

Addendum

Planning Committee

Dear Councillor,

Planning Committee - Wednesday, 25 November 2020, 7.30 pm

I enclose, for consideration at the meeting of the Planning Committee to be held on Wednesday, 25 November 2020 at 7.30 pm, the following report which was unavailable when the agenda was published.

Mari Roberts-Wood
Interim Head of Paid Service

4. **Addendum to the agenda** (Pages 3 - 28)

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

For enquiries regarding this addendum;

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Published 25 November 2020



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ADDENDUM

MEETING OF THE PLANNING COMMITTEE

WEDNESDAY 25th November 2020

ITEM NO: 5

PLANNING APPLICATION: 20/00861/F –Little Thorns, London Road, Redhill

Given a Committee site visit could not be undertaken due to current lockdown restrictions, the applicant has provided aerial photographs via drone to show the site in context with the neighbour and surroundings, please see **Appendix A**.

Representations:

Letters were sent to neighbouring properties on 06.11.2020 advising of amended plans (14 day consultation period). During this period a further 4 responses have been received raising the following issues:

- Amended plans have still do not overcome original concerns raised by neighbouring residents
- Harm to wildlife habitat
- Inconvenience during construction
- Increase in traffic and congestion
- Hazard to highway safety and Inadequate parking
- Loss of private view [Officer note: this a non-planning matter]
- No need for the development
- Concerns over crime and security
- Overbearing relationship
- Overdevelopment
- Overlooking and loss of privacy
- Poor design
- Property devalue (Officer note: this a non-planning matter)
- Loss of/harm to trees

These matters are all addressed within the committee report.

3D Images:

The applicant has provided some additional 3D images to help illustrate the proposed relationship with Holcon Court, these are provided at **Appendix B**.

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ITEM NO: 6

PLANNING APPLICATION: 20/01540/F – Shrewsbury Court

Following a query from a ward councillor, the applicants have provided the following clarification with regards to the amount of amenity space that would be available to residents.

“The Care Quality Commission does not stipulate a requirement for any minimum area per resident, but just state that good quality amenity space and access to gardens should be provided. Provision will vary from site to site and some care homes have no access to private outdoor space.

Below we set out the strategy and quantity of private/ semi private open spaces provided with the proposal.

The need for access to safe outdoor space is entirely understood by the operator as an essential part of high quality care provision. The design of the garden spaces has been integral to the design of the care home from the very start. The initial concept design was to orientate the care home to give gardens and views to the East & South of the plot, overlooking the Common, this attractive outlook is a significant additional appeal to those with limited mobility.

The proposed care home has the following amenity space:

- Private Upper garden - approx. 600 sqm
- Private lower courtyard garden- approx. 212 sqm
- Private covered balcony south facing spaces overlooking the common -1st & 2nd floors – approx. 90 sqm

The private gardens allow 35 of the 72 residents direct access out to good quality amenity space, and the remaining upper rooms will have direct access to secure south facing balcony spaces overlooking the common and care home gardens below. All the proposed private gardens will be south facing and will be designed to be 'dementia friendly'. This will appeal to residents who are using the home primarily for residential care.

- Semi private patio and terrace areas are provided to the front of the building (accessed from the Cafe/reception area) which allow visitors to take their relatives 'out to the cafe'. This area is gated with a low level 'picket 'type fence for security reasons to prevent direct access out into the street - this area is approx. 213 sqm

In total this equates to approx. 15.5 sqm of outside private or semi-private space amenity space per resident.

This is very similar to a recently approved scheme at Banstead Manor Reigate (17/01281/D73) which also has just over 15 sqm per resident.

In addition to the spaces described above a further landscaped area of approx. 200 sqm will be provided on the Shrewsbury Rd side of the property which will be looked out over by a number of the rooms on the ground and lower ground of the building.

Residents will not only have access to these spaces but to off-site spaces as well during organised trips. The care home will have full-time activities coordinators whose job is to coordinate and facilitate access to a wide range of on-site and off-site activities.

Not all residents will be able to take full advantage of the private outdoor space. Residents with significant nursing needs for example: end of life care, advanced dementia with challenging behaviour, and those with acquired brain injury are unlikely to be able to use private gardens safely. However, for these type of residents use of the private balconies would allow safe access to outdoor space. “

A plan which helps show the undercroft parking area, beneath the above garden areas is included at **Appendix C**

Comments have been received from Surrey Wildlife Trust as follows:

Thank you for requesting our observations on the above planning application. Our advice is restricted to biodiversity/nature conservation/ecological issues and does not prejudice further representation the Trust may make as a non-statutory organisation on related or other issues.

Having reviewed the application documents and studied our records, we have the following comments and recommendations.

The Trust would advise that the Full Bat Roost Assessment Report dated 2nd November 2016, Letter of Report dated 26th June 2020 and Full Bat Roost Assessment Report dated 7th August 2020, all by Simlaw Ecology, which the applicant has provided in support of the above planning application, provides much useful information for the Local Authority to be able to assess the potential status of protected and important bat species on the proposed development site and the likely effect of the development on them.

