

ADDENDUM
MEETING OF THE PLANNING COMMITTEE
WEDNESDAY 14 JUNE 2017

ITEM NO: 8

APPLICATION: 17/00232/F – DOCTORS SURGERY, GREYSTONE HOUSE, 99 STATION ROAD, REDHILL, SURREY, RH1 1EB

PAGE NO: 33

Additional Plan:

Subsequent to the first consideration of this application by the Planning Committee on 17 May the applicant has submitted an additional section drawing (Plan Ref: 15/115/05). The plan does not change the proposal but illustrates the relationship to the neighbouring property and garden with some extra detail. Condition 2 has been updated to reflect this and the drawing is shown at Appendix A and as detail below.

CONDITIONS

All references to Policies Ho9 or Ho13 in the conditions or report should be replaced with Policy Cf2.

Conditions jump from 8 to 10 - there is no missing condition. Condition 10 should be renumbered condition 9, and follow in sequence from there.

Following matters raised at the Members' site visit, a further condition is suggested (10) to exercise control over the installation of any air conditioning units and the landscaping condition (5) is amended to ensure boundary landscaping is managed effectively.

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

Plan Type	Reference	Version	Date Received
Combined Plan	15/115 01	A	03.04.2017
Combined Plan	15/115 02	A	03.04.2017
Combined Plan	15/115 04	A	03.04.2017
Floor Plan	15/115 03	A	03.04.2017
Section Plan	15/115 05		09.06.2017

Reason: To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

5. The hedge located along the eastern boundary of the site shall be retained and managed in a condition and height similar to its existing. If any part of the retained hedge, within the site, controlled by this condition, is removed, dies, or becomes damaged or diseased within one year of completion, it shall be replaced before the expiry of one calendar year by hedge to a planting specification agreed in writing by the Local Planning Authority.

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 policy Pc4 of the Reigate and Banstead Borough Local Plan 2005.

10. No external air conditioning or condensing units shall be installed before details of their siting has been submitted to and agreed in writing by the Local Planning Authority. It is expected that such units will be sited only within the internal lightwell and not be sited adjacent to any residential properties.

Reason: In order to ensure there is no harmful noise impact to adjacent residential properties with regards Policy Cf2 of the Reigate and Banstead Borough Local Plan 2005.

ITEM NO: 10

APPLICATION: 16/02344/F – 2 HERNBROOK, CHEQUERS LANE, WALTON ON THE HILL

PAGE NO: 73

It has been identified that the vehicular access to the property may not have planning permission. The application has been withdrawn from the agenda to allow for this matter to be investigated further and clarified with the applicant.

ITEM NO: 11

APPLICATION: 17/00459/F – 97 RAGLAN ROAD, REIGATE

PAGE NO: 89

The information in the summary of the agenda should be corrected as follows:

Applicant: Mr T Byrne
Agent: AJT Design Services Ltd
Description: Proposed replacement dwelling

Additional Plan

An additional plan has been submitted by the applicant, drawing number RR/97/09, showing the proposed street scene with existing vegetation to the front boundary. This can be found in Appendix B.

Conditions

Following advice from the Council's Tree Officer, Condition 5 of the agenda should be replaced as follows:

5. No development shall commence including groundworks preparation and demolition until all related arboricultural matters, including arboricultural supervision, monitoring and tree protection measures are implemented in strict accordance with the approved details contained in the Tree Protection Plan and Arboricultural Method Statement compiled by Harper Tree Consultancy dated 21st February 2017.

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

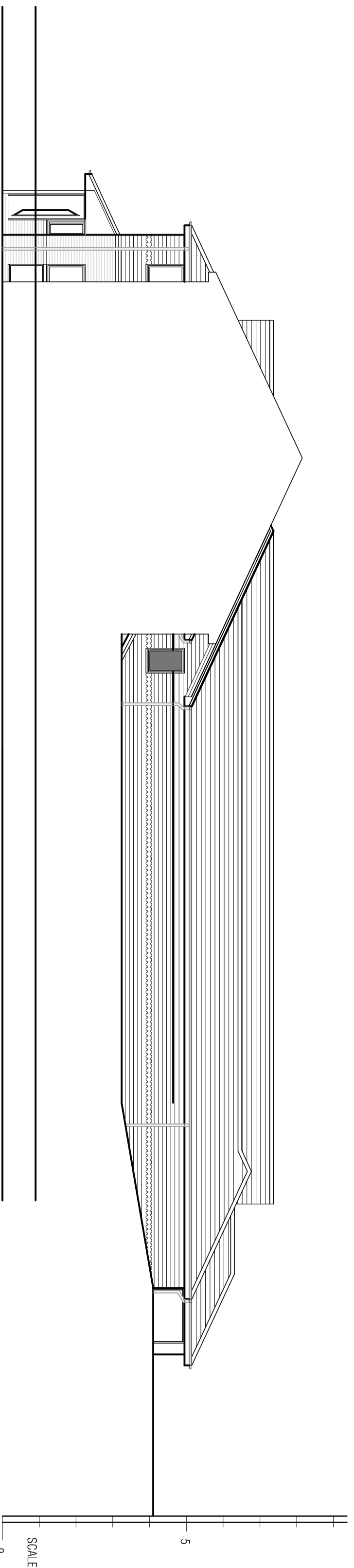
Informatives

Informative 3 on page 99 of the addenda should be replaced as follows:

