

# Addendum

## Planning Committee

Wednesday, 8 July 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:

#### S. Parnall (Chairman)

M. S. Blacker

J. S. Bray

P. Harp

J. Hudson

F. Kelly

J. P. King

S. A. Kulka

S. McKenna

R. Michalowski

R. Ritter

K. Sachdeva

C. Stevens

R. S. Turner

S. T. Walsh

### 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;

Email: [democratic@reigate-banstead.gov.uk](mailto:democratic@reigate-banstead.gov.uk)

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

#### 4. Addendum to the agenda

(Pages 3 - 12)

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.



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**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.

# Agenda Item 4

**ADDENDUM**  
**MEETING OF THE PLANNING COMMITTEE**  
**WEDNESDAY 8<sup>th</sup> JULY 2020**

**ITEM NO: 5**

**APPLICATION: 19/01176/F – Fidelity, Kingswood Fields, Lower Kingswood**

**REPRESENTATIONS AND CONDITIONS**

County Highways Authority – Following the receipt of the independent transport advice from GTA Civils and Transport Consulting Engineers, the County Highways Authority have provided further comment upon the application in regard to two matters; a revision to a recommended condition and the proposed condition on desk spaces.

Firstly, given the condition of the A217 carriageway the County Highway Authority would like to ensure this is resurfaced as soon as possible and recommend the following revision to condition 8:

8. Notwithstanding the submitted plan numbered 2018 4119 012 Rev B no part of the new car park shall be occupied for parking of cars unless and until the A217 south of the northern elevation of the Fox On The Hill Public House building close to the junction with Smithy Lane and Buckland Road has been provided with anti-skid surface and existing road markings have been refreshed and provision of warning signs as generally shown on the submitted plan numbered 2018 4119 012 Rev B.

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 of the Reigate and Banstead Local Plan Development Management Plan September 2019.

Secondly, the County Highways Authority recommend that the proposed condition on desk spaces (condition 24) is based on the number of employees on site rather than desks. The concern being that larger desks could be provided, increasing the number of staff that work at them and therefore increasing the number of cars entering and leaving the site.

It is considered that an amendment to the condition to refer to the number of employees would be difficult to enforce given the variable nature of the number of employees on site and the transient nature of employee movements. Paragraph 5.1.4 of the submitted Transport Assessment (Ref: FIML/2018/4119/TA05) and paragraph 4.1.4 of the Travel Plan (Ref: FIML/2018/4119/TP06) states that the proposed reconfiguration of the office would accommodate 1610 desks but employ 1650 staff. 40 staff would be non-desk based.

The Applicant has clarified that both desk based and non-desk based staff will be required to use the booking system the Applicant is using so they can ensure that there is only ever a maximum of 1650 employees on site at any one time.

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In order to better define condition 24, it is proposed the condition is amended to refer to work stations for clarity.

24. Upon commencement of development, the application site shall be limited to no more than 1650 work stations.

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 the Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

## RECOMMENDATION

An amendment to the S106 Agreement is proposed to include the requirement for a Community Engagement Plan for the Applicant to undertake to meet with local residents to understand concerns and seek to address these. The date for a satisfactorily completed obligation to be received by is also extended. The recommendation for a decision is updated as follows:

Subject to the completion of all documentation required to create a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended to secure:

1. A financial contribution of £6150 toward auditing the travel plan reference FIML 2018 4119 TP06.
2. The provision of a shuttle bus service from Tonbridge to Kingswood in accordance with details and timing to be submitted to and approved in writing with the local planning authority.
3. A review of on street parking demand from Fidelity Kingswood on Green Lane, Chipstead Lane, Smithy Lane, and Beechan Lane from the date that staff are relocated from Kent up to a period lasting five years post full occupation in accordance with a methodology to be submitted to and approved in writing with the Local Planning Authority. If there is demand for car parking on these streets the developer is to fund and implement an appropriate Traffic Regulation Order to provide parking restrictions to mitigate such parking.
4. A Community Engagement Plan to be submitted to and approved in writing by the Local Planning Authority. The Plan should include:
  - a. Fidelity undertake to hold regular meetings (at least twice per year) with Chipstead Lane, Green Lane, Smithy Lane and Beechen Lane residents and local Councillors to understand concerns and resolve problems;
  - b. Fidelity will communicate concerns to employees and the need for considerate and safe driving;
  - c. Fidelity to consider measures to penalise employees who do not adhere to community obligations.

