 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:		PLANNING COMMITTEE
	DATE:		15 December 2021
	REPORT OF:		HEAD OF PLACES & PLANNING
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AGENDA ITEM:	7	WARD:	Reigate

APPLICATION NUMBER:		21/02591/F	VALID:	03/11/2021
APPLICANT:	Reigate & Banstead Borough Council		AGENT:	Cranmill Designs Ltd.
LOCATION:	61 ALBERT ROAD NORTH, REIGATE, SURREY, RH2 9EL			
DESCRIPTION:	Replacement of existing corrugated asbestos roof to industrial unit with insulated roof with integral roof lights.			
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 because the applicant is Reigate & Banstead Borough Council.

SUMMARY

This is a full planning application for a new roof and rainwater goods on the industrial building at 61 Albert Road North. The existing roof is no longer completely weatherproof and so requires replacement. The new roof would be made of grey coloured, corrugated, composite insulated panels and polycarbonate rooflights.

The proposed roof would result in a slight height increase and a slight increase to the eaves projection, but this would not impact the appearance of the area or the amenity of neighbouring properties given the location within the Albert Road Industrial Estate.

A condition is recommended by the Council's Contaminated Land Officer to ensure the removal of the existing asbestos-based roof is carried out safely.

RECOMMENDATION(S)

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

Consultations:

Contaminated Land Officer: Recommends condition requiring submission of an asbestos survey.

Highway Authority: Comments not needed on an application of this type.

Representations:

Letters were sent to neighbouring properties on 4 November 2021. No representations have been received.

1.0 Site and Character Appraisal

- 1.1 The application site comprises the industrial building and associated access, parking and delivery areas at no.61 Albert Road North. The majority of the building is single storey portal frame construction but with a two-storey flat-roofed section at the east end. It is understood that the building is split into four premises; units E, F, G and D & H combined. The current occupants are understood to include a sandpaper manufacturer and an aerospace testing facility.
- 1.2 The main portal frame part of the building is externally clad in face brickwork under an asbestos corrugated roof which has integral clear roof lights.
- 1.3 The site is located within the Albert Road North Industrial Estate which comprises a mixture of employment uses. The estate was historically a quarried sand pit and consequently it sits within a hollow. To the south of the application building is a wooded bank with the back gardens of Evesham Close houses beyond. To the west is another wooded bank with a public footpath and Green Belt beyond. To the north and east are other industrial units.
- 1.4 The site is within the urban area and is not subject to any other planning designations apart from policy REI3 which identifies the industrial estate (as a whole) as an 'opportunity site' for redevelopment to employment and/or residential uses. However, this policy is not relevant for this replacement roof scheme. There are no significant trees likely to be affected by the proposed works.

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:
Application form and location plan amended to give accurate land ownership information.

- 2.3 Further improvements to be secured through conditions or legal agreement:
Condition for the specified materials to be used.
Condition requiring an asbestos survey to be submitted.

3.0 Relevant Planning and Enforcement History

- 3.1 60/246 – Erection of workshop building for repair and servicing Atco motor mowers on land forming part of industrial premises known as Barnesfield Works, Albert Road North, Reigate. Approved with conditions.
- 3.2 82P/0199/F - Chas.H.Pugh Factory, 61 Albert Road North, Reigate. Internal sub-division to convert factory to a total of four industrial units. Refused. Appeal allowed. (3 conditions; use class [light industry]; Surrey based businesses; and hours of work)
- 3.3 83P/0789 – Unit G 61 Albert Road North, Reigate. Continue the permitted use for light industrial use class 3 granted on appeal (dept of environment ref t/app/5388/a/82/8887/ph3, dated 25/03/83) ref application 82p/0199 without complying with condition 18.3 [hours of work] of the appeal determination. Refused.
- 3.4 83P/0840 - UNIT H, 61 Albert Road North, Reigate. Display of non-illuminated name sign. Approved with conditions.
- 3.5 06/02419/F - Demolition of existing commercial and industrial buildings (5,619 square metres) and erection of eight commercial units for Class B1 (business), B2 (general industrial) & B8 (storage or distribution) uses totalling 5,204 square metres and associated car parking and landscaping. Approved with conditions. (not implemented)
- 3.6 19/00353/RET - Retention of storage containers at 61 Albert Road North. Approved with conditions.
- 3.7 19/00714/TPO - Hawthorns (TG1) - Reduce over grown Hawthorns completely consumed by Ivy to approximately 2m in height, to renovate over grown hedge. Approved with conditions.

