Addendum

Planning Committee

Wednesday, 10 June 2020 at 7.30 pm

Remote meeting via video link

This meeting will be held **remotely**. Committee Members will be provided with the details of how to connect to the meeting one day before the meeting.

Members of the public may observe the proceedings live on the Council's YouTube channel.

Members:	
M. S. Blacker	R. Michalowski
J. S. Bray	S. Parnall
P. Harp	R. Ritter
J. Hudson	K. Sachdeva
F. Kelly	C. Stevens
J. P. King	R. S. Turner
S. A. Kulka	S. T. Walsh
S. McKenna	

Substitutes:	
Conservatives:	D. Allcard, K. Foreman, N. C. Moses, C. M. Neame, J. Paul and S. J. G. Rickman
Residents Group:	G. Adamson, R. J. Feeney, R. Harper, N. D. Harrison and C. T. H. Whinney
Green Party:	H. Brown, J. C. S. Essex and S. Sinden
Liberal Democrats	D. A. Ross

John Jory
Chief Executive

For enquiries regarding this agenda;	
Contact:	Democratic Services (01737 276182)
Email:	Democratic@reigate-banstead.gov.uk

Reigate & Banstead BOROUGH COUNCIL
Banstead I Horley I Redhill I Reigate

Published 10 June 2020

7. Addendum to the agenda (Pages 3 - 8)

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

Our meetings
As we would all appreciate, our meetings will be conducted in a spirit of mutual respect and trust, working together for the benefit of our Community and the Council, and in accordance with our Member Code of Conduct. Courtesy will be shown to all those taking part.

Streaming of meetings
Meetings are broadcast live on the internet and are available to view online for six months. A recording is retained for six years after the meeting. In attending any meeting, you are recognising that you may be filmed and consent to the live stream being broadcast online, and available for others to view.

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

Notice is given of the intention to hold any part of this meeting in private for consideration of any reports containing "exempt" information, which will be marked accordingly.

ADDENDUM
MEETING OF THE PLANNING COMMITTEE
WEDNESDAY 10th JUNE 2020

ITEM NO: 8
APPLICATION: 20/00503/F – 94 BRIGHTON ROAD, HORLEY

CONDITIONS

Condition 10 is updated to require 4 parking spaces to be fitted with an electric supply to fit a future fast charge socket.

The development hereby approved shall not be occupied unless and until one of the available 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) and four of the parking spaces has been fitted with an electrical supply to fit a future fast charge socket in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and Policy TAP1 Parking, access , and Servicing TAP2 of the Reigate and Banstead Local Plan Development Management Plan September 2019 and Reigate and Banstead Core Strategy 2019 Policy CS17 (Travel Options and Accessibility).

ITEM NO: 9
APPLICATION:19/02386/F – ROMANS GARAGE, BRIGHTON ROAD, BANSTEAD.

The most up-to-date drawings were not included in the committee report pack. Drawing numbers ROM/4/100 and ROM/4/110 both revision C replace the revision B versions and are attached at Appendix A. The amendment is the re-positioning of one staff parking space away from the retained sycamore tree to accord with tree protection plan and landscaping plan. Tree protection plan and landscaping plan included in this addendum for completeness. There is no change to overall car space numbers.

