 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	4 th October 2017
	REPORT OF:	HEAD OF PLACES & PLANNING
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AGENDA ITEM:	11	WARD: <i>Reigate Central</i>

APPLICATION NUMBER:	17/01639/F	VALID:	<i>20/7/2017</i>
APPLICANT:	Montreaux Ltd	AGENT:	Montagu Evans
LOCATION:	PARK VIEW, 105 BELL STREET, REIGATE RH2 7JB		
DESCRIPTION:	Extension of the existing building (Use Class C3) to provide three additional self-contained residential units, associated car parking and landscaping. As amended on 30/08/2017.		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

This application is referred to Committee in accordance with the Constitution as the application site is for net 3 dwellings.

SUMMARY

The application relates to the extension of the existing 3 storey building, Park View, to provide three additional flats, 4 car parking spaces and associated landscape works. The site is located within the urban area on the corner of Lesbourne Road and Bell Street. It currently comprises an area of poorly landscaped land adjacent to Park View, the site of an existing substation and part of the existing surface car park.

The site is located within the Reigate Town Centre Conservation Area and within the setting of two adjacent Grade II listed bus garage buildings which include Linden Court. Additional grade II listed buildings address Bell Street to the south of the site.

Access to the site is gained from Lesbourne Road and no change is proposed to the existing vehicular arrangement. The new flats would be accessed via the surface car park to the rear with a new entrance created. The existing sub-station would be retained.

The application is pursuant to a previous application (16/02975/F) for an extension to create 3 flats. This was refused by reason of its poor design and siting forward of identified sightlines such that it was considered out of keeping and harmful to the setting of the listed buildings and harmful to the character and appearance of the conservation area.

The current application is of an improved design, with the mansard roof and use of uncharacteristic materials (zinc) removed. The design of the extension is now considered complimentary to the existing building and has been set down and set back such that it is subservient to the original building. Whilst it is acknowledged the extension will add mass to building, its scale is considered appropriate and it is now considered to have an acceptable impact on the character and appearance of the conservation area and listed heritage assets. The Conservation Officer has been involved in achieving design amendments to the scheme and is supportive of the proposed design approach and has no objection from a heritage or design perspective.

The County Highway Authority (CHA) has assessed the application and there is no objection to the application. The application is not considered to result in harm to neighbour amenity.

This revised proposal is therefore considered to address the previous reasons for refusal and is acceptable.

RECOMMENDATION(S)

Planning permission is **GRANTED** subject to conditions.

Consultations:

Highway Authority: No objection subject to condition.

The County Highway Authority has assessed the application on safety, capacity and policy grounds and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway with respect of access, net additional traffic generation and parking. The County Highway Authority therefore has no highway requirements subject to conditions

Environmental Health: No objection subject to condition - There is some potential for contamination to be present on and/or in close proximity to the application site so conditions to deal with contaminated land are proposed.

UK Power Networks: No objection subject to application protecting UK Power Network assets including substation (Lesbourne Road 504838) and associated HV and LV underground cables. The application proposes no change to these assets. A revised access to the substation is proposed direct from the access road.

Reigate Society: No comment

Representations:

Letters were sent to neighbouring properties on 25th July 2017, a site notice was posted on 8th August 2017 and advertised in local press on 3rd August 2017. Neighbours were re-notified on the revised plans for a 14 day period commencing 1st September 2017.

8 responses have been received raising the following issues:

Issue	Response
Inadequate parking, Hazard to highway safety, Increase in traffic and congestion	See paragraph 6.20 – 6.21 and conditions 5, 6 and 14
Harm to Conservation Area, Out of character with surrounding area, overdevelopment	See paragraph 6.4 – 6.13
Overbearing relationship, Loss of light and privacy	See paragraph 6.14 - 6.19
Poor design	See paragraph 6.4 – 6.13
Noise & disturbance	See paragraph 6.17
Inconvenience during construction	
Health and crime fears	See paragraph 6.17 and 6.18
Planning history	The planning history is a material consideration in the determination of this application

Approved landscape works have not been implemented. Lack of parking associated with existing development.	This application relates only to works proposed within the application red line.
Conflict with a covenant	This is not a material planning consideration
No need for the development	Each application must be assessed on its own merits
Property devaluation	This is not a material planning consideration
Loss of private view	This is not a material planning consideration

1.0 Site and Character Appraisal

- 1.1 The application site comprises an existing surface car park and electricity substation. It forms part of a wider site which incorporates Park View, a three storey apartment building occupying a visible and prominent position, located on the corner of Bell Street and Lesbourne Road in Reigate Town Centre. The building used to be offices but has relatively recently been converted to residential flats under permitted development. The building work has been completed on the site and the building is habited. The site is located within the Reigate Town Centre Conservation Area and within the setting of the adjacent Grade II Listed Buildings.
- 1.2 Access to the site is gained from Lesbourne Road via the surface car park to the rear. Beyond the access road to the east and north east of the site, are two Grade II listed buildings, entered in the listing description as follows: (1) 'London Country Bus Services Limited Bus Garage with attached service block' (immediately to the east) and (2) 'London County Bus Services Limited, 1932 office block' (to the north east). The latter is currently known as Linden Court; this building has been renovated with a new wing built to replace a 1970's wing known as Chatham Court. The Grade II listing is reflective of the buildings significance derived not only from the heritage assets physical presence but also from its setting.
- 1.3 To the north of the site is a further three storey modern building, Liberty Court, with a frontage to Bell Street. To the south of the site are a number of attractive older style dwellings addressing Bell Street, these dwellings are Grade II listed and within the Conservation Area. A number of terrace properties front onto Lesbourne Road.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage:
Pre-application advice has been sought on a number of occasions for extension proposals on the site, (references PAM/14/00107, PAW/15/00307,

PAM/16/00060, PAM/16/00362). No pre-application advice was sought specifically regarding this proposal.

- 2.2 Improvements secured during the course of the application: Revised plans were received to address design concerns raised by officers. To help break up the mass and elongated form and distinguish the proposal as an extension subservient to the main building the proposed extension has been set back from the existing building line by 0.34m and the roof has been set down by 0.7m.
- 2.3 Further improvements could be secured through the use of conditions.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|----------------|--|--|
| 3.1 | 16/02975/F | Proposed 3 Storey extension to provide 3 x 2 Bedroom Flats. | Refused
23 February 2017 |
| 3.2 | 16/02033/DET03 | Submission of landscaping scheme pursuant to 16/02033/F | Approved.
10 May 2017 |
| 3.3 | 16/02033/F | Installation of external railings to southern, western and eastern elevations of the building. | Approved with
conditions |
| 3.4 | 15/02690/F | Proposed external alterations to existing building elevations of Liberty House and new bin store in the existing car park | Approved with
conditions. |
| 3.5 | 15/02021/F | Material changes to existing building elevations of Liberty House; addition of an enlarged new bin store onsite | Withdrawn by
applicant. |
| 3.6 | 15/01986/F | Planning application for material changes to existing building elevations of Liberty House. Liberty House currently has permitted development rights under ref 15/01186/PDP30, for change of use from office to residential dwellings. | Withdrawn by
applicant. |
| 3.7 | 15/01186/PAP30 | Ground floor to second floor B1 office accommodation to C3 dwelling use to provide 18no. 1 bedroom and 6no. 2 bed apartments | Prior approval not
required
16.July.15. |
| 3.8 | 14/02669/P3JPA | Ground floor to second floor B1 office accommodation to C3 dwelling use to provide 24no. 1 bed apartments | Prior approval was
not required
05.February.15 |

3.9 Application 15/02021/F and 15/01986/F were both withdrawn by the applicant following concern raised by officers with respect to design and impact on heritage assets.

4.0 Proposal and Design Approach

4.1 This is a full application for the extension of the existing building to provide 3 two bed additional flats, associated car parking and landscaping. The extension would be three stories, albeit set down from the existing ridge line and would be 8.6m (width) by 12m depth.

