

ADDENDUM
MEETING OF THE PLANNING COMMITTEE
WEDNESDAY 23rd JANUARY 2019

The Inspector's post-hearing advice was received last week following the examination hearings into the DMP held last Autumn. The Council's proposed policy to require affordable housing contributions from small scale developments, under 10 units net, was not accepted. Therefore we revert to the national policy exempting developments under 10 units from requiring affordable housing contributions, as set out in the National Planning Policy Framework last year. All schemes within this agenda are below the net 10-unit threshold and cannot require affordable housing as a result.

ITEM NO: 5

APPLICATION: 18/01920/F - LAND REAR OF 127-139 RUDEN WAY EPSOM

DOWNS SURREY KT17 3LW

PAGE NO: 11

PLANS

The CGI (computer Generated Image) plans (RW_PA2 502 and RW_PA2 501) included within the Committee agenda on pages 40 and 41, and the section plan on page 36 (RW_PPA 402) show the originally proposed seven house scheme and do not form part of the approved plans as listed in condition 2.

An updated CGI was requested to illustrate the scheme as amended but the applicants have not been able to provide this in time for the meeting.

Following assessment by Officers of the dimensions of the garages and concern about their usability for car parking, an amended site layout plan has been secured to show two additional parking spaces, one to the front of plot one and another to the front of plot six. The access road has been extended slightly in both directions to provide access to these parking spaces in order that the development can achieve its parking requirements without reliance on the integral garages.

This is appended at APPENDIX A and Condition 2 is updated accordingly.

CONDITIONS

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

Plan Type	Reference	Version	Date Received
Elevation Plan	RW_PA2 011		12.09.2018
Elevation Plan	RW_PA2 012		12.09.2018
Floor Plan RW	PA2 003		19.09.2018
Location Plan RW	PA2 001	A	19.09.2018
Existing Plan	RW_PA2 002	A	19.09.2018
Elevation Plan	RW_ PA2 004		19.09.2018
Section Plan RW	PA2 103	A	08.01.2019
Site Layout Plan	RW_PA3 100	A	08.01.2019

Floor Plan RW	PA2 101	A	08.01.2019
Elevation Plan	RW_PA2 102	B	08.01.2019
Floor Plan RW	PA2 201	A	08.01.2019
Elevation Plan	RW_PA2 202	B	08.01.2019
Section Plan	RW_PA2 203	A	08.01.2019
Site Layout Plan	RW_PA3 100	A	21.01.2019

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.

16. The reference to the 1995 Order in the recommended condition be revised to refer to the 2015 Order.

An additional condition is recommended to require each dwelling to be provided with a fast charge socket.

18. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order that the development has regard to Section 9 “Promoting Sustainable Transport “in the National Planning Policy Framework 2018 and in order to meet the objectives of the NPPF (2018), and to satisfy policy Mo7 of the Reigate and Banstead Local Plan.

ITEM NO: 6

APPLICATION: 18/0857/F- THE ABBOT PUBLIC HOUSE, 14 STATION ROAD, REDHILL

PAGE NO: 43

A plan showing the site in relation to the Redhill Conservation Area is attached at APPENDIX B.

ITEM NO: 7

APPLICATION: 18/0887/F- THE RAILWAY ARMS PUBLIC HOUSE, LONDON ROAD NORTH, MERSTHAM

PAGE NO: 71

CONDITIONS

Condition No7 is revised to read:

7. The development hereby approved shall not be occupied unless and until a minimum of one of the available parking spaces is provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector -

230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order that the development has regard to Section 9 “Promoting Sustainable Transport “in the National Planning Policy Framework 2018 and in order to meet the objectives of the NPPF (2018), and to satisfy policy Mo7 of the Reigate and Banstead Local Plan.

ITEM NO: 8

**APPLICATION: 18/01964/F- ROWANS HILL COULSDON LANE CHIPSTEAD
COULSDON SURREY CR5 3QG**

PAGE NO: 93

Consultations:

Highway Authority: The County Highway Authority have revised the conditions they recommend to be imposed if permission is granted. The recommendation/conditions is updated accordingly.

CONDITIONS

Further to the revised recommendation from the Highway Authority Condition 9 is updated and conditions 15 and 16 are added:

9. The development shall not be occupied unless and until the proposed vehicular access to Coulsdon Lane has been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in order to meet the objectives of the NPPF (2018), and to satisfy policies Mo5, Mo6 & Mo7 of the Reigate and Banstead Local Plan.

15. The development hereby approved shall not be first occupied unless and until existing redundant accesses from the site to Coulsdon Lane have been permanently closed and any kerbs, verge, footway, fully reinstated.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, and in order to meet the objectives of the NPPF (2018), and to satisfy policies Mo5, Mo6 & Mo7 of the Reigate and Banstead Local Plan.

16. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and

thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order that the development has regard to Section 9 “Promoting Sustainable Transport “ in the National Planning Policy Framework 2018 and in order to meet the objectives of the NPPF (2018), and to satisfy policy Mo7 of the Reigate and Banstead Local Plan.

ITEM NO: 12
PLANNING PERFORMANCE REPORT
PAGE NO: 171

The subject should read Q3 and paragraph 5 on page 171 should read 2018/19

Notes:
- DO NOT SCALE FROM THIS DRAWINGS
- SETTING OUT & ALL MEASUREMENT SHOULD BE
TAKEN ON SITE



REVISED SITE PLAN. PROPOSED

Client.
HARNEL GROUP

Project.
**LAND TO THE REAR
OF 127 - 139 RUDEN WAY
EPSOM
KT17 3LW**

Title.
REVISED SITE PLAN

Project Initial.	Date.	
RW	21 January 2019	
Drawing Number.	Revision.	
RW_PA3 001	A	
Drawing Scale.	Drawn.	Checked.
1:500 @ A3	AG	AJ

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