

**ADDENDUM**  
**MEETING OF THE PLANNING COMMITTEE**  
**WEDNESDAY 17 MAY 2017**

**ITEM NO: 5**

**APPLICATION: 16/02680/F – FORMER LIQUID AND ENVY, STATION ROAD, REDHILL**

**PAGE NO: 15**

**SUMMARY**

Following publication of the agenda, an error has been identified in the 'Summary' section of the Committee Report. In the final paragraph on page 16 of the agenda, reference is made to 8 affordable housing units. This should read "provision of 10 affordable housing units"

**RECOMMENDATION**

The recommendation carries an incorrect date for satisfactory completion of the planning obligation. The date of 31 June 2016 should be amended to read "31 July 2017".

**Representations**

One further objection to the scheme raising concerns about harm to the Conservation Area, harm to listed building, inadequate parking, loss of buildings and overdevelopment has been received since the agenda was published. These issues are covered in the Committee report.

**Proposal and design approach**

The table at paragraph 4.8 in the report states that the number of affordable dwellings is 8. This should read 15.

**CONDITIONS**

There is an error in the numbering of the conditions within the agenda.

The condition stating "*The development hereby approved shall not be occupied until a Flood Emergency Plan for the development has been submitted to and approved in writing by the Local Planning Authority. The Flood Emergency Plan shall be made available to all occupiers and any measures identified in the plan shall be installed or made available prior to the first occupation and thereafter maintained*" should be numbered separately as condition 9.

Those thereafter should be numbered in sequence from 10 onwards.

There is an error in condition 16 (as per the numbering in the published agenda). Condition 16 as set out should be replaced with:

“17. *The development hereby approved shall not be first occupied unless and until facilities for the secure parking of 133 bicycles has been provided within the development site in accordance with the approved plans.*

*Thereafter, the said approved facility shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.*

Reason:

*To ensure that the development would promote sustainable travel choices with regard to Policy CS17 of the Reigate and Banstead Core Strategy 2014 and in recognition of Section 4 “Promoting Sustainable Transport” in the National Planning Policy Framework 2012.”*

As set out in the report, there are two options presented in respect of public realm and parking to the front of the building (Station Roundabout) and agreement of the final public realm/parking option will therefore be required prior to commencement. A further condition to this effect is recommended as set out below:

“20. *No development shall commence until the final chosen scheme for public realm and parking from the two options (59009 FPR01-MBC-XX-GF-DR-A-00101 D5-P4 or 59009 FPR01-MBC-XX-GF-DR-A-00109 D5-P1) has been agreed in writing by the Local Planning Authority.*

Reason: *To ensure the proposals for public realm and parking are clearly defined in the interests of the maintenance of the character and appearance of the area and highway safety with regard to Reigate and Banstead Borough Local Plan policies Ho9, Ho13, Mo5 and Mo7.”*

**ITEM NO: 6**

**APPLICATION: 17/00232/F – DOCTOR’S SURGERY, GREYSTONE HOUSE, 99 STATION ROAD, SURREY**

**PAGE NO: 65**

**Representations**

Since the publication of the agenda a further 6 responses have been received (including a response from Sandown & Somerville Residents Association and a representation from Kingley Smith Solicitors on behalf of residents at 9 Somerville Court and supported by residents at 7 Sandown Court) raising the following issues:

- Inadequate parking and problems with illegal parking
- Increase in traffic and congestion
- Loss of private view – This is not a material planning consideration
- No need for development – Each application must be assessed on its own merits
- Noise & disturbance
- Out of character with surrounding area
- Overdevelopment

- Overbearing relationship
- Overdevelopment
- Overlooking and loss of privacy
- Overshadowing
- Daylight and sunlight impact
- Poor design

These matters are addressed within the report to Committee.

### **Planning history**

- Paragraph 3.4, the application number should read 95/12120/F.

### **ITEM NO: 8**

### **APPLICATION: 17/00241/HHOLD – 22 DOWNS WAY, TADWORTH**

### **PAGE NO: 103**

### **Consultations:**

Tadworth & Walton Residents Association: A further representation has been received reaffirming their objection on the basis of the impact on the amenity of the residents of No.24 Downs Way.