4.2 The application follows a scheme for the erection of an extension also for three flats recently refused by reason of its poor design and siting forward of identified sightlines such that it was considered out of keeping and harmful to the setting of the listed buildings and harmful to the character and appearance of the conservation area.

4.3 In response to the recent refusal the scheme has been revised with respect to layout, form and detailed design. The uncharacteristic mansard roof and windows have been removed and use of materials that do not reflect local distinctiveness. The design now follows a more conventional design approach with the extension now continuing the form and design appearance of the existing building and is proposed in matching materials. The scale of the building has been reduced such that it no longer projects beyond the existing rear building line. It has also been set down from the roof and set back from the front elevation. Pedestrian access to all flats would now be via a new entrance created at the rear of the extension. A detailed heritage assessment produced by Montague Evans has been submitted assessing the impact of the proposal on the listed buildings and conservation area. A detailed landscape scheme has also been submitted.

4.4 In other respects the application remains the same, the extension would provide for 3 flats one per storey, it would use the existing vehicular access from Lesbourne Road and the substation would be retained with a service access provided direct from the access road.

4.5 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.

4.6 Evidence of the applicant's design approach is set out below:

Assessment	The character of the surrounding area is assessed as urban, forming part of the conservation area and comprising the grade II listed bus garage buildings, the 3 storey adjacent building of Liberty Court, and additional grade II buildings on Bell Street and two storey terraced properties on Lesbourne Road.
	Site features meriting retention are listed as the electricity substation
Involvement	No community consultation took place.
Evaluation	The statement mentions that the proposed design has been led by the previous refused scheme for 3 flats and previous pre-application discussion
Design	The conventional design approach and continuation of the existing building line is considered to integrate into the existing timescale and have a satisfactory impact on the conservation area and heritage assets.

4.7 Further details of the development are as follows:

Site area	0.11 ha
Existing parking spaces	4
Proposed parking spaces	4
Parking standard	1.5 spaces per 2 bed unit (maximum)
Number of affordable units	0
Net increase in dwellings	3
Proposed site density	27.3 dph (red line)
Density of the surrounding area	116.1 dph (Liberty Court & Park View: 36 units on a site of 0.31ha)

5.0 Policy Context

5.1 Designation

Urban Area; Reigate Town Centre Conservation Area
Area for Small Business
Part of the setting of adjacent Grade II listed buildings

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)

CS5 (Valued People/Economic Development)
CS7 (Town/Local Centres)
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS14 (Housing Needs)
CS15 (Affordable Housing)
CS17 (Travel Options and accessibility)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Heritage Sites	Pc9,
Conservation Areas	Pc13
Housing	Ho9, Ho13, Ho16
Utilities	Ut4
Movement	Mo5, Mo7
Reigate Town Centre	Rg1

5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide A Parking Strategy for Surrey Parking Standards for Development Affordable Housing Planning Obligations and Infrastructure SPD
Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010

6.0 **Assessment**

- 6.1 The application site is situated within the urban area where there is a presumption in favour of sustainable development and where the principle of such residential development is acceptable in land use terms. There is no objection in principle to the development of the site and such a development would help the Council meet some of the Borough's identified housing need and would be welcomed as a contribution to housing supply.
- 6.2 The previous refusal for three flats on the site re-affirmed this view, that development is acceptable in principle but concluded that it was unacceptable in terms of its character impact on both the Conservation Area and recognised heritage assets as a result of its poor design and siting. The current proposal has been designed to address these previous reasons for refusal.

6.3 The main issues to consider are:

- Design appraisal including impact on the character and appearance of the Conservation Area and setting of the listed buildings
- Neighbour amenity
- Highway matters
- Affordable Housing
- Community Infrastructure Levy

Design appraisal

- 6.4 The proposal is of a different design approach to the previous submission. It employs a more conventional approach with the extension now continuing the form and design appearance of the existing building. It will reflect the existing appearance of the building, be built using matching materials and as such the design is considered complimentary and not considered to represent a departure from the existing townscape.
- 6.5 The scale of the building has been reduced such that it no longer projects beyond the existing rear building line. It has also been set down from the roof and set back by 0.34m from the front of the existing building. The eaves height would be retained, with the ridge line set down by 0.7m and a hipped end. Windows and horizontal banding would also align with window proportions, spacing and positioning reflecting the existing building. Windows and other detailing are proposed to the east elevation, which was previously a blank façade.
- 6.6 The proposed extension would be set in from the eastern boundary of the site by about 6.2m metres. It would follow the alignment of the existing building which splays away from the Lesbourne Road frontage and as a result would be set back from the road frontage by a distance of between 6.8 and 8.2m.
- 6.7 The application site is located within the Conservation Area and is adjacent to a number of grade II listed buildings, and as such the Conservation officer was consulted on the application, who initially commented as follows:

“The proposal is in Reigate Conservation Area and affects the setting of the grade II listed former bus garage and bus offices. The site has been subject to a number of previous proposals, and a key consideration has been the impact on the Conservation Area and viewpoints to the listed former bus garage offices which are set back.

The proposals are an improvement on previous proposals, which did not sit harmoniously with the existing building. The present proposal follows the existing proportions of the building. It does intrude into the viewpoints of the listed building but is less detrimental due to the less obtrusive nature of the elevations. It produces a long elevation so it needs to be considered whether a set-back in the elevation/building line (in terms of a reduced span) needs to be provided, as an unbroken elevation may give undue prominence to the building. The question also needs to be asked as to whether this end elevation needs to be reduced to two storey, given the reduced scale of buildings in Lesbourne Road, either due to their two storey nature

or the lower position of the listed bus garage buildings within the valley towards Church Fields.”

6.8 As noted above the application was subsequently amended to introduce a set-back to the front elevation and a reduction in the height of the roof. It is considered the proposed 3 storey scale of the extension is appropriate, noting the site occupies a prominent corner location and in my view a two storey form would create an awkward relationship with the existing building.

6.9 The conservation officer was consulted on the revised scheme and commented as follows:

“This proposal has now been subject to further consideration and it is felt that the set back and reduction in the roof form in the revised scheme are sufficient to visually reduce the length and bulk of the scheme, and this is now acceptable from a conservation viewpoint in terms of the impact on the Conservation Area and Listed Buildings. I have no objection from a conservation viewpoint subject to conditions... A hard and soft landscaping and means of enclosure conditions would be needed.”

6.10 I concur with the view of the conservation officer that the revised scheme is now acceptable and has overcome previous concern. It is considered a materially different scheme to that which was previously refused earlier this year and of a higher standard of design. Given the alignment of the proposed extension and its set back from Lesbourne Road, views of the listed buildings will be largely maintained. It is noted that the setting of the two listed buildings has been considerably altered by successive urban developments over time. Also that the most signature element of the setting of the two listed buildings is the planned frontage to the open playing fields to the north / north-east, and the application proposes no change to this relationship. In view of the above the impact on the setting of the adjacent listed buildings and conservation area is considered acceptable.

6.11 Landscaping is considered necessary to create an acceptable development in the context of the character of the Conservation Area and the setting of the listed buildings. The site is also located opposite Priory Park which has a sylvan character. As such, the provision of landscaping on the site should be controlled by condition, however because of the particular circumstances more detail on this is discussed below.

6.12 A scheme for the installation of external railings and soft landscaping for the existing development was approved under 16/02033/F with details approved and discharged under 16/02033/DET03. This scheme has not been implemented and results in the poor current external appearance of Park View. It is understood from the applicant that the freehold of Park View has been sold to Castlenau, for clarity this excludes the lands within the red line of the current application which remains fully within the ownership of the applicant Montreaux. Montreaux are currently in discussion with Castlenau to implement the landscape works. If mutual agreement is not forthcoming between the parties to resolve this with co-operation then this would be a

matter for formal Planning Enforcement action. Notwithstanding the above, the application which includes landscaping works within the red line is considered acceptable as proposed on its own merits, although the implementation of the wider landscape works would significantly help to improve the visual appearance of this prominent site located in the conservation area.

