WWW.IDA-ARCHITECTURE.COM

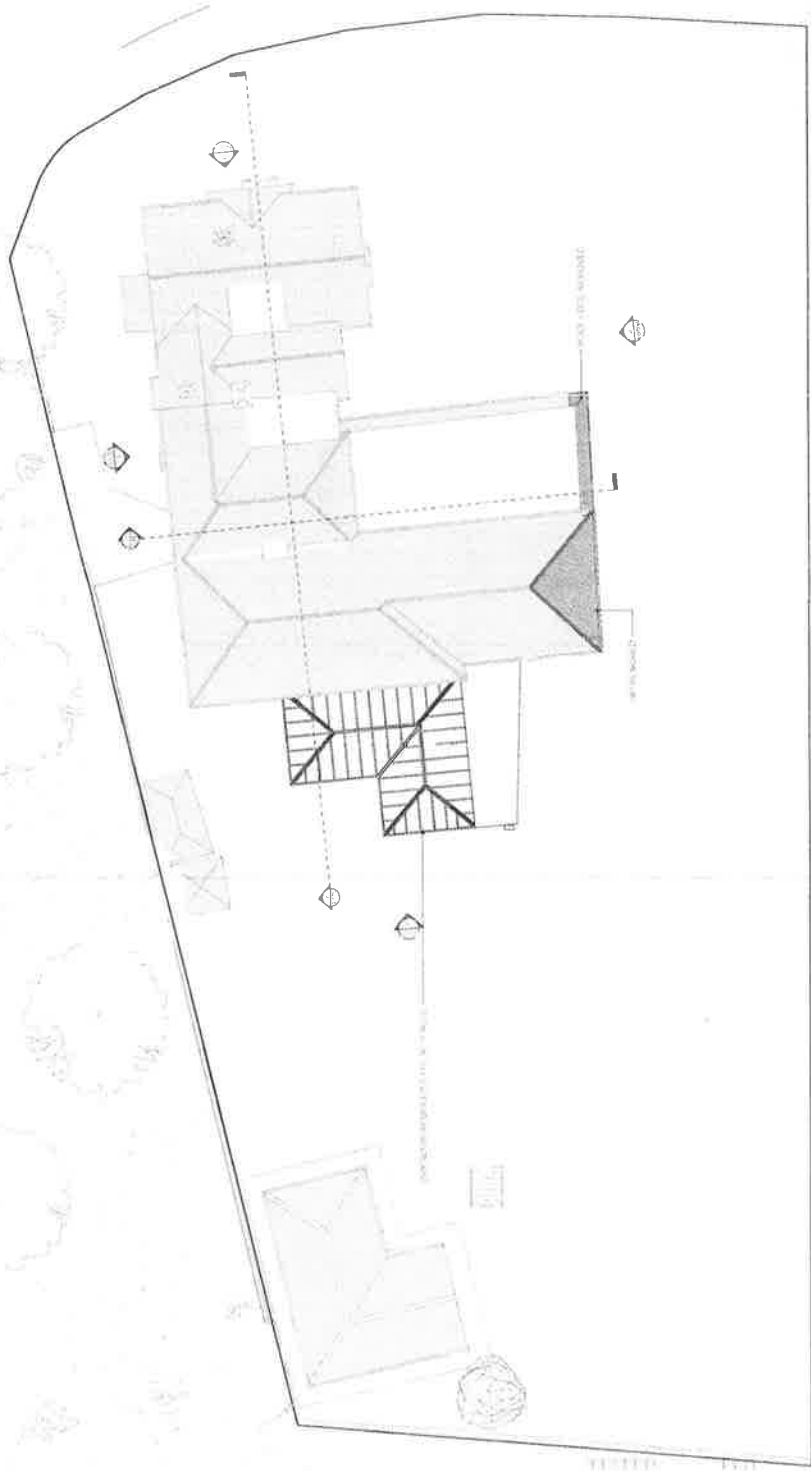
**IDA ARCHITECTURE**  
1011 LEXINGTON ROAD, SUITE 100  
COLUMBIA, SC 29204  
TEL: 803.733.1111  
WWW.IDA-ARCHITECTURE.COM

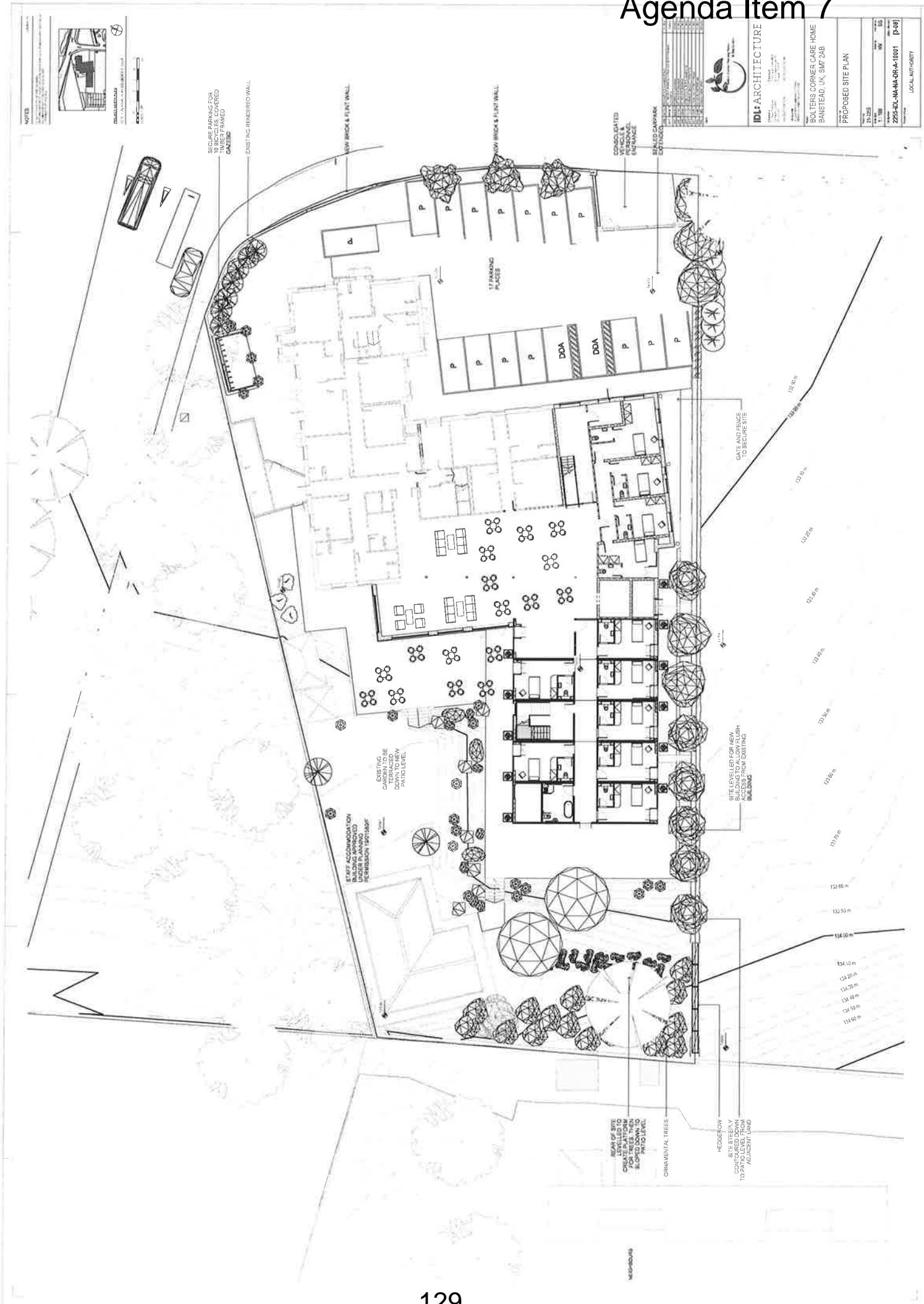
**BOLTERS CORNER CARE HOME  
BANSTEAD, UK, SM7 2AB**

**DEMOLITION GA, ROOF**

2-2285  
REV. 04/2024  
2285-DEM-ROOF-4-26-24 [P-9]

LOCAL AUTHORITY

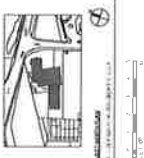




<b>IDL ARCHITECTURE</b> 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000		BOLTERS CORNER CARE HOME BANSTEAD, UK, SW17 2AB PROPOSED SITE PLAN 2255-IDL-NA-DR-A-1001 [3-18] LOCAL AUTHORITY
---	--	---



**NOTES**  
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND ALL APPLICABLE LOCAL ORDINANCES.  
 3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AUTHORITY.  
 4. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE FOUNDATION OR STRUCTURAL SYSTEM.




**SCALE**  
 1/8" = 1'-0"



STAFF ACCOMMODATION  
 UNDER PLANNING  
 PERMISSION NOTIFIED

ROOF LIGHT TO DAYROOM

 <b>DL ARCHITECTURE</b> 2255-DL-NA-FDR-A-10403 PROPOSED GA, FIRST FLOOR 21-2205 10/2023	<b>BOITERS CORNER CARE HOME</b> BAUNSTEAD, UK, SW 20B LOCAL AUTHORITY
---	---

# Agenda Item 7

**NOTES**

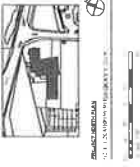
1. ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.

2. ALL WORK TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITY REQUIREMENTS.

3. ALL WORK TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITY REQUIREMENTS.

4. ALL WORK TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITY REQUIREMENTS.

5. ALL WORK TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITY REQUIREMENTS.

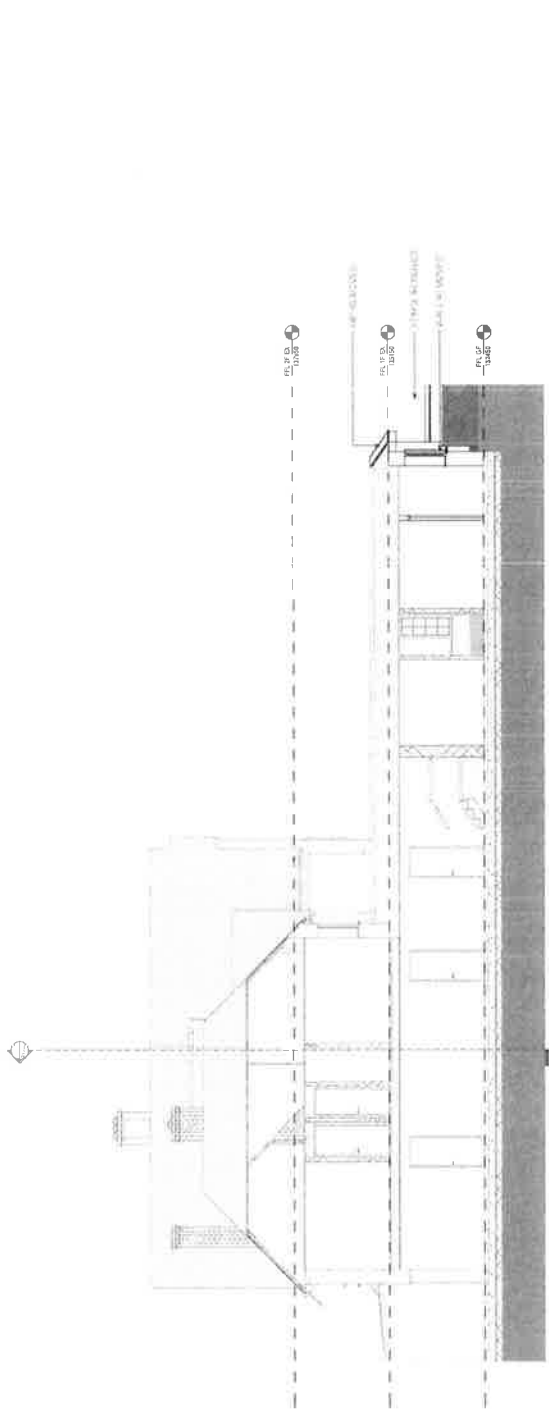



**IDI ARCHITECTURE**  
 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

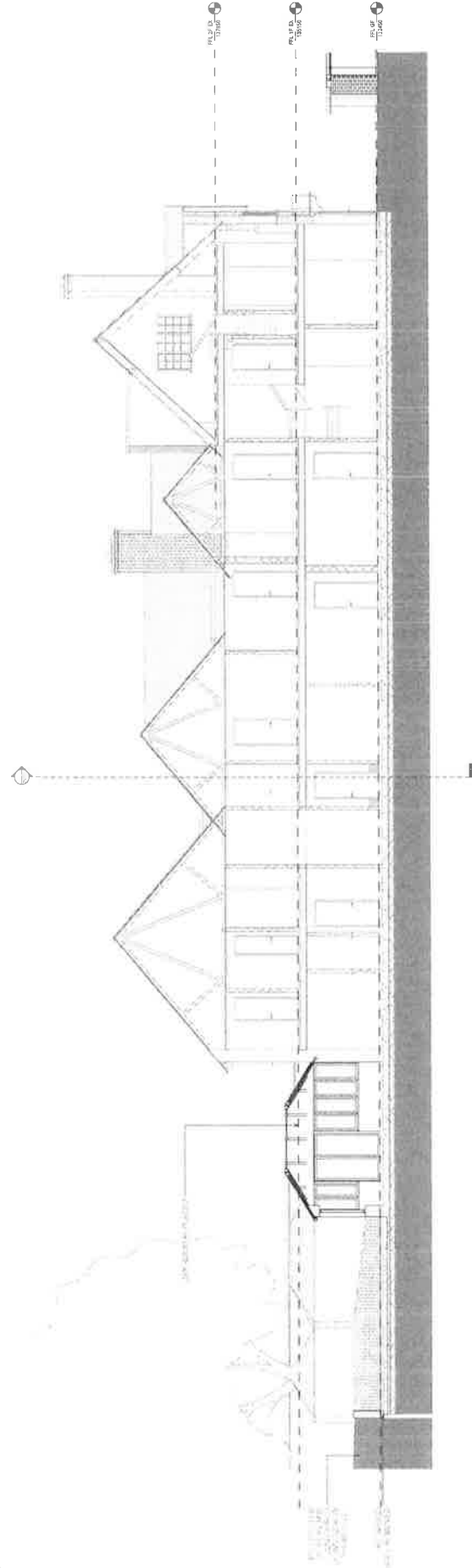
**BOLTERS CORNER CARE HOME**  
 BANSTEAD, UK, SM7 2AB

**DEMOLITION SECTIONS**

21-2225  
 21-2225  
 2225-21-2225-01-4-03-015 [P40]  
 LOCAL AUTHORITY

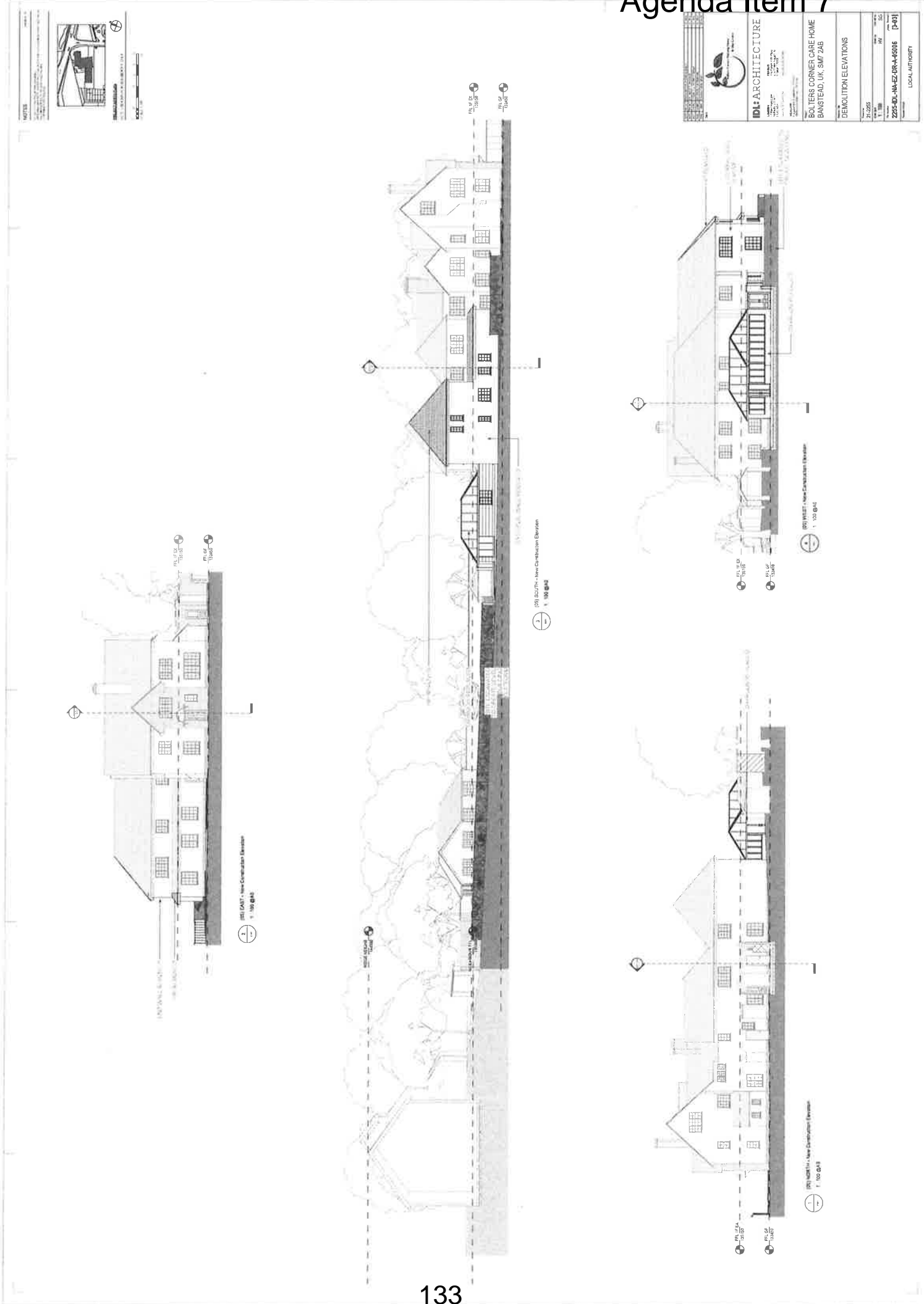


11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100





**NOTES**

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.

2. ALL WORK IS TO BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS.

3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

4. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR OTHER THIRD PARTIES.

5. THE ARCHITECT'S LIABILITY IS LIMITED TO THE SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTERS.

**IDI: ARCHITECTURE**

100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**BOUTERS CORNER CARE HOME**  
BANSTED, UK, SN17 2AB

DEMOLITION ELEVATIONS

2255-ID1-NA-EZ-DR-A-45016 [4-03]

LOCAL AUTHORITY



**NOTES**

1. ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.

2. ALL MATERIALS TO BE APPROVED BY THE LOCAL AUTHORITY.

3. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

4. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED BUDGET.

5. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED QUALITY STANDARDS.

6. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED SAFETY STANDARDS.

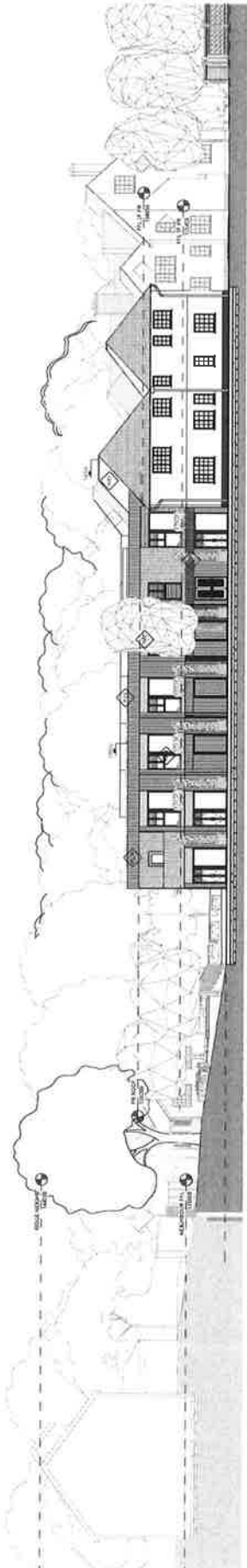
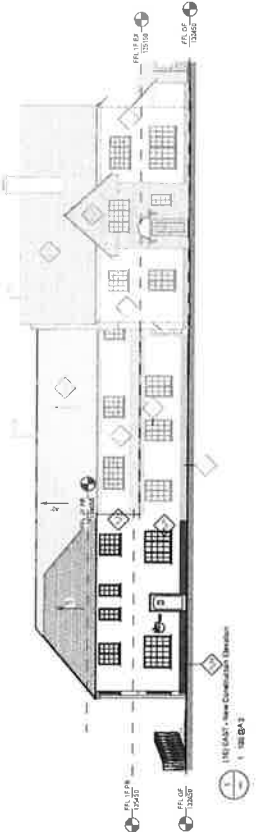
7. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED ENVIRONMENTAL STANDARDS.

8. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED SOCIAL STANDARDS.

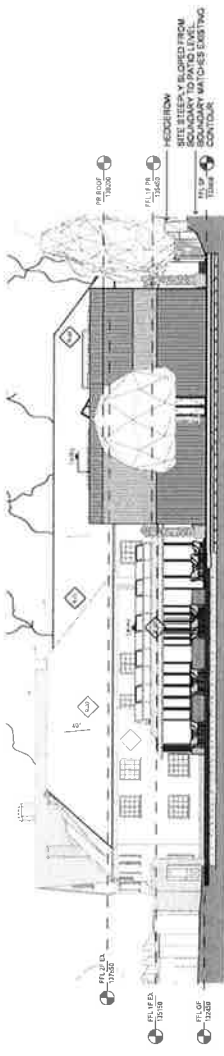
9. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED CULTURAL STANDARDS.

10. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED ECONOMIC STANDARDS.