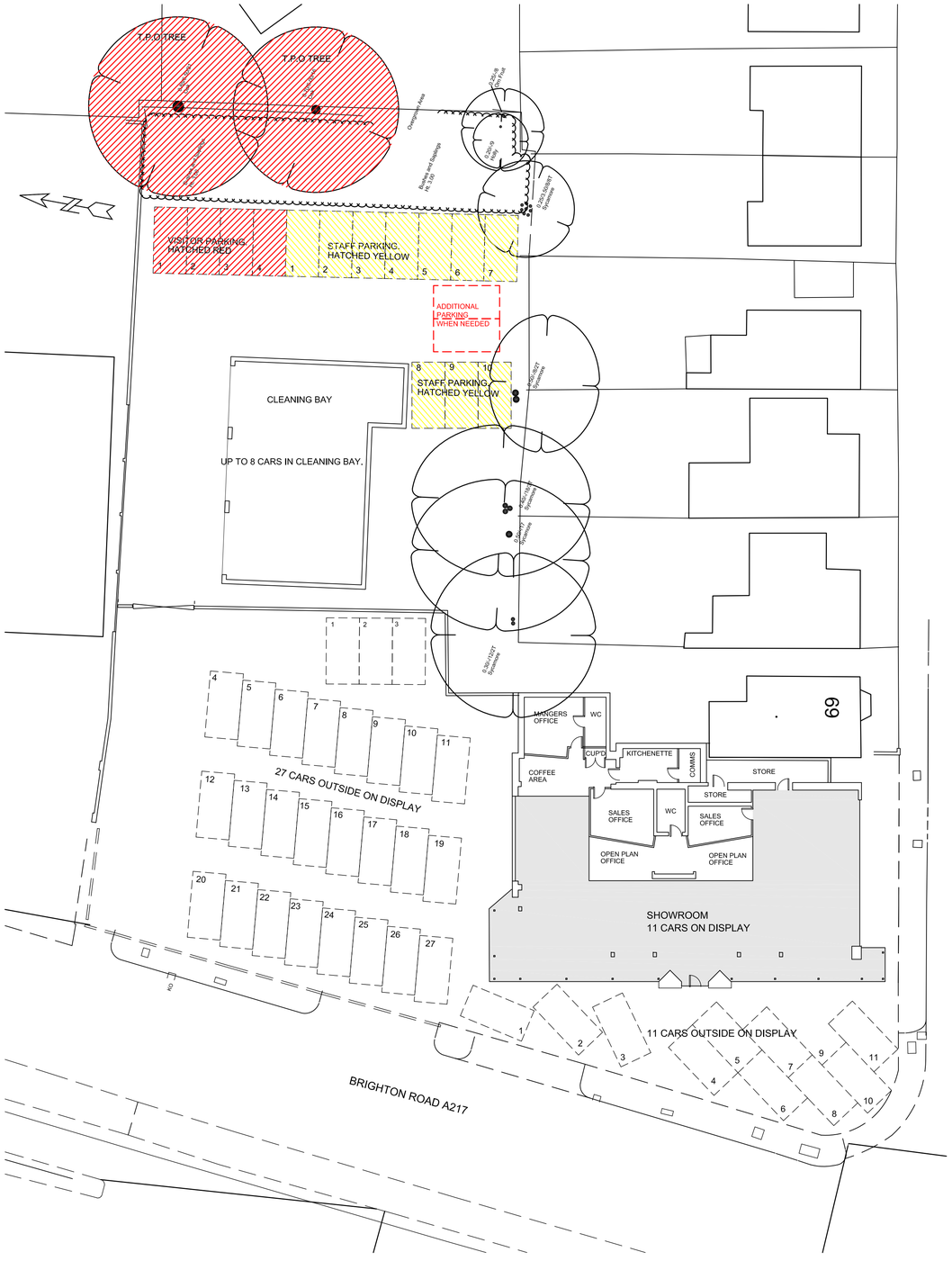
ITEM NO: 10
APPLICATION:19/00728/F – THE RING PAVILLION, HORLEY ROAD, REDHILL

One letter of support was received although it requested a condition to secure the installation of security measures such as CCTV and improvements to the playing pitch.

