

ADDENDUM
MEETING OF THE PLANNING COMMITTEE
WEDNESDAY 27th APRIL 2022

ITEM NO: 5

PLANNING APPLICATION: 21/01203/F - Land Parcel Opposite 21 To 21C Wellesford Close Banstead Surrey

Additional consultation comments

Surrey County Council Highways – Following concerns raised by members officers have asked Surrey County Council Highway Authority (CHA) to provide further clarification on their comments and the acceptability of the junctions.

Firstly, the County Council Highways Officer has confirmed that they have carried out a site visit to the site.

The CHA has provided the following comments on the proposed accesses to the site and the Wellesford Close Junction with Chipstead Road:

“There are two accesses proposed into the site. The northern access is 10 metres wide and the southern access is 4.8 metres wide. Both access points can accommodate two cars passing simultaneously and a refuse vehicle turning into and out of either access. Turning overlays have been provided that show refuse vehicles can enter and leave the site in forward gear.

The northern success has sight lines of 43 metres in both directions from a point 2.4 metres back into the access from the near side carriageway. These sight lines meet the minimum requirements for a road subject to a speed limit of 30mph.

The southern access has sight lines of 43 metres to the north. This meets the minimum requirement for a road subject to a speed limit of 30mph. The access include sight lines of 8 metres to the south, to the end of the cul de sac, which is considered adequate since the access here is close to the end of the carriageway.

The Wellesford Close junction with Chipstead Road would have adequate sight lines of 43 metres to the west. The sight line to the east is currently less than this, but I have recommended a condition that the sight line to the east is improved to 43 metres from a point 2.4 metres back into the junction from the near side carriageway. This can be achieved by cutting back vegetation that is within the highway.”

The CHA has provided the following comments on the junction within Wellesford Close (which allows access to 21-25 Wellesford Close):

“The junction you are referring to is on the inside of a bend and there are adequate sight lines at the give way line meaning that drivers from the development end of the road have to give way to traffic on the other section of road which has priority.

There are adequate sights lines commensurate with the speed of traffic for drivers at the give way line to see in both directions before making a decision to proceed . During my site visit I did not feel that the junction is unsafe and I considered the sight lines and geometry of the junction to be adequate. I have checked the accident record on Crash Map and for the last five years there has been no accident on Wellesford Close.”

Contamination Officer – The Council's contamination officer has further reviewed the submitted documents. He has advised that he is now happy with the content of the reports provided up to the stage of requiring a detailed remedial strategy. The Phase III report mentions some info not nothing definitive and specific to the site. Therefore, the contamination conditions have been amended to reflect this – condition 5 is no longer necessary, conditions 6 and 7 have been amended. This is set out below.

Additional documents

The applicant has provided an indicative section drawing to show the likely relationship between Plot 1 and 25 Wellesford Close. This shows that, as expected, plot 1 would be at a higher ground level however there would be a sizeable gap between the main bulk of the two properties. As per the report officers are satisfied that the proposed relationship would be acceptable. A condition is recommended to secure the finalized site and finished floor levels. This will provide a further opportunity for officers to ensure that the relationship would be acceptable. A copy of the drawing is attached at **Appendix A**.

CONDITIONS

The following amendments to condition are recommended (amendments in italics and underlined. Deleted have strikethrough):

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

Plan Type	Reference	Version	Date Received
Site Layout Plan	Parking Plan		19.04.2022
Detailed Technical Plan	2103029-TK01	B	07.02.2022
Detailed Technical Plan	2103029-TK02	B	07.02.2022
Proposed Plans	1382/Pln/105	A	29.11.2021
Proposed Plans	1382/Pln/103	A	29.11.2021
Proposed Plans	1382/Pln/104	A	29.11.2021
Proposed Plans	1382/Pln/106	A	29.11.2021
Proposed Plans	1382/Pln/107	A	29.11.2021
Proposed Plans	1382/Pln/109	A	29.11.2021
Proposed Plans	1382/Pln/110	A	29.11.2021
Proposed Plans	1382/Pln/111	A	29.11.2021
Proposed Plans	1382/Pln/113	A	29.11.2021
Proposed Plans	1382/Pln/115	A	29.11.2021
Proposed Plans	1382/Pln/116	A	29.11.2021
Section Plan	1382/Pln/118	A	29.11.2021
Street Scene	1382/Pln/117	A	29.11.2021
Other Plan	E8238 201	P1	29.11.2021
Proposed Plans	1382/Pln/114	B	21.03.2022
<u>Site Layout Plan</u>	<u>1382/Pln/101</u>	<u>D</u>	<u>21.03.2022</u>
Block Plan	1382/Pln/102	D	21.03.2022
Location Plan	1382/PLN/100		05.05.2021
Proposed Plans	1382/Pln/112		05.05.2021
Proposed Plans	1382/Pln/108		05.05.2021

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.

