

Addendum

Planning Committee

Dear Councillor,

Planning Committee - Wednesday, 23 November 2022, 7.30 pm

I enclose, for consideration at the meeting of the Planning Committee to be held on Wednesday, 23 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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ADDENDUM

MEETING OF THE PLANNING COMMITTEE

WEDNESDAY 23rd November 2022

ITEM NO: 5

PLANNING APPLICATION: 22/01421/F Land to the rear of 65 Lonesome Lane, Reigate

An additional block plan showing access to the paddocks (plan no:392 D07) has been provided (**Appendix A**) This plan has been added to the list of approved plans in condition 1 as follows:

CONDITIONS

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.

Plan Type	Reference	Version	Date Received
Location Plan	X-02		22.06.2022
Survey Plan	160422/DET		22.06.2022
Other Plan	160422/Vols		22.06.2022
Elevation Plan	160422/Structure2		22.06.2022
Elevation Plan	160422/Structure1		22.06.2022
Elevation Plan	160422/Structure4		22.06.2022
Elevation Plan	160422/Structure3		22.06.2022
Elevation Plan	160422/Stables		22.06.2022
Elevation Plan	160422/Container2		22.06.2022
Elevation Plan	160422/Container1		22.06.2022
Elevation Plan	160422/Cattery		22.06.2022
Elevation Plan	160422/Barn		22.06.2022
Location Plan	D-06	B	05.09.2022
Proposed Plans	D-05	B	14.07.2022
Site Layout Plan	X-01	A	14.07.2022
Proposed Plans	D-05	C	19.10.2022
Site Layout Plan	D-01	E	19.10.2022
Proposed Plans	D-02	B	19.10.2022

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Proposed Plans	D-03	C	19.10.2022
Proposed Plans	D-04	C	19.10.2022
Other Plan	NJC-001	1	13.10.2022
Site Layout Plan	D-07		22.11.2022

Further representations

To date, one further representation has been received since the drafting of the report raising the following concerns:

- Concern regarding the access (see paragraphs 6.38-6.44)
- Materials of construction – details of the materials will be secured by condition
- Concern regarding fencing - suitable boundary treatments will be secured by condition
- Location of plot 2 (see paragraphs 6.3-6.22 regarding green belt matters)
- Concern regarding a bund wall – this falls outside the red line of the planning application and it therefore is not considered as part of the application
- re-development of the host property – the host property is outside of the red line of development and any further development of that site or new outbuildings would be assessed under further planning applications if they are submitted. It is important to note that the host dwelling (no.65) retains permitted development rights
- Tree protection order request for the oak tree on the northern boundary. It is understood that this is still being assessed but does not impact the outcome of this application. Details regarding the impact of trees can be found at paragraph 6.44-6.49 of the report.

These matters are already addressed within the committee report. The issue of right to light is raised in addition. It should be noted that right to light is not a material planning consideration. This is considered under a separate legislative process.

ITEM NO: 7

PLANNING APPLICATION: 22/01410/F Aberdour School, Brighton Road, Burgh Heath

Highway Matters

It is noted that application 13/01037/F, which proposed the re-surfacing of an area used as a staff car park, was granted consent with a condition requiring the submission of a travel plan.

The Travel Plan was subsequently submitted and approved under application 13/01037/DET04.

It is a requirement to provide annual monitoring reports to the County Highway Authority (CHA) to demonstrate that the measures set out within the travel plan are being implemented and the aims of the travel plan are being met.

The CHA has confirmed that recent monitoring of the travel plan has not been taking place and results have not been submitted. Therefore, it is considered that, whilst the proposed development is not facilitating any increase in pupil numbers or displacing any existing parking, it is reasonable to require the submission of a new revised and updated travel plan in this instance. This would be secured by a further condition as outlined below.

Conditions

7. Prior to occupation of the development a travel plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with the County Highway Authority. The approved travel plan shall then be implemented from the date of approval and regularly updated with monitoring reports which would have to be submitted for auditing to the Surrey County Council Travel Plan Officer.

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

ITEM NO: 8

PLANNING APPLICATION: 22/01595/F – 8 Bolters Lane, Banstead

An amended location and block plan (plan no: P9/001 Rev C) has been provided (**Appendix B**) which has corrected the red lines so that they are consistent across the plans This plan has been added to the list of approved plans in condition 1 as follows:

CONDITIONS

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.

