

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:		PLANNING COMMITTEE
	DATE:		16 December 2020
	REPORT OF:		HEAD OF PLANNING
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AGENDA ITEM:	6	WARD:	Reigate

APPLICATION NUMBER:		20/02206/F	VALID:	13/10/2020
APPLICANT:	Reigate College		AGENT:	James Carney Architects Ltd
LOCATION:	REIGATE COLLEGE, CASTLEFIELD ROAD, REIGATE, SURREY RH2 0SD			
DESCRIPTION:	Temporary single storey marquee type structure containing refectory (sitting & eating) accommodation.			
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.				

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

SUMMARY

The application seeks full permission to erect a temporary single storey marquee type structure containing refectory (sitting & eating) accommodation until April 2022.

The College has advised that since the start of the new academic year and the continued pressures faced by the College in relation to the on-going COVID 19 pandemic it is has become clear that additional space is required now in order to provide students with the appropriate shelter and facilities at break and lunch times. Social distancing measures within the current Refectory have drastically reduced the seating capacity available and coupled with autumn/winter closing in has meant that the College has reached a critical point in being able to offer the appropriate facilities for break and lunch for a large number of its students.

In addition, a planning application has recently been approved to extend the existing Refectory Building by adding an additional first floor to provide the free study area required. The planned commencement for the works to the Refectory would be Spring 2021 and during this period, whilst the Refectory would be out of commission, temporary accommodation would be required to accommodate the students to sit and eat at lunch breaks.

The marquee is therefore proposed to mitigate the impact of both situations and to allow the College to continue to fully operate.

The principle of such a proposal is considered to be acceptable.

The proposal is considered to be acceptable from an appearance and character point of view. The proposal is also considered to be acceptable from a heritage point of view with the Council's Conservation Officer raising no objection to the proposal.

The fact that the development is not proposing to increase student numbers or amend the existing parking on site as well as the location of the marquee ensures that there are no highway safety, parking or neighbouring amenity concerns. The Council Tree Officer has raised no concerns with regard to the potential impact to the protected trees to the north of the site.

The application is therefore recommended for approval.

RECOMMENDATION(S)

Planning permission is GRANTED subject to conditions.

Consultations:

Highway Authority:

"The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements."

Tree Officer:

"I am familiar with this site and the temporary building and its erection would not, due to the distance and type of construction have any adverse affect on existing trees at this site. Therefore a tree protection condition is not required in this instance."

Conservation Officer:

"No objection from a conservation viewpoint"

Representations:

No representations received.

1.0 Site and Character Appraisal

- 1.1 The site comprises the Reigate College campus, situated within the urban area of Reigate and part of which is within the Reigate Town Centre and Chart Lane Conservation Areas. The area to the south of the main County Building is designated as Urban Open Space.
- 1.2 The College is sited between Castlefield Road and Rushworth Road with vehicular access into the site from both roads. The main car park lies to the rear of the College and is accessed via Rushworth Road. The campus lies in close proximity to both residential uses (predominantly to the north and east of the College) and commercial uses (predominantly to the east and south of the College.) The site lies outside but on the edge of the identified Reigate Town Centre.
- 1.3 The site itself is located to the north of the existing performing arts building and refectory in a grassed open area which is designated as urban area. It is no longer designated as Urban Open Space. The existing overflow car park and recently approved and installed temporary study rooms building is immediately to the east of the site. The main car park is further to the east of the site. To the west is the Sports Hall. The performing arts and refectory buildings are not within the Reigate Town Centre or Chart Lane Conservation Area. The Chart Lane Conservation Area boundary is along the northern edge of the County Building. There is a group Tree Protection Order on the trees located along the northern boundary of the campus.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The opportunity did not arise because the applicant did not approach the Local Planning Authority before submitting the application
- 2.2 Improvements secured during the course of the application: None required
- 2.3 Further improvements to be secured through conditions or legal agreement: The following conditions are recommended to be attached to the permission: Temporary time limit condition.

