

RELEVANT PLANNING HISTORY REGARDING BEER GARDEN at

The Bulls Head Public House, 55 High Street, Reigate, Surrey RH2 9AE

- **External works to rear garden, including the erection of an open-sided timber pergola with felt roof finish; formation of a new decked area; installation of timber posts supporting stretched canvas sail to new decked area; construction of new external bottle-bar timber shed. As amended on 12/10/2021 and 16/11/2021.**

The Bulls Head Public House 55 High Street Reigate Surrey RH2 9AE
Ref. No: 20/01217/LBC | Validated: Fri 17 Jul 2020 | Status: Decided (Approved)

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

- **External works to rear garden, including the erection of an open-sided timber pergola with felt roof finish; formation of a new decked area; installation of timber posts supporting stretched canvas sail to new decked area; construction of new external bottle-bar timber shed. As amended on 03/08/2021, 12/10/2021 and 16/11/2021.**

The Bulls Head Public House 55 High Street Reigate Surrey RH2 9AE
Ref. No: 20/02233/F | Validated: Thu 12 Nov 2020 | Status: Decided (Approved)

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

2. The raised decking hereby permitted **shall not be used unless and until acoustic boundary fencing has been installed to provide screening in** accordance with the height lines on the approved plans. Details of the full specification of the acoustic fencing shall be submitted to and approved in writing by the Local Planning Authority prior to first use. The approved fencing shall thereafter be permanently retained and maintained and there shall be no variation to its height without the prior approval in writing of the Local Planning Authority

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the amenity of neighbouring properties with regard to policy DES1 of the Reigate & Banstead Development Management Plan (September) 2019

3. There shall be no live or amplified music in external areas of the site

Reason: To safeguard the amenity of neighbouring properties with regard to policy DES1 of the Reigate & Banstead Development Management Plan (September) 2019

4. There shall be no organised events or functions in external areas of the site

Reason: To safeguard the amenity of neighbouring properties with regard to policy DES1 of the Reigate & Banstead Development Management Plan (September) 2019

5. Within three months of the date of this permission **the lighting installer shall provide written confirmation that the scheme shall comply with the LTL lighting design** hereby approved and the recommendations for environmental zone E2 (suburban/village centre) in the ILP document "Guidance Notes for the Reduction of Obtrusive Light

GN01:20. Also within this period the applicant shall appoint a suitably qualified member of the institute of lighting professionals (ILP) to validate that the lighting scheme as installed conforms to the recommendations for environmental zone E2 in the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01:20 and their report shall be submitted to and approved by the local planning authority within three further months.

Reason: To ensure that both the amenities of neighbouring properties are maintained with regard to policy DES1 of the Reigate & Banstead Development Management Plan (September) 2019

- **Submission of screening details pursuant to Condition 2 of permission 20/02233/F. External works to rear garden, including the erection of an open-sided timber pergola with felt roof finish; formation of a new decked area; installation of timber posts supporting stretched canvas sail to new decked area; construction of new external bottle-bar timber shed. As amended on 12/08/2022, 10/10/2022 and on 20/10/2022**

The Bulls Head Public House 55 High Street Reigate Surrey RH2 9AE
Ref. No: 20/02233/DET02 | Validated: Mon 09 May 2022 | Status: Decided (Approved)

This application relates to the discharge of Condition Two attached to planning permission reference 20/02233/F which granted planning permission for external works to rear garden, including the erection of an open-sided timber pergola with felt roof finish; formation of a new decked area; installation of timber posts supporting stretched canvas sail to new decked area; construction of new external bottle-bar timber shed

Condition Two states as follows:

The raised decking hereby permitted shall not be used unless and until acoustic boundary fencing has been installed to provide screening in accordance with the height lines on the approved plans. Details of the full specification of the acoustic fencing shall be submitted to and approved in writing by the Local Planning Authority prior to first use. The approved fencing shall thereafter be permanently retained and maintained and there shall be no variation to its height without the prior approval in writing of the Local

Planning Authority

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the amenity of neighbouring properties with regard to policy DES1 of the Reigate & Banstead Development Management Plan (September) 2019

CONSULTATIONS & REPRESENTATIONS

Noise Consultants - No objection subject to the submission of satisfactory evidence

CONSIDERATIONS

Following a further site visit, undertaken on 31/08, it is clear **that the acoustic fencing as per the drawings has been implemented**. The applicant has also provided a cross section of the fencing, and purchase order details, stating the type of product installed.

The purpose of the fencing was to provide screening, such that any noise and light generated from the raised seating area would be screened from the residential dwellings to the south and east of the site. The photographs demonstrate that the fencing provides significantly better protection than previously.

Given the outcome of the follow-up site visit and evidence submitted by the applicant, the details submitted in support of condition two are considered acceptable. The applicant is reminded that in order to remain in compliance with condition two, the fencing details as hereby approved shall be retained and maintained on a permanent, ongoing basis.

CONCLUSION

For the reasons set out above I consider that the submitted details should be APPROVED