We would therefore further advise the Local Authority, that should they be minded to grant this planning application for this site, the applicant should be required to undertake all the recommended actions in section 5 'Recommendations' of the Report, including the biodiversity enhancements as outlined.

This will help prevent adverse effect to legally protected bat species resulting from the proposed development works and help to off-set adverse effects to the biodiversity value of the site resulting from the proposed development.

We have the following additional comments;

Bats.

As bats were recorded to be active on this site, the Local Authority is advised to seek further information from the applicant's ecologist regarding the appropriateness of requiring demolition works, especially of structures containing bat roosting

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opportunities, to be undertaking using a precautionary methodology which allows bat presence to be more likely to be detected.

Simlaw Ecology assumed no mature trees were to be affected. We understand that some trees in the middle of the site are to be removed. We would therefore advise the Local Authority to seek further advice from the applicant regarding how these trees could be removed without adverse effect to bats.

The Local Authority is advised to take the opportunity to approve an exterior lighting plan for this site which does not disrupt bat activity as advised by Simlaw.

Any external lighting installed on this development should comply with the recommendations of the Bat Conservation Trusts' document entitled "Bats and artificial lighting in the UK – Bats and The Built Environment Series" Guidance Note 08/18.

Protecting Biodiversity.

Due to the location of important habitat close to the site, Earlswood Common Site of Nature Conservation Importance (SNCI), which supports habitat of biodiversity priority including lowland mixed deciduous woodland and wood parkland, we would advise that any approved development work is controlled by an approved Construction and Environment Management Plan (CEMP).

No development should take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP) has been submitted to and approved in writing by the Planning Authority. The CEMP should include the following:

- a) risk assessment of potentially damaging construction activities;
- b) identification of "biodiversity protection zones";
- c) practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- d) the location and timing of sensitive works to avoid harm to biodiversity features;
- e) the times during construction when specialist ecologists need to be present on site to oversee works;
- f) responsible persons and lines of communication;
- g) the role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;
- h) use of protective fences, exclusion barriers and warning signs.

Biodiversity Value.

The Local Authority is advised to take the opportunity to approve a Landscaping Plan for this application which can measurably demonstrate a net gain in biodiversity value* by;

- Planting more native species of tree and shrub including hedgerows.
- Native wildflower planting.
- Incorporating ecological enhancements such as those outlined by Simlaw in their Reports.
- Providing bird boxes for species of conservation concern such as Swift, House Sparrow and Starling.
- Introducing green walls and green roofs.

The Landscaping proposals should include a Management Plan which helps to maintain biodiversity value post development.

CONDITIONS

In light of these comments, a further condition is recommended as follows:

35. The development hereby approved shall be carried out in accordance with the recommended actions in Section 5 of the Full Bat Roost Assessment Report dated 7th August 2020, by Simlaw Ecology.

Reason: In order to preserve and enhance the wildlife and habitat interest on the site and ensure species present on the site are afforded appropriate protection during construction works and to comply with Policy NHE2 of the Reigate and Banstead Development Management Plan 2019.

Proposed ramp to basement parking area

The County Highways Authority have requested that an additional condition be added as follows:

36. The proposed development shall not be occupied until a passing place as been created at the top of the ramp to the basement car park and a traffic light system at the top and bottom of the ramp alerting drivers when it is safe to proceed has been installed in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority, all to be permanently retained.

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.

INFORMATIVES

Add informative as follows:

23. 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: 7

PLANNING APPLICATION: 19/02559/F – THE EPIPHANY HOUSE MANSFIELD DRIVE MERSTHAM

Representations

A further representation has been received from the UK Gospel Assembly Church. The main issues raised are:

- Loss of Community Facility
- Unrealistic market value
- Marketing exercise flawed – Applicant has not made reasonable attempts to sell the property at a fair or genuine market price
- Request for additional time to review committee report, updated valuation report and potentially put together a new offer to purchase the church.

An offer was made to purchase the site by the UK Gospel Church on 29th June 2020 and was not accepted. Since this time the Applicant has provided updated information on the marketing of the site dated 12th July 2020 in which they confirm:

‘Further to our previous marketing report dated 18th December 2019, we have since continued to market the above premises for a further period of time as requested, to let and for sale for its existing use.

This has generated some interest, mainly from residential developers, but more recently from a church group UK Gospel Assembly Church following a viewing back in February 2020, which has resulted in an offer to purchase the freehold.

I have also recently received two other enquiries, one from another similar church group and the other from a small theatre group, with no further offers being received.’

Loss of Community Use

The Planning Policy Team has confirmed that the site allocation for the Church of Epiphany site does not require provision of any community use on the site and is allocated for residential only.

At the time of preparing the DMP the Church of Epiphany was no longer being actively used as a church – it had closed in January 2015 due to safety concerns.