3.0 Relevant Planning and Enforcement History

3.1	00/09540/OUT	Construction of new two storey teaching block	Granted 6.12.2000
3.2	01/01939/F	Erection of two storey teaching facility	10.10.2001
3.3	02/01325/F	Construction of 2 storey building, 1 st floor extension on to Holmesdale block and new roof for existing Rushworth building.	Refused 4.12.2002
3.4	03/00711/F	Construction of new 2 storey building, 1st floor extension to existing Holmesdale block + new roof for existing Rushworth building.	Approved 21.5.2003
3.5	05/02713/F	Single storey annexe to refectory	Approved 3.3.06
3.5	12/00416/F	A new three storey building providing student support facilities, additional teaching spaces with associated office, private study, toilet and plant areas.	Refused 25.5.12
3.6	13/00477/F	Single storey extension to refectory	Approved 14.5.13
3.7	19/00875/S73	Construction of new 2 storey business teaching block, part demolition of existing holmesdale building with new pitched roof to retained part. Variation of condition 8 of permission 03/00711/f. Application to remove condition 8 which states no more than 1200 students are permitted on site at any one time on existing consent 03/00711/f. As amended on 05/06/2019 and 08/10/2019.	Approved 19.8.20

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|-----|------------|---|-----------------------|
| 3.8 | 20/01070/F | Temporary single storey building containing two free study rooms and ancillary accommodation. As amended on 16/06/2020 | Approved
17.7.20 |
| | | | |
| 3.9 | 20/01409/F | The construction of a new first floor on the single storey Refectory Building and a two storey extension to part of the north and south elevations. | Granted
07.10.2000 |

4.0 Proposal and design approach

- 4.1 This is a full application seeking permission to erect a Temporary single storey marquee type structure containing refectory (sitting & eating) accommodation.
- 4.2 The reason for the proposal is set out within the submitted Planning Statement where it says:

“A planning application has recently been approved to extend the existing Refectory Building by adding an additional first floor to provide the free study area required. The planned commencement for the works to the Refectory would be Spring 2021 and during this period, whilst the Refectory would be out of commission, temporary accommodation would be required to accommodate the students to sit and eat at lunch breaks. Therefore an application for a temporary building would have been applied for to coincide with the proposed works to the Refectory at this time.

However, since the start of the new academic year and the continued pressures faced by the College in relation to the on-going COVID 19 pandemic it is clear that additional space is required now in order to provide students with the appropriate shelter and facilities at break and lunch times. Social distancing measures within the current Refectory have drastically reduced the seating capacity available and coupled with autumn/winter closing in has meant that the College has reached a critical point in being able to offer the appropriate facilities for break and lunch for a large number of its students,

This application is for a temporary marquee structure to be erected adjacent to the Performing Arts Building and Sports Hall on the grass area to the north of the site to accommodate covered sitting and eating facilities.”

- 4.3 The Planning Statement goes on to confirm that the proposal is therefore “for an 18 month temporary consent from October 2020 to April 2022 to provide temporary accommodation during the construction phase of the proposed

works to the Refectory building and the period of time leading up to this whilst COVID 19 restrictions remain in place.”

- 4.4 The Statement also advised that “due to the immediate requirement of this additional space, the marquee is due to be erected on site from 19 October”. Following a site visit on the 4 November it was apparent that the structure had indeed been erected.
- 4.5 Further details of the development are as follows:

Proposed parking spaces	No change to parking provision
Proposed floor area	288 m2

5.0 Policy Context

5.1 Designation

Urban area
Urban Open Space
Setting of Chart Lane and Reigate Town Centre Conservation Areas
Setting of Locally Listed Building
Area of High Archaeological Potential
Group and individual Tree Preservation Orders

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)
CS5 (Valued people and economic development),
CS10 (Sustainable Development),
CS12 (Infrastructure Delivery)

5.3 Reigate and Banstead Local Plan: Development Management Plan

OSR1 (Urban OpenSpace)
DES1 (Design of New Development)
DES8 (Construction Management)
NHE3 (Protecting trees)
NHE9 (Heritage assets)
TAP1 (Access, parking and Servicing)
INF2 (Community facilities)

5.4 Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance
Supplementary Planning Guidance A Parking Strategy for Surrey

Parking Standards for Development

Other

Human Rights Act 1998
Community Infrastructure Levy
Regulations 2010

6.0 Assessment

6.1 The main issues to consider are:

- Principle of development
- Design and heritage considerations
- Neighbour amenity
- Access, parking and traffic generation
- Trees

Principle of development

6.2 Policies CS5, CS12 and INF2 of the Development Plan and Section 8 of the NPPF (para. 94) support the improvement of existing community facilities to meet their needs.

6.3 The site is located within the urban area and is an existing school site. The refectory building and the adjacent land is not located within land designated as Urban Open Space. There is therefore no in principle objection to the provision of a temporary refectory structure within the campus.

Design and heritage considerations

6.4 The temporary structure is a standard marquee design with a pitched roof, gable ends and covered in a white weather proof PVC material. The marquee is single storey in height, 4m high, and approximately 12m wide by 24m long.

