

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	29 November 2017
	REPORT OF:	HEAD OF PLACES AND PLANNING
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AGENDA ITEM:	10	WARD: Reigate Central

APPLICATION NUMBER:	17/02064/F	VALID:	11 October 2017
APPLICANT:	Reigate and Banstead Borough Council	AGENT:	
LOCATION:	BANCROFT ROAD PUBLIC CAR PARK, BANCROFT ROAD, REIGATE		
DESCRIPTION:	Erect fence to level seven		
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 as the Council is the applicant.

SUMMARY

The proposal is for the erection of a 3m high fence for 22.5m along part of the southern elevation of level 7 of the car park. It is proposed for the purposes of security to prevent jumping between buildings and articles being thrown between.

The site is located adjacent to the Reigate Town centre Conservation Area but following amended plans that show an amended style of fencing, and subject to a condition specifying the colour of the fence, it is considered that there would be no material harm to the character of the conservation area or to neighbouring amenities. The proposal is therefore considered acceptable.

RECOMMENDATION

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

Consultations:

Highway Authority: The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.

Conservation Officer: The conservation officer originally raised concern in regard to the use of palisade galvanised metal fencing. Following amended plans, showing the fencing to be a metal railing, the conservation officer has no objections subject to a condition regarding the colour of the finish of the railing.

Representations:

Letters were sent to neighbouring properties on 11 October 2017 and a site notice was posted on 18 October 2017. No representations have been received.

1.0 Site and Character Appraisal

- 1.1 The application site comprises a large multi storey car park situated to the rear of Bell Street and Church Street and is eight levels in height.
- 1.2 The surrounding area is characterised by properties with a town centre characteristic. The rear of the shops to Bell Street and Church Street adjoin the car park to the West and North. Immediately to the south is a building used for storage and beyond that the offices and the cinema on Bancroft Road. The site is surrounded on the north, east and west by the Reigate Town Centre Conservation Area. The site is relatively flat.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The opportunity did not arise because the applicant did not approach the Local Planning Authority before submitting the application.
- 2.2 Further improvements could be secured: A sample of the colour of the finish of the railing to be submitted and approved before works commence.

3.0 Relevant Planning and Enforcement History

- 3.1 88P/0380/AP – Erection of decked car park (325 spaces) – approved with conditions.

4.0 Proposal and Design Approach

- 4.1 This is a full application for the erection of a 3m high fence for 22.5m along part of the southern elevation of level 7 of the car park.

- 4.2 Amended plans show the fence to be of a panelled metal railing system and would be powder coated in blue.
- 4.3 The fence would be placed on the existing parking deck and not on the exterior wall.
- 4.4 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.
- 4.5 Evidence of the applicant's design approach is set out below:

Assessment	The statement does not include an assessment of local character
	No site features worthy of retention were identified.
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The proposed fence has been chosen for security reasons and to prevent items such as trolleys being thrown in the gap between buildings

5.0 Policy Context

5.1 Designation

Urban Area

Adjacent to Reigate Town Centre Conservation Area and primary shopping centre

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)

CS4 (Valued Townscapes and Historic Environment)

CS10 (Sustainable Development)

CS11 (Sustainable Construction)

5.3 Reigate & Banstead Borough Local Plan 2005

Community
Conservation

Cf2
Pc13

5.4 Other Material Considerations

National Planning Policy Framework

Supplementary Planning Guidance

Surrey Design

Local Distinctiveness Design Guide

Other

Human Rights Act 1998

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 development is acceptable in land use terms.

6.2 The main issues to consider are:

- Impact on local character and conservation area
- Neighbour amenity
- Highway and parking matters

Impact on local character

6.3 The proposed fence would be situated on the upper level of the car park and would be visible from the office buildings opposite. However, it would make a minimal impact from the street, either in Bancroft Road or St Lawrence Way by its positioning to the south of the car park.

6.4 The conservation officer originally raised concern regarding the type of fencing proposed; a palisade galvanised fence. Amended plans have been received that have changed the fence to metal railings which shall be powder coated.

6.5 In order to ensure that the scheme would not harm the conservation area, a condition will be placed on the permission ensuring that the railings will be dark blue in colour and a sample of the colour of the finish of the railing shall be submitted to and approved in writing by the Council before works commence.

