

ADDENDUM
MEETING OF THE PLANNING COMMITTEE
WEDNESDAY 31ST JULY 2019

ITEM NO: 5

**APPLICATION: 18/01764/F – SKYLANE HOTEL, 34 BONEHURST ROAD,
HORLEY, SURREY RH6 8QG**

Correction to officer report – On page 9 the report should state under the representations section: Letters were sent to neighbouring properties on 3rd September **2018** (as opposed to 2019).

ITEM NO: 6

APPLICATION: 19/00698/F - REAR OF 35-49 WARREN ROAD, NORK

REPRESENTATIONS

5 additional responses were received to the application since the publication of the report. They raise the issues below which are addressed within the Committee Report.

- Inadequate parking
- Increase in traffic and congestion
- Loss of a private view
- Loss of/harm to trees
- No need for the development
- Out of character with surrounding area
- Overbearing relationship
- Overdevelopment
- Overlooking and loss of privacy
- Drainage/sewage capacity
- Flooding
- Harm to wildlife habitat
- Inconvenience during construction
- Noise and disturbance
- Poor design
- Property devaluation
- Crime fears
- Overshadowing

CONDITIONS

Condition 11 is updated to include the reason for the condition.

No development, demolition or site clearance shall commence until an Ecology Mitigation Strategy and Surveys thereto have been submitted to and approved in writing by the local planning authority. The submission shall include the results of the emergence surveys specified in sections 4.4 and 4.5 of the Ecology Report,

produced by Applied Ecology dated October 2017 and details of how the recommendations and mitigation measures set out in each of the reports will be complied with and implemented. The surveys and strategies shall be prepared by a suitably qualified person, and the development shall be carried out in observance of, and in accordance with, the approved strategies and mitigation measures.

Reason: In order to preserve and enhance the wildlife and habitat interest on the site and ensure species present on the site are afforded appropriate protection during construction works with regard to Reigate and Banstead Borough Local Plan 2005 policy Pc2G.

Condition 12 is deleted to correct an error in the agenda.

Condition 14 is updated to require the information to be provided prior to development above ground floor slab level.

No development above ground floor slab level shall take place on site until a scheme for the landscaping of the site including the retention of existing landscape features has been submitted to and approved in writing by the LPA. Landscaping schemes shall include details of hard and soft landscaping, including any tree removal/retention, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation and management programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or within the first planting season following completion of the development hereby approved.

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, shrubs of the same size and species.

Reason: To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4, Pc12, Ho9 of the Reigate and Banstead Borough Local Plan 2005.

ITEM NO: 8

APPLICATION: 18/02395/F – GREAT MEADOWS HOSTEL, PRINCES ROAD, REDHILL

CONDITIONS

Condition 10 is added to require an electric vehicle charging point.

The development hereby approved shall not be occupied unless and until the car park is provided with a single 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 to meet the objectives of the NPPF and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005).

INFORMATIVES

An additional informative 6 is suggested:

The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions

ITEM NO: 10

**APPLICATION: 17/00046/RM1 - SUBMISSION OF RESERVED MATTERS
APPLICATION FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE
FOLLOWING APPEAL PERMISSION 17/00046/OUT FOR DEMOLITION OF
RESIDENTIAL ANNEXE AND ERECTION OF A TWO STOREY DWELLING.**

REPRESENTATIONS

1 additional response was received from The Reigate Society. They raise the issues below which are addressed within the Committee Report.

‘This will be the first local Huf house and we will follow construction with interest.’

CONDITIONS

Condition 14 is updated to require the information to be provided prior to development above ground floor slab level.

No development above ground floor slab level shall take place until a scheme for the landscaping and replacement tree planting of the site including the retention of existing landscape features has been submitted and approved in writing by the local planning authority. Landscaping schemes shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or use of the approved development or in accordance with a programme agreed in writing with the local planning authority

All new tree planting shall be positioned in accordance with guidelines and advice contained in the current British Standard 5837. Trees in relation to construction.

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, and shrubs of the same size and species.

Reason: To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4, Ho15, Ho9 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

ITEM NO: 11

APPLICATION: 19/01193/HHOLD - 16 SUMMERLY AVENUE, REIGATE

Summerly Avenue & Burnham Drive Residents' Association: No objection but comment as follows: The neighbours and residents consulted do not actively oppose the plans and in general seemed supportive of the extension based on its modest size and impact but expressed general concerns around the disruption and timing of the works. They were also very clear that they would not want the extension to 'grow' in any way during the approval and build process.

The Association would like the following concerns lodged and considered:

- The proposed footprint does not extend all the way to the pavement. There is a very strong desire that this does not change and that the grass area between the wall and the pavement is retained.

- The proposed footprint does not extend all the way to the front of the property. There is a very strong desire that this does not change and that the extension retains the step back from the front wall.

- That builders and tradesmen are careful with waste and any run-off due to the drains being particularly fragile and not able to cope with excess materials.

- That builders and tradesmen are conscious and considerate of the parking challenges and the narrow road ensuring that access is possible at all times. They should note that there are a number of elderly residents and that emergency vehicles absolutely need unfettered access.