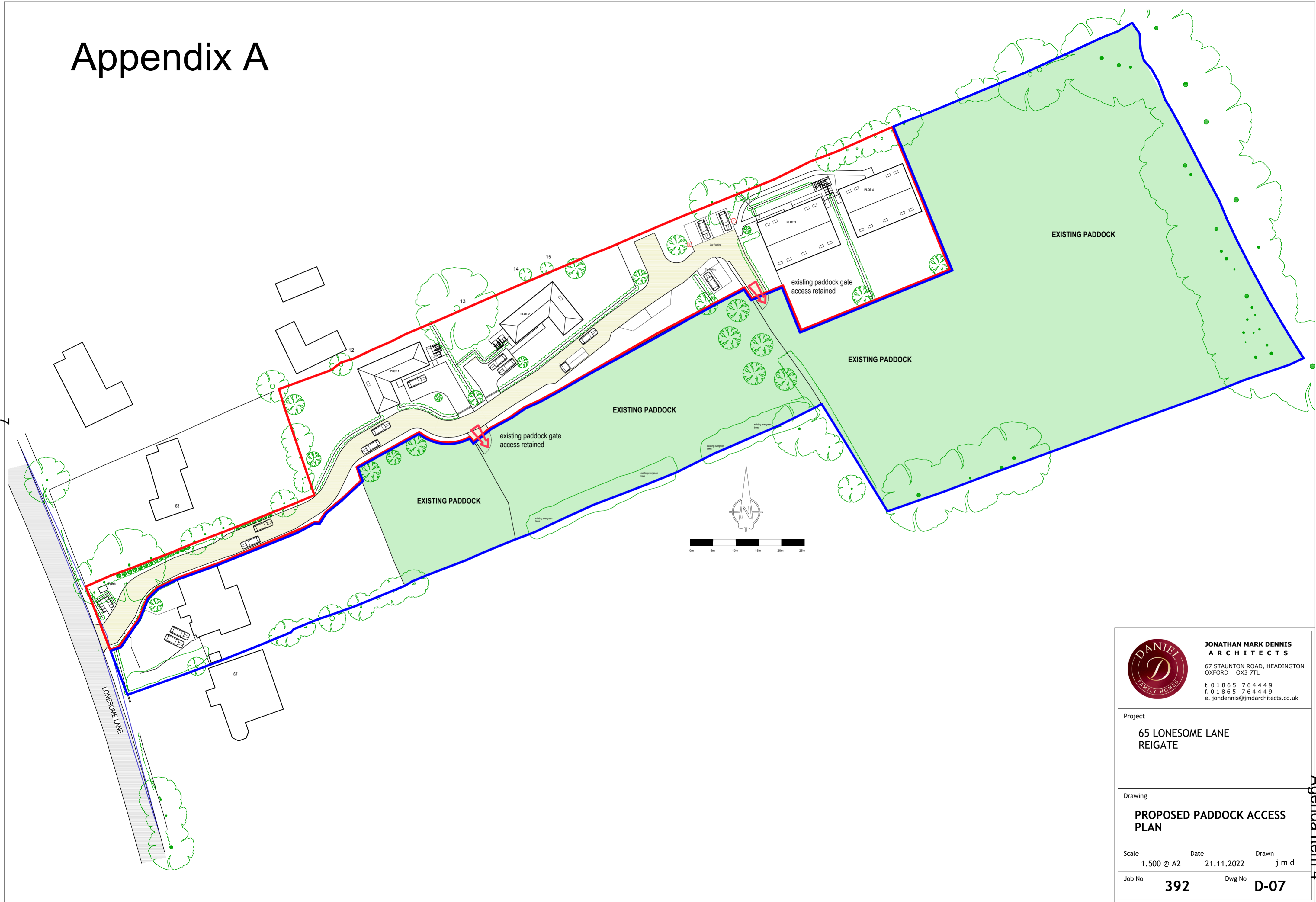
Note: Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations or Section 73 of the Act for minor material alterations. An application must be made using the standard 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
Location Plan	P9/001	Rev C	22.11.2022
Floor Plan	P9/008	Rev A	16.08.2022
Floor Plan	P9/009	Rev A	16.08.2022
Floor Plan	P9/010	Rev A	16.08.2022
Section Plan	P9/011	Rev A	16.08.2022
Elevation Plan	P9/012	Rev A	16.08.2022
Elevation Plan	P9/013	Rev A	16.08.2022
Roof Plan	P9/016	Rev A	16.08.2022
Floor Plan	P9/002		14.07.2022
Floor Plan	P9/003		14.07.2022
Floor Plan	P9/004		14.07.2022
Section Plan	P9/005		14.07.2022
Elevation Plan	P9/006		14.07.2022
Elevation Plan	P9/007		14.07.2022
Location Plan	P9/000		20.07.2022
Section Plan	P9/014		14.07.2022
Roof Plan	P9/015		20.07.2022

