

ADDENDUM
MEETING OF THE PLANNING COMMITTEE
WEDNESDAY 19 DECEMBER 2012

Positive and Proactive statements

The Council is required as a result of changes to National Planning Regulations to include a Positive and Proactive statement on all decision notices to Grant or Refuse planning applications. The intention of the inclusion of such statements is to set out the Authority's approach to consideration and determination of the application.

The following statement is therefore to be added to the recommendations on all the applications for planning permission to be granted

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

The following statement would be included in the case of any applications that the Committee resolve to refuse permission.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and whilst planning permission been refused regard has been had to the presumption to approve sustainable development where possible, as set out within the National Planning Policy Framework.

ITEM NO: 6

**APPLICATION: 12/01940/F - COURT LODGE COUNTY PRIMARY SCHOOL,
COURT LODGE ROAD, HORLEY**

PAGE NO: 39

The location of the proposed gate has been amended to allow for a refuse vehicle to enter and turn within the site. Revised site plans have been submitted which are attached at Appendix A and the plans condition should be amended accordingly.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004

Plan Type	Reference	Version	Date Received
Location Plan	PL03	a	17.12.2012
Detailed Technical Plan	PL04	a	17.12.2012
Location Plan	PL01		07.11.2012
Proposed Plans	PL10		07.11.2012
Proposed Plans	PL11		07.11.2012
Proposed Plans	PL12		07.11.2012
Proposed Plans	PL13		07.11.2012
Street Scene	PL08		07.11.2012
Survey Plan	ENC090109-8F6		07.11.2012
Proposed Plans	PL14		07.11.2012
Street Scene	PL04		07.11.2012
Street Scene	PL06		07.11.2012
Street Scene	PL07		07.11.2012

ITEM NO: 7

APPLICATION: 12/01865/F - KINGSWORTHY HOUSE, THE GLADE, KINGSWOOD

PAGE NO: 63

Report withdrawn by Officers.

ITEM NO: 8

APPLICATION: 12/01817/OUT - ACACIA HOUSE, REIGATE HILL, REIGATE

PAGE NO: 97

Amended plans

A discrepancy between the floor plans and proposed elevations with regard to side facing windows/dormers has been addressed, so that now there is only one south facing dormer on the frontage building. The amended plans are attached in Appendix B.

CONDITIONS

The plans condition is amended as follows

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

Reason:

In accordance with "Greater Flexibility for Planning Permissions Guidance" (DCLG) 2010

Plan Type	Reference	Version	Date Received
Location Plan	11049 P03		17.10.2012
Elevation Plan	11049P1023		17.10.2012
Combined Plan	11049/S10		17.10.2012

Elevation Plan	11049/S11	17.10.2012
Elevation Plan	11049/S20	17.10.2012
Elevation Plan	11049/S21	17.10.2012
Proposed Plans	11049/P1022 H	19.12.2012
Elevation Plan	11049/P1021 F	18.12.2012
Elevation Plan	11049/P1020 E	18.12.2012
Floor Plan	11049/P1001 D	17.10.2012
Floor Plan	11049/P1000 C	17.10.2012
Site Layout Plan	11049/P02 D	10.12.2012
Site Layout Plan	11049/P01 M	10.12.2012

ITEM NO: 12

APPLICATION: 10/02138/F - THE CAUSEWAY PUBLIC HOUSE, 1 HORLEY ROAD, REDHILL

PAGE NO: 201

Report withdrawn by Officers.

ITEM NO: 13

APPLICATION: 12/001659/LBC - REIGATE PRIORY SCHOOL, BELL STREET, REIGATE

PAGE NO: 205

The RECOMMENDATION on the application for Listed Building consent only be amended to:

RECOMMENDATION

The Head of Building and Development Services be authorised to refer the application to the DCLG, and provided that no direction is received within a period of 21 days, or such longer period as may be agreed, listed building consent is GRANTED.