TAC	PROPOSED FINISHES	DESCRIPTION
W1	WALLS	WHITE EMERALD PEARL CLARK RENDER
W2	WALLS	WHITE EMERALD PEARL CLARK RENDER
W3	WALLS	WHITE EMERALD PEARL CLARK RENDER
W4	WALLS	WHITE EMERALD PEARL CLARK RENDER
W5	WALLS	WHITE EMERALD PEARL CLARK RENDER
W6	WALLS	WHITE EMERALD PEARL CLARK RENDER
W7	WALLS	WHITE EMERALD PEARL CLARK RENDER
W8	WALLS	WHITE EMERALD PEARL CLARK RENDER
W9	WALLS	WHITE EMERALD PEARL CLARK RENDER
W10	WALLS	WHITE EMERALD PEARL CLARK RENDER
W11	WALLS	WHITE EMERALD PEARL CLARK RENDER
W12	WALLS	WHITE EMERALD PEARL CLARK RENDER
W13	WALLS	WHITE EMERALD PEARL CLARK RENDER
W14	WALLS	WHITE EMERALD PEARL CLARK RENDER
W15	WALLS	WHITE EMERALD PEARL CLARK RENDER
W16	WALLS	WHITE EMERALD PEARL CLARK RENDER
W17	WALLS	WHITE EMERALD PEARL CLARK RENDER
W18	WALLS	WHITE EMERALD PEARL CLARK RENDER
W19	WALLS	WHITE EMERALD PEARL CLARK RENDER
W20	WALLS	WHITE EMERALD PEARL CLARK RENDER
W21	WALLS	WHITE EMERALD PEARL CLARK RENDER
W22	WALLS	WHITE EMERALD PEARL CLARK RENDER
W23	WALLS	WHITE EMERALD PEARL CLARK RENDER
W24	WALLS	WHITE EMERALD PEARL CLARK RENDER
W25	WALLS	WHITE EMERALD PEARL CLARK RENDER
W26	WALLS	WHITE EMERALD PEARL CLARK RENDER
W27	WALLS	WHITE EMERALD PEARL CLARK RENDER
W28	WALLS	WHITE EMERALD PEARL CLARK RENDER
W29	WALLS	WHITE EMERALD PEARL CLARK RENDER
W30	WALLS	WHITE EMERALD PEARL CLARK RENDER
W31	WALLS	WHITE EMERALD PEARL CLARK RENDER
W32	WALLS	WHITE EMERALD PEARL CLARK RENDER
W33	WALLS	WHITE EMERALD PEARL CLARK RENDER
W34	WALLS	WHITE EMERALD PEARL CLARK RENDER
W35	WALLS	WHITE EMERALD PEARL CLARK RENDER
W36	WALLS	WHITE EMERALD PEARL CLARK RENDER
W37	WALLS	WHITE EMERALD PEARL CLARK RENDER
W38	WALLS	WHITE EMERALD PEARL CLARK RENDER
W39	WALLS	WHITE EMERALD PEARL CLARK RENDER
W40	WALLS	WHITE EMERALD PEARL CLARK RENDER
W41	WALLS	WHITE EMERALD PEARL CLARK RENDER
W42	WALLS	WHITE EMERALD PEARL CLARK RENDER
W43	WALLS	WHITE EMERALD PEARL CLARK RENDER
W44	WALLS	WHITE EMERALD PEARL CLARK RENDER
W45	WALLS	WHITE EMERALD PEARL CLARK RENDER
W46	WALLS	WHITE EMERALD PEARL CLARK RENDER
W47	WALLS	WHITE EMERALD PEARL CLARK RENDER
W48	WALLS	WHITE EMERALD PEARL CLARK RENDER
W49	WALLS	WHITE EMERALD PEARL CLARK RENDER
W50	WALLS	WHITE EMERALD PEARL CLARK RENDER
W51	WALLS	WHITE EMERALD PEARL CLARK RENDER
W52	WALLS	WHITE EMERALD PEARL CLARK RENDER
W53	WALLS	WHITE EMERALD PEARL CLARK RENDER
W54	WALLS	WHITE EMERALD PEARL CLARK RENDER
W55	WALLS	WHITE EMERALD PEARL CLARK RENDER
W56	WALLS	WHITE EMERALD PEARL CLARK RENDER
W57	WALLS	WHITE EMERALD PEARL CLARK RENDER
W58	WALLS	WHITE EMERALD PEARL CLARK RENDER
W59	WALLS	WHITE EMERALD PEARL CLARK RENDER
W60	WALLS	WHITE EMERALD PEARL CLARK RENDER
W61	WALLS	WHITE EMERALD PEARL CLARK RENDER
W62	WALLS	WHITE EMERALD PEARL CLARK RENDER
W63	WALLS	WHITE EMERALD PEARL CLARK RENDER
W64	WALLS	WHITE EMERALD PEARL CLARK RENDER
W65	WALLS	WHITE EMERALD PEARL CLARK RENDER
W66	WALLS	WHITE EMERALD PEARL CLARK RENDER
W67	WALLS	WHITE EMERALD PEARL CLARK RENDER
W68	WALLS	WHITE EMERALD PEARL CLARK RENDER
W69	WALLS	WHITE EMERALD PEARL CLARK RENDER
W70	WALLS	WHITE EMERALD PEARL CLARK RENDER
W71	WALLS	WHITE EMERALD PEARL CLARK RENDER
W72	WALLS	WHITE EMERALD PEARL CLARK RENDER
W73	WALLS	WHITE EMERALD PEARL CLARK RENDER
W74	WALLS	WHITE EMERALD PEARL CLARK RENDER
W75	WALLS	WHITE EMERALD PEARL CLARK RENDER
W76	WALLS	WHITE EMERALD PEARL CLARK RENDER
W77	WALLS	WHITE EMERALD PEARL CLARK RENDER
W78	WALLS	WHITE EMERALD PEARL CLARK RENDER
W79	WALLS	WHITE EMERALD PEARL CLARK RENDER
W80	WALLS	WHITE EMERALD PEARL CLARK RENDER
W81	WALLS	WHITE EMERALD PEARL CLARK RENDER
W82	WALLS	WHITE EMERALD PEARL CLARK RENDER
W83	WALLS	WHITE EMERALD PEARL CLARK RENDER
W84	WALLS	WHITE EMERALD PEARL CLARK RENDER
W85	WALLS	WHITE EMERALD PEARL CLARK RENDER
W86	WALLS	WHITE EMERALD PEARL CLARK RENDER
W87	WALLS	WHITE EMERALD PEARL CLARK RENDER
W88	WALLS	WHITE EMERALD PEARL CLARK RENDER
W89	WALLS	WHITE EMERALD PEARL CLARK RENDER
W90	WALLS	WHITE EMERALD PEARL CLARK RENDER
W91	WALLS	WHITE EMERALD PEARL CLARK RENDER
W92	WALLS	WHITE EMERALD PEARL CLARK RENDER
W93	WALLS	WHITE EMERALD PEARL CLARK RENDER
W94	WALLS	WHITE EMERALD PEARL CLARK RENDER
W95	WALLS	WHITE EMERALD PEARL CLARK RENDER
W96	WALLS	WHITE EMERALD PEARL CLARK RENDER
W97	WALLS	WHITE EMERALD PEARL CLARK RENDER
W98	WALLS	WHITE EMERALD PEARL CLARK RENDER
W99	WALLS	WHITE EMERALD PEARL CLARK RENDER
W100	WALLS	WHITE EMERALD PEARL CLARK RENDER



(1) SOUTH - New Construction Elevation  
1:100 @A3



(2) WEST - New Construction Elevation  
1:100 @A3



(3) NORTH - New Construction Elevation  
1:100 @A3

**DI: ARCHITECTURE**

100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

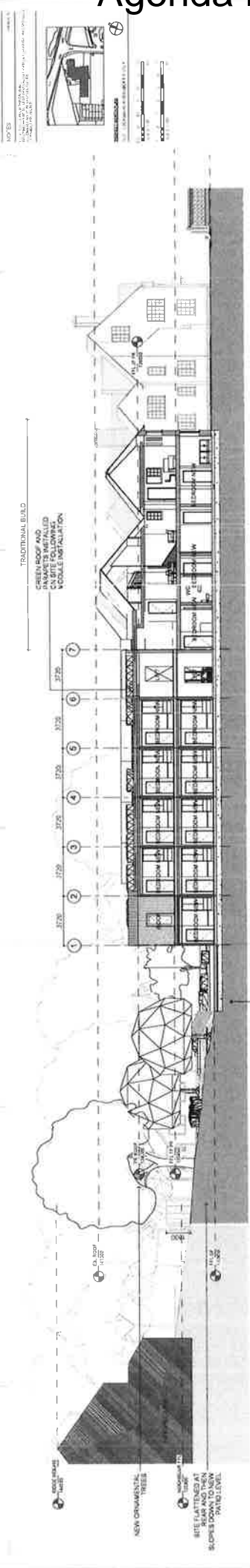
**BOLTERS CORNER CARE HOME**  
BANSTEAD, UK, SIM7 2AB

**PROPOSED ELEVATIONS**

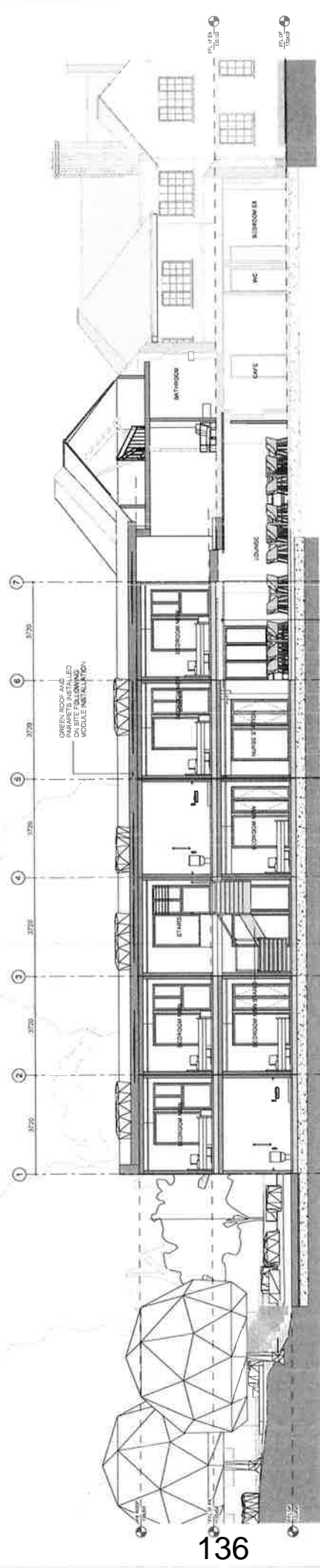
DATE: 10/10/2023  
DRAWN BY: [Name]  
CHECKED BY: [Name]

LOCAL AUTHORITY

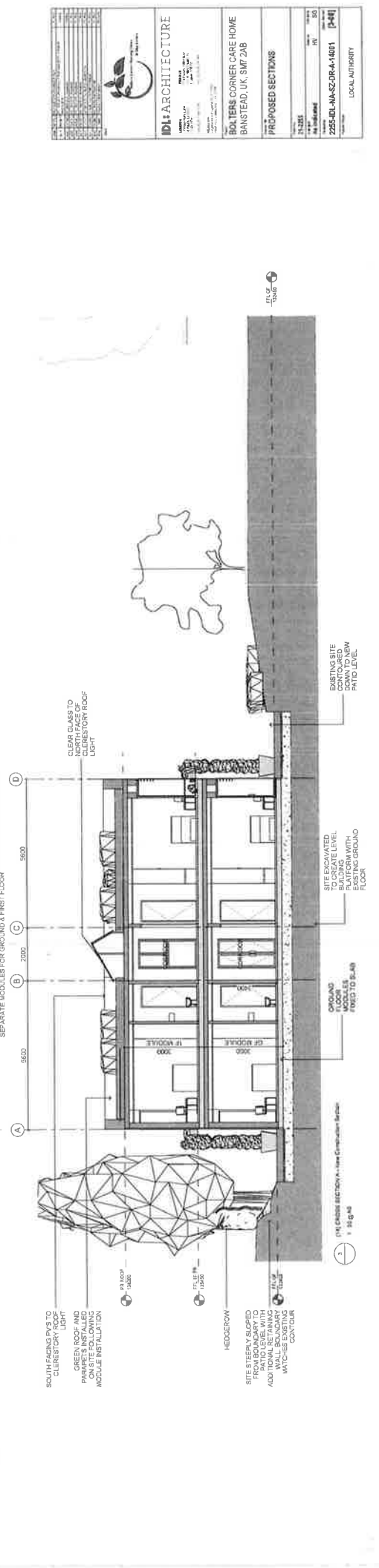
# Agenda Item 7



(14) LONG SECTION A - New Construction Section  
 1 : 20 @ A0



(14) LONG SECTION B - New Construction Section  
 1 : 20 @ A0



(14) CROSS SECTION A - New Construction Section  
 1 : 25 @ A0

		<b>IDL ARCHITECTURE</b> 2255 DUKES ROAD, SUITE 200 DANFORTH, ONTARIO M1S 1T5 TEL: 416-491-1234 FAX: 416-491-1235 WWW.IDLARCHITECTURE.COM
BUILDERS CORNER CARE HOME BANSTEND, UK, SMP 246		<b>PROPOSED SECTIONS</b> 14.2B1 REV. NO. 1 DATE 14.10.14
LOCAL AUTHORITY		2255-DUKES-ROAD-A-14011 P-11



# Agenda Item 7

**NOTES**

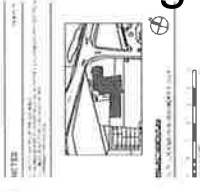
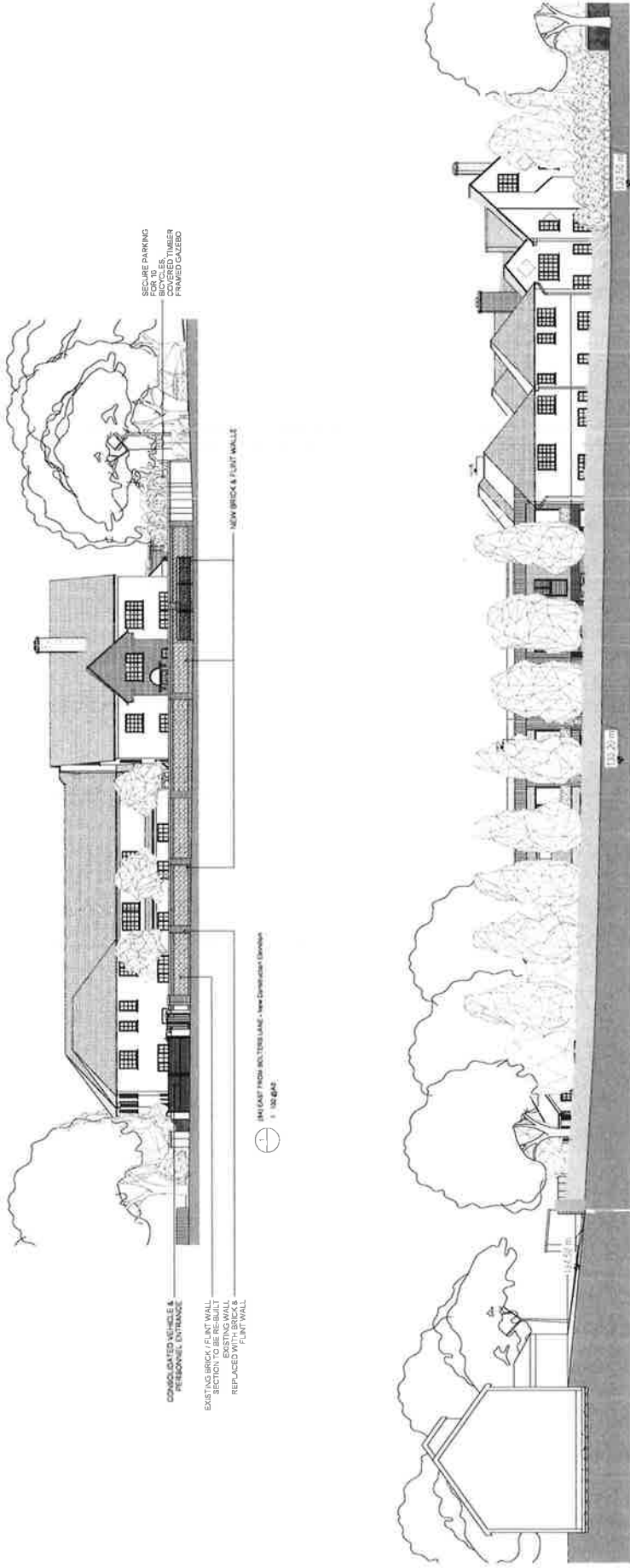
1. ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.

2. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

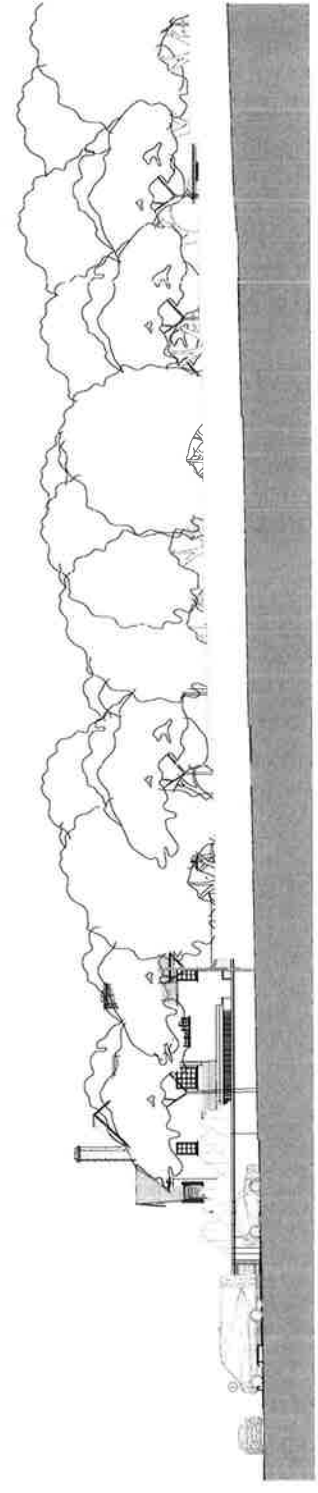
3. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.

4. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

5. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

(N) EAST FROM BOLTERS LANE - New Construction Elevations  
1:50 @A2



(N) SOUTH FACING ELEVATION - New Construction Elevations  
1:50 @B2

**DLA ARCHITECTURE**

100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

**BOLTERS CORNER CARE HOME**  
BOLTERS CORNER CARE HOME  
BOLTERS CORNER CARE HOME  
BOLTERS CORNER CARE HOME

**PROPOSED ELEVATIONS FROM OFF SITE**


225-DL-NAE2-DM-A-0002 [3-17]

LOCAL AUTHORITY

# Agenda Item 8

Planning Committee  
27 March 2024

Agenda Item: 8  
23/02064/S73

 <p><b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate</p>	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	27 <sup>th</sup> March 2024
	<b>REPORT OF:</b>	HEAD OF PLANNING
	<b>AUTHOR:</b>	Lesley Westphal
	<b>TELEPHONE:</b>	01737 276339
	<b>EMAIL:</b>	Lesley.westphal@reigate-banstead.gov.uk
<b>AGENDA ITEM:</b>	8	<b>WARD:</b> <i>Horley East and Salfords</i>

<b>APPLICATION NUMBER:</b>	23/02064/S73	<b>VALID:</b>	04/10/2023
<b>APPLICANT:</b>	Mr Thompson	<b>AGENT:</b>	Murdoch Planning
<b>LOCATION:</b>	<b>LAUREL ACRE, PICKETTS LANE, SALFORDS, SURREY RH1 5RG</b>		
<b>DESCRIPTION:</b>	<b>Change of use (part retrospective) of land from agricultural use for the stationing of 6 Gypsy and Traveller Pitches with associated hard and soft landscaping. Variation of Condition 6 of permission reference 19/02276/CU. Erection of walls to the external boundary. As amended on 01/02/2024</b>		
<b>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.</b>			

## SUMMARY

This application seeks variation to the front boundary treatment at Laurel Acre, Picketts Lane from that originally agreed.

Laurel Acre is a gypsy traveller site comprising six pitches which was granted a five-year temporary consent following inquiry in November 2021 (expiring 10<sup>th</sup> November 2026). One of the conditions (6) of the appeal decision required the submission and approval (by the local planning authority) of a scheme of landscaping and boundary treatment for the site.

These details were submitted and approved in June 2022 and showed a 1.8 metre high close-boarded fence behind laurel planting, together with a frontage gate of unspecified height.

In July 2023, a brick wall, rather than close-boarded fence was erected at the front of the site. As this did not conform to the approved details, a planning enforcement investigation was opened which has resulted in this application for a variation to the approved landscaping and boundary treatment details. The application is in the most part retrospective given the wall is already in situ although that is not relevant to the planning merits of the case.

# Agenda Item 8

Planning Committee  
27 March 2024

Agenda Item: 8  
23/02064/S73

This application initially included within its scope internal walls within the site which are also unauthorised, but these have been withdrawn from the application and will be the subject of a separate application or enforcement process.

The site is within the Metropolitan Green Belt where local and national policy requires development proposals to maintain openness. In this regard the wall does have some impact upon the openness of the green belt but not to any significant extent when considering the lawful fencing that could be installed under the consented details; the backdrop of the site and its use for six gypsy traveller pitches; the general acceptance given to similar features at residential dwellings and other properties along Picketts Lane and within the green belt more generally; the tie-limited nature of the consent and the degree of landscaping that helps screen it from view.

Furthermore, the applicants have suggested that the wall and gates would provide the benefit of screening the site from view and help provide safety from intrusion.

Overall, it is considered that the wall does not have a significantly greater impact on the openness of the green belt than the approved fencing details, especially when the planting has matured. The greatest impact would be on the northern side where no fencing was proposed but the impacts are not dissimilar to that can often be undertaken on sites without the need for planning permission, under permitted development. It is considered that the wall provides a reasonable entrance setting for a gypsy traveller site of this size and that benefits do result from the increased enclosure of the site in this way.

## RECOMMENDATION

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



## Consultations:

Surrey County Highways: The gate posts do not affect sight lines but there is vegetation on the highway that could be cut back to improve sight lines for this road which is subject to a speed limit of 40mph. The sightlines would be 120 m's in each direction from a point 2.4m's back into the access from the near side carriageway edge.

A condition is recommended should permission be granted requiring provision of the relevant sightlines and the maintenance of vegetation within those sightlines at a height of no more than 0.6m's.

