 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	20 th December 2017
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Rosie Baker
	TELEPHONE:	01737 276173
	EMAIL:	rosie.baker@reigate-banstead.gov.uk
AGENDA ITEM:	11	WARD: Banstead Village

APPLICATION NUMBER:	17/01883/F	VALID:	15/09/2017
APPLICANT:	Romans International Ltd	AGENT:	Hillman Design Ltd
LOCATION:	ROMANS GARAGE, BRIGHTON ROAD, BANSTEAD, SURREY SM7 1AT		
DESCRIPTION:	Extension to existing car showroom, and reduction in size of existing vehicle preparation building. As amended on 11/10/2017 and on 08/11/2017		
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 proposed floorspace is greater than 100 sqm.

SUMMARY

The application is to extend the existing car showroom to allow cars that are currently displayed on the forecourt to be displayed inside. The existing vehicle preparation building will be reduced in size to accommodate the proposed extension.

Planning permission has previously been granted, Ref: 12/00101/S73, for the erection of extension to the car showroom and whilst not completed is an extant consent by reason of it being part implemented by way of the construction of the valeting / vehicle preparation building.

The proposed extension is generally on the same footprint as the approved and part implemented permission, although smaller in size and sited further to the rear of the site and set significantly back from the existing building line facing Brighton Road. It is considered that this proposal would have a reduced visual impact in comparison to the extant permission when viewed from the Brighton Road. The design approach and roof form is considered complimentary to the existing building and in keeping with the character of the surrounding area, being lower in height than both the Ford dealership building immediately to the north and the BP garage to the south on the corner of Diceland Road. As such the proposal is considered to comply with policies Em1 and Em3 of the borough plan.

The development will not intensify the use of the premises, with no change to the vehicular access arrangements, total number of cars displayed, delivery arrangements or to the provision of staff and visitor parking which is provided to the rear of the site.

The proposal will not result in any material adverse impact on neighbouring property occupiers. Given that the site is already in use as a car showroom with associated valeting operations to the rear and the proposal makes no operational change to the use of the site.

RECOMMENDATION(S)

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

Consultations:

Highway Authority: 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 a condition relating to a construction transport management plan.

Banstead Village Residents Association: Raised concern that proposal will exacerbate existing parking problems, although noted number of cars to be displayed is not significantly increased. Suggestion that visitor parking provision is improved should application be recommended for approval and a construction management plan conditioned to avoid increasing the existing adverse effects on residents in Diceland Road.

Environmental Health (Contaminated Land): There is some potential for contamination to be present associated with both historical and current garage use, as such a condition to deal with contaminated land and an informative to provide additional guidance is recommended.

UK Power Networks: No objection

Representations:

Letters were sent to neighbouring properties on 22nd September 2017, a site notice was posted on 27th September 2017 and advertised in local press on 5th October 2017. Neighbours were re-notified on the revised plans for a 14 day period commencing 1st November 2017

No representations have been received.

1.0 Site and Character Appraisal

- 1.1 The application site is located on the eastern side of Brighton Road and comprises an existing car showroom, an open car storage / display area and a valeting / car preparation building to the rear. The car dealership is a single storey building with a grey fascia and sheet roofing sitting atop full length windows and glazed canopy. The car forecourt is situated between the building and Brighton Road extending towards the north.
- 1.2 The site fronts onto Brighton Road which on the eastern side of the road is characterised by commercial buildings to the south and north. The wider area is predominantly residential with the nearest residential dwellings situated on Diceland Road to the south and Gerrards Mead to the east.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant entered into pre-application discussions with the applicant (PAM/17/00283). Advice

was provided regarding the principle of development, detailed design and details of supporting information that should be included within any future application.

- 2.2 Improvements secured during the course of the application: An Arboricultural report and plan submitted in accordance with tree officer comments and clarification of parking arrangements for customers and staff. Updated site plans and indicative comparison figures provided for the existing number of cars for display kept a) inside and b) externally on the frontage versus proposed were requested.
- 2.3 Further improvements could be secured through the use of conditions and a legal agreement to secure an appropriate quality of development.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|--|--|--|
| 3.1 | 12/00101/DET03,
05, 06 | Discharge of condition submissions relating to materials, construction method statement and landscaping | Approved |
| 3.2 | 12/00101/S73 | Demolition of existing public house and erection of extension to adjoining car showroom. Variation of condition 2 of 10/01393/F. Amendment to elevations | Approved with conditions
16.03.2012 |
| 3.3 | 11/00389/CU | Erection of temporary screening and use of front part of site for the sale of cars for a temporary period of two years. | Approved with conditions
16.05.2011 |
| 3.4 | 10/01393/F | Demolition of existing public house and erection of extension to adjoining car showroom | Approved with conditions
24.11.2010 |
| 3.5 | 09/01881/F | Demolition of existing public house and erection of extension to adjoining car showroom | Refused
September 2010 |
| 3.6 | Note: A Grampian condition was attached to planning permission 10/01393/F requiring the use of 29 Diceland Road for vehicle valeting to cease prior to the use of the proposed valeting area commencing. The site of 29 Diceland Road has subsequently been redeveloped for housing (13/01889/OUT) and so this condition has been complied with. | | |