### **Representations:**

Since the 4<sup>th</sup> May and the publication of the agenda a further 11 neighbour objections have been received (or representations made on behalf of neighbours, this includes a number of solicitor letters and a representations from Right of Light Consulting on behalf of the neighbour at No 24 Downs Way). The representations raise the following issues:

- Loss of private view
- Out of character with surrounding area
- Overbearing relationship
- Overdevelopment
- Overlooking and loss of privacy
- Sunlight and daylight impact to no 24 Downs Way
- Overshadowing
- Poor design
- Property devaluation – This is not a material planning consideration
- Harm to Conservation Area – The site is not in a conservation area
- No need for the development – Each application must be assessed on its own merits
- Noise & disturbance
- Unauthorised building, built larger than original permission
- Council's approach to enforcement
- Plans not accurate
- Concern regarding length of time it takes for representations to appear on website

- Request that all permitted development rights are removed (See conditions 7 and 8)
- Concern regarding Council's predisposition to the application – This is not a material planning consideration but a comment on the process. In this case a report is published with a recommendation and it is a matter for the Planning Committee to reach a decision upon.
- Unauthorised outbuilding - see informative 1 of committee report

### **Assessment**

Following publication of the agenda, the following error has been identified in the Committee Report:

- Representations –The formatting of the report was amended resulting in paragraph numbers being thrown out of sequence. The corrected table is shown below.

#### **Issue**

Out of character with surrounding area, overdevelopment, creates terracing effect, fails to reinforce local distinctiveness

Overbearing relationship,

light, overlooking and loss of privacy

Unauthorised building, built larger than original permission, proposed alterations do not address works over and above planning permission. Building should be built as previously consented.

