

ADDENDUM
MEETING OF THE PLANNING COMMITTEE
WEDNESDAY 29 NOVEMBER 2017

ITEM NO: 5

APPLICATION: 17/02044/F – DOCTORS SURGERY, GREYSTONE HOUSE, 99 STATION ROAD, REDHILL

PAGE NO: 19

Plans

The proposed floor plan, which was not included in the published agenda, is provided at **APPENDIX A** for completeness.

Consultations:

Since publication of the agenda, a further neighbour representation has been received objecting to the application for the following reasons:

- Inconvenience during construction
- Increase in traffic and congestion
- No need for the development
- Noise & disturbance
- Out of character with surrounding area
- Overdevelopment
- Overlooking and loss of privacy.

These matters are addressed within the Officer Report to Committee.

CONDITIONS

The landscaping condition (6) is amended as follows to exercise control over works to the boundary treatments and hedge along the eastern boundary and ensure that the hedge is managed effectively thereafter. Amendments to Condition 8 are also proposed to ensure staff and patients are encouraged to use appropriate local parking facilities.

A new condition (10) is proposed to exercise control over windows in the eastern elevation of the development.

6. No development shall commence until details of the works to the hedge and boundary fence located along the eastern boundary of the site have submitted to and approved in writing by the Local Planning Authority (LPA). Such details shall include:
 - a) The height and type of any replacement boundary fence
 - b) Full details of the works required to the existing hedge, including pruning/cutting back, in order to facilitate construction of the development or replacement of the fence
 - c) Specification of replacement planting to reinforce the hedge, including the species, plant sizes and number/density

All landscaping works shall be carried out in strict accordance with the landscaping details as approved, and these shall be completed before

building completion, occupation or use of the approved development whichever is the earliest.

Upon completion of the construction of the development, the hedge located along the eastern boundary of the site shall thereafter be retained and managed in a condition and height similar to its existing. If any part of the retained hedge, within the site, controlled by this condition, is removed, dies, or becomes damaged or diseased within one year of completion, it shall be replaced before the expiry of one calendar year by hedge to a planting specification agreed in writing by the Local Planning Authority.

Reason: To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policy Pc4 of the Reigate and Banstead Borough Local Plan 2005.

8. The development hereby approved shall not be first used unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for:
- (a) The secure parking of bicycles within the development site
 - (b) Information to be provided to staff and patients regarding limitations on the use of on-site parking facilities by staff and disabled visitors only and details of alternative appropriate local parking facilities
 - (c) Information to be provided to staff and patients regarding the availability of and whereabouts of local public transport / walking / cycling / car sharing clubs / car clubs and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

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.

10. The ground floor windows in the east elevation of the development hereby permitted shall be top hung opening only and fitted with a restrictor such that the opening is limited to 100mm and shall be maintained as such at all times.

Reason: To ensure that the development does not affect the amenity of the neighbouring property by overlooking with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

ITEM NO: 6

APPLICATION: 17/01584/F, 105 – 125 ASHURST ROAD, TADWORTH, PAGE NO: 45

Plans

The applicant has provided a section drawing taken through the railway bank, Block B and across to the buildings within the local shopping centre on the opposite side of Ashurst Road/Shelvers Hill. This is included at **APPENDIX B**.

Condition 2 relating to the approved plans has subsequently been updated to reflect the additional plan received.

Assessment

At paragraph 6.4 of the report (page 52 of the published agenda), reference is made to site being “disconnected from the existing residential offer”. This should read:

“The site is disconnected from the existing retail offer being across two roads with no pedestrian crossing linking the two areas”.

Paragraph 6.17 of the report (page 56) explains that “Primary rooms have generally been sited to the front of the development...”. By way of clarification, in Block A, there are some ground floor reception rooms that have windows to the rear; however, these rooms are triple aspect with windows also facing to the street and to the side. Reception rooms in Block B are at the front of the building with windows facing to the street and to the site. This does not affect the overall conclusion that the proposed dwellings would achieve adequate outlook and daylight.

CONDITIONS

Condition 2 is amended to reflect the additional plan submitted (shown in italics). Condition 22 has been amended to pre-occupation as opposed to pre-commencement.

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

Plan type	Reference	Version	Date received
Landscaping Plan	D0314-001	C	10.07.2017
Landscaping Plan	D0314-002	C	10.07.2017
Elevation Plan	01198-BA-BB-E	P3	05.10.2017
Other Plan	2016-2958-005	A	23.10.2017
Floor Plan	01198-BA-01	P2	05.10.2017
Elevation Plan	01198-BA-02	P2	05.10.2017
Street Scene	01198_SK_32	P2	05.10.2017
Section Plan	01198_BA_BB_X123	P2	05.10.2017
Floor Plan	01198-BB-01	P2	05.10.2017
Elevation Plan	01198-BB-02	P2	05.10.2017
Location Plan	01198-S-01	P2	05.10.2017
Site Layout Plan	01198_S_02	P3	05.10.2017
Site Layout Plan	01198_S_03	P3	05.10.2017
Site Layout Plan	01198_S_04	P3	05.10.2017
<i>Section Plan</i>	<i>01198_X_A</i>		<i>29.11.2017</i>

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 first occupation details of lighting and CCTV for the parking courts shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out and maintained in accordance with the approved details.

Reason: To ensure that a satisfactory external appearance is achieved and the amenity of residents secured with regards to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

INFORMATIVES

Informative 3 referring to Infrastructure Contributions has been wrongly included. With the exception of the Community Infrastructure Levy, there is no requirement for the scheme to provide other infrastructure contributions. This information should be removed and replaced with a standard CIL condition as follows:

3. The development hereby approved is liable to pay the Community Infrastructure Levy (CIL). Payment of CIL is mandatory. You are advised to familiarise yourself with CIL, its implications and your responsibilities. More information about CIL is available at www.reigate-banstead.gov.uk/cil.

If you have not already done so, you should submit an Assumption of Liability Form as soon as possible to notify the Council who will be responsible for paying CIL for the development. This will ensure that the CIL Liability Notice, and any subsequent correspondence associated with CIL, is issued to the correct party. Responsibility to pay CIL will default to the landowner unless another party has assumed liability. All relevant forms can be found on the Planning Portal website at:

<http://www.planningportal.co.uk/planning/applications/howtoapply/whattosubmit/cil>

ITEM NO: 7

APPLICATION: 17/01534/F – REAR OF 4 – 10 CHURCH STREET, REIGATE

PAGE NO: 79

Plans

Plans and elevations for the extant permission on the site (16/00428/F) are included at **APPENDIX C**.

ITEM NO: 8

APPLICATION: 17/01586/F – LAND TO THE REAR OF 48 MASSETTS ROAD,
PAGE NO: 129

Plans

An incorrect OS Plan for the site was included at page 123 of the published agenda. The correct plan is included at **APPENDIX D** of the Addendum.

The applicant has supplied an updated existing and proposed site layout to show, by way of context, the footprint of the two dwellings approved at the last meeting of the Planning Committee on 1st November. These plans are included at **APPENDIX D**. Condition 2 has therefore been updated (below) to reflect the revised plans.

CONDITIONS

To reflect the updated plan above, condition 2 should be replaced with the following:

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

Plan Type	Reference	Version	Date Received
Street Scene	722.MRH.112		18.07.2017
Proposed Plans	722.MRH.111		07.07.2017
Proposed Plans	722.MRH.110		07.07.2017
Location Plan	722.MRH.101	B	20.11.2017
Site Layout Plan	722.MRH.100	C	20.11.2017

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.

INFORMATIVES

Informative 3 referring to Infrastructure Contributions has been wrongly included. With the exception of the Community Infrastructure Levy, there is no requirement for the scheme to provide other infrastructure contributions. This information should be removed and replaced with a standard CIL informative as follows:

4. The development hereby approved is liable to pay the Community Infrastructure Levy (CIL). Payment of CIL is mandatory. You are advised to familiarise yourself with CIL, its implications and your responsibilities. More information about CIL is available at www.reigate-banstead.gov.uk/cil.