6.5 The single storey height of the building and its relatively small scale compared to the main school buildings to the south and west ensures that the building does not dominate this part of the school site. Whilst the temporary marquee appearance of the structure is not ideal it is fairly well screened from the wider Rushworth Road area by the existing trees and vegetation along the northern boundary and the trees within the main car park to the east of the site with only a small part of the marquee visible. As such the design and impact on character is considered acceptable in this case and complies with policy DES1

6.6 The impact on the setting of the locally listed County Building and Conservation Area is also a consideration. No objection has been raised by the Council's Conservation Officer and given that the structure is located at the northern side of the campus well away from the locally listed building and Conservation Area it is considered that the proposal does not result in

material harm to the designated and undesignated heritage assets within the wider campus and surrounding area and comply with policy NHE9 and the requirements of the NPPF.

Neighbour amenity

- 6.7 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 or overbearing, obtrusiveness, overshadowing, overlooking and loss of privacy.
- 6.8 Due to the location of the proposed building, well away from the nearest residential properties, and the fact that the building is proposed for existing students and not to increase student number it is considered that the proposal would not cause unacceptable harm to the neighbouring residents and therefore complies with policy DES1.

Access, parking and traffic generation

- 6.9 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.
- 6.10 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.”
- 6.11 The submitted planning statement advises that:
“There are no proposed changes to the existing on-site parking. There would be no increase in student numbers.” There would therefore be no increase in trip rates to and from the site or any change to the parking capacity at the site.
- 6.12 The County Highway Authority has assessed the application and is “satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway.” The proposal is therefore considered to be compliant with policy TAP1.
- 6.13 Given that the structure has already been erected it is not considered necessary to condition construction management measures.

Impact on trees

- 6.14 The Council’s Tree Officer has provided the following response: “I am familiar with this site and the temporary building and its erection would not, due to the

distance and type of construction have any adverse affect on existing trees at this site. Therefore a tree protection condition is not required in this instance.”

The proposal is therefore compliant with policy NHE3 of the Development Management Plan 2019.

CONDITIONS

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

Plan Type	Reference	Version	Date Received
Location Plan	20036-PA-100		13.10.2020
Site Layout Plan	20036-PA-101		13.10.2020
Proposed Plans	20036-PA-103		13.10.2020
Site Layout Plan	20036-PA-102		13.10.2020

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 removed, and the land restored to its former condition (grassed area) on or before 30 April 2022.

Reason: The development is of a temporary character and form and is required only for an 18 year temporary period to provide temporary accommodation during the construction phase of the proposed works to the Refectory building and to provide additional accommodation as a result of COVID19. Temporary permission is given in this case, with regard to the relevant circumstances of Reigate College, and with regard to Policy DES1 of the Development Management Plan 2019.

3. The materials to be used in the construction of the external surfaces of the structure must be as specified within the application, unless as otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the development hereby permitted is only constructed using the appropriate 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.

INFORMATIVES

1. The applicants are reminded of the informatives attached to the recent planning permission, 19/00875/S73, encouraging means of monitoring pupil numbers on site and liaison with neighbouring residents. The College is also encouraged to open dialogue with the local planning authority about any future development proposals and to consider measures to relieve parking stresses within the local area.

2. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before placing tables and chairs on the highway including any footway, footpath, or verge. Please refer to: <https://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/tables-and-chairs>.