4.0 Proposal and Design Approach

- 4.1 This is a full application for the demolition of a section of the existing cleaning / preparation building, and the erection of a single storey side extension to the existing showroom.
- 4.2 The extension would be sited to the north-east of the existing building and measures approx 19.45m in depth x 22.75m in length, although with a staggered footprint to the rear to accommodate the retention of protected trees and enable a meeting room to be sited to the rear of the cleaning bay. The built elements to the rear are single storey following the principles established under the previous approval. The design approach, elevational form and roof profile follows that of the existing building, and it would have a height of 5.25m to match the existing built form.
- 4.3 The applicant states within the design and access statement that the proposal will not result in an intensification of the site, with no change in the way the site is currently used. The sole reason for the extension being to enable a greater proportion of the cars (17 more) undercover as opposed to being outside. The business is the sale of very expensive and exotic cars, most of which are currently displayed in the open air, which leaves them vulnerable to damage from the traffic film generated by the A217 and vandalism, the proposal will help address this.
- 4.4 The applicant has provided the following information regarding parking to clarify the parking arrangements

	Existing spaces	Proposed spaces	
Staff	10*	10*	No change to staff parking arrangements. The numbers of staff employed at the site will remain unchanged (19).
Customers:	4*	4*	No change to visitor parking arrangements - Customer parking provided to the rear of the site. Due to the high end nature of the cars for sale the majority of customers visiting the site are by pre-arrangement, having viewed the cars on-line, and it is rare that a customer will drop by to browse the stock. As such it is not envisioned that there will be any change to the way customers visit the site
Display cars	Total 49 38 outside 11 Inside	Total 49 21 outside 28 Inside	No change to total number of display vehicles. Difference being that 17 more are accommodated inside as opposed to on the forecourt.
Delivery of Vehicles			Due to the high end nature of the cars, they are individually delivery to and taken away from the site via an enclosed trailer towed by a 4 x 4

			vehicle. This is currently accommodated within the site and does not interfere with the surrounding streets.
Operations within the site			Onsite operations are restricted to the sale of the cars, their cleaning and preparation (scratch repair, glass polishing etc). No servicing takes place on site, so there is no parking or vehicle movements generated by this.

*2 additional spaces are available for customers and visitors

- 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 statement does not include an assessment of local character
	Protected trees are to be retained to the rear of the site.
Involvement	No community consultation took place.
Evaluation	The other development options considered were a modern design of greater scale and mass as submitted at pre-application.
Design	The applicant's reasons for choosing the proposal from the available options were it enables cars to be kept undercover, retains the design rationale of the existing building and is approximately on the same footprint as a part implemented planning permission.

- 4.5 Further details of the development are as follows:

Site area	0.25 ha
-----------	---------

5.0 Policy Context

5.1 Designation

Urban area
Tree Preservation Order (BAN 65) to rear of site.

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS17 (Travel Options and accessibility)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Employment	Em1, Em3
Movement	Mo5, Mo6, Mo7

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
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 commercial development is acceptable in land use terms.
- 6.2 Permission was granted in 2010 under planning reference 10/01393/F for the demolition of the Olive Tree public house and the erection of an extension to Romans International the adjoining car showroom, proposing 550 sqm of floorspace.
- 6.3 The 2010 planning permission was varied in 2012 (12/00101/S73) in order to make amendments to the design of the valeting section of the building which is located towards the rear of the site. The changes included the insertion of roof lights and the increase in the roof pitch by 200mm to accommodate the clearance for the roller shutter door gear and structural frame. The s73 application was subsequently approved subject to condition. Pre-commencement conditions were discharged and the planning consent implemented in part with the valeting building constructed. This amounted to approx 186 sqm of the consented floorspace,

- 6.4 The extant consent for the wider extension works is a material consideration in the determination of this planning application and confirms the principle of an extension to the car dealership on this site.
- 6.5 The main issues to consider are:
- Design appraisal
 - Neighbour amenity
 - Highway matters
 - Community Infrastructure Levy

Design appraisal

- 6.6 The application is to extend the existing car showroom (proposing 352.5sqm net of floorspace) to allow cars that are currently left out in the open to be stored and displayed inside. It will also allow a reorganisation of existing floorspace to allow for an improved layout and provision of ancillary facilities.
- 6.7 The proposal is generally on the same footprint as the approved and part implemented granted permission, although sited further to the rear of the site, with the extension set significantly back from the existing building line facing Brighton Road. As such it is considered to have a lesser visual impact on the streetscene than the extant planning permission, and is considered to have less impact than the approved scheme.
- 6.8 The proposed extension has been designed to fit in with the existing showroom and will use the same materials and form of construction. The extension will maintain the existing ridge and eaves heights, (5.25 and 4.35m respectively) but rather than incorporating the lower glazed pitched roof of the existing showroom, the proposed will have a more modern simplified flat front glazed façade. The meeting room to the rear would have a flat roof and be single storey. The design approach and elevational form is considered complimentary to the existing building and the design and character of the resultant building is considered to respect and be in keeping with the character of the surrounding area. Noting it is significantly lower in height than both the Ford garage immediately to the north and the BP garage to the south on the corner of Diceland Road.
- 6.9 The proposed development would be acceptable in terms of its design and impact upon the character of the wider area, and complies with policies Em1, Em3 of the borough local plan.
- 6.10 The site has protected oak trees to the rear, which the submitted Arboricultural Report accommodates for satisfactorily. The proposal will result in the removal of one sycamore located along the side boundary proximate to the rear of 69 Dicelands Road. This tree is not protected and its removal is not considered to have a detrimental impact on landscape character. The tree officer has confirmed the revised tree information has addressed his original

concerns and the proposed extension, controlled by appropriate tree control conditions, would be acceptable in this regard and comply with policy Pc4.