Planning permission is **GRANTED** subject to conditions.

In the event that a satisfactorily completed obligation is not received by 8<sup>th</sup> September 2020 or such longer period as may be agreed, the Head of Places and Planning be authorised to refuse permission for the following reason

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1. The proposal fails to provide an agreed contribution towards financial contribution of £6150 toward auditing the travel plan, the provision of a shuttle bus service, review of on street parking demand and community engagement plan, and would thereby fail to promote sustainable modes of transport contrary to policy TAP 1 of the Development Management Plan 2019.

Planning permission is **GRANTED** subject to conditions.

## **ITEM NO: 6**

### **PLANNING APPLICATION - 19/02012/OUT – Chaucer Court, 4 College Crescent, Redhill**

A late objection has been received from the owner of 17 Westway Gardens. The objections can be summarised as follows:

- objections remain as previously.
- Concerned about loss of privacy and overbearing impact.
- Meeting with applicants where they offered changes. Changes subsequently rejected by Council.
- Consider that a 2 storey building is completely inappropriate in this location due to difference in level between Chaucer Court and the properties in Westway Gardens. Two storeys would appear as 3 storeys or more to us, completely overshadowing us and taking away our privacy and the sunshine.
- Suggest single storey only, similar to neighbouring buildings to the site.
- The proposed building would be situated just 12 ft from the boundary.
- Boundary consists of native hedging where many bird species nest and feed.
- This hedge is totally inadequate for security.
- Note a condition on boundary enclosures. However, the condition needs to make it mandatory for a solid panel fence, to provide both privacy and security, to be erected along the full length of the boundary.

## **ITEM NO: 7**

### **PLANNING APPLICATION: 19/02369/F**

This item is WITHDRAWN from tonight's agenda in order that late-submitted information can be clarified.

## **ITEM NO: 8**

### **PLANNING APPLICATION: 19/02590/F – Kingmuir, 14 Ringley Park Road.**

Any reference to Ringmuir within the report is incorrect, the correct name of the application property is Kingsmuir, Ringley Park Road.

Add informative 9 as follows:

The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.

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**ITEM NO: 9**

**PLANNING APPLICATION: 19/02044/F r/o 4 Beaufort Road, Reigate**

## **REPRESENTATIONS**

A further letter received from the Beaufort Road Residents Association raising the following issues:

- The applicant was advised by residents prior the submission of the new application that they considered is likely that bats could be residing in the existing building on site and that a survey should be submitted with the application. They still consider it appropriate that a survey be undertaken prior to any works commencing.
- At least some of the garages are in use for parking even though many are used for storage. This would result in more traffic being pushed onto the surrounding highway.

Officer Comment: The existing buildings appear to have low potential for bat roosting. However, the issue of bats on site is addressed by means of a relevant condition and the loss of some on site parking in the garages was not considered by the Inspector in the earlier appeal to be an issue that would cause unacceptable highways impacts. The site is privately owned and there is no requirement in planning to make the garages available for parking.

## **CONDITIONS**

Amend condition 8 as follows:

8. No development above slab level shall commence until all details of hard and soft landscaping have been submitted to and approved in writing by the local planning authority (LPA), including details of boundary treatments containing wildlife friendly access. There is an expectation for tree planting to the north of the site as indicated on the planning drawings.

Soft landscaping shall include full planting specifications, planting sizes and densities, written specifications (including cultivation and other operations associated with tree, shrub and hedge or grass establishment and full details of any tree removal/retention.