ITEM NO: 14

APPLICATION: 12/01563/F - ASQUITH COURT NURSERY BRIDGE HOUSE, ASYLUM ARCH ROAD, REDHILL

PAGE NO: 221

With regard to the additional demand for nursery places the applicant has provided the following clarification:

“Asquith Nursery takes a mix of private & government placements and as mentioned in our Design & Access Statement they are faced with the situation of having to turn parents away every day that wish to apply for placements for their child. There is a waiting list at the nursery with parents having to travel by vehicle to other nurseries whilst waiting for placements. This is thought to be due to the large development of residential homes directly opposite the nursery at Royal Earlswood Park.”

The nursery were faced with 2 options to meet the required demand for extra placements; to acquire a new site close to the existing nursery and develop a new nursery, or to provide an extension the existing nursery to provide more placements."

" To meet local demand our proposal is to increase the number of children by approximately 10 places without affecting local infrastructure and parking demand. "

In light of the above clarification it is recommended that the condition limiting the number of children at the nursery be revised from 84 (the present limit) to 94.

RECOMMENDATION

Condition 4 be added:

4. The use of the nursery hereby permitted shall be for a maximum of 94 children.

Reason:

To enable the Local Planning Authority to control the numbers of children attending in the interests of amenity and with regard to policies Cf2 and Co1 of the Reigate and Banstead borough Local Plan 2005.

- Notes:
1. All drawings to be prepared in accordance with the British Standard BS 1192:2011.
 2. All dimensions are in millimetres unless otherwise stated.
 3. All dimensions are to be taken from the face of the work unless otherwise stated.
 4. All dimensions are to be taken from the face of the work unless otherwise stated.



Key to Technical Plan

- Blots on slab base
- Two cycles stored in garden shed
- Low level bollard lights, 900mm high x 170mm dia, black 20w ref 'Zone'
- 16.15 Proposed finished floor level of house.
- Existing trees retained showing RPZ (also refer to arb report and tree survey)
- P6 Parking space
- 2.0x4.3m visibility splay

Reigate & Banstead
BOROUGH COUNCIL
Borough of Reigate & Banstead, Surrey

Development at Court Lodge Road,
Horley, Surrey

Technical Site Layout Plan

12-073 PL04 Part A

PLANNING APPLICATION



Scale 1:100 (Overall)
Scale 1:50 (Detail)
Please refer to the planning application for further information.

Court Lodge Road Horley

APPENDIX A

CLIENT	J&K Blake Investments
PROJECT	Ashton House Regatta Hill
DRAWING	Street Scene & Site Sections
DRAWN	MAH
DATE	AUG 12
	SCHALE 1:200 (HORIZONTAL)
	H 11049P/1022

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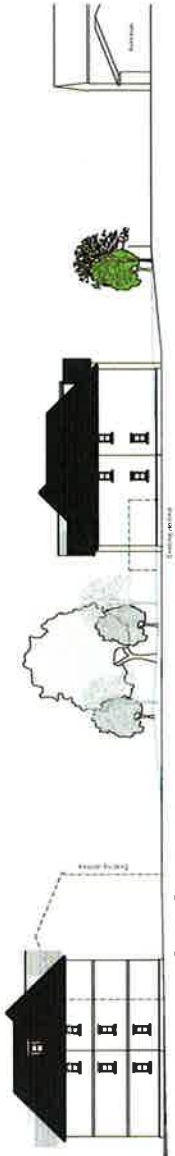
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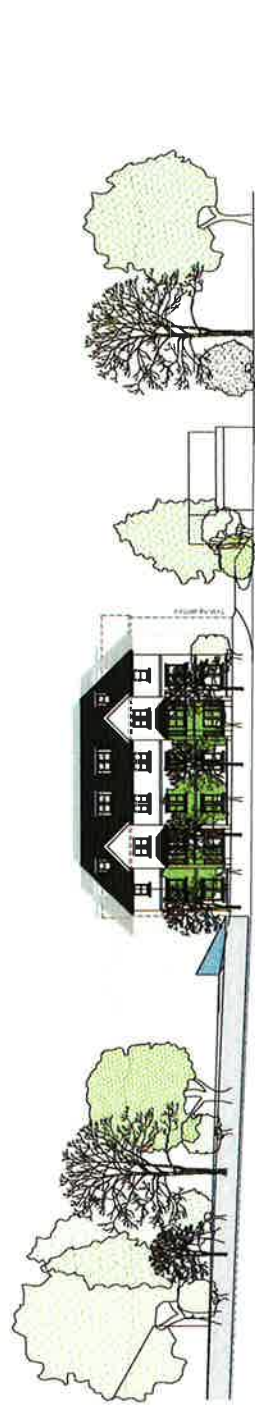
Section A