Surrey Wildlife Trust: It is noted that as part of the original permission that native hedgerow has been reduced in length and we would recommend if feasible that additional native hedgerow is planted elsewhere on site to compensate for this reduction. We also note that native tree planting at the site entrance has been replaced by non native Himalayan birch. Native species are recommended where new planting is provided.

Salfords and Sidlow Parish Council: Object on the following grounds:

- The land is within the green belt and the walls detract from the openness of the green belt and are an incongruous feature on these entrances
- The works do not conform with the approved landscaping details which proposed 1.2m fences (sic) and hedgerow as a suitable boundary treatment for the area for a relatively urban scheme within the green belt. It was noted this was compatible with the approach taken on other such sites.
- There is a lack of explanation why the originally proposed and agreed scheme is no longer appropriate.

## Representations:

176 representations were received after the initial consultation and a further 5 following the amendment to remove the internal walls from the proposal. The objections raised were as follows:

# Agenda Item 8

Planning Committee  
27 March 2024

Agenda Item: 8  
23/02064/S73

## Issue

Harm to green belt

Harmful to rural character of the area

The walls are too high blocking views across the site and also illuminated leading to greater harm

This will require a great deal of work to return the Green Belt to its undeveloped character when the site is vacated

Concern that this development is unauthorised and represents a flagrant breach of the law: there is a high court injunction in place which is being ignored

Harm to wildlife

Loss of a private view

Crime fears related to the use of the site and increased fly tipping and litter in the local area since permission was granted for the site

Concerns about highway safety

Loss of trees

Time limited nature of permission

Overbearing character

Poor design

There is no need for development

There are more vans/mobile homes on this and the neighbouring site than are allowed

Noise and disturbance

This will set a harmful precedent for the area if approved

Increased flooding at the end of Picketts Lane due to the amount of hardstanding on the site

This site forms part of land separating Horley and Redhill is of strategic importance - its character and openness is important to retain

Adverse impact upon the local highway resulting from large lorries accessing the site

Plans do not accurately depict how harmful these walls would be

Loss of hedging

## Response

See paragraphs 6.3-6.9

See paragraphs 6.10-6.14

See paragraphs 6.3-6.9

Such work would be required in any case

Not relevant to the planning merits of the case

See paragraphs 6.22-6.25

Not material to planning

See paragraph 6.26

See paragraph 6.15-6.19

See paragraphs 6.22-6.25

See paragraph 6.27

See paragraphs 6.10-6.14

See paragraphs 6.10-6.14

Not material to planning

Not relevant to application

No noise from wall

See paragraph 6.28

See paragraph 6.29

See paragraphs 6.3-6.9

Not impacted by wall

Plans are accurate and wall is in situ

See paragraph 6.22-6.25

## 1.0 Site and Character Appraisal

- 1.1 The site comprises an existing Gypsy and Traveller site with a temporary consent running to November 2026. The site is subdivided into 6 pitches arranged along the southern boundary with vehicular access to each pitch along the northern boundary. The consent allows for each pitch to have a static caravan and tourer, plus day room. In addition, various vehicles associated with each pitch are parked.
- 1.2 The site is located in Picketts Lane, which is a relatively linear rural road stretching to Axes Lane to the north and Cross Oak Lane to the south. The majority of the road comprises fields to either side with hedge or tree boundaries, running adjacent to the road. Aside from this site, the majority of development along the road is residential in use with a variety of boundary treatments, including walling, close boarded and ranch-style fencing and hedging. To the north of the site lies an unauthorised traveller site 'Plot 2' which is the subject of an enforcement notice, upheld at appeal, requiring the site to be vacated in May 2024.

## 2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: No pre-application advice sought as the proposal is retrospective in response to an enforcement investigation.
- 2.2 Improvements secured during the course of the application: further landscape planting and the omission of internal walls from the application.
- 2.3 Further improvements to be secured through conditions relating to highway visibility and landscaping.

## 3.0 Relevant Planning and Enforcement History

- |     |                |   |   |
|-----|----------------|---|---|
| 3.1 | 19/02276/DET06 | Submission of internal layout of the site and landscaping details pursuant to Condition 6 of appeal permission of 19/02276/CU                                   | Approved<br>27.07.2022                  |
| 3.2 | 19/02276/CU    | Change of use (part retrospective) of land from agricultural use for the stationing of 6 Gypsy and Traveller pitches with associated hard and soft landscaping. | Refused<br>Appeal Allowed<br>10.11.2021 |

## 4.0 Proposal and Design Approach

- 4.1 This is an application made under Section 73 of the T&CP Act 1990 (as amended) to vary condition 6 of permission 19/02276/CU to permit an alternative boundary treatment and landscaping plan to that previously approved.

# Agenda Item 8

Planning Committee  
27 March 2024

Agenda Item: 8  
23/02064/S73

Condition 6 states:

*The use hereby permitted shall cease and all caravans, structures, equipment and materials brought onto the land for the purposes of such use shall be removed within 60 days of the date of failure to meet anyone of the requirements set out in i) to v) below:*

*i. Within 3 months of the date of this decision, a scheme for the internal layout of the site, including the siting of caravans, plots, amenity blocks, boundary and dividing fences and gates, hardstanding, access road (including measures to remove loose gravel from the initial 5 metre depth of the access, back from the highway), amenity areas, external lighting, electricity, water, foul and surface water drainage and areas for parking and allowing vehicles to turn so they may enter and leave the site in forward gear and a scheme for the restoration of the site to its condition before the development took place, (or as otherwise agreed in writing by the Local Planning Authority) at the end of the period for which planning permission is granted for the use, shall have been submitted for the written approval of the Local Planning Authority and the schemes shall include a timetable for their implementation.*

*ii. Within 4 months of the date of this decision, a scheme for landscaping of the site, including details of the planting densities, size, position and species of all new proposed planting together with measures to ensure the landscaping at the entrance is kept to a height of 1 metre or below at all times. The scheme shall be carried out in the first available planting season following the determination of the detailed application and no vegetation clearance work shall be undertaken during the bird nesting season (April to September inclusive) unless the proposed works have been assessed by a competent person and a report submitted to and approved in writing by the Local Planning Authority.*

*iii. If within 11 months of the date of this decision the Local Planning Authority refuse to approve either of the schemes or fails to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.*

*iv. If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.*

*v. The approved schemes shall have been carried out and completed in accordance with the approved timetables.*

*vi. Upon implementation of the approved schemes specified in this condition, those schemes shall thereafter be maintained. If, within a period of 5 years after planting or seeding, any seeded area or tree or plant is removed, dies or becomes, in the opinion of the local planning authority seriously damaged, defective or diseased, new seed of the same variety or another tree/plant of the same species and size as that originally approved shall be sown or planted (as appropriate) at the same place, within the next sowing or planting season, unless the local planning authority gives it written consent to any variation. vii. In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the*

*operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.*

4.2 The landscaping scheme was pursuant to condition 6 featured:

- A pair of 6m wide double gates across the main entrance with associated brick piers.
- A 1.8m close boarded fence was shown to run from the pier adjoining the gates to the close boarded fencing that runs along the boundary with the highway and with a planted area lying in front of the fence where it adjoins the access into the site.
- The pier to the north of the access was adjoined by a short length of close boarded fencing to the rear of the pier but no fencing was proposed in front of the pier where it faces the road and this part of the site would have remained open to adjacent planting.
- The individual plots were delineated by 1.2m high timber post and rail fencing with laurel hedging alongside, a 1.8m fence along the rear (southern) boundary, electric timber 5 bar agricultural gates to each pitch, and 1.2m post and rail fencing along the front of each pitch where it adjoins the vehicular access across the site. The northern boundary of the site would be delineated by a 1.2m high post and rail fence.

4.3 The work is partly retrospective and includes brick walls either side of the access into the site leading to a brick pier either side of the gate. To the north of the gate lies a second pier to which the entrance wall is attached. A planting bed is shown in front of the northern most wall. The southernmost wall lies directly adjacent to the access with planting behind the wall. The piers accommodate a large solid 2m high sliding gate - steel framed with composite boarding attached.

4.4 The piers are 0.9m x 0.9m x 2.75m tall with a buff-coloured coping stone proposed on top and including a double string course with dental course below as a decorative feature at the top of the frontage piers. The wing walls are/proposed to be 1.4m rising to 2.2m high with similar decorative feature as the piers. They are brick built.

4.5 The area in front of the access walls is at present tarmac but is proposed to be block paved with type and colour of materials to be agreed by the Council.

4.6 The scheme shows a planting bed in front of the northernmost brick pier between the access and the wing wall. To the rear of the main southern wing wall a planting bed is proposed. An existing close boarded fence lies along the front boundary to the south of the site which has an original hedgerow lying in front.

4.7 To the rear of the main wall/gate lie individual accesses to plots 1 and 2. Plot one is connected to the main access with fencing. This plot has a brick pier 0.9m x 0.9m x 2.75m tall each side of the access gate (2m high steel framed and clad) which adjoins a short section of wall before being repeated at the

# Agenda Item 8

Planning Committee  
27 March 2024

Agenda Item: 8  
23/02064/S73

entrance to plot 2. Plot 2 has a short section of wall which curves alongside the entrance leading to a shorter pier 0.78m x 0.78m x 1.85m tall. This element has been removed from this application and only the frontage wall and landscaping are proposed for consideration.

## 5.0 Policy Context

### 5.1 Designation

Urban Area  
Metropolitan Green Belt

### 5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)  
CS3 (Green Belt)  
CS10 (Sustainable Development),

### 5.3 Reigate and Banstead Development Management Plan 2019

DES1 (Design of New development)  
DES5 (Delivering High Quality Homes)  
DES8 (Construction Management)  
TAP1 (Access, Parking and Servicing)  
CCF1 (Climate Change Mitigation)  
NHE1 (Landscape Protection)  
NHE3 (Protecting trees, woodland areas and natural habitats)  
NHE2 (Development in the Green Belt)

### 5.4 Other Material Considerations

National Planning Policy Framework  
National Planning Practice Guidance

Other  
Human Rights Act 1998  
Public Sector Equalities Duty

## 6.0 Assessment

6.1 The main issues concern the principle and impacts of development in the Green Belt, the design of the walls and gates and impact upon the surrounding area, highways impact neighbours amenities and impact upon trees and bio diversity.

6.2 The main issues to consider are:

- Metropolitan Green Belt

- Design and character
- Highways impact
- Neighbour amenity
- Trees/Ecology
- Other issues

## Metropolitan Green Belt

- 6.3 The site lies in the Metropolitan Green Belt where the presumption is against inappropriate development which would harm the green belt by virtue of inappropriateness or any other harm. Various exceptions to development being considered inappropriate are listed within the NPPF but these do not specifically include the erection of boundary walls (although these are often permitted development up to 2m in height). The NPPF is clear that inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances, and very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm arising is clearly outweighed by other considerations. In this case, the principle of development is acceptable given it is required by condition attached to the temporary appeal decision, approving the site's use.
- 6.4 Policy CS3 supports the approach of the NPPF regarding the protection of the Green Belt and does not identify any specific forms of development that may be regarded as not inappropriate. Policy NHE5 refers to extensions and alterations to buildings in the Green Belt being permitted under particular specific circumstances but does not specifically reference brick boundary walls. As above, boundary treatment is a requirement of the appeal decision and the matters identified as important in such works are the massing and bulk of the works, the height, location, position and visual prominence of the works and consideration of whether they respect the character and openness of the Green Belt.
- 6.5 In approving the use of the site and imposing a boundary treatment condition, the appeal inspector has accepted the principle of some form of boundary treatment to serve the site, as would be expected, and so there is no in-principle objection in green belt terms to the proposals. In terms of impact upon Green Belt openness the walls either side of the access are visible from the adjacent highway, from within the site and from the adjacent field to the north. There may be glimpsed views from elsewhere around the site, but these are the primary reference points.
- 6.6 The walls would be more visible within the Green Belt than the fence arrangement originally approved, with higher and larger scaled brick piers and wing walls. However, these would be partly higher and partly lower than the fencing agreed to the south and a wall in place where no boundary treatment had been agreed. The frontage gate and walls would mostly have a negligible impact upon views through the site when compared to the approved scheme, since a solid set of gates and 1.8m close boarded fence

# Agenda Item 8

Planning Committee  
27 March 2024

Agenda Item: 8  
23/02064/S73

have already been approved across the access and to the south of the access. However, to the north of the access where there is now a brick wall adjacent to the access, the approved scheme showed planting and a post and rail fence beyond. The current scheme results in a termination of views across this corner of the site resulting in a modest and localised loss of openness, compared to that approved.

- 6.7 However, consideration must not be limited to a comparison against what was previously submitted. The previous boundary treatment plan was the applicant's own design and, had some form of boundary treatment been proposed to the north of the gates, then it is likely that this may have been approved. As such, consideration must be given to an overall judgement as to the planning acceptability of what is being proposed.
- 6.8 Ordinarily permitted development rights exist for walls or fences up to 2 metres in height, where not adjacent to a highway, although in this case by virtue of the conditions imposed, such permitted development rights would not apply.
- 6.9 Overall, the height of the structure would only have a marginally more significant impact upon the openness of the green belt when compared to the approved gates and fencing and is not considered to be an inappropriate form of boundary treatment in the context of the site's use. When considering this together with the green belt/site views which are screened and the added security benefits offered, it is, on balance, considered acceptable within the green belt.

## Design and Character

- 6.10 Policy DES1 seeks to ensure that (amongst other criteria) all new development is of a high quality and respects the character of the surrounding area with due regard to the layout, density, plot sizes, siting and scale of the surrounding area.
- 6.11 Entrance gates and walls are not an unusual feature in the countryside nor indeed the Green Belt and whilst this site lies within a rural area and other properties along this road do have boundary walls and gates, although it is the case that none of the walls/gates appear as prominent as at this site.
- 6.12 The other nearby entrances walls are seen in the context of mature planting and even though smaller than this scheme, due to the planting have a significantly softer appearance within the streetscene. It is undoubtedly the case that the appearance of the frontage walls would soften to at least an extent due to proposed planting. Though they would not disappear from view the proposed planting would allow this scheme to blend more sympathetically into the background, in time.
- 6.13 There is no reason for preference of boundary treatment to be given to fencing rather than a brick wall and indeed, brick walls will often have superior appearance, robustness and longevity. Whether brick walling is



more or less appropriate is a character consideration, dependant on surrounding character and context. The site does not have an immediate context from which to reference given it is located some distance from the nearest neighbouring dwelling but given the presence of both walls and fences along Picketts Lane, there ought to be no objection to the principle of a brick wall.

- 6.14 The site has been urbanised by virtue of its use for six gypsy traveller pitches and so any harmful visual impacts of the wall are mitigated by its screening of the development behind which comprises up to six static caravans, six tourers, associated hard standing and a variety of domestic and commercial vehicles. Overall, in this context, the design and character impact of the wall is considered acceptable.

### Highways

- 6.15 Policy TAP1 of the DMP requires all new development to provide safe and convenient access for all road users, not to unnecessarily impede traffic flows and to provide sufficient off-street parking.
- 6.16 When this scheme was first considered no comments were made about the need to protect visibility splays by removing planting along those splays to a height no greater than 0.6m's. That request has now been made by the Highways Authority. In considering this request, Officers are mindful that the original appeal inspector stood at the access, observing the visibility in both directions and considered it to be acceptable. However, the County Highway Authority advise that the vegetation may have grown to worsen visibility since that time.
- 6.17 The need to keep visibility splays clear of planting is to ensure adequate visibility for vehicles leaving the site and are made for reasons of safety. In this instance the original red line plan did not extend to cover visibility splays across the adjacent land and a condition cannot therefore be attached were permission considered acceptable and such a condition considered appropriate. Furthermore, it is considered such a condition would not meet the relevant tests if imposed now, given the wall sits behind any visibility splay and so does not itself impact the site's visibility and conditions may only be used where they are "relevant to the development permitted".
- 6.18 It is also noted that were such a condition capable of being attached to any permission that it would result in the loss of boundary hedging adjacent to the highway to the north of the site entrance. To the south the hedging is set back further from the highway and would not be affected to the same degree. The loss of hedging would be a loss of existing character in this rural lane and would not accord with the general approach to retain hedging and trees where necessary. If it were within the red line, replacement planting could have been conditioned to offset the harm but that not being the case at this stage, given the site's use has been permitted at appeal.

# Agenda Item 8

Planning Committee  
27 March 2024

Agenda Item: 8  
23/02064/S73

- 6.19 Given that the existing extant permission does not contain such a condition and the site can continue for a further three years without such a restriction it is not considered reasonable to cite the lack of visibility splays and their maintenance as a reason for refusal nor require it as a condition which would be potentially unlawful.

## Neighbour amenity

- 6.20 Policy DES1 requires new development not to cause harm to the amenities of either existing or future residents, an approach also addressed in the NPPF.
- 6.21 The site is located far enough from any local residents not to adversely affect their amenities and this scheme accords with the development plan in this respect.

## Impact upon Trees and Ecology

- 6.22 Policy NHE3 requires that new development includes an assessment of existing trees and landscape features including their suitability for retention. Policy NHE2 seeks to ensure that throughout the Borough that development proposals retain and enhance valued priority habitats and achieve a net gain in biodiversity.
- 6.23 Surrey Wildlife Trust note that that the hedgerow plants used across the site are laurel rather than a native mix that would usually be considered more appropriate, particularly in this type of location. However, since this site operates currently on a temporary permission the benefits of immediate screening outweigh the biodiversity benefits of native planting at this scale.
- 6.24 Overall the scheme would have no further adverse impact upon existing trees at the boundary of the site with the highway and further planting could be secured to soften the visual impacts of the scheme.
- 6.25 There would be no risk to protected species and the scheme would not have any negative impact upon biodiversity such as to be unacceptable.

## Other matters

- 6.26 Crime was raised as a concern within representations received in response to the application. However, it is considered that the type of boundary treatment would not have any material impact on crime or the fear of crime, or other anti-social behaviour. It is accepted that the screening of the site may give rise to concerns about potential criminal activity within but the same could apply with any other form of boundary treatment permitted and Article 8 of the Human Rights Act requires respect for family and private life, which is afforded by the wall and outweighs such concerns in any case.
- 6.27 The time-limited nature of the site's permission also gave rise to objections against the permanency of a brick structure given that the site must be vacated and cleared by 2026 under the requirements of the appeal decision.

Whilst it is unusual for such expense to be spent on a brick structure that would fall to be demolished at the expiry of the 5-year consent, that in itself is not relevant to its planning merits. The appeal decision requires all development associated with the use to be cleared from site and that would include the wall. The wall would not affect the likelihood or otherwise of the site achieving a longer consent.

- 6.28 Concerns were raised regarding the wall setting an undesirable precedent. However, there is no such thing as a precedent in planning with each site having unique characteristics and context and each application falling to be assessed on its own merits against policy.
- 6.29 The wall would not exacerbate any flood risk, given boundary treatment is a requirement of the appeal decision in any case.
- 6.30 There would be no adverse noise or disturbance impacts associated with the brick wall.
- 6.31 The Government's 2015 Written Ministerial Statement policy with regards to intentional unauthorised development being capable of being a material consideration is not considered to be of significance to this application, given it solely relates to a difference of boundary treatment.

**CONDITIONS (with this being an application made under s73, the conditions of the former consent be reapplied/updated)**

- 1) The development hereby permitted shall be carried out in accordance with the following approved plans subject to compliance with other conditions listed below:  
Proposed Main Entrance Walls and Gates TDA.2632.06 Rev D 29.01.2024  
Reason: To define the permission and ensure the development is carried out in accordance with the approved plans and in accordance with the National Planning Practice Guidance.
- 2) The site shall not be occupied by any' persons other than gypsies and travellers as defined in Annex 1: Glossary of Planning Policy for Traveller Sites (or its equivalent in replacement national policy).  
Reason: To ensure compliance with policies NHE1 and NHE5 of the Reigate and Banstead Development Management Plan 2019 and the provisions of the NPPF which promote the restraint of new development in the Metropolitan Green Belt apart from in very specific circumstances.
- 3) The use hereby permitted shall be carried on only by the following persons:
  - Sean and Montana Cole;
  - Frankie James and Charlotte Miller;
  - Henry Thompson and Geri-Kay Wall;
  - Leslie Thompson and Shelby Ball;
  - Luke and Rendall Thompson;
  - Larry and Noreen Scott,

# Agenda Item 8

Planning Committee  
27 March 2024

Agenda Item: 8  
23/02064/S73

together with their resident dependents, and shall be for a limited period until 10<sup>th</sup> November 2026 when the permission shall expire.

Reason: To ensure compliance with policies NHE1 and NHE5 of the Reigate and Banstead Development Management Plan 2019 and the provisions of the NPPF which promote the restraint of new development in the Metropolitan Green Belt apart from in very specific circumstances.

- 4) When the site ceases to be occupied by those named in Condition 3 above, or upon 10<sup>th</sup> November 2026, whichever shall first occur, the use hereby permitted shall cease and all caravans, buildings, structures, enclosures, materials and equipment brought onto the land, and works undertaken to it in connection with the use (including the walls and gates subject to this application), shall be removed and the land restored to its condition before the development took place.

Reason: To ensure compliance with policies NHE1 and NHE5 of the Reigate and Banstead Development Management Plan 2019 and the provisions of the NPPF which promote the restraint of new development in the Metropolitan Green Belt apart from in very specific circumstances.

- 5) There shall be no more than 6 pitches on the site and, on each of the 6 pitches hereby approved, no more than 2 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 as amended, shall be stationed at any time, of which only 6 caravans shall static caravans.

Reason: To ensure compliance with policies NHE1 and NHE5 of the Reigate and Banstead Development Management Plan 2019 and the provisions of the NPPF which promote the restraint of new development in the Metropolitan Green Belt apart from in very specific circumstances.

- 6) The landscaping shall be carried out in the first available planting season following the determination of the detailed application and no vegetation clearance work shall be undertaken during the bird nesting season (April to September inclusive) unless the proposed works have been assessed by a competent person and a report submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure an appropriate landscape character is achieved which promotes wildlife in accordance with Development Management Plan policy NHE3.

- 7) Any day room or amenity building shall only be used for ancillary purposes to the main caravan/mobile home on the respective pitch or caravan they are associated with and intended to serve. They shall not be used to provide permanent, temporary or occasional residential overnight accommodation by any person who is a resident occupier or visitor to the pitch or site.