Neighbour amenity

- 6.11 The site is currently in use as a car sales showroom and valeting facility. The application proposes no change to existing operations on the site and is not considered to result in material change to the existing noise environment post construction. A construction method statement is conditioned to mitigate noise and inconvenience during construction.
- 6.12 The application is sited adjacent to the existing Ford garage to the north with residential development in Garratts Lane, Gerrards Mead and Diceland Road to the north-east, east and south. The existing cleaning bay will in part screen the extension from residential development to the east and given its limited scale and siting, together with the maintenance of the existing separation distances to 3 Gerrards Mead and 49 Garratts Lane (the closest properties) the proposal is not considered to give rise to harm to residential amenity. To the south the proposal will bring single storey development closer to 59 – 69 Diceland Road. However a separation gap to the boundary is retained of 2.37m adjacent to 69 Diceland Road (in the ownership of the garage owner) increasing to 5.2m adjacent to 67 – 65 Diceland Road. This separation gap, together with the retention of protected trees along this boundary which will provide long term screening, and the single storey built form with reduced roof height (3.45m) and flat roof profile mean that the development is considered to have an acceptable impact on the amenities of these properties with respect to dominance, outlook, and daylight. There are no windows in this part of the elevation facing Diceland Road, with openings limited to two external doors such that the application will not cause harmful overlooking or loss of privacy.

Highway matters

- 6.13 The application is to extend the existing car showroom to allow the cars that are currently left out in the open to be stored and displayed inside. No change is proposed to the existing access arrangements or to staff and visitor parking which is provided to the rear of the site or to delivery arrangements. Whilst there is some rearrangement in the provision of parking for vehicles for display, with a reduction in the number of external spaces and an increase in the number of internal spaces by 17 the application will not result in an intensification of the site and the parking provision is considered acceptable.
- 6.14 The Highway Authority has assessed the application and raised no objection to the proposed development subject to a condition securing a method of construction statement. In light of the A217 location and access I agree that this request is appropriate.

Community Infrastructure Levy (CIL)

- 6.15 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 not be CIL liable.

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
Elevation Plan	ROM/N/111	A		31.08.2017
Elevation Plan	ROM/N/102	A		31.08.2017
Combined Plan	ROM/N/120			31.08.2017
Site Layout Plan	ROM/N/121			31.08.2017
Location Plan	ROM/N/001			11.08.2017
Floor Plan	ROM/N/110	C		11.10.2017
Site Layout Plan	ROM/N/100	A		11.10.2017
Floor Plan	ROM/N/101	B		11.10.2017

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. No development shall take place until written details of the materials to be used in the construction of the external surfaces, including fenestration and roof, have been submitted to and approved in writing by the Local Planning Authority, and on development shall be carried out in accordance with the approved details.

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 and Ho13.

4. No development shall commence including groundworks preparation and demolition until all related arboricultural matters, including arboricultural supervision, monitoring and tree protection measures are implemented in strict accordance with the approved details contained in the Tree Protection

Plan and Arboricultural Method Statement compiled by ACS Trees dated 7th November 2017.

Reason:

To ensure good arboricultural 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 and the recommendations within British Standard 5837.

Informative:

The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837

5. 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, Em3 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.

6. 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
- 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.

7. No new development shall be occupied until space has been laid out in accordance with the approved plans for cars to be parked. The parking area shall be retained exclusively for its designated purpose.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users with regard to Reigate and Banstead Borough Local Plan 2005 policy Mo7.

8. No machinery associated with the car valet area, hereby permitted, shall be operated, no process shall be carried out and no deliveries taken or despatched from the site outside the following times 08.00hrs-18.00hrs Monday to Friday (excluding public holidays) and 08:00hrs – 13:00hrs Saturdays and at no time on Sundays and public holidays. For the purposes of clarity, no working on cars outside of the valeting and vehicle preparation area shall occur and doors and windows to the vehicle preparation area shall be closed at all times whilst any powered tools are being used (including vacuum cleaners).

Reason:

In order to maintain the amenities of the area and, in particular, the amenities enjoyed by the residential properties in the vicinity with regard to Reigate and Banstead Borough Local Plan 2005 policy Em3.

9. No external mechanical ventilation or plant shall be constructed, unless otherwise agreed in writing by the Local Planning Authority. Such a submission shall include full details of acoustic housing and noise abatement, and the equipment shall be installed in accordance with the approved details.

Reason:

To ensure that the proposed development does not prejudice the amenities of the properties in the surrounding area or the appearance of the building, with regard to Reigate and Banstead Borough Local Plan 2005 policy Em3.

10. 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 Core Strategy CS10 and the provisions of the NPPF

11. 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 Core Strategy CS10 and the provisions of the NPPF

12. 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 Core Strategy CS10 and the provisions of the NPPF

- 13a 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.