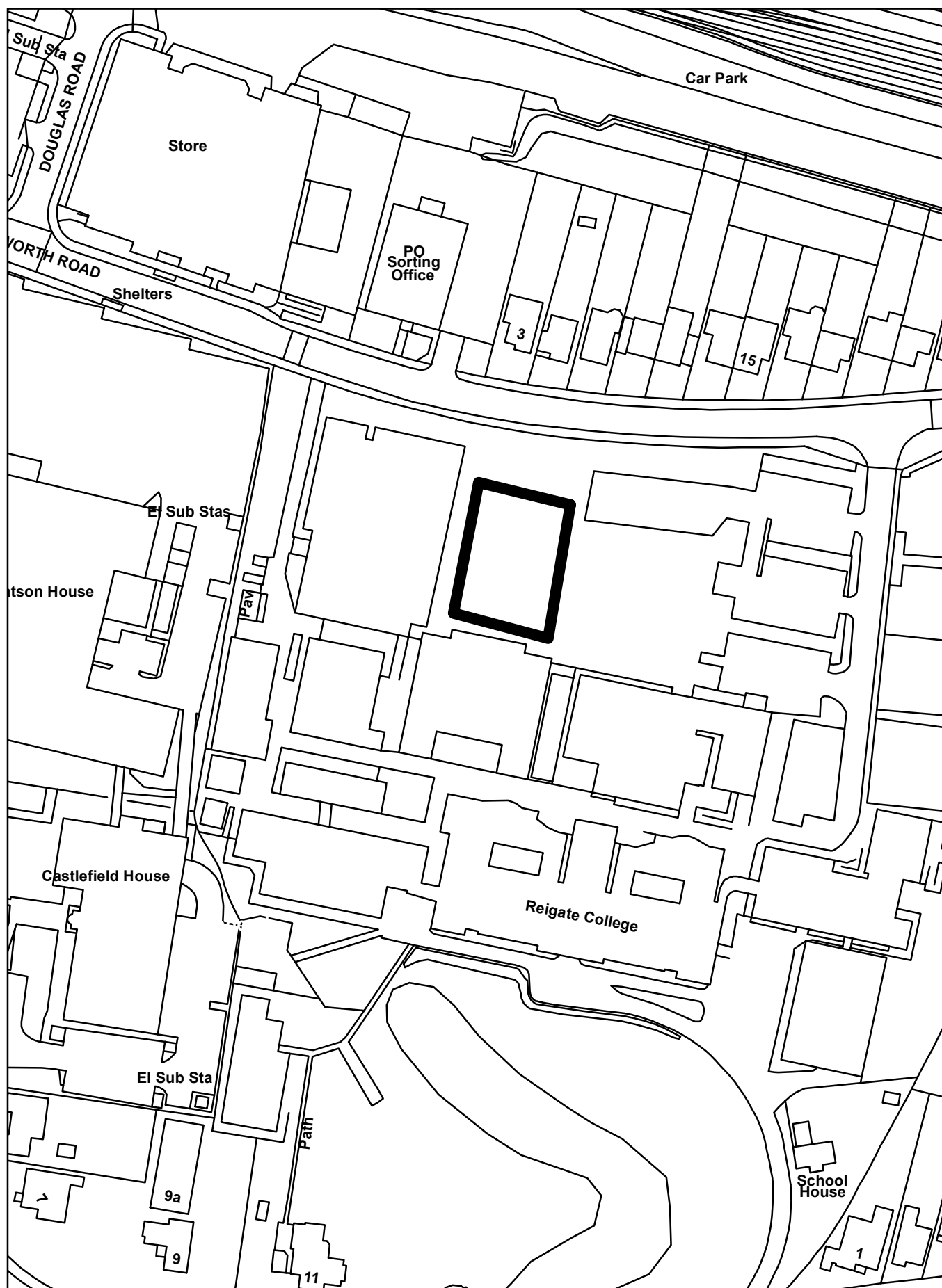
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies OSR1, DES1, DES8, NHE3, NHE9, TAP1 and INF2 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.