5. ~~Prior to commencement of development, in follow-up to the environmental desktop study, a contaminated land site investigation proposal, detailing the extent and methodologies of sampling, analyses and proposed assessment criteria required to enable the characterisation of the plausible pollutant linkages identified in the preliminary conceptual model, shall be submitted to the Local Planning Authority. This is subject to the written approval in writing of the Local Planning Authority, and any additional requirements that it may specify, prior to any site investigation being commenced on site. Following approval, the Local Planning Authority shall be given a minimum of two weeks written notice of the commencement of site investigation works. Please note this means a proposal is required to be submitted and approved prior to actually undertaking a Site Investigation.~~

~~Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.~~

6. ~~Prior to commencement of the development, a contaminated land site investigation and risk assessment, undertaken in accordance with the site investigation proposal as approved that determines the extent and nature of contamination on site and is reported in accordance with the standards of DEFRA's and the Environment Agency's Land Contamination: Risk Management Guidance (2020) and British Standard BS 10175, shall be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. If applicable, ground gas risk assessments should be completed in line with CIRIA C665 guidance.~~

Prior to commencement of the development a detailed remediation method statement should be produced in accordance with previously submitted Contaminated Land related reports (both under the application hereby approved and previous application 19/00397/F) that details the extent and method(s) by which the site is to be remediated, to ensure that unacceptable risks are not posed to identified receptors at the site and details of the information to be included in a validation report, has been submitted to and approved in writing by the Local Planning Authority, and any additional requirements that it may specify, prior to the remediation being commenced on site. The Local Planning Authority shall then be given a minimum of two weeks written notice of the commencement of remediation works.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

7. ~~a. Prior to commencement of the development a detailed remediation method statement should be produced that details the extent and method(s) by which the site is to be remediated, to ensure that unacceptable risks are not posed to identified receptors at the site and details of the information to be included in a validation report, has been submitted to and approved in writing by the Local Planning Authority, and any additional requirements that it may specify, prior to the remediation being commenced on site. The Local Planning Authority shall then be given a minimum of two weeks written notice of the commencement of remediation works.~~
- ~~b. Prior to occupation, a remediation validation report for the site shall be submitted to the Local Planning Authority in writing. The report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto, so as to enable future interested parties, including regulators, to have a single record of the remediation undertaken at the site. Should specific ground gas mitigation measures be required to be incorporated into a development the testing and verification of such systems should have regard to CIRIA C735 guidance document entitled 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases' and British Standard BS 8285 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.~~

Prior to occupation, a remediation validation report for the site shall be submitted to the Local Planning Authority in writing. The report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto, so as to enable future interested parties, including regulators, to have a single record of the remediation undertaken at the site. Should specific ground gas mitigation measures be required to be incorporated into a development the testing and verification of such systems should have regard to CIRIA C735 guidance document entitled 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases' and British Standard BS 8285 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings

Reason: To demonstrate remedial works are appropriate and demonstrate the effectiveness of remediation works so that the proposed development will not cause harm to human health or pollution of controlled waters with regard to the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

22. No part of the development shall be first occupied, unless otherwise agreed in writing, until the entire length of the public right of way numbered 40 between Wellesford Close and the A217 Brighton Road has been resurfaced and cleared of vegetation in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the National Planning Policy Framework and Reigate and Banstead Development Management Plan policy TAP1.

INFORMATIVES

13. The requirements for the LEMP condition (14) shall also include measures to prevent harm to the adjacent woodland through access, trampling and waste deposition.

