

PLANNING COMMITTEE
WEDNESDAY 19 DECEMBER 2012
PLANNING APPLICATIONS FOR DETERMINATION

PLEASE NOTE: The order in which the following items are considered by the Committee may be subject to change, particularly if public speaking needs to be accommodated.

No	Application	Ward	Location	Proposal	Page	Recommendation
6	12/01940/F	HW	Former Court Lodge County Primary School Court Lodge Road Horley	Erection of 18 dwelling houses, new vehicular/ pedestrian access point from public highway, associated parking and hard and soft landscaping	39	Grant subject to S106 agreement
7	12/01865/F	KBH	Kingsworthy House The Glade Kingswood	Demolition of the existing building and the erection of three bespoke family dwellings	63	Grant
8	12/01817/OUT	RH	Acacia House Reigate Hill Reigate	Two blocks containing 23 two bedroom flats in total following the demolition of existing.	97	Grant
9	12/01785/F	CHW	Hedgeside Walpole Avenue Chipstead Coulsdon	Demolition of the existing building and the erection of four detached dwellings.	121	Grant
10	12/01915/F	KBH	Former Garden Farmhouse Copt Hill Lane Kingswood	Erection of four detached two storey houses with access, parking and amenity space	147	Grant
11	12/01641/F	N	27 And Land To The Rear Of 25 Yew Tree Bottom Road Epsom Downs	Demolition of 27 Yew Tree Bottom Road and the erection of a pair of semi detached chalet bungalows and 2 detached chalet bungalows. As amended by letter dated 1.11.12.	171	Grant
12	10/02138/F	EW	The Causeway Public House 1 Horley Road Redhill	Erection of 28 dwellings with access road, car parking and landscaping.	201	Grant
13	12/01658/F & 12/01659/LBC	RC	Reigate Priory School Bell Street Reigate	Conversion of ancillary flat to provide classroom space, demolition of external stair block and erection of new external stair block As amended by plans received 17/10/2012 and 26/11/2012	205	Grant
14	12/01563/F	EW	Asquith Court Nursery Bridge House Asylum Arch Road Redhill	Proposed single storey rear extension and garden works to existing nursery building.	221	Grant
15	12/01918/HHOLD	RE	12 Kingsfield Way Redhill	Single storey rear extension	231	Grant
16	12/01878/HHOLD	M	2 Malmstone Avenue Merstham Redhill	Proposed single side extension to provide ground floor en-suite bedroom accommodation for disabled access use (lapsed permission 04/00490/F).	241	Grant

- (i) Not all applications on this agenda may be eligible for public speaking and members of the public wishing to speak must have registered with the Council by 5pm on the Monday before the meeting.
- (ii) The full content of each application and all submitted comments on it can be viewed on the Council's web site:

<http://www.reigate-banstead.gov.uk/planning/planit/index.asp>
- (iii) The application form, drawings and any supporting statements submitted with the application can also be viewed at the Town Hall and the Council's Help Shops during opening hours.
- (iv) **Plans are reproduced in the agenda for reference purposes only and are not reproduced to scale. Accordingly dimensions should not be taken from these plans and the originals should be viewed for detailed information. Most drawings in the agenda have been scanned, and reproduced smaller than the original, thus affecting image quality.**
- (vii) Under section 38 (6) of the Planning and Compulsory Purchase Act 2004, the Council is required to determine planning applications in accordance with the development plan "unless material considerations indicate otherwise".

For applications considered by this Council, the "development plan" comprises the South East Regional Plan 2009, and Saved Policies of the Reigate and Banstead Borough Local Plan 2005

"Material considerations" include other planning policy documents produced by Government, the County Council and the Borough Council.

**THE SEVEN PRINCIPLES GOVERNING THE ROLES AND RESPONSIBILITIES OF
COUNCILLORS AND OFFICERS IN DEVELOPMENT MANAGEMENT**

1

Planning Committee members should concentrate on proposals scheduled for Committee determination, where their community leadership role is most relevant, with strengthened emphasis on participation at the pre-application stage.

2

The aim should always be to engage in a proactive approach that seeks to identify a form of development that might prove acceptable in terms of meeting need and reflecting local character.

3

The content of the Statement of Purpose and its implications for decision-making should be made known to other participants in the planning process.

4

Applications not scheduled for Committee determination should only be referred to the Committee exceptionally, following discussion with the Chairman of the Planning Committee and the Executive Member with responsibility for planning.

5

Comments should be focussed on the planning merits of a proposal, not on those proposing or opposing it or their motives for doing so.

6

Criticism of other parties should not be made public. Any questions about the content of reports should be raised between publication of the agenda and the meeting.

7

Officers shall provide professional advice and assistance to members in the discharge of their duties as ward members and members of the Planning Committee regardless of their professional views on the merits of any proposal.

Building Regulations

The majority of building works require separate approval under the building regulations, to ensure that buildings are safe for all users. To obtain advice regarding current Building Regulations or to submit an application, applicants should contact the Building Control Section of the Development Department, Town Hall Reigate Surrey, RH2 0SH, telephone 01737 276000. For more information regarding Building Regulations visit the Building Control Section of the Council's web site www.reigate-banstead.gov.uk

To obtain Building Regulations Approval the applicant should apply to obtain either:

- Full Plans approval - this will give approval prior to the work commencing and may take up to 5 weeks, or
- Building Notice approval - this requires 48 hours notice prior to the commencement of work.

Both of these approvals will require the submission of the requisite fee and 2 copies of drawings and relevant calculations. Having applied for Building Regulations approval, the works applied for will be subject to inspection by Building Control Officers at specific stages to ensure compliance.

Any work that affects a party wall will require approval from the adjoining owner(s). This aspect of the work is a civil matter and does not come within the remit of the Council. Please refer to the Government's explanatory booklet The Party Wall etc. Act 1996, a copy of which is available from the Town Hall. More information is available on the Council's web site or for further information visit the Department of Communities and Local Government website at www.communities.gov.uk.