Reason: To ensure compliance with policies NHE1 and NHE5 of the Reigate and Banstead Development Management Plan 2019 and the provisions of the NPPF which promote the restraint of new development in the Metropolitan Green Belt apart from in very specific circumstances.

- 8) No commercial activities, including the storage of materials, shall take place on the land and no vehicles exceeding 3.5 tonnes in weight shall be stationed, stored or parked on site.  
Reason: To ensure compliance with policies NHE1 and NHE5 of the Reigate and Banstead Development Management Plan 2019 and the provisions of the NPPF which promote the restraint of new development in the Metropolitan Green Belt apart from in very specific circumstances.
- 9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order) no other means of enclosure shall be erected within the site other than those approved.  
Reason: To ensure compliance with policies NHE1 and NHE5 of the Reigate and Banstead Development Management Plan 2019 and the provisions of the NPPF which promote the restraint of new development in the Metropolitan Green Belt apart from in very specific circumstances.

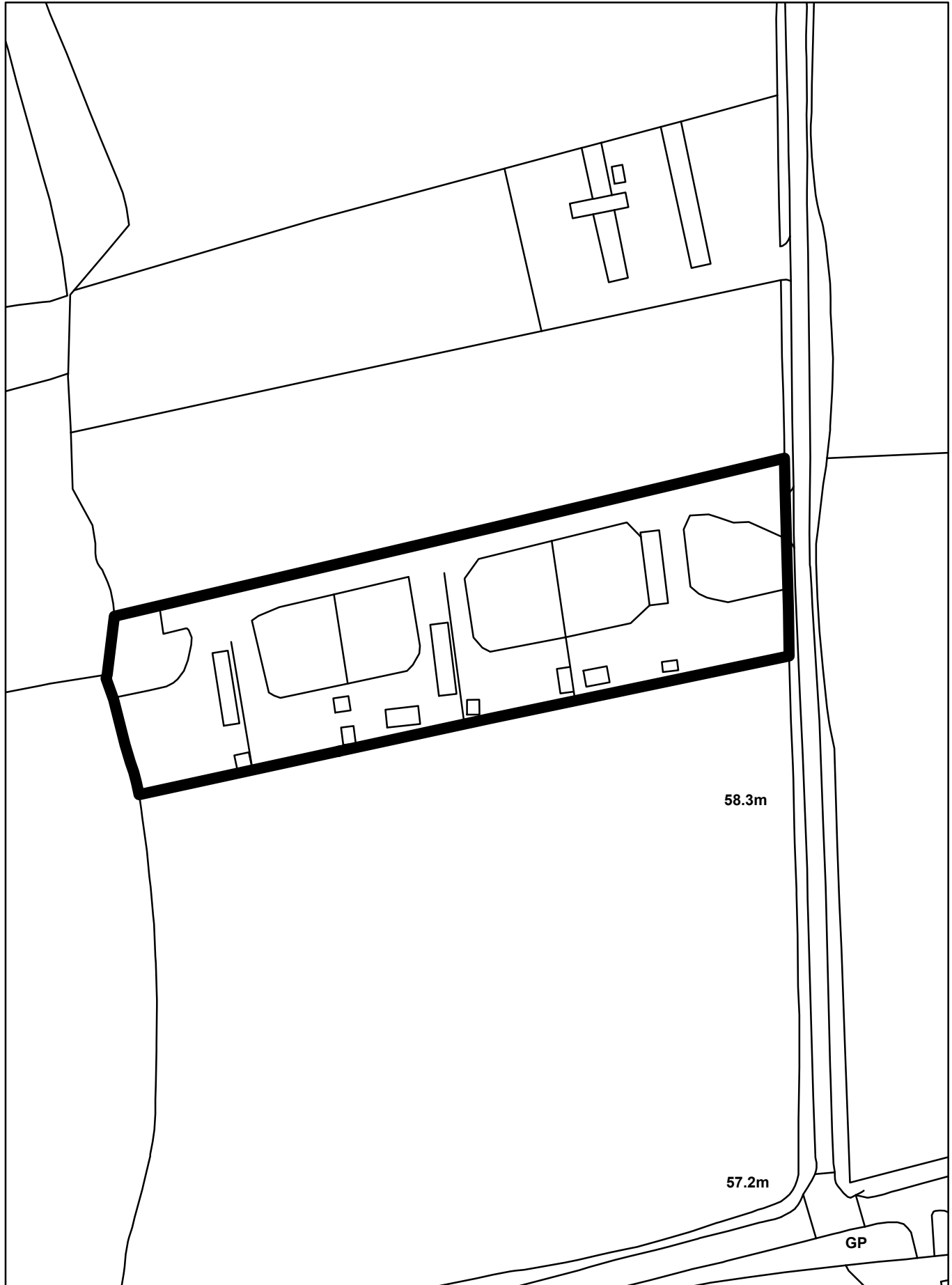
## **REASON FOR PERMISSION**

The development hereby permitted has been assessed against development plan policies CS1, CS2, CS5, CS10, CS11, CS12, CS13, CS14, CS17, DES1, DES4, DES5, DES8, DES9, TAP1, CCF1, CCF2, NHE1, NHE2, NHE3, NHE5, INF3 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.

## **Proactive and Positive Statements**

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.

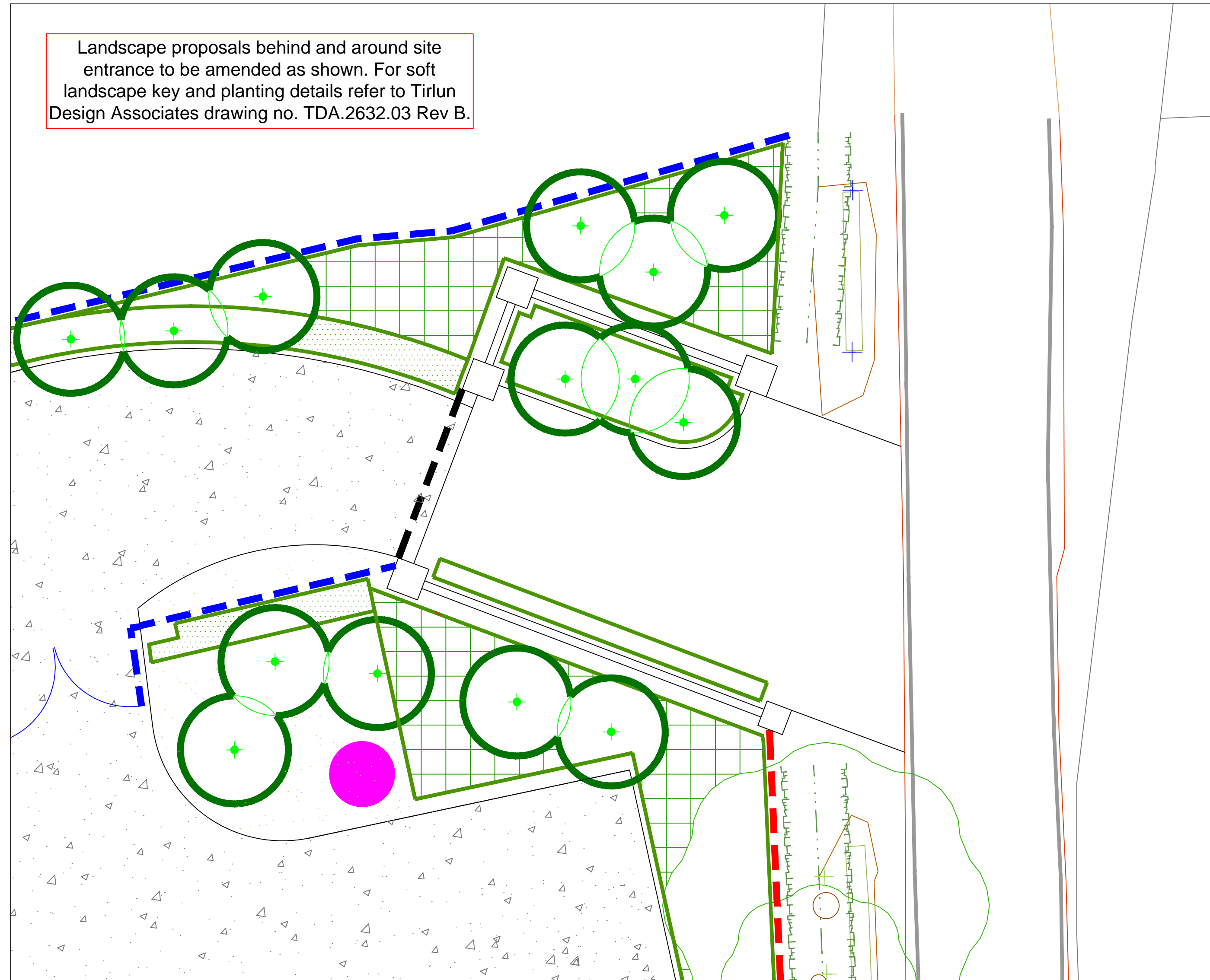
Agenda Item 8  
23/02064/S73 Laurel Acre Picketts Lane  
Salfords Surrey RH1 5RG





**LOCATION PLAN**  
1:100 @ A1

Landscape proposals behind and around site entrance to be amended as shown. For soft landscape key and planting details refer to Tirlun Design Associates drawing no. TDA.2632.03 Rev B.



**IMAGE 1 - PIER TYPE A (UNDER CONSTRUCTION)**



**NOTE 1 - PIER TYPE A**

Proposed 1000mm x 1000mm x 2750mm brick pier  
Brick Type: Old West Mill from Rijswaard Banksteen  
Coping/pier head: Buff coloured 4 way weathered concrete pier cap with double stringer course and angled dental course beneath.

**IMAGE 2 - PIER TYPE B (UNDER CONSTRUCTION)**



**NOTE 2 - PIER TYPE B**

Proposed 800mm x 800mm x 2000mm brick pier  
Brick Type: Old West Mill from Rijswaard Banksteen  
Coping/pier head: Buff coloured 4 way weathered concrete pier cap with double stringer course and angled dental course beneath.

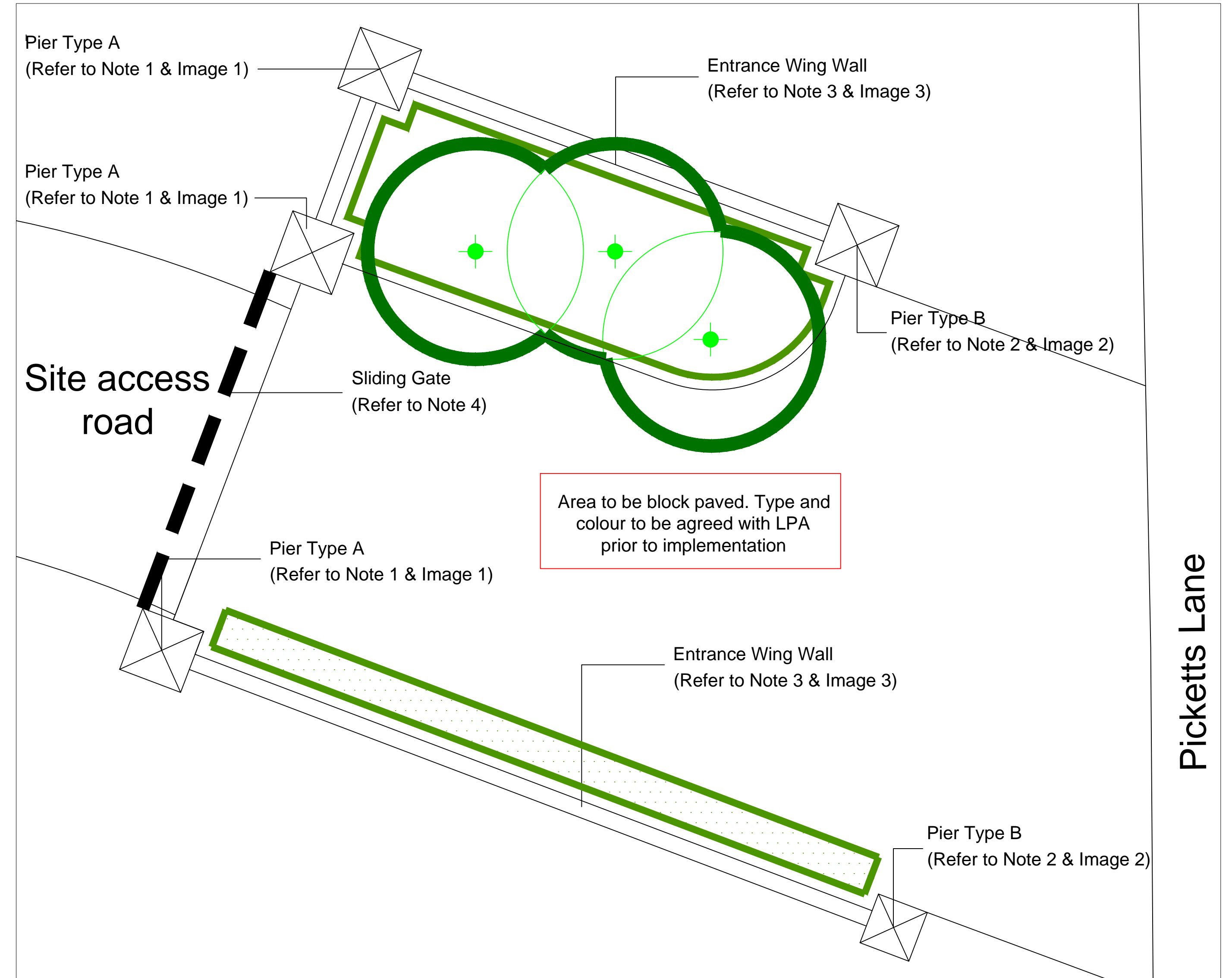
**IMAGE 3 - ENTRANCE WING WALLS (UNDER CONSTRUCTION)**



**NOTE 3 - ENTRANCE WING WALLS**

Proposed 1600mm high by 250mm wide brick wing walls rising to 2300mm high at Pier Type A.  
Brick Type: Old West Mill from Rijswaard Banksteen  
Wall coping: Buff coloured apex concrete wall coping with double stringer course and angled dental course beneath.

**GENERAL ARRANGEMENT PLAN**  
1:50 @ A1



**KEY**

- PROPOSED TREE PLANTING (Refer to plant schedule for species)
- PROPOSED SHRUB PLANTING (Refer to plant schedule for species/densities)
- PROPOSED NATIVE HEDGEROWS (Refer to plant schedule for species/densities)

**PLANT SCHEDULE**

TREE PLANTING						
ABBRV	SPECIES & (% IN MIX)	DENSITY	HEIGHT/GIRTH	ROOT COND.	POT SIZE	TOTAL
As Key	Betula utilis jaquemontii (Multi-stem)	AS SHOWN	400-450 (g)	ROOT BALLED	--	--

SHRUB PLANTING						
ABBRV	SPECIES	DENSITY	HEIGHT/GIRTH	ROOT COND.	POT SIZE	TOTAL
As Key	Hebe rakaiensis	7 per sq/m	30 - 40 (h)	CON	2-3L	--

**PLANT SCHEDULE (CONT'D)**

NATIVE HEDGEROW PLANTING

ABBRV	SPECIES	DENSITY	HEIGHT/GIRTH	ROOT COND.	POT SIZE	TOTAL
	Acer campestre (10%)		60 - 80 (h)	BARE ROOT	--	--
	Corylus avellana (10%)		60 - 80 (h)	BARE ROOT	--	--
As Key	Crataegus monogyna (25%)	5 per lin/m	60 - 80 (h)	BARE ROOT	--	--
	Ilex aquifolium (30%)		--	CON	P9	--
	Prunus spinosa (25%)		60 - 80 (h)	BARE ROOT	--	--

**NOTE 4 - SLIDING GATE**

Proposed 2000mm high automated sliding entrance gate.  
Type: Gate to be steel framed and clad with vertical composite timber boards  
Colour: Black

REV	NOTES	BY	DATE
D	Native hedgerow added to southern wing wall as requested by LPA & boundary treatment to front of Plot 1 amended to marry with original scheme.	RhC	29.01.24
C	'Application 1' added to fitte block	RhC	20.12.23
B	Landscape proposals amended to marry with new entrance walls, piers and gates to Plots 1 & 2	RhC	15.09.23
A	Soft landscape proposals added to front of entrance walls as requested by LPA.	RhC	30.07.23

TDA  
CANNA STUDIO  
LLANGAN  
VALE OF GLAMORGAN  
CF35 5DR  
TEL: 01446 771250

CLIENT: RESIDENTS OF LAND OFF PICKETTS LANE

DRAWING NUMBER: TDA.2632.06 SCALE: VAR @ A1

DRAWN: RHC DATE: JULY 2023

PROJECT: LAND OFF PICKETTS LANE, SALFORDS

DRAWING TITLE: PROPOSED MAIN ENTRANCE WALLS, PIERS & GATE (APPLICATION 1)




This page is intentionally left blank



# Agenda Item 9

Planning Committee  
27 March 2024

Agenda Item: 9  
23/01425/F

 <p><b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate</p>	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	27 March 2024
	<b>REPORT OF:</b>	HEAD OF PLANNING
	<b>AUTHOR:</b>	Michael Parker
	<b>TELEPHONE:</b>	01737 276339
	<b>EMAIL:</b>	Michael.parker@reigate-banstead.gov.uk
<b>AGENDA ITEM:</b>	9	<b>WARD:</b> <i>Chipstead, Kingswood and Woodmansterne</i>

<b>APPLICATION NUMBER:</b>	23/01425/F	<b>VALID:</b>	23/08/2023
<b>APPLICANT:</b>	Aquilonis	<b>AGENT:</b>	Third Dimension Arch. Design Ltd
<b>LOCATION:</b>	<b>11 - 12 WATERHOUSE LANE KINGSWOOD SURREY KT20 6EB</b>		
<b>DESCRIPTION:</b>	<b>Demolition of existing buildings and construction of part 2 and part 3 storey building containing commercial space at ground floor with 9 apartments above. Layout parking, bin stores and cycle store. As amended on 13/10/2023, 22/11/2023, 23/11/2023, 01/12/2023 20/02/2024 and on 05/03/2024</b>		
<b>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.</b>			

## SUMMARY

This is a full application for the demolition of existing buildings and construction of part 2 and part 3 storey building containing commercial space at ground floor with 9 apartments above. Layout parking, bin stores and cycle store. There would be seven 2-bedroom flats and two 1-bedroom flats. The ground floor would provide 277m<sup>2</sup> of commercial floorspace. The ground floor commercial floorspace smaller than the existing ground floor area (existing is 550m<sup>2</sup> compared to 277m<sup>2</sup>).

The proposal is within the urban area where there is a presumption in favour of sustainable development and significant weight is given to the re-use of previously development land. On the basis that a commercial (class E) unit is being retained on the ground floor the proposed redevelopment with a mixed Class E and residential use above is considered acceptable in principle in this local centre location.

The premises were successfully nominated as an Asset of Community Value on 14th November 2023, given it serves a purpose to the community. The planning application proposes re-provision of a Class E unit on the ground floor (that being the same use as currently) and, there being no proposed change of use, it is not considered that planning permission could be withheld for this reason. The asset of community value listing may however allow the community to re-provide a community café on the ground floor, if the relevant conditions were met.

# Agenda Item 9

Planning Committee  
27 March 2024

Agenda Item: 9  
23/01425/F

Vehicular access to the parking area would utilise the existing western crossing point. The eastern entrance would be closed, allowing for additional on street parking along Waterhouse Lane. The scheme would provide 12 on-site parking spaces. 1 would be allocated per flat. There would then be 2 spaces to be used for visitors and 1 space allocated for the commercial unit.

The design is traditional in nature with the use of gable and hipped roof forms and gables dormer windows. The roof would use handmade sandfaced clay plain tiles. The elevations would be a mix of render, hanging handmade sandfaced clay plain tiles and red brickwork. It will also feature chimneys.

The site is located on the northern side of Waterhouse Lane and is within the Waterhouse Lane Local Centre boundary and designated urban area. The site is within a medium accessibility area in relation to the Council's parking standards. The site adjoins the Kingwood Conservation Area to the east, which starts at the car park to the Kingswood Arms Public House.

The replacement is much larger than the existing buildings on the site in terms of height and massing but the footprint would be commensurate and taking in to account the height and scale of properties within the Waterhouse Lane Local Centre and the neighbouring public house it is considered that the scale and massing and layout would be in keeping with that of the site and surrounding area. It is considered that the scheme is a well-designed and of a scale and form which would not appear prominent in the street scene and appropriately reflects the more historic buildings within the surrounding area. As such, the scheme would not result in an overdevelopment of the site or have a detrimental impact on the character of the area or setting of the adjoining Conservation Area.

The proposal would provide parking in accordance with the Council's minimum parking standards for the residential element of the scheme and taking in to account the sustainable location of the site within a local centre and the existing use of the site it is considered that the parking for the commercial element is acceptable.

Whilst giving rise to a significant degree of change in the relationship between the site and neighbouring buildings, the proposed scheme would not have an adverse effect upon existing neighbouring properties and would accord with the provisions of DMP Policy DES1

Subject to conditions, the proposal would also be acceptable with regard to the impact on trees and ecology, drainage, contamination and sustainable construction. A condition securing a Construction Management Statement would help to mitigate the impacts of neighbouring occupants during construction.

## RECOMMENDATION

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

**Consultations:**

Contamination Officer: recommends asbestos and ground contamination conditions

Kingswood Residents' Association: "The proposed does not appear to be contrary to current Planning Policy. In doing so, it offers an opportunity to replace a somewhat decayed and haphazard accretion of structures with a more aesthetically pleasing street scene." They also encourage the applicant to take in to account the view of residents when it comes to future retail/hospitality offerings.

Surrey County Council Highway Authority: no objection subject to conditions.

Surrey County Council Minerals and Waste Planning Authority: recommends a waste management plan condition

Thames Water: has provided a consultation response requesting conditions in relation to foul and waste water infrastructure to ensure that the proposal will not impact on the capacity of the existing system and secure network upgrades if required.

Surrey Wildlife Trust: no concerns with the suitability of the submitted ecology Preliminary Ecological Assessment (PEA) and follow up Bat Emergence Survey Report. Advise that biodiversity net gain information is provided.