4.0 Proposal and Design Approach

- 4.1 The proposal is for a new roof to replace the existing asbestos-based roof which has reached the end of its life. The rainwater goods would also be replaced.
- 4.2 The applicant has submitted a design and access statement which adequately describes the proposal. The surroundings have been taken into account to select a roof covering which would be in-keeping with the other roofs nearby. It is stated that consultation with neighbours and occupants has taken place and no adverse comments have been received.
- 4.3 Further details of the development are as follows:

Site area	0.591 hectares
Existing use	Class E (Commercial, business and service), specifically likely to be subclass E(g) which is defined as “uses which can be carried out in a residential area without detriment to its amenity”, and includes offices, research and development and industrial processes. E(g) was B1 under the old use classes.
Proposed use	No change to existing

5.0 Policy Context

5.1 Designation Urban Area

5.2 Reigate and Banstead Core Strategy CS1(Sustainable Development) CS5 (Valued people and economic development) CS10 (Sustainable Development) CS11 (Sustainable Construction)

5.3 Reigate and Banstead Development Management Plan DES1 (Design of New development) DES9 (Pollution and Contaminated Land)

5.4 Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance
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. Within the Council’s Development Management Plan, the Industrial Estate is designated as an ‘opportunity site’ for a whole-site redevelopment to employment uses and/or residential. This opportunity site policy is not relevant to the proposed replacement roof scheme because it does not involve significant redevelopment of the site.

6.2 The main issues to consider are:

- Design and effect on the character of the area

- Neighbour amenity
- Contamination

Design and effect on the character of the area

- 6.3 The proposed new roof to replace the existing asbestos-based one would involve a slight increase in height due to the modern fixing system and the thickness of the insulation core of the roof panels. The increase in height would be approximately 300mm. The new rainwater goods arrangement would increase the eaves projection by approximately 300mm. These relatively small increases on a roof which is approximately 61m long, 30.5m wide and 7.5m tall would have a negligible impact on the appearance and character of the area.
- 6.4 The proposed roof panels are called 'QuadCore Trapezoidal Roof Panel' and would have a corrugated profile and be grey in colour. The proposed rooflight panels would be a complimentary Kingspan product made of clear polycarbonate. The proposed arrangement of the rooflight panels would be similar to the existing but there would be a lesser area of rooflight panels overall. The appearance of the roof would be typical for an industrial building and it would be entirely in-keeping with the surrounding roofs on the estate.
- 6.5 In summary, the proposed new roof and rainwater goods would be acceptable in terms of their design and impact upon the character of the wider area, and comply with policy DES1.

Neighbour Amenity

- 6.6 By virtue of the small height increase, the ordinary grey colour coating externally and the position within the industrial estate and a good distance from residential properties, there would be no adverse impacts on the amenity of neighbouring properties. The proposal thereby complies with policy DES1.

Contamination

- 6.7 The design statement states that the existing asbestos roof would be removed by specialist contactors. The Council's Contaminated Land Officer has recommended a condition requiring an asbestos survey to be submitted and approved by the Local Planning Authority prior to commencement and thus ensure that the removal process is done safely. This would comply with policy DES9.

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	61EAR/5	2	03.12.2021
Block Plan	61EAR/6	2	03.12.2021
Elevation Plan	61EAR/4		04.10.2021

Floor Plan	61EAR/ 1	04.10.2021
Section Plan	61EAR/ 3	04.10.2021
Roof Plan	61EAR/ 2	04.10.2021
Proposed Plans	61EAR/9	04.10.2021
Roof Plan	61EAR/ 7	04.10.2021

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. The materials to be used in the construction of the external surfaces of the development must be as specified within the application or as approved in writing by the Local Planning Authority.