- 6.13 The application proposes use of the existing refuse facility located within the car park. The applicant has stated that this store is "*able to facilitate the increased capacity resulting from the additional occupiers of Park View*".

Neighbour amenity

- 6.14 The proposed development has been assessed with regards to its impact on the amenity of neighbouring properties. The proposed development would not extend beyond the existing front and rear elevations of the building. As such the application is not considered to give rise to overlooking, loss of privacy or impacts with respect to overbearing, loss of light or overshadowing.
- 6.15 I consider there are satisfactory separation distances to neighbouring properties opposite on Lesbourne Road and flats within Liberty Court such that the application would not impact on the amenity of these properties.
- 6.16 Living standards: The proposed flats in terms of their layout, size, accessibility and access to facilities are considered acceptable. The flats would have access to a small area of private amenity space, whilst it is noted the town centre location and proximity to Priory Park provides opportunities for access to green space. When judged from a living standard perspective the proposal is considered acceptable.
- 6.17 The development proposes the use of the existing access and the additional movements generated by three net dwelling are not considered likely to cause undue noise and disturbance. Objection was raised on the grounds of health fears and inconvenience during the construction period. Whilst it is acknowledged there may be a degree of disruption during the construction phase, the proposal would not warrant refusal on this basis and statutory nuisance legislation exists to control any significant disturbance caused during the construction of the proposal. A construction method statement is suggested to be secured by planning condition.
- 6.18 Concern has been raised by neighbouring properties regarding harm to crime. The proposal would result in the redevelopment of an existing urban residential site, new boundary treatment is proposed and the development is not considered to cause crime issues. There is limited change to the existing car park arrangement.
- 6.19 While giving rise to a degree of change in the relationship between buildings, the proposed scheme would not adversely affect the amenity of neighbouring properties, and complies with policy Ho9.

Highway matters

- 6.20 The existing site access would be utilised to access the proposed development and the application proposes the allocation of 4 parking spaces in the existing car park to the rear of the site for the new residents. The remaining car park will serve existing residents
- 6.21 The County Highway Authority has assessed the proposed development with regard to net additional traffic generation, access arrangements and parking provision and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway subject to conditions relating to parking and the provision of bike storage. The proposed development is therefore considered acceptable in this regard.

Affordable Housing

- 6.22 The development would result in a net gain of three residential units. Core Strategy Policy CS15 and the Council's Affordable Housing SPD require financial contributions towards affordable housing to be provided on housing developments of 1-9 units. However, in November 2014, the Government introduced policy changes through a Written Ministerial Statement and changes to the national Planning Practice Guidance which restrict the use of planning obligations to secure affordable housing contributions from developments of 10 units or less. These changes were given legal effect following the Court of Appeal judgement in May 2016.
- 6.23 In view of this, and subsequent local appeal decisions which have afforded greater weight to the Written Ministerial Statement than the Council's adopted policy, the Council is not presently requiring financial contributions from applications such as this resulting in a net gain of 10 units or less. The absence of an agreed undertaking does not therefore warrant a reason for refusal in this case.

Community Infrastructure Levy (CIL)

- 6.24 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, road, public transport and community facilities which are needed to support new development. This development would be CIL liable and, although the exact amount would be determined and collected after the grant of planning permission, an informal calculation shows a CIL liability of around £40,608.40 excluding indexation.

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.

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

Plan Type	Reference	Version	Date Received
Location Plan	16-P1371-LP01		14.07.2017
Arboricultural Plan	6295/ ASP.1.0		14.07.2017
Elevation Plan	16-P1371-10		14.07.2017
Street Scene	16-P1371-204	A	30.08.2017
Elevation Plan	16-P1371-202	A	30.08.2017
Street Scene	16-P1371-203	A	30.08.2017
Floor Plan	16-P1371-201	A	30.08.2017
Site Layout Plan	16-P1371-200	A	30.08.2017

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.

3. The development shall be built in accordance with the following materials:
- (a) All windows shall be of white painted timber with casements in each opening to ensure equal sightlines.
 - (b) All materials shall match existing

Reason: To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Ho13 and Pc13.

4. No development shall commence on site until a scheme for the landscaping of the site including the retention of existing landscape features has been submitted to and approved in writing by the LPA. Landscaping schemes shall include details of hard and soft landscaping, including any tree removal/retention, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation and management programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing with the local planning authority.

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, shrubs of the same size and species.

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 policies Pc4, Pc12, Ho9 of the Reigate and Banstead Borough Local Plan 2005.

Informative:

The use of a landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant condition. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality.

5. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking /turning areas shall be retained and maintained for their designated purposes.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

6. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority for:
 - (a) The secure parking of bicycles within the development site, and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

7. The development shall not be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the occupation of the development hereby permitted.

Reason: To preserve the visual amenity of the area and protect neighbouring residential amenities with regard to the Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Pc4.

8. Prior to commencement of development a written comprehensive environmental desktop study report is required to identify and evaluate possible on and off site sources, pathways and receptors of contamination

and enable the presentation of all plausible pollutant linkages in a preliminary conceptual site model. The study shall include relevant regulatory consultations such as with the Contaminated Land Officer and be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. The report shall be prepared in accordance with the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy (insert reference) and the NPPF.

9. In follow-up to the environmental desktop study report and prior to the commencement of development, a contaminated land site investigation proposal, detailing the extent and methodologies of sampling, analyses and proposed assessment criteria required to enable the characterisation of the plausible pollutant linkages identified in the preliminary conceptual model, shall be submitted to the Local Planning Authority. This is subject to the written approval in writing of the Local Planning Authority, and any additional requirements that it may specify, prior to any site investigation being commenced on site. Following approval, the Local Planning Authority shall be given a minimum of two weeks written notice of the commencement of site investigation works.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy (insert reference) and the NPPF.

10. Prior to commencement of the development, a contaminated land site investigation and risk assessment, undertaken in accordance with the site investigation proposal as approved that determines the extent and nature of contamination on site and is reported in accordance with the standards of DEFRA's and the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175, shall be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. If applicable, ground gas risk assessments should be completed in line with CIRIA C665 guidance.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy (insert reference) and the NPPF.

11. Prior to commencement of the development a detailed remediation method statement should be produced that details the extent and method(s) by which the site is to be remediated, to ensure that unacceptable risks are not posed

to identified receptors at the site and details of the information to be included in a validation report, has been submitted to and approved in writing by the Local Planning Authority, and any additional requirements that it may specify, prior to the remediation being commenced on site. The Local Planning Authority shall then be given a minimum of two weeks written notice of the commencement of remediation works.

12. Prior to occupation, a remediation validation report for the site shall be submitted to the Local Planning Authority in writing. The report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto, so as to enable future interested parties, including regulators, to have a single record of the remediation undertaken at the site. Should specific ground gas mitigation measures be required to be incorporated into a development the testing and verification of such systems should be in accordance with CIRIA C735 guidance document entitled 'Good practice on the resting and verification of protection systems for buildings against hazardous ground gases'.

Reason: To demonstrate remedial works are appropriate and demonstrate the effectiveness of remediation works so that the proposed development will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy (insert reference) and the NPPF.

13. Unexpected ground contamination: Contamination not previously identified by the site investigation, but subsequently found to be present at the site shall be reported to the Local Planning Authority as soon as is practicable. If deemed necessary development shall cease on site until an addendum to the remediation method statement, detailing how the unsuspected contamination is to be dealt with, has been submitted in writing to the Local Planning Authority. The remediation method statement is subject to the written approval of the Local Planning Authority and any additional requirements that it may specify.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy (insert reference) and the NPPF.

