

Planning Committee Agenda



Reigate & Banstead
BOROUGH COUNCIL
Banstead | Horley | Redhill | Reigate

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Email: Democratic@reigate-banstead.gov.uk

4 June 2019

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To the Members of the PLANNING COMMITTEE

Councillors:

D. Allcard	J. Hudson	R. Michalowski
M. S. Blacker	F. Kelly	S. Parnall
J. S. Bray	J. P. King	C. Stevens
H. Brown	S. A. Kulka	R. S. Turner
P. Harp	S. McKenna	S. T. Walsh

Substitutes

Conservatives:

Residents' Group:

Green Party:

Liberal Democrats

Councillors:

R. Absalom, N. C. Moses, J. Paul and K. Sachdeva

G. Adamson, R. J. Feeney, R. Harper, N. D. Harrison and
C. T. H. Whinney

J. C. S. Essex, S. L. Fenton, R. Ritter and S. Sinden

D. A. Ross

For a meeting of the **PLANNING COMMITTEE** to be held on **WEDNESDAY, 12 JUNE 2019** at **7.30 pm** in the New Council Chamber - Town Hall, Reigate.

John Jory
Chief Executive

1. ELECTION OF CHAIRMAN

To agree the appointment of Chairman for the municipal year 2019-20.

2. ELECTION OF VICE-CHAIRMAN

To agree the appointment of Vice-Chairman for the municipal year 2019-20.

3. MINUTES

(Pages 5 - 8)

To confirm as a correct record the Minutes of the previous meeting.

4. APOLOGIES FOR ABSENCE

To receive any apologies for absence.

5. DECLARATIONS OF INTEREST

To receive any declarations of interest.

6. ADDENDUM TO THE AGENDA

(To Be Tabled)

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

PLANNING APPLICATIONS:

NOTES:

1. The order in which the applications will be considered at the meeting may be subject to change.
2. Plans are reproduced in the agenda for reference purposes only and are not reproduced to scale. Accordingly dimensions should not be taken from these plans and the originals should be viewed for detailed information. Most drawings in the agenda have been scanned, and reproduced smaller than the original, thus affecting image quality.

To consider the following applications :

7. 18/01072/F - LAND ADJACENT TO THE GROVE WELLS PLACE, MERSTHAM, SURREY (Pages 9 - 44)

Erection of two detached commercial units for B1(b), B1(c), B2 & B8 use with associated car parking and yard areas. As amended on 25/07/2018, 19/09/2018, 12/11/2018 and on 26/11/2018.

8. 18/00240/F - 39 WOODMANSTERNE STREET, WOODMANSTERNE, SURREY, SM7 3NQ (Pages 45 - 72)

Demolition of existing dwelling and outbuildings and erection of 3 dwellings. Amended on 16/07/2018. As amended on 21/09/2018.

9. 18/02368/F - BUSINESS PREMISES REAR OF MANOR COTTAGE FARM, RECTORY LANE, WOODMANSTERNE, SURREY, SM7 3NX (Pages 73 - 98)

Change of use and redevelopment of the existing business premises to provide 3 dwellings. As amended on 04/12/2018

10. 19/00064/F - 17 CHURCH ROAD, HORLEY, SURREY, RH6 7EY (Pages 99 - 112)

Two storey rear and side extension. As amended on 20/02/2019.

11. ANY OTHER URGENT BUSINESS

To consider any item(s) which, in the opinion of the Chairman, should be considered as a matter of urgency.

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15 May 2019

Minutes

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 17th 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 2nd 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

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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 1st and 2nd 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

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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

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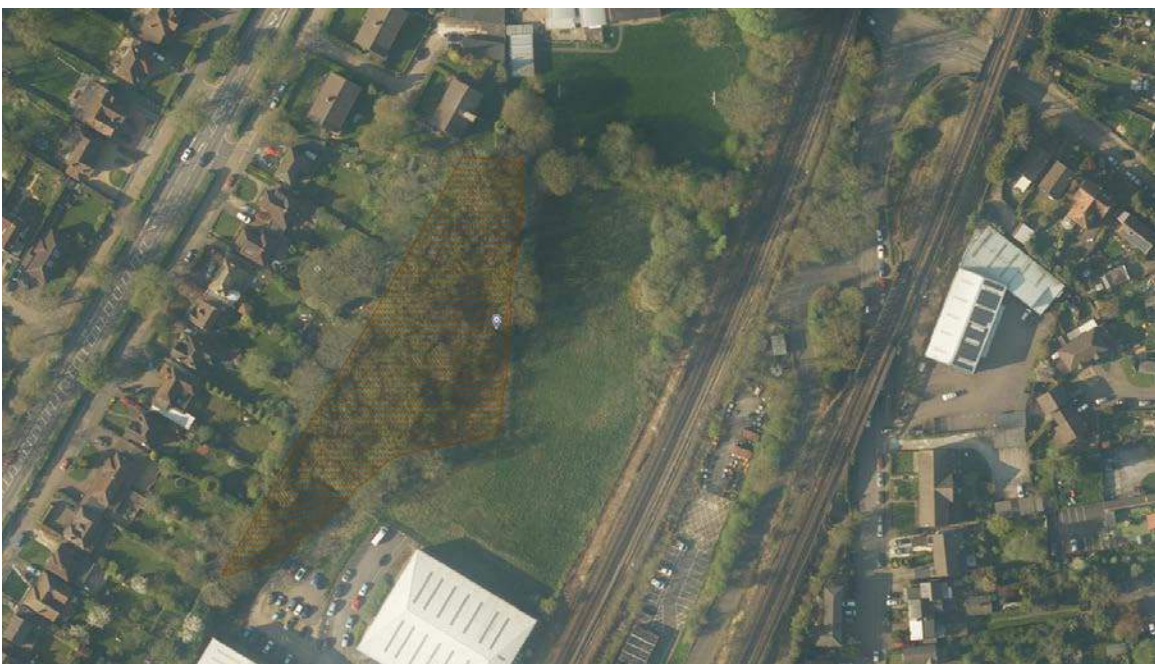
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 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	17 th April 2019
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Hollie Marshall
	TELEPHONE:	01737 276010
	EMAIL:	Hollie.marshall@reigate-banstead.gov.uk
AGENDA ITEM:	7	WARD: Hooley, Merstham and Netherne

APPLICATION NUMBER:	18/01072/F	VALID:	30th May 2018
APPLICANT:	LMF Ltd C/O Bilsdale (Jersey)	AGENT:	PRC Architecture & Planning
LOCATION:	LAND ADJACENT TO THE GROVE WELLS PLACE MERSTHAM SURREY		
DESCRIPTION:	Erection of two detached commercial units for B1(b), B1(c), B2 & B8 use with associated car parking and yard areas. As amended on 25/07/2018, 19/09/2018, 12/11/2018 and on 26/11/2018.		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

This item was deferred from the Planning Committee Meeting on 17th April 2019, following request from Members for clarification on the impact of the proposal upon the ancient woodland. The previous report is appended with addendum items in italics.

To the north east of the site lies an area of Ancient and Semi-Natural Woodland as shown in the aerial photograph below.



