

**ADDENDUM**  
**MEETING OF THE PLANNING COMMITTEE**  
**WEDNESDAY 4 OCTOBER 2017**

**ITEM NO: 6**

**APPLICATION: 17/00804/F – LAND TO THE REAR OF 92-96 PARTRIDGE MEAD,  
BANSTEAD**

**PAGE NO. 43**

**Representations**

One additional representation has been received. The issues raised within this representation are addressed in the Report. The representation also raises “harm to Conservation Area” and “harm to Green Belt/countryside” – for clarification; the site is within the urban area, is not adjacent to countryside and is not within or near to a Conservation Area.

**Relevant Planning and Enforcement History**

For context, the layout of the adjoining scheme at Hornbeam Close (consented under 14/01307/F) and wider location plan showing this in context is provided at Annex A as it is not shown in full on the OS map or plans in the Agenda.

**INFORMATIVE**

An extra informative be added following clarification from Neighbourhood Services:

6. The applicant is advised that refuse would not be collected by the Council from these individual properties and bins must instead be taken by the residents to an agreed bin collection point. For further information please contact the Council’s Neighbourhood Services team.

**ITEM NO: 7**

**APPLICATION: 17/01403/F – 42 CARLTON ROAD, REDHILL**

**PAGE NO. 63**

**REPRESENTATION**

One additional representation was received from the neighbouring property at no. 46 in response to the amended plans. The matters raised are dealt with below.

**CLARIFICATIONS**

Paragraph 6.13

It should be clarified that the rear building line of the proposed dwelling at 44B would not extend beyond the maximum rear building line of no.46 which is that formed by the existing attached rear conservatory or the line of the raised rear patio to no 46.

As noted in the report the proposed development is considered by Officers to have an acceptable impact on no 46.

The representation also requested ground floor windows on the north-west side elevation of no.44B were conditioned to be obscure glazed. Given the presence of boundary fencing, these windows are not considered to give rise to overlooking and a condition is not considered to meet the required tests of a planning condition. In addition it was requested that informatives 4 and 5 should be amended to conditions such that they are enforceable. Retaining these details as informatives is in accordance with standard procedure in terms of how the Council normally deal with these matters, as they are covered by separate legislation and so not appropriate as conditions.

## **CONDITIONS**

The wording of condition 11 has been amended. The additional wording is shown in bold below.

11. 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. Boundary treatment to no46 Carlton Road shall be 2m in height **and once constructed the 2m fence must be maintained/retained for the life of the development.**

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.

## **ITEM NO: 8A & 8B**

### **APPLICATION: 16/02619/F AND 16/02620/LBC – THE ANGEL PUBLIC HOUSE**

### **1A WOODHATCH ROAD REIGATE**

### **PAGE NO. 87**

## **CONDITIONS**

An additional limb to Condition 3 on both 16/02619/F and 16/02620/LBC is proposed regarding retention and restoration of the pub hanging sign as follows:

3. ....

(s) The public house hanging sign on the elevation of the listed building fronting Cockshot Hill shall be restored and retained on the building before it is occupied.

## **Plans**

A further plan showing the proposed site layout and layout of the new dwelling is attached at Appendix B.

**ITEM NO: 9**

**APPLICATION: 17/00714/F – MEROK PARK NURSING HOME, PARK ROAD, BANSTEAD**

**PAGE NO. 111**

**Representations**

Two additional representations have been received.

One raises concerns regarding parking provision and highway safety both of which are addressed within the report. The second, from the Park Road Residents Association, provides support in favour of the application.

**CONDITIONS**

An additional condition is proposed as follows to clarify that the lift overrun at roof level is to be clad with brickwork.

20. Notwithstanding the approved plans, the lift overrun at roof level shall be clad in brickwork, details of the materials for which should be submitted for approval in accordance with Condition 8.

Reason: To ensure a satisfactory external appearance is achieved in the interests of the character of the area with regard to Reigate and Banstead Borough Local Plan policy Ho9.

**Plans**

A number of superseded plans have been included within the agenda (pages 139, 141 and 143).

The correct plans are included at Annex C to this Addendum.

**ITEM NO: 10**

**APPLICATION: 17/01069/F – 38 RINGWOOD AVENUE, REDHILL**

**PAGE NO. 145**

**Representation**

Four additional representations have been received a number of issues, the majority of which have been dealt with in the officer report.

Issues not covered in the Report are those raise in relation to harm to the conservation area and harm to the metropolitan green belt. To clarify, the site of 38 Ringwood Avenue is not located within or adjacent to either of these areas.

**Conditions**

Condition 10 has been revised to reflect the advice of the Council's drainage consultant (as set out in the Consultations section of the Report). Condition 10 should therefore be replaced with the following:

10. No development shall commence until a scheme for surface water drainage on the site has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall be designed in accordance with non-statutory Technical Standards for SuDS and include:
  - a) Evidence that the proposed solution will effectively manage the 1 in 30 and 1 in 100 (plus climate change allowance) for storm events
  - b) Details of how the system has been designed to ensure that it would be compatible with, and not adversely impact upon, the existing drainage ditch/culvert in the rear gardens of the site, including any measures required to ensure that flows within the ditch would not be affected should be provided
  - c) Finalised drawings of the layout of the system and the specification and location of SuDs elements, outfalls, pipe diameters and levels.