- 13b. 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 testing 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 Core Strategy CS10 and the provisions of the NPPF

14. 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 Core Strategy CS10 and the provisions of the NPPF

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. 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) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses 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;
- (e) There should be no burning on site;
- (f) Only minimal security lighting should be used outside the hours stated above; and
- (g) 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. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders, (Highways Act 1980 Sections 131, 148, 149).
8. 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.

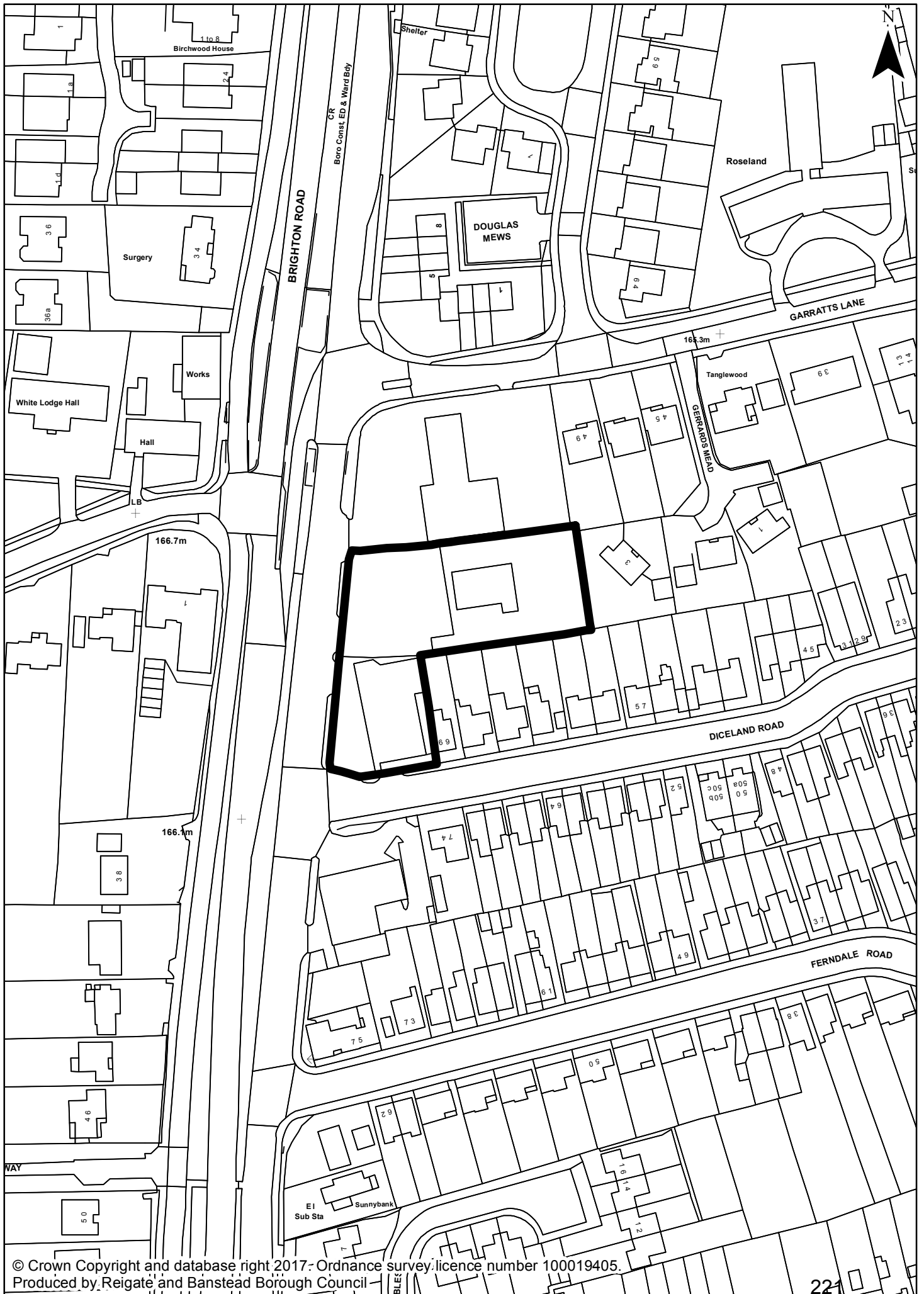
REASON FOR PERMISSION

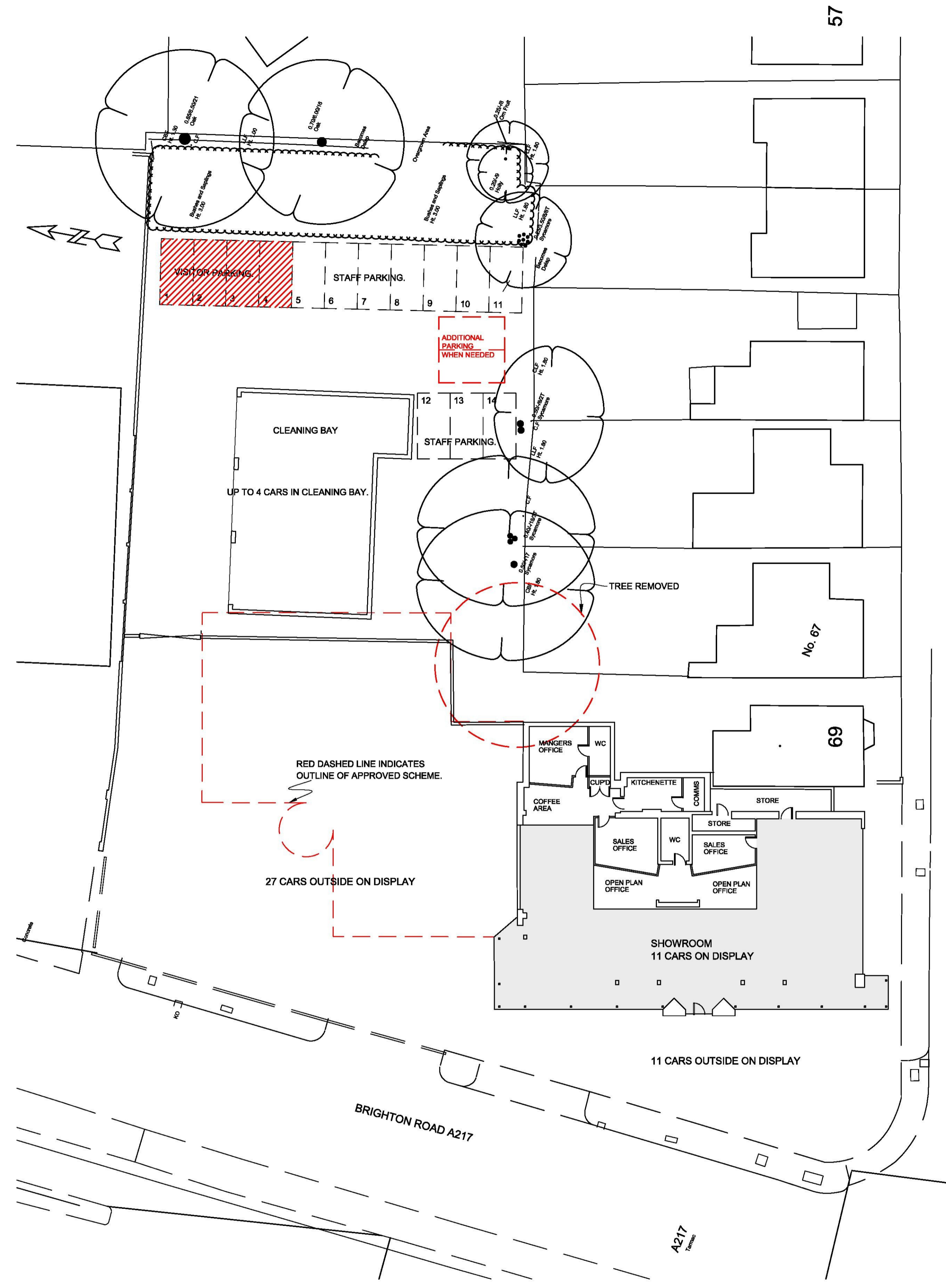
The development hereby permitted has been assessed against development plan policies Pc4, Em1, Em3, Mo5, Mo6 and Mo7, CS1, CS4, CS10, CS11 and CS17 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

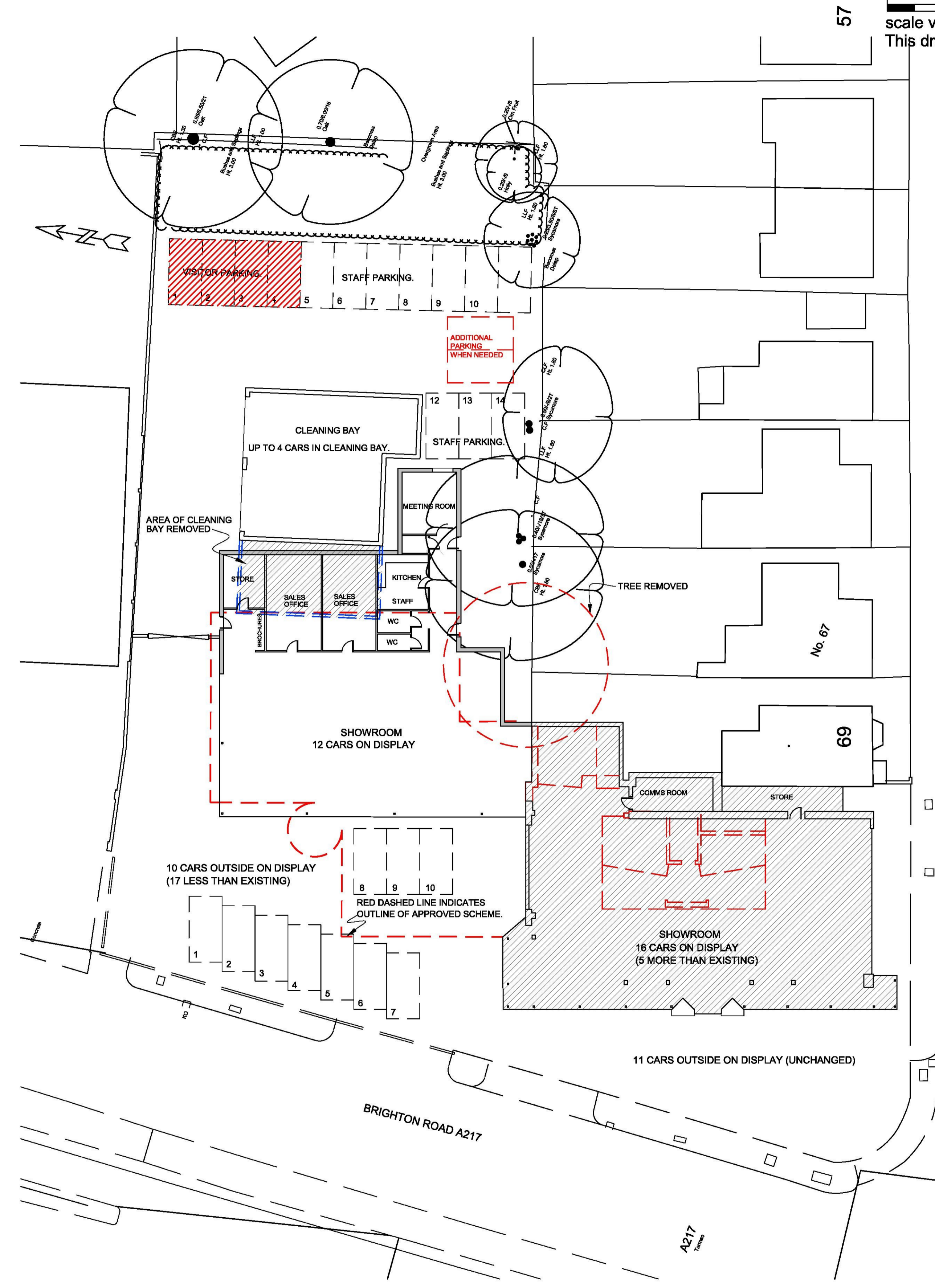
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