Neighbour amenity

6.6 Due to the nature of the proposal, being within a commercial area, on top of the car park, it is not considered that the proposed fence would an undue loss of amenity to the surrounding area.

Highway matters

6.7 The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking

provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.

CONDITIONS

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
Floor Plan	783-2		04.09.2017
Location Plan	783-3		04.09.2017
Elevation Plan	783-4	R1	07.11.2017
Elevation Plan	783-1	R1	07.11.2017

2. 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

3. The railings shall be dark blue in colour and a sample of the colour of the finish of the railing shall be submitted to and approved in writing by the LPA before works commence.

Reason: To ensure that the development hereby permitted is only constructed using the appropriate external facing materials or suitable alternatives in the interest of the visual amenities of the area with regard to Reigate and Banstead Borough Local Plan 2005 policies Cf2 and Pc13.

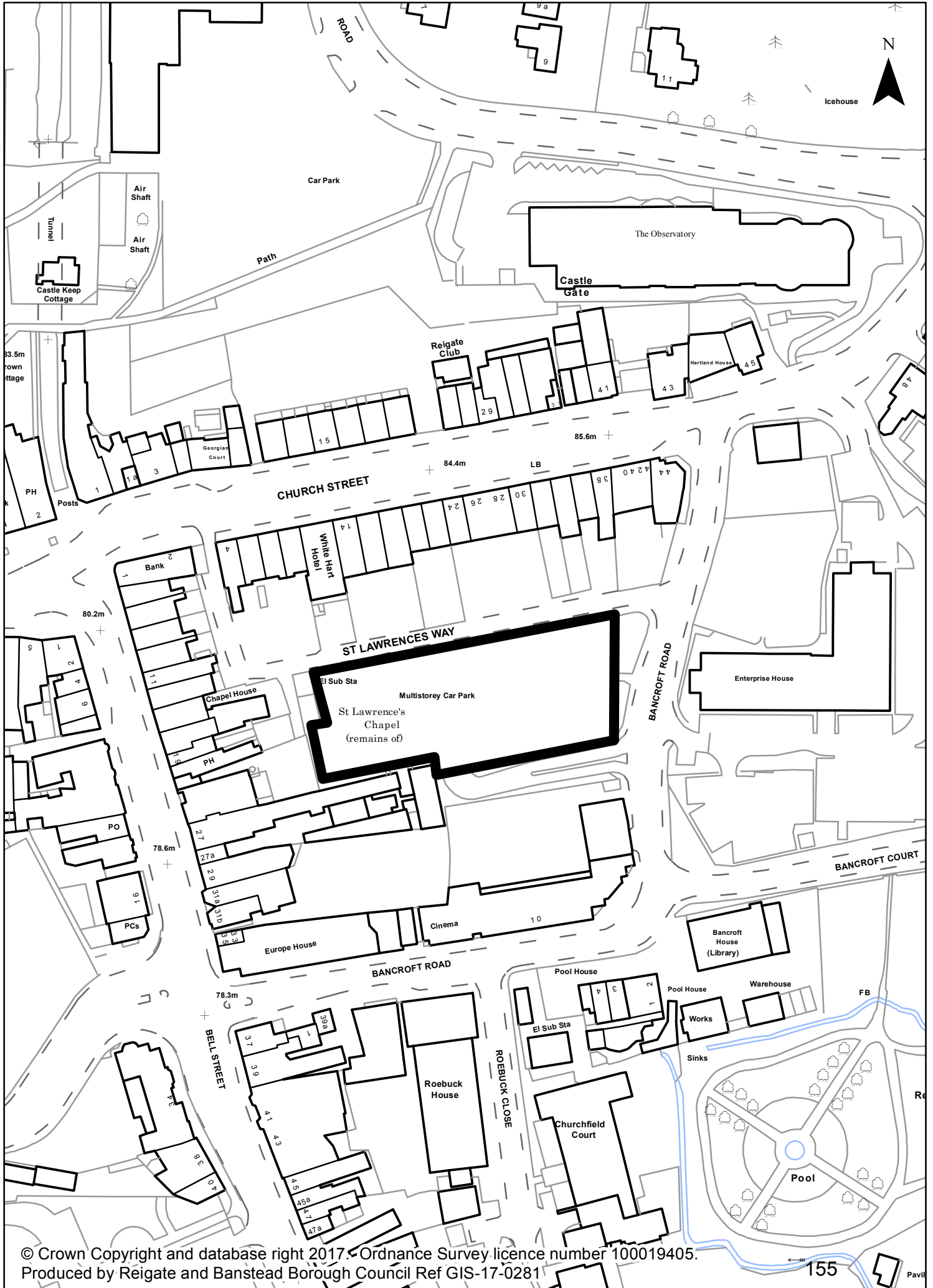
Statement of reason for grant of planning permission (Article 31 of The Town And Country Planning (Development Management Procedure) (England) Order 2010):