Sets harmful precedent; concern future conversion to flats

Poor design, choice of materials

Inadequate parking, increase in traffic and congestion, hazard to highway safety

Property devaluation

Council's approach to enforcement

No need for development; alternative location / proposal preferred

Plans not accurate

#### **Response**

See paragraph 6.5 – 6.15

See paragraph 6.16 – 6.25

See paragraph 3.9

See paragraph 6.3 and 6.24

See paragraph 6.5 - 6.15

See paragraph 6.26 – 6.27

This is not a material planning Consideration

See paragraph 3.9

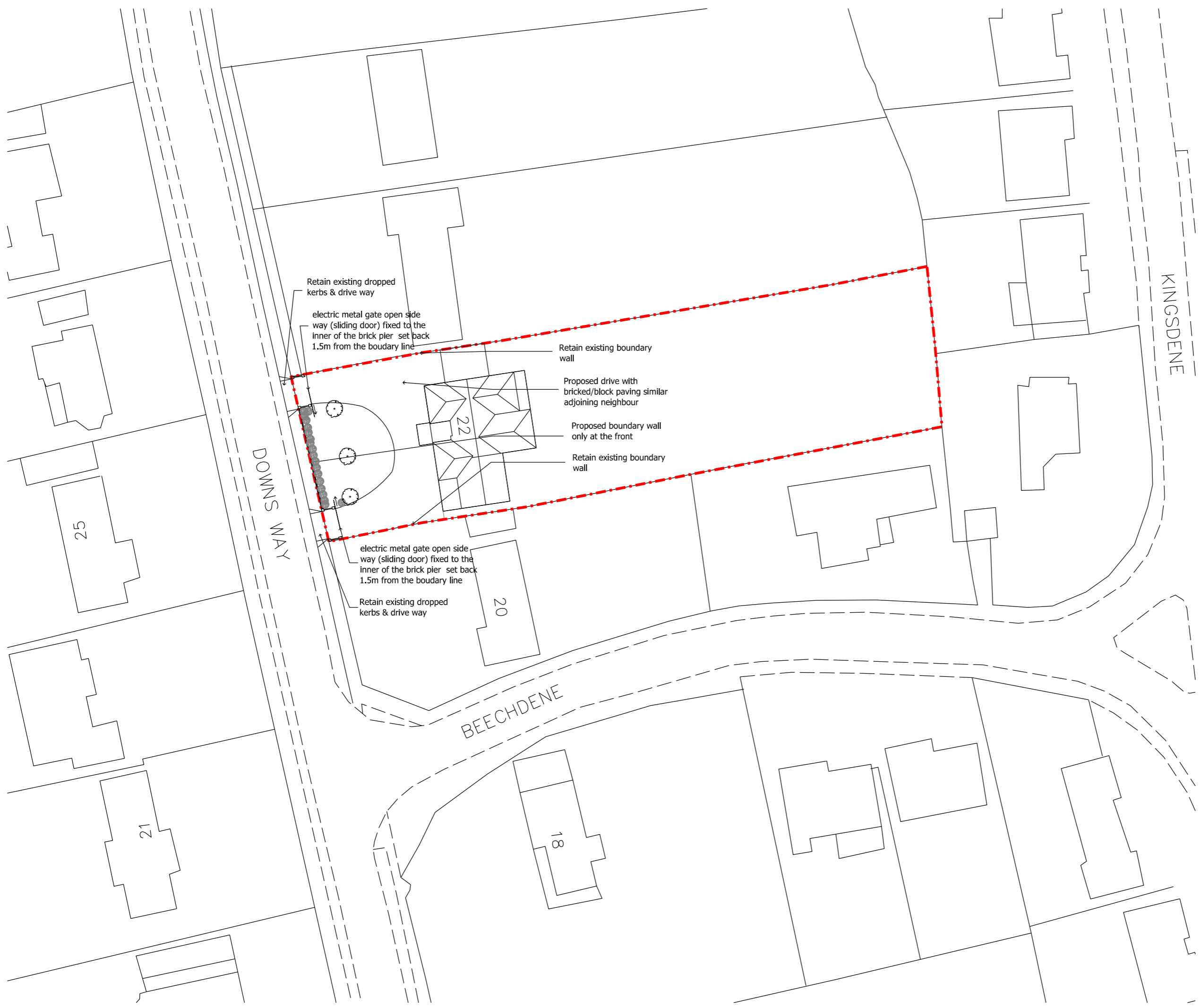
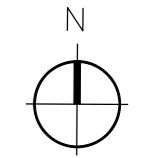
Each application must be assessed on its own merits

See paragraph 2.1

Noise & disturbance, Inconvenience during construction	See paragraph 6.23
Loss of private view	This is not a material planning Consideration
Loss of /harm to trees	See paragraph 6.14 – 6.15
Drainage / sewerage capacity	See paragraph 6.24
Right of Light	This is not a material planning consideration
Party Wall matters	This is not a material planning consideration
Harm to green belt, harm to	The site is not located within a conservation area the green belt or a conservation area
Construction compliance with Building Control Regulations	This is not a material planning consideration
Conflict with a covenant	This is not a material planning consideration

**PLANS:**

The following plans are attached in APPENDIX A to this addendum to illustrate the extensions that have an extant planning permission, granted under planning application, Ref: 15/01587/HHOLD.



Retain existing dropped kerbs & drive way

electric metal gate open side way (sliding door) fixed to the inner of the brick pier set back 1.5m from the boundary line

Retain existing boundary wall

Proposed drive with bricked/block paving similar adjoining neighbour

Proposed boundary wall only at the front

Retain existing boundary wall

electric metal gate open side way (sliding door) fixed to the inner of the brick pier set back 1.5m from the boundary line

Retain existing dropped kerbs & drive way

C	15.04.15	Planning comments	NM
B	10.04.15	Planning comments	NM
A	09.04.15	Planning comments	NM