A full survey and clean-out of the watercourse within the boundaries of the site must be carried out prior to the commencement of development.

Reason: To ensure that the proposed development does not result in an increased risk of surface water flooding on or off site with regards to Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005.

An additional condition requiring the applicant to submit details of a revised location for the proposed bin stores is also proposed to ensure these would not adversely affect neighbour amenity:

11. Notwithstanding the approved drawings, the development hereby approved shall not be first occupied unless and until details of a revised location for the bins stores to the proposed dwellings has been submitted to and approved in writing by the Local Planning Authority. The bins stores shall be sited in accordance with the revised details and thereafter retained and maintained for their designated purpose.

Reason: To ensure that the development would make appropriate provision for the storage of waste and recycling in a manner which would not adversely impact on the amenity of neighbours with regard to policy Ho9 of the Reigate and Banstead Borough Local Plan 2005.

**ITEM NO: 11**

**APPLICATION: 17/01639/F PARK VIEW, 105 BELL STREET, REIGATE**

**PAGE NO. 161**

**REPRESENTATIONS**

One additional representation has been received.

The representation raises concerns regarding harm to the Conservation Area, hazard to highway safety, crime and health fears, inconvenience during construction, increase in traffic and congestion, noise and disturbance and overdevelopment,

these matters are addressed within the report. In addition it raises ownership issues which are not a material planning consideration.

## **PLANS**

A revised landscape scheme has been received, included at Appendix D to this addendum. The plan switches the hawthorn hedge to privet to align with the landscape scheme approved under permission 16/02033/DET03 on the adjacent land. In light of the above the tree officer has confirmed the revised landscape scheme is acceptable by and condition 4 has been reworded to secure the submitted scheme.

It should be clarified with regards paragraph 6.12 that the wider site relating to the existing building and its landscaping is outside the ownership of this applicant. The lack of landscaping to the wider site is not a planning enforcement issue as it is a condition of a planning permission which is not yet implemented (for railings with the main conversion taking place under permitted development). As the land is outside the application site and in private ownership, a 'Grampain' condition could not be used to secure wider landscaping although this applicant has committed to work with the adjacent landowner to provide and fund it if necessary (although such agreement can only be considered informally).

## **CONDITIONS**

Condition 4 in the Report is to be replaced with the following:

4. All hard and soft landscaping work shall be completed in full accordance with the approved scheme as detailed on drawing number 6295/ASP.1.0 Rev A dated June 2017 and compiled by Aspect landscape planning. The approved scheme shall be implemented prior to occupation or within the first planting season following completion or as otherwise agreed in writing with the Council.

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

Reason: To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Ho9, Pc12 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

**ITEM NO: 12**

**APPLICATION: 17/01708/F 2 HERNBROOK, CHEQUERS LANE, WALTON ON THE HILL**

**PAGE NO. 187**

**Representations**

Two additional representations have been received from the neighbouring property, including one from a consultant commenting on their behalf.

The representations largely raise concerns regarding impact on neighbour amenity which are largely addressed in the report. The representation raises concern that overlooking from the window of Bedroom 1 is not discussed in the Report. This is shown to overlook the adjacent club and so not considered to have a harmful impact by virtue of distance and orientation from neighbours.

It also queries the use of obscure glazing to a bedroom as required by condition 4. However, this is to a third bedroom, where an overall satisfactory level of amenity could be deemed to occur and is, in any case, a bespoke condition requiring details to be submitted which include the potential for specialist obscure glazing incorporating a privacy filter whereby oblique views are prohibited.

**ITEM NO: 14**

**APPLICATION: 17/01916/HHOLD – 39 BLETCHINGLEY ROAD, MERSTHAM, REDHILL**

**PAGE NO. 223**

**Representations**

The response from the County Highway Authority was received on 27 September 2017:

'The proposed development has been considered by THE COUNTY HIGHWAY AUTHORITY who having assessed the application on safety, capacity and policy grounds, recommends the following conditions be imposed in any permission granted:

**CONDITIONS**

Additional highway related conditions are therefore proposed as above:

4. The proposed vehicular access to Bletchingley Road shall be constructed in accordance with the approved plans and thereafter shall be kept permanently maintained.

Reason: To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users with regard to the objectives of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005).

5. Space shall be 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 and turning areas shall be retained and maintained for their designated purposes.

Reason: To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users with regard to the objectives of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005).

**ITEM NO: 15**

**APPLICATION: 17/01920/HHOLD – 115 BLETCHINGLEY ROAD, MERSTHAM, REDHILL**

**PAGE NO. 239**

**Representations**

The response from the County Highway Authority was received on 20 September 2017:

‘The proposed development has been considered by THE COUNTY HIGHWAY AUTHORITY who having assessed the application on safety, capacity and policy grounds, recommends the following conditions be imposed in any permission granted:

**CONDITIONS**

Additional highway related conditions are therefore proposed as above:

4. The proposed vehicular access to Bletchingley Road shall be constructed in accordance with the approved plans and thereafter shall be kept permanently maintained.

Reason: To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users with regard to the objectives of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005).

5. Space shall be 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 and turning areas shall be retained and maintained for their designated purposes.

Reason: To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users with regard to the objectives of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005).