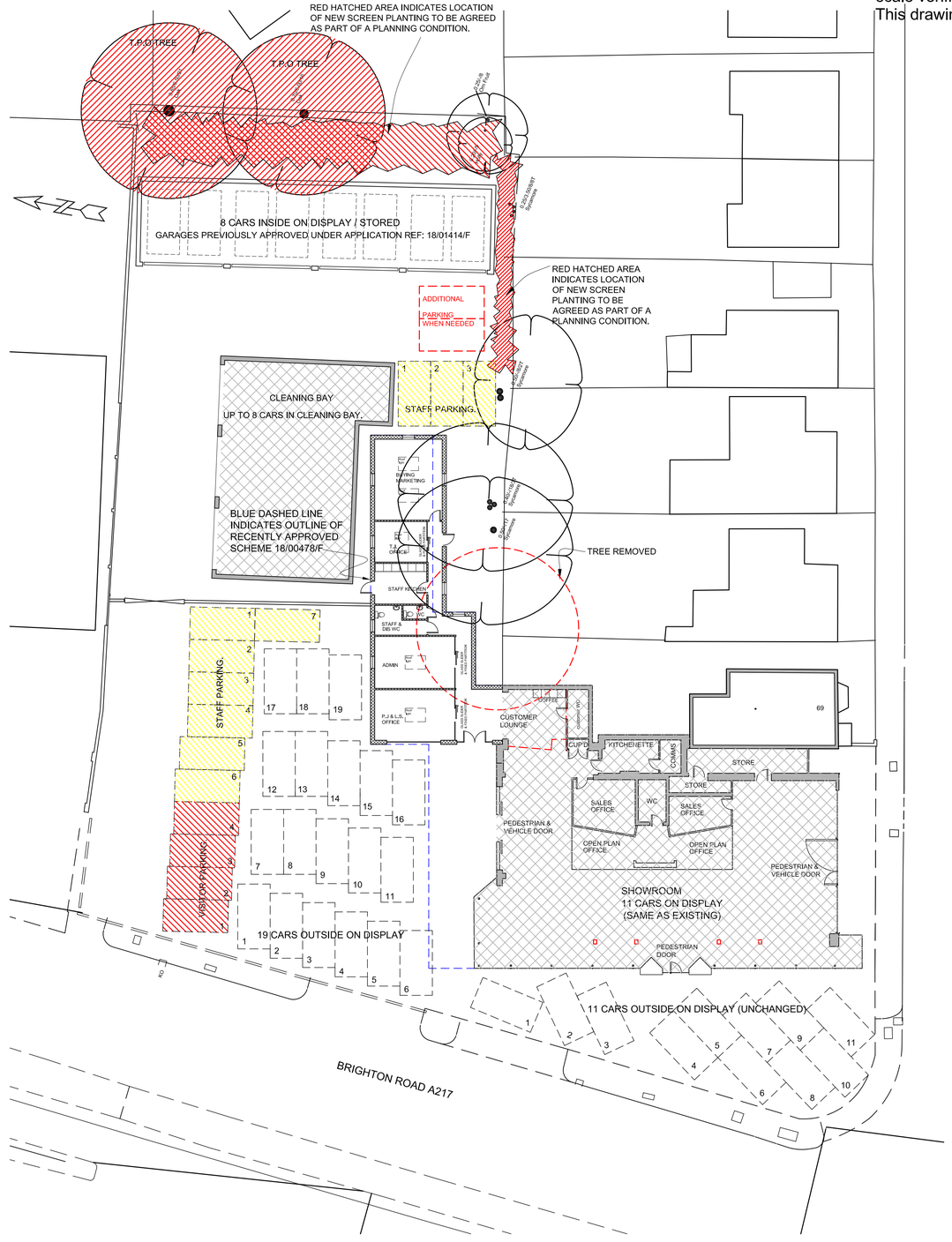
Such measures would fall outside the scope of a condition for a scheme such as this although the following informative is suggested should the Committee wish to encourage these:

INFORMATIVES

2. The applicant is encouraged to consider improvements to security/surveillance of the building and to the playing surface of the cricket pitch.



EXISTING SITE PLAN 1:200



PROPOSED SITE PLAN 1:200

0cm 2m 4m 6m 8m 10m

scale verification bar scale:1:100

This drawing prints at A1.

C	1 STAFF PARKING SPACE MOVED FROM THE REAR TO THE FRONT OF THE SITE.	MAY 20
B	PARKING SPACES RE-ASSIGNED TO SHOW 10 ALLOCATED STAFF PARKING SPACES.	JAN 20
A	OPENING THROUGH TO NUMBER 69 CLOSED	DEC 19

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

PROPOSED SHOWROOM EXTENSION
EXISTING & PROPOSED SITE PLAN

SCALE	DATE
1:200	NOV 19
DRAWING NO	REVISION
ROM/4/100	C

0cm 2m 4m 6m 8m 10m
scale verification bar scale:1:100
This drawing prints at A0

APPENDIX B

RED HATCHED AREA INDICATES LOCATION OF NEW SCREEN PLANTING TO BE AGREED AS PART OF A PLANNING CONDITION.