**Representations:**

To date 56 responses have been received, 55 objecting to the proposal for the following reasons:

<b>Issue</b>	<b>Response</b>
Alternative location/proposal preferred	See paragraph 6.1-6.6
Crime fears	See paragraph 6.43
Health fears	See paragraph 6.21-6.25 and 6.45,
Inadequate parking	See paragraph 6.26-6.30
Inconvenience during construction	See paragraph 6.44
Inadequate parking	See paragraph 6.26-6.30
Increase in traffic and congestion	See paragraph 6.26-6.30
Hazard to highway safety	See paragraph 6.26-6.30
Harm to Conservation Area	See paragraph 6.8-6.21
Loss of existing café	See paragraph 6.1-6.5

# Agenda Item 9

Planning Committee  
27 March 2024

Agenda Item: 9  
23/01425/F

Loss of buildings	See paragraph 6.1-6.5
Poor design	See paragraph 6.7-6.20
Out of character with surrounding area	See paragraph 6.6-6.20
Overshadowing	See paragraph 6.21-6.25
Overbearing relationship	See paragraph 6.21-6.25
Overdevelopment	See paragraph 6.7-6.20
Loss of private view	This is not a material planning consideration
No need for development	Each case must be considered on its own merits. Also see paragraph 6.1-6.6
Overlooking and loss of privacy	See paragraph 6.21-6.25
Drainage/Sewerage capacity	See paragraph 6.41
Flooding	See paragraph 6.41
Noise and disturbance	See paragraph 6.22-6.26
Any approval will result in further applications to redevelop other shops along street	Each case must be considered its own merits. It does not set a precedence.

## 1.0 Site and Character Appraisal

- 1.1 The site is located on the northern side of Waterhouse Lane and is within the Waterhouse Lane Local Centre boundary and designated urban area. The site is within a medium accessibility area in relation to the Council's parking standards.
- 1.2 The site adjoins the Kingwood Conservation Area to the east, which starts at the car park to the Kingswood Arms Public House. The Conservation Area lies primarily to the south-east of the railway, comprising an estate of 'arts and crafts' style housing set within substantial landscaped plots, but the Conservation Area extends north-west of the railway to encompass the station building and also The Kingswood Arms, including that part of the pub car park which borders the eastern boundary of the application site. To the

north the land rises significantly in height up to the residential road Furze Hill. Directly to the rear of the site is the car park for the Kingswood Arms.

- 1.3 The application site itself comprises a range of buildings, with No.12 being a relatively modern flat-roofed single storey building, and No.11 being partly flat-roofed single storey and partly flat roofed two/three storey with a single storey detached building to the rear. There are two current vehicular crossovers from Waterhouse Lane. The access to No.11 is in use, and provides access to the existing service yard, parking and bin collection areas. The access to No.12 is currently closed off by railings, behind which sits a marquee.
- 1.4 The site is currently occupied by a café (at No.11). The premises has been successfully nominated as an Asset of Community Value, given it serves a purpose to the community. This means that, should it be put up for sale, the community are given six months in which to raise funds and bid to purchase it.

## **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: a pre-application enquiry was provided under ref. PAM/23/00066 for 9 flats and Class E space on the ground floor. This provided the Council an opportunity to comment on the principle of such an application and make the applicant aware of key planning concerns such as design, neighbouring amenity, highways, trees and ecology.
- 2.2 Improvements secured during the course of the application: Officers requested and secured the following alterations;
  - change to the elevational treatment and design
  - change to layout, one less parking space
  - additional tree information
  - additional transport information
  - additional levels and cross section plans
- 2.3 Further improvements to be secured through conditions or legal agreement: The following conditions are recommended to be attached to the permission:
  - Materials and design measures
  - Drainage
  - Landscaping
  - Ecology
  - Sustainability measures
  - Broadband
  - Highway conditions

## **3.0 Relevant Planning and Enforcement History**

None relevant

# Agenda Item 9

Planning Committee  
27 March 2024

Agenda Item: 9  
23/01425/F

## 4.0 Proposal and Design Approach

- 4.1 This is a full application for the demolition of existing buildings and construction of part 2 and part 3 storey building containing commercial space at ground floor with 9 apartments above. Layout parking, bin stores and cycle store. There would be seven 2-bedroom flats and two 1-bedroom flats. The ground floor would provide 277m<sup>2</sup> of commercial floorspace.
- 4.2 The ground floor commercial floorspace smaller than the existing ground floor area (existing is 550m<sup>2</sup> compared to 277m<sup>2</sup>). It is understood that there are offices and storage areas within the existing site but are either no longer in use or are used ancillary to the main restaurant uses on the ground floor. The front elevation is designed to facilitate the use of the proposed commercial space either as a single unit, or subdivision to create two or three smaller units, thereby offering optimum flexibility for future use.
- 4.3 Vehicular access to the parking area would utilise the existing western crossing point. The eastern entrance would be closed, allowing for additional on street parking along Waterhouse Lane. The scheme would provide 12 on site parking spaces. 1 would be allocated per flat. There would then be 2 spaces to be used for visitors and 1 space allocated for the commercial unit.
- 4.4 Each flat is provided with secure cycle storage. Refuse and recycling facilities are also provided in a secure store. A landscaped amenity space for residents is provided to the side and rear of the building, and there is also potential for an area of roof terrace to be created at the rear of the building, at first floor.
- 4.5 The design is traditional in nature with the use of gable and hipped roof forms and gables dormer windows. The roof would use handmade sandfaced clay plain tiles. The elevations would be a mix of render, hanging handmade sandfaced clay plain tiles and red brickwork. It will also feature chimneys.
- 4.6 A design and access statement (D&A) 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.
- 4.7 Evidence of the applicant's design approach is set out below:

Assessment	The submitted Design and Access Statement (DAS) considers the site context in section 2, looking at the site location, site history, the existing building, local constraints and transport links, aerial and street views of the site and surrounding area
------------	---



Involvement	No evidence is provided that community consultation took place but the applicant did undertake a pre-application submission under PAM/23/00066
Evaluation	Section sets out the design process, looking at the architectural forms and materials of the surrounding area, site concept, elevation concept
Design	The DAS as section 4 details the design response to the design process. Including the site plan, layout, accommodation schedule, elevations, streetscene impacts, parking, access and landscaping, quality of accommodation and refuse/waste management

4.8 Further details of the development are as follows:

Site area	0.13ha
Existing use	Commercial (Class E)
Proposed use	Mixed Residential (7 x 2 bed dwellings and 2 x 1 bed dwellings) and commercial (Class E)
Existing parking spaces	6
Proposed parking spaces	12 (9 no residential, 2 no visitor, 1 retail space)
Parking standard residential	Minimum 11
Parking standard commercial	Maximum 9
Number of affordable units	0
Net increase in dwellings	9
Proposed site density	69 dph
Density of the surrounding area	50 dph (5-9 Waterhouse Lane - a similarly mixed commercial and residential block) 140 dph (3-4 Waterhouse Lane – a similarly mixed commercial and residential block)

**5.0 Policy Context**

**5.1 Designation**

Urban area, Waterhouse Lane Local Centre, Primary Shopping Area, medium accessibility area (in relation to parking standards), setting of Kingswood Conservation Area.

# Agenda Item 9

Planning Committee  
27 March 2024

Agenda Item: 9  
23/01425/F

## 5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)  
CS4 (Valued townscapes and the historic environment)  
CS5 (Valued People/Economic Development),  
CS7 (Town/Local Centres  
CS10 (Sustainable Development),  
CS11 (Sustainable Construction),  
CS12 (Community Facilities)  
CS14 (Housing Needs)  
CS17 (Travel Options and accessibility)

## 5.3 Reigate and Banstead Development Management Plan 2019

RET1 (Development within identified retail frontages and local centre)  
RET3 (Local Centres)  
DES1 (Design of New development)  
DES4 (Housing Mix)  
DES5 (Delivering High Quality Homes)  
DES8 (Construction Management)  
DES9 (Pollution and Contaminated Land)  
TAP1 (Access, Parking and Servicing)  
CCF1 (Climate Change Mitigation)  
CCF2 (Flood Risk)  
NHE2 (Protecting and enhancing biodiversity)  
NHE3 (Protecting trees, woodland areas and natural habitats)  
NHE9 (Heritage Assets)  
INF2 (Community Facilities)  
INF3 (Electronic communication networks)

## 5.4 Other Material Considerations

National Planning Policy Framework  
National Planning Practice Guidance  
Supplementary Planning Guidance

Local Character & Distinctiveness  
Design Guide SPD 2021  
Climate Change and Sustainable  
Construction SPD 2021  
Horley Design Guide  
SCC Vehicle and Cycle Parking  
Guidance 2018  
SCC Transportation Development  
Planning Good Practice Guide 2016  
Householder Extension & alterations  
SPG

Other

Human Rights Act 1998  
Community Infrastructure  
Regulations 2010

## 6.0 Assessment

- 6.1 The application site is within the urban area. Therefore, there is a presumption in favour of sustainable development, which means approving development proposals that accord with an up-to-date development plan without delay. Such a scheme would also accord with the 'urban areas first' approach of the Core Strategy which seeks to encourage new development within the existing urban areas.
- 6.2 It should also be noted that the site is previously developed land and that both the Council's Development Plan and the NPPF promote the efficient use of the urban area. The NPPF at paragraph 120 c) states that planning policies and decisions should; "give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land".
- 6.3 There have been responses from residents concerned about the loss of the existing café and the potential closure of the café due to changes to leases. The premises were successfully nominated as an Asset of Community Value on 14<sup>th</sup> November 2023, given it serves a purpose to the community. As such policy INF2 of the Development Management Plan applies and the community use is a material planning consideration. The planning application proposes reprovision of a Class E unit on the ground floor (that being the same use as currently) and, there being no proposed change of use, it is not considered that planning permission could be withheld for this reason. The asset of community value listing may however allow the community to re-provide a community café on the ground floor, if the relevant conditions were met.
- 6.4 The ground floor of the properties are currently occupied by cafe/restaurant uses. Policy RET1 relates to development within identified retail frontages and Local Centre and sets out a number of criteria (1a to e) that development must meet including keeping an active frontage to the ground floor which this proposal does. Policy RET1 also allows for C3 (residential) uses on the upper floors. Policy RET3 relates specifically to development within Local Centres and requires marketing information to demonstrate the loss of former Class A uses. In terms of RET3 the proposal would retain a commercial use across the ground floor of the proposed building. Therefore, as long as the proposed Class E use on the ground floor would be restaurant/cafe, retail or community uses then the proposal would comply with RET3.
- 6.5 Therefore the principle of a replacement Class E unit on the ground floor and residential development above is considered acceptable. It is noted that Class E allows uses that go beyond retail, community or restaurant uses such as creche or day nursery or office accommodation. These uses would not generally be expected on the ground floor of a local centre. There are also a number of permitted development rights for Class E uses. Therefore were this application to be granted, in order to ensure that the ground floor unit

# Agenda Item 9

Planning Committee  
27 March 2024

Agenda Item: 9  
23/01425/F

continues to positively contribute to the vitality and viability of the local centre it is recommended that a condition is attached which restricts the uses of the ground floor to class E (a - retail)(b - restaurant) (c-professional service)(d-indoor sport and recreation) or (e- medical and health services) only.

6.6 The main issues to consider are:

- Design appraisal and heritage considerations
- Neighbour amenity
- Quality of accommodation for future occupants
- Highway matters
- Impact on trees and ecology
- Sustainable Construction
- Community Infrastructure Levy
- Other matters (crime, drainage, contamination and construction impacts)

## Design appraisal and heritage considerations

6.7 DMP Policy DES1 relates to the Design of New Development and requires new development to be of a high-quality design that makes a positive contribution to the character and appearance of its surroundings. New development should promote and reinforce local distinctiveness and should respect the character of the surrounding area. The policy states that new development will be expected to use high quality materials, landscaping and building detailing and have due regard to the layout, density, plot sizes, building siting, scale, massing, height, and roofscapes of the surrounding area, the relationship to neighbouring buildings, and important views into and out of the site.

6.8 DMP Policy NHE9 states that “In considering planning applications that directly or indirectly affect designated heritage assets, the Council will give great weight to the conservation of the asset, irrespective of the level of harm. Any proposal which would result in harm to or total loss of a designated heritage asset or its setting will not be supported unless a clear and convincing justification is provided.” And that “All development proposals must be sympathetic to a heritage asset and/or its setting by ensuring the use of appropriate high quality materials, design and detailing (form, scale, layout and massing).”

6.9 In this case the existing site is a previously developed site which is of limited architectural merit and which is not listed or locally listed and is not within a Conservation Area. Therefore, there is no objection to the demolition of the buildings within the site. The key is the quality of the replacement building and proposed site layout.

6.10 In terms of layout and footprint the scheme would essentially follow that of the existing site with the main entrance at the western end of the site with the parking court in the western side of the site. The rear most element of the scheme would not extend as deep into the site or be as wide increasing the

spacing to the western and northern boundaries. The overall height and massing of the replacement building would be larger than the existing however as set out within the Design and Access Statement and as was apparent on the site visit the three-storey height would and massing of the building would be similar to other development along the Waterhouse Lane Local Centre. The Kingswood Arms is also a large prominent building within the streetscene. The proposed building has also been designed so that the 2nd floor is within the roof space which helps to minimise the bulk of the development. The scheme when assessed against this context is considered to be in keeping with the scale and layout of the existing site and that of the surrounding area. The fact that the proposed will make use of the existing ground levels and further dig into the rear by pushing the retaining wall further back in to the site also means that the development will not be prominent when viewed from the north and would be seen as a continuation of the existing built form along the northern side of Waterhouse Lane.

- 6.11 The design and proposed materials are also considered to be in keeping with the form and materials which are predominant in the surrounding area. The rise of the roof i.e. the distance between the ridge and eaves is considered to be of a traditional proportion with appropriate roof pitch. The roof form, well-proportioned dormer windows and chimney features help to give the building an arts and craft character. The initial scheme did have timber frame but this has been removed for render and tile hanging which is considered a better design solution which competes less with the adjacent Kingswood Arms public house.
- 6.12 The Conservation Officer, following amendments to the scheme, has raised no objection in terms of the impact on the setting of the Conservation Area subject to conditions to ensure appropriate materials and fenestration. The proposal is considered to have no material impact on the setting of the Conservation Area.
- 6.13 The existing site has limited trees or soft landscaping with some located along the eastern and northern boundaries, none of which are of high quality. The proposed layout provides an opportunity to establish additional and/or replacement planting.
- 6.14 Taking all these factors in to account it is considered that the scheme is a well-designed and of a scale and form which would not appear prominent in the street scene and appropriately reflects the more historic buildings within the surrounding area. The depth and layout of the scheme is appropriate in this location and would not result in an overdevelopment of the site or have a detrimental impact on the character of the area or setting of the adjoining Conservation Area.
- 6.15 Conditions are recommended to secure finalised details of the proposed external materials, detailing of the balconies and means of enclosure to ensure a good quality finish.

# Agenda Item 9

Planning Committee  
27 March 2024

Agenda Item: 9  
23/01425/F

- 6.16 DMP Policy DES4 relates to Housing Mix and states that all new residential developments should provide homes of an appropriate type, size, and tenure to meet the needs of the local community. The proposed housing mix must on sites of up to 19 homes provide at least 50% of market as smaller (one and two bedroom) homes. In this case all of the units would be smaller homes and therefore the scheme complies with this requirement.
- 6.17 DMP Policy DES5 relates to the delivery of high-quality homes and requires, *inter alia*, that as a minimum, all new residential development (including conversions) must meet the relevant nationally described space standard for each individual units except where the Council accepts that an exception to this should be made in order to provide an innovative type of affordable housing that does not meet these standards. In addition, the policy also requires all new development to be arranged to ensure primary habitable rooms have an acceptable outlook and where possible receive direct sunlight.
- 6.18 Each dwelling would have a floor area which accords with the relevant standard in the Nationally Described Space Standards. In terms of amenity space 5 of the 9 flats would have access to private balconies, all units would have access to the communal terrace area on the first floor and rear garden area. Such amenity provision is considered acceptable for a flatted scheme in a local centre. All units would have adequate outlook and access to light.
- 6.19 Policy DES7 requires that on sites of 5 or more homes, at least 20% of homes should meet the Building Regulations requirements for 'accessible and adaptable dwellings' (M4(2)). The plans and submitted accommodation schedule show that flats 1 and 7 will be M4(2) compliant. A condition is recommended to ensure these are implemented in accordance with these standards.
- 6.20 Based on the above it is considered that the standard of accommodation is acceptable.

## Neighbour amenity

- 6.21 There is currently a car park to the rear (north of the site) and to the east and fields to the south. The nearest residential properties to be considered are those located to the north-west of the site and west of the site.
- 6.22 The location and footprint of the proposed building would also be very similar to that of the existing as would the height of the element closest to the existing properties to the west and north-west. In terms of the properties to the north-west as evidenced by the submitted cross section plans these dwellings are located at a much higher land level. The rear most element of the development which is two storeys would be below the level of these properties rear garden with only the ridge of this element visible above their fencing. The nearest three storey element would be over 22m from the northern-western corner of the site and over 30m from nearest elevation of Florian House (the closest dwelling in Furze Hill). Therefore, I consider that the relationship is acceptable and would not result in an adverse impact to

these occupants with regarding to overbearing impact, obtrusiveness, overshadowing, overlooking and loss of privacy.

- 6.23 In terms of the properties to the west, as set out above the proposal essentially follows the footprint of the existing built form and the front part of the building is further away from the neighbouring property at 10 Waterhouse Lane with the removal of the existing first floor 'bridge' element at the front of the site which currently attaches to no.10. Therefore, the scheme will not have an adverse impact on the adjacent dwelling with regard to overbearing impact, obtrusiveness and overshadowing. In terms of overlooking there would be a number of west and south facing windows which could impact amenity however these windows, with the exception of the west facing bedroom window for flat 4 and 5, would either serve non-habitable rooms or secondary windows. These can be conditioned to be obscure glazed. In terms of the side facing windows for flat 4 and 5 these windows would allow some views towards the side elevation of the adjacent property and their rear terrace area. However, any view would not be direct and given they are bedrooms, and not living rooms, I consider that the level of overlooking would be acceptable in the context of a local centre location. A condition securing the making good of the link to no.10 could also secure some additional screening to the side of their existing terrace to limit the impact.
- 6.24 In terms of the proposal and potential noise, disturbance and pollution given the historic use of the site as a commercial site and the modest scale of the proposal it is considered that the proposals would not materially impact on the neighbouring residential properties regarding noise, disturbance and pollution.
- 6.25 In conclusion, whilst giving rise to a significant degree of change in the relationship between the site and surrounding buildings, the proposed scheme would not have an adverse effect upon existing neighbouring properties and would accord with the provisions of DMP Policy DES1.

### Highway matters

- 6.26 As set out above 12 parking spaces are proposed, 11 for the residential use and 1 for the commercial unit. The submitted Transport Statement advises that as the commercial unit would be smaller than existing the level of traffic generated by this element would be no worse than the existing and so the key consideration is the traffic from the residential use. The report states that the 9 new flats would generate during the morning peak period (7am – 10am) up to 9 two-way vehicle trips and, there would be 12 two-way vehicle trips in the evening peak period (4pm – 7pm). It concludes that this level of traffic movement is negligible. No noticeable change in delivery activity is expected for the non-residential use, given the existing conditions at the site. It is estimated that there could be on average 1 – 2 deliveries per day associated with the residential dwellings based on 10 – 15 deliveries per 100 dwellings. The submitted Transport Statement advises that this level of delivery activity is considered negligible and would not impact on the operation of the local highway network.



# Agenda Item 9

Planning Committee  
27 March 2024

Agenda Item: 9  
23/01425/F

- 6.27 The proposed access arrangements and parking layout been assessed by the County Highway Authority (CHA), regarding highway safety, capacity and policy matters and has raised no objection to the current proposal subject to conditions to secure the implementation of the access, parking and refuse collection and further details in relation to cycle storage, travel plan and a Construction Transport Management Plan (CTMP) and electric charging points.
- 6.28 In terms of parking the site is in an area which is assessed as having a medium accessibility rating. In such areas, the Council's adopted parking standards require the provision of a minimum of 1 space for each of the 1 and 2 bedroom flats and 2 visitor spaces. Therefore, the proposal is providing parking in accordance with the minimum requirements for the residential element of the scheme. In terms of parking for the commercial use there would only be 1 parking space. However, it is important to note that parking for non-residential uses are maximum standards and therefore there is no minimum requirement. In this case depending on the use a maximum of 9 (for a retail or professional services use) to 55 spaces (restaurant use) would be allowed on site. However, taking in to account the existing situation where the current site does not provide anywhere near the maximum allowed parking for its existing uses (110 spaces maximum for the restaurant uses and 11 spaces for the storage/office element) with just 6 spaces on site. The fact that the site is in a local centre where there is provision of a substantial amount of on street parking. As well as the sustainable location of the site near to the Kingswood Train Station and the fact that Surrey County Council has not objected in relation to the amount of parking proposed it is considered that the level of on street parking proposed is acceptable.
- 6.29 Secure and covered cycle storage is proposed to the rear of the ground floor. A bin store is proposed adjacent to the car parking and access road and would be 7.5m from the site entrance ensuring that the Council's refuse team can collect the refuse with minimum disruption. This location is adequate as an area for bin storage. Conditions are recommended to secure provision of the bin store and cycle storage.
- 6.30 Accordingly, it is considered that the proposals are acceptable from a highway point of view and accord with the provisions of DMP Policy DES1 and TAP1.

## Impact on trees and ecology

- 6.31 The site is located within the urban area and the site is covered in hardstanding with limited trees or habitat features on the site. As the existing building is being demolished the application is supported by a Preliminary Ecological Appraisal (PEA). The PEA found habitats worthy of special protection and only found potential for bats and birds. As a result, a further Bat Emergence Survey was recommend. The bat survey found no evidence of roosting bats and therefore the site is of negligible value to bats. Surrey Wildlife Trust has considered the submitted surveys and has advised that the

report is appropriate in scope and methodology and therefore officers are satisfied that the proposal is unlikely to result in harm to protected species. Conditions are recommended to secure the implementation of precautionary mitigation measures during construction.