ITEM NO: 6

PLANNING APPLICATION: 21/02283/F - 101 Ladbroke Road Redhill Surrey RH1 1JT

Consultations

Since the publishing of the agenda Surrey County Council Lead Local Flood Authority has provided their formal comments regarding the latest set of drainage information from the applicant – Assessment of SuDS, Inertia, April 2022, Issue 03, ref: 21091-ISL-DR/03. The comments are as follows:

“Thank you for consulting Surrey County Council (SCC) as the Lead Local Flood Authority (LLFA) on the above Full Planning Application. We have reviewed the surface water drainage strategy for the proposed development and assessed it against the requirements of the NPPF, its accompanying PPG and the Non-Statutory Technical Standards for sustainable drainage systems.

We are satisfied that the proposed drainage scheme meets the requirements set out in the aforementioned documents and are content with the development proposed, subject to our advice below.

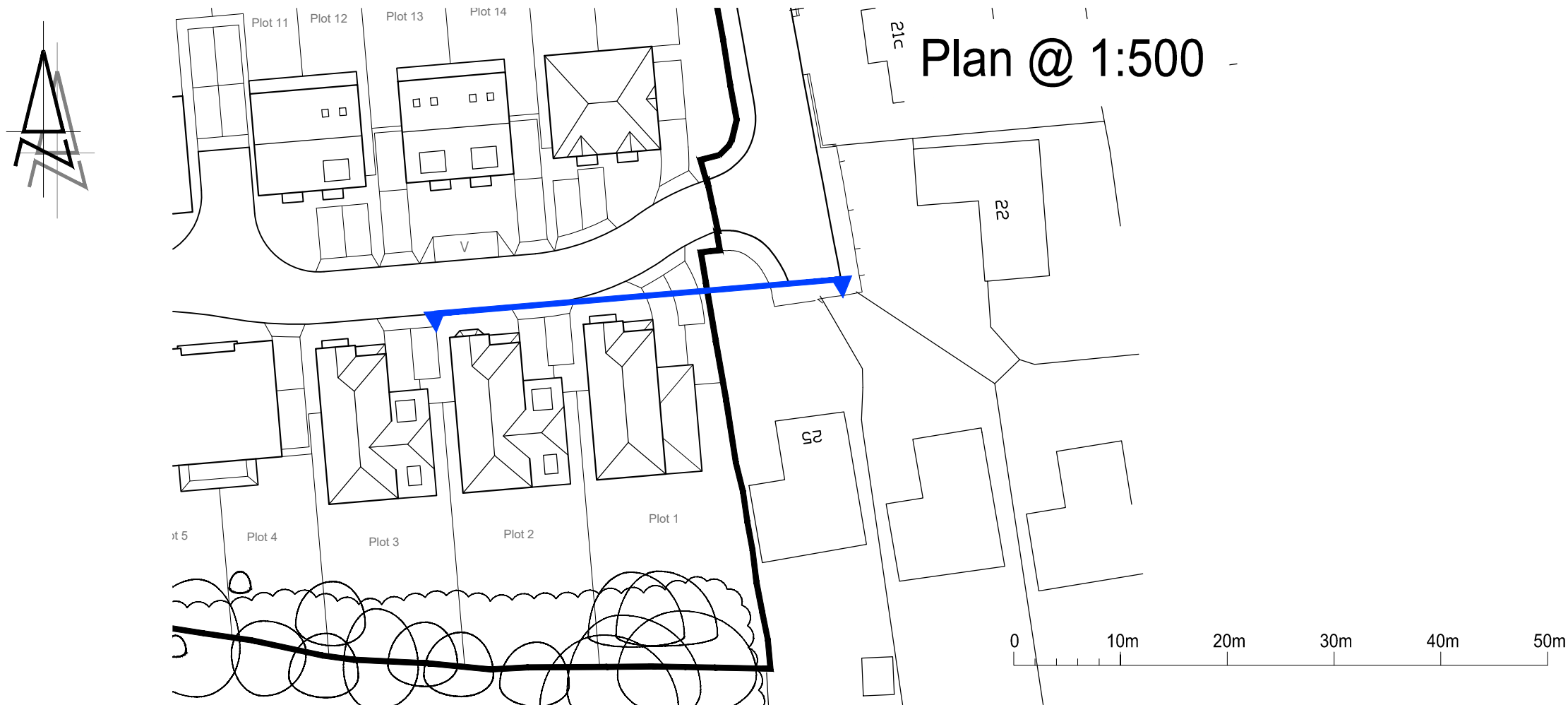
Our advice would be that, should planning permission be granted, suitably worded conditions are applied to ensure that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development.”