If you have not already done so, you should submit an Assumption of Liability Form as soon as possible to notify the Council who will be responsible for paying CIL for the development. This will ensure that the CIL Liability Notice, and any subsequent correspondence associated with CIL, is issued to the correct party. Responsibility to pay CIL will default to the landowner unless another party has assumed liability. All relevant forms can be found on the Planning Portal website at:

<http://www.planningportal.co.uk/planning/applications/howtoapply/whattosubmit/cil>

ITEM NO: 9

APPLICATION: 17/02137/F – DENDRONS, WOODLAND WAY, KINGSWOOD,
PAGE NO: 129

Plans

A revised OS plan has been included at **APPENDIX E** to replace the plan which is shown on page 141 of the published agenda.

The revised plan identifies the location of No.63 Woodland Way (adjacent to the application site to the west) and Langdale House (previously called Ashton House and located to the north-west of the site), both of which are referred to within the Committee Report.

APPENDIX A

Site Boundary

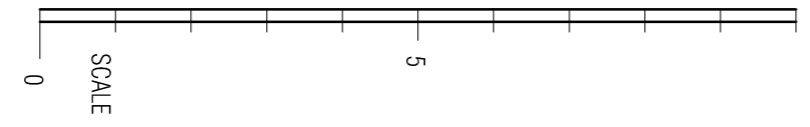
GROUND FLOOR PLAN



Extension 7.626m
Very high level windows on this elevation

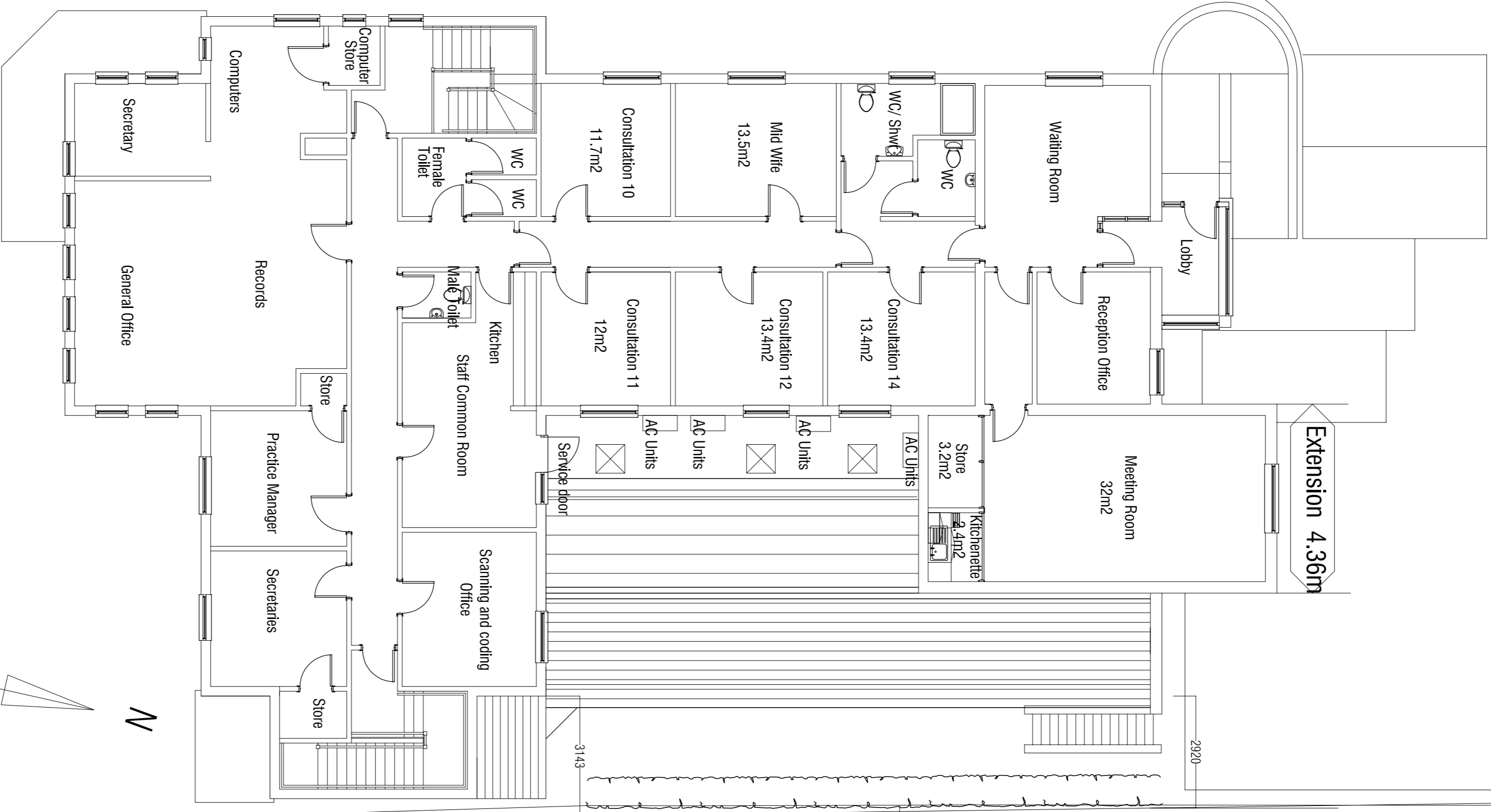
Site Boundary

Extension 16.075m



Site Boundary

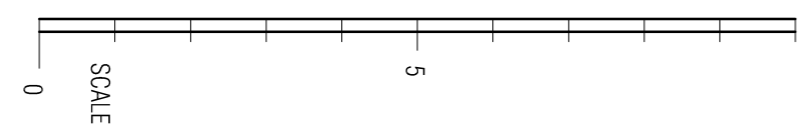
FIRST FLOOR PLAN



Extension 4.36m

Site Boundary

Extension 16.075m



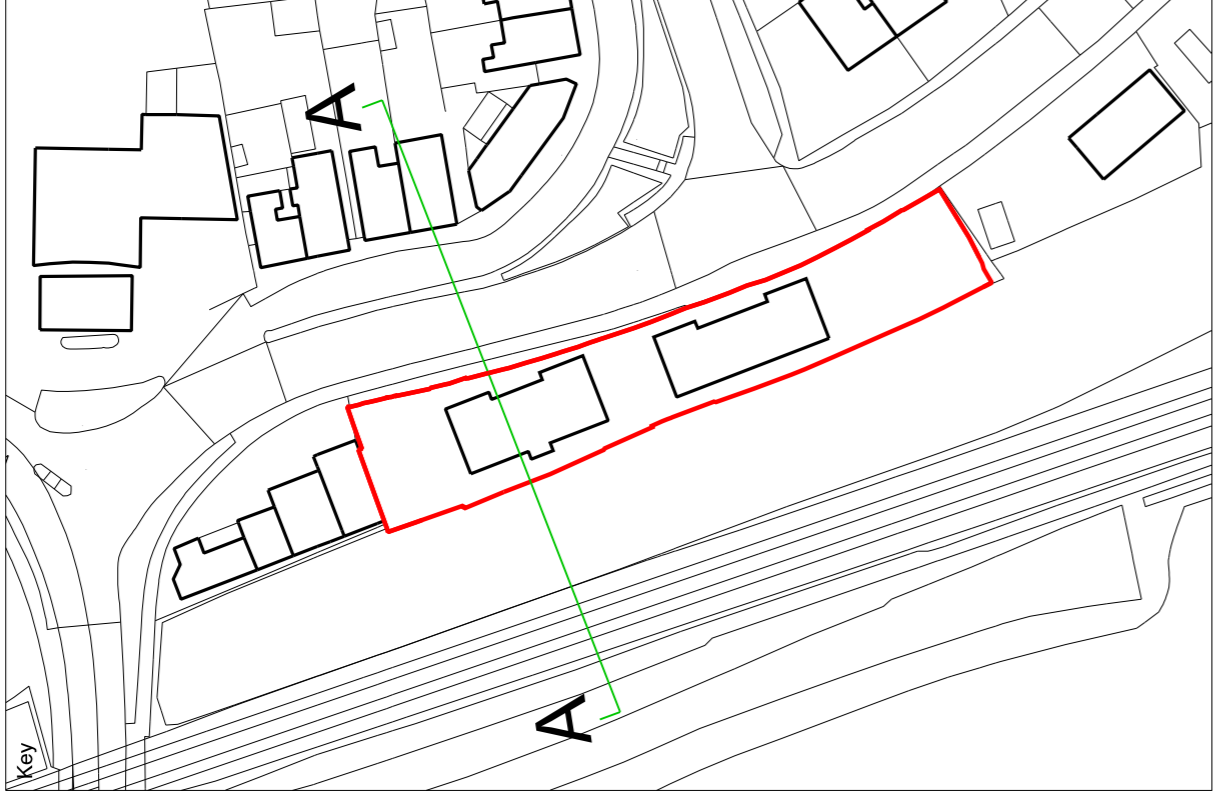
100001
 GRESTONE HOUSE SURGERY
 99 STATION ROAD
 REDHILL
 SURREY
 www.niblett.co.uk
NIBLETT
architecture
 13 THE PINES, MAHDT
 ABERGAVENNY, MONMOUTHSHIRE, NP7 6HQ
 TEL: 01753 859254