- 6.32 In terms of trees site is bounded by trees and there are some located to the rear and along the eastern side of the site. The submitted tree survey recommends the removal of three trees, T1, G1 and T5 which are all grade C trees. The Council's Tree Officer has reviewed the submitted report and advised as follows: *"My comments are based on a desk top review of the arboricultural report submitted with this application. The report dated 4th March 2024 identifies trees to be removed, all of which are low quality and their removal will have minimal impact on the character of the area, and canopy cover. The report does not provide a separate tree protection plan for the demolition phase, but this can be secured by condition. The revised layout shows one of the parking bays next to where T5 is located [has been removed,] this will create space for replacement planting"*. Therefore based on the comments of the tree officer the loss of the trees is acceptable and there is adequate space to secure meaningful replacement trees. A condition is recommended to secure a finalised tree protection plan and a landscaping scheme.
- 6.33 In terms of biodiversity gain and ecological enhancement measures the applicant has submitted Biodiversity Management Plan which demonstrates that with an appropriate soft landscaping strategy the site can achieve a 226% increase in biodiversity. The report also recommends enhancement measures in the form of bird boxes and bricks. A condition is recommended to secure a finalised biodiversity net gain plan and landscaping plan to include details of planting and management.
- 6.34 Officers are therefore satisfied that the proposal would not result in unacceptable harm to protected species or habitats.

### Sustainable Construction

- 6.35 DMP Policy CCF1 relates to climate change mitigation and requires new development to meet the national water efficiency standard of 110litres/person/day and to achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations.
- 6.36 The application has provided a Carbon Reduction Statement which confirms it will go beyond the latest building regulations which require a 27% reduction part of this will be through the use of Air Source Heat pumps (ASHP) but details are to be finalised
- 6.37 Following the recent changes to building regulations energy efficiency measures are now in excess of the 19% requirement. Therefore, it is not considered reasonable or necessary to include a condition requiring the 19% improvement. The water efficiency measures are still however required. If

# Agenda Item 9

Planning Committee  
27 March 2024

Agenda Item: 9  
23/01425/F

planning permission is to be granted, a condition would be imposed to secure further details of the water efficiency measures in order to comply with this element of DMP Policy CCF1. A condition is also recommended to secure the finalised details of any proposed renewable energy measures such as solar panels or ASHP to ensure that the location is acceptable from a visual and neighbour amenity point of view.

- 6.38 A condition is also recommended to ensure that each dwelling is fitted with access to fast broadband services in accordance with policy INF3 of the DMP. As above a condition is also recommended to secure the implementation of electric car charging points throughout the site.
- 6.39 The Surrey County Council Minerals and Waste Planning Authority has raised no objection subject to Council being satisfied that adequate waste storage and recycling is provided and the submission of a waste management plan to make sure as much of the material is re-used and recycled as possible. It is considered that the waste storage provision shown on site would be adequate. A condition is recommended in line with the recommendation.

## Community Infrastructure Levy (CIL)

- 6.40 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, road, public transport and community facilities which are needed to support new development. This development would be CIL liable, although the exact amount would be determined and collected after the grant of planning permission.

## Other Matters

- 6.41 The site is not located within flood zone 2 and 3. As such no concern is raised with regard to fluvial flooding. The sewage capacity for the site would be assessed at building control stage. In terms of drainage, no drainage information has been provided at the application stage. To meet the requirements of policy CCF2 and ensure that it does not increase drainage risk on the site and surrounding area a condition is recommended to secure further drainage details. In addition, Thames Water have provided a consultation response requesting conditions in relation to foul and waste water infrastructure to ensure that the proposal will not impact on the capacity of the existing system and secure network upgrades if required.
- 6.42 The Council's Environmental Protection Officer has identified the potential for ground contamination and asbestos to be present on and/or near the application site. Therefore, conditions are recommended to mitigate against any potential harm.
- 6.43 Concerns have been raised regarding crime, the scheme seeks to replace an existing commercial site with a mix of commercial and residential. Therefore, the site will become more active with greater activity and surveillance.

6.44 In terms of inconvenience during the construction period. Whilst it is acknowledged there may be a degree of disruption during the construction phase, the proposal would not warrant refusal on this basis and statutory nuisance legislation exists to control any significant disturbance caused during the construction of the proposal. To ensure that the impacts of construction are reduced a condition is recommended to secure a method of construction statement.

## CONDITIONS

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	63482BWLS-01		20.02.2024
Proposed Plans	207	P4	20.02.2024
Combined Plan	205		02.08.2023
Other Plan	46356BWLS-01		11.07.2023
Floor Plan	46356BWLS-02		11.07.2023
Combined Plan	46356BWLS-03		11.07.2023
Floor Plan	201	P4	23.11.2023
Elevation Plan	204	P4	23.11.2023
Street Scene	206	P4	23.11.2023
Proposed Plans	203	P4	23.11.2023
Floor Plan	202	P4	23.11.2023
Site Layout Plan	200	P4	23.11.2023
Proposed Plans	205	P4	23.11.2023

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 shall take place until the developer obtains the Local Planning Authority's written approval of full and finalised details of the proposed ground levels (including details of the finalised heights of the proposed retaining walls) and the proposed finished ground floor levels of the building. 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

# Agenda Item 9

Planning Committee  
27 March 2024

Agenda Item: 9  
23/01425/F

safeguard the visual amenities of the locality with regard to Reigate and Banstead Development Management Plan 2019 Policy DES1.

4. No development shall commence until a Construction Management Statement, to include details of:
  - a) Prediction of potential impacts with regard to water, waste, noise and vibration, dust, emissions and odours. Where potential impacts are identified, mitigation measures should be identified to address these impacts.
  - b) Information about the measures that will be used to protect privacy and the amenity of surrounding sensitive uses; including provision of appropriate boundary protection.
  - c) Means of communication and liaison with neighbouring residents and businesses.
  - d) Details of parking for vehicles of site personnel, operatives and visitors, loading and unloading of plant and materials, storage of plant and materials, and measures to prevent the deposit of materials on the highway
  - e) Hours of work.

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

Reason: The condition above is required in order that the development is managed in a safe and considerate manner to help mitigate potential impact on the amenity and safety of neighbours and to accord with Reigate and Banstead Development Management Plan 2019 policy DES8.

5. No development shall commence until a strategy for the disposal of surface and foul water (surface water drainage scheme) is submitted to and approved in writing by the Local Planning Authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDs, NPPF and Ministerial Statement on SuDs. Details of drainage management responsibilities and maintenance regimes for the drainage system must also be included. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the site is satisfactorily drained and in order to protect water and environmental quality with regard to Policy CS10 of the Core Strategy 2014, Policy CCF2 of the Development Management Plan 2019 and the NPPF.

6. Prior to the first occupation of the development, 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.

Reason: To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDs and the implemented drainage design does not increase flood risk on or off site in accordance with policy

CCF2 of the Reigate and Banstead Borough Council Development Management Plan 2019.

7. Prior to the commencement of the development a Waste Management Plan shall be submitted to and agreed in writing by the Local Planning Authority. The plan shall demonstrate how the waste generated during the demolition, excavation and construction phase of the development is limited to the minimum quantity necessary and opportunities for re-use and recycling of any waste generated are maximised. The development shall then be implemented in accordance with the approved Waste Management Plan.

Reason: To ensure that the development maximises opportunities for re-use and recycling of any waste generated in accordance with Policy 4 of the Surrey Waste Local Plan 2019.

8. The developer must submit to and be approved in writing by the Local Planning Authority either evidence that the building was built post 2000 or provide an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers. The scheme must be written by a suitably qualified person and shall be submitted to the LPA and must be approved prior to commencement to the development. The scheme as submitted shall identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation. The development shall then be undertaken in accordance with the approved details.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land before development commences and to make the land suitable for the development without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment with regard to the Reigate and Banstead Local Plan Development Management Plan 2019 and the NPPF.

9. Prior to commencement of development a written comprehensive environmental desktop study report (preliminary risk assessment) is required to identify and evaluate possible on and off-site sources, pathways and receptors of contamination and enable the presentation of all plausible pollutant linkages in a preliminary conceptual site model. The study shall include relevant regulatory consultations such as with the Contaminated Land Officer and be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. The report shall be prepared in accordance with the Environment Agency's Land Contamination: Risk Management Guidance (2020) and British Standard BS 10175.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to the Reigate and Banstead Local

# Agenda Item 9

Planning Committee  
27 March 2024

Agenda Item: 9  
23/01425/F

Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

10. Prior to commencement of development, in follow-up to the environmental desktop study, a contaminated land site investigation proposal, detailing the extent and methodologies of sampling, analyses and proposed assessment criteria required to enable the characterisation of the plausible pollutant linkages identified in the preliminary conceptual model, shall be submitted to the Local Planning Authority. This is subject to the written approval in writing of the Local Planning Authority, and any additional requirements that it may specify, prior to any site investigation being commenced on site. Following approval, the Local Planning Authority shall be given a minimum of two weeks written notice of the commencement of site investigation works. Please note this means a proposal is required to be submitted and approved prior to actually undertaking a Site Investigation.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

11. Prior to commencement of the development, a contaminated land site investigation and risk assessment, undertaken in accordance with the site investigation proposal as approved that determines the extent and nature of contamination on site and is reported in accordance with the standards of DEFRA's and the Environment Agency's Land Contamination: Risk Management Guidance (2020) and British Standard BS 10175, shall be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. If applicable, ground gas risk assessments should be completed inline with CIRIA C665 guidance.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

- 12.a. Prior to commencement of the development a detailed remediation method statement should be produced that details the extent and method(s) by which the site is to be remediated, to ensure that unacceptable risks are not posed to identified receptors at the site and details of the information to be included in a validation report, has been submitted to and approved in writing by the Local Planning Authority, and any additional requirements that it may specify, prior to the remediation being commenced on site. The Local Planning Authority shall then be given a minimum of two weeks written notice of the commencement of remediation works.
- b. Prior to occupation, a remediation validation report for the site shall be submitted to the Local Planning Authority in writing. The report shall detail



evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto, so as to enable future interested parties, including regulators, to have a single record of the remediation undertaken at the site. Should specific ground gas mitigation measures be required to be incorporated into a development the testing and verification of such systems should have regard to CIRIA C735 guidance document entitled 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases' and British Standard BS 8285 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings

Reason: To demonstrate remedial works are appropriate and demonstrate the effectiveness of remediation works so that the proposed development will not cause harm to human health or pollution of controlled waters with regard to the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

13. Unexpected ground contamination: Contamination not previously identified by the site investigation, but subsequently found to be present at the site shall be reported to the Local Planning Authority as soon as is practicable. If deemed necessary development shall cease on site until an addendum to the remediation method statement, detailing how the unsuspected contamination is to be dealt with, has been submitted in writing to the Local Planning Authority. The remediation method statement is subject to the written approval of the Local Planning Authority and any additional requirements that it may specify.

Note: Should no further contamination be identified then a brief comment to this effect shall be required to discharge this condition

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

14. No development shall commence including demolition and or groundworks preparation until a detailed, scaled finalised Tree Protection Plan (TPP) and the related finalized Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of service routings, type of surfacing for the entrance drive and location of site offices. The AMS shall also include a pre commencement meeting, supervisory regime for their implementation & monitoring with an agreed reporting process to the LPA. All works shall be carried out in strict accordance with these details when approved.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with

# Agenda Item 9

Planning Committee  
27 March 2024

Agenda Item: 9  
23/01425/F

British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction – Recommendations' and reason: To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019 and the recommendations within British Standard 5837:2012 Trees in relation to design, demolition and construction.

15. No development above slab level shall commence on site until a scheme for the soft and hard landscaping and replacement tree planting within the site has been submitted and approved in writing by the local planning authority. The Landscaping scheme shall be based on the recommendations within the submitted Biodiversity Management Plan by Ecology Link dated 19/1/2024 and shall include details of hard landscaping (materials and finish), 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 programme. The scheme shall also take in to account the recommendations of the submitted ecology reports.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or use of the approved development or in accordance with a programme agreed in writing with the local planning authority.

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 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 NHE3 and DES1 of the Reigate and Banstead Borough Development Management Plan 2019, British Standards including BS8545:2014 and British Standard 5837:2012.

16. No development shall commence until an updated Biodiversity Net Gain and Ecological Enhancement Plan has been submitted to and approved in writing by the Local Planning Authority (LPA). The Plan shall be based on the recommendations of the submitted Biodiversity Management Plan by Ecology Link dated 19/1/2024 and shall detail the finalised on-site biodiversity enhancement measures to achieve a net gain in biodiversity and details of proposed onsite ecological enhancement measures. The Plan shall also include details of the management and monitoring of the proposed net gain enhancement measures.

The agreed details shall be implemented before occupation of this development, unless otherwise agreed in writing by the LPA, and maintained/monitored in accordance with the agreed details.

Reason: To provide enhancements to the biodiversity of the site in accordance with the provisions of the National Planning Policy Framework and Reigate and Banstead Development Management Plan 2019 policy NHE2.

17. The development shall be carried out in accordance with the mitigation measures set out within the submitted Ecology Link Preliminary Ecological Appraisal (PEA) report and Bat Emergence Survey report.

Reason: To ensure that any potential impact to protected species is adequately mitigated in accordance with the provisions of the National Planning Policy Framework and policy NHE2 of the Development Management Plan 2019.

18. The development shall not be occupied until the modified access has been provided with pedestrian inter-visibility splays of 2m by 2m on both sides of the access, the depth measured from the back of the footway and the width outwards from the edges of the access in accordance with the submitted TTP Consulting plan numbered 2023 4833 003 (within the submitted Transport Statement dated December 2023). No fence, wall or other obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

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 Policy TAP1 Parking, access, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

19. 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 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 prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Policy TAP1 Parking, access, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

20. 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

# Agenda Item 9

Planning Committee  
27 March 2024

Agenda Item: 9  
23/01425/F

- (d) programme of works (including measures for traffic management)
  - (e) provision of boundary hoarding behind any visibility zones
  - (f) HGV deliveries and hours of operation
  - (g) vehicle routing
  - (h) measures to prevent the deposit of materials on the highway
  - (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
  - (j) 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: 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 Policy TAP1 Parking, access , and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

21. The development hereby approved shall not be occupied unless and until each of the proposed flats 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) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority

Reason: In order that the development promotes more sustainable forms of transport, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17.

22. The development hereby permitted shall not be occupied unless and until a Travel Information Pack containing information on employment, education, retail and leisure land uses within 2 km walking distance and 5km cycling distance of the site and details of public transport within 400 metres of the site and the destinations they serve has been submitted to and approved in writing with the Local Planning Authority. The approved document shall be distributed to residents of the proposed development upon first occupation.

Reason: In order that the development promotes more sustainable forms of transport, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17.

23. The development shall not be occupied until the commercial and residential bins stores have been provided in accordance with the approved plans and made ready for use (with bins provided).

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 Policy DES1 and TAP1 Parking, access , and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

24. Notwithstanding the submitted plans the development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with a revised scheme for each of the proposed bicycle parking spaces to be fitted with an electric bike charging point. Thereafter the bike parking area shall be retained and maintained for its designated purpose.

Reason: In order that the development promotes more sustainable forms of transport, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17.

25. The development hereby approved shall not be first occupied unless and until the existing eastern access from the site to Waterhouse Lane has been permanently closed and any kerbs, verge, footway, fully reinstated in accordance with a scheme to be submitted to and approved in writing with 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 and Policy TAP1 of the Reigate and Banstead Development Management Plan 2019.

26. Notwithstanding the approved drawings, the proposed external finishing materials and details shall be carried out using the external facing materials and details specified below and there shall be no variation without the prior approval in writing of the Local Planning Authority;
- a) All tiles and tile hanging shall be of reddish brown handmade sandfaced plain clay tiles. A photographic sample of the tiles shall be submitted to and approved in writing by the Local Planning Authority (LPA) before their installation.
  - b) With the exception of the tiles prior to the any works above slab level full details of the proposed materials to be used in the construction of the external surfaces of the walls, windows and dormer windows shall be submitted to and approved in writing by the LPA.
  - c) All bargeboards shall be of black painted timber with an architrave to the top edge and no boxed ends.
  - d) All-joinery shall have a casement in each opening to ensure equal sightlines and all glazing bars shall have an external traditional profile.
  - e) Details of all balconies shall be submitted to and approved in writing by the LPA before their installation and shall be of a traditional painted timber profile.
  - f) Prior to any works above slab level details of how the exposed walls and structure of the neighbouring property, 10 Waterhouse Lane, will be made good and finished following the demolition of the existing building which attaches to this property. This shall also include details of adequate screening to the eastern edge of this property's rear terrace area. All approved works shall be undertaken prior to the first occupation of the development hereby approved.

# Agenda Item 9

Planning Committee  
27 March 2024

Agenda Item: 9  
23/01425/F

Reason: To ensure that the development hereby permitted is only constructed using the appropriate external facing materials and detailing in the interest of maintaining the visual amenity of the site and setting of the adjacent Conservation Area, and neighbouring amenity, with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

27. Prior to any works above slab level full details of the positions, design, materials and type of boundary treatment to be erected shall be submitted to and agreed in writing by the Local Planning Authority. All gates and fencing shall be of vertically boarded feather edge timber with timber posts and timber gravel boards.

Reason: To ensure that the development hereby permitted is only constructed using the appropriate external facing materials and detailing in the interest of maintaining the visual amenity of the site and setting of the adjacent Conservation Area, and neighbouring amenity, with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

28. Notwithstanding the approved plans no external lighting shall be installed on the buildings hereby approved or within the site until 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 has been submitted to and agreed in writing by the local planning authority.

The external 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, DES5, DES9 and NHE9 of the Reigate and Banstead Development Management Plan.

29. The development hereby approved shall not be first occupied unless and until a Water Efficiency Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail how the development will ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day.

The development shall be carried out in accordance with the approved details and any measures specific to an individual dwelling(s) shall be implemented, installed and operational prior to its occupation.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions with regard to Policy CS10 of the

Reigate & Banstead Core Strategy 2014 and Policy CCF1 of the Reigate & Banstead Development Management Plan 2019.

30. Details of the final siting and positioning and model/make of any external renewable energy equipment such as Air Source Heat Pumps (ASHP) and/or solar panels shall be submitted to an approved in writing by the Local Planning Authority prior to the first occupation of the development. In relation to ASHP this will also include details in relation to anticipated noise impacts and any required mitigation.

Thereafter, the ASHP shall be installed and operational on each relevant dwelling prior to the first occupation of that dwelling.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions and protects the visual and neighbouring amenity of the site and surrounding area with regard to Policy CS10 of the Reigate & Banstead Core Strategy 2014 and Policy CCF1 and DES1 and NHE9 of the Reigate & Banstead Development Management Plan 2019.

31. All dwellings within the development hereby approved shall be provided with the necessary infrastructure to facilitate connection to a high speed broadband. Unless otherwise agreed in writing with the Local Planning Authority, this shall include as a minimum:
- a) A broadband connection accessed directly from the nearest exchange or cabinet
  - b) Cabling and associated installations which enable easy access for future repair, replacement or upgrading.

Reason: To ensure that the development promotes access to, and the expansion of, a high quality electronic communications network in accordance with Policy INF3 of the Reigate & Banstead Development Management Plan 2019.

32. The development shall be implemented so that Flat 1 and 7 meet the Building Regulations requirements for 'accessible and adaptable dwellings' (Part M4(2)) prior to their first occupation unless an alternative scheme is submitted to and agreed in writing by the Local Planning Authority.

Reason: In order that the scheme provides accessible housing in accordance with Reigate and Banstead Development Management Plan 2019 policy DES7.

33. No development shall be occupied until confirmation has been submitted to and agreed in writing by the Local Planning Authority that either:
1. Foul water Capacity exists off site to serve the development; or
  2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place



# Agenda Item 9

Planning Committee  
27 March 2024

Agenda Item: 9  
23/01425/F

other than in accordance with the agreed development and infrastructure phasing plan; or

3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed.

Reason: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents and ensure that the scheme meets the requirements of policies INF1 and DES9 of the Development Management Plan 2019.

34. No development shall be occupied until confirmation has been submitted to and agreed in writing by the Local Planning provided that either:

1. Surface water capacity exists off site to serve the development; or

2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan; Or

3. All Surface water network upgrades required to accommodate the additional flows from the development have been completed.

Reason: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid flooding and/or potential pollution incidents and ensure that the scheme meets the requirements of policies INF1 and DES9 of the Development Management Plan 2019.

35. The first and second floor windows in the west elevations of the development hereby permitted, with the exception of the windows that serve 'bedroom two' in flats 4 and 5, and the windows in south elevation of flat 3 shall upon first installation be glazed with obscured glass and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, unless an alternative scheme of measures to prevent outlook from these windows is submitted to and agreed in writing by the Local Planning Authority. The windows shall be maintained as such at all times thereafter.

Reason: To ensure that the development does not affect the amenity of the neighbouring property to the west by overlooking with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

36. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), the ground floor unit (marked on the approved plans as a commercial unit) shall not be used other than for those uses within Schedule 2, Part A, Class E (a)(b)(c)(d)or(e) of the Schedule to the Town and County Planning (Use Classes) Order 1987 (as amended) or any subsequent legislation.

Reason: To ensure that the use does not adversely impact on the vitality and viability of, or consumer choice and trade within the local centre or adversely impact upon investment within the centre with regards to policy RET3 of the Reigate and Banstead Borough Development Management Plan 2019 and the National Planning Policy Framework.

## 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.org.uk](http://www.firesprinklers.org.uk).
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. Further information can be found on the Council website at : [Climate Change Information](#).
3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, to contact the Council's Neighbourhood Services team to confirm the number and specification of recycling and refuse bins that are required to be supplied by the developer. The Council's Neighbourhood Services team can be contacted on 01737 276292 or via the Council's website at [http://www.reigate-banstead.gov.uk/info/20085/planning\\_applications/147/recycling\\_and\\_waste\\_developers\\_guidance](http://www.reigate-banstead.gov.uk/info/20085/planning_applications/147/recycling_and_waste_developers_guidance)
4. You are advised that the Council will expect the following measures to be included and considered as part of the required Construction Management Statement (CMS) details 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.

# Agenda Item 9

Planning Committee  
27 March 2024

Agenda Item: 9  
23/01425/F

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](http://www.ccscheme.org.uk/index.php/site-registration).

5. 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.reigatebanstead.gov.uk/info/20277/street\\_naming\\_and\\_numbering](http://www.reigatebanstead.gov.uk/info/20277/street_naming_and_numbering)
6. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see [www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice).
7. The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance, obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.
8. 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 markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.