There are two other Anglican churches within Merstham (All Saints and St Katharine’s) which with St Andrews, Reigate form part of the Merstham and Gatton Ministry. Given that the other churches met this faith need in Merstham, the site was allocated for residential accommodation in the DMP.

However, at the time there were discussions between SCC, The Diocese of Southwark and Merstham Baptist Church regarding possible faith provision on Merstham Library

site rather than housing. Therefore the library site allocation policy was made flexible for:

- *Residential accommodation and/or*
- *Community facilities: replacement of nearby community use (on RED4) or other relevant community use*

Extracts from the site allocations for this site and the library site are included at **Appendix D**. As can be seen the allocation for this site makes no requirements for replacement community use or the need to justify its loss.

However Officers did seek to consider the marketing undertaken for completeness and, in the absence of any further offers and the submission of a red book valuation (a valuation in accordance with RICS guidance) the proposal is considered to comply with the marketing requirements of policy INF2, even if such were required by the housing allocation RED4.

Refuse and Recycling

Neighbourhood Services have commented that the road surface is brick paved which is not appropriate for a 26 tonne rear steer refuse vehicle. The properties will need to present their bins adjacent to Mansfield Drive so a bin presentation point will need to be provided that will be able to house the number and type of recycling and refuse bins that are required to be supplied by the developer.

A condition is therefore recommended to secure details of this.

21. The development hereby approved shall not be first occupied unless and until full details (and plans where appropriate) of the waste management collection point, (and pulling distances where applicable), throughout the development have been submitted to and approved in writing by the Local Planning Authority.

The waste collection point should be of an adequate size to accommodate the bins and containers required for the dwellings 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 Development Management Plan 2019 policy DES1.

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ITEM NO: 8

PLANNING APPLICATION: 20/01591/F – Merstham Park School

The County Highways Authority have submitted revised comments on the planning application and request a contribution of £3000 towards a review of parking demand on Taynton Drive, Worstead Green, Weldon Way, Sutton Gardens and Sunstone Grove if it becomes necessary for a period of up to three years following full occupation of the site submitted under application 20/01591.

The CHA state that with regards to parking, the developer has carried out a parking survey of streets surrounding the site namely Taynton Drive, Worstead Green, Weldon Way, Sutton Gardens and Sunstone Grove. This shows that in totality the streets surrounding the site would be able to accommodate on street demand. The potential for on street parking only includes lengths of highway where parking would not prevent passing and re passing of traffic, so for example if on street parking on both side of the carriageway were to block the highway for passing and re passing of traffic, this would not count as on street parking. In order to ensure that on street parking does not cause a highway safety problem. I have recommended a financial contribution of £3000 be secured to monitor on street parking for a period of up to three years full occupation (full occupation is due to be 2024) of the permanent site, so the contribution could be used up to 2027. The temporary use is up to 2022 so the monitoring contribution for the temporary structures is up to 2024.

The contribution was requested as part of the outline permission, but to date has not been paid. It would therefore be reasonable to request the contribution as part of the current planning application. Accordingly, the recommendation in the report is amended as follows:

RECOMMENDATIONS

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:

- (i) A contribution of £3,000 towards a review and implementation of parking restrictions for up to two years past full occupation of the site;
- (ii) A contribution of £6,150 towards Travel Plan monitoring
- (iii) (The Council's legal costs in preparing the agreement

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

In the event that a satisfactorily completed obligation is not received by 28th May 2021 or such longer period as may be agreed, the Head of Places and Planning be authorised to refuse permission for the following reason

1. The proposal fails to make adequate provision for the monitoring of sustainable travel measures and local parking demand and therefore could give rise to a situation prejudicial to highway safety or which would fail to promote sustainable travel, contrary to policy TAP1 of the Reigate and Banstead Borough

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Development Management Plan 2019 and Policy CS17 of the Reigate and Banstead Core Strategy 2014.

The report, in a number of places refers to the provision of 76 car parking spaces. In fact, the submitted plans show the provision of 90 spaces. The references in the second paragraph of the Summary paragraphs 4.7, 4.12, 6.42 and 6.57 to the number of car parking spaces should therefore read '90'.

The applicants have requested that reference is made to the DCLG Policy Statement-Planning for Schools Development (August 2011) which illustrates the Government's commitment to ensuring that there is sufficient provision to meet growing demand for state-funded school places and increasing choice and opportunity in state-funded education:

Pedestrian Safety

In response to further comments made by Members at the recent North Development Forum with regards to the safety of pedestrians when entering the school site, the applicants have submitted a revised plan (ref: PJT0166-AKL-ZZ-XX-DR-A-9005 rev P08) which shows additional measures on the site to improve pedestrian safety. This includes the provision of a raised table at the crossing point of the footpath from the north of the site across the internal driveway and the provision of a separate pedestrian access gate alongside the existing vehicular access into the site (as existing). The applicants also propose to undertake a Safety Audit of the pedestrian and cycling environment on the school site.

