

Addendum

Planning Committee

Dear Councillor,

Planning Committee - Wednesday, 29 September 2021, 7.30 pm

I enclose, for consideration at the meeting of the Planning Committee to be held on Wednesday, 29 September 2021 at 7.30 pm, the following reports which were unavailable when the agenda was published.

Mari Roberts-Wood
Interim Head of Paid Service

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

Addendum to the agenda

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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ADDENDUM

MEETING OF THE PLANNING COMMITTEE

WEDNESDAY 29th SEPTEMBER 2021

ITEM NO: 5

PLANNING APPLICATION: 21/00192/F – LAND AT WOODHATCH ROAD, REIGATE

Two further representations have been received.

One additional representation from a resident citing: harm to green belt; pollutants; harm to health; highways impacts; flooding; ecological harm and need.

One on behalf of Horizon Cremation Ltd suggesting non-green belt sites as alternatives, as set out below. With the comments of planning to the side of each to demonstrate the issues of each.



East of Balcombe Road,
Residential properties
within 200 yards. Gatwick
Airport Open Setting



South of Haroldslea Drive
Site accessed off residential
road, access through Flood
Zone 2. Small part of site
outside 200 yard radius.
Gatwick Airport Open
Setting

Agenda Item 4



Land off Peaks Brook Lane
Majority of site and all of access within Flood Zone 3. Peaks Brook Lane unsuitable access-wise. Gatwick Airport Open Setting



Land off Peaks Brook Lane
Peaks Brook Lane unsuitable access-wise. Gatwick Airport Open Setting.

Ecology

The applicant has updated the position with the additional protected species surveys as follows:

- The final bat activity transect was undertaken on Saturday 25th September – there were the same concentrations of bat activity, but very little activity from the development site itself. Most activity was at New Pond.
- Reptile surveys are ongoing, but several of the mats were shredded by the mower or have been stolen. At this time of year it is proposed that two or three more visits (when the weather is suitable) will be appropriate.
- Dormouse surveys are not required to be undertaken because there is not a reasonable likelihood that they will be present (ODPM Circular 06/2005). There is no record of their presence within 1km of the site and the size of high quality habitat for

dormouse being lost is very small with a net gain in available habitats at the end of the project.

The conditions requiring the outstanding surveys to be undertaken and results to be submitted are still recommended, as advised by the Surrey Wildlife Trust.

Operating Hours

For clarity is recommended that condition 15 be amended as follows:

- 15. No cremation services shall take place which commence before 1000 or after 1600 hours Monday to Friday and there shall be no services on Saturdays or Sundays.

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.

This has been queried in relation to other nearby facilities, which are confirmed as follows: Randall’s Park and Surrey and Sussex Crematorium offer services from 9am - 5pm, Croydon 9am - 4pm, and North East Surrey 9.20am - 4.40pm.

ITEM NO: 6a and b

PLANNING APPLICATION: 21/01602/F and 21/01603/LBC – WESTON ACRES, BELVEDERE HOUSE, WOODMANSTERNE LANE, WOODMANSTERNE, SM7 3HB

Condition Two of applications A and B should be updated to the following, omitting a superseded section drawing

- (A - Section ELP_2021_026AL(0)043 A 14.06.2021)
- (B - Section ELP_2021_026AL(0)043 A 16.06.2021)