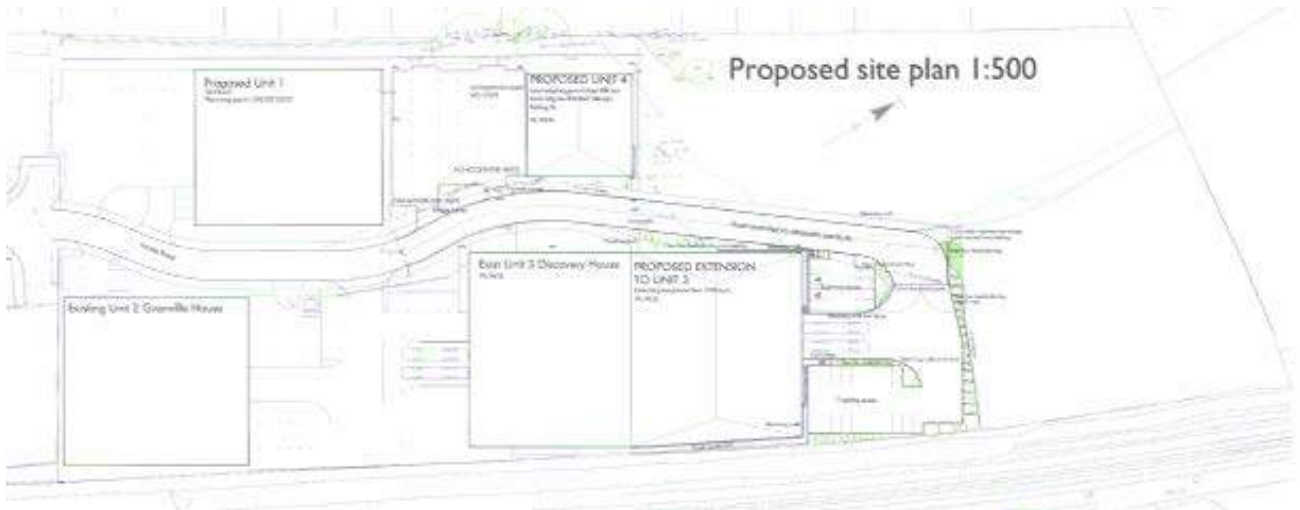
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In 2012 a planning application for partial development of the site was refused, however allowed on appeal in August 2013, following a public inquiry. This application resulted in the loss of areas of ancient woodland however the Inspector concluded that the benefits associated with allowing the development outweighed the environmental arguments against.

An extract of the approved site layout plan ref: 12/01352/F is provided below and in full at Appendix A.



In allowing this appeal, there was a loss of areas of ancient woodland as shown in the areas approximately highlighted in the area on the map below:



The appeal scheme was implemented with the removal of the trees associated with this part of the woodland. A certificate of lawfulness application submitted in 2016 confirmed that development had been lawfully implemented and therefore this

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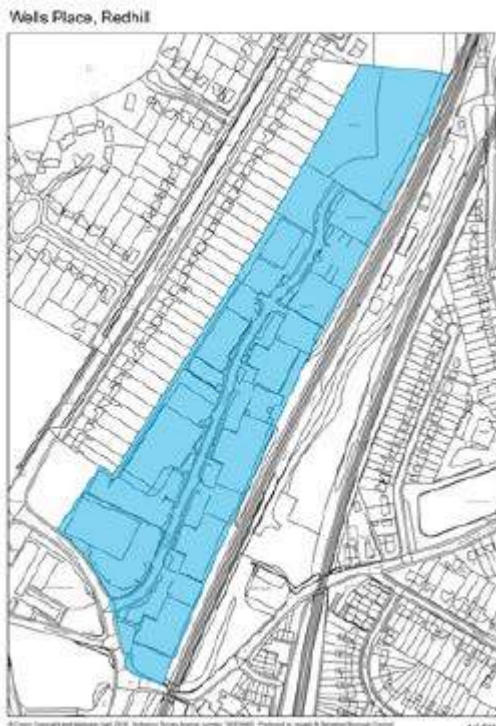
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consent remains extant. The areas shown on the above map have been cleared of trees as part of the implementation of the extant planning permission and shown in the aerial photograph below.



In the emerging Development Management Plan (DMP), under policy EMP1 the site is proposed to be included within an expansion of the existing Wells Place Employment Area and therefore removed from the Urban Open Land designation.



Policy NHE3 of the emerging DMP seeks to protect irreplaceable habitats, including Ancient Woodland, from development and requires a buffer zone between the

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proposed development and ancient woodland sites. Paragraph 175 (c) of the NPPF states development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

The proposed site layout would follow the site boundaries as established under the previous application and extend further northwards. The proposal would not result in the further loss of any ancient woodland. The applicant has provided additional information to show the line of the extant permission and the proposed development. In this instance, the extant permission (12/01352/F) has established a similar or closer relationship between the application site and the ancient woodland which this proposal would further northwards into the site.

The applicants have provided an Updated Ecology Appraisal which identifies the poor quality of the woodland, by virtue of its small size, isolated nature and degradation due to disturbance from adjacent residential properties, including the introduction and spread of non-native plant species. The report makes a number of recommendations for mitigation measures and recommends an update to the permitted Woodland Management Plan to reflect the current proposed development.

There are a series of ecological improvements and mitigation to be secured by recommended conditions including a woodland management plan to bring the woodland back to its ecological potential as well as other mitigating measures. The Surrey Wildlife Trust have been consulted and noted in the absence of the 15m buffer the Council should secure confirmation from the applicant that the proposed development will incorporate all the mitigation proposals for habitats and species as detailed in the Updated Ecological Appraisal and Ancient Woodland Management Plan.

These are provided for though a combination of conditions 5, 8, 18 and 29.

Subject to the proposed conditions the proposal is not considered to worsen the situation relating the impact upon the ancient woodland than the extant permission and overall should see an ecological betterment to that previously approved.


RECOMMENDATION(S)

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

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 <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	17 th April 2019
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Hollie Marshall
	TELEPHONE:	01737 276010
	EMAIL:	Hollie.marshall@reigate-banstead.gov.uk
AGENDA ITEM:	5	WARD: Merstham

APPLICATION NUMBER:	18/01072/F	VALID:	30th May 2018
APPLICANT:	LMF Ltd C/O Bilsdale (Jersey)	AGENT:	PRC Architecture & Planning
LOCATION:	LAND ADJACENT TO THE GROVE WELLS PLACE MERSTHAM SURREY		
DESCRIPTION:	Erection of two detached commercial units for B1(b), B1(c), B2 & B8 use with associated car parking and yard areas. As amended on 25/07/2018, 19/09/2018, 12/11/2018 and on 26/11/2018.		
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SUMMARY

This is a full application for the erection of two detached commercial units for B1(b), B1(c), B2 & B8 use with associated car parking and yard areas. The two units would be of a functional design with shallow pitched, hipped roof designs. The access road would be continued from the present northern end of Wells Place into the site, with Unit A concentrated towards the south eastern part of the site adjacent to the railway line and Unit B sited towards the north east. Two parking and yard areas to service each unit would be sited between the two buildings. A total of 41 car parking spaces would be provided and 4 HGV parking spaces.

The proposed units would be sited at the northern end of Wells Place on the presently open area of land, bounded to the west by an area of Ancient and Semi-Natural Woodland. Beyond this area of woodland lies residential properties that front London Road South and Rookwood Close. To the north of the site is Merstham Primary School, within the Merstham Village Conservation Area.

The site is designated as Urban Open Land. However, within the emerging Development Management Plan (DMP), the site is proposed to be included within an expansion of the existing Wells Place Employment Area and therefore be removed from the Urban Open Land designation. The Council's Policy Team have provided detailed comments in regards to the consideration of the loss of the Urban Open Land and the re-designation of the land within an Employment Area in the context of the existing policies of the Borough Local Plan 2005 and the emerging DMP. Paragraph 80 of the NPPF states that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business need and wider opportunities for development. Paragraph 82

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emphasises decisions should recognise and address the specific location requirements of different sectors. This includes making provision for storage and distribution operations at a variety of scales and in suitably accessible locations. Furthermore, is extant planning permission for part development of the site (12/01352/F).

Taking the above into consideration when balancing the relatively limited harm that would result against the emerging local policy and national policy support for proposals which contribute towards economic growth; the need for the proposed development and the potential jobs that would be created and secured, a departure from Policy Pc6 is considered justified in this instance

Subject to recommended conditions the proposal is not considered to result in a harmful impact upon the area of Ancient and Semi-Natural Woodland and wildlife habitats. Surrey Wildlife Trust have raised no objection to the proposal subject to conditions. The Tree Officer has also recommended conditions to require a Woodland Management Plan and finalised Tree Protection Plan.

The proposal, due to generous separation distances to neighbouring properties, is not considered to give rise to a harmful impact upon neighbour amenity in terms of overbearing, domination or loss of light. A number of conditions are recommended in terms of noise to protect the amenities of adjoining occupiers and the surrounding area. No objection is raised on the grounds of air pollution by the Environmental Health Team. The County Highways Authority raises no objection to the proposal subject to recommended conditions.

RECOMMENDATION(S)

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

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Consultations:

Highway Authority: The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements subject to conditions.