The consented site layout for 22/01066/PAP3MA (which gave prior approval for the conversion of the existing office building into 19 flats) is provided at **Appendix C**.

Appendix A



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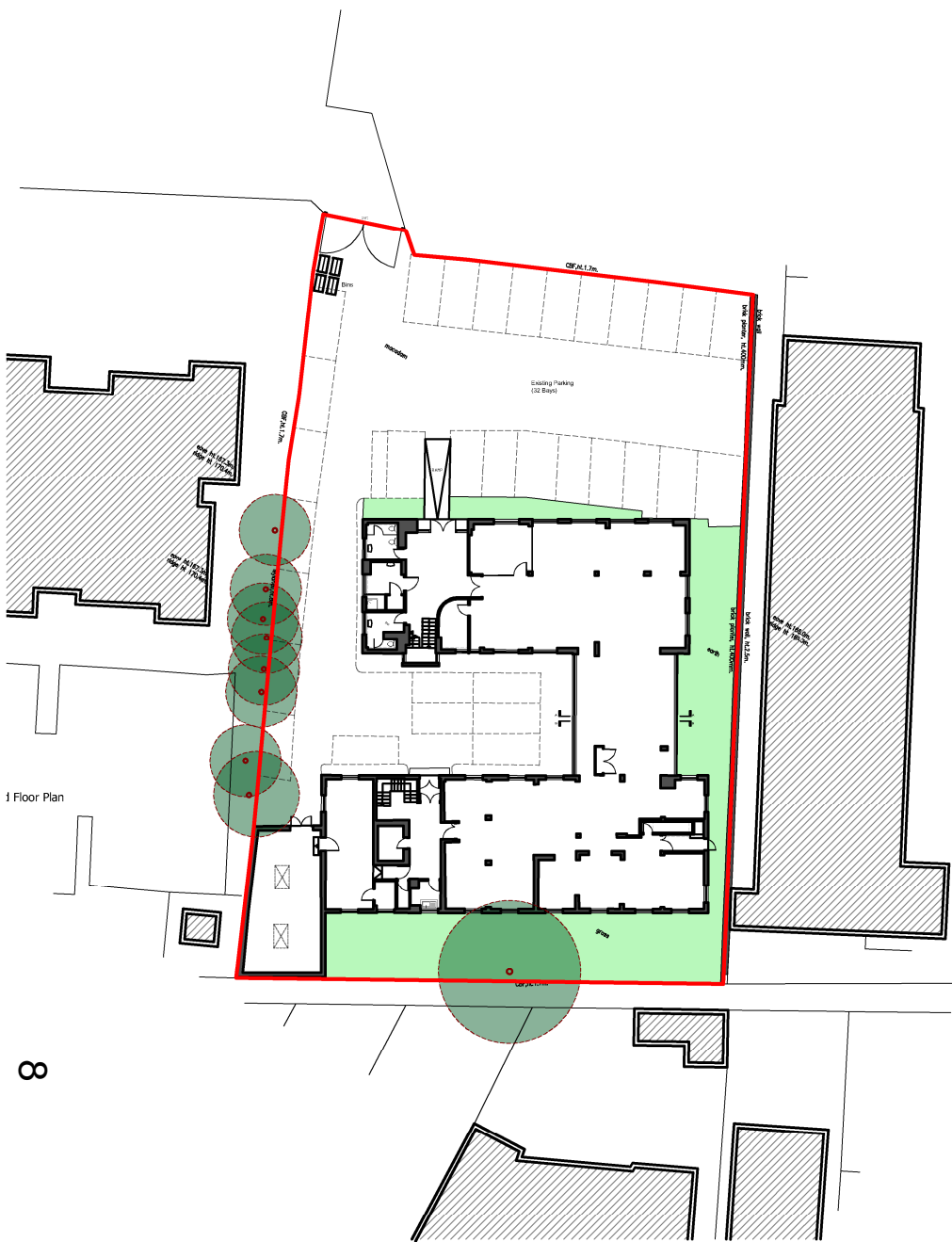
Project
**65 LONESOME LANE
REIGATE**

