

ADDENDUM
MEETING OF THE PLANNING COMMITTEE
WEDNESDAY 6 SEPTEMBER 2017

ITEM NO: 5

APPLICATION: 17/01057/F - 19 CHURCH ROAD & LAND TO THE REAR OF 17-23 CHURCH ROAD & 58-60 MASSETTS ROAD, HORLEY

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SUMMARY

A further reason for refusal in addition to that stated in the summary in the published agenda has also been put forward by Cllr Stevens as follows:

2. The side and rear garden of Plot 2 in the proposed development, by virtue of its size and proximity to the rear elevations of the existing dwellings at 12-18 Pine Gardens, would suffer a harmful level of overlooking and lack of privacy from the first floor rear windows of these properties, thereby failing to achieve an acceptable level of residential amenity to the new occupants of Plot 2 contrary to Policy Ho9 of the Reigate and Banstead Borough Local Plan 2005 and Policy CS4 of the Reigate and Banstead Core Strategy 2014.

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APPLICATION: 17/00801/CU – KIRK HOUSE, 15 BIRKHEADS ROAD, REIGATE

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CONDITIONS:

There is an erroneous "6." following the final condition in the published agenda which should be disregarded.

Two additional conditions are proposed to exercise control over the number of children/intensity of use and to require approval and implementation of a final Travel Plan in order to reduce private car travel to the proposed nursery.

6. No more than a total of 40 children shall attend the nursery at any one time.
Reason: To control the intensity of the use in order that the development should not cause inconvenience to other highway users or harm the residential amenity of neighbouring properties with regard to policies Mo5 and Cf2 of the Reigate and Banstead Borough Local Plan 2005.
7. The development hereby approved shall not be first occupied unless and until a final Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. Such a statement should be in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, Surrey County Council's "Travel Plans Good Practice Guide" and in general accordance with the draft School Travel Plan (dated May 2017).
The approved Travel Plan Statement, including any measures therein to promote or incentivise sustainable travel options shall be implemented upon

first occupation of the development and thereafter the Travel Plan shall be maintained and developed to the satisfaction of the Local Planning Authority.

Reason: To ensure that the development would promote sustainable transport choices and to reduce private car travel and associated potential disturbance to neighbours with regard to Policy CS17 of the Reigate and Banstead Core Strategy 2014, Section 4 “Promoting Sustainable Transport” in the National Planning Policy Framework 2012 and Policy Cf2 of the Reigate and Banstead Borough Local Plan 2005.

INFORMATIVES:

The second informative includes erroneous wording – “[Replace with condition for major development]”. This wording should be disregarded.