REV	DATE	NOTES	INIT.
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CLIENT  
**MR ABI MUKHERJEE**

PROJECT  
**SINGLE STOREY FRONT & REAR EXTENSION, PORCH AND BALCONY AT 22 DOWNS WAY, TADWORTH, KT20 5DZ**

DRAWING TITLE  
**SITE PLAN AS PROPOSED**

STATUS **PLANNING**

DATE	DRAWN	CHECK	SCALE @ A3
03.10.14	NM		1:500

PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE & NUMBER	REVISION LETTER
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DRAWING NO.			
141001	L	002	C

Site Location Plans	L	GA Plans	P	Elevations	E
Sections	S	Details	D	Prefix: Colour	C

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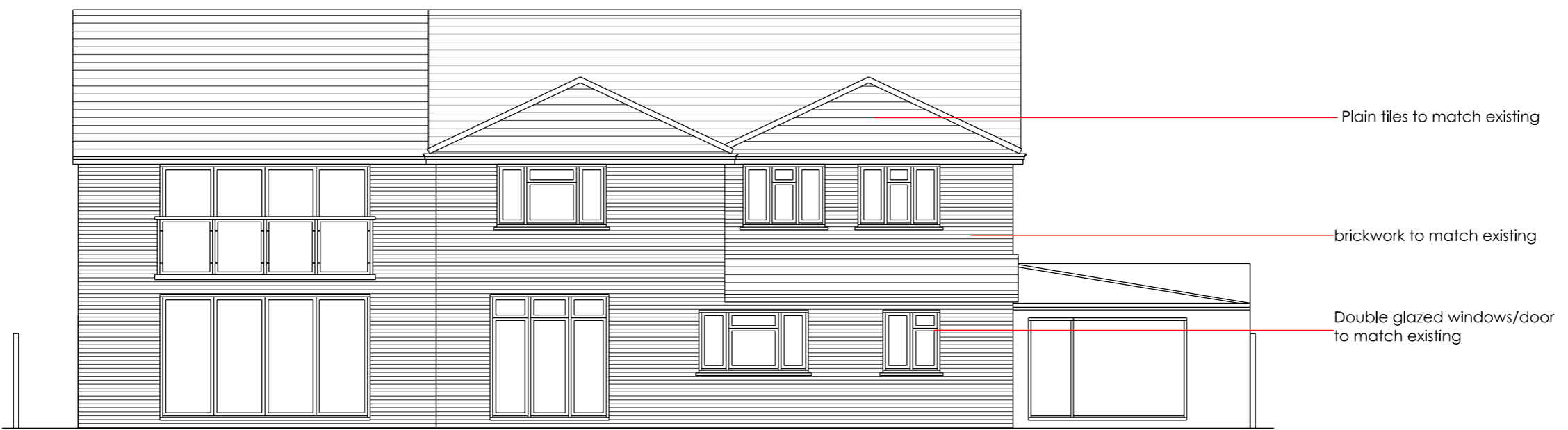
**SITE SPECIFIC HAZARDS**

IN ACCORDANCE WITH THE REQUIREMENTS OF THE CDM REGULATIONS 2007 THE FOLLOWING SIGNIFICANT RESIDUAL HAZARDS HAVE NOT BEEN DESIGNED OUT OF THIS PROJECT AND MUST BE TAKEN INTO CONSIDERATION BY CONTRACTORS PLANNING TO UNDERTAKE THE WORKS SHOWN ON THIS DRAWING:

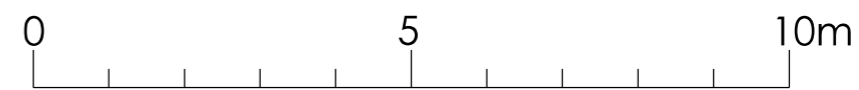
Note: All dimensions shown on the drawings are indicative and should be checked prior to start of the works on site. It is the responsibility of the client to notify the Architect of any discrepancies



Proposed Front Elevation



Proposed Rear Elevation



Scale Bar 1:100

REV	DATE	NOTES	INIT.
B	10.04.15	Planning comments	NM
A	09.04.15	Planning comments	NM

