

Planning Committee Addendum

For enquiries regarding this addendum;

Contact: Democratic Services (01737 276182)

Email: Democratic@reigate-banstead.gov.uk



Reigate & Banstead
BOROUGH COUNCIL
Banstead | Horley | Redhill | Reigate

11 December 2018

To the Members of the PLANNING COMMITTEE

Councillors: S. Parnall (Chairman),

M. S. Blacker

Mrs. R. Absalom

L. S. Ascough

R. Biggs

Mrs. J. S. Bray

G. P. Crome

J. M. Ellacott

V. H. Lewanski

S. McKenna

R. Michalowski

J. Paul

M. J. Selby

J. M. Stephenson

C. Stevens

Ms. B. J. Thomson

Mrs. R. S. Turner

S. T. Walsh

C. T. H. Whinney

Substitutes

Conservatives:

Councillors:

T. Archer, M. A. Brunt, J. E. Durrant, J. S. Godden,
Dr. L. R. Hack, A. C. J. Horwood, F. Kelly, G. J. Knight,
G. Owen, D. T. Powell, T. Schofield and J. F. White

Residents Group:

R. Harper, N. D. Harrison and B. A. Stead

Green Party:

H. Brown and J. C. S. Essex

For a meeting of the **PLANNING COMMITTEE** to be held on **WEDNESDAY, 19 DECEMBER 2018** at 7.30 pm in the New Council Chamber - Town Hall, Reigate.

John Jory
Chief Executive

4. ADDENDUM TO THE AGENDA

(Pages 5 - 12)

To note the addendum tabled at the meeting which provides an update on the agenda of planning applications before the Committee.

PLANNING APPLICATIONS:

NOTES:

1. The order in which the applications will be considered at the meeting may be subject to change.
2. Plans are reproduced in the agenda for reference purposes only and are not reproduced to scale. Accordingly dimensions should not be taken from these plans and the originals should be viewed for detailed information. Most drawings in the agenda have been scanned, and reproduced smaller than the original, thus affecting image quality.

To consider the following applications :

WEBCASTING OF MEETINGS

The Council webcasts some of its public meetings.

Meetings are broadcast live and available to view online for six months. A copy is retained for six years after the meeting.

In attending any meeting you are recognising that you may be filmed and consenting to the webcast being broadcast online and available for others to view.

If you have any queries or concerns please contact democratic@reigate-banstead.gov.uk.

The Council's agenda and minutes are provided in English. However the Council also embraces its duty under equalities legislation to anticipate the need to provide documents in different formats such as audio, large print or other languages. The Council will only provide such formats where a need is identified prior to publication or on request.

Customers requiring either the translation facility or an alternative format should contact Customer Services: Telephone 01737 276000

This page is intentionally left blank

Agenda Item 4

ADDENDUM
MEETING OF THE PLANNING COMMITTEE
WEDNESDAY 19th DECEMBER 2018

ITEM NO: 5

APPLICATION: 18/01971/F – LILLIPUT NURSERY, WEST AVENUE, SALFORDS

PAGE NO: 9

PLANS:

CGI Images of the proposal are provided at Appendix A

Representations

A further two letters of objection have been received. These raise the matters below, which have already been addressed by the officer within his report:

- Inadequate parking
- Out of character with surrounding area
- Overdevelopment

Accessibility, Parking And Highway Implications

In supplement to the report the following clarification is provided:

Table at paragraph 4.7: A total of 30 car parking spaces plus a taxi / ambulance space are to be provided.

In relation to paras 6.36 and 6.37 of the report the following is noted:

2005 Local Plan parking standards:

"Old people's home" (1 space per 5 residents) which if applied to the proposal would equate to a requirement of 15 spaces. This standard relates to the total provision for residents, staff and visitors.

"Nursing care" – To be assessed on a case by case basis

The peak parking demand figure in para 6.37 of 20 spaces which has been drawn from the national TRICS database relates to total parking demand / all trips generated by residents, staff and visitors.

Clarification on the site access:

The current access to the nursery is via the existing access on West Avenue at the north-western corner of the site. This access has historically been shared with the residents of the caretaker's bungalow and as a secondary access for the school. The proposal seeks to create a new private access for the care home and as such separate vehicular movements. This is considered a highway safety benefit. There is no intention by the care home to utilise the old access.

ITEM NO: 5

APPLICATION: 18/01576/F – 43-49 HIGH STREET, HORLEY

PAGE NO: 45

3.0 Relevant Planning and Enforcement History

- 3.4 Approved plans for permission ref: 16/01758/F are provided for information at Appendix B.
- 3.5 15/00552/P3JPA – Change of use of the office space (Class B1a) to residential use as 6 self-contained apartments (Class C3) – Prior approval not required - 14 April 2015. Note this relates to flats Nos 1 – 6.
- 3.6 A Planning Enforcement Notice and Stop Notice, Ref: 16/00558/UCU2, was served in August 2018 further to the unauthorised use of the car park area within this site for airport car parking. The Notices have been complied with.