T.P.O TREE

T.P.O TREE

0.85/6.50/21 Oak

0.70/6.00/16 Oak

0.25/-/8 Orn Fruit

0.20/-/9 Holly

0.25/3.50/8/T Sycamore

8 CARS INSIDE ON DISPLAY / STORED
GARAGES PREVIOUSLY APPROVED UNDER APPLICATION REF: 18/01414/F

ADDITIONAL PARKING WHEN NEEDED

RED HATCHED AREA INDICATES LOCATION OF NEW SCREEN PLANTING TO BE AGREED AS PART OF A PLANNING CONDITION.

0.50/-/8/2T Sycamore

CLEANING BAY

UP TO 8 CARS IN CLEANING BAY.

STAFF PARKING.

BUYING MARKETING

0.40/-/18/3T Sycamore

0.50/-/17 Sycamore

BLUE DASHED LINE INDICATES OUTLINE OF RECENTLY APPROVED SCHEME 18/00478/F

T.J. OFFICE

GLASS SLIDER & FIXED PARTITION

TREE REMOVED

STAFF KITCHEN

WC

STAFF & DIS WC

STAFF PARKING.

ADMIN

P.J & L.S. OFFICE

COFFEE

CUSTOMER LOUNGE

customer WC

CUP'D

KITCHENETTE

COMMS

STORE

STORE

SALES OFFICE

WC

SALES OFFICE

PEDESTRIAN & VEHICLE DOOR

OPEN PLAN OFFICE

OPEN PLAN OFFICE

PEDESTRIAN & VEHICLE DOOR

SHOWROOM
11 CARS ON DISPLAY
(SAME AS EXISTING)

PEDESTRIAN DOOR

VISITOR PARKING.

19 CARS OUTSIDE ON DISPLAY

11 CARS OUTSIDE ON DISPLAY (UNCHANGED)

KO

BRIGHTON ROAD A217

57

69

C	1 STAFF PARKING SPACE MOVED FROM THE REAR TO THE FRONT OF THE SITE.	MAY 20
B	PARKING SPACES RE-ASSIGNED TO SHOW 10 ALLOCATED STAFF PARKING SPACES.	JAN 20
A	OPENING THROUGH TO NUMBER 69 CLOSED	DEC 19

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
PROPOSED SITE &
FLOOR PLAN

SCALE 1:100
DATE NOV 19
DRAWING NO ROM/4/110
REVISION C

APPENDIX B

0cm 2m 4m 6m 8m 10m
scale verification bar scale:1:100
This drawing prints at A1.

SOFT LANDSCAPING 2 YEAR ESTABLISHMENT AND MAINTENANCE SCHEDULE

PLANTING: SOFT LANDSCAPING WORKS

Undertake soft landscape works generally in open weather conditions, typically mild, dull and moist. Do not undertake planting seeding or turfing when the temperature is below 4ºC and falling, when the ground is covered in snow, in frozen or waterlogged ground or in drought conditions.

WATER SUPPLY RESTRICTIONS:
If the water supply is, or is likely to be restricted, advise Client and do not carry out planting or seeding until instructed. If planting or seeding has been carried out, obtain instructions on watering.

HEDGES:

Storage
Hedges must not to be thrown around on site and stems protected when being moved.
Store Hedges out of drying winds and under shade to protect against freezing or over heating
Dig individual pits Excavate to the depth of the rootball with the width of the planting pit a minimum of one and a half times as large as the root-ball/container i.e. root-ball of 40cm wide should be planted in a hole at least 60cm wide. Set aside topsoil for backfill and store subsoil or dispose if not required in the works; Thoroughly break up bottom of excavation to 300mm depth; Plant Hedges plant in prepared pits upright and in exact positions shown on the drawings or in agreed positions; in holes large enough to allow adequate root spread break up bottom of hole; cut back any damaged roots to sound growth so that their original soil level matches the new surrounding ground; so that the original orientation is maintained. Post planting do not allow to dry out for the first growing season. Mulch with composted bark mulch to a depth of 75mm after planting

Planting:
Site & Soil Requirements The site must be well sheltered from prevailing winds. While a south-facing aspect is desirable it is not essential. The site must be accessible. The soil must be deep and well drained. Aim for a pH of 6.5 and a good balance of phosphate, potash and magnesium. A soil analysis is recommended prior to cultivation.

