

**ADDENDUM**  
**MEETING OF THE PLANNING COMMITTEE**  
**WEDNESDAY 6<sup>th</sup> JUNE 2018**

**ITEM NO: 7a**

**APPLICATION: 18/00326/F – DUNOTTAR SCHOOL, 36 HIGH TREES ROAD, REIGATE**

**PAGE NO: 11**

**SUMMARY**

The summary table and recommendation on pages 11 and 12 incorrectly refers to the applications as 5a and 5b. This should be 7a for 18/00326/F and 7b for 18/00327/LBC.

**Representations**

One additional letter of support has been received citing the need for improved facilities at the school.

A letter from the Governing Body of Dunottar School setting out the strategy of the school, rationale for the development and the activities/initiatives which the school has implemented or is exploring to minimise the impact of school related traffic and parking in the area. A separate letter from the applicant's planning agent – which was sent directly to members of the Committee – was also received and this further elaborates on how the school is seeking to address the concerns of residents with regard use of school facilities by outside organisations and the travel and parking demands of the school itself.

All of the matters raised in these additional representations are covered in the Officer Report.

**CONDITIONS:**

Amendments are proposed to condition 13 as follows to provide additional clarity as to the requirements for the School Travel Plan (amendments in *italic*):

13. Notwithstanding the submitted School Travel Plan, no part of the development shall be occupied unless and until a revised School Travel Plan in accordance with the aims and objectives of the National Planning Policy Framework and Surrey County Council Travel Plan Guidance has been submitted to and approved in writing by the Local Plan Authority. The revised plans shall be in broad accordance with the draft by Bellamy Roberts (ref: ITR/HL/5908/STP.1) but developed to include the following:

- a) *Measurable* targets to reduce single occupancy vehicle trips by staff and parents of children attending the school and remedial measures should such targets be missed
- b) Details of specific improvements to the existing school bus service (including proposed new routes or increased capacity on existing routes), a programme for implementation of such measures and a commitment to continued review

The approved Travel Plan shall be implemented prior to first occupation of any phase of the development hereby approved and for each subsequent occupation and shall thereafter be *actively monitored*, maintained and developed to the satisfaction of the Local Planning Authority.

Reason:

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

**INFORMATIVES:**

Additional informatives (further to those also set out in the report) are recommended as follows:

- 8. The applicant is strongly encouraged to introduce a Travel Plan Liaison Group to provide an opportunity for relevant stakeholders to input into the monitoring and on-going review of the effectiveness of the Travel Plan and discussions on future travel initiatives. It is expected that the Travel Plan to be submitted for approval under condition 16 will include information on such measures.
- 9. The applicant is encouraged to formally mark out the existing parking spaces on site to avoid inefficient parking within these areas.

**ITEM NO: 8**

**APPLICATION: 18/00222/OUT– HORLEY LIBRARY, VICTORIA ROAD, HORLEY**

**PAGE NO: 63**

**SUMMARY**

The first sentence of the summary incorrectly refers to the application as a full application. As referenced elsewhere in the report, it is an outline application with all matters reserved except access.

**CONDITIONS:**

Condition 9 is proposed to be amended as follows in order to reflect the expectation that the public parking provision will include an appropriate proportion of disabled spaces (*amendment in italics*)

9. No part of the development hereby approved shall be first occupied unless and until space has been laid out within the site for a public car park in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

The scheme shall provide for a public car park capable of accommodating a minimum of 12 parking spaces, *of which a minimum of two shall be disabled spaces*, and the associated turning space so that vehicles may enter and leave the site in forward gear.

The public car parking and turning areas shall thereafter be retained exclusively for their designated purpose and for no other use.

**Reason:**

In order that the development should provide adequate parking so as to not prejudice highway safety, cause inconvenience to other highway users or undermine the vitality of the town centre with regard to policy Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and policy CS7 of the Reigate and Banstead Core Strategy 2014.

An additional condition is proposed (as set out in the report) preventing any development commencing on this site until the replacement library has been completed and opened elsewhere in Horley.

17. No development shall commence, including demolition, until a replacement library has been completed and opened within Horley Town Centre.

**Reason:**

To maintain and secure the availability of appropriate alternative community facilities within the locality with regard to policies Cf1 and Hr17 of the Reigate & Banstead Borough Local Plan 2005 and policy CS12 of the Reigate and Banstead Core Strategy 2014.