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 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. 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 policy DES9 of the Reigate & Banstead Development Management Plan 2019 and the NPPF.

REASON FOR PERMISSION

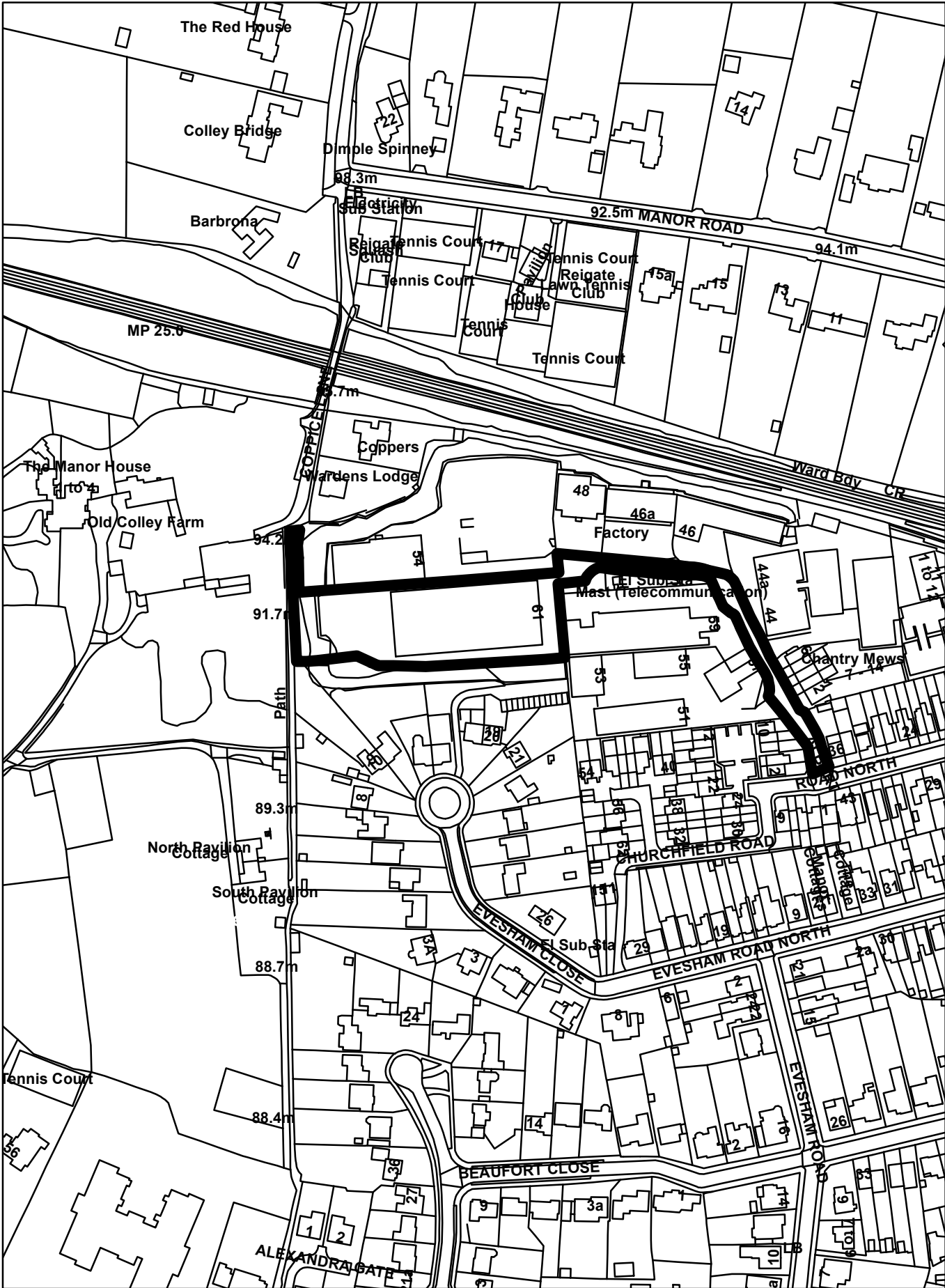
The development hereby permitted has been assessed against development plan policies CS1, CS5, CS10, CS11, DES1, DES9 and material considerations, including third party