CLIENT  
MR ABI MUKHERJEE

PROJECT  
DOUBLE STOREY FRONT & REAR EXTENSION, PORCH AND BALCONY AT 22 DOWNS WAY, TADWORTH, KT20 5DZ

DRAWING TITLE  
ELEVATION  
AS PROPOSED

STATUS  
PLANNING

DATE	DRAWN	CHECK	SCALE @ A3
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PROJECT NUMBER	UNIT / BLOCK	CL / SP11 CODE	TYPE & NUMBER	REVISION LETTER
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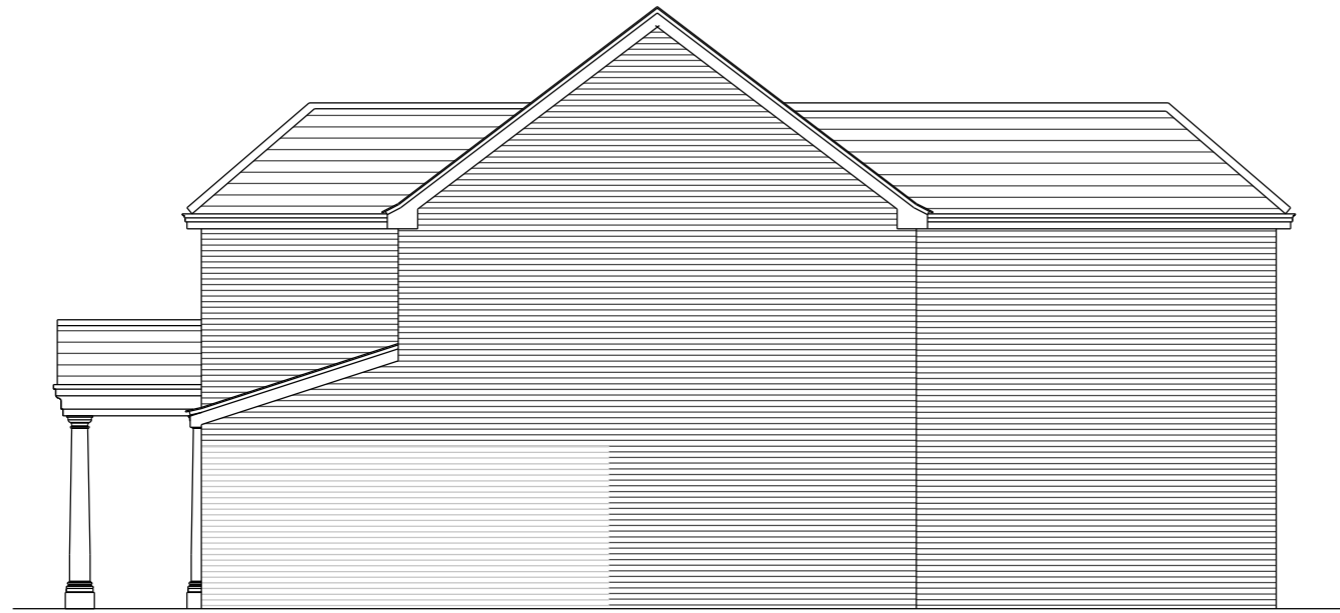
Site Location Plans L GA Plans P Elevations E  
Sections S Details D Party/Cover C