CONDITIONS

Condition 2 is therefore amended to remove reference to the following drawing:

| | | | |
|-------------------------|----------------------------------|-----|------------|
| Proposed Site Layout | PJT10166-AKL-ZZ-XX- DR-A-9005 | P07 | 27/10/2020 |
|-------------------------|----------------------------------|-----|------------|

The following drawing is added into Condition 2:

| | | | |
|-------------------------|----------------------------------|-----|------------|
| Proposed Site Layout | PJT10166-AKL-ZZ-XX- DR-A-9005 | P08 | 19/11/2020 |
|-------------------------|----------------------------------|-----|------------|

In condition 2, a correction is required to one of the plan numbers. The plan number of the proposed second floor plan should read as follows:

| | | | |
|----------------------------------|-------------------------------------|-----|------------|
| Proposed Second Floor Plan | PJT10166-MCA-XX-GF- DR-A-9109-S3 | P03 | 29/07/2020 |
|----------------------------------|-------------------------------------|-----|------------|

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Condition 29 is amended as follows:

29. Notwithstanding the approved plans, development shall not commence until details of the raised table and signage at the pedestrian crossing point across the internal driveway and entranceways 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 condition above is required in order that the development should not prejudice pedestrian 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 Local Plan Development Management Plan September 2019.

INFORMATIVES

An additional informative is suggested:

The applicant is advised to ensure the fire safety ratings of any cladding materials used in the construction of the building.

ITEM NO: 10

PLANNING APPLICATION: 20/01948/HHOLD – 1 ALBURY ROAD, MERSTHAM

One further letter of objection has been received with concerns regarding overlooking and loss of privacy. This is covered under paragraphs 6.6-6.9 of the report.

Conditions

A corrected elevation plan has been submitted (see appendix D) which provides the appropriate definition of ground and first floors on the side elevations and so condition 1 has been reworded as follows:

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

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.

Note: Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations or Section 73 of the Act for minor material alterations. An application must be made using the standard application forms and you should consult with us, to establish the correct type of application to be made.

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| Plan Type | Reference | Version | Date Received |
|------------------|------------------|----------------|----------------------|
| Floor Plan | 1100 | P6 | 28.10.2020 |
| Elevation Plan | 2100 | P6 | 25.11.2020 |
| Existing Plans | 1001 | P5 | 28.08.2020 |
| Floor Plan | 1900 | P1 | 28.08.2020 |
| Proposed Plans | 2701 | P3 | 28.08.2020 |
| Elevation Plan | 2900 | P1 | 28.08.2020 |
| Section Plan | 3100 | P5 | 28.08.2020 |
| Roof Plan | 1110 | P3 | 28.08.2020 |

To ensure that the highest quality materials should be used in the external surfaces of the extension, the following condition replaces condition 3:

3. No development above slab level shall take place until details of the materials to be used in the construction of the external surfaces, including fenestration and roof, have been submitted to and approved in writing by the Local Planning Authority, and on development shall be carried out in accordance with the approved details. These materials should be of the highest quality and standard to ensure that a successful appearance to the extension can be achieved.

Reason: To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Development Management Plan policy DES1.