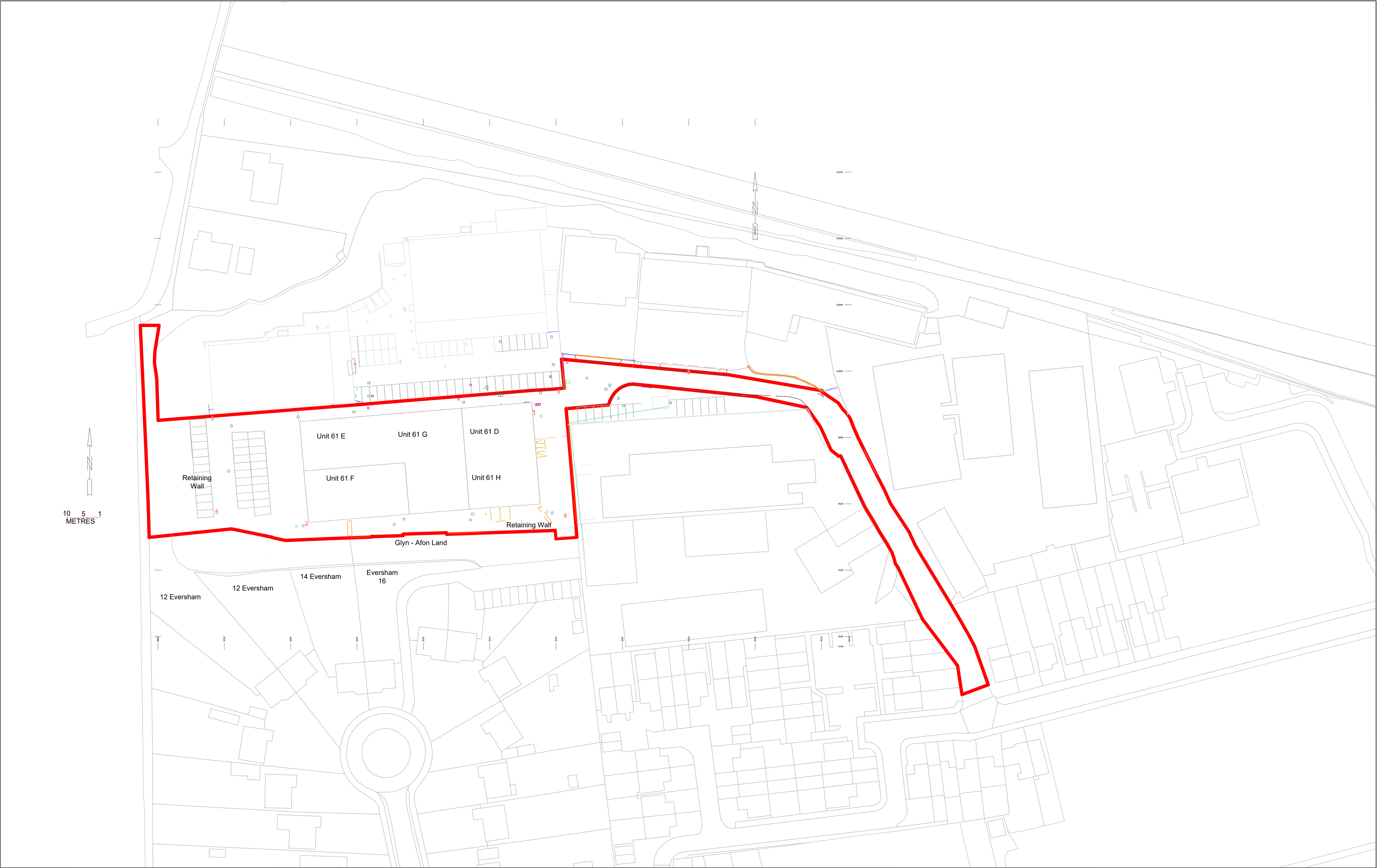
representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