The development hereby permitted has been assessed against development plan policies Cf2, and Pc13, and material considerations, including third party representations. It has been concluded that the development is in accordance with

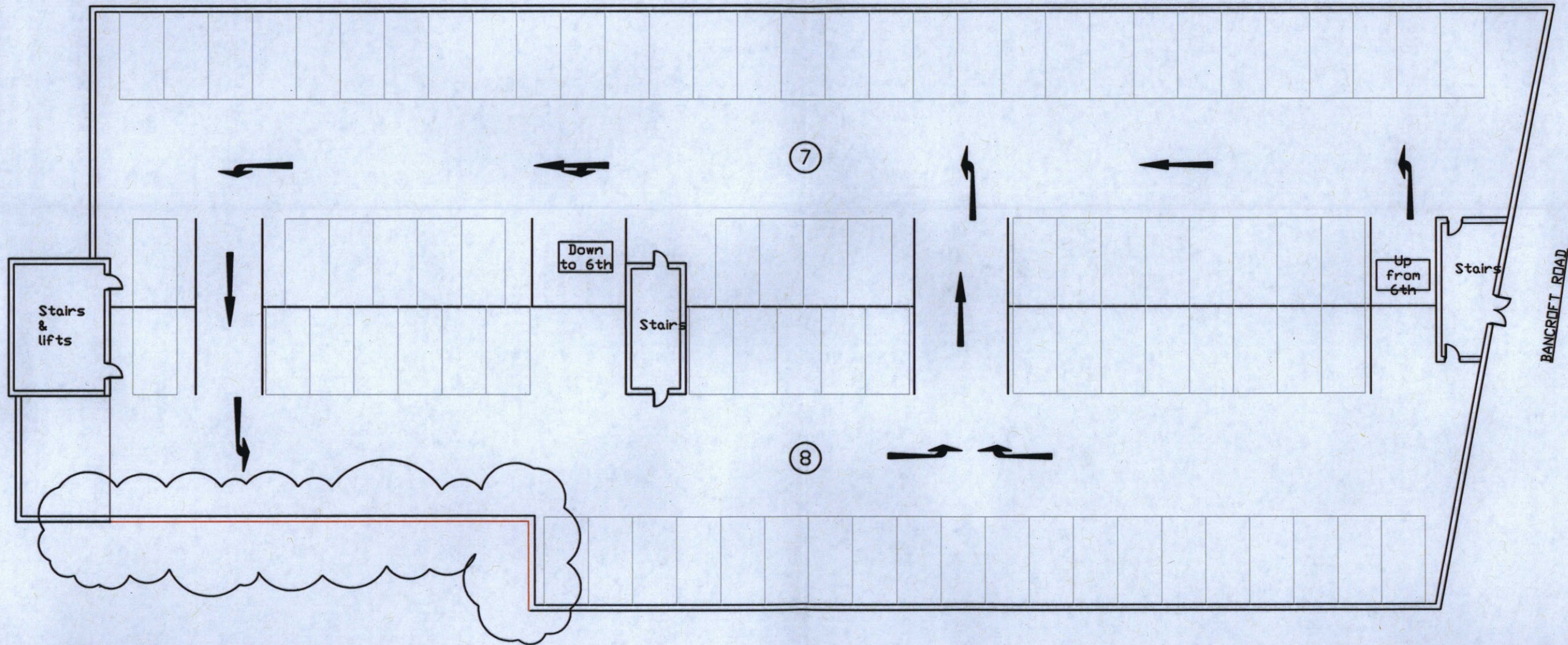
the development plan and there are no material considerations that justify refusal in the public interest.