4.0 Proposal and Design Approach

Existing and proposed parking spaces are each 13 (rather than 12) in number hence the relevant passage reads as below.

4.5 Further details of the development are as follows:

Site area	0.5ha
Existing parking spaces	13
Proposed parking spaces	13

The applicant has clarified the spaces are for flats 7-15, because parking spaces were not a requirement for the development of flats 1-6. As such the 3 new flats will each have a parking space allocated.

CONDITIONS

Condition no. 4 in amended to incorporate reference to details required of the sedum roof and roof railings/fencing as well as restriction of any access (other than for maintenance purposes) onto the sedum roof.

The reason for given for Condition nos. 5 and 6 be revised to refer to the singular and not plural.

Condition no. 6 should refer to 13 rather than 12 parking spaces.

These Conditions and the Reasons therefor should thus read as follows, the omitted/corrected/additional passages emboldened:

- 4. Prior to the construction reaching slab level, details of materials to be used in the construction of the external surfaces, including fenestration **and the sedum roof (to which there should be no access other than for**

maintenance purposes) and of materials, siting and height of main roof railings/balustrade/ fencing, must be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that a satisfactory external appearance is achieved with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

5. 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
 - (d) programme of works (including measures for traffic management)
- 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 **condition is** 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 2018.

6. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for **13** vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking/turning areas shall be retained and maintained for their designated purpose.

Reason:

The above **condition is** 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 2018.

ITEM NO: 7

APPLICATION: 18/01752/F – 4 BEAUFORT ROAD, REIGATE RH2 9DJ

PAGE NO: 71

PLANS

The submitted floor plans are attached at APPENDIX C



APPENDIX A

APPENDIX B

PLANNING



HIGH STREET

39

43

41

49

REAR (PURSUING FLAT)

REAR (HORLEY ELECTRICAL)

REAR (HORLEY LAUNDRETTE)

STREET PETS

REAR (DANIEL POULCE)

60

LUMLEY ROAD

8

9

50 40 30 20 10 8 6 5 4 3 2 1 0 METERS

Scale 1/200 at A3 size
DAD File Horley phase 2.7.mxd
Client Mark Vickers Properties
Date July 2016
Drawing No. 13

BLOCK PLAN

Drawing Title

Site Address 43-49 High Street,
HORLEY, RH6 7BN
Surrey

Project Title
**PROPOSED 1ST AND 2ND FLOOR EXTENSION AT THE
REAR OF MIDDLETON HOUSE TO PROVIDE 6 FLATS**

Tel: 01293 862 152
Email: fmcacard@gmail.com

Design Firm Roger Card Construction
61 The Street
Charlwood, RH6 0DS



PLANNING

APPENDIX B



Scale: 1:100 @ A3 size
 UAD File: Horley phase 2.7.mcd
 Client: Mark Vickers Properties
 Date: JULY 2016
 Drawing No: 10