RBBC Planning Policy:

Description

Reigate and Banstead borough is a relatively prosperous borough with low levels of employment compared to regional and national averages. The borough lies at the heart of the Coast to Capital Local Enterprise Partnership and the Gatwick Diamond and these locational factors have attracted a number of national and international companies into the borough.

The site is located to the north of the Wells Place Employment Area. The Wells Place Employment Area is an established employment area designated under Borough Local Plan (2005) Policies Em 8 and Em 9 typified by large purpose built commercial units arranged around a central spine road. The Council's Policy team produces an Industrial Estate Monitor annually. The most recent Industrial Estates Monitor (March 2018) shows that at the time of producing the monitor there were no vacant units within Wells Place and that 80% of the units (8 of 10) and 81% of the total floorspace (22,704sqm of 27,984sqm) was occupied by storage and distribution uses. Historically, there have been low vacancy rates with not more than one vacant unit at any one point in the last ten monitoring years.

The application is for the construction of two detached commercial units for B1(B), B1(C), B2 and B8 uses: 1,557sqm unit 1 and 1,760sqm unit 2. Planning permission (12/01352/F) for an extension onto part of the site currently designated as Urban Open Land was granted at appeal in October 2012. This permission has been implemented.

Policy Response

Reigate & Banstead Borough Council's Local Plan is currently comprised of "saved" policies from the Borough Local Plan (2005) and the Core Strategy (2014). The Development Management Plan, which will supersede the "saved" Borough Local Plan (2005) policies, underwent examination between 30 October and 8 November 2018.

In terms of a policy response, there are two key policy issues: urban open land designation and the principle of employment development.

Urban Open Land

Borough Local Plan (2005) Policy Pc 6 designates the site as Urban Open Land. The Borough Local Plan (2005) recognises that as part of the overall strategy of maintaining the character of the established urban areas and protecting them from over-intensive development, it is important to retain urban open land which contributes to the quality of life and visual amenity in such areas. Consequently, policy Pc 6 seeks to resist the loss of Urban Open Land and says that proposals for ancillary buildings or for the extension or replacement of existing buildings included within Urban Open Land will be considered against the appropriate design and layout policy, the contribution that the area of Urban Open Land makes to the character and visual amenity of the locality and to the functioning of any essential social, community or educational use.

At the appeal in 2012, the Inspector concluded that:

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“in my judgement the Urban Open Land at the end of Wells Place contributes to the visual amenity of the local area and, therefore, adds to the quality of life. It is a pleasant green area, with a substantial amount of tree cover, which adds interest and variety to this predominantly built-up area. It also serves as an attractive soft break between the railway lines to the east and the residential area to the west, and between the industrial estate to the south and the Merstham Primary School to the north. Although there is no public access to the land this does not diminish its value as an important local visual resource. Whilst it is accepted that views of the land from the public domain are limited it can nevertheless be seen from various points in the surrounding area”.

However, to inform the Development Management Plan an Urban Open Space Review has been undertaken. This assessed the site in terms of three screening principles and concluded that the site had low overall value and should not be retained as Urban Open Land.

Principle	Screening Principle	Score
1	<i>Sites providing formal public access to natural green space or opportunities for the public to engage in outdoor sports, recreation, play or food growing should not be considered a priority for protection.</i>	Low
2	<i>Open spaces forming an integral part of local character, townscape and landscape and/or making a demonstrably positive contribution to public visual amenity should be prioritised for protection.</i>	Low
3	<i>Open spaces playing a demonstrable nature conservation geological or heritage function or forming an integral part of a coherent green chain should be considered for protection.</i>	Medium

During both the Regulation 18 Consultation and Regulation 19 Publication no comments were received which objected to the removal of this designation. Further, no objections were made against the methodology of the Urban Open Space Review (objections were only raised against the assessment of a number of sites in relation to the methodology).

In summary, therefore, the site is designated as Urban Open Land in the Borough Local Plan (2005) but it is not proposed that this designation is carried forward in the Development Management Plan.

Principle of Employment Development

The site is not designated as Urban Open Land in the Borough Local Plan (2005), however, it is directly adjacent to the Wells Place Employment Area. Borough Local Plan (2005) Policy Em 1 says that proposals for business, industrial, storage and distribution uses will normally only be permitted within the Employment Areas and Policy Em 10 says that on sites outside of employment policy areas, but within the urban areas, proposals for business, industrial, and storage and distribution uses, involving land and/or buildings not in such uses, will normally be resisted.

At the appeal in 2012, the Inspector granted permission for an extension to an existing unit (unit 3) onto part of the proposed site. Em 10 says that proposals for the redevelopment or extension of business, industrial and storage and distribution uses or changes between such uses will only be permitted if (i) the proposal complies with Policy Em 2; (ii) the proposal complements the character of the area and would not have an adverse effect on the environment and amenities of the surrounding area; (iii) no individual unit exceeds 300sqm gross floorspace, unless for an existing firm wishing to extend or redevelop within its own curtilage, or on land immediately adjoining, for its own occupation; (iv) the proposal

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does not result in the loss of existing or proposed residential, recreation and leisure, shopping or community uses or urban open land; and (v) the appropriate design criteria as set out in Policy Em 3 are met in full. The Inspector concluded that whilst he had “taken account of Policy Em 10 of the Reigate and Banstead Borough Local Plan which seeks to resist proposals outside designated employment areas ... in this case the economic arguments in favour of the appeal development clearly outweigh the environmental arguments against and therefore development beyond the designated employment area at Wells Place is justified”.

The circumstances of the appeal are different to this application. The appeal was for only part of the planning application area of Urban Open Land and this application is made by LMF Ltd. C/O Bilsdale Properties whilst the appeal was made by Winterbotham Darby who occupies the unit that was proposed to be extended. The Inspector recognised Winterbotham Darby as an extremely successful established existing occupier in the borough and one which he felt the relocation of the business outside the borough “would be a considerable blow to the local economy and constitute the waste of an important and modern resource”. The Inspector felt that “the proposed extension would enable the business to operate more effectively” and that “this in turn is likely to bring associated benefits to the local area”.

The Core Strategy (2014) Policy CS8 identified the need to deliver approximately 46,000sqm of employment accommodation over the plan period (2012-2027) (subject to regular monitoring) through the re-use and intensification of existing employment land, maximising opportunities within town centres and the most accessible locations. Specifically, it identifies the need to provide approximately 20,000sqm of employment accommodation within Area 2a and 2b (Redhill and Reigate) including approximately 7,000sqm in Redhill town centre. Core Strategy paragraph 5.5.10 says that the Development Management Plan will identify designated employment areas and address in more detail the provision of additional employment generating floorspace, including, as appropriate, identifying specific sites and setting criteria based policies to guide new development.

To inform the Development Management two key pieces of evidence have been produced:

- 1. Local Economic Needs Assessment Update*
- 2. Employment Area Review*

Local Economic Needs Assessment Update: identified the need to provide at least 6,500sqm of additional industrial space; 11,000sqm of additional storage and distribution; and 25,500sqm of office accommodation.

Employment Area Review: assessed the existing employment areas against a number of criteria (including connectivity and profile; accommodation characteristics; business/occupier profile; market performance and perception; scale of uses; strategic connectivity and profile; and accommodation quality) and identifies Wells Place as a Principal Employment Area – an area which accommodates a significant and critical mass of employment provision and benefits from good connectivity to, and prominence on, strategic corridors and an area which given its scale, accessibility and the type of accommodation available, is a location where medium or large-scale B-use operations are least constrained and most likely to locate. Proposed Policy EM1 in the Development Management Plan designates Wells Place as a Principle Employment Area and identifies the Principal Employment Areas as suitable areas for offices, industrial, storage and distribution uses.

The Employment Area Review also identified opportunities for redevelopment/intensification within the existing employment area. The review identified for Wells Place some potential

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for additional expansion to the north onto open land (the area of this planning application) however, noted that this is constrained by both ancient woodland and residential amenity issues. The Employment Area Review also identified potential to expand further onto land directly fronting New Battlebridge Lane but noted that this is restricted due to Green Belt designation.

The Development Plan also identifies a larger extent for Wells Place than the Borough Local Plan (2005) – it includes the area of this application which was not previously included.

