

Planning Committee Addendum

For enquiries regarding this addendum;

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30 October 2019

To the Members of the PLANNING COMMITTEE

Councillors: D. Allcard (Chairman),

M. S. Blacker

J. S. Bray

H. Brown

P. Harp

J. Hudson

F. Kelly

J. P. King

S. A. Kulka

S. McKenna

R. Michalowski

S. Parnall

C. Stevens

R. S. Turner

S. T. Walsh

Substitutes

Conservatives:

Residents Group:

Green Party:

Liberal Democrats

Councillors:

R. Absalom, N. C. Moses, J. Paul and K. Sachdeva

G. Adamson, R. J. Feeney, R. Harper, N. D. Harrison and
C. T. H. Whinney

J. C. S. Essex, S. L. Fenton, R. Ritter and S. Sinden

D. A. Ross

For a meeting of the **PLANNING COMMITTEE** to be held on **WEDNESDAY, 30 OCTOBER 2019** 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.

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ADDENDUM
MEETING OF THE PLANNING COMMITTEE
WEDNESDAY 30th OCTOBER 2019

ITEM NO: 5

APPLICATION: 18/02324/F – Mount Pleasant, Coppice Lane, Reigate

The report attempts various comparisons with previously approved schemes, which, due to the extensive planning history associated with this site, has resulted in some confusion and error.

For clarity, a comparison drawing has been prepared to show the site layouts and front elevations of this scheme compared with the two schemes for 6 flats, both approved. This can be found at Appendix A.

Of most relevance to note is that this scheme is identical in its footprint, bulk, massing and design as that allowed at appeal under reference 17/01061/F.

That appeal decision sets the principle of the building envelope now proposed.

Also, for means of comparison, is provided a table on page 23 to compare the relative schemes which is corrected by the insertion below:

	Floorspace GEA (sq m)	Floorspace increase over existing (%)	Parking spaces	Number of dwellings	Height of building in metres	Dwellings per ha / volume (cu m)
Existing building (C2 use inc 2 ancillary residential units)	Plots 1 and 2 (combined) 1495 Individually: Plot 1 1341 Plot 2 154	N/A	11	2 (ancillary to main C2 use)	10.27	1.4 (on basis of 2 ancillary dwellings) / 4984
Application no. 18/02324/F (CURRENT) (10 dwellings on Plot 1)	1273 (Plot 1 only)	-5%	14	10	10.45 (Plot 1 only, Plot 2 not included in application)	4270

Para 6.33 – The proposal to install a wood burning stove into each dwelling is no longer part of the proposals.

Whilst this proposal would increase the number of flats from 6 as permitted to 10 as now proposed, this is acceptable in green belt terms given there would be no material change to the exterior of the building and any increase in intensification of use would be minor and not significantly affect the character of the area or the green belt.

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CONDITIONS

8. No development shall commence until a Construction Transport Management Plan, to include details both on and off site 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)
 - (e) measures to prevent the deposit of materials on the highway
 - (f) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
 - (g) on-site turning for construction vehicles
 - (h) 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 DES1 and TAP1 of the Reigate and Banstead Local Plan Development Management Plan 2019 and the objectives of the NPPF 2019.

ITEM NO: 7

APPLICATION: 19/01067/F – 86 Partridge Mead Banstead

Please see Appendix B for a site layout plan of the scheme allowed at appeal.

Conditions

Condition 1 has been amended as follows:

Plan Type	Reference	Version	Date Received
Site Layout Plan	073-01-22	A	08.10.2019
Street Scene	073-01-23	A	08.10.2019
Location Plan	073-01-20	A	08.10.2019
Survey Plan	073-01-21		30.05.2019
Floor Plan	073-01-24		05.06.2019
Floor Plan	073-01-26		05.06.2019
Elevation Plan	073-01-25		05.06.2019
Elevation Plan	073-01-27		05.06.2019

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.

An additional condition is included as follows to reflect the requirement for new dwellings to be provided with broadband connection:

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Condition 12

All dwellings within the development hereby approved shall be provided with the necessary infrastructure to facilitate connection to a high speed broadband. Unless otherwise agreed in writing with the Local Planning Authority, this shall include as a minimum:

- a) A broadband connection accessed directly from the nearest exchange or cabinet*
- b) Cabling and associated installations which enable easy access for future repair, replacement or upgrading.*

Reason: To ensure that the development promotes access to, and the expansion of, a high quality electronic communications network in accordance with Policy INF3 of the Reigate & Banstead Development Management Plan 2019.

A further condition requiring the submission of an Energy and Water Efficiency Statement for approval prior to the commencement of development is also included as follows:

Condition 13

The development hereby approved shall not be first occupied unless and until an Energy and Water Efficiency Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail how the development will:

- a) Ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day*
- b) Achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations*

The development shall be carried out in accordance with the approved details and any measures specific to an individual dwelling(s) shall be implemented, installed and operational prior to its occupation.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions with regard to Policy CS10 of the Reigate & Banstead Core Strategy 2014 and Policy CCF1 of the Reigate & Banstead Development Management Plan 2019.

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ITEM NO: 8

APPLICATION: 19/01665/F – Land adjacent to Pumping Station, Lee Street, Horley

Additional condition 15

The development hereby approved shall not be occupied unless and until one of the parking spaces has been provided with a fast charge socket (current minimum requirement 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by 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 in order to meet the objectives of the NPPF (2018), and to satisfy policy Mo5, Mo6 and Mo7 of the Reigate and Banstead Local Plan.

ITEM NO: 9

APPLICATION: 19/00559/OUT – LAND TO REAR OF 57 MASSETTS ROAD HORLEY

Assessment

Paragraph 6.1 in the Officer report should be corrected as follows:

The application seeks permission for the demolition of an existing detached garage and erection of 2 no. semi-detached houses (3 Bed 5 Person dwellings) on land to the rear of 57 Massetts Road, with associated access.

Conditions

An additional condition is included as follows to reflect the requirement for new dwellings to be provided with broadband connection:

Conditions 11

All dwellings within the development hereby approved shall be provided with the necessary infrastructure to facilitate connection to a high speed broadband. Unless otherwise agreed in writing with the Local Planning Authority, this shall include as a minimum:

- a) A broadband connection accessed directly from the nearest exchange or cabinet*
- b) Cabling and associated installations which enable easy access for future repair, replacement or upgrading.*

Reason: *To ensure that the development promotes access to, and the expansion of, a high quality electronic communications network in accordance with Policy INF3 of the Reigate & Banstead Development Management Plan 2019.*

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A further condition requiring the submission of an Energy and Water Efficiency Statement prior to the commencement of development is also included and worded as follows:

Condition 12

The development hereby approved shall not be first occupied unless and until an Energy and Water Efficiency Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail how the development will:

- a) Ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day*
- b) Achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations*

The development shall be carried out in accordance with the approved details and any measures specific to an individual dwelling(s) shall be implemented, installed and operational prior to its occupation.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions with regard to Policy CS10 of the Reigate & Banstead Core Strategy 2014 and Policy CCF1 of the Reigate & Banstead Development Management Plan 2019.

Site layout plans comparison
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17/01061/F



18/00172/F



18/02324/F



17/01061/F



18/00172/F



18/02324/F





Revision A 27.09.18 Unit Types amended and garages added
 Scale in Metres 1:200

	Project LAND TO REAR OF 86 -90 PARTRIDGE MEAD				
	Drawing Title PROPOSED SITE PLAN				
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