Drawing
**PROPOSED PADDOCK ACCESS
PLAN**

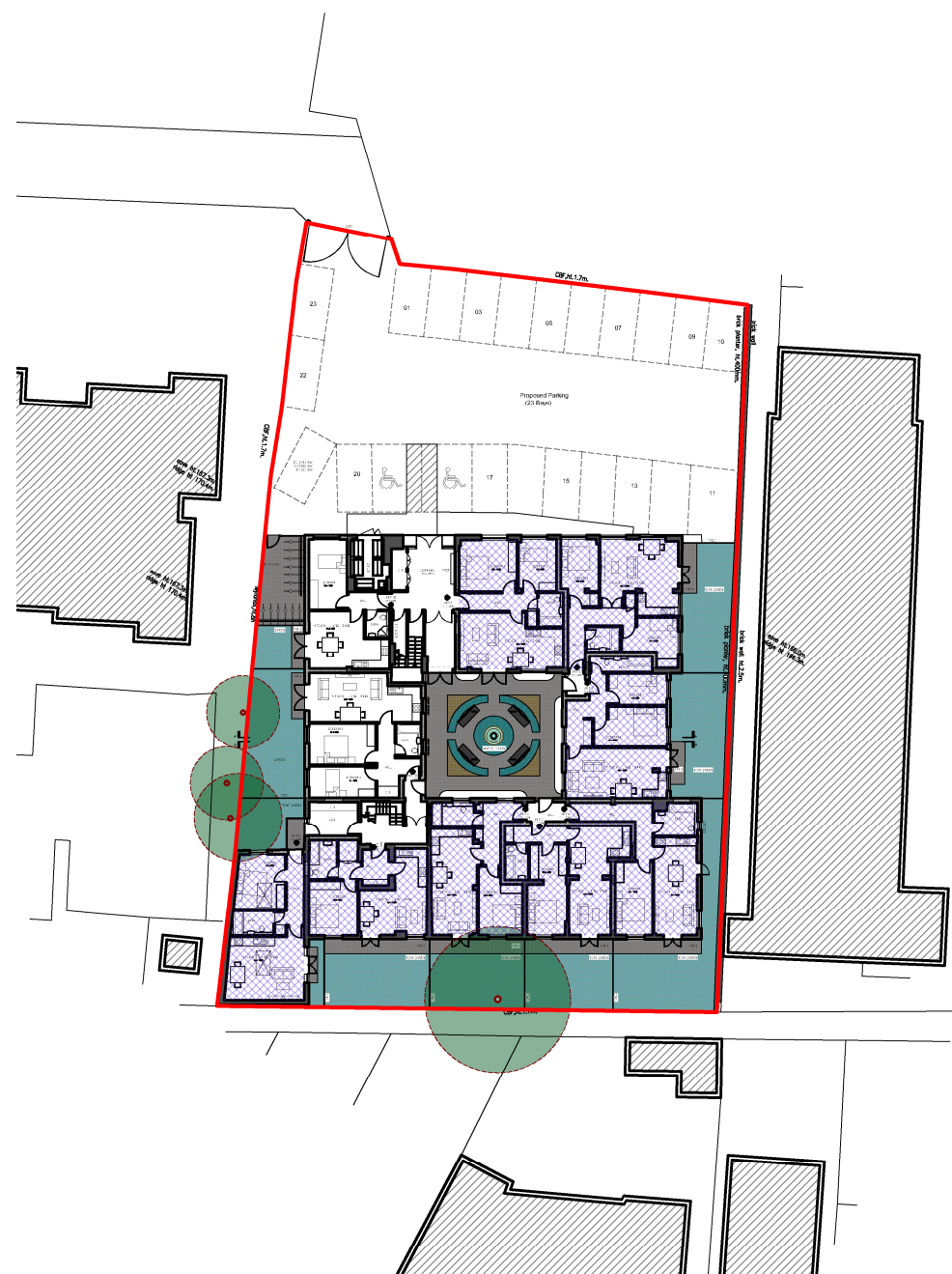
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Job No **392** Dwg No **D-07**