Therefore, in summary:

- In the Borough Local Plan (2005) the site is designated as Urban Open Land and is not designated Employment Area. Policy Pc 6 seeks to resist the loss of Urban Open Land and Policy Em 10 resists proposals for business/industrial/storage and distribution uses outside of employment areas.*
- Planning permission was granted on appeal in 2012 for an extension of an existing unit onto part of this site, however, the circumstances of this application are different (larger extent of Urban Open Land and application not made by an existing established occupier on the estate for an extension but a application for two new units not by an established existing occupier).*
- The Development Management Plan does not propose to continue the allocation of Urban Open Land and the area is identified in the Development Management Plan as part of the Wells Place Employment Area (proposed policy EMP1). Proposed Policy EMP1 in the Development Management Plan identifies Wells Place as a Principal Employment Area and says that the Principal Employment Areas are suitable for offices, industrial, storage and distribution uses. To inform the Development Management Plan, an Employment Area Review was undertaken which identified the area of this planning application as offering some potential for additional expansion to the north but noted that this area is constrained by both ancient woodland and residential amenity issues.*

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Case law establishes that an emerging local plan can be considered a material consideration when determining an application. Further, paragraph 48 of the National Planning Policy Framework (2018) says that Local Planning Authorities may give weight to relevant policies in emerging plans according to (a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given); (b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and (c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

National Planning Practice Paragraph 014 Reference ID: 21b-014-20140306 says that in the context of the National Planning Policy Framework and in particular the presumption in favour of sustainable development, arguments that an application is premature are unlikely to justify refusal of planning permission other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking the policies in the Framework and any other material considerations into account. Such circumstances are likely, but not exclusively, to be limited to situations where both (a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions

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about the scale, location or phasing of new development that are central to an emerging Local Plan; and (b) the emerging plan is at an advanced stage but not yet formally part of the development plan for the area. Paragraph 014 further states that refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination and that where planning permission is refused on the grounds of prematurity, the local planning authority will need to indicate clearly how the grant of permission for the development concerned would prejudice the outcome of the plan-making process.

With regards to the stage of the preparation of the Development Management Plan: the Development Management Plan underwent public hearings 30 October – 8 November 2018. The Council is anticipating receiving formal comments from the Inspector shortly and anticipating consulting on main modifications early 2019.

In terms of the extent to which there are unresolved objections to relevant policies: during the course of both the Regulation 18 Consultation and the Regulation 19 Publication no objections were raised with either the methodology of the Urban Open Space Review or the de-designation of the site as Urban Open Land.

With regard to the consistency of the relevant policies in the emerging plan to the National Planning Policy Framework and the extent to which granting planning permission for development would prejudice the outcome of the plan-making process: the Council's Policy team considers that there is limited justification for refusal on this ground. Paragraph 20 of the National Planning Policy Framework (2018) says that specific policies should set out an overall strategy for the pattern, scale and quality of development, or make sufficient provision in line with the presumption of favour of sustainable development for employment development. Core Strategy Policy CS8 outlines the quantum of development needed to be planned for and the approach to meeting this (approximately 46,000sqm through the re-use and intensification of existing employment areas) and the Development Management Plan seeks to deliver this policy. The Development Management Plan also seeks to meet this quantum of employment need through the allocation of a number of site allocations; however, it is not considered that the development of this site would prejudice these allocations as the site was identified in the Employment Area Review as an intensification opportunity.

Sustainable Drainage: No objection subject to conditions

UK Power Networks: No comments received

Mineral and Waste SCC – No comment

Environmental Health: No objection

Network Rail: No objection however recommends informatives

Contaminated Land Officer: no objection however recommends an informative as the application site is situated on or in close proximity to land that could be potentially contaminated by virtue of previous historical uses of the land.

The Reigate Society: - no comments received

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

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We note that the following documents have been submitted in support of the current application; 'Updated Ecological Appraisal', author Aspect Ecology, dated May 2018 and 'Arboricultural Impact Assessment', author Aspect Ecology, dated May 2018, 'Technical Briefing Note' author Aspect Ecology dated 17th July 2018. Having reviewed the additional application documents and studied our records, we have the following comments and recommendations;

Protected habitats – Habitat of Principal Importance Deciduous woodland and Ancient Woodland

The development site is located immediately adjacent on the west side to woodland which is identified by Natural England as both Ancient Woodland and deciduous woodland Habitat of Principal Importance for the purpose of conserving biodiversity in England, in line with the provisions of Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

The proposed development indicates that an access route (consisting of tarmac surfacing) and a concrete surface yard are to be installed close to the Ancient Woodland edge. The proposed development is therefore expected to risk adverse impact on the designated woodland through direct harm to trees and ground flora, compaction of root zones as well as loss of ecological buffer at the woodland edge.

Natural England and the Forestry Commission have issued Standing Advice for Ancient Woodland and Veteran Trees. The Standing Advice is clear that "Ancient woodland is of prime ecological and landscape importance, providing a vital part of a rich and diverse countryside". The Advice then specifies that where an ancient woodland will be lost or harmed as a result of a proposal, that the provisions and tests in the National Planning Policy Framework need to be carefully considered – that the benefits of the development in that location clearly outweigh the loss and harm to ancient woodland.

The Standing Advice also states "Development must be kept as far as possible from ancient woodland, with buffer area maintained between the ancient woodland and any development boundary". The Standing Advice details "leaving an appropriate buffer zone of semi-natural habitat between the development" clarifying that the buffer "should be at least 15 metres". It also states that "larger buffers may be required". Also "Permanent retention of the buffer zones must be secured as part of planning permission".

Taking into account the new information supplied by the applicant in their 'Technical Briefing Note', we therefore advise that, with particular emphasis on the lack of a 15 meter 'buffer zone', the Council should secure confirmation from the applicant that the proposed development will incorporate all the mitigation proposals for habitats and species as detailed in the Updated Ecological Appraisal and 'Ancient Woodland Management Plan'.

We would further advise that the Council;

- Consults their tree officer with regard to obtaining confirmation that the current application through the proposed construction process will have no adverse effect on the ancient woodland and ancient woodland soils.*
- Ensures that the ancient woodland edge and adjacent hedgerows and treelines are not subject to new external lighting which can adversely affect legally protected bats.*
- The after use of the site does not result in the production of polluting agents which can restrict the development of ancient woodland associated species such as lichens, which depend on clean air.*

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- *The ecological enhancements as detailed are undertaken as required by the National Planning Policy Framework and Natural Environment and Rural Communities Act (2006) * and not “where possible”.*
- *Provision and care of current and enhanced biodiversity value to be secured by the approval of a Landscape and Ecological Management Plan (LEMP).*

Sutton and East Surrey Water Company: - No comments received

Noise Consultant: No objection subject to conditions

Representations:

Letters were sent to neighbouring properties on 5th June 2018 and following the receipt of additional and amended information again on 20th and 27th November 2018, a site notice was posted 1st June 2018 and advertised in local press on 14th June 2018.