Site	PROPOSED PLANS
Type	PLANNING
Date	31/01/17
Scale	1:100 on A1
Drawn	NBP
Check	NBP
App No	15/115
Ref	03 B

Note: Extension reduced in scale and moved away from boundary 2508/17 NBP
 Note: Extension moved closer away from boundary 1303/4/11 NBP
 NORTH ARROW COURTESY

Notes:
 Do not scale from this drawing.
 All dimensions must visit the site and be responsible for taking and checking dimensions.
 All construction information should be taken from figured dimensions only.
 Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.
 This drawing & and the works depicted are the copyright of JTP.

This drawing is for planning purposes only. It is not intended to be used for construction purposes. Whilst all reasonable efforts are used to ensure drawings are accurate, JTP accept no responsibility or liability for any reliance placed on, or use made of, this plan by anyone for purposes other than those stated above.

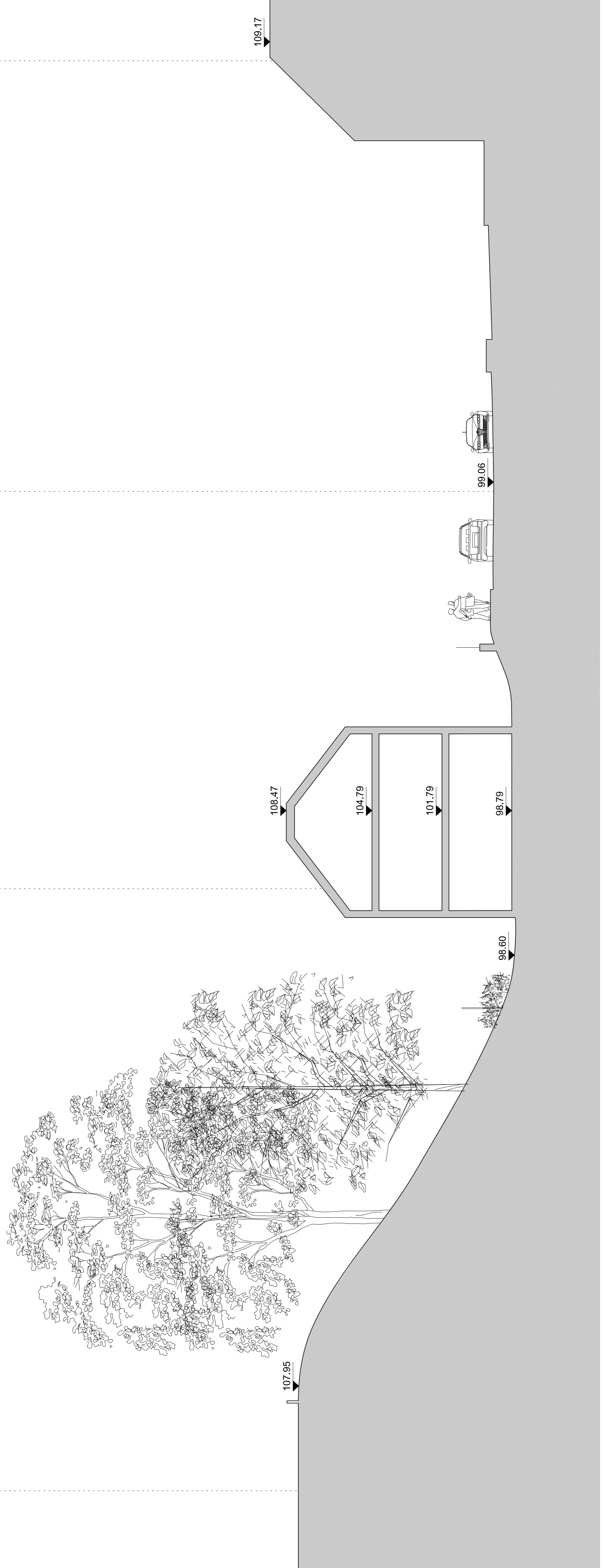


Property No6

Ashurst Road

Block B

Railway



28.11.17 Proposed Site Section SYK DEC

Rev	Date	Description	Drawn	Chkd
Drawing Status				

PLANNING

Client
Portdevon (Tadworth) LLP

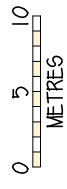



Project
**105 - 125 Ashurst Road
 Tadworth**

Drawing Title
Proposed Site Section AA

Scale @ A1	1:100	Job Ref.	01198
Drawing No.	01198_X_A	Revision	
Scale Bar			

APPENDIX C



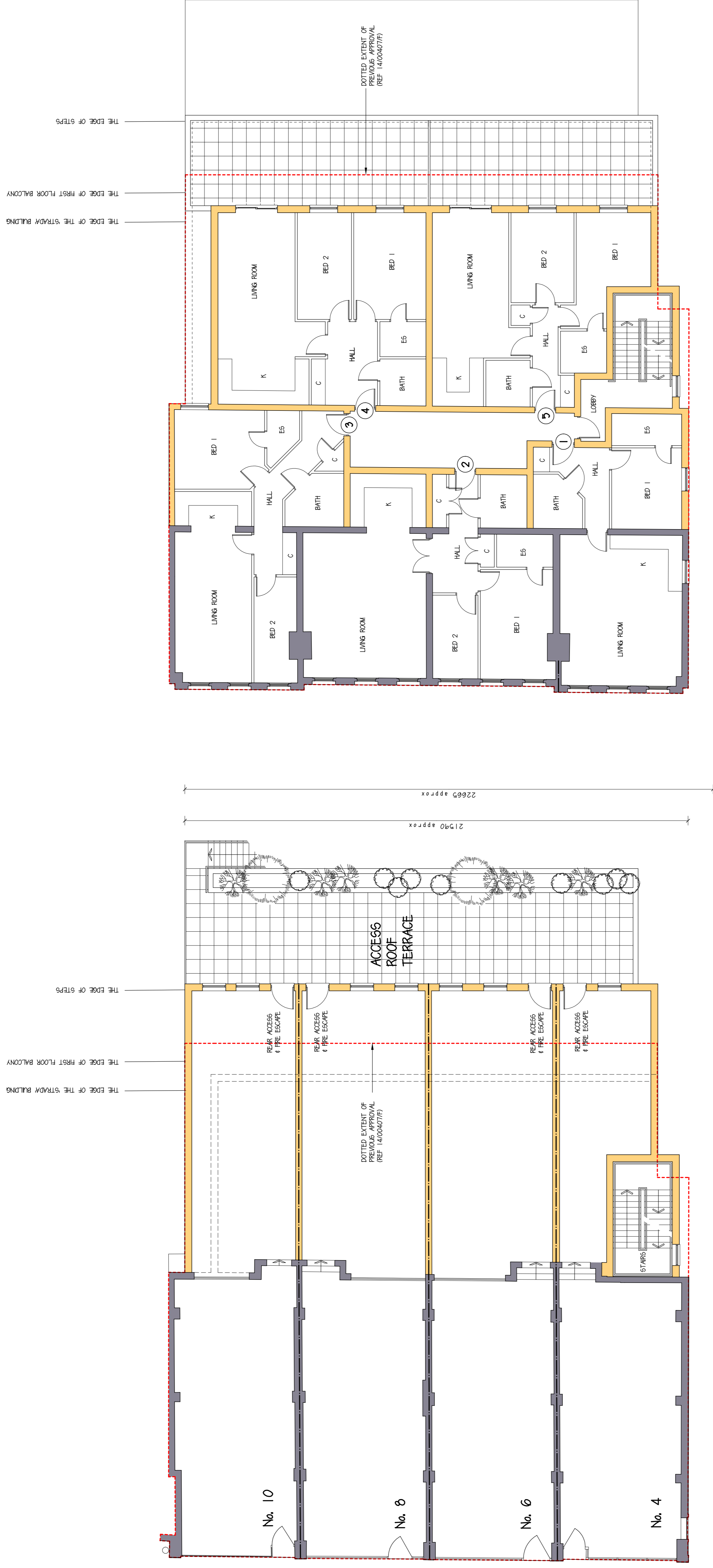
DATE 28/02/14
 SCALE 1:500 e A3
 DRAWN / CHD SS


 **ROBERT DAVIES JOHN WEST LIMITED**
 RIBA Chartered Practice
 The Courtyard 59 Church Street
 Staines upon Thames Middx TW18 4XS
 Tel: 01784 459211 E-mail: info@rdjwlimited.com

PROPOSED DEVELOPMENT,
 4-10 CHURCH STREET
 REIGATE
 PROPOSED BLOCK PLAN
 DRWG NO **L1061/16** REV D

NOTES