17/01883/F - Romans Garage, Brighton Road, Banstead





EXISTING SITE PLAN 1:200



PROPOSED SITE PLAN 1:200

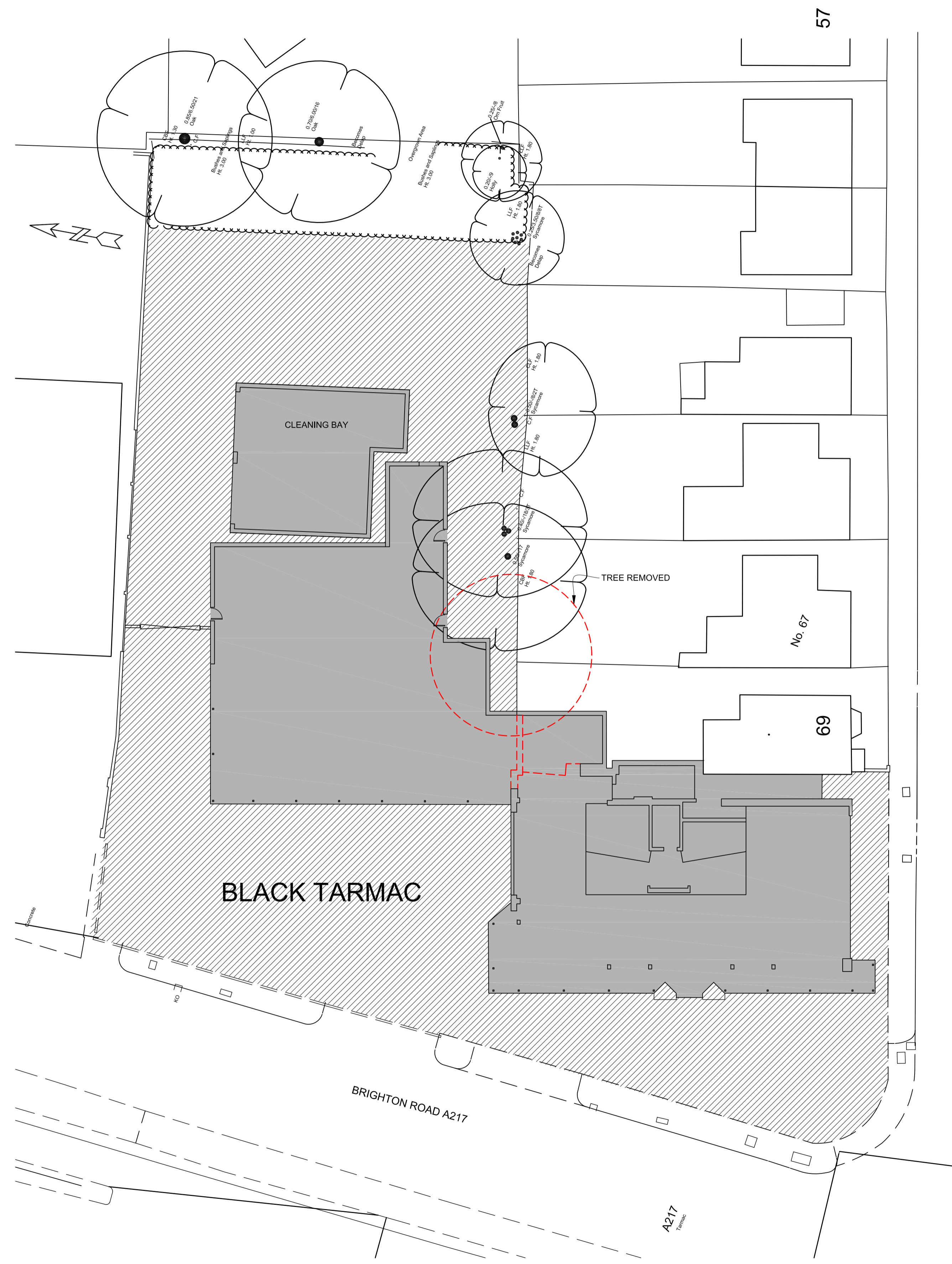
A EXISTING & PROPOSED PARKING SHOWN 10/10/17

