

Agenda Item 4

ADDENDUM
MEETING OF THE PLANNING COMMITTEE
WEDNESDAY 16th MAY 2018

ITEM NO: 6

APPLICATION: 17/01676/F– ELGAR WORKS NUTFIELD ROAD MERSTHAM

PAGE NO: 59

CONSULTATIONS

Sustainable Drainage and Consenting Team – no objection subject to conditions and informative.

Neighbourhood Services Team – no objection subject to alterations to the access road to allow manoeuvring of the refuse collection vehicle and to reduce the pinch point. Also, a bin presentation point needs to be provided for No's 7, 8 and 9.

CONDITIONS

Conditions 8 and 13 and the informatives are updated to reflect the comments of the Sustainable Drainage and Consenting Team at Surrey County Council.

An additional condition (Condition 14) is recommended to address the comments of the Neighbourhood Services Team. Furthermore, the applicant has provided amended site layout plans to show a minor amendment to widen the access road to increase manoeuvring space in the area to the east of parking space 12. Condition 2 is updated accordingly.

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

Plan Type	Reference	Version	Date Received
Location Plan	LD01/PA01		19.07.2017
Other Plan	LD01/PL02		19.07.2017
Elevation Plan	LD01/PL03		19.07.2017
Site Layout Plan	PL01 / PL 04	D	16.05.2018
Combined Plan	PL01 / PL 05	B	05.04.2018
Combined Plan	PL01 / PL06	C	05.04.2018
Combined Plan	PL01 / PL08	B	05.04.2018
Combined Plan	PL01 / PL10	B	05.04.2018
Elevation Plan	PL01 / PL11	B	05.04.2018
Elevation Plan	PL01 / PL12	B	05.04.2018
Elevation Plan	PL01 / PL13	C	05.04.2018
Elevation Plan	PL01 / PL14	B	05.04.2018
Elevation Plan	PL01 / PL15	B	05.04.2018
Street Scene	PL01 / PL16	C	05.04.2018
Other Plan	PL01 / PL17	C	05.04.2018
Site Layout Plan	PL01 / PL19	C	16.05.2018
Floor Plan	LD01 / PL 07	A	07.12.2017
Floor Plan	LD01 / PL 09	A	07.12.2017
Elevation Plan	LD01 / PL 18	A	07.12.2017

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.

8. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:
- a) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+20%) allowance for climate change storm events and 10% allowance for urban creep, during all stages of the development (Pre, Post and during).
 - b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
 - c) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.
 - d) Details of drainage management responsibilities and maintenance regimes for the drainage system.
 - e) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

13. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

Reason: To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS.

14. Prior to the commencement of the development full details (and plans where appropriate) of the waste management collection points, (and pulling distances where applicable), throughout the development shall be submitted to and approved in writing by the Local Planning Authority.

All waste storage and collection points should be of an adequate size to accommodate the bins and containers required for the dwelling(s) which they are intended to serve in accordance with the Council's guidance contained within Making Space for Waste Management in New Development.

Each dwelling shall be provided with the above facilities in accordance with the approved details prior to occupation of the relevant dwellings.

Reason: To provide adequate waste facilities in the interests of the amenities of the area and to encourage in accordance with Reigate and Banstead Borough Local Plan (2005) policy Ho9.

INFORMATIVES

11. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website.

ITEM NO: 7a

APPLICATION: 18/00326/F– DUNOTTAR SCHOOL, 36 HIGH TREES ROAD,

REIGATE

PAGE NO: 92

The highlighted plan number on page 109 of the agenda is a formatting error and is not intended for any reason/purpose.

CONDITIONS

In respect of Condition 5 in the agenda, the applicant has subsequently supplied an Asbestos Survey. This has been reviewed by the Council's Contaminated Land Officer who has confirmed that it is sufficient. This condition is therefore proposed to be revised to ensure compliance with the recommendations in the submitted survey. Condition 5 should therefore be replaced with the following:

5. The Phase 1 development shall not be first occupied unless and until an Asbestos validation report has been submitted to and approved in writing by the Local Planning Authority. Such a report shall provide evidence demonstrating that the works have been carried out in full accordance with the recommendations and actions specified in the Asbestos Refurbishment & Demolition Survey by Key Asbestos Services dated 30th April 2018.

Reason: To ensure that adequate measures have been taken to make the buildings suitable for future use without resulting in risk to construction workers, future users, nearby occupiers or the environment with regard to Policy CS10 of the Reigate and Banstead Core Strategy and the National Planning Policy Framework.

ITEM NO: 8

APPLICATION: 18/00375/F– THE LIMES PUBLIC HOUSE, 58 ALBURY ROAD,

MERSTHAM

PAGE NO: 141

Relevant Planning and Enforcement History

Following publication of the agenda, a request for pre-application advice for the construction of a replacement public house occupying part of the site has been lodged with the Council.

CONDITIONS

Condition 5 is proposed to be amended to incorporate details of the front boundary walls as part of any landscaping submission. A separate informative is also proposed below.

INFORMATIVES

Allied to the amendment above, an additional informative is recommended to provide guidance as to the Council's expectation that the proposed boundary walls and treatments along the Albury Road and Southcote Road frontages should reflect existing brick and flint walls in the locality.

13. With respect to condition 5, details for the proposed boundary walls fronting Albury Road and Southcote Road will be expected to reflect the style and appearance of the brick and flint boundary walls which existing on properties opposite the site.

ITEM NO: 10

APPLICATION: 17/02905/F– GARAGE BLOCK, KINGSLEY GROVE, REIGATE

PAGE NO: 225

Consultations:

Neighbourhood Services: The neighbourhood services team has updated their response to confirm the development would be serviced for refuse and waste purposes via a smaller 15 tonne lorry with bin collection from the front of each property as opposed to a presentation point on Kingsley Grove as previously indicated.

The applicant has provided a tracking drawing to show how a 15 tonne refuse vehicle would enter, turn and leave the site. Emergency vehicles such as fire engines would also be able to access the site. This position supersedes that set out in paragraph 6.21 of the report and the consultation response from neighbourhood services reported on page 227.

INFORMATIVES:

An additional informative is suggested in relation to replacement boundary fencing along the access road:

9. The details to be submitted to discharge condition 10 are expected to provide details of replacement fencing along both sides of the access road to the development following discussions with both neighbours to identify an appropriate solution.

ITEM NO: 11

APPLICATION: 17/02969/F– ROWGARDENS WOOD, COLLENDEAN LANE RH6
0HP

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CONDITIONS:

An additional condition is suggested.

6. Notwithstanding any changes of use permitted by the General Permitted Development Order 2015, or as amended, the use of the building hereby permitted shall be solely for agricultural use and no other.

Reason: To ensure that the development remains appropriate within Metropolitan Green Belt with regard to Reigate and Banstead Borough Local Plan policies Co1 and Co2.

Representations:

The applicant has submitted a short legal opinion that supports the conclusions of the officer report, the document was uploaded to the public file.

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