- 1 THE CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
- 2 WRITTEN DIMENSIONS ONLY TO BE TAKEN THIS DRAWING MUST NOT BE SCALED
- 3 THE ARCHITECT IS TO BE IMMEDIATELY NOTIFIED OF SUSPECTED OMISSIONS OR DISCREPANCIES



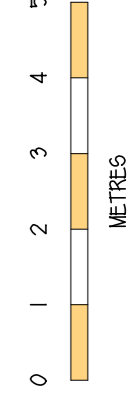
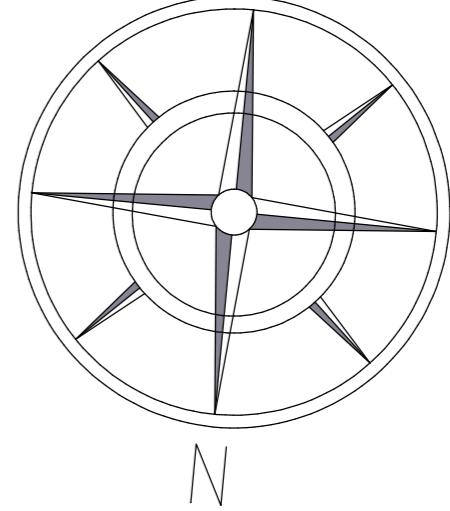
UPPER GROUND FLOOR / CHURCH ST. LEVEL

- No 4 EXISTING - 702m² / 7548² GROSS
PROPOSED ADDITIONAL - 383m² / 4123² GROSS
- No 6 EXISTING - 681m² / 7321² GROSS
PROPOSED ADDITIONAL - 622m² / 6701² GROSS
- No 8 EXISTING - 602m² / 6494² GROSS
PROPOSED ADDITIONAL - 631m² / 6801² GROSS
- No 10 EXISTING - 684m² / 7317² GROSS
PROPOSED ADDITIONAL - 538m² / 5801² GROSS

FIRST FLOOR PLAN

- FLAT 1 - 1 BEDROOM 605m² / 6546² GROSS INTERNAL
- FLAT 2 - 2 BEDROOM 804m² / 8613² GROSS INTERNAL
- FLAT 3 - 2 BEDROOM 707m² / 7617² GROSS INTERNAL
- FLAT 4 - 2 BEDROOM 737m² / 7932² GROSS INTERNAL
- FLAT 5 - 2 BEDROOM 662m² / 7111² GROSS INTERNAL

- K LOWER BALCONY EXTENT CORRECTED RN 08/07/16
- J EXTENT OF PREVIOUS APPROVAL AJ 24/04/15
- I AND ADJOINING PROPERTY LINE INDICATED BY DOTTED LINE 02/09/15
- H PLATS RENUMBERED AS INK OMITTED 02/09/15
- G PLATS RENUMBERED AS INK OMITTED 02/09/15
- F PLATS RENUMBERED AS INK OMITTED 07/07/14
- E FLAT 2 OMITTED - LAYOUTS REVISED TO SUIT 25/08/14
- D LAYOUTS REVISED TO ALLOW FOR WORK STAIRS 16/06/14
- C ARCHITECT CONTACT DETAILS UPDATED 28/02/14
- B SCHEME AMENDED FOLLOWING CLIENT MEETING 06/02/09
- A STAIRCASE REVERSED, FLAT 4, BED WINDOW MOVED, 06/02/09
- FLAT 3, 5, 6, 7, CHANGED TO APPROXIMATE, 17/11/08



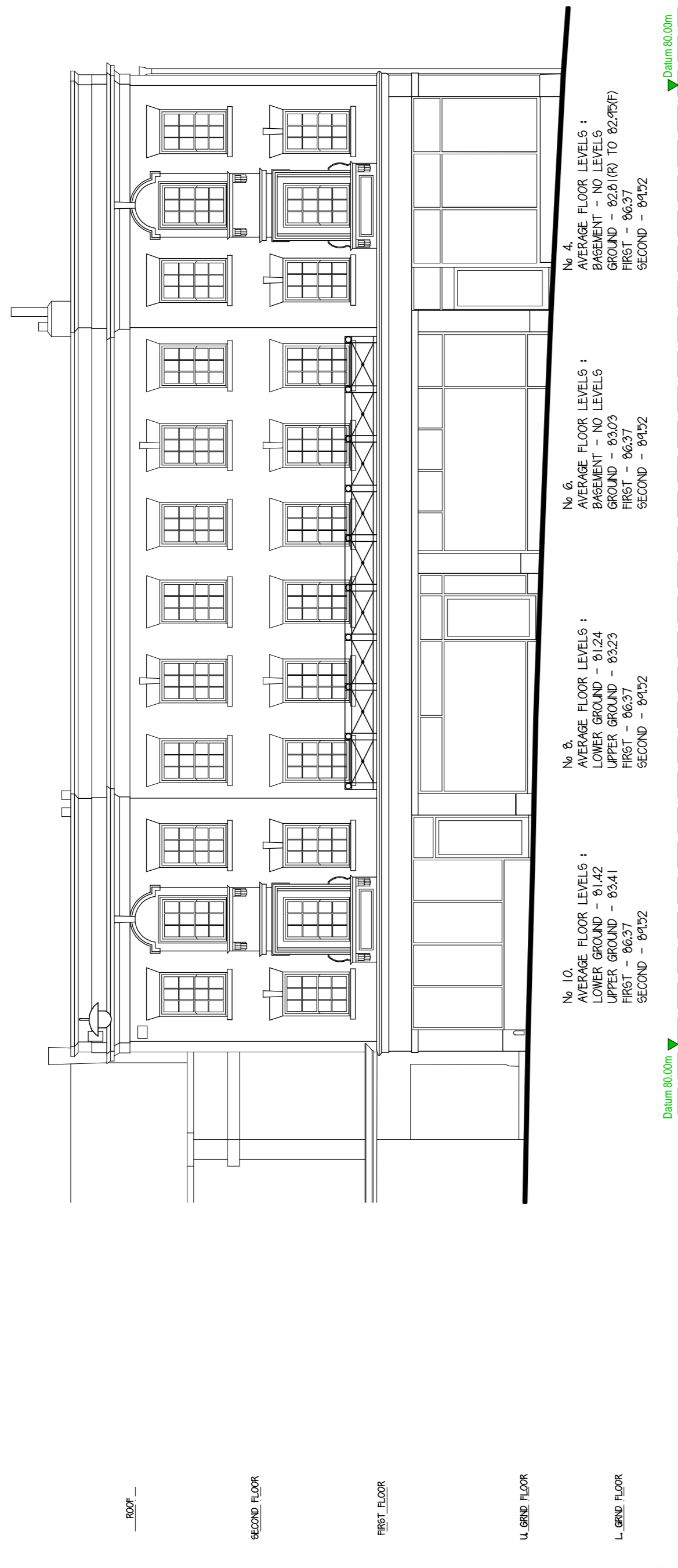
ROBERT DAVIES JOHN WEST LIMITED
RIBA Chartered Practice
 The Courtyard 58 Church Street
 Stroud, Gloucestershire, G11 5JH
 Tel: 01784 458211 E-mail: info@rdjw.com