Appendix A

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Appendix A

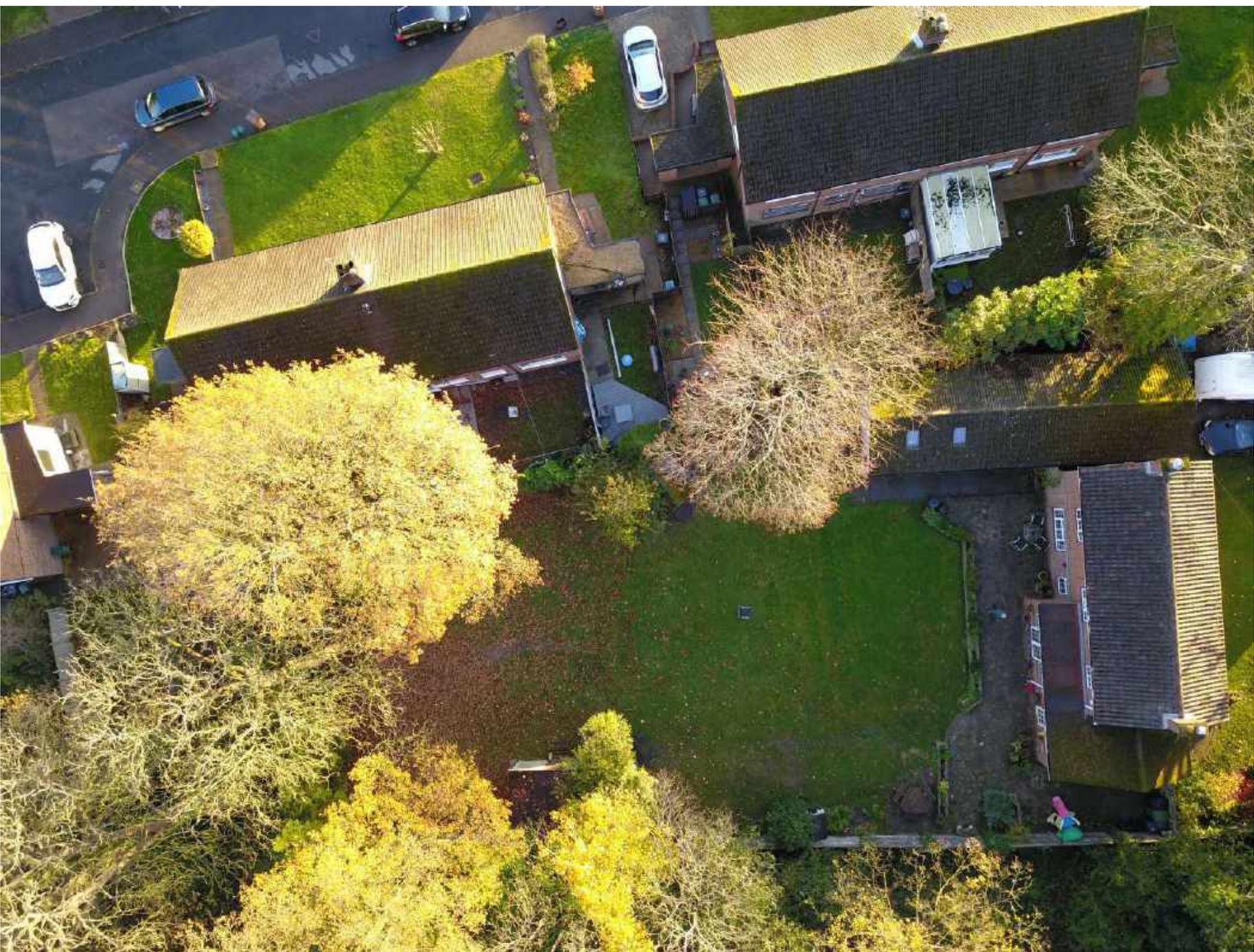


Appendix A

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Appendix A



Appendix A



Appendix A

19



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Appendix B



Appendix B



21

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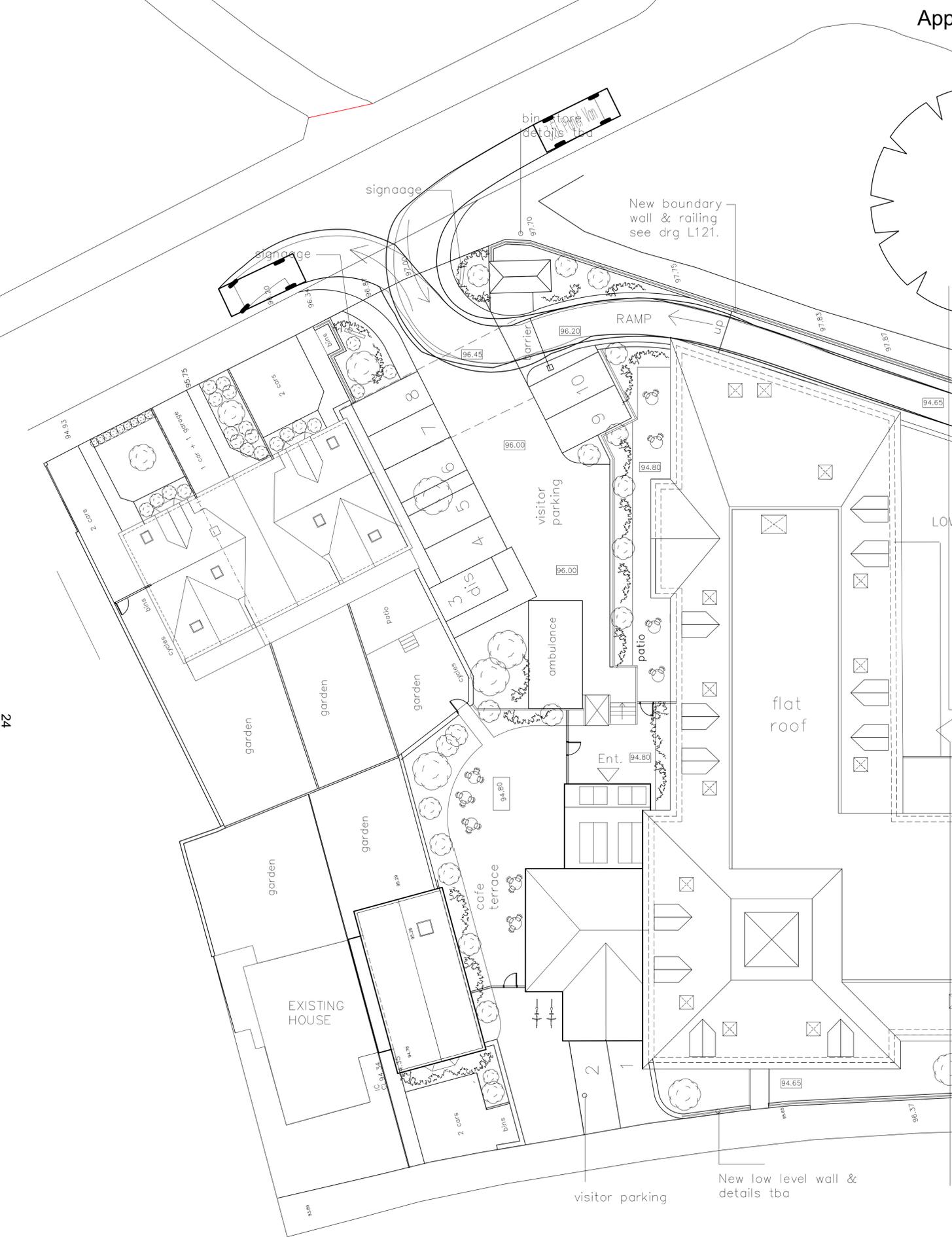
Appendix B



