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Date: 14 June 2006 07:06:52
Subject: Planning Application 04/02685/CU - Elbourne House, Lumley Road, Horley

Please find attached my letter of objection to this proposed application

Mrs.M.B.Nixon

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Michele Nixon

*5 Elbourne House, Lumley Road, Horley, Surrey, RH6 7LB
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To: Cllr Surrinder Banwait, Cllr Richard Bennett BSc, PGCE, Cllr Natalie Bramhall, Cllr Mark Brunt, Cllr Gaenor Circus, Cllr Adam De Save BA (Hons), Cllr Frances Dixon BSc (Hons), Cllr Nicholas Harrison, Cllr Stephen Kulka, Cllr Richard Mantle MA, Cllr John Meech F.Inst. SMM, Cllr Michael Miller M.Inst.SMM, Cllr Francis Moore, Cllr Roger Newstead B.A.(Hons), Cllr Richard Nixon BSc (HONS) PGCE, Cllr Dorothy Ross-Tomlin MCIPS, Cllr Michael Selby, Cllr Simone Stein, Cllr Sam Walsh BSc (Hons) MAPM

cc Cllr Allen Kay MIMI, Cllr Andrew Lynch, Cllr Kevin Hagerty, Cllr Andrea Venn R.G.N.
Mr.M.Harbottle, Planning Department

Dear Councillors

Re: Planning Application 04/02685/CU – Elbourne House, Lumley Road, Horley

I am writing to object to the planning application: 04/02685/CU due to the fact that it will result in the loss of our car parks.

Our current car parking places are used by the 9 shared ownership residents (flats 1 to 9 on the 3rd floor) nominated by Reigate and Banstead Borough Council and Guinness Trust in 2003. When we viewed the apartments in 2004 every one of us were personally informed verbally and in writing by Guinness Trust that we have use of car park spaces on weekdays from 7pm to 7am and every weekend (Fri-Sun). We were given the impression from the beginning that we had access to the allocated parking area under Elbourne House. The message clearly conveyed from the start and during the sale of our flats was that we had a place to park our vehicles.

I am extremely annoyed in the way Gladedale have not made any attempt to inform Guinness Trust or the residents of their intentions to take our car parking spaces away from us and hand them over to the future owners of the newly built apartments below our floor. We had to find out all this information "along the Grapevine" and via estate agents. My husband and myself have contacted Gladedale telephonically, by e-mail and letter on numerous occasions over the last few months to discuss various serious matters and have had no or a very poor response time and time again. It makes me wonder what type of property developers they really are and on which principles they run their company. I feel Gladedale are "out to make a quick buck" in the way that they put up flats, try sell them off quickly and then do the minimum to maintain the building and surrounding areas (we do pay a maintenance fee). They have no management company in place for Elbourne House and do not answer promptly to Guinness Trust when simple questions and requests are put forward. There is along list of other things which Gladale have not done. They have a poor reputation with everybody on our floor and with some of the residents I have spoken to living at the adjacent block, the Quadrangle.

From my observations and experiences, Gladedale should not be trusted to build anymore properties in the South East. My husband, myself and fellow residents have had one hassle after the other, lack of communication, very little action and few solutions from them as a whole, from the day we moved into our homes.

If the planning permission is granted on Wednesday 14th June 2006, we the 3rd floor residents shall no longer have anywhere to park our cars within a safe walking distance to our homes. The part of Lumley Road adjacent to our block has double yellow lines on both sides of the road. The High Street has a car park space but this requires a "Pay and Display" ticket. It is a distance from our apartments and unsafe to walk to in the dark. Cars parked here throughout the night is also at a high risk of being vandalized. There might be the odd space to park higher up on Lumley road but it is ludicrous to think that anybody would expect one to carry shopping, bags and in my case a pram and three month old baby halfway down Lumley Road during the dark, rainy cold months. **The loss of car park spaces will definitely affect the value of our apartments.**

I also object to Gladedale's request to amend the section 106 agreement of scrapping the original plan to provide 5 additional affordable units on the 1st floor. The South East area, especially Surrey is an expensive area to live. Therefore any opportunity to provide affordable homes should be kept, especially to key workers ie teachers, nurses and police. My husband is a secondary school science teacher and bought our property using the key worker scheme with a goal in mind to own the apartment 100% in the near future

It appears as if Gladedale are using the provision of Quadrangle shop at 23 High Street as affordable premises for Horley Town Council as an excuse to not provide the affordable homes. Gladedale have contacted Guinness Trust previously about taking over these 5 affordable units on the 1st floor but suddenly dropped out of negotiation process without giving a reason.

It is an interesting fact that Gladedale homes have already completed the work on the two flats that STILL require planning permission and have taken £1000 deposits from prospective buyers. The flats have already reservation boards in the windows. One of the questions I have is: What action will the council take to prosecute Gladedale for going ahead with work without receiving planning permission?

I look forward to hearing from you regarding this matter.