These recommended conditions are already included within the published committee report – conditions 6 and 7.

Additional documents

The applicant has provided an updated cross section drawing and documents containing photographs and maps of the site and surrounding area to show the context and requested to be provided to the Committee. The document has been circulated to Committee Members and the documents referenced are attached at Appendix B – Cross Section and Appendix C – maps and photos of surroundings of the addendum.

Appendix A



© This drawing is the copyright of SHANLY HOMES
All dimensions and levels must be checked on site and verified prior to construction

Notes

Rev.	Description	Date

Project

Land at Wellesford Close
Banstead

Drawing Title

Section Between
Plot 1 and 25 Wellesford Close

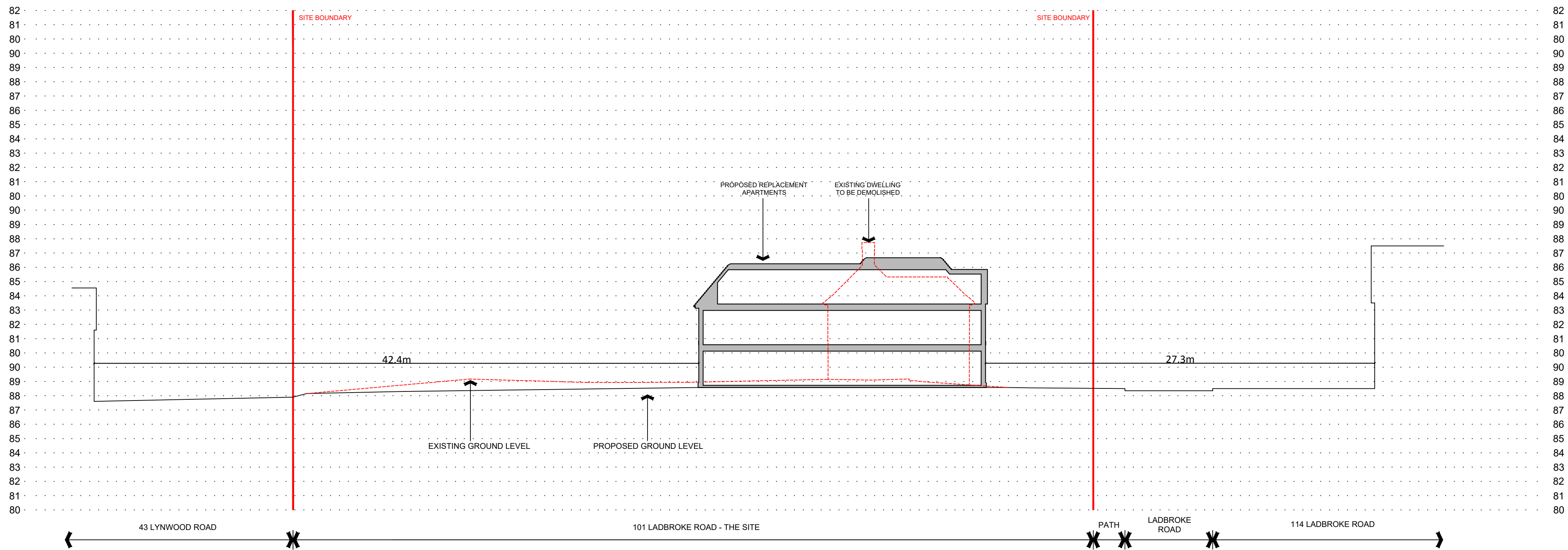
SHANLY
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Drawn By: AJT	Date: 26.04.22
Scale: 1:200	A3
Drawing No. 1382/PLN/100/SK001	Revision