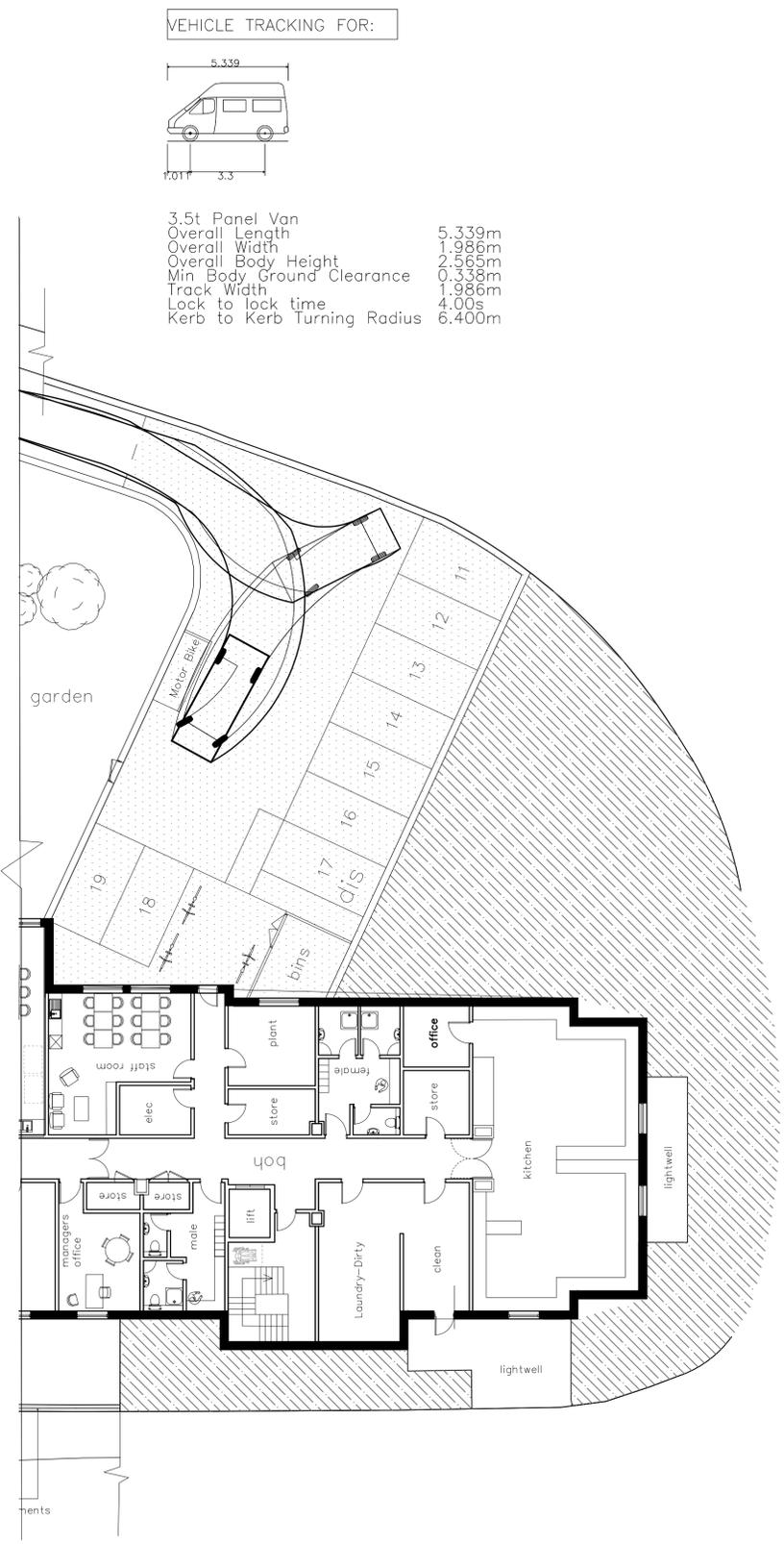
Appendix B



Notes
Report any discrepancies to the author.
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Lower Ground floor plan