14 responses have been received raising the following issues:

Issue	Response
Air pollution	See paragraph 6.27 – 6.30 and condition 22
Increase in traffic and congestion	See paragraph 6.31 – 6.35 and conditions 14 and 15
Hazard to highway safety	See paragraph 6.31 – 6.35 and conditions 10, 11, 12, 14 and 15
Harm to wildlife habitat	See paragraph 6.10 – 6.13 and condition 5, 8 and 9.
Loss of urban open land	See paragraph 6.2 – 6.9
Loss of/harm to trees	See paragraph 6.10 – 6.13, 6.36 – 6.37 and conditions 5, 6 and 7
Harm to Ancient Woodland	See paragraphs 6.10 – 6.13 and conditions 8 and 9
Noise and disturbance	See paragraphs 6.23 – 6.26 and conditions 18 - 28
Light pollution	See condition 29
Property devaluation	This is not a material planning consideration
Inconvenience during construction	See paragraph 6.38 and conditions 8 and 18
Loss of a private view	This is not a material planning consideration
Overlooking and loss of privacy	See paragraphs 6.21
Crime fears	See paragraphs 6.39
Harm to Green Belt/countryside	See paragraphs 6.40
Health fears	See paragraphs 6.39
Overdevelopment	See paragraphs 6.14 – 6.19

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Alternative location/proposal preferred	See paragraphs 6.2 – 6.9
Harm to Conservation Area	See paragraphs 6.14 – 6.19
Inadequate parking	See paragraphs 6.31 – 6.35
No need for the development	See paragraphs 6.2 – 6.9
Overshadowing	See paragraphs 6.20 – 6.21

1.0 Site and Character Appraisal

- 1.1 The Wells Place Estate is an established and designated employment area, within the defined urban area of Merstham. It occupies a long, fairly narrow, area of land between the rear garden boundaries of dwellings fronting London Road South, to the west, and the London to Brighton railway line, to the east. To the north is Merstham Primary School and its playing fields which lies within the Merstham Village Conservation Area. Within the Estate there are a number of commercial and industrial units of varying sizes and designs on both sides of Wells Place. The Estate has access from the south, off New Battlebridge Lane and units are served by a centrally positioned estate road.
- 1.2 The application relates to an area of designated urban open land at the northern end of Wells Place Industrial Estate and is currently separated from it by fencing, which bounds the site. The site is mostly open grassland but there is an area of woodland on its western edge which is identified as semi-natural ancient woodland known as The Grove. The trees within The Grove and within the Urban Open Land are subject to a Tree Preservation Order ref. RE723.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Pre application advice was sought and response provided comment on the emerging DMP and the requirement for arboricultural and ecology information.
- 2.2 Improvements secured during the course of the application: During the course of the application amendments have been sought to the site layout, scale of building B, elevations of building B and landscaping
- 2.3 Further improvements could be secured: Conditions regarding noise would be attached to a grant of permission.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|-------------|--|---|
| 3.1 | 11/02137/F | Proposed erection of extension to Unit 3 for Winterbotham Darby Limited | Withdrawn by applicant
14 th March 2012 |
| 3.2 | 11/02211/CU | Change of use for temporary car parking of private motor vehicles only. Travel plan received 22/05/2012 | Pending decision |
| 3.3 | 12/01352/F | Proposed extension to unit 3 (B8) and construction of new Unit 4 (B1b) As amended by letter dated 01/10/2012 | Refused 25 th October 2012
Appeal Allowed |

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- 3.4 16/01199/CLP Lawful Development Certificate to confirm that the completion of planning permission P/12/01352/F (Appeal reference: APP/L3624/A/13/2192390) for Proposed extension to unit 3 (B8) and construction of new unit 4 (B1b) at Units 3 and 4, 9 Wells Place, Merstham, Redhill, Surrey would, after the expiry of permission be lawful, as the consent has already been correctly implemented Permitted development
14th July 2016
- 3.5 The site has been the subject of a number of planning applications but the one of most relevance in this case is ref. **12/01352/F** for a large extension to an existing warehouse unit (Unit 3) and erection of a business (research and development) unit (Unit 4). The warehouse extension is shown as within the Urban Open Land designation. The application was refused on 25 October 2012, contrary to Officers' recommendation, on the basis of loss of Urban Open Land and of semi-natural ancient woodland and failure to provide an infrastructure contribution. An appeal against this decision was allowed on 2 August 2013, the Inspector opining that, whilst the loss of the area of ancient woodland because of the proposal would harm biodiversity, there was a strong need (as argued by the appellant) for and clear benefits associated with allowing the development: the economic arguments in favour of the proposal outweighed the environmental arguments against, development beyond the designated employment area at Wells Place therefore being justified, the Inspector concluded.
- 3.6 A certificate of lawfulness application submitted in 2016 confirmed that development had commenced and therefore this application remains extant.
- 4.0 Proposal and Design Approach**
- 4.1 This is a full application for the erection of two detached commercial units for B1(b), B1(c), B2 & B8 use with associated car parking and yard areas. The two units would be of a functional design with shallow pitched, hipped roof designs. Both buildings would feature elements of larch cladding with the majority of the building finished in horizontal arc profile cladding.
- 4.2 The access road would be continued from the present northern end of Wells Place into the site, with Unit A concentrated towards the eastern part of the site adjacent to the railway line and Unit B sited towards the north/east. A parking and yard area would be sited to the north of unit A. The parking and yard area for unit B would be sited to the south of this building. 18 parking spaces are proposed to serve Unit A and 23 spaces would serve Unit B.
- 4.3 The proposed units would be sited at the northern end of Wells Place on the presently open area of land, bounded to the west by an area of Ancient and Semi-Natural Woodland. Beyond this area of woodland lies residential properties that front London Road South and Rookwood Close. To the north of the site is Merstham Primary School, within the Merstham Village Conservation Area.
- 4.4 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:

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Assessment;
Involvement;
Evaluation; and
Design.

4.5 Evidence of the applicant's design approach is set out below:

Assessment	<p>The character of the surrounding area is assessed as relatively suburban setting. The site is the northern most parcel of land within an existing industrial estate, only accessible from the main estate road, Wells Place. The application site is bounded by a railway line to the east and primary school playing fields to the north</p> <p>The most notable is the western site boundary which is demarcated by an area of semi-ancient woodland known as 'The Grove'. This area of mature tree planting provides a considerable buffer to the residential area on the opposing side, to the west.</p> <p>Site features meriting retention are listed as the woodland area to the west of the site.</p>
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	<p>The applicant's reasons for choosing the proposal from the available options were</p> <ul style="list-style-type: none"> - The scheme delivers a realistic quantum of employment space, without compromising planning policy or operational practicalities. - Under current planning policy the application site is designated as urban open land with Extant Consent to half of site. Emerging planning policy identifies the site as suitable employment land, suggesting that the development of floor area of B1(b), B1(c), B2 and B8 use would be deemed appropriate.

4.6 Further details of the development are as follows:

Site area	0.77 hectares
Existing use	Urban open land
Proposed use	B1(b), B1(c), B2 and B8
Proposed parking spaces	41 (Unit A -18 spaces and Unit B - 23 spaces)
Parking standard	
B1(b), B1(c)	Unit A – 52 Unit B – 59
B2	Unit A – 52 Unit B – 59
B8 Storage	Unit A – 16 Unit B – 18
B8 Distribution	Unit A – 22 Unit B 25

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5.0 Policy Context

5.1 Designation

Urban Open Land (within RBBC Local Plan 2005)
Tree Preservation Order RE723
Ancient and Semi-Natural Woodlands
Adjacent to Merstham Village Conservation Area

5.2 Reigate and Banstead Core Strategy

CS2 (Valued Landscapes and Natural Environment),
CS4 (Valued Townscapes and Historic Environment)
CS5 (Valued People/Economic Development),
CS10 (Sustainable Development),
CS11 (Sustainable Construction),

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc3, Pc4, Pc6
Employment	Em1, Em2, Em3, Em9, Em10
Movement	Mo5, Mo7

5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide A Parking Strategy for Surrey Parking Standards for Development
Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010

6.0 Assessment

6.1 The main issues to consider are:

- Urban Open Land
- Ancient Woodland
- Design and character
- Neighbour Amenity
- Noise and disturbance
- Air pollution
- Access and parking
- Impact on trees
- Other matters

Urban Open Land

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- 6.2 The site of the proposed development is designated as Urban Open Land which is covered by Policy Pc6 of the existing Borough Local Plan. This policy resists the loss of Urban Open Land (UOL), only permitting development where the amount is limited, is ancillary in nature and legitimately required for operational purposes. The policy does not allow for large-scale proposals such as this which result in an extension of buildings into Urban Open Land. The application would therefore need to be considered as a departure from this policy which would only be acceptable in exceptional circumstances.

- 6.3 Paragraph 80 of the NPPF states that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business need and wider opportunities for development. Paragraph 82 emphasises decisions should recognise and address the specific location requirements of different sectors. This includes making provision for storage and distribution operations at a variety of scales and in suitably accessible locations.

- 6.4 Also weighing in favour of the proposal is the extant planning permission for part development of the site; although, there are material differences between the proposals. Firstly the extant permission is for a smaller scale development than that under consideration. The earlier scheme concentrated development towards the existing building to the south of the site, proposing an extension to the existing unit and a new smaller unit on the western side of the access road. The majority of the site was proposed to remain undeveloped, particularly at the northern and western parts of the site. Whilst the western part also remains undeveloped in this application, the development spreads northwards to the northern boundary with Merstham Primary School.