Soil Preparation It is critical that the site has first been cleared of perennial weeds by spraying off, using a mixture of Glyphosate (Roundup) and CarfentrozoneEthyl (Spotlight Plus). Young plants are planted on the flat or on a raised ridge following the standard cultivations of ploughing and rotovation. The crop is not tolerant of any prolonged periods of water logging of the soil. Plant density Planting is carried out in rows 2m apart, with plants also 2m apart in the row.

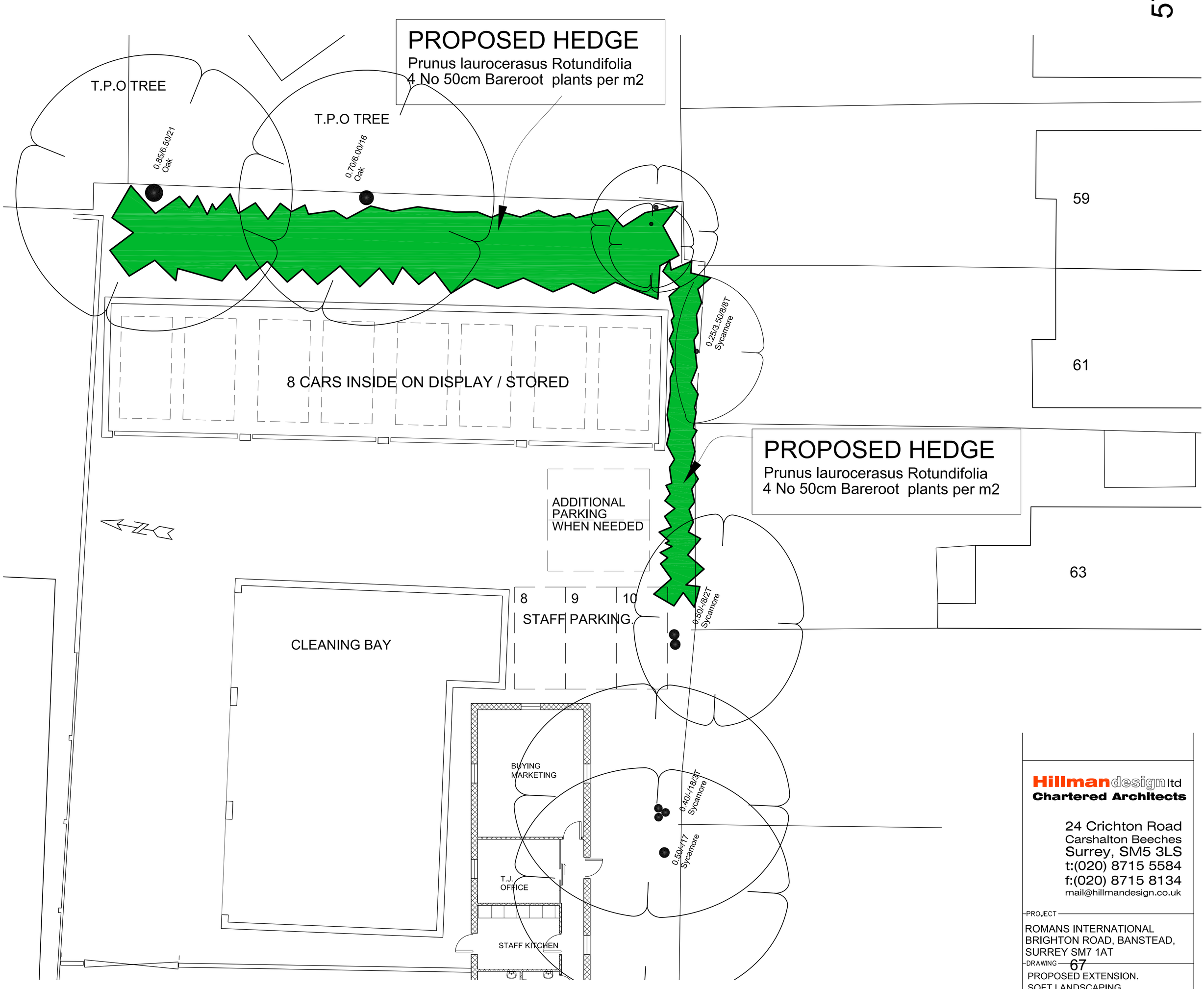
Watering:
It is important that you water regularly when the site has been first planted especially if planting is followed by a warm dry spell. Wilting foliage is an obvious sign your plants need some water. Probe the soil and if it is dry in the top 10cm, then it is time to water. Remember, plants may show the same symptoms from being over-watered as from being under-watered (e.g. yellow leaves and/or wilting). There is no other way to determine when a plant needs water other than to monitor the soil moisture. Early morning is the best time of the day to water. Late evening or night time watering may encourage mildew and/or fungus. Pay attention to seasonal variations. When changing over from Spring to Summer, for example, the quick cutoff of all rainfall can be brutal to plants. Watch out for both over - and under-watering in the winter months.