6a - 21/01602/F

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

| Plan Type | Reference | Version | Date Received |
|---------------------|------------------------|----------------|----------------------|
| Location Plan | ELP_2021_026AL(0)002 A | | 14.06.2021 |
| Location Plan | ELP_2021_026AL(0)001 A | | 14.06.2021 |
| Proposed Block Plan | ELP_2021_026AL(0)013 A | | 14.06.2021 |
| Existing Block Plan | ELP_2021_026AL(0)003 B | | 19.07.2021 |
| Elevations | ELP_026_AL(0)045A | | 27.07.2021 |
| Elevations | ELP_026_AL(0)044A | | 27.07.2021 |
| Elevations | ELP_026_AL(0)041C | | 18.08.2021 |
| Elevations | ELP_026_AL(0)040D | | 18.08.2021 |
| Elevations | ELP_026_AL(0)042C | | 08.09.2021 |
| Section | ELP_026_AL(0)043C | | 08.09.2021 |
| Existing Plans | ELP_026_AL(0)004B | | 19.07.2021 |
| Existing Plans | ELP_026_AL(0)005B | | 19.07.2021 |
| Existing Plans | ELP_026_AL(0)006B | | 19.07.2021 |
| Existing Plans | ELP_026_AL(0)007B | | 19.07.2021 |

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|----------------|------------------------|------------|
| Proposed Plans | ELP_2021_026AL(0)014 A | 14.06.2021 |
| Proposed Plans | ELP_2021_026AL(0)015 A | 14.06.2021 |
| Proposed Plans | ELP_026_AL(0)016B | 27.07.2021 |
| Proposed Plans | ELP_026_AL(0)017B | 08.09.2021 |

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.

6b - 21/01603/LBC

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

| Plan Type | Reference | Version | Date Received |
|---------------------|------------------------|----------------|----------------------|
| Location Plan | ELP_2021_026AL(0)001 A | | 12.08.2021 |
| Location Plan | ELP_2021_026AL(0)002 A | | 12.08.2021 |
| Proposed Block Plan | ELP_2021_026AL(0)013 A | | 12.08.2021 |
| Existing Block Plan | ELP_2021_026AL(0)003 B | | 12.08.2021 |
| Elevations | ELP_026_AL(0)042C | | 08.09.2021 |
| Elevations | ELP_026_AL(0)041C | | 18.08.2021 |
| Elevations | ELP_2021_026AL(0)045 A | | 12.08.2021 |
| Elevations | ELP_2021_026AL(0)044 A | | 12.08.2021 |
| Elevations | ELP_026_AL(0)040D | | 18.08.2021 |
| Section | ELP_026_AL(0)043C | | 08.09.2021 |
| Existing Plans | ELP_2021_026AL(0)007 B | | 12.08.2021 |
| Existing Plans | ELP_2021_026AL(0)004 B | | 12.08.2021 |
| Existing Plans | ELP_2021_026AL(0)005 B | | 12.08.2021 |
| Existing Plans | ELP_2021_026AL(0)006 B | | 12.08.2021 |
| Proposed Plans | ELP_2021_026AL(0)017 B | | 08.09.2021 |
| Proposed Plans | ELP_2021_026AL(0)016 B | | 12.08.2021 |
| Proposed Plans | ELP_2021_026AL(0)015 A | | 12.08.2021 |
| Proposed Plans | ELP_2021_026AL(0)014 A | | 12.08.2021 |

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.

ITEM NO: 7

PLANNING APPLICATION: 21/01992/HHOLD – 7 ARBUTUS CLOSE, MERSTHAM

It should be noted that the proposed roof/ridgeline of the first floor side extension, following clarification from the agent would not be built as one “continuous” ridge line, but instead would be two ridgelines, finished at slightly different angles, accounting for the boundary line of the site.

Matters relating to construction management has been raised by members during the course of the application. Policy DES8 of The Council’s Development Management Plan (2019) sets out the following -

Through the use of conditions, the Council may require Construction Management Statements to be agreed and implemented on a case by case basis. These may be required

for:

- a. Minor and major developments creating new homes and/or commercial space.*
- b. Other forms of development, particularly where the site is constrained or where it is identified that there is a specific risk to highway safety and/or the amenity of neighbouring properties.*

In this instance, the proposed development is a householder extension, there is not considered to be a particular risk with regard to highway safety nor the amenity of neighbouring properties. It would therefore not be reasonable nor necessary to recommend conditions relating to construction management.

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