14. No development shall commence until a Construction Transport Management Plan, to include details of:
 - (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) measures to prevent the deposit of materials on the highway
 - (e) measures to control dust during construction. Such measures may 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;

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. Your attention is drawn to the fact that this permission is subject to an infrastructure contributions payment. There is a requirement to notify the Council in advance of commencement of development. Payment then becomes due.

On commencement of development, notice should be sent to the Planning Authority in writing or email to planning.applications@reigate-banstead.gov.uk advising that works have started. The sum described above is payable within a period of 28 days from commencement of development.

The development, once started, will be monitored by my enforcement staff to ensure compliance with the legal agreement and the conditions. Failure to pay the agreed infrastructure contribution will result in legal action being taken against the developer and/or owner of the land for default of the relevant agreement.

4. The applicant is advised that prior to the initial occupation of any communal dwellings or flats, wheeled refuse bins conforming to British Standard BSEN840, separate recycling bins for paper/card and mixed cans, and storage facilities for the bins should be installed by the developer prior to the initial occupation of any dwelling hereby permitted. Further details on the required number and specification of wheeled bins and recycling boxes is available from the Council's Neighbourhood Services on 01737 276501 or 01737 276097, or on the Council's website at www.reigate-banstead.gov.uk. Bins and boxes meeting the specification may be purchased from any appropriate source, including the Council's Neighbourhood Services Unit on 01737 276775.
5. 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) There should be no burning on site;
 - (e) Only minimal security lighting should be used outside the hours stated above; and
 - (f) 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.

6. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as: (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme; (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them; (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours; (iv) the name and contact details of the site manager who will be able to deal with complaints; and (v) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.
7. Environmental Health would like to draw the applicant attention to the specifics of the contaminated land conditional wording such as 'prior to commencement', 'prior to occupation' and 'provide a minimum of two weeks notice'. The submission of information not in accordance with the specifics of the planning conditional wording can lead to delays in discharging conditions, potentially result in conditions being unable to be discharged or even enforcement action should the required level of evidence/information be unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.

REASON FOR PERMISSION

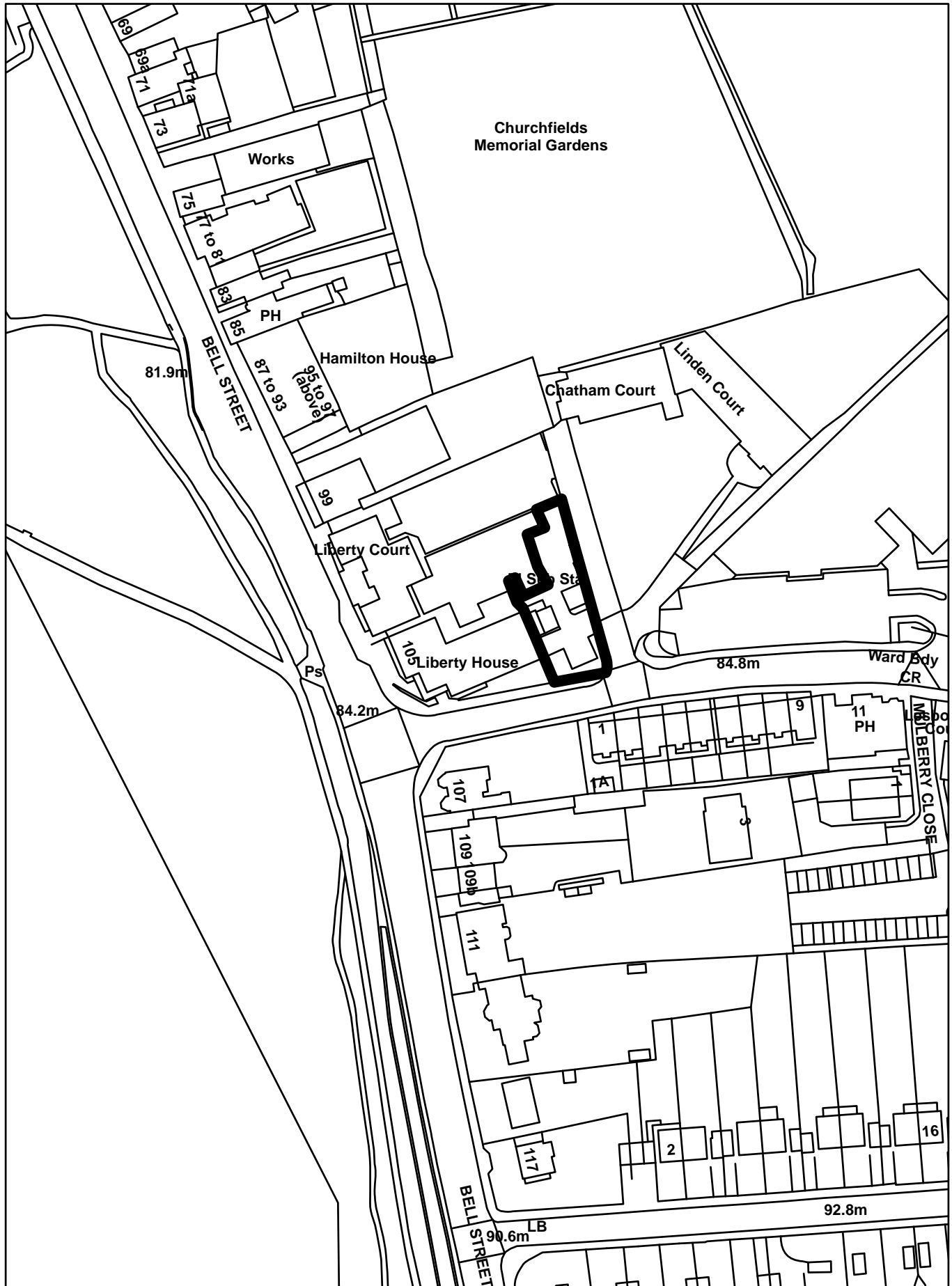
The development hereby permitted has been assessed against development plan policies CS1, CS4, CS5, CS7, CS10, CS11, CS13, CS14, CS15, CS17 and Ho9, Ho13, Ho16, Pc4, Pc9, Pc13, Mo5, Mo7, Ut4 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