DATE 28/02/14
 SCALE 1:100 @ A1
 DRAWN BY
 CHECKED
 PROJECT PROPOSED EXTENSION
 4-10 CHURCH STREET,
 REIGATE, SURREY.

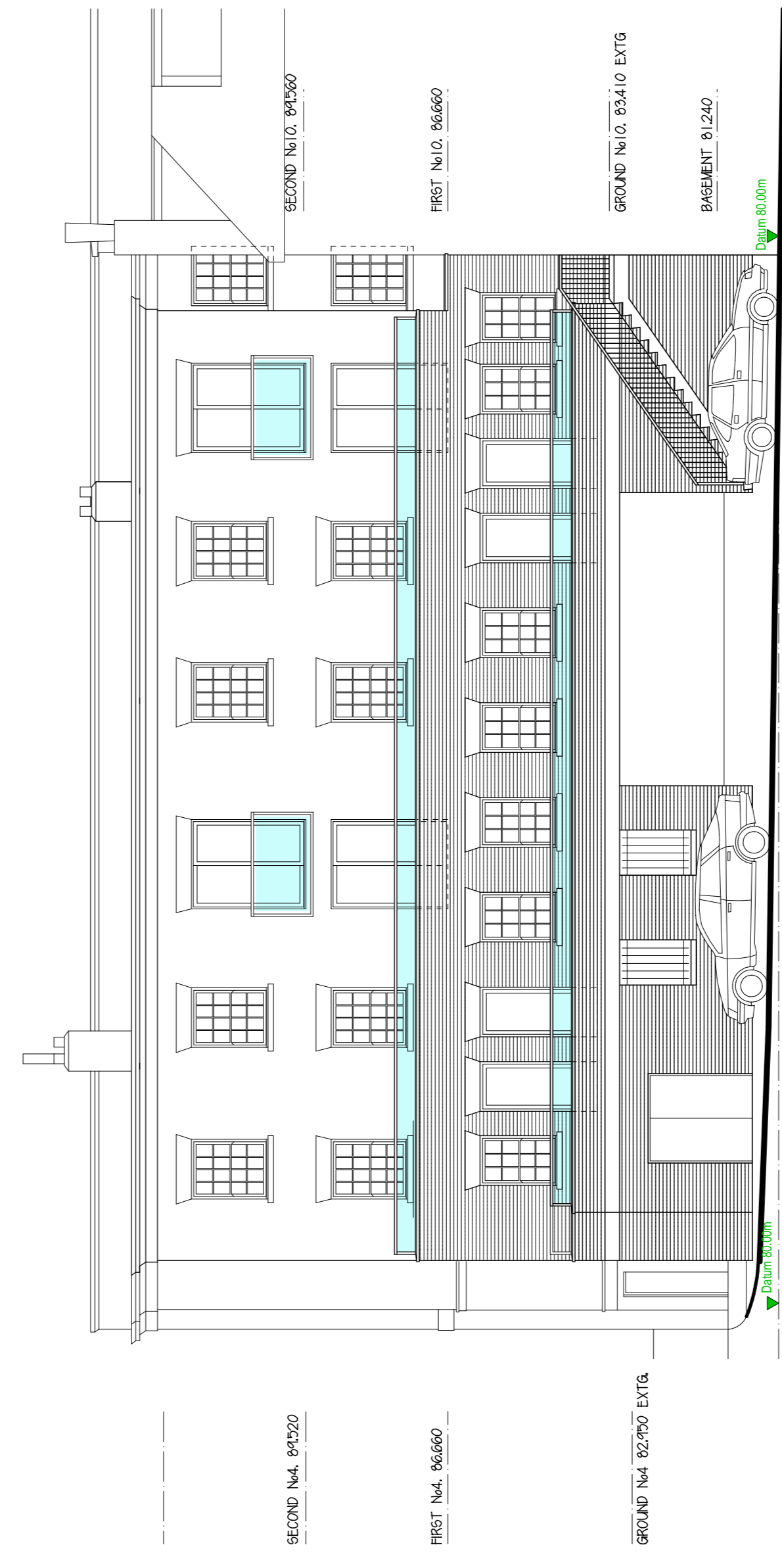
UPPER GROUND £
 FIRST FLOOR PLAN
 DRAW NO **L106/1/2** REF K