- 6.5 Since this time, and the most compelling reason for accepting the principle of development, is the emerging Development Management Plan (DMP), where the site is proposed to be included within an expansion of the existing Wells Place Employment Area and therefore removed from the Urban Open Land designation. The Council's Policy Team have provided detailed comments in regards to the consideration of the loss of the Urban Open Land and the re-designation of the land within an Employment Area in the context of the existing policies of the Borough Local Plan 2005 and the emerging DMP. An extract from the Urban Open Space Review 2016 is provided below that shows the assessment of this site.

Source	Ref	Site Name	Assessment Principles				Overall Value and Priority for Protection	Recommendation	Boundaries
			Screening Principle	Principle 1	Principle 2	Principle 3			
UOL	68	The Grove Wells Place Merstham	PROGRESS	LOW	LOW	MEDIUM	LOW	Do not retain as UOS	N/A

- 6.6 A balanced assessment is therefore required between the need to observe the policies of the existing Local Plan in regard to open land whilst also understanding the needs of local businesses and the potential economic implications and the emerging DMP which are all material planning considerations. It is clear from National policy and guidance however that refusal on grounds of prematurity will seldom be justified and the emerging policy position should be a significant material consideration.

- 6.7 With this in mind, the site would make a valuable contribution towards the provision of the identified need for employment provision and economic growth. The site is designated as an Employment Area within policy EMP1 of the DMP and forms one of four Principle Employment Areas within the borough.

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- 6.8 In the assessment of the existing urban open space review, the site received a low score for providing formal public access to natural green space or opportunities for the public to engage in outdoor sports, recreation, play or food growing should not be considered a priority for protection. There is no public access to the site. The site also received a low score in regards to open spaces forming an integral part of local character, townscape and landscape and/or making a demonstrably positive contribution to public visual amenity should be prioritised for protection. The site did receive a medium score for open spaces playing a demonstrable nature conservation geological or heritage function or forming an integral part of a coherent green chain should be considered for protection. Part of the site is designated Ancient and Semi-Natural Woodland. However, this part of the site is not proposed to be developed and subject to conditions no harm is considered to result in this regard.
- 6.9 Taking the above into consideration when balancing the relatively limited harm that would result by virtue of the loss of urban open land against the emerging local policy and national policy support for proposals which contribute towards economic growth; the need for the proposed development and the potential jobs that would be created and secured, a departure from Policy Pc6 is considered justified in this instance.

Ancient Woodland

- 6.10 The site is adjacent to an area of land designated as semi-natural ancient woodland. The proposal would border the site with an acoustic fence proposed to demarcate the area of development and the retained woodland area. Areas of ancient woodland, such as this can provide an important ecological function and are therefore protected under Policy Pc3 of the Borough Local Plan. Policy Pc3 of the existing Borough Local Plan seeks to retain all ancient woodland. Ancient woodland is an irreplaceable resource of great importance for its wildlife, its history and the contribution it makes to the landscape. Once lost it cannot be replaced and therefore requires protection and careful management.
- 6.11 Whilst, in exceptional circumstances, the loss of a small area of ancient woodland could be accepted, the benefits of the development would clearly need to outweigh the loss and it would need to be mitigated by various measures to benefit the remaining ancient woodland overall. A small area of woodland has been previously removed in accordance with the earlier permission. It is relevant to consider that part of the site does have extant planning permission for development. The current proposal remains entirely outside the existing Ancient Woodland.
- 6.12 It is clear that the proposals bring economic benefits which are an important consideration. In balancing this against the impact upon the ancient woodland, the quality of the woodland must be assessed. The applicants have provided an Updated Ecology Appraisal which identifies the poor quality of the woodland, by virtue of its small size, isolated nature and degradation due to disturbance from adjacent residential properties, including the introduction and spread of non-native plant species. The report makes a number of recommendations for mitigation measures and recommends an update to the permitted Woodland Management Plan to reflect the current proposed development.
- 6.13 The Surrey Wildlife Trust were consulted upon the proposal and made a number of recommendations for conditions were the application to be approved. In order to mitigate the potential adverse impacts of the development, the Surrey Wildlife Trust have recommended the Council should secure the proposed development will

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incorporate all the mitigation proposals for habitats and species as detailed in the Updated Ecological Appraisal and 'Ancient Woodland Management Plan'. This mitigation, to be secured by condition, is considered acceptable to avoid a harmful impact to the ancient woodland and provide benefits for the improvement of the woodland, and therefore a departure from Policy Pc3 is considered acceptable.

Design Appraisal.

- 6.14 The design of the two proposed units would be of a functional appearance, reflective of the style and pattern of development of the other units within the Wells Place Industrial Estate.
- 6.15 The application site is at the northern end of Wells Place is adjacent to the Merstham Village Conservation Area. Accordingly the Conservation Officer was consulted upon the proposal and following concerns raised in regard to the setting of the Conservation Area, amendments were sought to soften the appearance of the north elevation of Unit B and lower the height.
- 6.16 Unit B has been reduced in height by 0.3m and would have a ridge height of 11.01m. The north elevation would be clad in larch on the upper section and would wrap around a small section of the eastern elevation. Part of the southern elevation would also feature a section of larch cladding.
- 6.17 The separation distance to the northern boundary has been increased so as to create space for tree planting that would enhance the landscaping along this boundary of the site, providing additional screening to the development in the context of the setting of the Conservation Area. Following these amendments and subject to conditions, the Conservation Officer raises no objection to the proposal from a conservation viewpoint.
- 6.18 Unit A would be similar in height at 10.99m and would be of a similar design. The front elevation (north east) and a small section of the north west elevation would include elements of larch cladding. This would provide a cohesive design approach to the two units.
- 6.19 The parking areas would be sited between the two new buildings and would be softened by areas of landscaping.

Neighbour amenity

- 6.20 The proposed new units would be sited on the south eastern side of the access road that would continue the existing road northwards into the site. With regard to the built form of the buildings, there would be sufficient separation distance between the nearest neighbouring dwellings along London Road (19 a and b to 35 and 1 – 4 Rookwood Close) so as not overlook any neighbouring properties or appear significantly overbearing, nor cause them any loss of light. Unit B would be approximately 14.3m from the rear elevation of 2 and 4 Rookwood Close at the closest point. Between the properties No's 19 A and B to No. 35 London Road South lies an area of Woodland known as The Grove. This area of woodland is approximately 14.6m deep at the southern end, increasing to approximately 17.7m before decreasing again to approximately 10m towards the northern end.
- 6.21 Unit A would be sited around 20m from the end of the rear gardens of the properties fronting London Road South and Unit B would be sited between approximately 12m to 18m away. These dwellings have rear gardens being approximately 40 metres

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long, and therefore the proposal would be a significant distance from the houses themselves and their immediate garden areas. This would prevent any significant impact upon them in terms of overbearing, domination, loss of light or overlooking and loss of privacy.

- 6.22 During the course of the application amendments have been sought to alter the orientation of Unit B and the associated parking and service yard area. Unit B has been turned 90 degrees and the service yard area bought away from the nearest residential properties and sited more centrally in the site. The building of Unit B would create a screen between the service yard area and the nearest neighbouring dwellings in Rookwood Close and Merstham Primary School.

Noise and disturbance

- 6.23 Concern has been raised by neighbouring properties on the grounds of noise and disturbance. This has been carefully considered and consultation undertaken with the Council's Consultants. The application proposes the units to be used for light industry, general industry or warehousing with no restrictions on hours of operation. The principal concern with regard to noise impacts of the proposed development is the potential for night time disturbance to residents living to the north of the development site.
- 6.24 A Noise Impact Assessment provided by Spectrum Acoustic Consultants made recommendations regarding the sound resistance of the buildings and the installation of plant and equipment. The report also recommended that provision of a 4m high acoustic barrier also be provided to overcome any potential noise impacts arising from the operation of the units at night.
- 6.25 Although these recommendations were supported, it was considered that the layout of the development could be altered to further reduce the risk of night time disturbance, particularly to residents in Rookwood Close. Following additional discussions with the applicant a revised layout was provided which better protects the local residents from night time noise impacts.
- 6.26 The Council's Consultants have recommended a number of conditions to protect the amenities of adjoining occupiers and the surrounding area and subject to these conditions the proposal is not considered to result in a harmful impact upon neighbour amenity in regards to noise and disturbance.