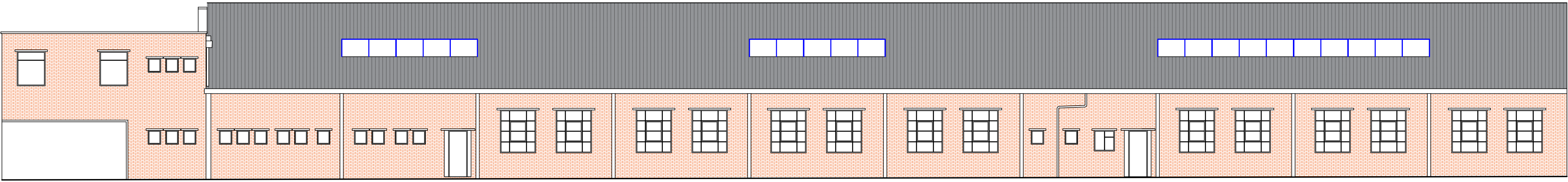
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

21/02591/F - 61 Albert Road North, Reigate

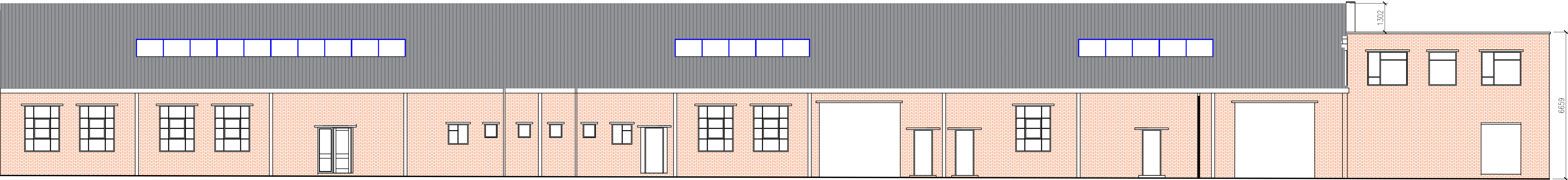
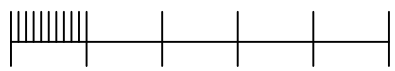




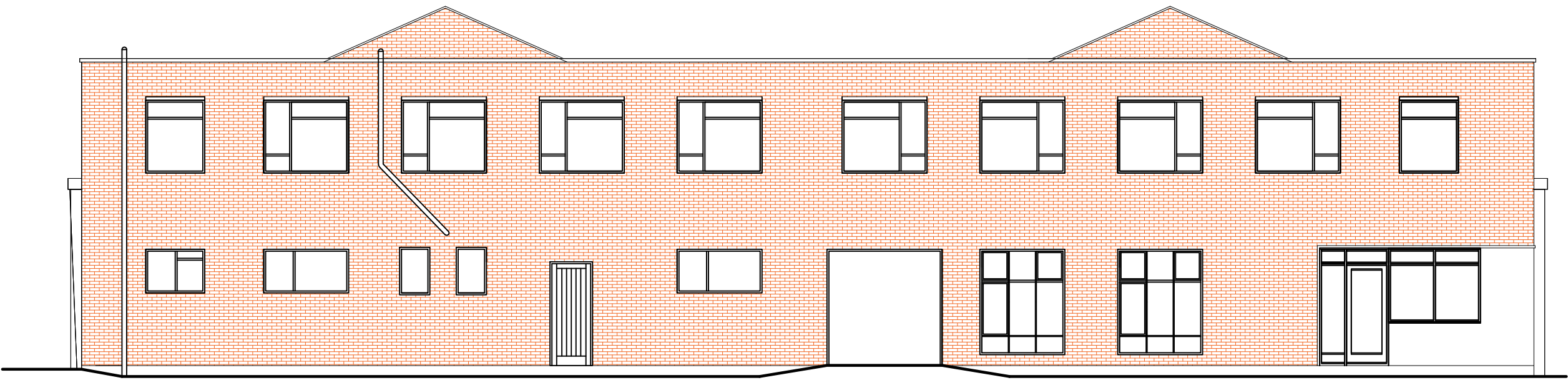
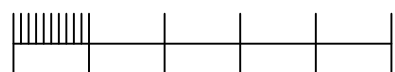
LOCATION	CLINT:	DESCRIPTION:	SCALE:	REVISION DESCRIPTION:	REVISION:	DATE:	 <div>Woodlands Grave Hill Hailsham East Sussex BN27 4HR Tel: 07885 802082 Email: kevin.newling@live.com</div> <div>Cranmill Designs (Sussex) Ltd.</div>
61 ALBERT ROAD NORTH, REIGATE. RH2 9EL	REIGATE & BANSTEAD B.C.	BLOCK PLAN	DATE:	REV 2. - BOUNDARY MARKED RED	1	5/10/2021	
			NUMBER:		2	DATE:	
			61EAR/6		3	DATE:	
					4	DATE:	