Mulching:
Your beds for the development should be mulched with a layer of bark mulch min 50mm deep. This will help to suppress weeds and aid water retention in the soil. It is a good idea to top this layer up annually in Spring before new growth appears.

Feeding:
Some plants will benefit from a liquid feed during their growing or flowering seasons. This is outlined where appropriate on the below schedule.
Sugar feed benefits Hedge growth:
The influence of sugar feeding on transplanted tree establishment offers "a multitude of benefits", University of Reading Bartlett Tree Research Laboratory researcher Dr Glynn Percival. Sugar as a root drench is recommended with sugars applied at 30-50g per litre of water per square metre of ground from the trunk base to 1m beyond the canopy drip line. Apply after planting in Spring.

Weeding:
The close planting style, and mulch should reduce the amount of weeding needed, but inevitably there will be undesirable weeds to remove especially in the first couple of years. Remove weeds when young and try to keep on top of it.

Pruning:
Prune in late spring and early summer.



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

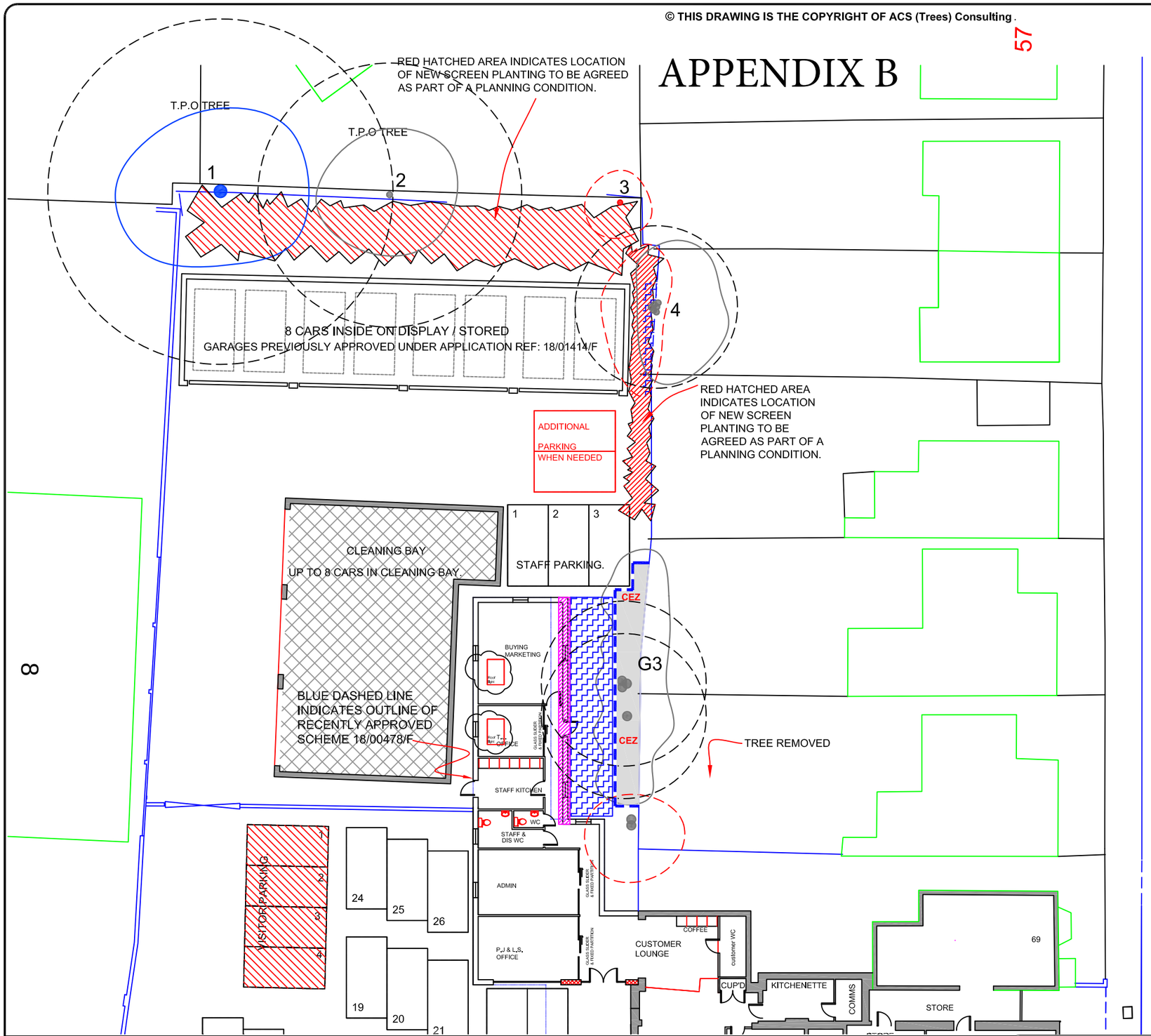
PROJECT
ROMANS INTERNATIONAL
BRIGHTON ROAD, BANSTEAD,
SURREY SM7 1AT

DRAWING
67
PROPOSED EXTENSION.
SOFT LANDSCAPING

SCALE 1:100
DATE NOV 19
DRAWING NO ROM/4/200
REVISION

© THIS DRAWING IS THE COPYRIGHT OF ACS (Trees) Consulting .

APPENDIX B

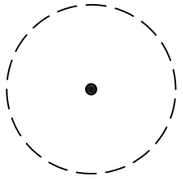


8

0 5 m 10 m 25 m

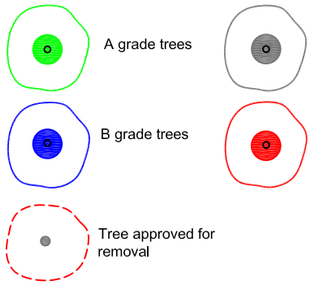
Scale: 1:250

ACS (Trees) Consulting LEGEND



