

ADDENDUM
MEETING OF THE PLANNING COMMITTEE
WEDNESDAY 05 JULY 2017

ITEM NO: 5

**APPLICATION: 16/02949/F – SITE OF FORMER DE BURGH SCHOOL,
CHETWODE ROAD, TADWORTH, SURREY**

PAGE NO: 17

Representations:

A further objection letter and an additional comment neither objecting nor supporting the application, have been received since the publication of the agenda raising the following issues:

- Crime fears
- Harm to green belt / countryside
- Harm to wildlife habitat
- Health fears
- Inconvenience during construction
- Increase in traffic and congestion
- Loss of private view
- Loss of / harm to trees
- No need for the development
- Noise & disturbance
- Out of character with surrounding area
- Overlooking and loss of privacy
- Overshadowing
- Loss of open space
- Capacity of local schools
- Support – Community / regeneration benefit
- Suggested improvements to local road and pedestrian network – The application must be considered on the basis of the submitted plans. It is noted the Heads of terms includes a number of offsite highway and pedestrian improvements.

These matters are dealt with within the report.

Plans:

The applicant has submitted a revised phasing plan, which provides more detail on the construction sequence. The phasing plan is conditioned at condition 2 which is updated to reflect the revised plan number 1457-P-170 Rev P3. The plan is reproduced at **Appendix A**.

Correction to Paragraph 4.1

Paragraph 4.1 of the report sets out the housing mix as follows:

22 x 1 bed flats, 7 private, 15 affordable (5 AR and 10 SO)
37 x bed flats 19 private, 18 affordable (6 AR and 12 SO)
102 x 3 bed houses 82 private, 20 affordable (9 AR and 11 SO)
68 x 4 bed houses 64 private, 4 affordable (2 AR and 2 SO).

This should be amended to the below:

22 x 1 bed flats, 7 private, 15 affordable (5 AR and 10 SO)
37 x bed flats 19 private, 18 affordable (6 AR and 12 SO)
102 x 3 bed houses 82 private, 20 affordable (**10 AR and 10 SO**)
68 x 4 bed houses 64 private, 4 affordable (2 AR and 2 SO).

CONDITIONS

The following conditions and have been updated following ongoing discussions with the applicant. The changes reflect:

- the revised phasing plan noted above;
- occupation on a phased basis with respect to condition 22;
- a Co2 reduction from 19% to 14% with regards condition 23, and;
- the extension to the substation is to be controlled via removal of permitted development rights.
- A further informative has also been added to prompt communication regarding the substation.

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

Plan Type	Reference	Version	Date Received
Location Plan	1457-P-099	P2	16.12.2016
Block Plan-key sections	1457-P-450	P1	16.12.2016
Site Layout Plan -Colour	1457-P-100	P21	05.05.2017
Block Plan – AH Plan	1457-P-160	P2	26.04.2017
Proposed Plan - Phasing	1457-P-170	P3	04.07.2017
Site Layout Plan – Landscape	TM282L01	A	16.12.2016
Section Plan	1457-P-400	P5	22.06.2017
Section Plan	1457-P-401	P5	26.04.2017
Section Plan	1457-P-402	P5	26.04.2017
Section Plan	1457-P-403	P5	26.04.2017
Section Plan	1457-P-404	P4	26.04.2017
Section Plan	1457-P-405	P4	26.04.2017
Section Plan	1457-P-406	P5	26.04.2017
Section Plan	1457-P-407	P4	09.05.2017
Combined Plan HT J	1457-P-600	P5	26.04.2017
Combined Plan HT J1	1457-P-601	P3	26.04.2017

Combined Plan HT K	1457-P-605	P5	26.04.2017
Combined Plan HT K1	1457-P-606	P5	26.04.2017
Combined Plan HT L	1457-P-610	P4	26.04.2017
Combined Plan HT L2	1457-P-612	P4	26.04.2017
Combined Plan HT M	1457-P-615	P5	26.04.2017
Combined Plan HT M1	1457-P-616	P5	26.04.2017
Combined Plan HT M2	1457-P-617	P5	26.04.2017
Combined Plan HT M4	1457-P-619	P4	26.04.2017
Combined Plan HT N	1457-P-620	P3	26.04.2017
Combined Plan HT N1	1457-P-621	P4	26.04.2017
Combined Plan HT N2	1457-P-622	P3	26.04.2017
Combined Plan HT N3	1457-P-623	P3	26.04.2017
Combined Plan HT P	1457-P-625	P5	26.04.2017
Combined Plan HT P1	1457-P-626	P4	26.04.2017
Combined Plan HT P2	1457-P-627	P4	26.04.2017
Combined Plan HT P3	1457-P-628	P2	16.12.2016
Combined Plan HT P4	1457-P-629	P1	22.06.2016
Combined Plan HT O	1457-P-630	P3	26.04.2017
Combined Plan HT O1	1457-P-631	P3	26.04.2017
Combined Plan HT M5	1457-P-640	P4	26.04.2017
Combined Plan HT M6	1457-P-641	P5	26.04.2017
Combined Plan HT N4	1457-P-645	P1	26.04.2017
Combined Plan HT N5	1457-P-646	P1	26.04.2017
Combined Plan FB A	1457-P-650	P5	31.05.2017
Floor Plan FB B&C	1457-P-655	P5	31.05.2017
Elevation Plan FB B&C	1457-P-656	P4	31.05.2017
Combined Plan FB D	1457-P-660	P5	31.05.2017
Combined Plan FB E	1457-P-665	P2	26.04.2017
Combined Plan FB F	1457-P-670	P2	26.04.2017
Arb / Tree Protection Plan	9153/02	C 1/2	05.05.2017
Arb / Tree Protection Plan	9153/02	C 2/2	05.05.2017

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.