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or diseased within 5 years of planting shall be replaced within the next planting season by trees, shrubs of the same size and species.

Reason: To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policy DES1 of the Reigate and Banstead Development Management Plan 2019.

Add the following additional conditions:

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20. No development shall commence including ground works preparation and demolition until all related arboricultural matters including tree protection measures, pre commencement meeting, arboricultural supervision and monitoring are implemented in accordance with the approved details contained in the arboricultural implications report dated October 2018 and the Tree Protection Plan ref. SJA TPP 00647-01 dated 24.10.18 compiled by Simon Jones Associates.

Reason: To ensure good arboricultural practice in the interests of the maintenance or the character and appearance of the area and to comply with policy NHE3 of the Reigate and Banstead Development Management Plan 2019 and the provisions of the NPPF.

Informative: The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within the relevant British Standard.

21. The development hereby approved shall not be occupied unless and until each unit is 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: In recognition of Section 9 “Promoting Sustainable Transport“ in the National Planning Policy Framework 2018 and the provisions of Policy CS17 (Travel Options) of the Reigate and Banstead Core Strategy and Policy TAP1 of the Reigate and Banstead Development Management Plan 2019.

22. 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.

23. 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:

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- 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

24. 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.

25. 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.

## **ITEM NO: 10**

### **PLANNING APPLICATION 20/00815/F – Merstham Park School**

Following publication of the Committee Report, 2 letters of support have been received from the Headmaster of the School and from the CEO of the GLF Schools Trust.

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## CONDITIONS

Condition 2: Delete reference to Plan DLMERS PBP dated 24/04/2020 and add reference to the following plans:

<b>Plan type</b>	<b>Reference</b>	<b>Version</b>	<b>Date received</b>
Block Plan	DLMERS BPP		26/05/2020
Proposed plans	DLMERS TTN154 A		24/04/2020

Condition 5: Amend date of PDMA report to May 2020

Condition 10: Delete part (c) of condition. It has been agreed with the Highway Authority that the Travel Plan Auditing fee would be paid under the forthcoming application for the permanent school on the site.

Condition 12: Add the words “by the appointed contractors” after the words ‘caused to the highway’ in part (g) of the condition.

## INFORMATIVES

Add informatives as follows:

8. The applicant is encouraged to provide an electric vehicle charging point within the development hereby permitted in order to reduce greenhouse gas emissions.
9. The applicant is encouraged to provide renewable energy technology within the development hereby permitted in order to reduce greenhouse gas emissions.

### **ITEM NO: 11**

#### **Planning Application – 19/01623/F – 102, Horley Road, Redhill**

Add Ward name to title box in report – Earlswood and Whitebushes.

### **ITEM NO: 12**

#### **APPLICATION:20/00163/F – 1 AVENUE ROAD, BANSTEAD.**

Drawing ‘Floor Plan 681/PL2/110 revision G’ (attached at Appendix A) is now put forward to show two off street parking spaces, instead of the three spaces shown on revision D. The 2-space layout would accord with the Highway Authority’s position on preventing an increase in vehicle movements from the existing access, which is considered to have substandard sight lines. Revision G of the site layout shows one standard 2.4m width space and one disabled 3.5m width space. These two spaces would be delineated on the new hard surfacing and the condition wording shall specify a maximum of two vehicles to be parked within the site. The area of hard surfacing is comparable to that approved for the 2-flat and 2-parking space scheme (18/02612/F).

Accordingly, conditions no.5 and no.6 shall be re-worded as follows:

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5. 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 a maximum of two vehicles to be parked within the site and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking, turning and soft landscaped areas shall be retained and maintained for their designated purposes only.

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 of the Reigate and Banstead Development Management Plan 2019.

6. All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or within the first planting season following completion of the development hereby approved.

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, and shrubs of the same size and species.

Reason: To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019.

The applicant has advised that the foundation design and method of construction may have to vary from that proposed in the current arboricultural method statement and tree protection plan. Therefore, the wording of condition no.4 shall be altered to require finalised tree protection information to be submitted prior to commencement (rather than the implementation condition).