Air pollution

- 6.27 With regard to air pollution both the Council's Consultants and Environmental Health Team have raised no objection to the proposal in this regard. The application site is not located in an Air Quality Management Area. Based upon the information submitted in the Transport Assessment it is considered unlikely that any significant impact will arise from road traffic generated by the proposed development.
- 6.28 A condition is recommended to require a Travel Statement that shall include measures to encourage and promote sustainable travel. Also a condition requiring a Delivery, Servicing and Collection Management Statement comprising measures to manage deliveries, collections and servicing to prevent queuing and waiting on the highway network surrounding the site.
- 6.29 A further potential source of emissions is the plant and processes that may be operated at the site as part of the B1(c) or B2 uses. Although the NPPF requires

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cumulative pollution to be minimised, as the type and nature of the proposed uses is not known it is not possible for the Council's Consultants to offer any firm advice on the potential emissions that may be generated. However it should be noted that the Environmental Permitting Regime (EPR) controls a range of industrial and chemical processes that have the potential to cause air pollution. This regime is designed to regulate, control and monitor emissions to air of the larger and more polluting processes. If a process is not regulated under the EPR then it is deemed as having a low impact.

- 6.30 A condition requiring the submission of details of any proposed extract flue and ventilation systems including details of vibration and noise control would be attached to a grant of planning permission.

Access and parking

- 6.31 The proposal would see the extension of the existing access road towards the north of the site where it would serve parking and turning areas for both cars and lorries. 18 parking spaces are proposed to serve Unit A and 23 parking spaces are proposed to serve Unit B. 4 HGV parking spaces are proposed, 2 per unit.
- 6.32 The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements subject to conditions.
- 6.33 There are parking restrictions on Wells Place that would prevent inappropriate parking on the highway. As there are only 4 HGV parking spaces, the developer would need to manage HGV parking demand and the County Highways Authority have recommended a condition for a delivery, collection and servicing management statement.
- 6.34 A condition is also recommended to require a Travel Statement and this should be structured based on the template in section 5 of Surrey County Council's Travel Plans Good Practice Guide (July 2010). The Travel Statement should include an overarching aim which sets out the intended outcome of the Travel Statement, a list of objectives to achieve the aim, and a package of measures to reduce single occupancy car travel and to encourage and promote sustainable travel to and from the site. Such measures could include the provision of information to employees on local public transport services, walking and cycling routes; the provision of cycle parking, lockers and changing facilities for staff; and the promotion of car sharing amongst staff. The Travel Statement also needs to acknowledge the close proximity of Lime Tree Primary School, and should identify arrangements to minimise any potential conflict with safe routes to the school, e.g. by planning arrival/departure times of commercial vehicles to avoid school start and finish times.
- 6.35 The County Highways Authority have also recommended conditions in regards to visibility zones for the proposed vehicular access to Wells Place, for vehicles to be parked, for the loading and unloading of vehicles, and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking / loading and unloading / turning areas shall be retained and maintained for their designated purposes. Also a condition is recommended requiring the secure parking of bicycles within the development site.

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Impact on trees

- 6.36 The Tree Officer has reviewed the revised layout and the arboricultural information that has been submitted to support the revised layout. The revised layout is considered acceptable by the Tree Officer. The installation of the retaining wall along the northern part of the site will involve a decreased incursion into the root protection area of T30 which will be supervised by the retained Arboricultural Consultants. The Tree Officer suggests a condition is imposed to require a finalised Tree Protection Plan. In addition to this condition it is recommended a Woodland Management condition is imposed which will need to be upgraded and revised since the initial management programme.
- 6.37 The Landscape scheme has not been revised in respect of the amended latest layout however this can be dealt with as a precedent condition as per that recommended by the Tree Officer.

Other matters

- 6.38 Objection was raised on the grounds of inconvenience during the construction period. Whilst it is acknowledged there may be a degree of disruption during the construction phase, the proposal would not warrant refusal on this basis and statutory nuisance legislation exists to control any significant disturbance caused during the construction of the proposal. A construction method statement would be secured by planning condition.
- 6.39 Concern was raised in relation to crime and health fears that may occur as a result of the proposed development. It is considered that the proposal would not result in any material crime or health issues on the site over and above the present situation
- 6.40 The site is not within nor adjacent to the Green Belt and is not considered to result in harm in this regard.
- 6.41 The ecological impacts of the proposal have been considered and Surrey Wildlife Trust consulted who have no objections subject to conditions requiring ecological management plan.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

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

Plan Type	Reference	Version	Date Received
Floor Plan	PL 004	B	12.11.2018
Location Plan 001		P1	17.05.2018
Elevation Plan	PL 007	C	05.03.2019
Proposed Plans	1801045-TK01	D	05.03.2019
Site Layout Plan	PL 002	F	05.03.2019
Floor Plan	PL 006	C	05.03.2019
Elevation Plan	PL 005	B	05.03.2019

Reason:

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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.

3. No development shall take place until the developer obtains the Local Planning Authority's written approval of details of both existing and proposed ground levels and the proposed finished ground floor levels of the buildings. The development shall be carried out in accordance with the approved levels.

Reason:

To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policy Em3.

4. The materials to be used in the construction of the external surfaces of the extensions hereby permitted shall be as specified in the application.

Reason:

To ensure that the development hereby permitted is only constructed using the appropriate external facing materials or suitable alternatives in the interest of the visual amenities of the area with regard to Reigate and Banstead Borough Local Plan 2005 policy Em3

5. No development including groundworks preparation shall commence until details have been submitted to and approved by the LPA in respect of the upgrading and revisions to the woodland management plan (WMP) complied by Aspect ecology dated September 2012. The details shall comprise of the woodland management operation, their scheduled timings and frequency. The WMP shall include details of the frequency of the review of the submitted WMP and the reporting process to the LPA. The development shall be undertaken in strict accordance with the approved details.

Reason:

To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to safeguard the Ancient Semi Natural Woodland (ASNW). The information supplied will accord with Industry best practice and standing national advice on the management and protection of ASNW and the policies Pc3 and PC4 of the Reigate and Banstead Borough Local Plan.

6. No development shall commence including groundwork preparation until a detailed, scaled finalised Tree Protection Plan (TPP) and the related finalised Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of service routings. The AMS shall also include a pre commencement meeting with the LPA, supervisory regime for their implementation & monitoring with an agreed reporting process to the LPA. All works shall be carried out in strict accordance with these details when approved.

Reason:

To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction – Recommendations' and policies Pc3 and Pc4 of the Reigate and Banstead Borough Local Plan.

7. No development shall commence on site until a scheme for the landscaping and replacement tree planting of the site including the retention of existing landscape

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features has been submitted and approved in writing by the local planning authority. Landscaping schemes shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or use of the approved development or in accordance with a programme agreed in writing with the local planning authority

All new tree planting shall be positioned in accordance with guidelines and advice contained in the current British Standard 5837. Trees in relation to construction.

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, and shrubs of the same size and species.

Reason:

To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc3 and Pc4 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

8. No development shall commence on site until an appropriately detailed landscaping and ecological management plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure the protection of the protected species with regard to Reigate and Banstead Borough Local Plan 2005 policy Pc2G and Reigate and Banstead Core Strategy 2014 policy CS2, the NPPF and the Natural Environment and Rural Communities Act (2006).

9. The development hereby permitted shall be implemented in full accordance with the mitigation, compensation and enhancement actions presented within paragraphs 7.1.1 to 7.1.8 and paragraphs 7.2.1 to 7.2.7 of the Updated Ecological Appraisal and Assessment under BREEAM 2014 dated May 2018. The ecological enhancements as detailed shall be undertaken as required by the National Planning Policy Framework and Natural Environment and Rural Communities Act (2006) and not 'where possible'.