BS Root Protection Area, (RPA) shown uniform but site features such as roadways, retaining walls and foundations, may modify root patterns and therefore the position of the RPA.

Indicative



A grade trees

C grade trees

B grade trees

U grade trees

Tree approved for removal

CEZ Position of tree protection barriers, which denotes a construction exclusion zone for the duration of the project.

Area for effective ground protection or for existing hard standing to be retained

Area identified for initial manual excavations prior to construction of foundations. All work to be supervised by an arborist to advise upon root treatment where necessary.

Tree Management Methods to be adopted on site.

1. Undertake pre-commencement site meeting to agree tree protection methods and timings.
2. Carry out any agreed tree work (check for authority before beginning)
3. Install all tree and ground protection (see Appendix 3).
4. Undertake the supervised ground works.
5. Construction phase.
6. Remove tree protection.

Agenda Item 7

Client : Romans International		**ACS (Trees) Consulting**	
Project : Romans, Brighton Road, Banstead		**Consultants in the Management of Trees and Woodlands**	
Title : Tree Protection Plan		Tree Tops | 2 Redwood Mount | Reigate | Surrey | RH2 9NB	
Scale : 1: 250 A3	Dwg No : TPP3_RO	TEL: 01737 244819 | Mobile: 07770 820 105	ACS (TREES) Consulting
Date : Nov. 2019	Rev : -	ALSO At: Office Eighty Five | 272 Kensington High Street | London | W8 6ND	Urban & rural tree management
Do not scale from this drawing. Any discrepancies are to be reported to ACS (Trees) Consulting. This drawing is to be used when printed to scale & in colour.		www.acstrees.co.uk	