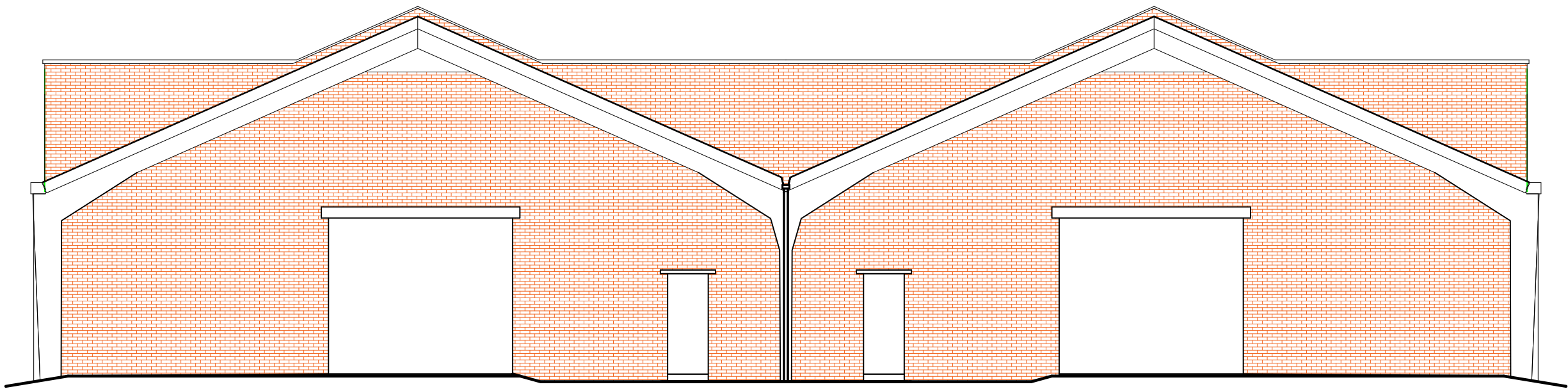
PROPOSED NORTH ELEVATION



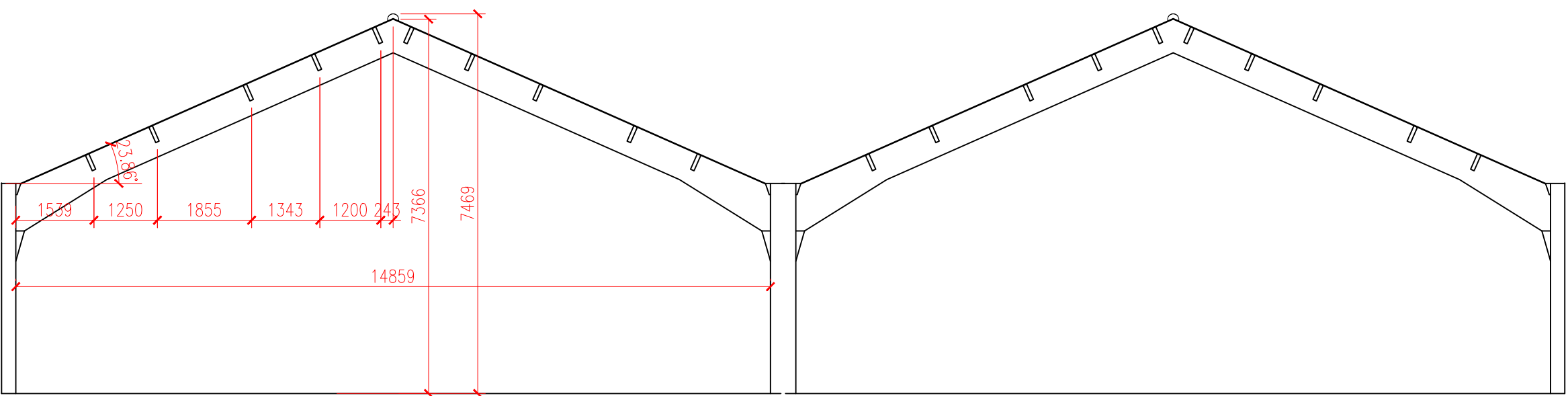
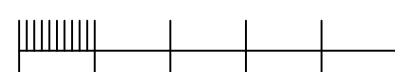
PROPOSED SOUTH ELEVATION



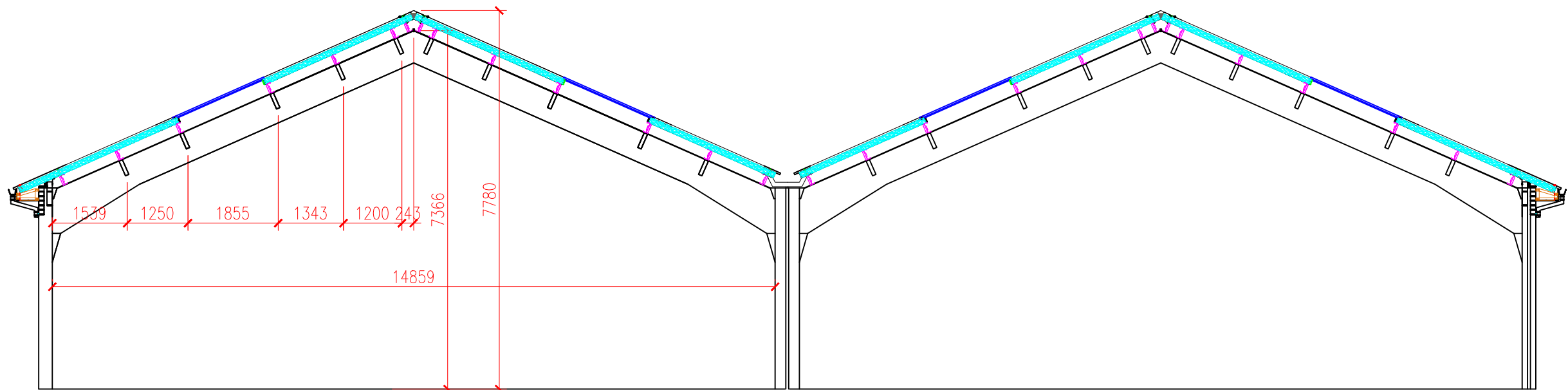
PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



EXISTING SECTION



PROPOSED SECTION

LOCATION

61 ALBERT ROAD NORTH,
REIGATE. RH2 9EL

CLENT:

REIGATE & BANSTEAD B.C.

DESCRIPTION:

PROPOSED ELEVATIONS

SCALE:

1:100 @ A1

DATE:

6/8/2021

NUMBER:

61EAR/9

REVISION DESCRIPTION:

X

REVISION:

1

DATE:

X

2

DATE:

X

3

DATE:

X

4

DATE:

X



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