PROPOSED
2nd FLOOR

Site Address: 43-49 High Street, HORLEY, RH6 7BN

Project Title: PROPOSED 1ST AND 2ND FLOOR EXTENSION AT THE REAR OF MIDDLETON HOUSE TO PROVIDE 6 FLATS

Telephone: 01293 862 152
Email: fmcasrod@gmail.com

Design Firm: Roger Card Construction
61 The Street,
Chartwood, RH6 0DS

SECTION B

SECTION A

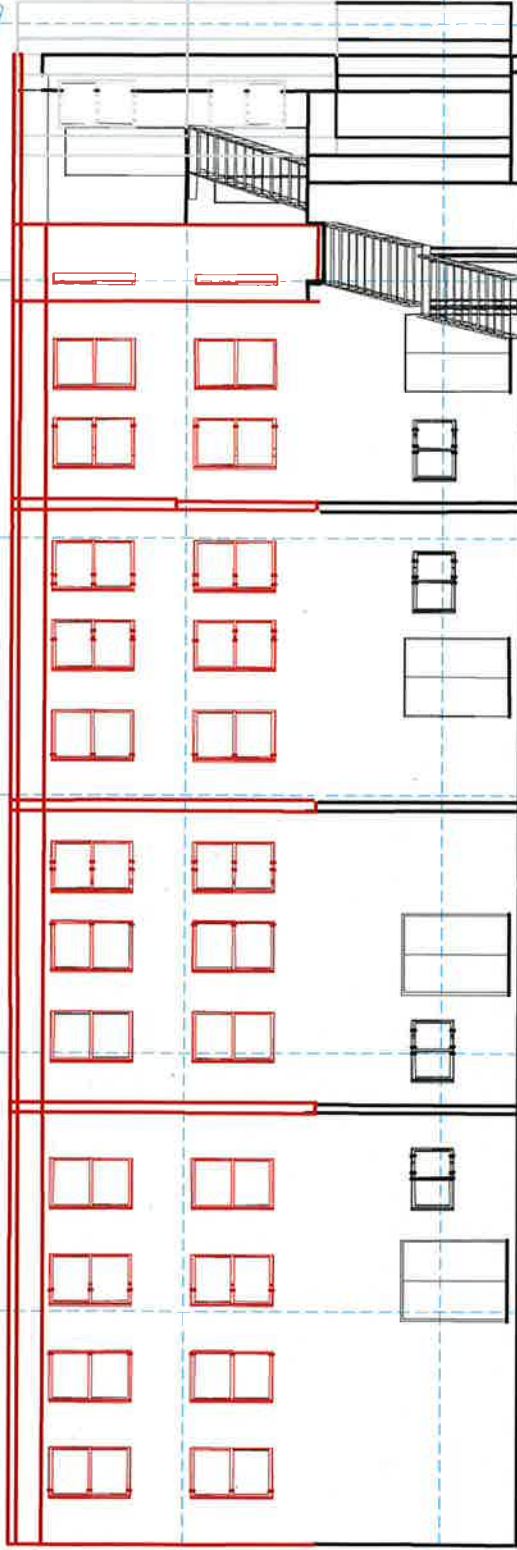
SECTION A

Residential
DARTEL
HOUSE

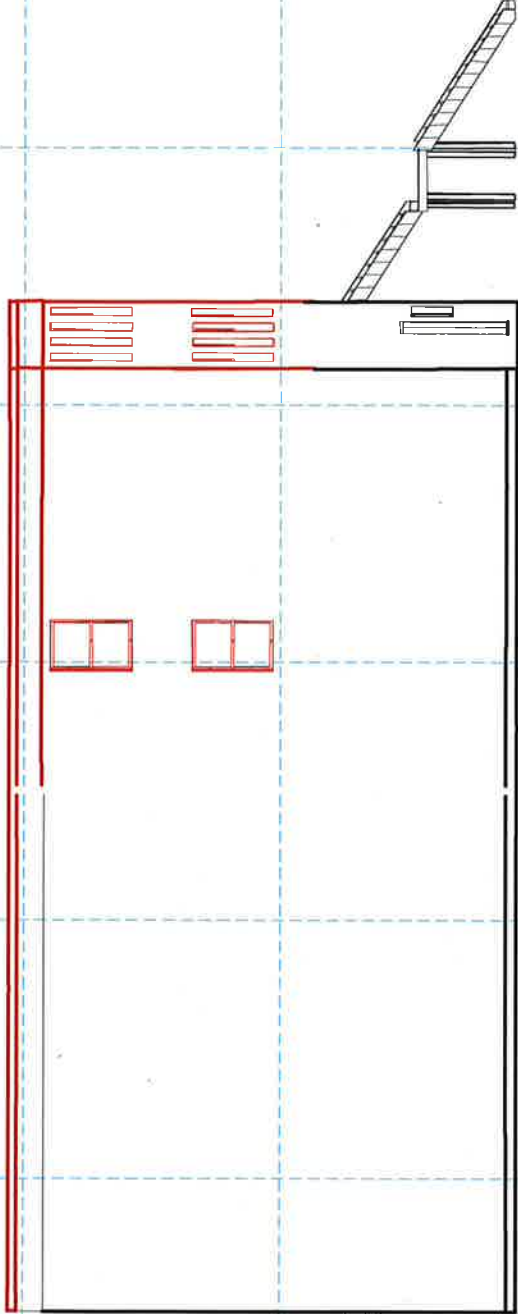
25 20 15 10 5 4 3 2 1 0 METERS

PLANNING

APPENDIX B.



REAR ELEVATION (NORTH WEST)



SIDE ELEVATION (NORTH EAST)

25 20 15 10 5 4 3 2 1 0 METERS

Scale 1:100 @ A3 size
 CAD File Horley phase 2/7.mcd
 Client Mark Vickers Properties
 Date July 2016
 Drawing No 11

PROPOSED ELEVATIONS

Site Address 43-49 High Street,
 HORLEY, RH6 7BN
 Surrey,
 Drawing Title

Project Title
PROPOSED 1ST AND 2ND FLOOR EXTENSION AT THE REAR OF MIDDLETON HOUSE TO PROVIDE 6 FLATS

Telephone 01293 662 152
 Email finccard@gmail.com

Design Firm Beagen Card Construction
 611 The Street
 Charlwood, RH6 0DS