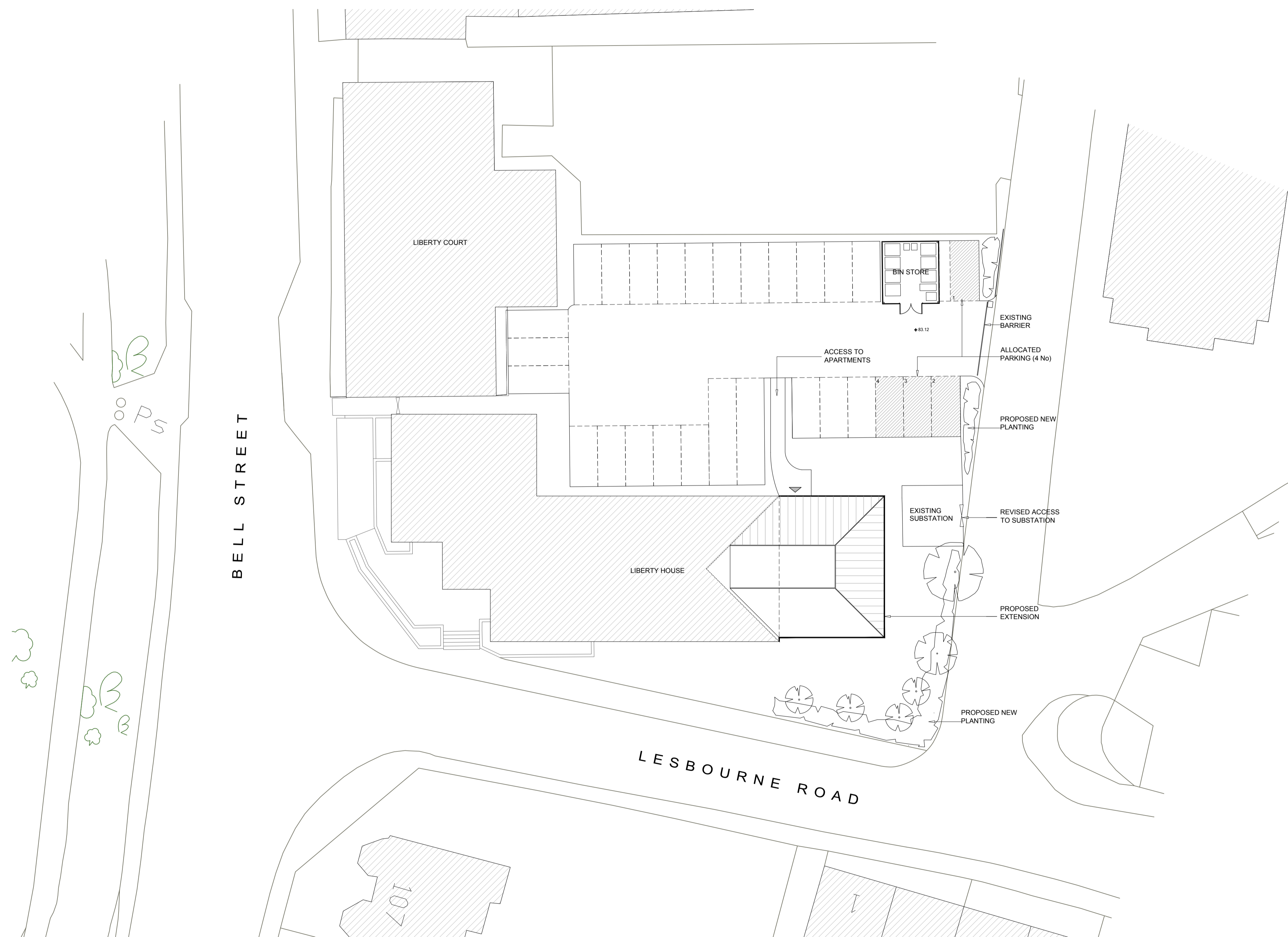
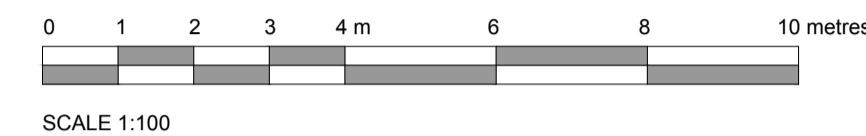
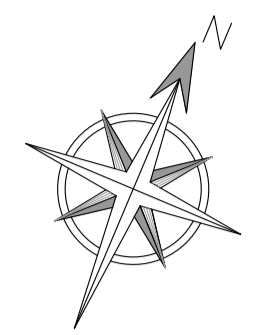
Proactive and Positive Statements




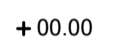
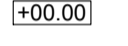
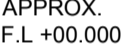


The following statement is therefore to be added to the recommendations on all the applications for planning permission to be granted

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.

17/01639/F - Park View, 105 Bell Street, Reigate





- KEY:-**
-  TREES TO BE RETAINED
 -  EXISTING HEDGROW
 -  INDICATIVE PROPOSED PLANTING
 -  +00.00 EXISTING LEVELS
 -  ±00.00 PROPOSED LEVELS
(*subject to soil survey, service enquiries and site conditions)
 -  APPROX. F.F.L. +00.000 APPROXIMATE FINISHED FLOOR LEVEL
 -  EXISTING
 -  PROPOSED

Rev.	Date	Detail

Status **PLANNING ISSUE**



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Client **MONTREUX LIMITED**

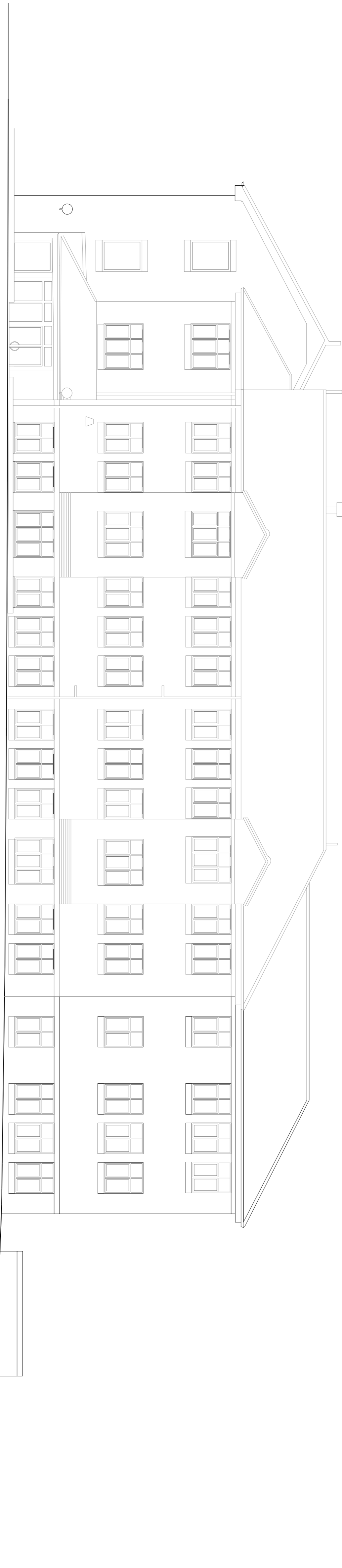
Project Title **PARK VIEW
REIGATE, RH2 7JB**

DRAWING Title **PROPOSED
SITE PLAN**

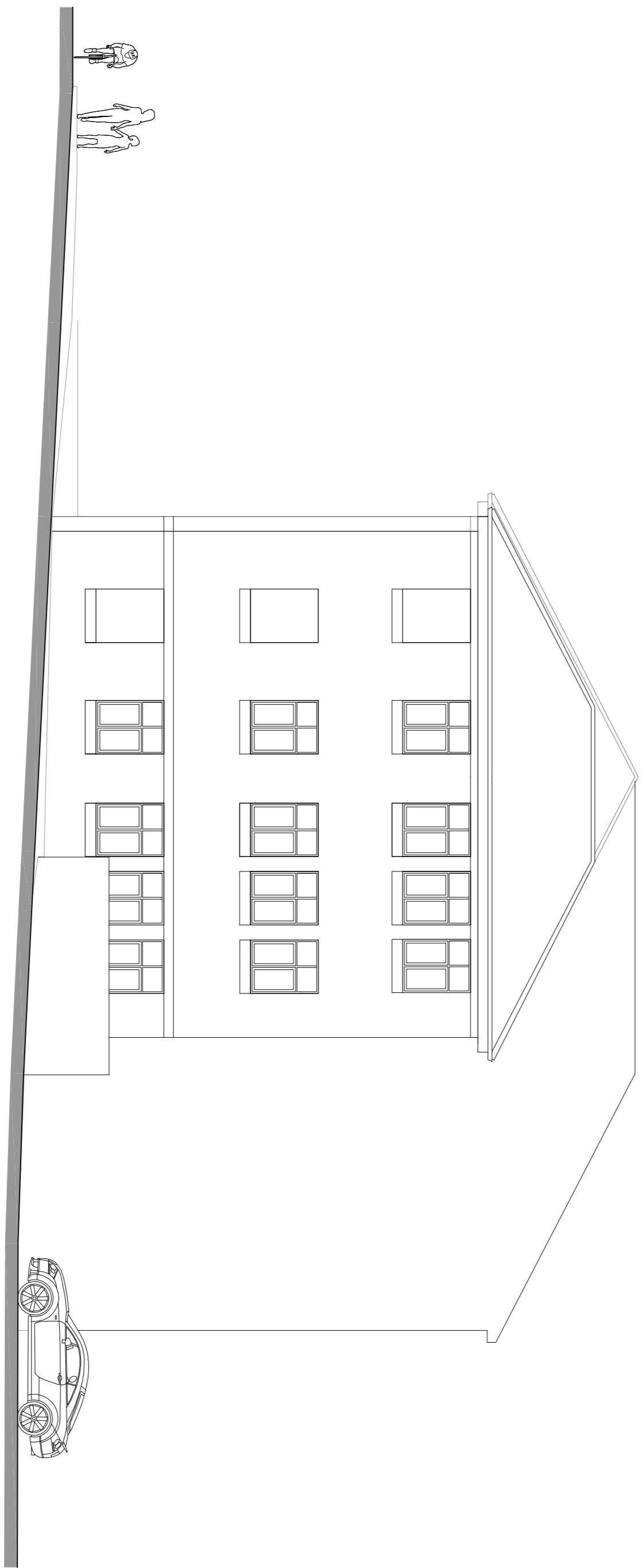
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DRAWING No.	Rev.
16-P1371-200	A