Hillmandesign Ltd
Chartered Architects

24 Crichton Road
Carshalton Beches
Surrey, SM5 3LS
t: (020) 8715 5584
f: (020) 8715 8134
mail@hillmandesign.co.uk

PROJECT
ROMANS INTERNATIONAL
BRIGHTON ROAD, BANSTEAD,
SURREY SM7 1AT
DRAWING
EXISTING & PROPOSED SITE PLAN

SCALE 1:200 DATE AUG 17
DRAWING NO ROM/N/100 REVISION A



Hillmandesign Ltd
 Chartered Architects

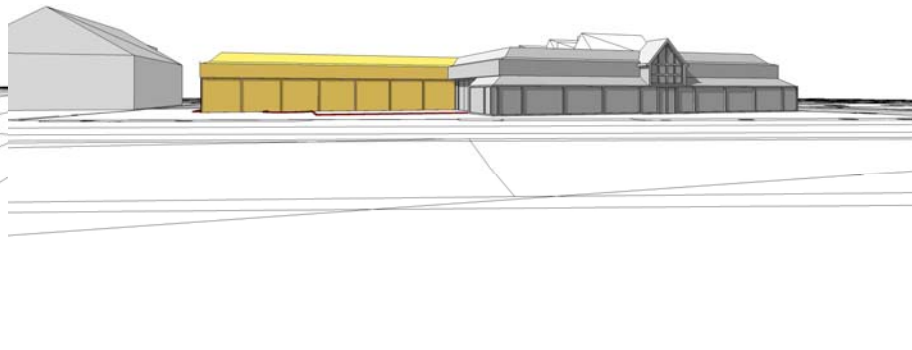
24 Crichton Road
 Carshalton Beeches
 Surrey, SM5 3LS
 t:(020) 8715 5584
 f:(020) 8715 8134
 mail@hillmandesign.co.uk

PROJECT
 ROMANS INTERNATIONAL
 BRIGHTON ROAD, BANSTEAD,
 SURREY SM7 1AT
 DRAWING
 LANDSCAPING PLAN

SCALE 1:200	DATE AUG 17
DRAWING NO ROM/N/121	REVISION



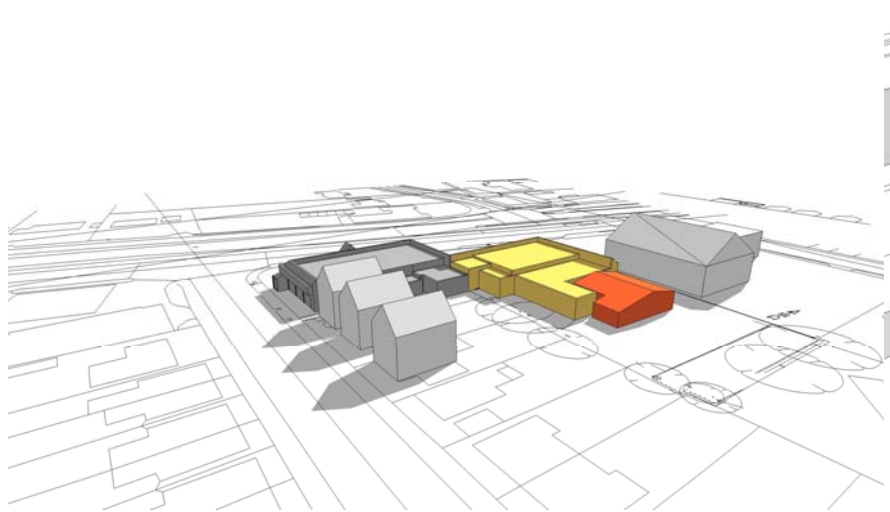
Elevation to Brighton Road. Looking South