Thank you in advance

Yours sincerely

Mrs.M.B.Nixon

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Michèle Nixon

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Mr.S.Haines
Gladedale Homes Limited
Ashley House
Ashley Road
Epsom
Surrey KT18 5AZ

Tuesday 11th July 2006

Dear Mr.Haines

Re: Planning Application 04/02685/CU – Elbourne House, Lumley Road, Horley

Thank you for your letter dated 11th July 2006 clarifying most of the points in our letter addressed to Mr. M.Smith. The main point of my letter referring to Gladedale Homes making residential parking spaces available for purchase or hire by Guinness Trust residents has not been answered. Having viewed the plans of the car park attached to the revised Section 106, I note that there are 26 parking spaces available which should be ample availability of parking spaces for the 27 current and future flat-owners of Elbourne House. Not offering the shared ownership residents the option of purchasing or renting a car parking space, in my opinion is a form of **discrimination**.

Concerning what we were told by Guinness Trust about use of the public access parking we were advised in writing by Guinness Trust on 1st December 2004 that we had "*The parking, as explained at viewing, is not for the sole use of the residents on the 3rd floor, as it is parking intended for use of the office / shop suite on the ground floor. You may use the parking after 7pm and before 7am weekdays and all day at weekends and bank holidays, but its on a first come first served basis and in conjunction with any other resident of Elbourne House, The Quadrangle, members of the public or employees of the ground floor offices / shop.*" Having spoken to Michael Gray, Development Manager at Guinness Trust, they were never informed that the parking arrangement was going to be changed 24 months later otherwise they would have informed us at the time of purchase and we would have then made an informed decision whether to purchase these specific flats .Did Gladedale at any point over the last 24 months let Guinness Trust know in writing of their plans and intentions that would in the long run change the parking arrangements of the shared ownership flat owners ? We have never been informed via letter or e-mail of any changes that would take place.

Concerning the provision of a lock on the gate of the bin store, it is normal practice at other Guinness Trust estates for a numbered combination lock to be added to the bin store lock which bin workers can then open if they are provided with details of the number for the combination lock. Not putting a lock on still allows non-Elbourne House residents to deposit their rubbish which could lead to us as the owner being billed for additional refuse bags being collected.

h reference to the cleaning of the car park, the *Block B Horley, Management Charges Sheet* which was provided to residents on moving into the flats clearly show that the car park and bin store should be cleaned every two months and that the following payments are made:

Guinness Trust	£120
Open Market	£360
Total	<u>£480</u>

All letters referred to in this above letter are available on request.

Should you have any queries regarding the above matters please do not hesitate to contact me

Yours sincerely

Mrs.M.B.Nixon

cc Mr.M.Harbottle, Planning Department, Reigate & Banstead Borough Council

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From: Mark Harbottle
To: Cllr Nixon
Date: 05 June 2006 12:45:31
Subject: Re: Planning application 04/02685/CU - Elbourne House, Lumley Road, Horley

Dear Richard

Thank you for confirming your position on this application. As previously advised, I consider the Local Planning Authority's only concern with regard to the parking spaces is whether they are for residential or other uses; not to whom the spaces are assigned. However, I have taken this and your other points up with Gladedale Homes, with the aim of having answers by the time the application is considered by the Planning Committee.

As I believe I said when we met, whilst the current application provides an opportunity to have some of the snagging issues addressed, they would not form a justifiable reason for refusing the application as other remedies exist.

I appreciate that it does not help that conversion works have started but as the units are not yet in residential use I do not think anything requiring planning permission has taken place yet. Even if that were the case, enforcement is a discretionary activity and it would be premature to initiate enforcement action in advance of the Committee's decision.

Mark Harbottle
Head of Building and Development Services
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>>> Councillor Nixon 02/06/06 01:50:48 >>>
Mark

Please can you take this email as my formal opposition to the granting of planning permission to Gladedale Homes for the remaining 2 flat on the 1st floor of Elbourne House

The reason are as follows:

From the plans that you have submitted me plus the copy of the revised section 106 it is Gladedale Homes intention to covert the public use car parking spaces in front of the barrier currently used by Guinness Trust residents on the 3rd floor into private parking spaces for the new 1st floor residents. The council nominated the original 9 reoriginal on the 3rd floor (flats 1 to 9) from the council housing waiting list /waitingorking housing list to Guinness Trust and we were sold shared ownership properties with understanding that we had use of the car parking spaces in front of the barrier during evenings and weekends. Gladedale Homes have failed to answers letters sent to them from myself and Guinness Trust and have been marketing the these new flats through the estate agents across the road with private parking provided. When me and wife were shown around the show flat we asked about parking and the estate agent showed us the car park and said "The Guinness Trust residents will looseresidentshe parking spaces and they wiii be given to the new residents on the 1st floor"

2. Secondly there a number of outstanding matter connected to Elbourne House that have still not been resolved:

(a) provision of cycle wracks inside the cycle store between Elbourne House and the Quadrangle and which residents have use of the store

(b) provision of spikes and netting to stop pigeons form deficating on cars, people defecatingr park when they roost in overhand roofing between Elbourne House and the Quadrangle

(c) provision of a lockable gate to the bin store to stop non-residents from depositing their additional waste instead of paying additional for bags under the new waste collection regulations.

Finally I would like to know what enforcement action is to be taken by the council against Gladedale Home for starting the conversion work on the 2 flats without receiving full planning permission from the council.

Given my personal interest in this planning application I will not be able to be present at part or whole of the meeting when the matter comes up for discussion.

Thank you

Cllr.Richard Nixon
5 Elbourne House
Lumley Road
Horley
Surrey RH6 7LB

CC: Cllr Miller; Dee Woods; Guy Davies