

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 31 July 2019 at 7.30 pm.

Present: Councillors D. Allcard (Chairman), M. S. Blacker (Vice-Chair), J. S. Bray, P. Harp, J. Hudson, F. Kelly, S. A. Kulka, S. McKenna, R. Michalowski, S. Parnall, C. Stevens, R. S. Turner, S. T. Walsh and J. C. S. Essex (Substitute).

20. MINUTES

RESOLVED that the minutes of the previous meeting held on 3rd July 2019 be confirmed and signed as a correct record.

21. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors H. Brown (substituted by J. Essex); and J. King.

22. DECLARATIONS OF INTEREST

Councillor F. Kelly declared a non-pecuniary interest in item 8 for the application at Great Meadows Hostel (18/02395/F) as he was employed by the NHS, which was working in partnership with Active Prospects (the applicant) for the resettlement of people with learning disabilities. Councillor F. Kelly participated in the debate and vote for item 8 on the grounds that his indirect relationship with the applicant did not prejudice his decision-making.

Councillor M. Blacker declared a pecuniary interest in item 11 for the application at 16 Summerly Avenue (19/01193/HHOLD) because he was the applicant's agent. Councillor M. Blacker left the room for the duration of item 11 and did not participate in the debate or vote.

23. ADDENDUM TO THE AGENDA

RESOLVED that the addendum be noted.

24. 18/01764/F - SKYLANE HOTEL, 34 BONEHURST ROAD, HORLEY, SURREY, RH6 8QG

The Committee considered an application at the Skylane Hotel, 34 Bonehurst Road in Horley for the erection of 1st and 2nd floor extensions to link the building and annexe for the purpose of forming additional guest rooms and a lift.

Councillor J. Hudson left the room at 20:10 p.m. and entered the room at 20:12 p.m. and was advised not to participate in the vote by virtue of his absence during part of the debate.

RESOLVED that planning permission be **GRANTED** with conditions, as per the recommendation and addendum, plus:

- Informative 2 - expanded to refer to electric vehicle charging points; and
- Condition 4 - 'drop-offs' added to 'deliveries'.

25. 19/00698/F - LAND REAR OF 35-49 WARREN ROAD, BANSTEAD, SURREY, SM7 1LG

The Committee considered an application at the land to the rear of 35 – 49 Warren Road in Banstead for the demolition of 37 Warren Road and the erection of 7 dwellings to the rear of 35-49 Warren Road.

Councillor S. Walsh left the room at 20:30 p.m. and was not present for the vote.

RESOLVED that planning permission be **GRANTED** with conditions, as per the recommendation and additional/amended conditions from addendum, plus additional condition for archaeological survey.

26. 18/02680/F - NUTLEY DEAN BUSINESS PARK, SMALLS HILL ROAD, HORLEY

The Committee considered an application at Nutley Dean Business Park, Smalls Hill Road in Horley for the removal of the existing industrial buildings and the erection of 14 dwellings.

Councillor S. Walsh entered the room at 20:35 p.m. but did not participate in the vote by virtue of his absence during the officer's presentation.

RESOLVED that planning permission be **GRANTED** with conditions and subject to S106 Agreement, as per the recommendation.

27. 18/02395/F - GREAT MEADOWS HOSTEL, PRINCES ROAD, REDHILL

The Committee considered an application at Great Meadows Hostel, Princes Road in Redhill for the development of sheltered housing, comprising 6 x 1 bed apartments, with office / concierge, 1 x independence / training room, 1 x independence / training / sleep in room with frontage parking and access to Princes Road, as supported accommodation for adults with learning difficulties.

RESOLVED that planning permission be **GRANTED** with conditions, as per the recommendation and addendum.

28. 19/00957/F - LAND TO THE REAR OF 48 BRIGHTON ROAD AND REAR OF 10 CHURCH ROAD, HORLEY

The Committee considered an application at the land to the rear of 48 Brighton Road and to the rear of 10 Church Road in Horley for two proposed dwellings to the rear of 48 Brighton Road.

Councillor C. Stevens proposed a motion to refuse the application on the grounds that:

The proposed development, by virtue of the limited space around the new access drive, parking spaces and proposed houses, would appear cramped with limited opportunity for soft landscaping which, due to the back-land location fronting onto the adjacent large surface car park, would appear an incongruous form of development out of keeping with and harmful to the pattern of development and character of the surrounding area, contrary to Policies Ho9, Ho13 and Ho14 of the Reigate and Banstead Borough Local Plan 2005, Policy CS4 of the Reigate and Banstead Core Strategy 2014 and guidance contained within the Local Distinctiveness Design Guide SPG 2004.

The motion to refuse the application was not seconded and therefore did not proceed to a vote.

RESOLVED that planning permission be **GRANTED** with conditions, as per the recommendation.

29. 17/00046/RM1 - SITE TO THE REAR OF 5 ALDERS ROAD, REIGATE, SURREY, RH2 0EA

The Committee considered an application at a site to the rear of 5 Alders Road in Reigate for the submission of reserved matters for Appearance, Landscaping, Layout and Scale following appeal permission 17/00046/OUT for the demolition of the residential annexe and erection of a two storey dwelling.

The application was referred to the Committee in accordance with the Constitution as the application site was owned by a Member of the Council.

RESOLVED that planning permission be **GRANTED** with conditions, as per the recommendation and addendum.

30. 19/01193/HHOLD - 16 SUMMERLY AVENUE, REIGATE

The Committee considered an application at 16 Summerly Avenue in Reigate for a two-storey side extension.

The application was referred to the Committee in accordance with the Constitution as the applicant's agent was a Member of the Council.

Councillor M. Blacker left the room at 21:16 p.m. for the duration of item 11 and did not participate in the debate or vote.

RESOLVED that planning permission be **GRANTED** with conditions, as per the recommendation and addendum.

31. DEVELOPMENT MANAGEMENT PERFORMANCE (Q1, 2019/20)

Councillor M. Blacker entered the room at 21:17 p.m.

RESOLVED that the report be noted.

32. ANY OTHER URGENT BUSINESS

There was no urgent business to consider.

The Meeting closed at 9.17 pm