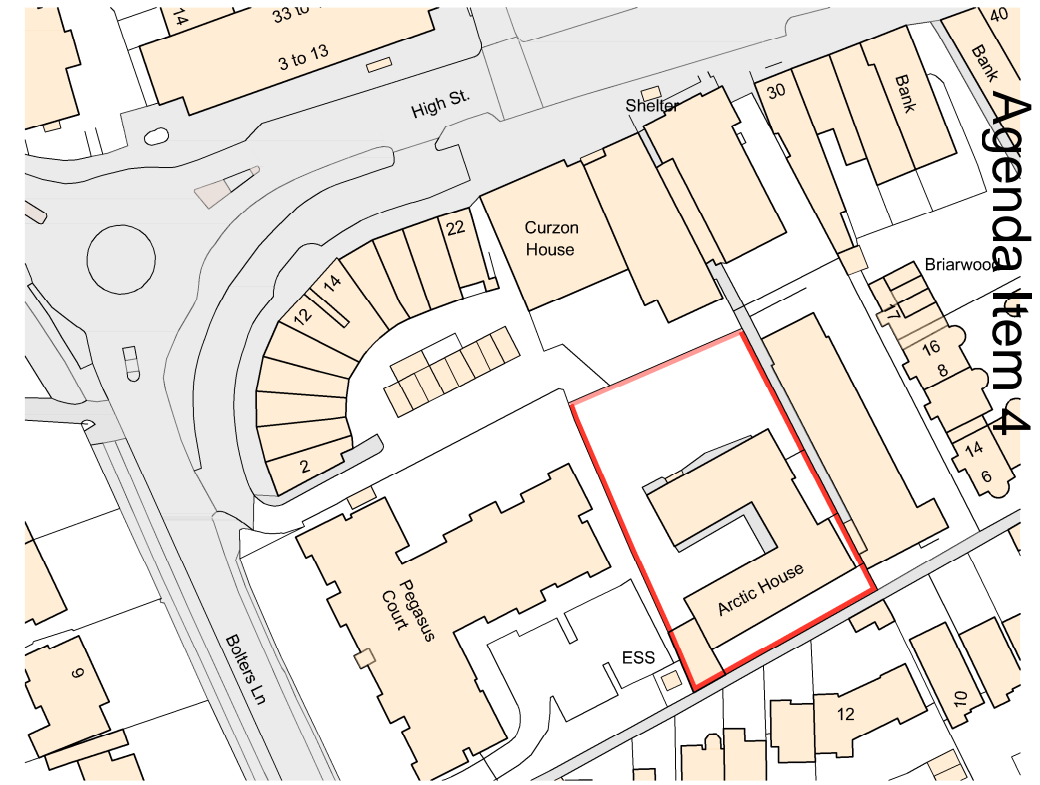
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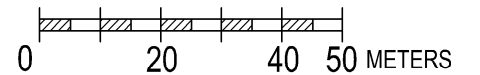
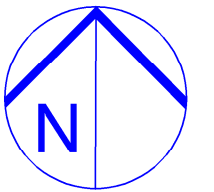
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BLOCK PLAN - 1:500**



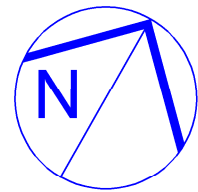
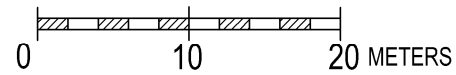
**PROPOSED
BLOCK PLAN - 1:500**