Section B



Section C

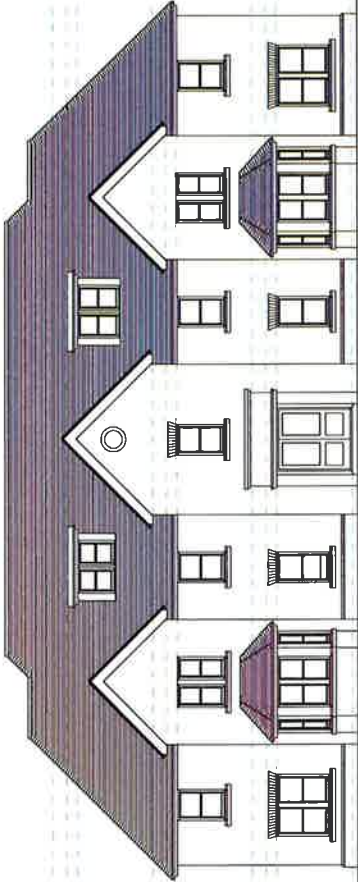


Street Scene

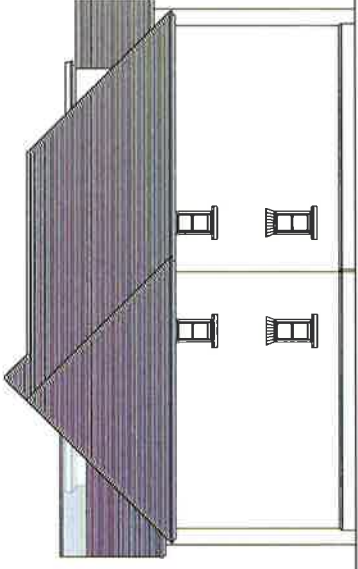
APPENDIX B

1:50
1:200

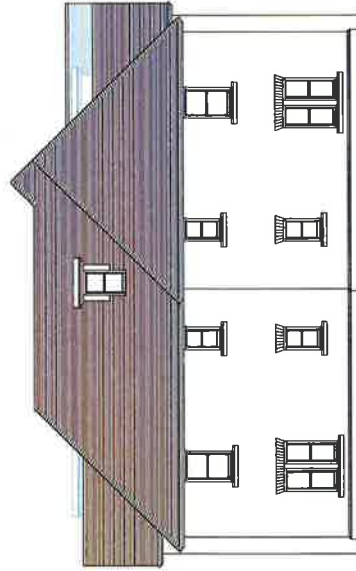




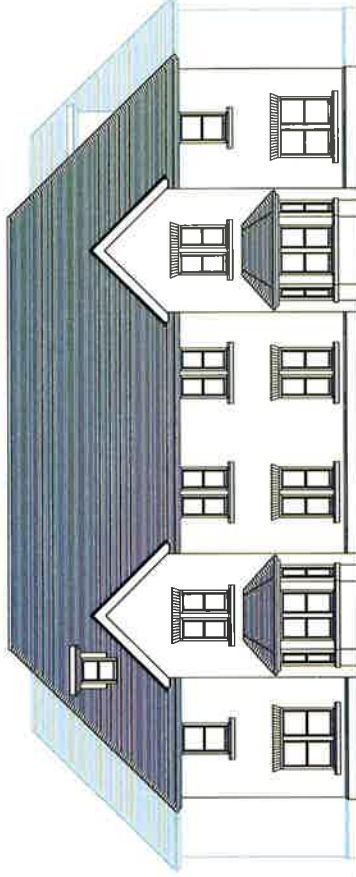
Front Elevation



Side Elevation (Comifer Close)



