

Addendum

Planning Committee

Dear Councillor,

Planning Committee - Wednesday, 2 November 2022, 7.30 pm

I enclose, for consideration at the meeting of the Planning Committee to be held on Wednesday, 2 November 2022 at 7.30 pm, the following reports which were unavailable when the agenda was published.

Mari Roberts-Wood
Managing Director

4. **Addendum to the agenda**(Pages 3 - 10)

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 02 November 2022



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ADDENDUM

MEETING OF THE PLANNING COMMITTEE

WEDNESDAY 02nd November 2022

ITEM NO: 5

PLANNING APPLICATION: 21/02000/F - Land to the rear of 260, 262 and 264 Chipstead Way and to the rear of Kita, Sunnyfields and Paddock Woodmansterne Surrey SM7 3LH

Representations

205 responses were received from 173 contributors. No further comments have been received since the completion of the Planning Committee report.

Conditions

Condition 4 is amended to allow the access road to be constructed to a base material finish suitable for construction traffic, and then completed prior to occupation (amendments underlined).

4. The development shall not be commenced unless and until the access to Chipstead Way has been constructed to a base material finish suitable for construction traffic, and provided with visibility zones in accordance with the approved Clague Architects plan numbered 100 Revision Y and TTP Consulting plan numbered 2020 3937 AT 105 3 Rev J and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6 metres high above the ground.

Prior to occupation, the access shall be completed with the top layer finishing material.

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 2021 and Policy TAP1 Parking, access, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

Correspondence from Agent

A letter has been received from the Agent dated, 1st November 2020, raising a number of issues with the Officer report, clarification is provided below:

Agenda Item 4

Pre-application advice

Pre-application advice was sought prior to application 20/02659/F, in April 2020 (ref: PAM/20/20150 - Demolition of existing building and redevelopment of the site to deliver 17 residential units with associated landscaping and large private gardens, parking and internal access road.) Formal pre-application advice was not sought prior to the submission of this current application.

Community engagement

The Applicant states in the Summer 2020, the applicant consulted 250 local homes and also set up a website to obtain feedback on the scheme. As above, this was prior to this current application.

Para 2.2 of the Officer report:

This paragraph states:

2.2 Improvements secured during the course of the application: During the course of the application amended plans have been sought to address concerns over the proposed layout, impact upon neighbour amenity and further information has been submitted in response to comments received from the County Highways Authority.

The proposal was amended from 8 to 7 dwellings.

Representations

As clarified above, 205 responses were received from 173 contributors.

ITEM NO: 6

PLANNING APPLICATION: 22/01232/F Farm Corner, 15 The Avenue TADWORTH SURREY KT20 5AY

The following corrections in **bold** are made to the following sections of the report:

4.2 The footprint of the dwelling would be **8.5m** from the rear (north) boundary with properties on Spindlewoods, and **between 1.2m and 2.2m** from the east boundary with Oaklands.

4.3 Plot 2 would feature two prominent hipped roof gables to the principal elevation with two small, hipped roof dormer windows in between. Much like plot 1 the materials would comprise brick to the ground floor with render above however hanging tile would not feature. The footprint would be more angled within its plot with the principal elevation facing south-east. A detached pitched roof garage would feature to the north-east. The dwelling would be **6m** from the north boundary, **5.4m**

from the west boundary with 17 The Avenue and **4.6m** from the shared boundary with the donor property. There would be approximately **12.5m** separating the two dwellings. Hardstanding for parking would again be located to the front of the dwelling accessed through gates similar to plot 1.

ITEM NO: 7

PLANNING APPLICATION: 22/00595/F - Redhill And Reigate Golf Club Clarence Lodge Pendleton Road Redhill Surrey RH1 6LB

Conditions

The following condition is recommended to be amended to change the requirement from pre-commencement to no development other than demolition and site clearance. This is considered reasonable as it allows the applicant to commence the application without compromising on the requirement for further drainage information (change shown in ***bold and italics***).

5. ***No development, other than demolition and site clearance, shall take place*** until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:
- a) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 + 40% (allowance for climate change) storm events, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 2 l/s.
 - b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
 - c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
 - d) Details of drainage management responsibilities and maintenance regimes or the drainage system.
 - e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site in accordance with policy CCF2 of the Reigate and Banstead Borough Council Development Management Plan 2019.

Agenda Item 4

Informatives

The following informative is recommended to be added:

14. As part of the discharge of condition 18 (boundary treatments) the Council expects that the original Cast Iron gates at the entry to the site are retained and fixed open and that the brick wall and pillar on the western part of the northern boundary is also retained as existing.

ITEM NO: 8

Development Management Q2 2022-23 Performance

Correction:

Table 1

Rows 7 & 8 corrected to read

	Appeals	Target	Q3	Q4	21/22	Q1	Q2
7	Non major appeals decided	-	13	15	54	5	2
8	Non major appeal dismissed	70%	8 (62%)	9 (56%)	36 (66.6%)	4 (80%)	2 (100%)



Lake Field Barn, Bullen Road, Ryde
blacksandam@gmail.com

SITE
15 The Avenue, Tadworth,
Surrey,
KT20 5AY

PROJECT
Proposed new dwellings

SECTION VIEW A-A

SCALE
1:250@A3

DATE
Nov 2021

DRAWN BY
D.Seaward

AMENDMENTS
A, Spindlewoods

NOTES
This indicative cross section shows the relationship between the existing houses in respect of the proposed land levels. It should be noted that each of the properties shown is on a twisted access not identified on this indicative levels plan.

DRAWING NO.
15/TA/26

REVISION
A

SEAWARD CAD SERVICES

D.F.SEAWARD
17 ARGYLL STREET
RYDE
PO33 3BZ
07815157920



SITE
Land R/O 15 The Avenue, Tadworth, Surrey, KT20 5AY

PROJECT
2 Proposed new dwellings

DIMENSION PLAN
Proposed Site Plan

SCALE 1:250@A3	DATE Oct 2022	DRAWN BY Harry / Tim
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AMENDMENTS

SUDS - Sustainable Underground Drainage System
--- Indicative Drainage Layout

DRAWING NO. 15/TA/DS/001	REVISION
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NOTES

Site Area = 2030m²
(0.203Ha)

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Lake Field Barn, Bullen Road, Ryde
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SITE
LAND R/O 15 The Avenue, Tadworth,
Surrey,
KT20 5AY

PROJECT
Proposed 2 new dwellings

PROPOSED BLOCK PLAN

SCALE 1:500@A3	DATE May 2022	DRAWN BY Harry / Tim
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AMENDMENTS

DRAWING NO. 15/TA/HH/03	REVISION
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