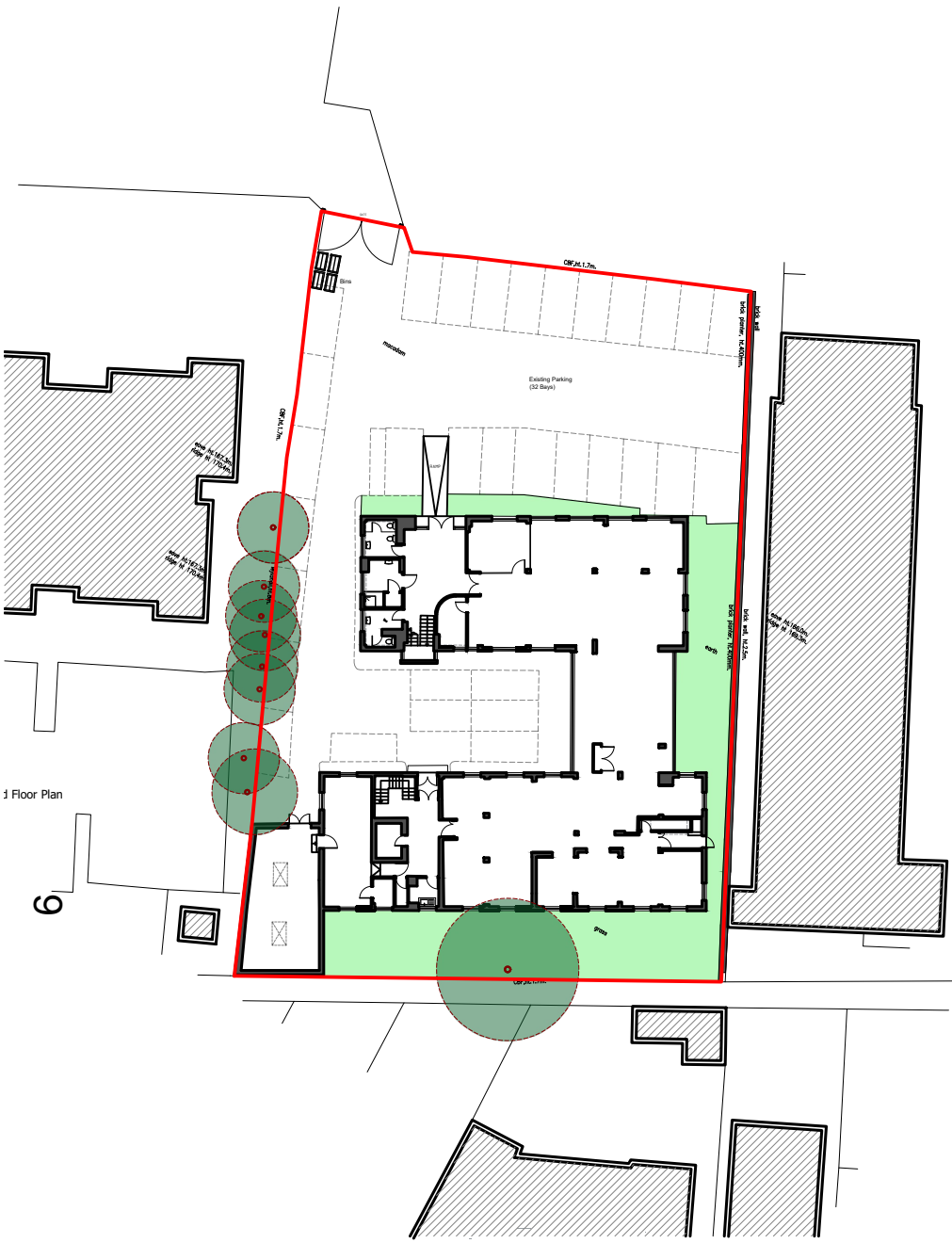
**EXISTING
SITE LOCATION PLAN - 1:1250**