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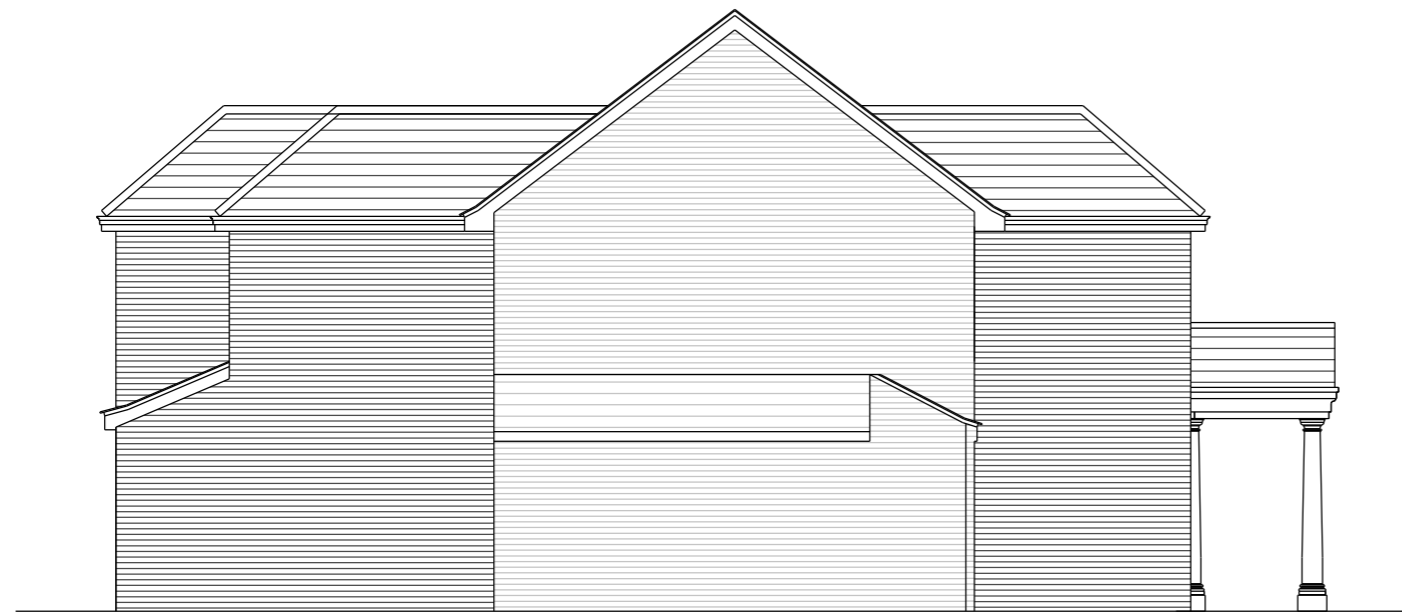
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Proposed Side Elevation



Proposed Side Elevation

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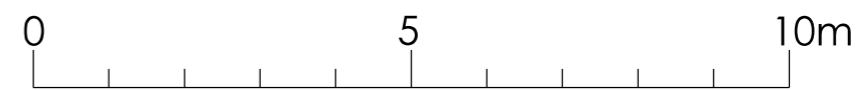
CLIENT  
MR ABI MUKHERJEE

PROJECT  
DOUBLE STOREY FRONT & REAR EXTENSION, PORCH AND BALCONY AT 22 DOWNS WAY, TADWORTH, KT20 5DZ

DRAWING TITLE  
ELEVATIONS  
AS PROPOSED

STATUS		PLANNING		
DATE	DRAWN	CHECK	SCALE @ A3	
23.01.15	NM		1:100	
PROJECT NUMBER	UNIT / BLOCK	CL / SPH CODE	TYPE & NUMBER	REVISION LETTER
141001	L		007	C