20/02206/F - Reigate College, Castlefield Road, Reigate





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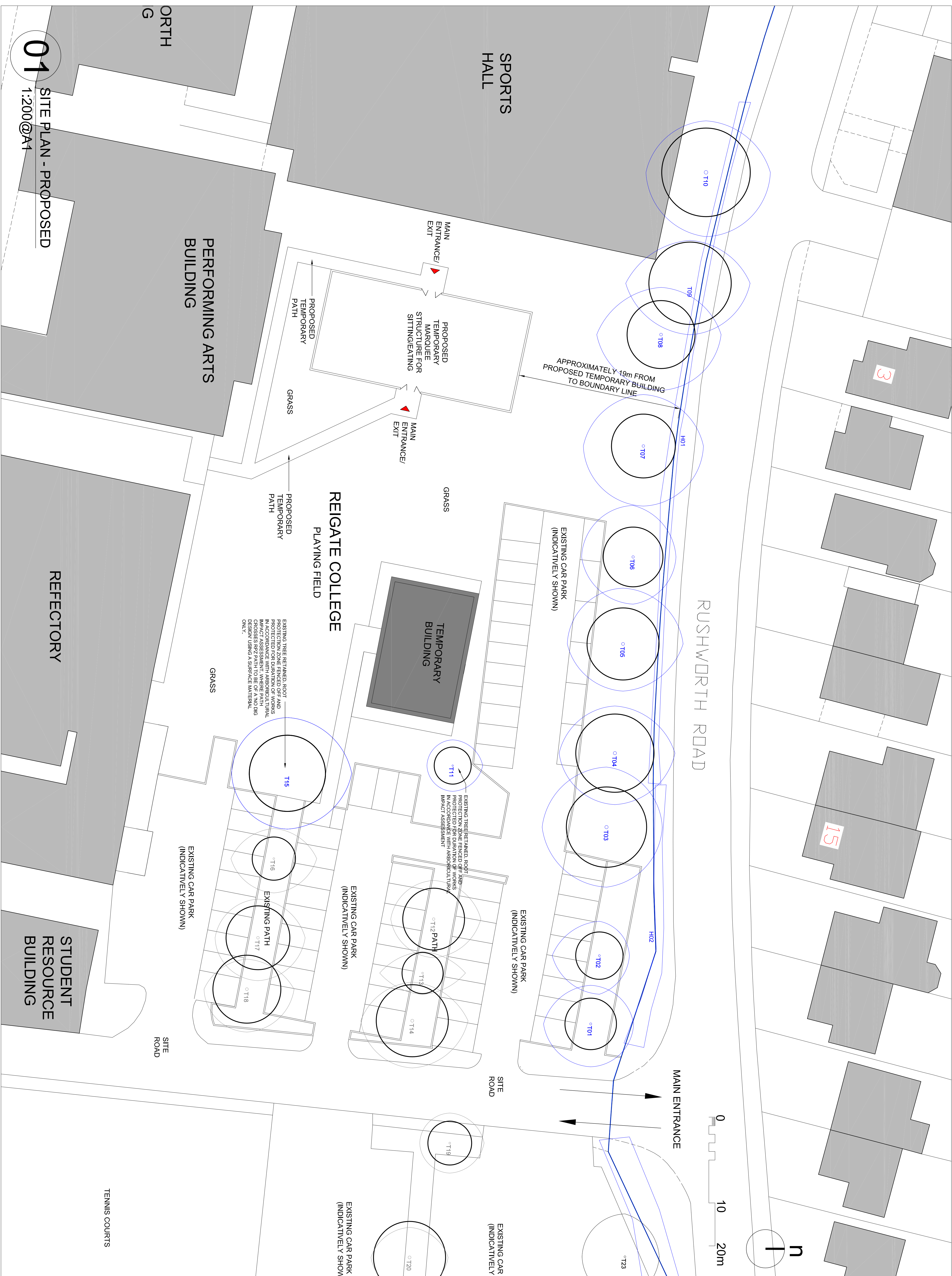
GENERAL NOTES

1. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMPLETING A BUILDING REGULATIONS PACKAGE, STRUCTURAL ENGINEERING DRAWINGS AND CALCULATIONS, PARTY WALL PROCESS AND CONSTRUCTION.

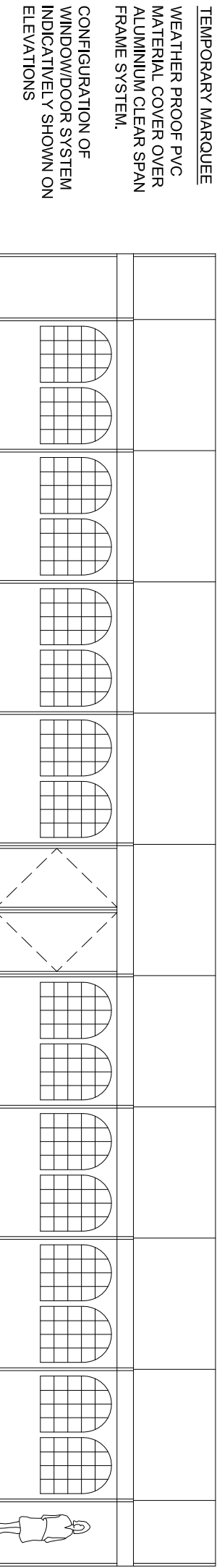
2. CONTRACTOR TO ASSUME DESIGN RESPONSIBILITY UNDER CDM 2015.

3. ALL DIMENSIONS TO BE VERIFIED AND NOTED IS INDICATIVE ONLY AND WILL NEED TO BE VERIFIED AGAINST DETAILED STRUCTURAL ENGINEERS INFORMATION/CALCULATIONS.