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.

17/02064/F - Bancroft Road Public Car Park, Bancroft Road, Reigate, Surrey



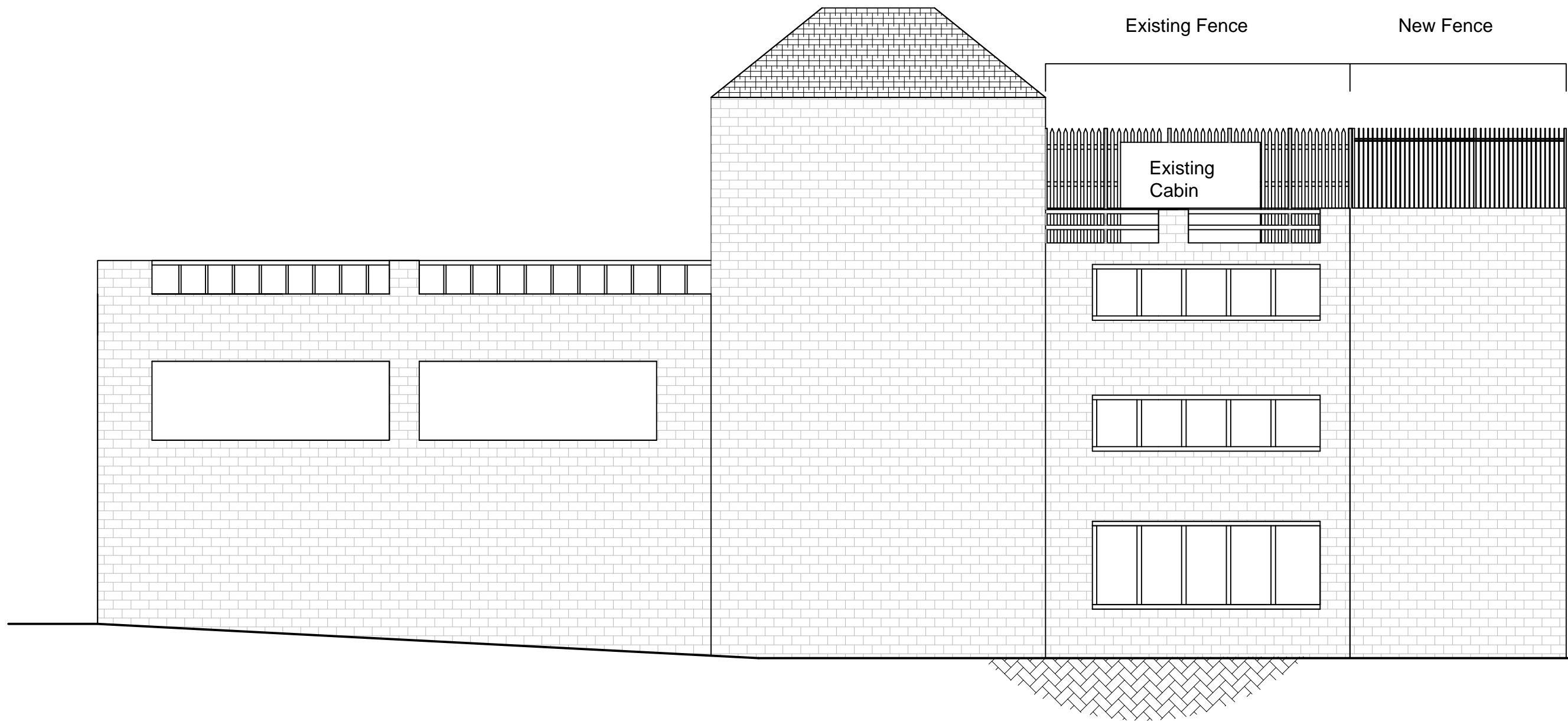
ST LAWRENCES WAY



Location of Fencing -Level 7

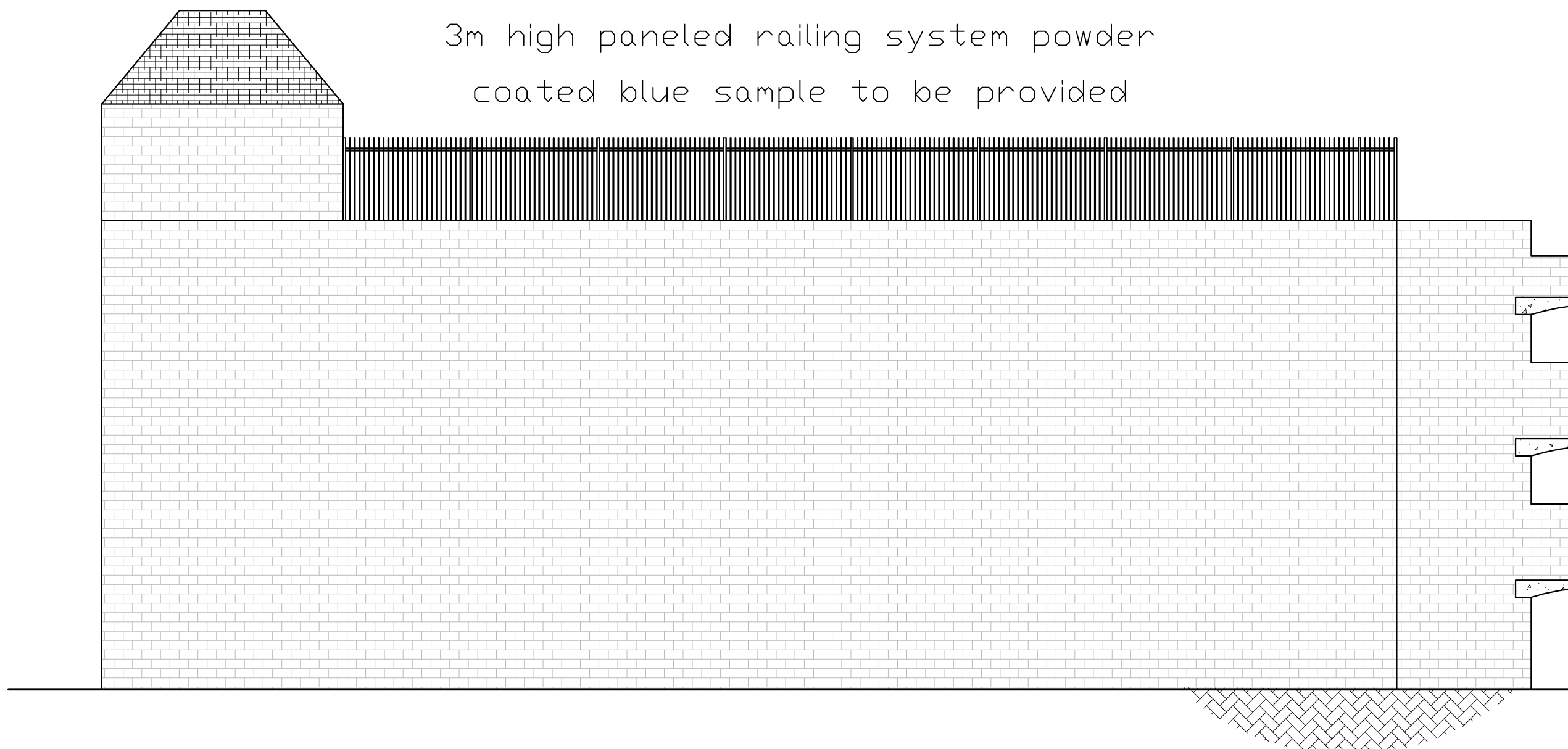
Project - Bancroft Road
Title - Block Plan
Drawing Number - 783 -2
Scale - 1/250
Date - August 2017
Author - T.O.P

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West Elevation

Project - Bancroft Road
Title - West Elevation Existing
Drawing Number - 783 -4 R1
Scale - 1:100
Date - November 2017
Author - T.O.P



Project - Bancroft Road
Title - Fencing Elevation
Drawing Number - 783 - 1 R1
Scale - 1 / 100
Date - November 2017
Author - T.O.P

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