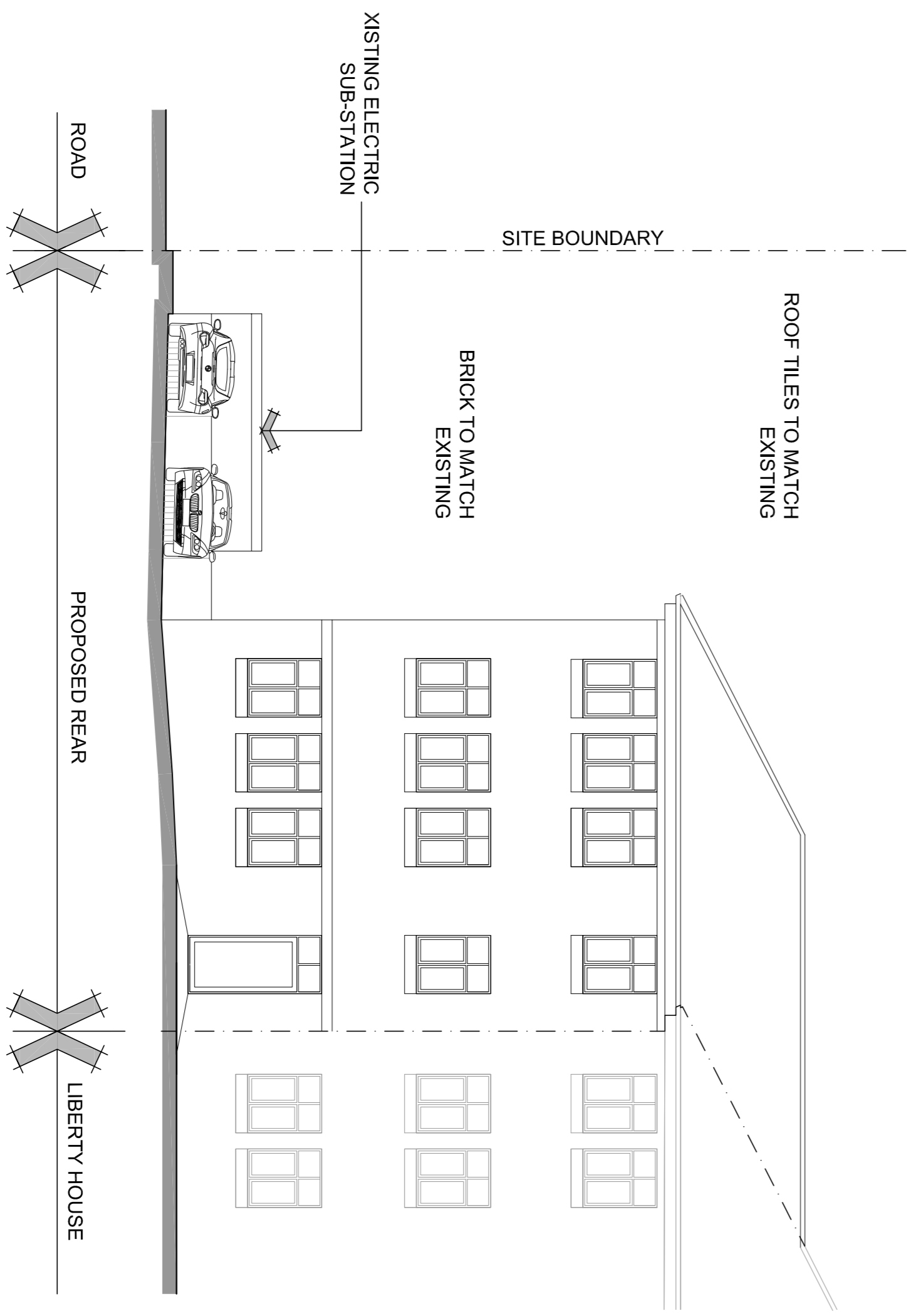
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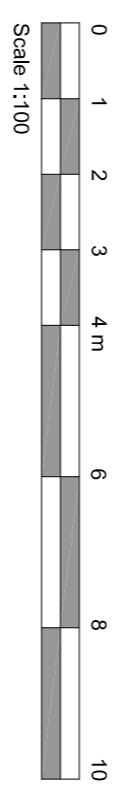
PROPOSED STREET SCENE (SOUTH)




PROPOSED STREET SCENE (EAST)



PROPOSED STREET SCENE (NORTH)