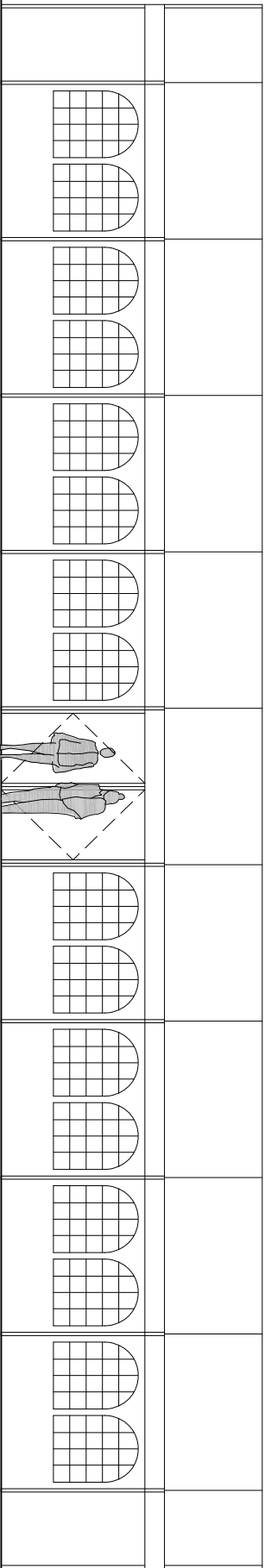
4. ALL DIMENSIONS WHERE INDICATED ARE APPROXIMATE AND FOR GUIDANCE PURPOSES ONLY. ACTUAL DIMENSIONS SHOULD BE CHECKED ON SITE.



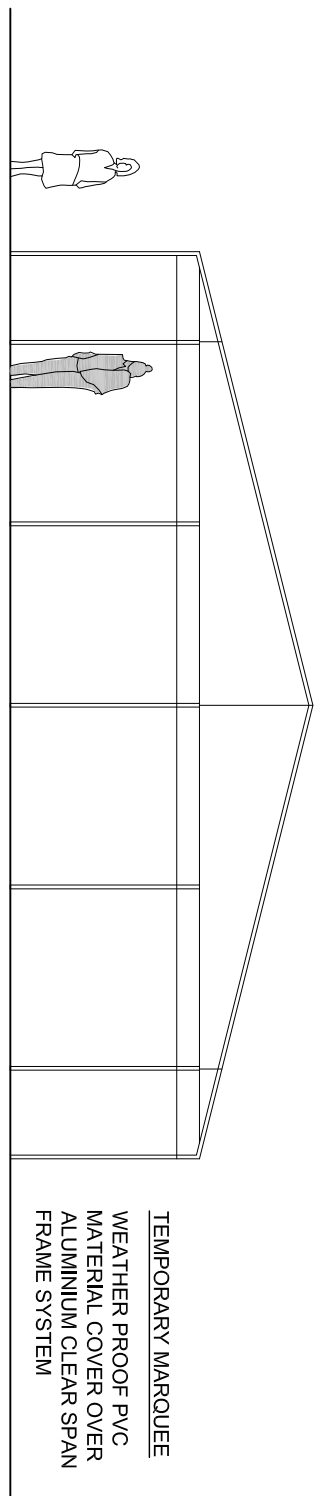
Revisions		
No.	Date	Description
Drawing Status		
PLANNING APPLICATION		
12 OCTOBER 2020		
Client/Project		
Regent College		
Castlefield Road		
Regent RH2 OSD		
Temporary Building - Rectory		
Drawing Title		
Proposed Site Plan		
Drawing No.		
20036-PA-102		
Scale	1:200 @ A	
Revision	-	
Project No.	20036	
Date	12/10/2020	



