

## **BOROUGH OF REIGATE AND BANSTEAD**

### **PLANNING COMMITTEE**

Minutes of a meeting of the Planning Committee held at the New Council Chamber - Town Hall, Reigate on 15 May 2019 at 7.30 pm.

Present: Councillors S. Parnall (Chairman), M. S. Blacker (Vice-Chair), Mrs. R. Absalom, R. Biggs, S. McKenna, R. Michalowski, J. Paul, C. Stevens, C. T. H. Whinney, M. A. Brunt (Substitute) and F. Kelly (Substitute).

Also present: Councillors J. P. King, P. Harp, N. C. Moses and K. Sachdeva.

#### **134. MINUTES**

The minutes of the previous meeting held on 17<sup>th</sup> April 2019 were approved.

#### **135. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors J. S. Bray, V. H. Lewanski (substituted by M. A. Brunt), R. S. Turner (substituted by F. Kelly), and S. T. Walsh.

#### **136. DECLARATIONS OF INTEREST**

There were no declarations of interests.

#### **137. ADDENDUM TO THE AGENDA**

**RESOLVED** that the addendum be noted.

The Chairman noted that the ward names referenced within the reports to be considered by the committee had changed since the implementation of an Electoral Boundary Review on 2<sup>nd</sup> May 2019.

#### **138. 18/02548/F - 343 - 351 REIGATE ROAD, EPSOM DOWNS, SURREY, KT17 3LT**

The Committee considered an application at 343 – 351 Reigate Road in Epsom Downs for the demolition of 345 Reigate Road and erection of 7 dwellings with associated access road, parking and landscaping.

George Hinton, of the Nork Residents' Association, and Wendy Phillips, a local resident, spoke in objection to the application on the grounds that the proposed development would (a) cause harm to the character of the area, contrary to policies Ho9, Ho13 and Ho14 of the Borough Local Plan; and (b) result in overlooking due to the topography of the land and proximity to neighbouring residents' properties.

Spencer Copping, the applicant's agent, spoke in support of the application on the grounds that the proposed development would, on balance with a need for family homes in the area, not cause an unacceptable degree of harm to the character of

the area since further revision of the plans in consultation with the planning officers and in accordance with the Borough Local Plan and National Planning Policy Framework.

A motion to defer the application for an additional site visit to be attended by Committee Members was proposed and seconded but upon a vote the motion to defer the application was not carried.

**RESOLVED** that planning permission be **GRANTED** as per the recommendation within the officer's report and updated conditions/informative in addendum.

**139. 18/01764/F - SKYLANE HOTEL, 34 BONEHURST ROAD, HORLEY, SURREY, RH6 8QG**

The Committee considered an application at the Skylane Hotel, 34 Bonehurst Road in Horley for the erection of 1<sup>st</sup> and 2<sup>nd</sup> floor extensions to link the building and annexe to form additional guest rooms and a lift.

Robert Cooke, a local resident, spoke in objection to the application on the grounds that the proposed development could not accommodate 396 parking spaces planned within the area designated for block parking.

**RESOLVED** that determination of the application be **DEFERRED** for the agreement of restrictions on airport car parking.

**140. 18/00816/F - ARLINGTON STABLES, 23A WOODMANSTERNE LANE, WOODMANSTERNE**

The Committee considered an application at Arlington Stables, 23A Woodmansterne Lane for the stationing of a mobile home for residential occupation by a single gypsy family and installation of a cesspit.

**RESOLVED** that planning permission be **GRANTED** with conditions as per the recommendation within the officer's report.

**141. 18/02635/S73 - FORMER KINGS BARN, WATERHOUSE LANE, KINGSWOOD, SURREY**

The Committee considered an application at the Former Kings Barn, Waterhouse Lane in Kingswood for the erection of a building comprising of 9 apartments with associated landscaping, parking and cycle parking. Variation of conditions 1,3,6,8,9 & 13 of permission 16/02517/F. Amendments to plans, ground levels and site layout.

**RESOLVED** that planning permission be **GRANTED** with conditions as per the recommendation within the officer's report and updated/additional condition within the addendum

**142. 19/00402/F - THE BARLEY MOW PUBLIC HOUSE, 3 EASTNOR ROAD, REIGATE, SURREY, RH2 8NE**

The Committee considered an application The Barley Mow Public House, 3 Eastnor Road in Reigate for a change of use from Public House (A4) to Physio Clinic and

Hydrotherapy Centre (D1), retention of 2 bedroom flat (C3), internal and external alterations, single storey rear extension and extension to dropped kerb.

**RESOLVED** that planning permission be **GRANTED** with conditions as per the recommendation within the officer's report.

**143. 18/02478/F - GATWICK CASTLE, 28 MASSETTS ROAD, HORLEY**

The Committee considered an application at Gatwick Castle, 28 Massetts Road in Horley for a new single storey rear annexe with roof-space accommodation containing seven new en-suite bedrooms, office, linen store and lobby, access stairs and landing. A new replacement guest dining room linking the annexe to the main building. A new ground floor owner's apartment formed by rearranging existing accommodation. Two new first floor extensions at the side and rear of the main property over existing single storey sections to provide six new en-suite bedrooms and a store room.

**RESOLVED** that planning permission be **GRANTED** with conditions as per the recommendation within the officer's report and additional condition within addendum.

**144. 18/02453/F - ELVINGTON LODGE, 40 REIGATE HILL, REIGATE**

The Committee considered an application at Elvington lodge, 40 Reigate Hill in Reigate for the installation of frontage boundary railings and sliding entrance gate as per design drawings to a height of 1.200 Metres to match the existing railings of the neighbouring property.

**RESOLVED** that planning permission be **REFUSED** as per the recommendation within the officer's report.

**145. ANY OTHER URGENT BUSINESS**

There was no urgent business to consider.

The Meeting closed at 9.25 pm