9. 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).
10. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
11. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.
12. The use of landscape/arboricultural consultant is recommended to provide acceptable submissions in respect of the above tree protection and landscaping condition. Replacement planting of trees and native hedging shall be in keeping with the character and appearance of the locality.
13. Environmental Health would like to draw the attention of the applicant to the specifics of the contaminated land conditional wording such as 'prior to commencement', 'prior to occupation' and 'provide a minimum of two weeks notice'. The submission of information not in accordance with the specifics of the planning conditional wording can lead to delays in discharging conditions, potentially result in conditions being unable to be discharged or even enforcement action should the required level of evidence/information unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.
14. Thames Water:
  - The developer can request information to support the discharge of this condition by visiting the Thames Water website at [thameswater.co.uk/preplanning](https://www.thameswater.co.uk/preplanning). Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (e-mail:

# Agenda Item 9

Planning Committee  
27 March 2024

Agenda Item: 9  
23/01425/F

- devcon.team@thameswater.co.uk) prior to the planning application approval.
- The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB
  - We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk) . Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.
  - There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

## REASON FOR PERMISSION

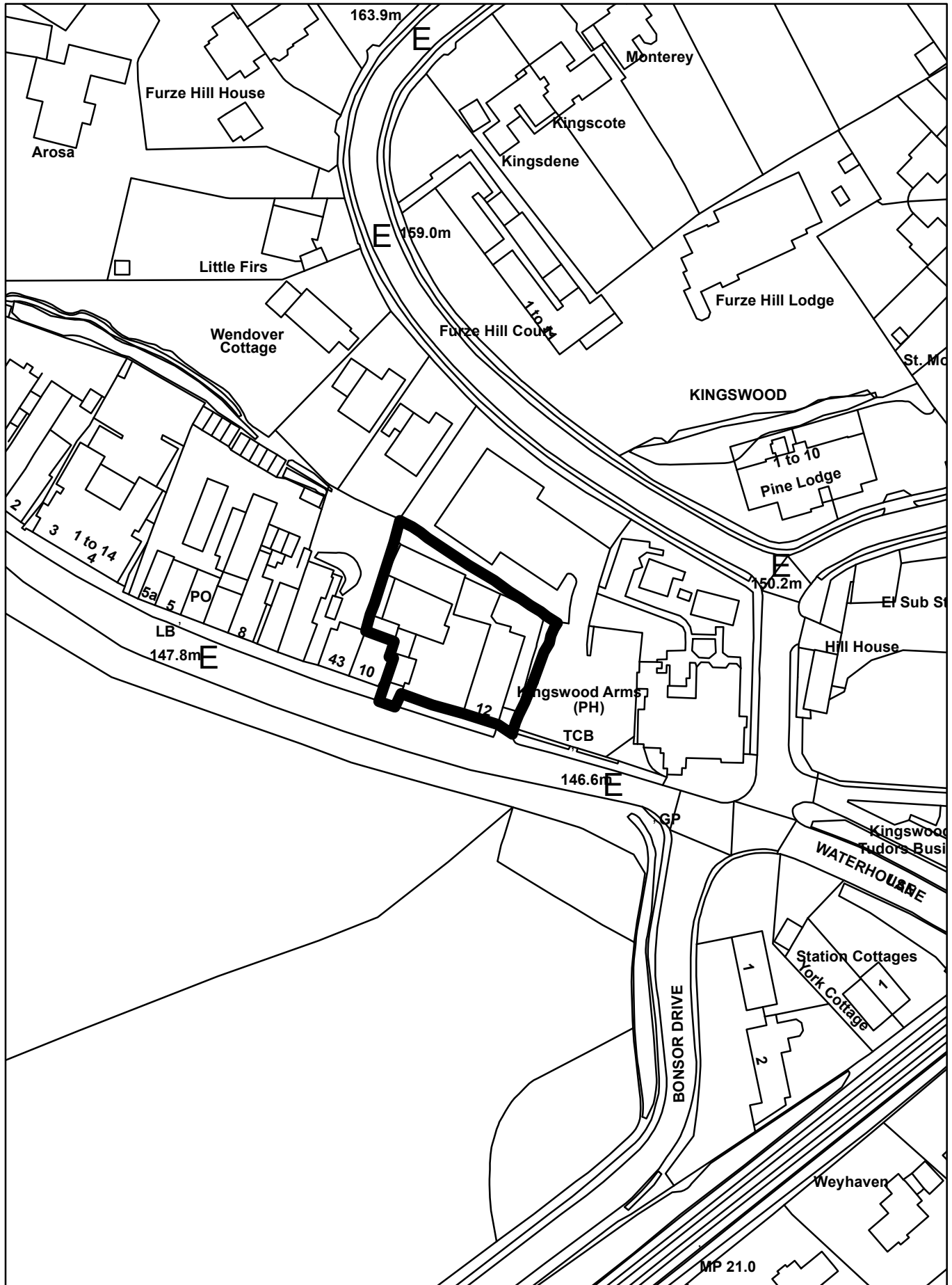
The development hereby permitted has been assessed against development plan policies CS1, CS4, CS5, CS7, CS10, CS11, CS14, CS17, RET1, RET3, DES1, DES4, DES5, DES8, DES9, TAP1, CCF1, CCF2, NHE2, NHE3, NHE9, INF2, INF3 and material considerations, including third party representations. It has been

concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

## **Proactive and Positive Statements**

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.

Agenda Item 9  
23/01425/F - 11 - 12 Waterhouse Lane, Kingswood







# Agenda Item 9



11-12 WATERHOUSE LANE  
 ADDRESS  
 11-12 WATERHOUSE LANE  
 CITY  
 STATE  
 ZIP

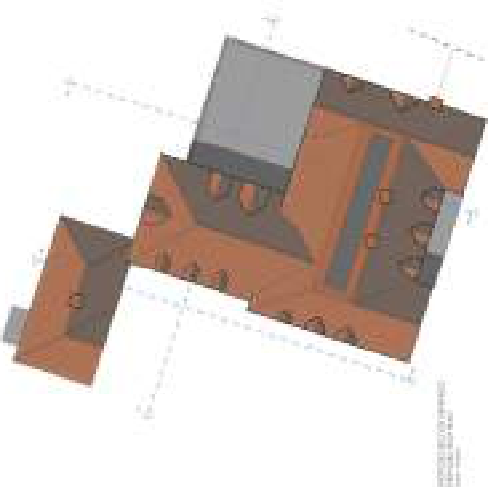
204



192

Agenda Item 9

205





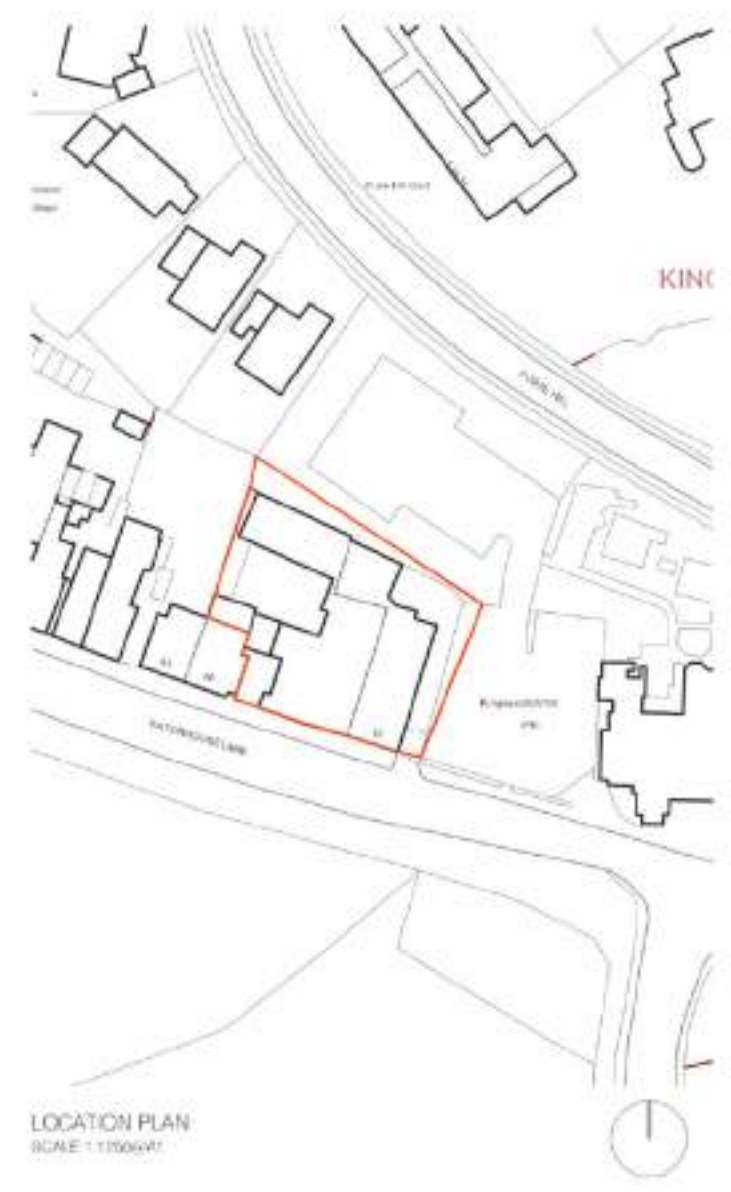
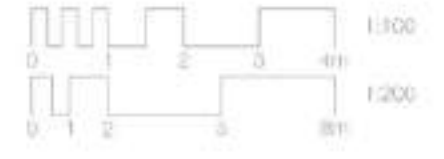
© THIS DRAWING IS THE COPYRIGHT OF THIRD DIMENSION ARCHITECTURAL & INTERIOR DESIGN LTD. AND SHOULD NOT BE COPIED WITHOUT PRIOR WRITTEN CONSENT.

Contractors are to check all levels and dimensions before work is put in hand, and any discrepancies are to be referred to Third Dimension Architectural & Interior Design Ltd.

Do not scale, work to figured dimensions only.

Please note any work carried out below building regulations approval is at the contractor's own risk.

Agenda Item 9



SITE EXTRACT (TOPO OVERLAY)  
 SCALE: 1/1000A1

Rev	18/11/2023	DRIVERS, FURGL, DETAILS	RM
Project		Amendment	Dim

**11-12 WATERHOUSE LANE**  
 KINGSWOOD  
 BANSTEAD, TADWORTH  
 KT20 6EB

**THIRD DIMENSION**  
 architectural + interior design

16-17 AVIATION WAY, SOUTHEND-ON-SEA, ESSEX, S22 6JH  
 T: 01202 542354 F: 01702346454  
 info@thirdimension.org www.thirdimension.org

Drawing file:

PLANNING PACKAGE  
 PROPOSED SECTION - REQUESTED

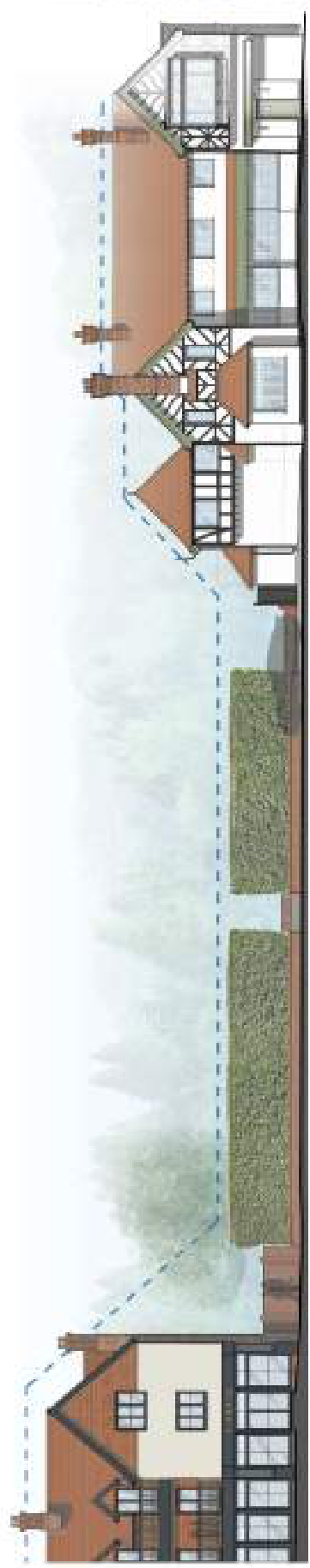
Client:

Scale:	1:100 @ A1	DWG No:	<b>207</b>
Date:	FEBRUARY 2024	Project No:	22.675
Dim:	RM	Dim:	GC






195



196

This page is intentionally left blank

 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	27 March 2024
	<b>REPORT OF:</b>	HEAD OF PLANNING
	<b>AUTHOR:</b>	Matthew Holdsworth
	<b>TELEPHONE:</b>	01737 276752
	<b>EMAIL:</b>	Matthew.Holdsworth@reigate-banstead.gov.uk
<b>AGENDA ITEM:</b>	10	<b>WARD:</b> Horley East and Salfords

<b>APPLICATION NUMBER:</b>	24/00118/F	<b>VALID:</b>	26/01/2024
<b>APPLICANT:</b>	Mr John Absalom	<b>AGENT:</b>	Rob McGuinness
<b>LOCATION:</b>	<b>40-46 BRIGHTON ROAD, SALFORDS</b>		
<b>DESCRIPTION:</b>	<b>Proposed roof extension to provide 2x one bedroom and 2x two bedroom flats with the removal of the existing garage and construction of a new storage building at the rear of the site.</b>		
<b>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.</b>			

**This application is referred to Committee in accordance with the Constitution as the application site is for net 4 dwellings.**

## SUMMARY

The application is for a second-floor roof extension to provide 2x one bedroom and 2x two bedroom flats following the raising of the ridge of the main building. This would appear acceptable within the street scene and would not appear materially higher than the properties on either side. The style of the extension would largely be in keeping with the existing building with gables to the front and rear and a mansard roof between the gables. The flats would comply with nationally prescribed space standards and each would benefit from a recessed balcony.

The flats would have parking to the rear that is accessed from the access road from Brighton Road and each flat would have parking for one car which complies with TAP1 and Annexe 4 of the DMP. The development does not provide visitor parking but in view of the sustainable location and on-street controls and availability the proposal is considered acceptable. There is also a proposed secure storage area for bicycles.

In terms of neighbour amenity, the proposed flats would be built above the existing flats with the main windows looking over Brighton Road and the car park to the rear, minimising overlooking. The adjacent buildings to the north and south have blank flank elevations which would minimise the impact to those properties.



# Agenda Item 10

Planning Committee  
27 March 2024

Agenda Item: 10  
24/00118/F

## **RECOMMENDATION(S)**

Planning permission is GRANTED subject to conditions.

## Consultations:

Highway Authority: No objections subject to conditions relating to the access and parking, a construction transport management plan and the provision of electrical charging points for cars.

Salfords and Sidlow Parish Council: agreed to have no objection subject to any comment from neighbours.

## Representations:

Letters were sent to neighbouring properties on 30 January 2024. No responses have been received.

### 1.0 Site and Character Appraisal

- 1.1 The site currently consists of building constructed in the mid 20<sup>th</sup> century with four retail units at ground floor level with four flats above at first floor level. The building is traditionally designed with a pitched roof and two gables at either end to the front elevation.
- 1.2 To the rear of the property is parking and four garages towards the rear of the site. Access is to the south between the existing building and the neighbouring shops.
- 1.3 The surrounding area is typified by a mixture of residential to the west and a parade of shops with residential units above either side of the property within a small shopping parade which is accessed with its own slip road from the main A23 Brighton Road. The site is relatively flat, and no trees are likely to be impacted by the proposal.

### 2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: None, as no pre-application advice has been sought.
- 2.2 Further improvements could be secured: Materials, broadband condition, water condition, highways conditions, details of the cycle store, details of bin store

### 3.0 Relevant Planning and Enforcement History

- 3.1 15/00801/F - Demolition of existing garages and erection of one block of 3 flats and associated parking - withdrawn by applicant
- 3.2 15/01691/F - Demolition of existing garages and erection of 3x1 bed flats and associated parking - approved with conditions.
- 3.3 16/00581/F - Erection of four garages to replace the nine garages to be demolished under planning permission 15/01691/F – approved with conditions

# Agenda Item 10

Planning Committee  
27 March 2024

Agenda Item: 10  
24/00118/F

## 4.0 Proposal and Design Approach

- 4.1 The proposal is to replace the existing roof construction with an increase to the eaves level to the end properties and a new mansard roof between to the middle section of the building to provide 2 x new two Bedroom and 2 x one Bedroom Flats.
- 4.2 Also proposed is the demolition of the existing four garages to the rear and the erection of a new bike store / storage area for the new flats.
- 4.3 The design of the second floor extension broadly reflects the existing property and replicates the gables to the front albeit with a mansard style roof to the front and rear with four flat roofed dormers to the rear.
- 4.4 Parking has been provided to the rear for each flat with one off road car parking space per proposed and existing flat.
- 4.5 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.
- 4.6 Evidence of the applicant's design approach is set out below:

Assessment	The proposal continues the existing pattern of development with flats at both First and Second Floor levels already found along the west side of Brighton Road from No.26 to No.52. As can be seen from the street elevation provided, the size and scale of the proposal sits comfortably between the terraces to the south and the north and is compatible with the surrounding land use.
Involvement	No community consultation took place.
Evaluation	N/A
Design	The design of the new Flats in the larger roof space sits within the footprint of the existing building and should not have a significant impact on the amenity

4.6 Further details of the development are as follows:

Site area	765.5sqm
Proposed parking spaces	4 (for the 4 new flats)
Parking standard	4
Net increase in dwellings	4

## 5.0 Policy Context

### 5.1 Designation

Urban Area

### 5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)  
CS4 (Valued Townscapes and Historic Environment)  
CS10 (Sustainable Development),  
CS11 (Sustainable Construction),  
CS15 (Affordable Housing)

### 5.2 Reigate & Banstead Development Management Plan 2019

Natural Environment	NHE3
Design, Character, and amenity	DES1, DES5, DES8
Transport, Access, and parking	TAP1
Climate Change resilience	CCF1
Infrastructure to support growth	INF3

### 5.3 Other Material Considerations

National Planning Policy Framework

Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide Householder Extensions and Alterations
---------------------------------	--

Other	Human Rights Act 1998
-------	-----------------------

## 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 such development is acceptable in land use terms.

6.2 The main issues to consider are:

- Impact on local character

# Agenda Item 10

Planning Committee  
27 March 2024

Agenda Item: 10  
24/00118/F

- Neighbour amenity
- Highway and parking matters
- CIL
- Affordable housing
- Sustainability and Climate Change
- Other matters

## Impact on local character

- 6.3 The application is for the erection of a roof extension to the existing building to allow the construction of 2 x two bedroom flats and 2 x one bedrooms flats at second floor level. To facilitate this, the existing ridge height would be increased by 600mm in height; in addition, the front gables would be made larger with a mansard roof in between the two gables. Four flat roofed dormers are proposed to the front with two smaller sets of dormers to each side elevation. The flats are proposed to be served with recessed balconies, two to the front and one to each side.
- 6.4 It is considered that the design of the proposed development is acceptable. Whilst mansard roofs are not common in this part of Salfords, the mansard would be positioned between two gables at either end of the building which would minimise the impact on the building. The use of dormers and recessed balconies is considered acceptable for this scheme as it is noted that the blocks to the north and south of this property have box dormers to the front and rear. It is noted that the existing building is not of significant architectural merit and the changes are not considered harmful to the character of the building.
- 6.5 The development will not cause undue disruption to the character and appearance of the existing street frontage which consists of three blocks of shops with flats above. Currently the existing building is the only two storey building and the other blocks have two storeys of flats above the shops. Whilst there would be a change in height, it would not be significantly taller than the flats to the north and would be lower than the block to the south.
- 6.6 In terms of the proposed materials, the applicant has suggested that the materials should match the existing building which is brick with a tiled roof. This is considered acceptable, and a condition will be added to ensure that the materials match the existing building.
- 6.7 The four residential units exceed the minimum sizes as stated within the nationally prescribed space standards and complies with policy DES5. All four units would have recessed balcony areas which would give them small, but usable amenity areas.
- 6.8 The proposal also includes a cycle storage building to the rear of the property, following the demolition of the existing garages. It is considered pertinent to add a condition requiring full details of the bike store, along with bin storage in order that these are in keeping with the character of the area. Much of the hard landscaping to the rear would be retained for parking, as per the current arrangement.

- 6.9 It is considered therefore that the quantum of development and the design of the buildings are appropriate on this site and the proposal complies with policy DES1 and in this regard.

### Neighbour amenity

- 6.10 The proposal would increase the bulk and height of the property as well as introduce new flats within the second storey. A site visit has been undertaken in order to assess the impact of the new dwellings on neighbouring properties. It is considered that the height of the building, whilst it would increase, would not materially harm the flats to the north and south as these buildings have no side facing windows and are of a similar depth to the current building (the width of which is not proposed to be changed.)
- 6.11 A number of dormers are proposed to the western (rear) elevation along with new windows within the gables to the rear at second floor level. These would overlook the car parking area to the rear and over the top of 5-7 Surrey Mews, a recent development to the west which is 1.5 storey in height. Surrey Mews is around 17m from the rear wall of the building and due to the height of the new windows, it is not considered that there would be any material additional overlooking as these windows would be above that property.
- 6.12 The windows to the front of the property would overlook the access road and the main A23. The properties on the opposite side of the road are around 50m away, so the overlooking of those properties would be minimal. In addition, whilst there are recessed balconies proposed, these are of a relatively small scale and it is not considered that there would be significant noise or disturbance from them.
- 6.13 Consequently, it is considered that the proposal would not cause significant or material harm to the amenity of neighbouring properties and therefore, the proposal complies in this regard with policy DES1.

### Highway and Parking Matters

- 6.14 The County Highways Authority has assessed the proposed development on safety, capacity and policy grounds and have recommended that conditions should be imposed on the permission relating to the new access, parking and turning, the provision of a construction transport management plan (CTMP) and the provision of electrical charging points for cars.
- 6.15 DMP policy TAP1 states that new residential development should: "Include car parking and cycle storage for residential and non-residential development in accordance with adopted local standards (see Annex 4). The applicant has stated that each dwelling would include one car parking space (this would include the existing flats) within the development, and this is considered compliant with policy.