Elevation to Brighton Road. Looking straight on



Elevation to Brighton Road. Looking North



Aerial view Looking North West



Aerial view Looking South East

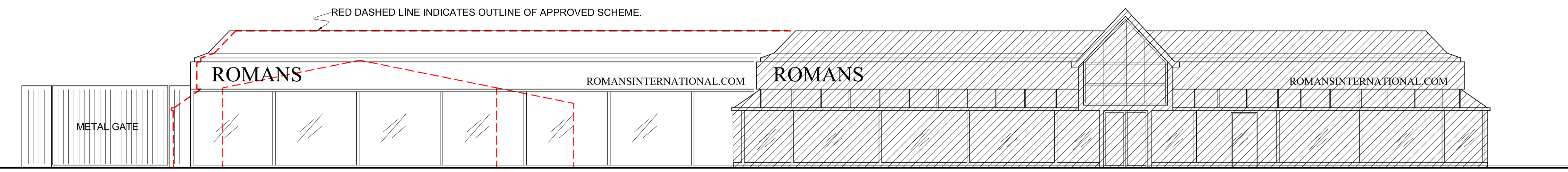


Aerial view Looking on Plan

**Romans International, Brighton Road,
Banstead, Surrey, SM7 1AT**

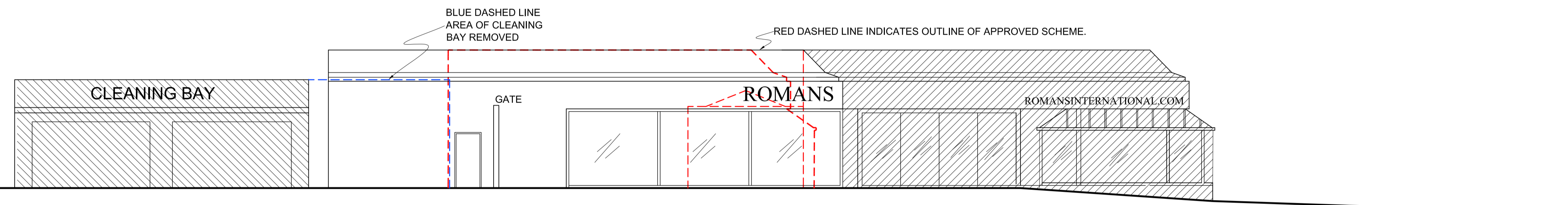
ROM N 1000

RED DASHED LINE INDICATES OUTLINE OF APPROVED SCHEME.



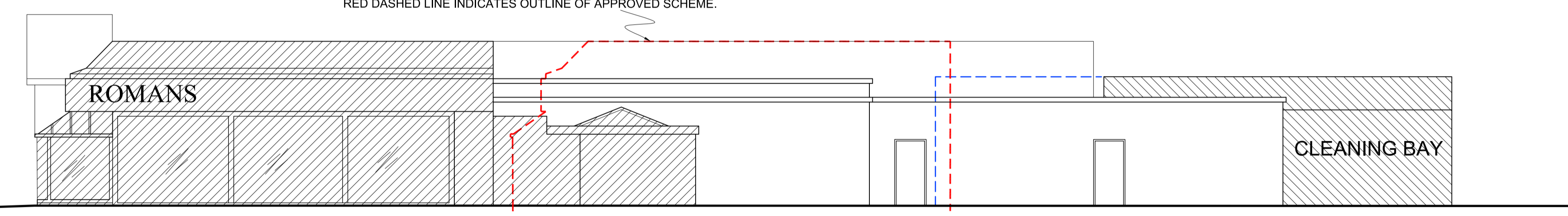
FRONT ELEVATION (TO BRIGHTON ROAD A217)

BLUE DASHED LINE AREA OF CLEANING BAY REMOVED
RED DASHED LINE INDICATES OUTLINE OF APPROVED SCHEME.



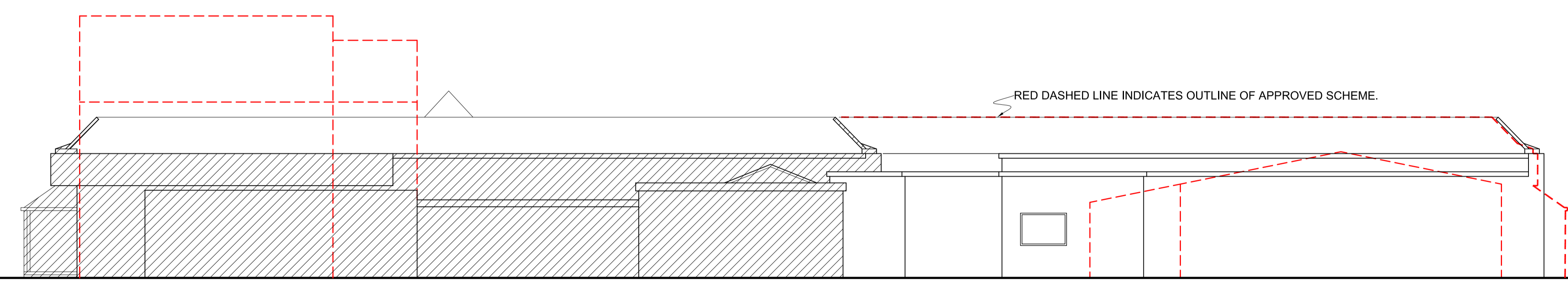
SIDE ELEVATION

RED DASHED LINE INDICATES OUTLINE OF APPROVED SCHEME.



SIDE ELEVATION (TO DICELAND ROAD A217)

RED DASHED LINE INDICATES OUTLINE OF APPROVED SCHEME.



REAR ELEVATION

A DOORS TO CLEANING BAY AMENDED AUG 17

Hillman design Ltd
Chartered Architects

24 Crichton Road
Carshalton Beeches
Surrey, SM5 3LS
t:(020) 8715 5584
f:(020) 8715 8134
mail@hillmandesign.co.uk

PROJECT
ROMANS INTERNATIONAL
BRIGHTON ROAD, BANSTEAD,
SURREY SM7 1AT

DRAWING
PROPOSED ELEVATIONS

SCALE 1:100 DATE AUG 17

DRAWING NO ROM/N/111 REVISION A