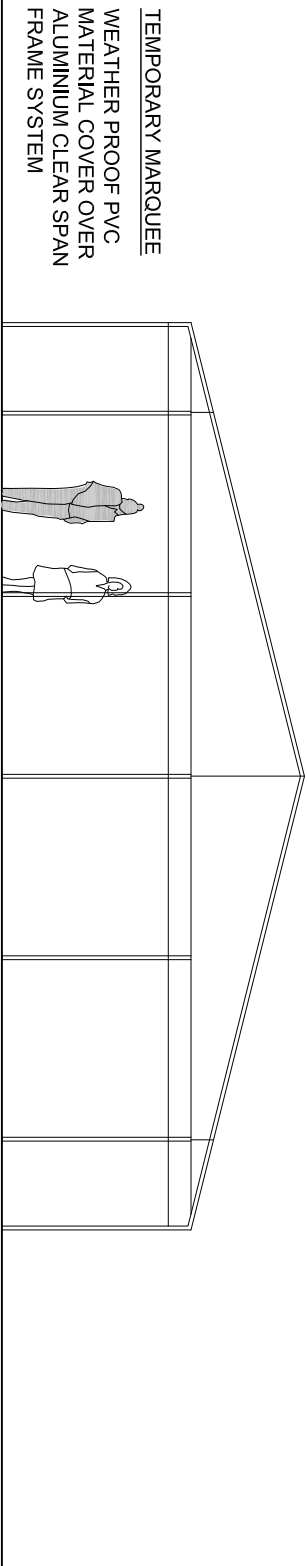
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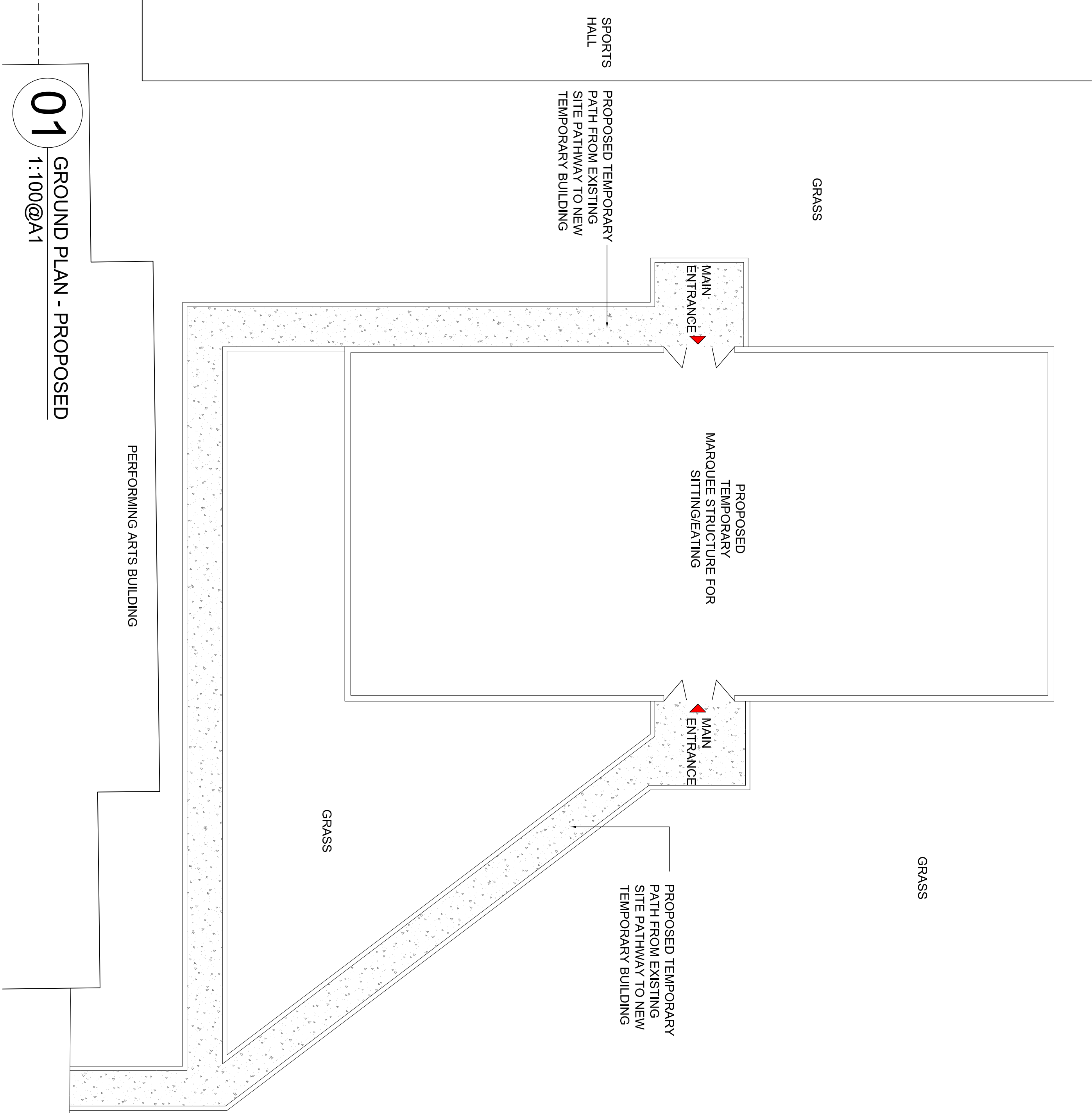
05 NORTH ELEVATION - PROPOSED
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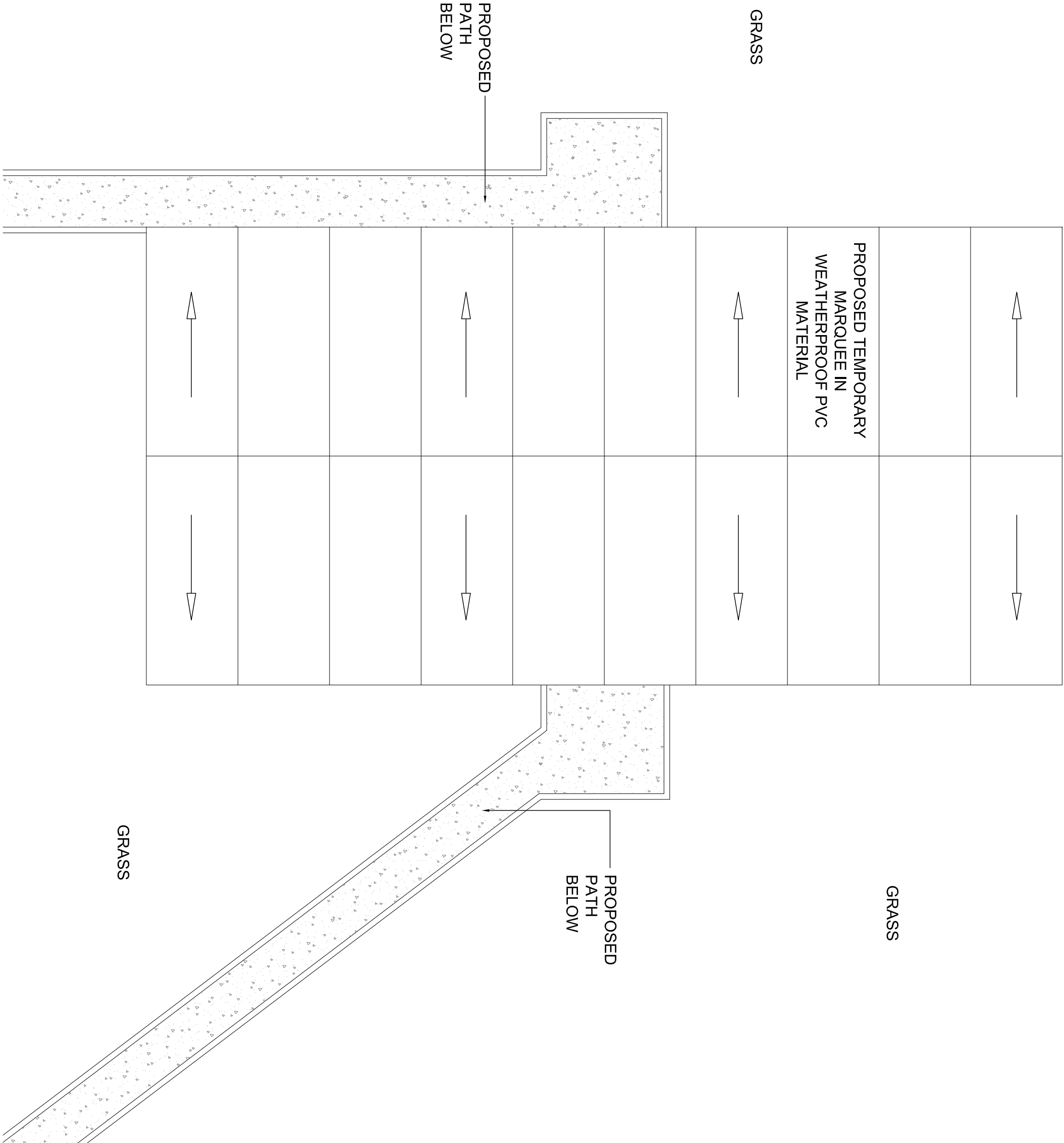
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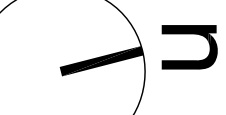
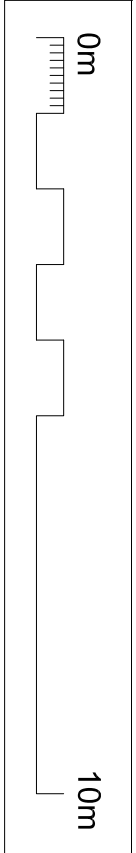
06 WEST ELEVATION - PROPOSED
1:100@A1



01 GROUND PLAN - PROPOSED
1:100@A1



02 ROOF PLAN - PROPOSED
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Temporary Building - Refectory	
Drawing Title	
Proposed Plans and Elevations	
Drawing No.	
20036-PA-103	
Scale	
1:100@A1	
Revision	
-	
Project No.	
20036	
Date	
12/10/2020	