# Agenda Item 10

Planning Committee  
27 March 2024

Agenda Item: 10  
24/00118/F

- 6.16 The existing access would be used to utilise the car parking spaces and this is considered acceptable. No objection has been raised from SCC Highways in relation to the turning or the position of the car parking spaces within the parking area.
- 6.17 It is noted that a secure cycle storage building is proposed and this shall be secured by condition.
- 6.18 It is noted that there are no visitor spaces proposed by the development; however, there is an acceptable amount of parking within the access road adjacent to the shops which does allow for unrestricted parking overnight and on a Sunday and 30minutes parking in the day. This is considered acceptable to use and would not materially harm the amenity of neighbouring properties or the surrounding area.

## CIL

- 6.19 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, roads, public transport and community facilities which are needed to support new development. This development would be CIL liable although the exact amount would be determined and collected after the grant of planning permission.

## Affordable Housing

- 6.20 Development Management Plan DES6 states that on developments providing 11 or more homes, 30% of the homes on site should provide affordable housing. This supersedes the Core Strategy policy CS15 in its entirety.
- 6.21 In view of this, the Council is not presently requiring financial contributions from applications such as this resulting in a net gain of 10 units or less.

## Sustainability and Climate Change

- 6.22 Policy CCF1 of the Councils Development Management Plan 2019 seeks to ensure that all new development contributes to reducing carbon emissions. New development will be encouraged to incorporate passive and active energy efficiency measure and climate change resilience measures and renewable energy technologies. In order that the proposed development contributes to achieving these aims, in the event that planning permission is granted, a condition requiring demonstration that it will meet the national water efficiency standard of 110litres/person/day will be attached.

## Other Matters

- 6.23 Electronic communication networks: Policy INF3 criteria 1 states that "The Council will require all new development to be connected with high speed and reliable broadband". A condition has been added to the permission to this effect.



## CONDITIONS

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
Proposed Plans	P2023_14/11	A	26.01.2024
Location Plan	UNNUMBERED		19.01.2024
Existing Plans	P2023_14/12		19.01.2024
Site Layout Plan	P2023_14/10	A	19.01.2024

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. The external surfaces of the extension shall match those used in the construction of the exterior of the existing building.

Reason: To ensure that the development hereby permitted is only constructed using the appropriate external facing materials or suitable alternatives in the interest of the visual amenities of the area with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

4. 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 and cycles to be parked. Thereafter the parking and turning areas shall be permanently retained and maintained for their designated purpose.

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 Policy TAP1 Parking, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

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

# Agenda Item 10

Planning Committee  
27 March 2024

Agenda Item: 10  
24/00118/F

- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) HGV deliveries and hours of operation
- (g) measures to prevent the deposit of materials on the highway
- (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.

6. The development hereby approved shall not be occupied unless and until at least one of the available parking spaces is provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter retained and maintained for their designated purpose.

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 of the Development Management Plan.

7. The development hereby approved shall not be first occupied unless and until facilities for the secure, covered parking of bicycles and the provision of a charging point with timer for e-bikes by said facilities have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities shall be provided, 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 of the Development Management Plan.

8. 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 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.

9. All dwellings within the development hereby approved shall be provided with the necessary infrastructure to facilitate connection to a high speed broadband. Unless otherwise agreed in writing with the Local Planning Authority, this shall include as a minimum:
- a) A broadband connection accessed directly from the nearest exchange or cabinet,
  - b) Cabling and associated installations which enable easy access for future repair, replacement or upgrading.

Reason: To ensure that the development promotes access to, and the expansion of, a high quality electronic communications network in accordance with Policy INF3 of the Reigate & Banstead Development Management Plan 2019.

10. The development hereby approved shall not be first occupied unless and until a Water Efficiency Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail how the development will ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day,

The development shall be carried out in accordance with the approved details and any measures specific to an individual dwelling(s) shall be implemented, installed and operational prior to its occupation.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions with regard to Policy CS10 of the Reigate & Banstead Core Strategy 2014 and Policy CCF1 of the Reigate & Banstead Development Management Plan 2019.

## INFORMATIVES

1. 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;

# Agenda Item 10

Planning Committee  
27 March 2024

Agenda Item: 10  
24/00118/F

- (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](http://www.ccscheme.org.uk/index.php/site-registration).

2. 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](http://www.firesprinklers.info).
3. 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](http://www.reigate-banstead.gov.uk/info/20277/street_naming_and_numbering)
4. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, to contact the Council's Neighbourhood Services team to confirm the number and specification of recycling and refuse bins that are required to be supplied by the developer. All developer enquires on recycling and refuse bin ordering, collections and discussing waste matters is via our department email address [RC@reigate-banstead.gov.uk](mailto:RC@reigate-banstead.gov.uk) . Please also note our website area for developers [https://www.reigate-banstead.gov.uk/info/20062/recycling\\_and\\_refuse/392/fees\\_for\\_recycling\\_and\\_refuse\\_services/3](https://www.reigate-banstead.gov.uk/info/20062/recycling_and_refuse/392/fees_for_recycling_and_refuse_services/3).
5. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.

Further information can be found on the Council website at : [Climate Change Information](#).

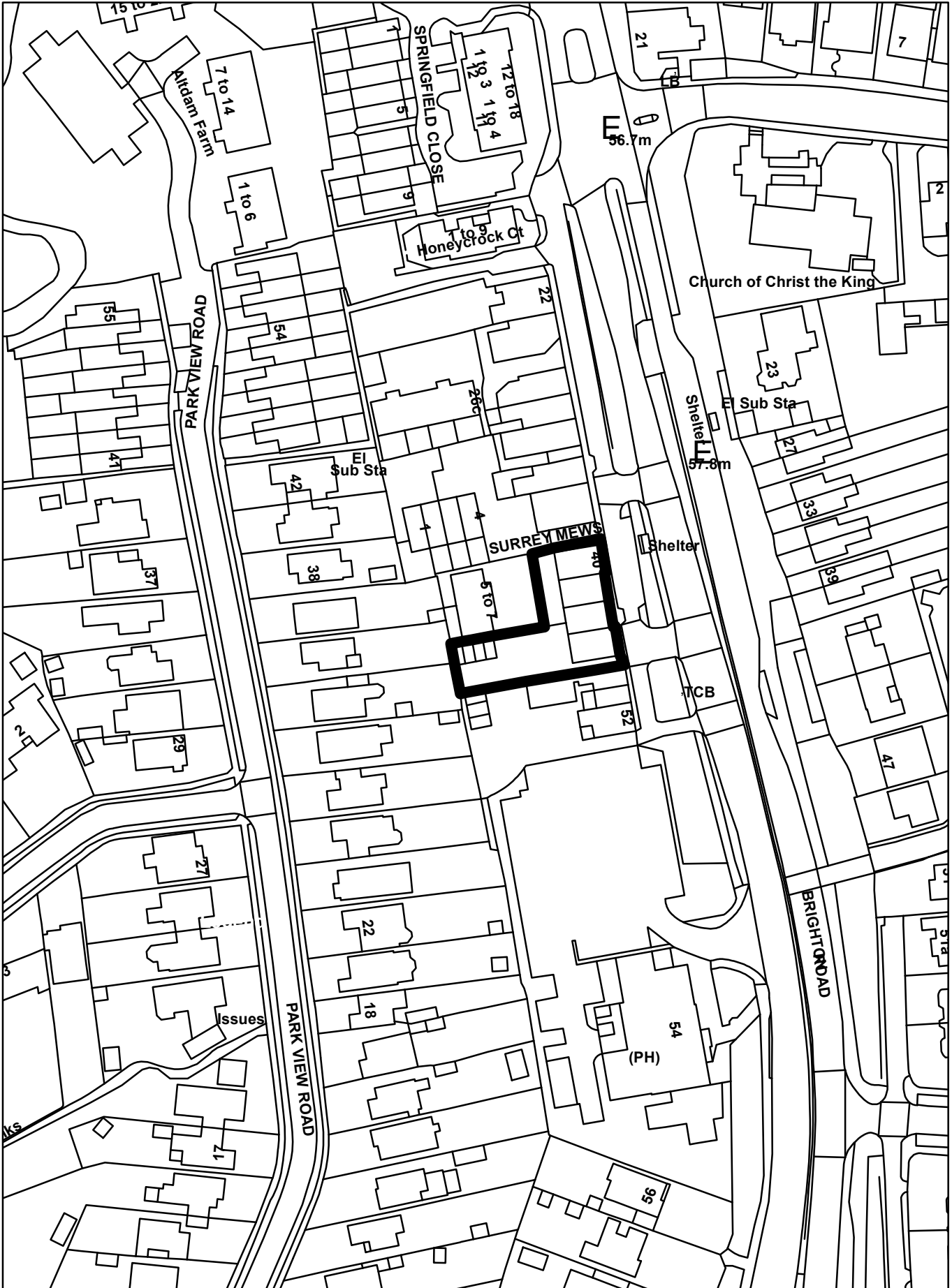
6. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.

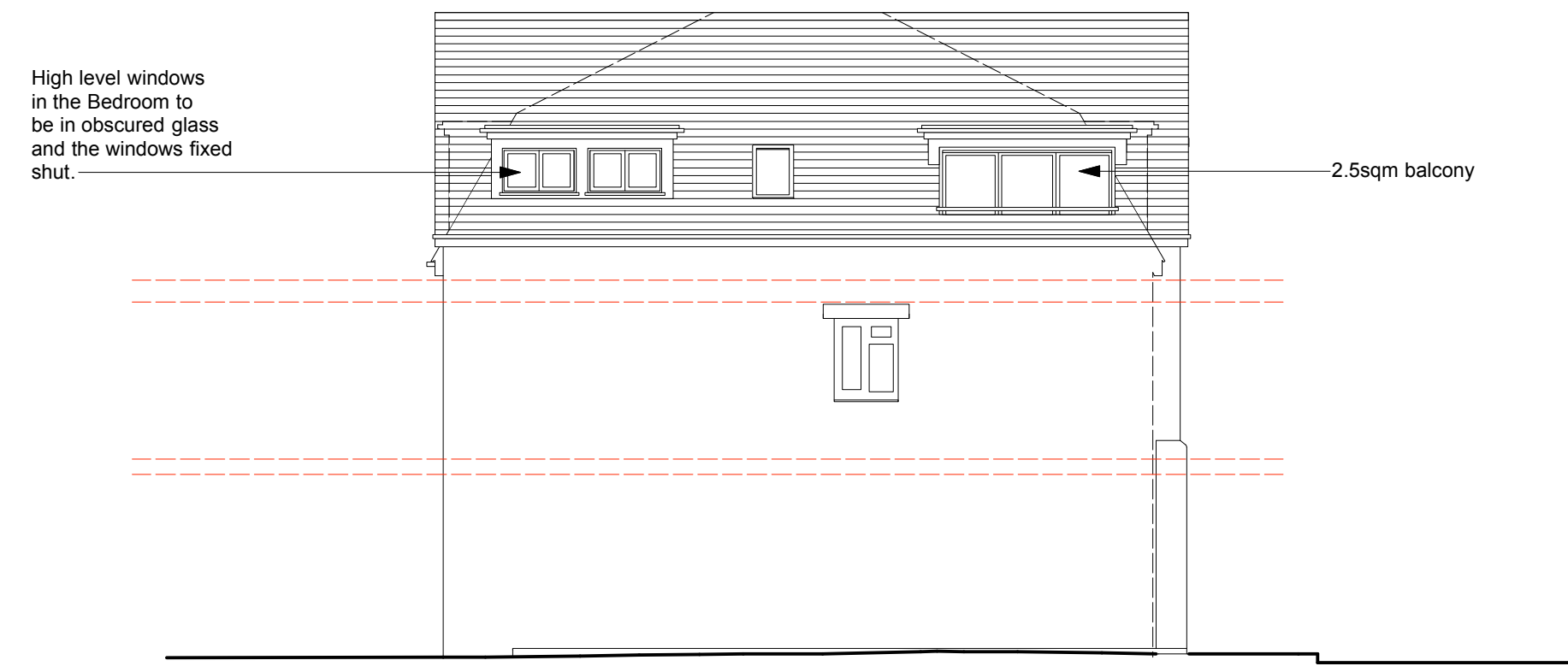
## **REASON FOR PERMISSION**

The development hereby permitted has been assessed against development plan policies DES1, DES5, DES8, TAP1, CCF1, INF3, 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.

Agenda Item 10  
24/00118/F - 40 - 46 Brighton Road, Salfords





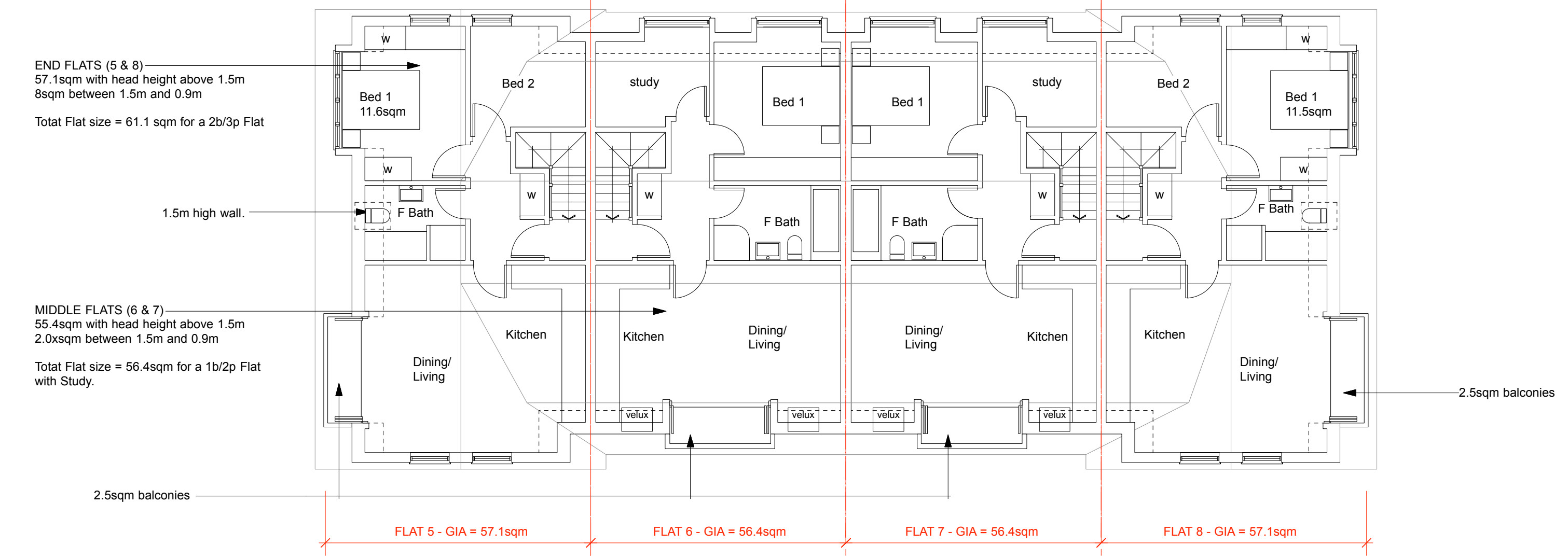
SIDE (SOUTH) ELEVATION AS PROPOSED



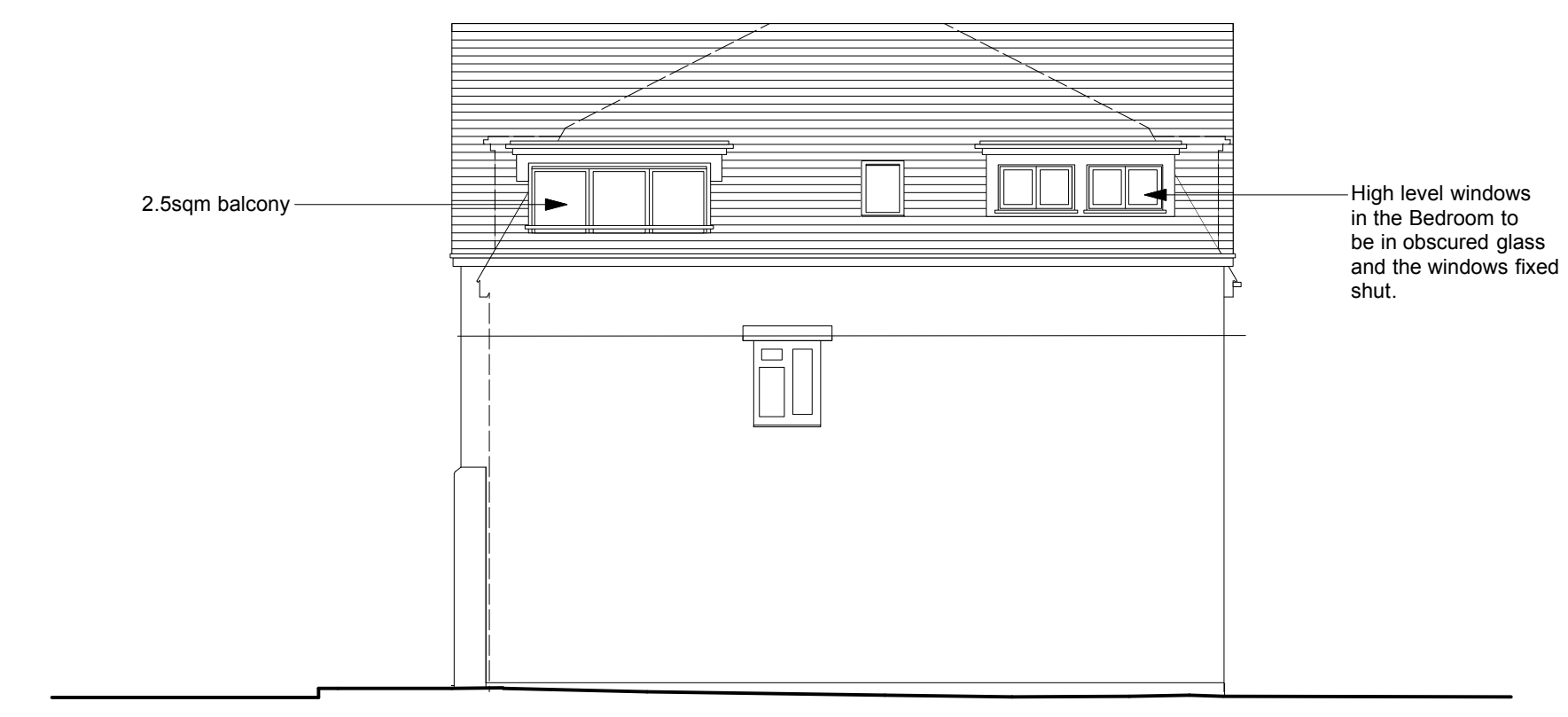
STREET SCENE/ FRONT ELEVATION AS PROPOSED



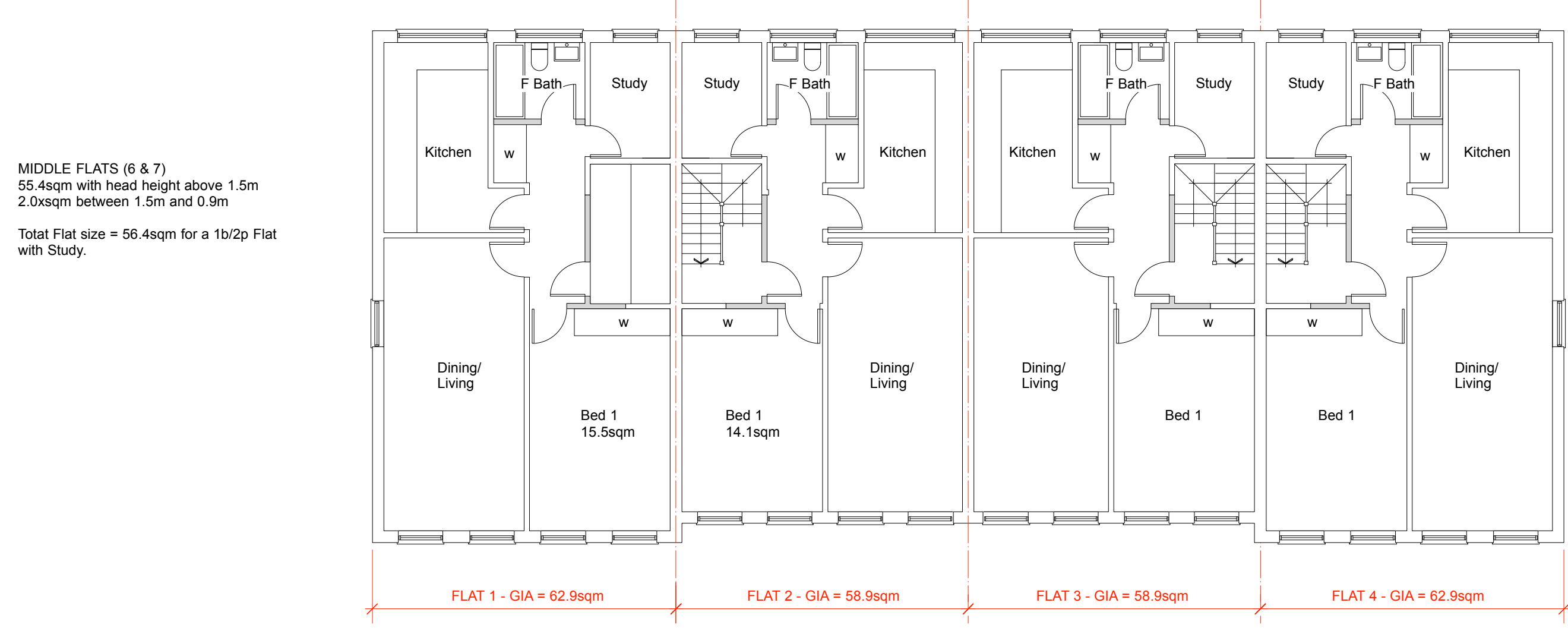
REAR ELEVATION AS PROPOSED



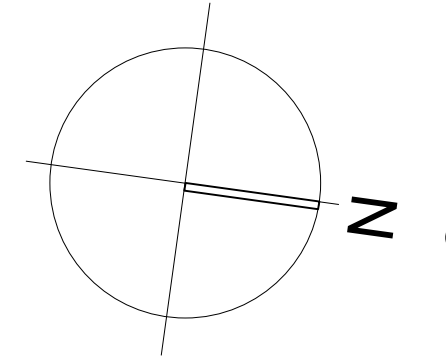
PROPOSED SECOND FLOOR PLAN



SIDE (NORTH) ELEVATION AS PROPOSED



PROPOSED FIRST FLOOR PLAN



REV A - Title to the second floor as proposed corrected.



This page is intentionally left blank