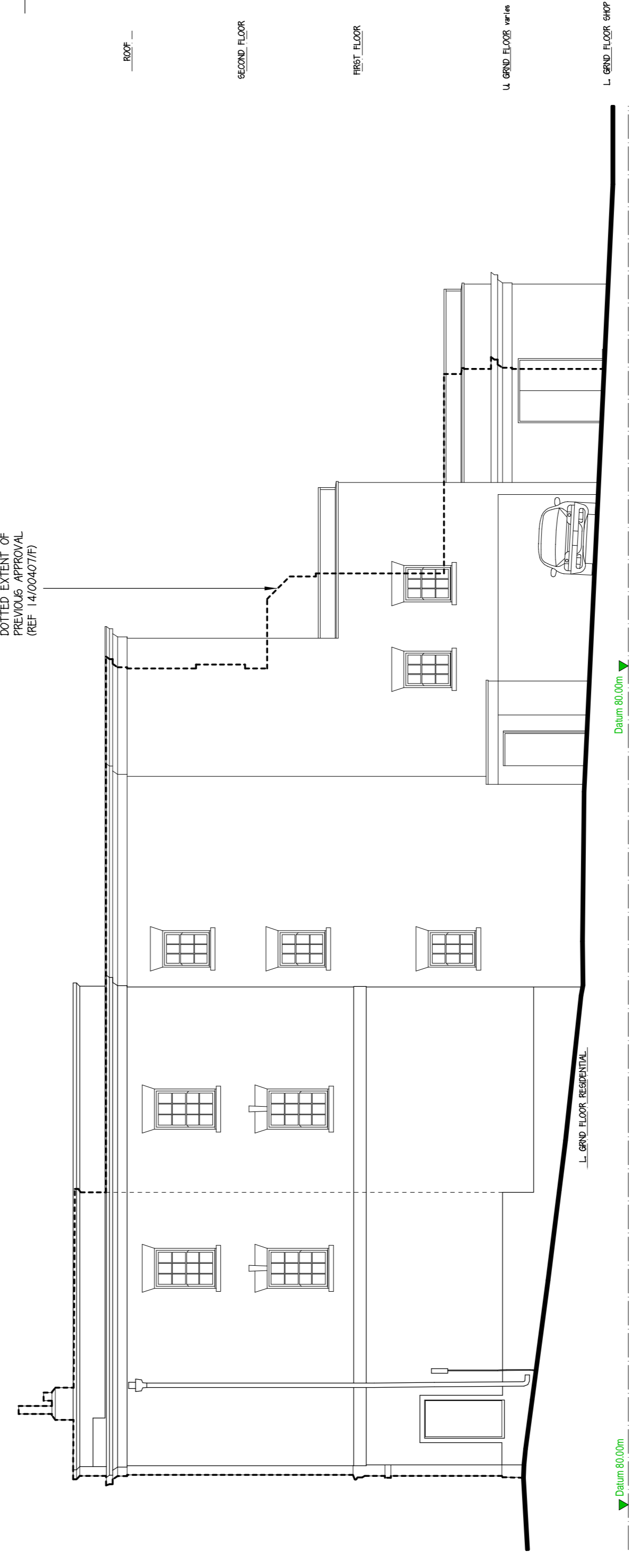
PROP. SECTION THROUGH FLATS 2/4 & 7/4



PROPOSED FRONT / CHURCH STREET ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

No. 10
AVERAGE FLOOR LEVELS :
LOWER GROUND - 01.42
UPPER GROUND - 03.41
SECOND - 04.32

No. 8
AVERAGE FLOOR LEVELS :
LOWER GROUND - 01.24
UPPER GROUND - 03.23
SECOND - 04.12

No. 6
AVERAGE FLOOR LEVELS :
BASEMENT - NO LEVELS
GROUND - 03.00 (R) TO 02.00 (P)
FIRST - 03.00 (R) TO 02.00 (P)
SECOND - 04.02

No. 4
AVERAGE FLOOR LEVELS :
BASEMENT - NO LEVELS
GROUND - 03.00 (R) TO 02.00 (P)
FIRST - 03.00 (R) TO 02.00 (P)
SECOND - 04.02

Diagram 01.00m

DOTTED EXTENT OF PREVIOUS APPROVAL (REF 14/03407/P)

N UPDATED BALCONY EXTENSION
M APPROVALS AND REFERENCE INDICATED
L EXTENT OF PREVIOUS APPROVAL INDICATED
K AREAS AMENDED & ELEVATIONS AMENDED TO SUIT
J 3RD FLOOR AND LIFT LIMITED TO SUIT
I AMENDED TO ALIGN WITH INTERIOR REFERENCE
H REVISIONS
G DATE
F
E
D
C
B
A

08/07/16
24/04/15
09/03/15
06/07/15
07/07/14

ROBERT DAVIES JOHN WEST LIMITED
RIBA Chartered Practice

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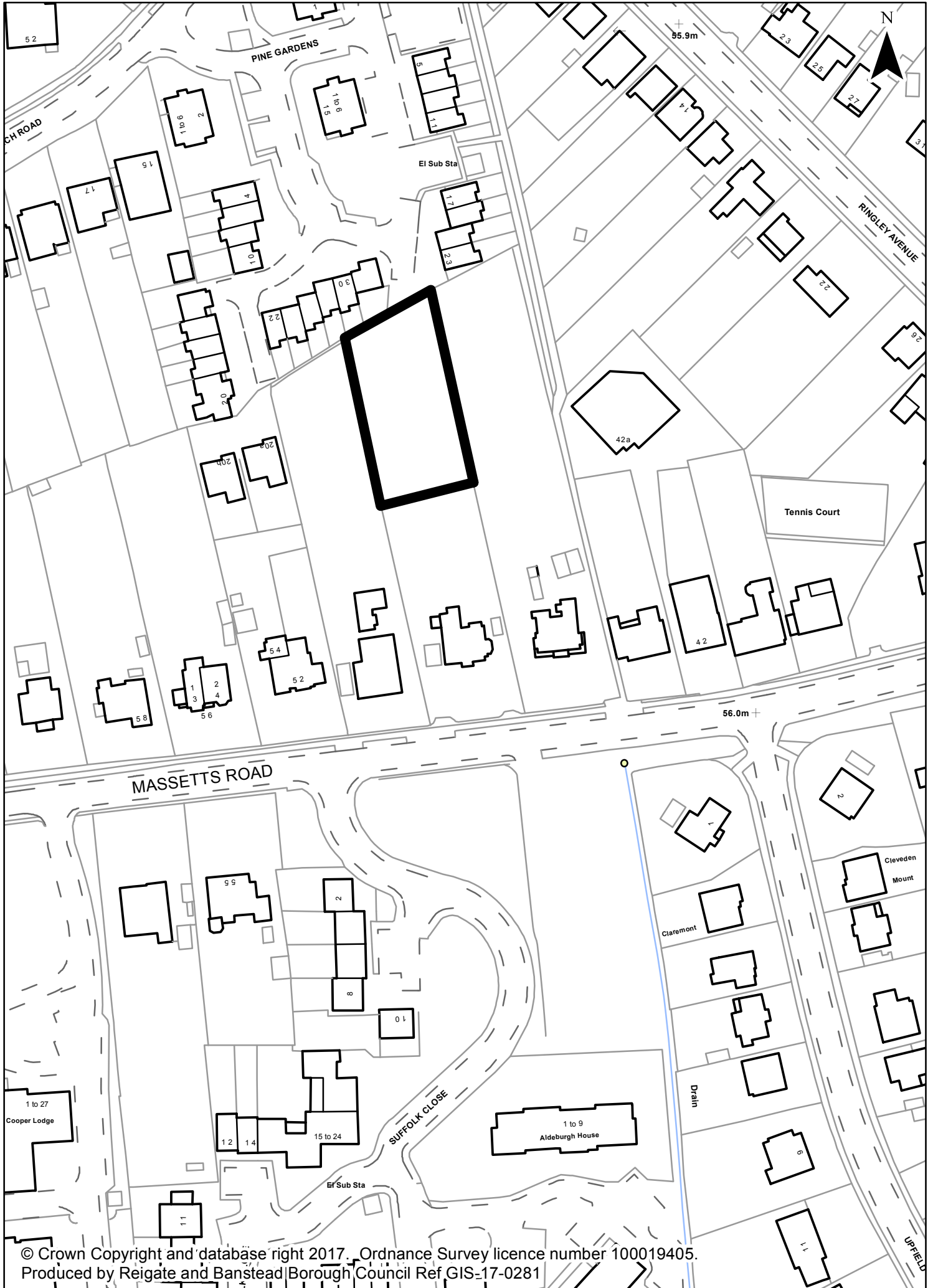
DATE 26/02/14
SCALE 1:100 @ A1
DRAWN BY
CHECKED BY
DATE

NOTES
1 THE CONTRACTOR IS RESPONSIBLE FOR ALL SETTINGS OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
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3 THE ARCHITECT IS TO BE IMMEDIATELY NOTIFIED OF SUSPECTED OMISSIONS OR DISCREPANCIES