22. Prior to the first occupation of each phase of development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Drainage System (SuDs) has been constructed as per the agreed scheme

Reason: To ensure the Sustainable Drainage System has been constructed as agreed and to protect the amenity of residents and to ensure that the site is satisfactorily drained with regard to Reigate and Banstead Borough Local Plan 2005 Ut4

23. Prior to first occupation, an Energy Statement setting out how the development will achieve at least a 14% reduction in carbon dioxide emissions compared to the Target Emission Rate (TER) contained with the 2013 Part L1A Building Regulations Approved Document shall be submitted to and approved in writing by the local planning authority, unless it can be demonstrated to the satisfaction of the local authority that this level of CO2

reduction cannot be achieved. Development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the development is sustainable development and sustainable construction in accordance with policy CS10 and CS11 of the Core Strategy (2014) and the objectives of the National Planning Policy Framework (NPPF) (2012).

- 29 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development permitted by Class B of Part 15 of the Second Schedule of the 2015 Order shall be constructed on land within the red line of the application site.

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality, in particular noise impacts to adjacent properties with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Ho13, and Ho16

Informative:

An additional informative is proposed:

13. The applicant is advised to notify the relevant statutory electricity undertaker of the presence of condition 29 removing permitted development rights.

ITEM NO: 7

APPLICATION: 17/00412/F – LAND ADJACENT TO 27 YORKE GARDENS,

REIGATE

PAGE NO: 109

Representations:

A further representation has been received requesting planting to be undertaken along a neighbour's boundary to help screen the development.

This request can be considered as part of the landscape details submission required by condition 9.

Consultations:

Tree Officer: Additional comments have been received from the Council's Tree Officer regarding the protected lime tree to the front of the site, these are:

The difference between this application and the previous one is that the British Standard relating to trees and construction (2005) has been superseded by BS:5837: 2012 Trees in relation to design, demolition and construction and within this document section 7.5.4 states that when building within the root protection area (RPA) the use of traditional strip foundations must be avoided because of the potential to damage the rooting system. The BS recommends the use of a slab with a ventilated air space with the smallest pile diameter being used to prevent damage to roots. The purpose of having a ventilated space to allow the gas exchange within

the soil. The extent of the incursion into the RPA has been calculated to be 20%, which is at the maximum limit (20%) of what is recommended within the BS.

With the above in mind the accompanying arboricultural report has provided a foundation which has a ventilated airspace, this is discussed in section 4.0 of the report. It is proposed that the piles will be 160 mm, but this is subject to confirmation from the engineer. To ensure that this is the case, a condition has been attached to ensure this size pile is used.

The spatial relationship between the tree and house is tight but the tree works application approved in 2011 has been implemented and has created a relatively compact crown, it will be necessary to reduce the tree before the construction and this has also been identified in the report paragraph 2.5.6 and it will not harm its appearance.

The parking bay is not covered and so there will be some debris/ aphid sap dropping onto the car, but as it is subject to a TPO the council will have control over how it is managed, and any application submitted will mean that the best arboricultural practice is implemented. Furthermore the parking bay will be covered with permeable material which will create a favourable rooting environment

ITEM NO: 8

APPLICATION: 17/00233/HHOLD – BELANGER, BEECH DRIVE, KINGSWOOD

PAGE NO: 129

Representation:

A representation has been received on behalf of Richard Costain Ltd who own the verge land to the front of the property: The representation confirms that they no objections to the new laurel hedging providing it is within the applicants Title Boundary and not on the land that Richard Costain Ltd owns.

Comment: The applicant was asked, in response to a question being raised about land ownership, to confirm that the land within the application site (identified by the red line) is within their ownership? The agent confirmed in writing that: *“The conifers to the front of the site are to be replaced with Laurels and will be planted within the curtilage of my clients property.”*

Amended Landscaping Plan:

An revised landscaping plan, that now includes the detailed specifications of the proposed planting to the front of the property, has been received. The revised plan is reproduced in **Appendix B**. Consequently, condition 1 should be updated as follows:

CONDITIONS:

Condition No.1 is revised to reflect the revised plan, as per:

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

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.

Note: Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country

Planning Act 1990 for non-material alterations or Section 73 of the Act for minor material alterations. An application must be made using the standard application forms and you should consult with us, to establish the correct type of application to be made.

Plan Type	Reference	Version	Date Received
Landscaping Plan	UNNUMBERED		03.07.2017
Combined Plan	AAL-15-249-P01		31.01.2017

ITEM NO: 9

APPLICATION: 17/01057/F – 19 CHURCH ROAD & LAND REAR OF 17-23

CHURCH ROAD & 58-60 MASSETTS ROAD, HORLEY

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Relevant Planning and Enforcement history

The site layout and appeal decision for the previous scheme is appended at **APPENDIX C.**