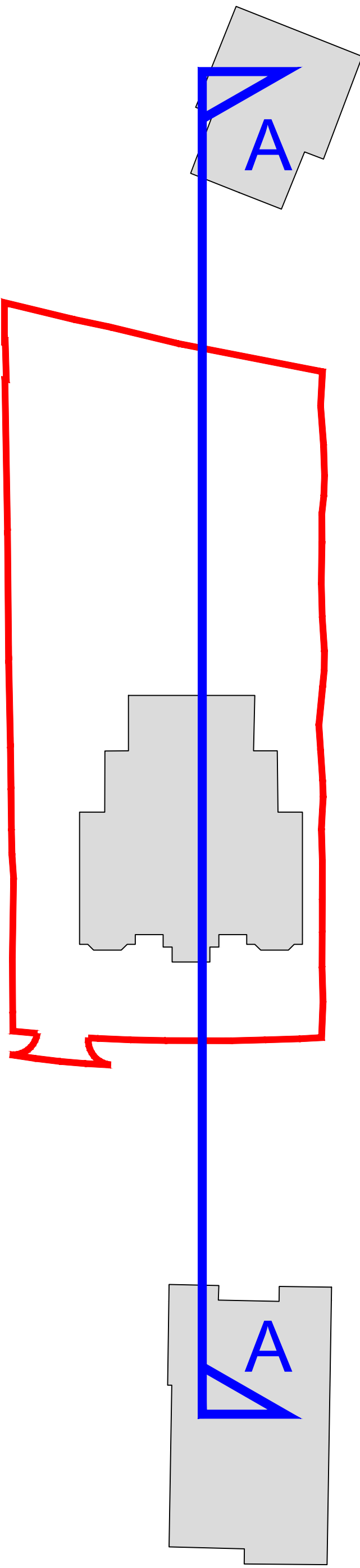
Appendix B



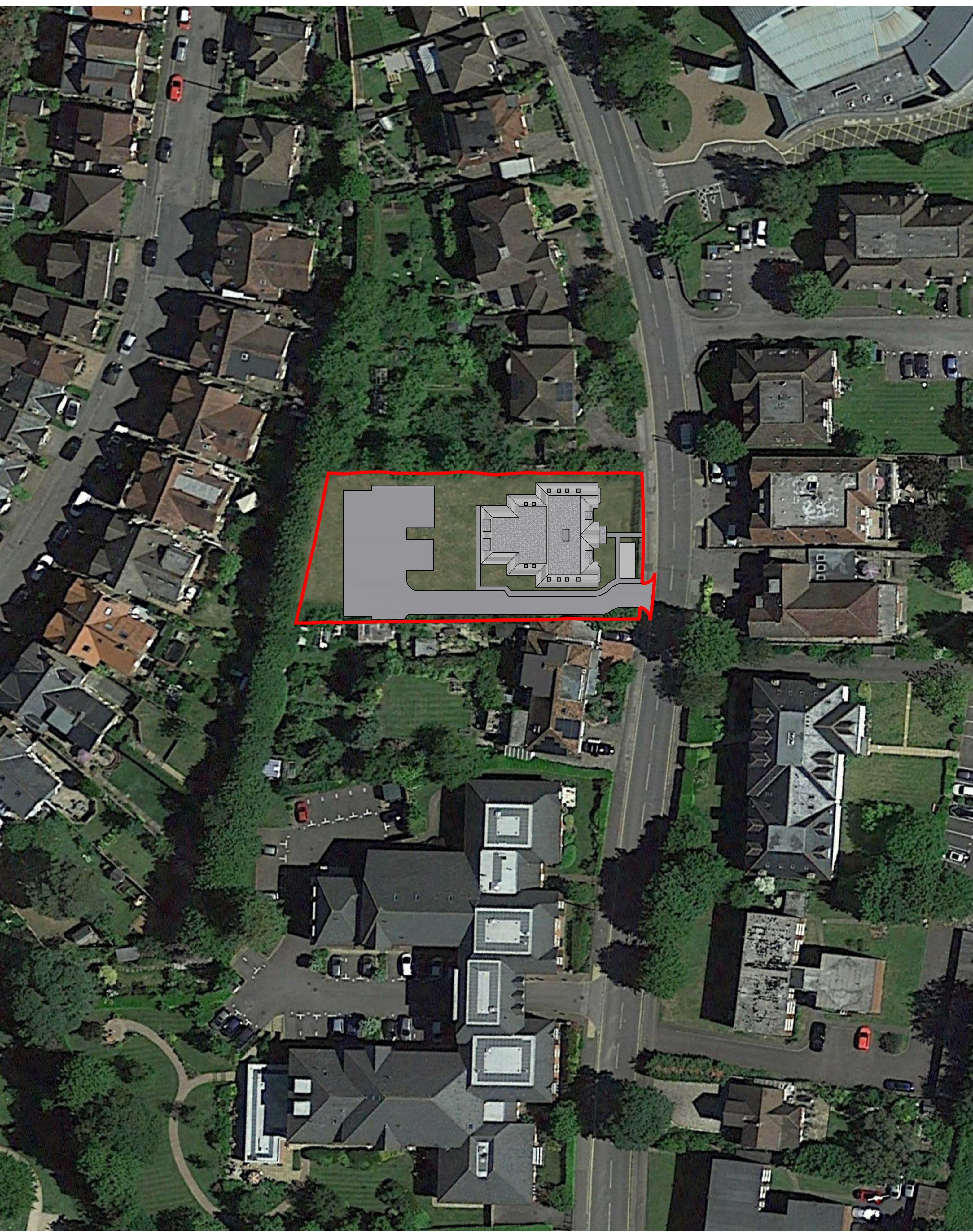