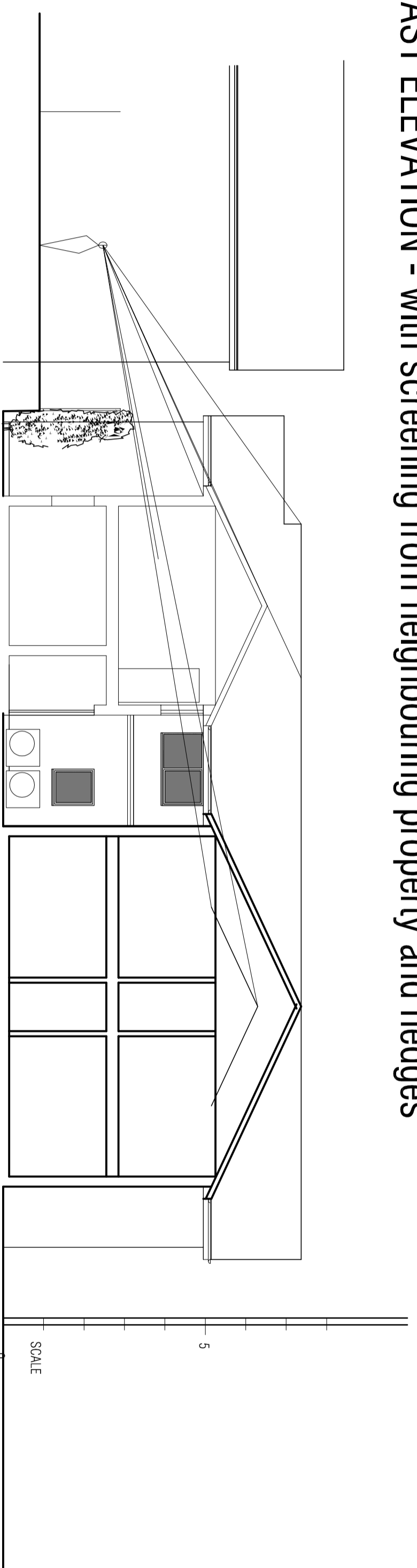
3. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

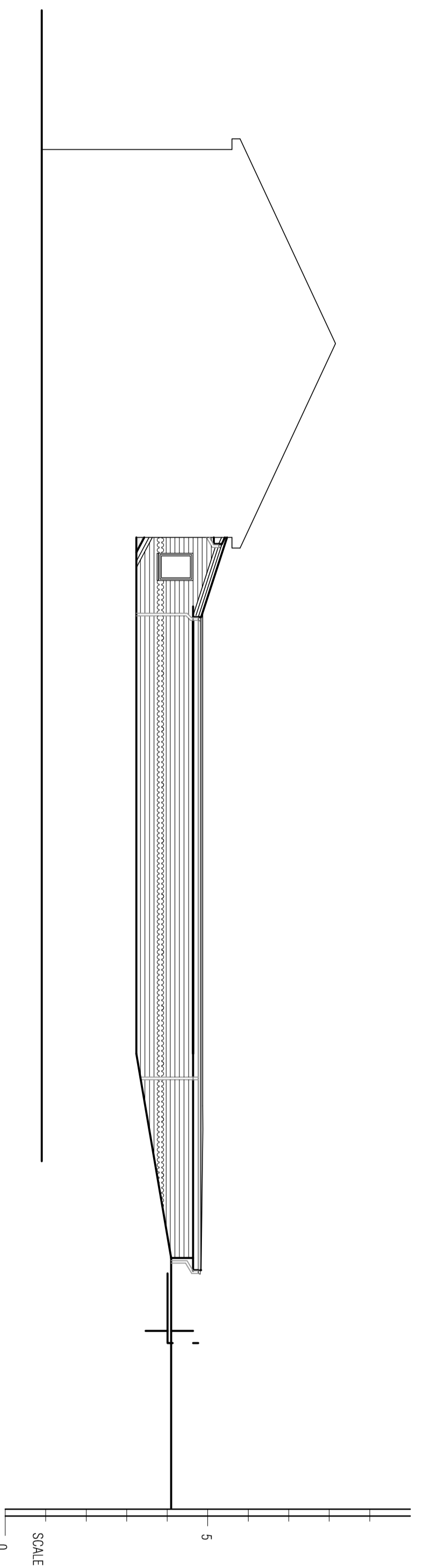
In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.