Ground floor plan

VEHICLE TRACKING FOR:

3.5t Panel Van
Overall Length 5.339m
Overall Width 1.986m
Overall Body Height 2.565m
Min Body Ground Clearance 0.338m
Track Width 1.986m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 6.400m

| Rev | Description | By | Check | Date |
|-----|-------------------------|----|-------|----------|
| P1 | Car park & resi revised | cm | cm | 27.10.20 |

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Client
Whitepost Health Care Group

Project
**Shrewsbury Court
Mixed Use scheme**

Drawing
**Care Home -
Main car park/entrance layout**

| Scale | Date | Author | Checked |
|------------|------------|----------|---------|
| 1:150 @A1 | Mar 2020 | cpm | cpm |
| Project No | Drawing No | Revision | |
| 1978 | L117 | p1 | |

Policy RED4: Church of Epiphany, Mansfield Drive, Merstham, RH1 3JP

**Site area:**

0.33ha

Existing/previous use:

Church (vacant) and curtilage

Source:

HELAA Ref: M22

Development timeframes:

Short term (0-5 years)

Allocation:

The site is allocated for:

- **Residential:** up to 10 homes

Requirements:

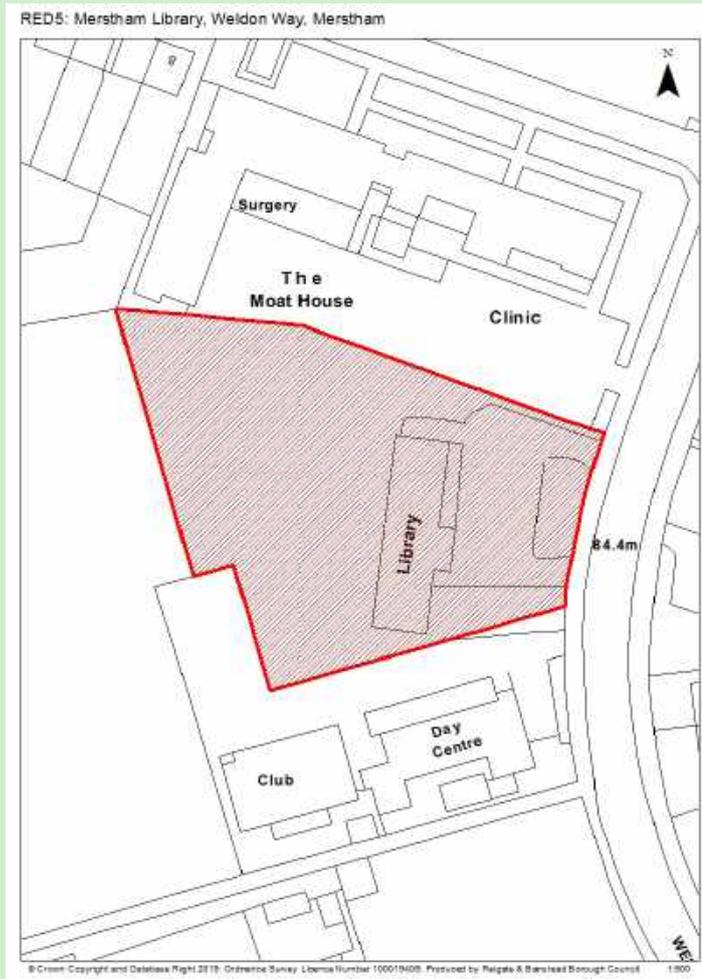
Development will be subject to the following requirements and considerations:

- Development of a scale that reflects the character of the surrounding area and safeguards residential amenity
- Provide sufficient off-street parking in accordance with adopted local standards
- Measures to address and attenuate surface water flooding risk
- Appropriate improvements to the site access onto Mansfield Drive

Explanation:

- 3.3.47 This site is in an accessible location with good access to local facilities, including facilities within the nearby local centre. The site provides an opportunity for intensification of an existing previously developed site within the Merstham Regeneration area. Efforts should be made to salvage the sculpture on the building as an undesignated heritage asset. The site is partially affected by surface water flooding.

Policy RED5: Merstham Library, Weldon Way, Merstham, RH1 3QB



Site area:

0.26ha

Existing/previous use:

Library

Source:

HELAA Ref: M12

Development timeframes:

Medium term (5-10 years)

Allocation:

The site is allocated for:

- **Residential:** up to 10 homes; and/or
- **Community:** replacement of nearby community use (on RED4) or other relevant community use

Requirements:

Development will be subject to the following requirements and considerations:

- Residential and/or community use
- Avoid highly vulnerable and more vulnerable development on areas at risk of flooding. On the rest of the site, measures to manage and attenuate flood water in order to reduce overall flood risk and design to ensure safe access and egress in the event of flooding. A site-specific flood risk assessment must be undertaken which takes account of the Strategic Flood Risk Assessment Level 2
- Provide sufficient off-street parking in accordance with adopted local standards
- Regard should be had to the adjacent scheduled monument

Explanation:

- 3.3.48 The site is in an accessible location, with good access to local facilities, including to facilities within the nearby local centre. This site provides an opportunity for intensification of an existing previously developed site. The site is partially within Flood Zones 2 and 3.
- 3.3.49 The site is adjacent to Albury Moat Scheduled Monument. Any redevelopment should retain a woodland buffer to the scheduled monument and reflect the low height of development adjacent to the scheduled monument.