PROPOSED REDEVELOPMENT,
4 - 10 CHURCH STREET
REIGATE, SURREY.
PROP. ELEVATIONS
DRAW NO L1061/15
REV N

APPENDIX D

17/01586/F - Land to the rear of 48 Massetts Road, Horley, Surrey



ACCOMMODATION SCHEDULE

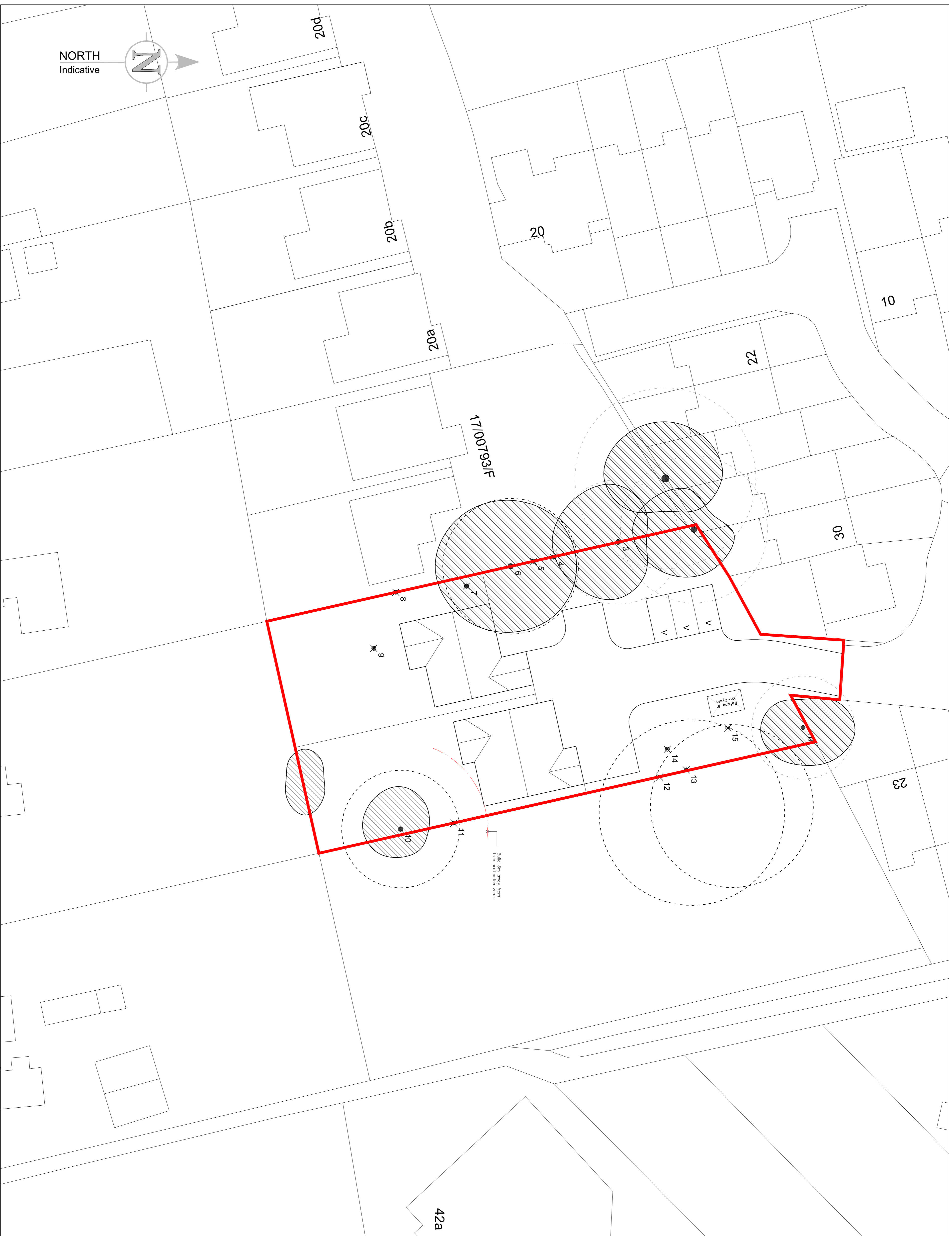
- 2 x 4 Bed Detached Houses
- Plot 1 - 161m²
- Plot 2 - 147m²

Dwelling floor area does not include the integral garages at 16m²

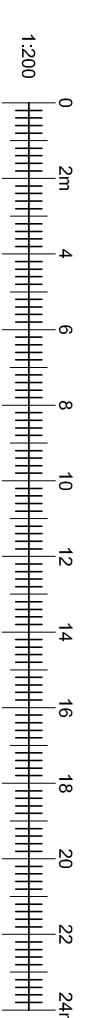
- 2 x Integral Garages
- 3 x Visitors Spaces

Site Area = 0.1276 hectares

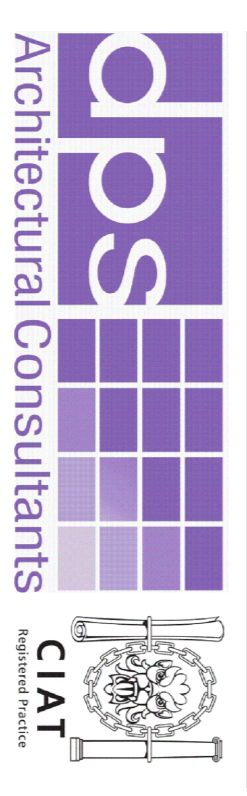
Development Density = 15 dwellings per hectare