**ITEM NO: 9****APPLICATION: 18/00038/F - JESSOPS LODGE 50 MASSETTS ROAD HORLEY  
SURREY RH6 7DS****PAGE NO: 87****Consultations**

The list of consultee responses incorrectly refers to 'Harley Town Council' instead of 'Horley Town Council'.

**CONDITIONS**

Amended plans have been received to correct the position of existing windows in flat two of the main building. Also to improve amenity for future occupants of flat two a pair of glazed doors have been added to the western elevation, providing increased levels of light and outlook, and direct access from the lounge/ dining room to the private amenity space.

Condition 2 is updated accordingly.

To prevent mutual overlooking, an additional condition (condition 12) is provided to secure the ground floor side facing window in the mews cottage to be of obscure glazing. This window serves the lounge/kitchen/dining room that is further served by front and rear facing windows also and therefore would not result in harm to outlook for future occupants.

Condition 11 is updated to reflect the rooflights proposed.

2. 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>
Floor Plan	PL 300A 301A		29.05.2018
Elevation Plan	PL 201F		29.05.2018
Elevation Plan	PL 201C		29.05.2018
Elevation Plan	PL 200C		29.05.2018
Elevation Plan	PL 201 B	REV 1	30.04.2018
Elevation Plan	PL 201 E	REV 1	30.04.2018
Floor Plan	PL 301 B	REV 1	30.04.2018
Arb / Tree Protection Plan	2020		08.01.2018
Location Plan	UNNUMBERED		08.01.2018
Floor Plan	PL 300 B		08.01.2018
Elevation Plan	PL 201 A		08.01.2018
Elevation Plan	PL 200 F		08.01.2018
Elevation Plan	PL 200 E		08.01.2018
Elevation Plan	PL 200 B		08.01.2018

Elevation Plan	PL 200 A	08.01.2018
Landscaping Plan	PL 103	08.01.2018
Landscaping Plan	PL 102	08.01.2018
Site Layout Plan	PL 101	08.01.2018
Site Layout Plan	PL 100	08.01.2018

Reason: To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

11. The first floor roof windows in the west elevation of the development hereby permitted shall have a cill height not less than 1.7 metres above internal floor level, and shall be maintained as such at all times.

Reason: To ensure that the development does not affect the amenity of the neighbouring property by overlooking with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

12. The ground floor window in the north elevation of the development hereby permitted shall be glazed with obscured glass which shall be fixed shut, apart from a top hung opening fanlight whose cill height shall not be less than 1.7 metres above internal floor level, and shall be maintained as such at all times.

Reason: To ensure that the development does not affect the amenity of the neighbouring property by overlooking with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

**ITEM NO: 10**

**APPLICATION: 18/00478/F– ROMANS GARAGE, BRIGHTON ROAD**

**PAGE NO: 115**

**Representations:**

The tree officer commented as follows: “The arboricultural report submitted ACS, reference ha/aiaimes1/romans dated 7/11/17 is the same one submitted with the previous application 17/01883/F which was approved subject to tree protection measures being implemented. The footprint of the extension is unlikely to affect the protected trees, T4 and T5 but to ensure there is adequate protection for all the trees, it will be necessary for an updated tree protection plan to be provided which can be secured by condition.”

**CONDITIONS:**

A revised tree protection condition is requested following input from the tree officer.

4. No development shall commence including groundworks or demolition until a detailed Tree Protection Plan (TPP) shall be submitted to and approved in

writing by the local planning authority. The TPP shall contain details of the specification and location of tree protection (barriers and/or ground protection) and any construction activity that may take place within the protected root areas of trees/hedges shown, where retained on the TPP. The tree protection measures shall be installed prior to any development works and will remain in place for the duration of all construction works. The tree protection barriers/ground protection shall only be removed on the completion of all construction activity, including hard landscaping. 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 policies Pc4 and Pc12 of the Reigate and Banstead Borough Local Plan.

Informative:

The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837

**ITEM NO: 11**

**APPLICATION: 18/00823/HHOLD – LANGDALE HOUSE, KINGSWOOD PARK, WOODLAND WAY, KINGSWOOD**

**PAGE NO: 137**

The reference to Ashton House on the plan on page 145 of the Agenda is historic and results from OS mapping not being updated. The property has subsequently been named Langdale House as per the application address.