Side Elevation



Rear Elevation

APPENDIX B



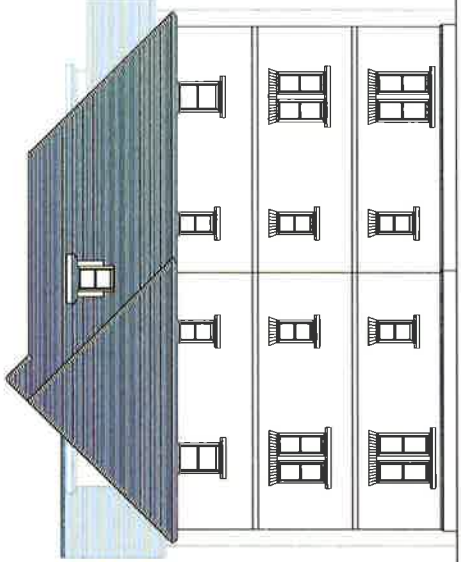
CLIENT	JAK Blake Investments
PROJECT	Acacia House
DRAWING	Proposed Elevations Block B
DRAWN	MJH
DATE	July 12
SCALE	1:100 (A2 ORIGINAL)
F	11049 P1021

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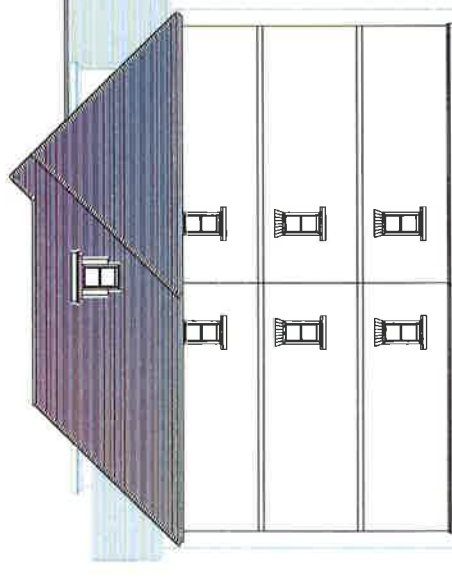
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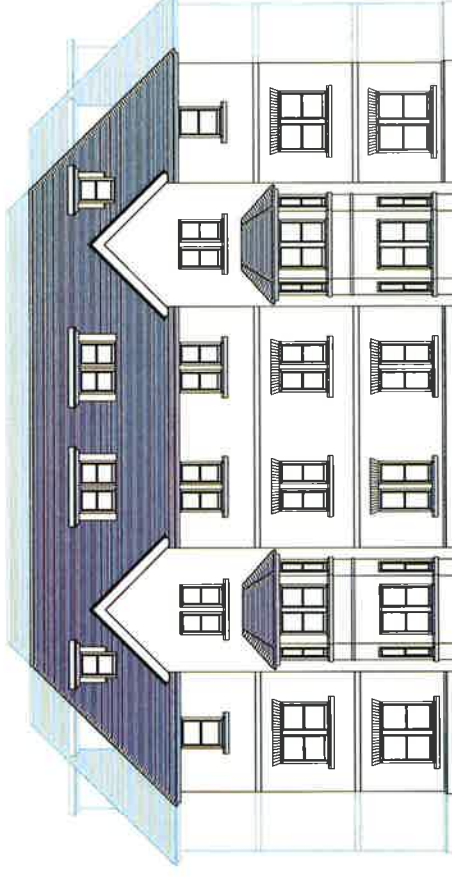
Front Elevation



Side Elevation



Side Elevation (Comifer Close)



Rear Elevation

CLIENT	JAK Blake Investments
PROJECT	Acacia House
DRAWING	Proposed Elevations Block A
DRAWN	MJH
DATE	July 12
SCALE	1:100 (A2 ORIGINAL)
E	11049 P1020

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APPENDIX B

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