

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 24 November 2021 at 7.30 pm.

Present: Councillors S. Parnall (Chairman), J. Baker, Z. Cooper, R. Harper, A. King, F. Kelly, J. P. King, R. Michalowski, C. Stevens, S. T. Walsh, P. Chandler (Substitute) and P. Harp (Substitute).

Also present: Councillors M. S. Blacker (Vice-Chair), S. A. Kulka, S. McKenna and R. Absalom (Substitute).

53. MINUTES

It was **RESOLVED** that the minutes of the meeting held on 3 November 2021 be approved as a correct record.

54. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Blacker, Adamson, Harper and Ritter. Councillors Absalom, Harp, Harrison and Chandler attended as their respective substitutes.

Councillor Absalom attended the meeting virtually and was therefore unable to vote. Councillor Blacker attended virtually as a visiting member and was unable to vote.

55. DECLARATIONS OF INTEREST

There were none.

56. ADDENDUM TO THE AGENDA

RESOLVED that the addendum be noted.

57. 21/01458/F - HOCKLEY INDUSTRIAL CENTRE, HOOLEY LANE, REDHILL

The Committee considered an application at Hockley Industrial Centre, Hooley Lane, Redhill for the partial demolition of existing buildings and erection of four apartment blocks comprising 68 dwellings with associated parking and landscaping. As amended on 18/10/2021.

Councillor Booton, a visiting member, spoke on the application, expressing disappointment that only 6% of the development was allocated to affordable housing rather than 30% as per planning guidance. There was also concern regarding the safety aspects of the proposed footpath and it was felt that viewing better plans would be prudent. Access for cyclists and their safety was also raised as a concern.

RESOLVED that the application be **DEFERRED** in order to consider reasons for refusal.

58. 21/01367/F - 136-140 BRIGHTON ROAD, BURGH HEATH

The Committee considered an application at 136-140 Brighton Road, Burgh Heath for the demolition of 138 and erection of 1 bungalow, 1 semi-detached house and 8 maisonettes with associated access, parking and amenity space.

A reason for refusal was proposed by Councillor Harp and seconded by Councillor Cooper, whereupon the Committee voted and **RESOLVED** that planning permission be **REFUSED** on the grounds that:

1. The proposed scheme would result in an increased level of parking and hardstanding creating a car dominated character at the heart of the scheme that would adversely affect the character of the scheme for future residents and which would be contrary to the provisions of Policies DES1 and DES2 of the Reigate and Banstead Planning Development Plan 2019 and the provisions of the NPPF.

59. A) 20/02233/F AND B) 20/01217/LBC - THE BULLS HEAD PUBLIC HOUSE, 55 HIGH STREET, REIGATE

The Committee considered applications at The Bulls Head Public House, 55 High Street, Reigate 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.

Councillor Blacker, a visiting ward member, spoke on the application explaining that he wished to support the pub, however in turn the pub had to support the local community. The stretched said roof had no acoustic properties. Several attempts to speak directly to the Landlord to discuss this matter but had been unsuccessful. The houses close to the pub were built after the pub however these structures had been erected after the properties close by. It was questioned whether a deferment could be considered so a conversation could take place with the Landlord of the pub.

Councillor Whinney, a visiting ward member, stated that he had met with the residents of the adjacent properties to hear their concerns. Fencing had been raised and they had some acoustic features, however there were inconsistencies in the acoustic properties within different areas of the garden. There was concern regarding the lighting in the garden and noise later in the evening, although it was acknowledged that this was an issue for Environmental Protection.

A motion to refuse planning permission was proposed by Councillor Absalom and seconded by Councillor Harp, whereupon the Committee voted, and the motion was not carried.

RESOLVED that planning permission be **GRANTED** subject to conditions for applications a) 20/02233/F and b) 20/01217/LBC, as per addendum changes and the addition of the word "acoustic" to condition 2.

60. 18/02159/F - LAND PARCEL AT GOWER ROAD, HORLEY

The Committee considered an application at Land Parcel at Gower Road, Horley for the erection of 2 semi-detached houses. As amended on 27/02/2019 15/04/2019, 01/08/2019 and 13/07/2021.

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

61. 21/02537/ADV - HARLEQUIN THEATRE, 16 LONDON ROAD, REDHILL

The Committee considered an application at the Harlequin Theatre, 16 London Road, Redhill for the vinyl wrapping of a staircase, glass and on windows at the atrium of the Harlequin Theatre.

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

62. ANY OTHER URGENT BUSINESS

There was none.

The Meeting closed at 10.31 pm