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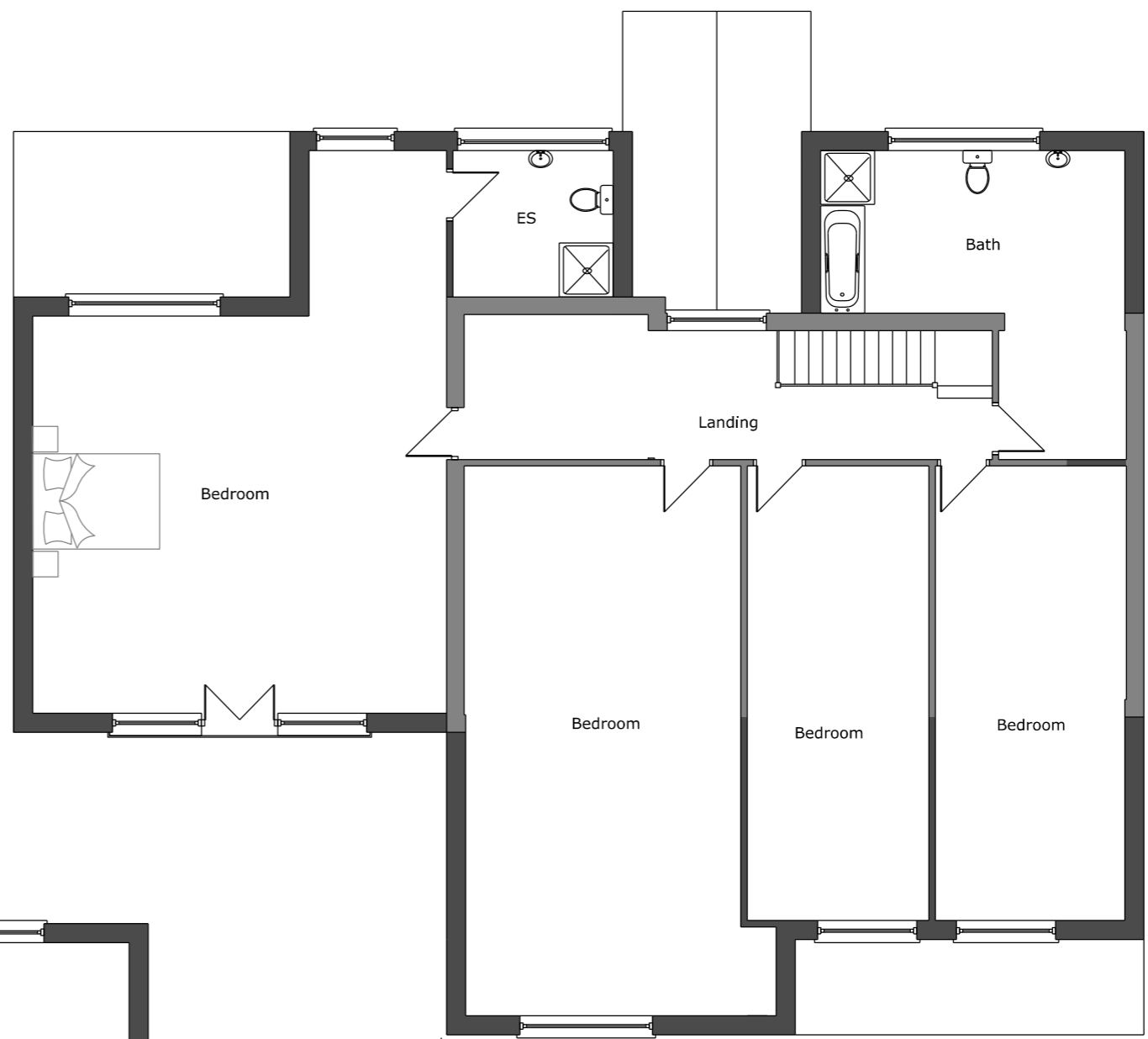
Scale Bar 1:100