PROPOSED SITE PLAN



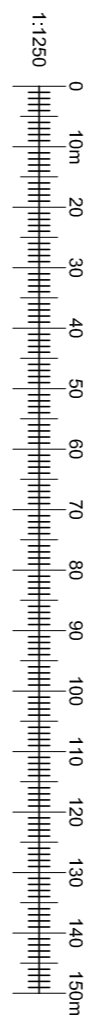
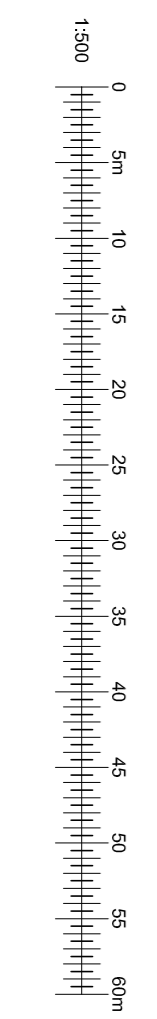
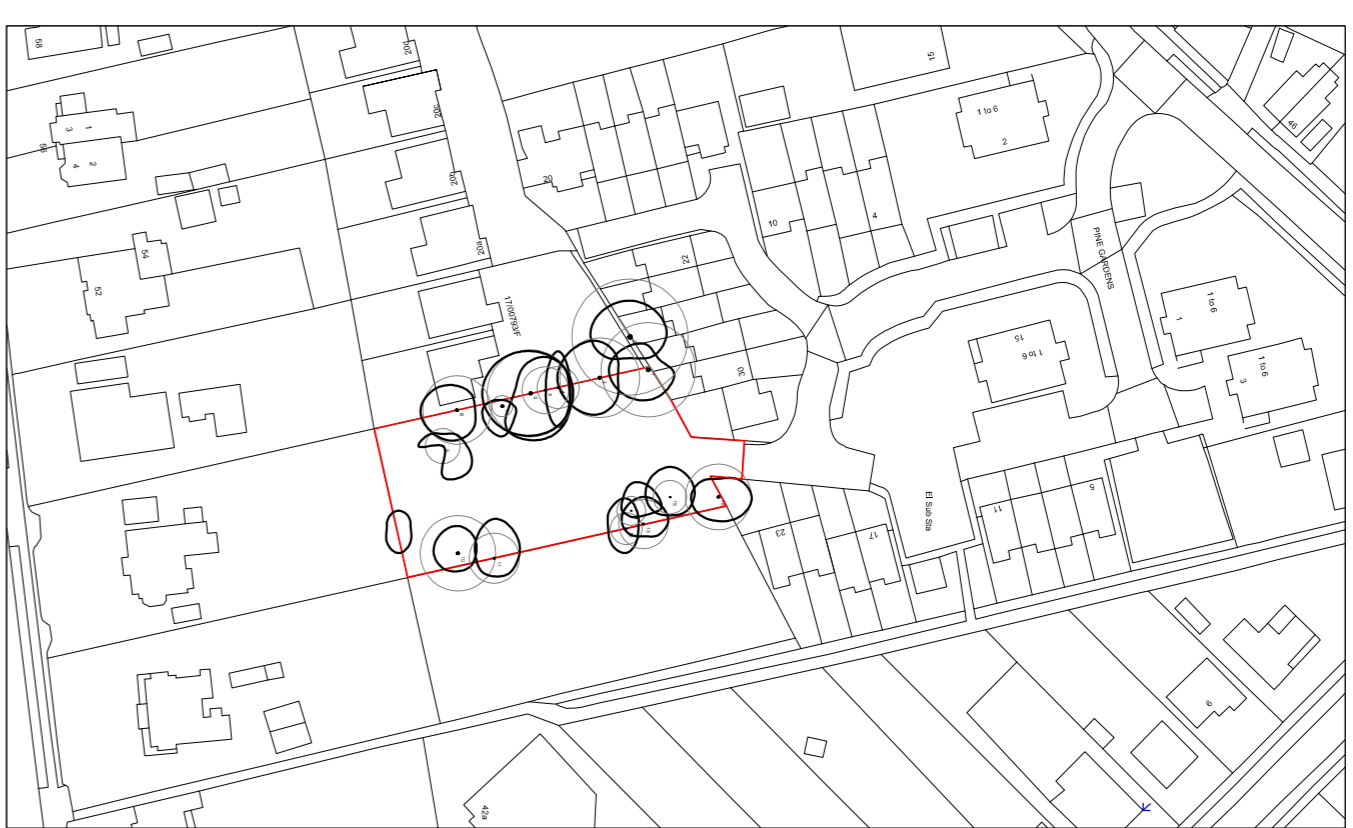
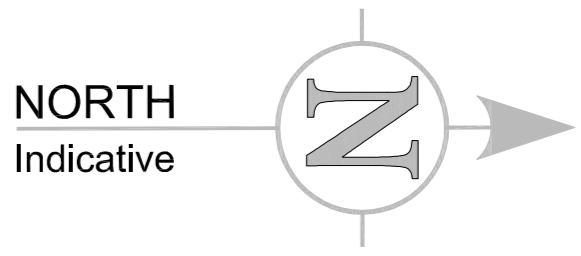
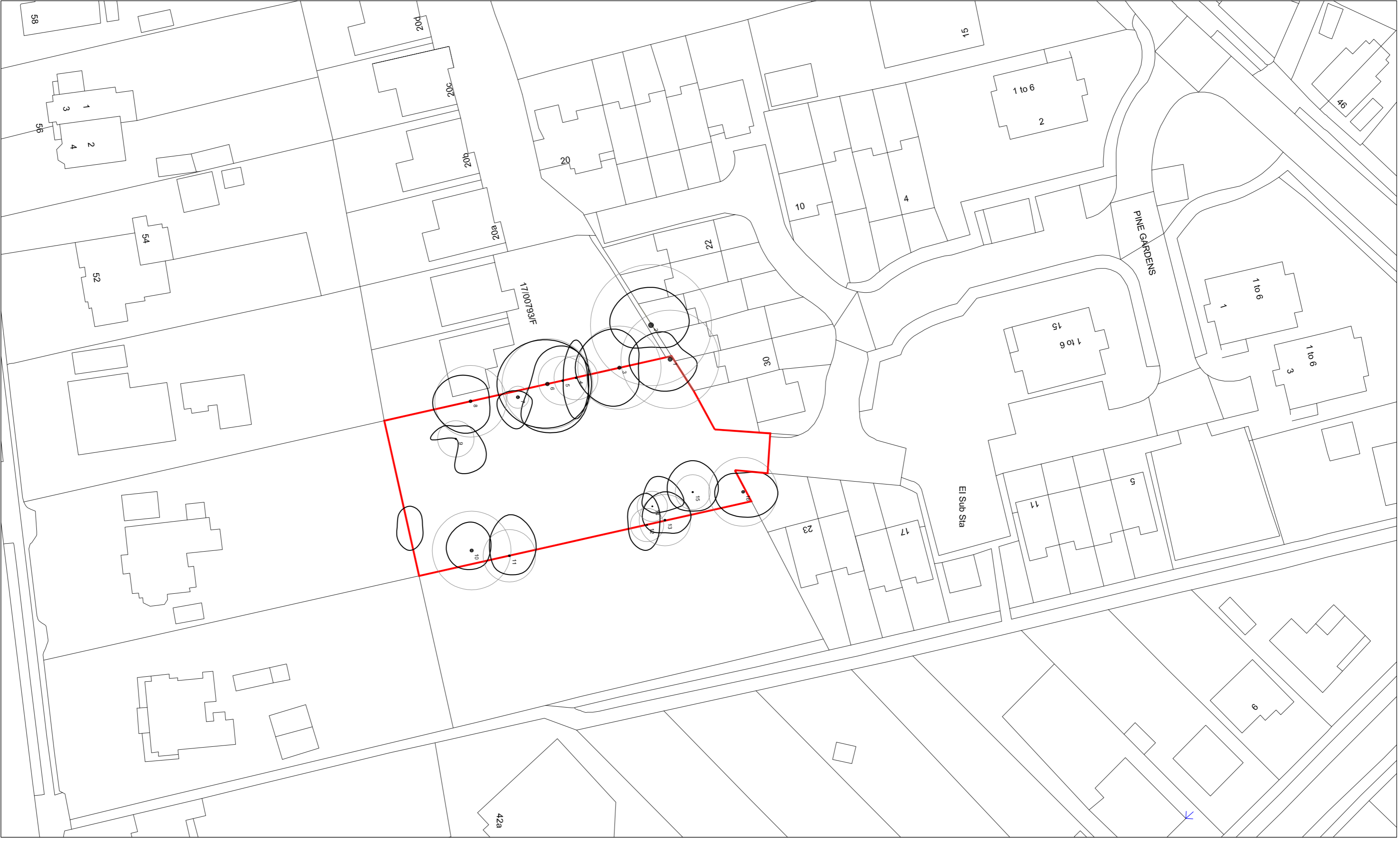
Rev.	Description.	Date.
Rev. C	Approval 17/00793/F details added	20.11.17
Rev. B	Red Line revised	06.09.17
Rev. A	Drive revised to suit retained trees	16.06.17
Rev.		



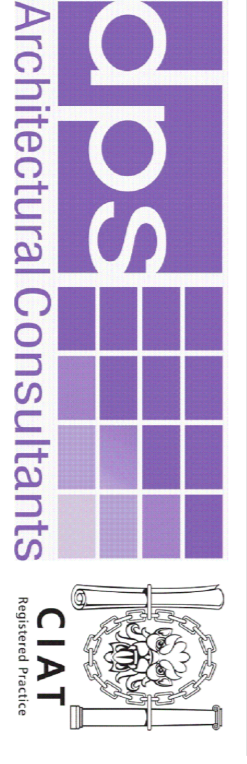
Site:
Land to the rear of
48 Massetts Road
HORLEY

Drawing Title:
SITE LAYOUT

Drawing No. 722.MRH.100 Rev. **C**
Scale. 1:200 - A1
Date. May 2017 Drawn. DPS Sussex Ltd



Rev. B Approval 17/00793JF details added 20.11.17
 Rev. A Red Line revised 06.09.17
 Rev. Description. Date.



Site: Land to the rear of
 48 Massetts Road
HORLEY

Drawing Title:
**LOCATION AND BLOCK
 PLAN**

Drawing No. 722.MRH.101 Rev. **B**
 Scale. 1:500, 1:1250 - A1
 Date. May 2017 Drawn. DPS Sussex Ltd

APPENDIX E

17/02137/F - Dendrons, Woodland Way, Kingswood, Tadworth, Surrey