EAST ELEVATION - with screening from neighbouring property and hedges



SECTION THROUGH EXISTING AND PROPOSED SHOWING EYE LINE



REAR EAST ELEVATION - preceived height at average eye level from middle of neighbouring garden

NIBLETT
architecture

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ABERGAVENNY, MONMOUTHSHIRE, NP7 6HQ
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project
GREYSTONE HOUSE SURGERY
99 STATION ROAD
REDHILL
SURREY

title
PROPOSED ELEVATIONS AND SECTION
SHOWING BOUNDARY SCREENING AND EYE LEVEL

type
PLANNING

drawn
NBP

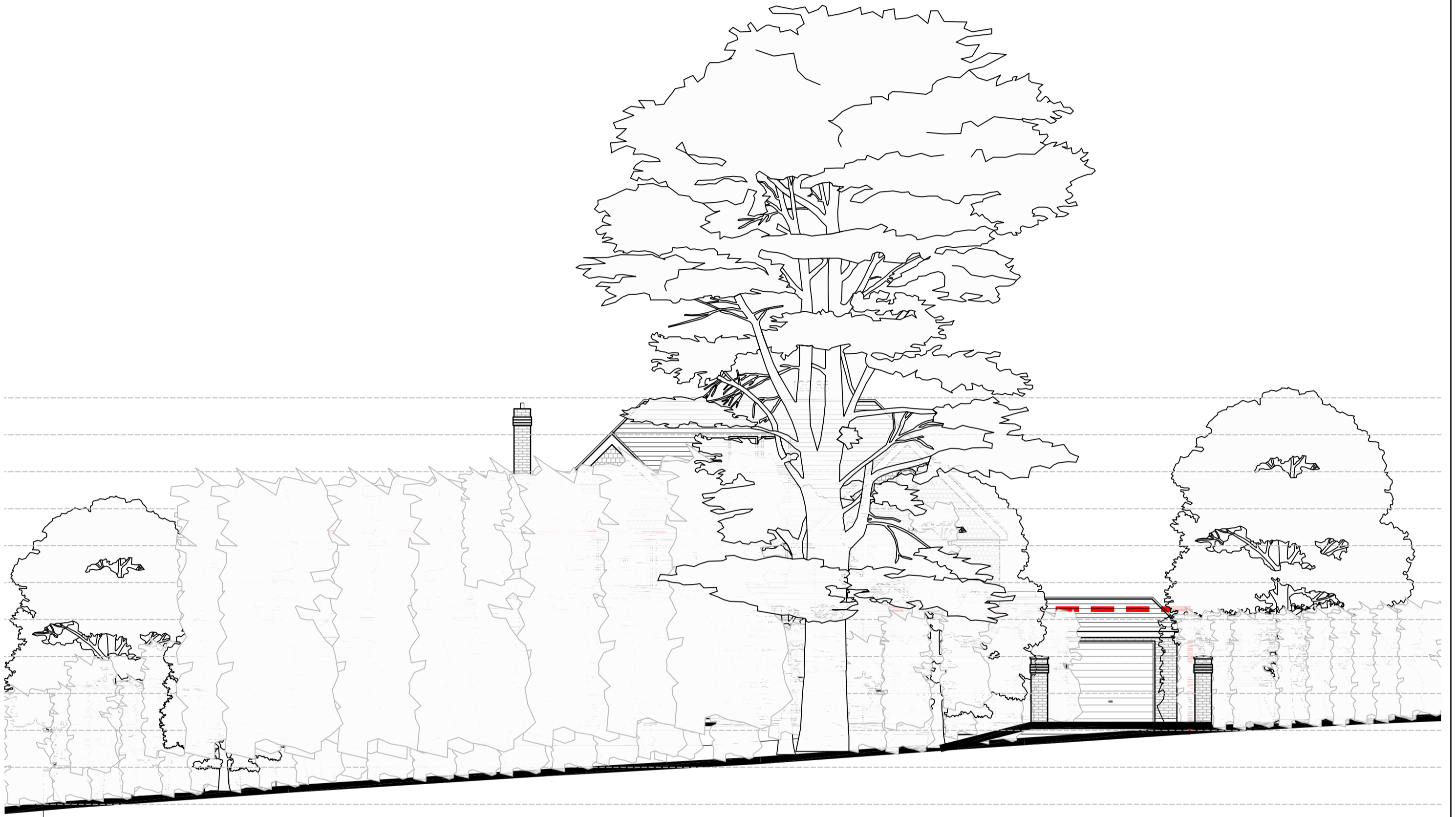
date
31/01/17

date rev
15/11/15

scale
1:100 on A1

05

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PROPOSED STREET SCENE

	ajt design services ltd 9 queensway, sunbury-on-thames, middlesex. TW16 6HA
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	www: ajt-design.co.uk

PLANNING ISSUE

Address
 97 RAGLAN ROAD,
 REIGATE,
 SURREY.
 RH2 0ES

Title
 PROPOSED STREET SCENE
 VIEWED FROM ROAD

Drg. No. RR/97/09	Revision:
Scale : 1:50 @ A2	Date: JUNE '17