Appendix E

FOR
PLANNING



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| Date |
|----------|
| 11.05.20 |
| 27.07.20 |
| 05.08.20 |
| 14.08.20 |
| 26.10.20 |

| Rev. | Description |
|------|---|
| 2 | Pre-App Advice |
| 3 | Client Review |
| 4 | For Client Approval |
| 5 | For Client Approval / Planning |
| 6 | Planning update in response to comments |

1 Albury Rd
Merstham
RH1 3LP

Drawing Title

Elevations

Scale

1 : 100 @A3

Date

Dec 2019

Revision

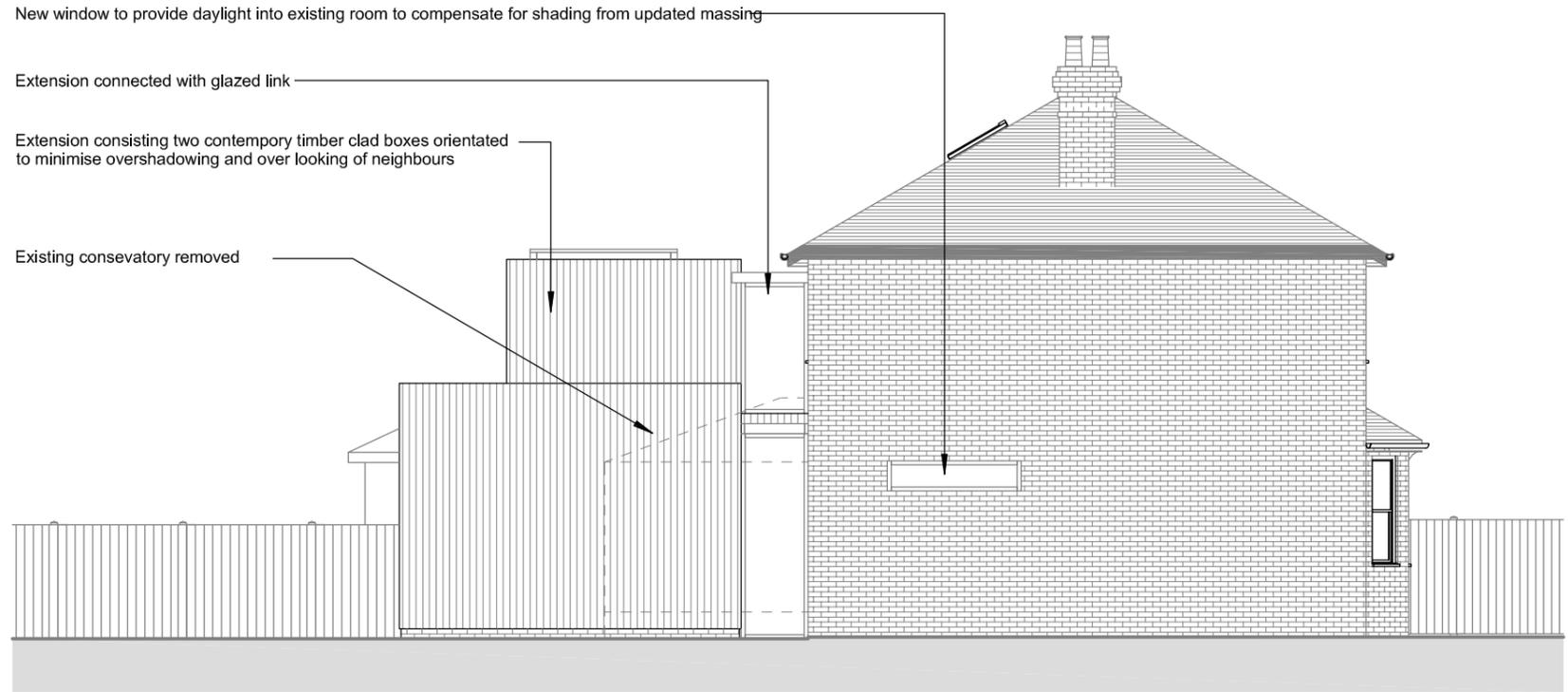
Drawing No.

Project No.
19.051

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27 Proposed - West - Front Elevation
1 : 100



Proposed - North - Side Elevation
1 : 100



Proposed - East - Rear Elevation
1 : 100



Proposed - South - Side Elevation
1 : 100



1:100

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