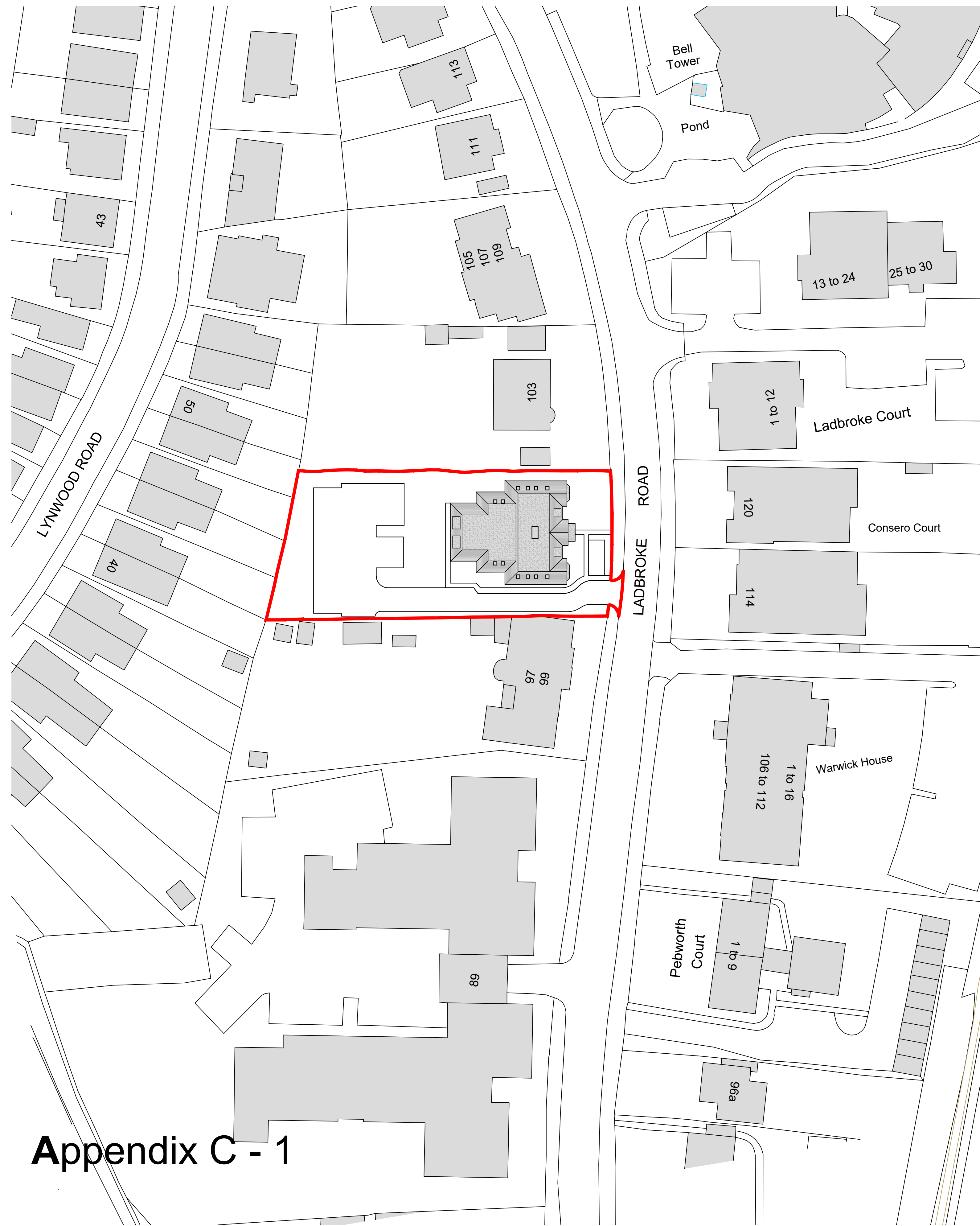
SITE SECTION A - A