Appendix B



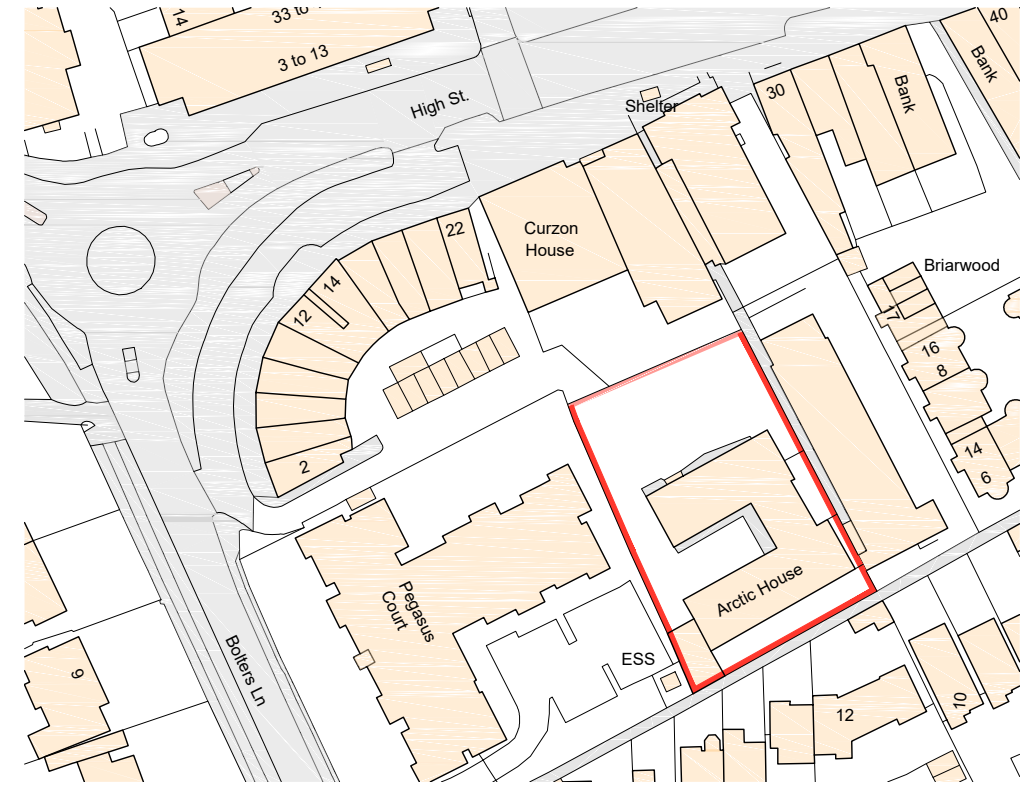
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	8 Bolters Lane, Banstead Surrey, SM7 2AR	Extension to create 3 flats to existing building	SITE LOCATION PLAN, EXISTING AND PROPOSED BLOCK PLANS	1:500@A3 1:1250@A3	30/03/21
				DRAWING No.:	22.11.2022
				P9/001	Rev C



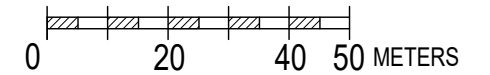
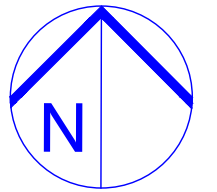
**EXISTING
BLOCK PLAN - 1:500**



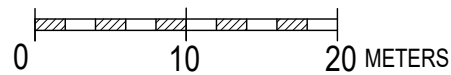
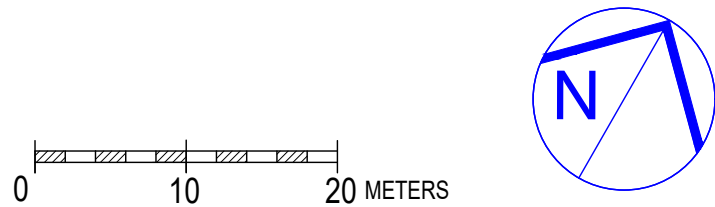
**PROPOSED
BLOCK PLAN - 1:500**



**EXISTING
SITE LOCATION PLAN - 1:1250**



Appendix C



	SITE: 8 Bolters Lane, Banstead Surrey, SM7 2AR	JOB TITLE: Change of use into 19 residential units	DRAWING TITLE: SITE LOCATION PLAN, EXISTING AND PROPOSED BLOCK PLANS	SCALE: 1:500@A3 1:1250@A3	DATE: 30/03/21
				DRAWING No.: P9/001	

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