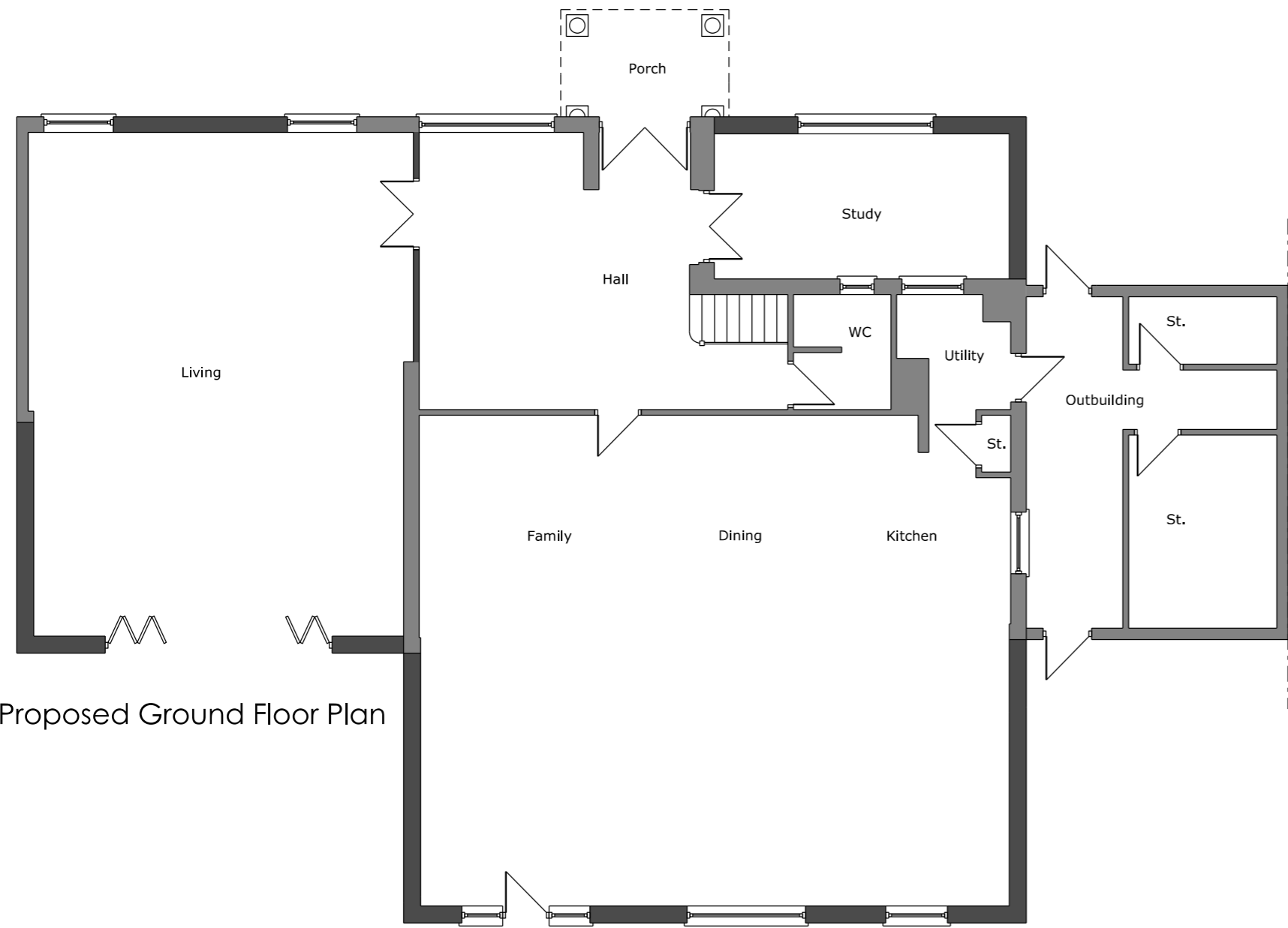
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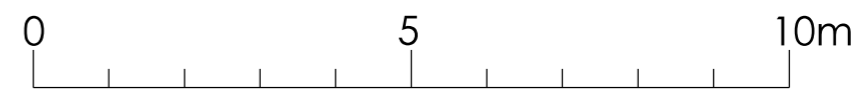
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Proposed First Floor Plan



Proposed Ground Floor Plan



Scale Bar 1:100

REV	DATE	NOTES	INIT.
C	15.04.15	Planning comments	NM
B	10.04.15	Planning comments	NM
A	09.04.15	Planning comments	NM

CLIENT  
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PROJECT  
DOUBLE STOREY FRONT & REAR EXTENSION, PORCH AND BALCONY AT 22 DOWNS WAY, TADWORTH, KT20 5DZ

DRAWING TITLE  
PLANS  
AS PROPOSED

STATUS		PLANNING		
DATE	DRAWN	CHECK	SCALE @ A3	
23.01.15	NM		1:100	
PROJECT NUMBER	UNIT / BLOCK	CL / SPH CODE	TYPE & NUMBER	REVISION LETTER
141001	L	004	C	

Site Location Plans L GA Plans P Elevations E  
Sections S Details D Profiles C

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