THE PROPOSAL HAS BEEN DESIGNED TO MAKE THE SITE AS LEVEL AS POSSIBLE
WITHOUT DISRUPTION TO THE SURROUND AREA UPON COMPIATION

- EXISTING SITE LEVELS HAVE BEEN TAKEN FROM A TOPOGRAPHICAL SURVEY COMPLETED IN MAY 2021
- THE PROPOSAL HAS BEEN SET OUT USING LASER ACCURATE DATA
- SPOT LEVELS HAVE BEEN PROVIDED WITHIN THE FULL PLANNING APPLICATION ON PLAN PAD283 - 02F - PROPOSED SITE PLAN



SECTION A - A KEY



Appendix C - 1

WIDER CONTEXT

THE PROPOSAL HAS BEEN DESIGNED WITHIN ITS CONTEXT
THE PROPOSAL WILL BE:

- LOWER THAN ITS ADJACENT BUILDING AT NUMBERS 99 & 103 LADBROKE ROAD
- SIGNIFICANTLY SMALLER IN TERMS OF SCALE, BULK, MASS AND IMPACT OF BUILDING NUMBER 89
- THE PROPOSAL FOLLOWS LADBROKE ROAD'S CURVATURE AND RESECTS THE BUILD LINE WITHIN THE STREET SCENE

- THE DEVELOPMENT COMPLIES WITH NATIONAL AND LOCAL PLANNING POLICES
- THE PROPOSAL WILL PROVIDE A POSITIVE IMPACT TO THE LOCAL COMMUNITY
- THE APPLICANT HAS WORKED PROACTIVELY WITH THE CASE OFFICER AND IS RECOMMENCING THE DEVELOPMENT FOR APPROVAL

LADBROKE ROAD'S STREET SCENE AND ARCHITECTURAL CHARACTER

THE LOCAL AREA IS DOMINATED BY TWO TO THREE STOREY RESIDENTIAL BUILDING COMPRISING OF HOUSES AND APARTMENTS. THE PROPOSAL HAS TAKEN REFERENCES THROUGHOUT THE STREET SCENE AND WILL BLEND IN WELL WITH IT'S SURROUNDINGS.



EXISTING FRONT ELEVATION FACING LADBROKE ROAD.
THE EXISTING DWELLING PROVIDES NO ARCHITECTURAL
INTEREST OR HISTORIC IMPORTANCE.



EXISTING APARTMENTS ADJACENT TO THE SITE
2.5 STOREY APARTMENT BLOCK WITH CLAY ROOF, RENDER
AND BRICK FACADES.



NEIGHBOURING DWELLING.
SET AWAY FROM THE SITE WITH AMPLE SPACE AROUND.



EXISTING APARTMENTS ADJACENT TO THE SITE.
PARKING, AMENITY AND REFUSES STORAGE LOCATED AT THE
REAR WITH CLAY, STONE AND YELLOW BRICK.



NEIGHBOURING DWELLING WITH SIDE FACING WINDOW.
CONSIDERATION HAS BEEN GIVEN WITH A 12 METRE
STANDOFF PROVIDED ON A SLOPING ROOF TO RETAIN
EXISTING LIGHT.



EXISTING APARTMENTS TWO DOORS DOWN.
ACCESS TO PARKING COURT, 3 STOREY APARTMENTS WITH
SLATE, TILE HANGING AND RED BRICK.