Rev.	A	Date	18.08.17	Detail	ADJUSTED IN ACCORDANCE WITH PLANNING OFFICER COMMENTS
Scale	PLANNING ISSUE				

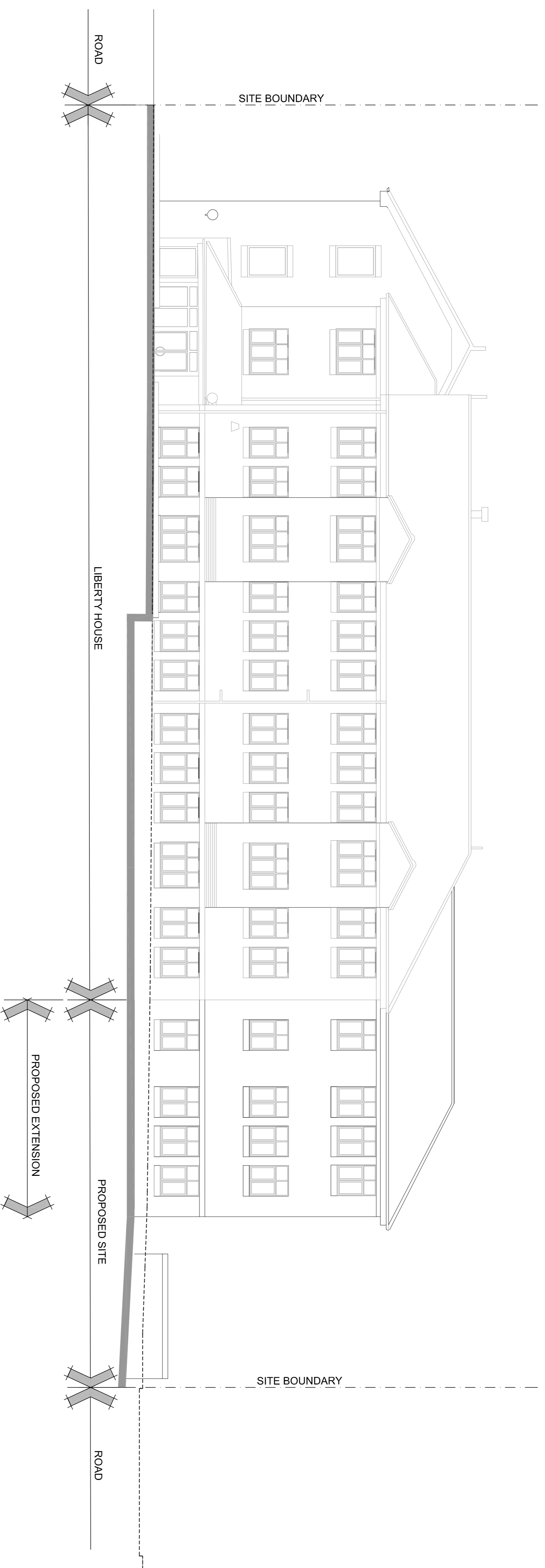


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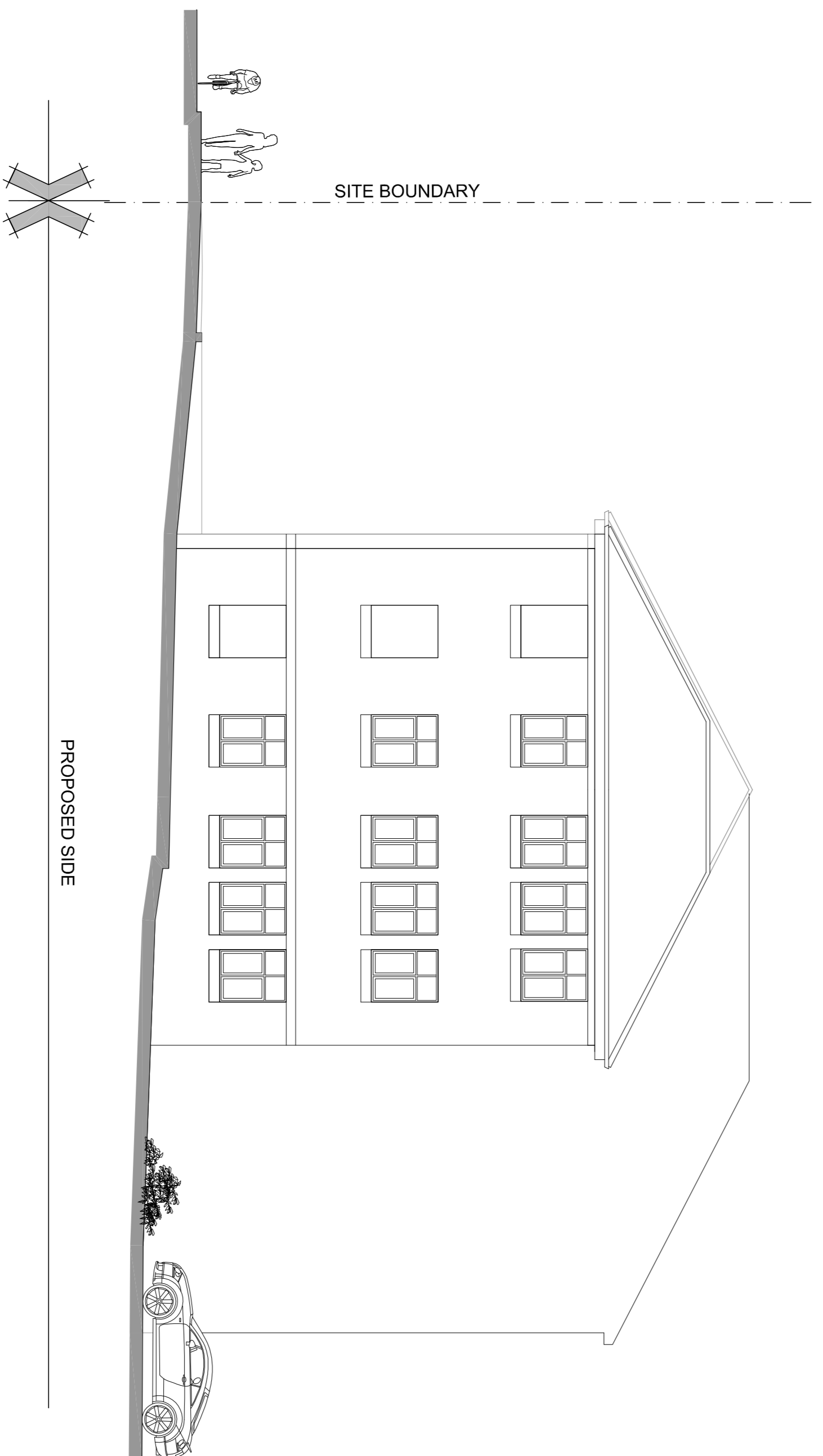
Client	MONTREAUX LIMITED
Project Title	PARK VIEW REIGATE, RH2 7JB

Drawing Title	PROPOSED STREET SCENES		
Scale	1:100@A1	Date	July 17
Drawing No.	16-P-1371-203	Rev.	A

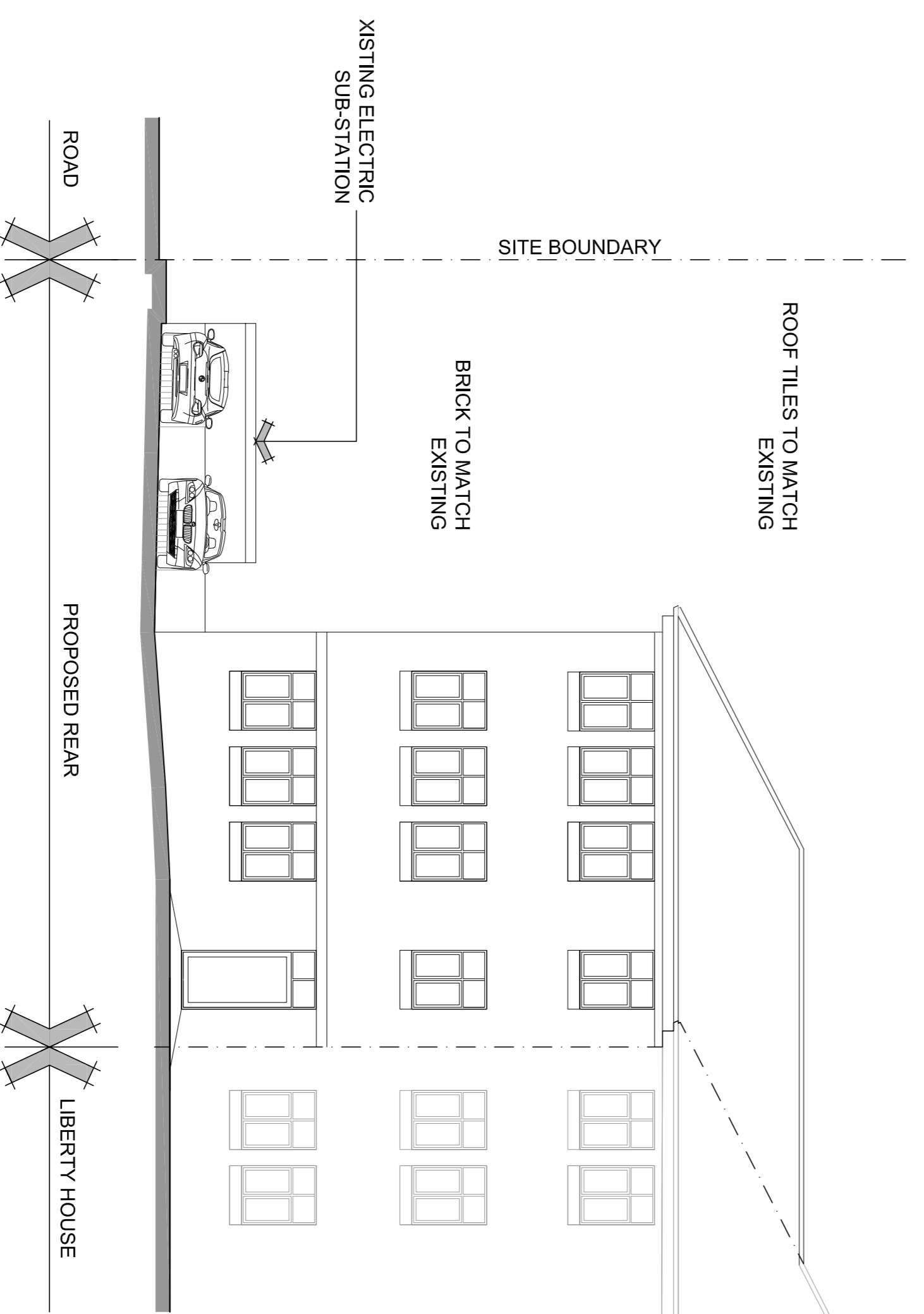
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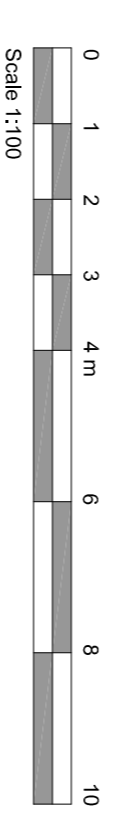
PROPOSED SOUTH ELEVATION




PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



Rev.	A	Date	18.08.17	Detail	ADJUSTED IN ACCORDANCE WITH PLANNING OFFICER COMMENTS
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CLIENT
MONTREAUX LIMITED
 Project Title
PARK VIEW
REIGATE, RH2 7JF

DRAWING TITLE
PROPOSED ELEVATIONS
 Scale: 1:100@A1 Date: July '17 Drawn: -
 DRAWING No: 16-P1371-202 Rev: A

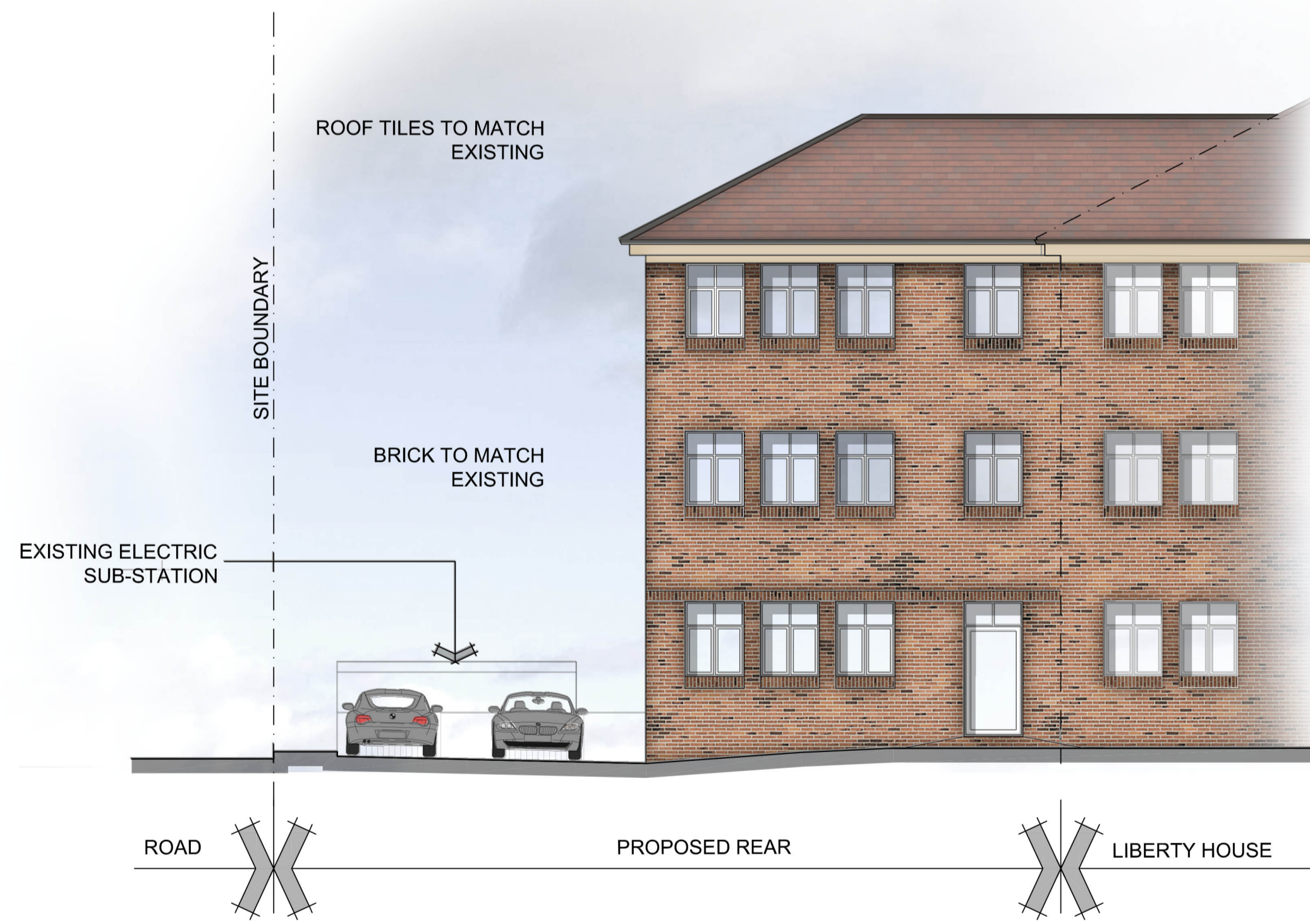
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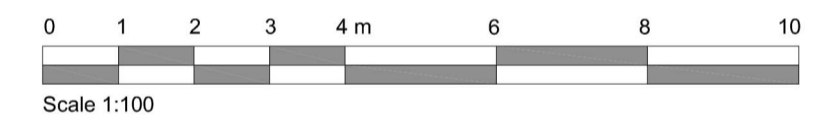
PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



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A	18.08.17	ADJUSTED IN ACCORDANCE WITH PLANNING OFFICER COMMENTS

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Client
MONTREUX LIMITED

Project Title
**PARK VIEW
REIGATE, RH2 7JB**

DRAWING Title
**PROPOSED
ELEVATIONS**

Scale:	Date	Drawn
1:100@A1	July '17	-

DRAWING No.	Rev.
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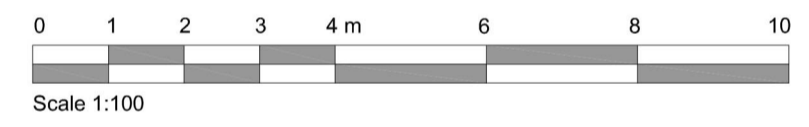
PROPOSED STREET SCENE (SOUTH)



PROPOSED STREET SCENE (EAST)



PROPOSED STREET SCENE (NORTH)



Rev: A Date: 18.08.17 Detail: ADJUSTED IN ACCORDANCE WITH PLANNING OFFICER COMMENTS

PLANNING ISSUE



Client: **MONTREAUX LIMITED**


Project Title: **PARK VIEW REIGATE, RH2 7JB**

Drawing Title: **PROPOSED STREET SCENES**

Scale: 1:100@A1 Date: July '17 Drawn: -

Drawing No: **16-P1371-203** Rev: **A**

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Status	PLANNING ISSUE
Client	MONTREAUX LIMITED
Project Title	PARK VIEW REIGATE, RH2 7JB

Rev.	Date	Drawn
DRAWING TITLE VISUALISATION		
Scale	Date	Drawn
NTS A3	July 17	DA
DRAWING NO.	Rev.	
16- J1371 - 204	A	