4. No development shall commence including demolition and or groundworks preparation until a detailed, scaled finalised Tree Protection Plan (TPP) and the related finalised Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the foundation design, specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of service routings and location of site offices. The AMS shall also include a pre commencement meeting, supervisory regime for their implementation & monitoring with an agreed reporting process to the LPA. All works shall be carried out in strict accordance with these details when approved.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction –

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Recommendations' and to comply with policies NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019.

**ITEM NO: 13**

**PLANNING APPLICATION: 20/00632/F – Limelight, 35A, The Avenue, Tadworth**

Amend address on the Committee report to Limelight, 35A, The Avenue, Tadworth.

Paragraph 4.2 of the Committee report should read “ In October 2019,...”

**Representations**

Two further letters have been received, 1 reaffirming their support and the other from the sole objector, who considers the amendments to approve upon his previously held concerns.

**CONDITIONS**

Add the following plans to Condition 1

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Landscape Plan	L1108-2.1-1000	P1	03/07//2020
Landscape Plan	L1108-2.1-1001	P1	03/07//2020

**INFORMATIVES**

Add informative 8 as follows:

The applicant is encouraged to provide an electric vehicle charging point within the development hereby permitted in order to reduce greenhouse gas emissions.

12

Line of light to bay

250 mm Solatube light and vent in ceiling

Overhang as existing

Overhang removed

Remove pier and move wall 100 mm

Lightwell with bike storage and new gate to path

Existing soil drainage run

LIVING/DINING ROOM/ KITCHEN 4673.01

BATHROOM

BEDROOM 2

BEDROOM 1

Hall

Flat 1a 67 m<sup>2</sup>

Communal hall

Overhang removed, porch roof made good in matching materials

Planting to be Lavendula Augustifolia at 600 mm centres, with Agapathus Blue Giant at 600 mm centres fronted with Erynum Bourgatii, Against fence use Clematis Frances Rivis Existing timber fence

2500.00

3500.00

One disabled parking space and one normal parking bay and delineated with red paviers

2000.00

2000.00

Viewing splay nothing over 600 mm

Drive way opening to line up with existing crossover 4000.00

Driveway covering in permeable paving Sudstech "Devon" gravel or Sureset "Barley butter"

Bins to flats

Time roat protection and use of raft foundation

UPVC sliding seah double glazed windows with recessed frames

Rebuild side wall in matching brick with piers and half soldier coping, use a red engineering brick below DPC, at front this is to reduce to 600 mm high for splay to see pavement

Planting to be Lavendula Augustifolia at 600 mm centres, with Agapathus Blue Giant at 600 mm centres fronted with Erynum Bourgatii, Against fence use Clematis Frances Rivis

Bins - 1 x 240 lt and 1x 140 lt reyoyle, 2 x 240 lt rubbish 240 lt paper and 23lt x3 food in Bellus timber wheele bin storage painted pale green

New side wall New brick wall 1100 mm high from edge of bins to hedge, reduce to 450 mm at end of bin and across front

Lime 10h

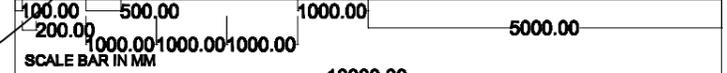
Lime 15h

Sycamore 14h

Avenue Road

ALEX IMLACH DESIGN 02088779955

PROJECT: 1, Avenue Road, Banstead, Surrey SM7 2PF  
TITLE: Proposed ground floor plan  
SCALE: 1:100 on A3 DRAWING NO: 681/PL2/110 REVISION NO: G  
DO NOT SCALE DRAWING COPYRIGHT AID



Rev A - boundary line added to rear and notes on drainage  
Rev B - revised layout Rev C - revised Rev D - revised details plants, bins and sizes Rev E - revised layout of drive Rev F - walls, viewing splay and parking spaces reduced to as previous permission  
Rev G - revised parking, increased flower bed in front of window