Reason:

To ensure the protection of the protected species with regard to Reigate and Banstead Borough Local Plan 2005 policy Pc2G and Reigate and Banstead Core Strategy 2014 policy CS2, the NPPF and the Natural Environment and Rural Communities Act (2006).

10. The development hereby approved shall not be first occupied unless and until the proposed vehicular accesses to Wells Place have been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in order to meet the objectives of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

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11. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked, for the loading and unloading of vehicles, and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking / loading and unloading / turning areas shall be retained and maintained for their designated purposes.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in order to meet the objectives of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

12. No development shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) number and type of HGV deliveries and hours of operation
 - (e) vehicle routing to and from the site
 - (f) no HGV movements to or from the site to take place between the hours of 8.30 and 9.30 am and 3.00 and 4.00 pm (school start and finish times)
 - (g) measures to prevent the deposit of materials on the highway
 - (h) on-site turning for construction vehicles
- 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:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in order to meet the objectives of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

13. The development hereby approved shall not be first occupied unless and until the following facility has been provided in accordance with the approved plans for:
- (a) The secure parking of bicycles within the development site, and thereafter the said approved facility shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012 and in order to meet the objectives of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

14. *The development hereby approved shall not be first occupied unless and until a Travel Statement comprising measures to encourage and promote sustainable travel and to minimise any potential conflict with safe routes to Lime Tree Primary School, has been submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework and Surrey County Council's "Travel Plans Good Practice Guide". And then the approved Travel Statement shall be implemented upon first occupation of the development and thereafter maintained to the satisfaction of the Local Planning Authority.*

Reason: *In recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012 and in order to meet the objectives*

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of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

15. The development hereby approved shall not be first occupied unless and until a Delivery, Servicing and Collection Management Statement comprising measures to manage deliveries, collections and servicing to prevent queuing and waiting on the highway network surrounding the site has been submitted for the written approval of the Local Planning Authority. The approved Delivery, Servicing and Collection Management Statement shall be implemented upon first occupation of the development and thereafter maintained to the satisfaction of the Local Planning Authority.

Reason: In recognition of Section 4 “Promoting Sustainable Transport“ in the National Planning Policy Framework 2012 and in order to meet the objectives of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

16. The development hereby permitted shall not commence 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, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

- a. Evidence that the proposed solution will effectively manage the 1 in 30 and 1 in 100 (+30%) allowance for climate change storm events, during all stages of the development (Pre, Post and during), associated discharge rates and storage volumes shall be provided using a maximum Greenfield discharge rate of 3.4 litres/sec (as per the SuDS pro-forma or otherwise as agreed by the LPA).
- b. Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, permeable paving and long and cross sections of each element including details of the flow restrictions, petrol interceptors and maintenance/risk reducing features (silt traps, inspection chambers etc.)
- c. Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development will be managed before the drainage system is operational.
- d. Details of drainage management responsibilities and maintenance regimes for the drainage system.
- e. 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.

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.

17. Prior to the occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

Reason:

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To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS.

18. The development hereby approved shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:

- i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;
- ii. A description of management responsibilities;
- iii. A description of the construction programme which identifies activities likely to cause high levels of noise or dust;
- iv. Site working hours and a named person for residents to contact;
- v. Detailed Site logistics arrangements;
- vi. Details regarding parking, deliveries, and storage;
- vii. Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring
- viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
- ix. Communication procedures with the LBL and local community regarding key construction issues – newsletters, fliers etc.

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP for the related phase,

Reason:

To ensure minimal nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers and of the area generally, and to avoid unnecessary hazard and obstruction to the public highway (Policy CS10 Sustainable Development of RBBC Core Strategy (2014)).

19. Full details of the location and specification of the acoustic barrier fencing shall be submitted to and approved in writing the local planning authority. The details as approved by the local planning authority shall be fully installed before the development is occupied and thereafter be permanently retained.

Reason:

To protect the amenities of adjoining occupiers and the surrounding area (Policy CS10 Sustainable Development of RBBC Core Strategy (2014)).

20. A scheme of sound insulation works to reduce the escape of noise from all units shall be drawn up. As a minimum the scheme shall achieve the targets for sound reduction as set out in the Noise Impact Assessment prepared by Spectrum Acoustic Consultant's reference PJB8367/18020/V1.1 and dated 24 April 2018 and shall include assessment of the noise escape from all building openings, flues and ducts. The scheme shall be submitted to and approved in writing by the local planning authority. The scheme as approved by the local planning authority shall be fully installed before the development is occupied.

Reason:

To protect the amenities of adjoining occupiers and the surrounding area (Policy CS10 Sustainable Development of RBBC Core Strategy (2014)).

21. Prior to occupation of any unit a noise assessment shall be carried out to confirm the unit performs in accordance with the recommendations of Noise Impact Assessment prepared by Spectrum Acoustic Consultant's reference PJB8367/18020/V1.1 and dated 24 April 2018. Any additional steps required to mitigate noise shall be detailed and implemented, as necessary. The post completion noise assessment shall be

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submitted to and approved in writing by the local planning authority. The details as approved shall thereafter be permanently retained.

Reason:

To protect the amenities of adjoining occupiers and the surrounding area (Policy CS10 Sustainable Development of RBBC Core Strategy (2014)).

22. No externally located plant or equipment shall be installed or operated without the prior written approval of the Local Planning Authority.

Reason:

To protect the amenities of adjoining occupiers and the surrounding area (Policy CS10 Sustainable Development of RBBC Core Strategy (2014)).

23. *The use hereby permitted, or the operation of any plant, machinery equipment or No externally located plant or equipment shall be installed or operated without the prior written approval of the Local Planning Authority.*

Reason:

To protect the amenities of adjoining occupiers and the surrounding area (Policy CS10 Sustainable Development of RBBC Core Strategy (2014)).

24. The assessment of the acoustic impact shall be undertaken in accordance with BS 4142: 2014 (or subsequent superseding equivalent) and current best practice, and shall include a scheme of attenuation measures to ensure the rating level of noise emitted from the proposed building services plant is 5 dB less than background.

Reason:

To protect the amenities of adjoining occupiers and the surrounding area (Policy CS10 Sustainable Development of RBBC Core Strategy (2014)).

25. The use hereby permitted, or the operation of any plant, machinery, equipment or building services plant, shall not commence until a post-installation noise assessment has been carried out to confirm compliance with the noise criteria. The scheme shall be implemented in accordance with the approved details and attenuation measures, and they shall be permanently retained and maintained in working order for the duration of the use and their operation.

Reason:

To protect the amenities of adjoining occupiers and the surrounding area (Policy CS10 Sustainable Development of RBBC Core Strategy (2014)).

26. No activities other than loading or unloading shall be undertaken in the open air on Sundays or public holidays or after 23:00 hours or before 07:00 hours on any other day.

Reason:

To protect the amenities of adjoining occupiers and the surrounding area (Policy CS10 Sustainable Development of RBBC Core Strategy (2014)).

27. The use hereby permitted shall not commence until a noise management plan has been submitted and approved in writing by the local planning authority. This should include but not be limited to, hours of operation, management responsibilities during all operating hours, measures to control noise from all activities and operations at the site (including the operation of any equipment plant, or building services) and minimising noise from vehicles, deliveries and servicing. The noise management plan shall be regularly reviewed to ensure that it takes account of current operational practices at the site. Where any activities or operations that give rise to concerns of impact to local amenity are received by the operator or the Local Planning Authority the noise management plan shall be reviewed. Any changes to the noise

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management plan necessary to address these concerns shall be implemented to the satisfaction of the Local Planning Authority. The use hereby permitted shall thereafter be operated in accordance with the approved details.

Reason:

To protect the amenities of adjoining occupiers and the surrounding area (Policy CS10 Sustainable Development of RBBC Core Strategy (2014)).

28. No externally located storage of any materials or waste is permitted.

Reason:

To protect the amenities of adjoining occupiers and the surrounding area (Policy CS10 Sustainable Development of RBBC Core Strategy (2014)).

29. *Prior to commencement of development, details of all external lighting, including proposed operating times and details of shielding to control light spill, shall be submitted to and approved, in writing, by the Planning Authority, and there shall be no variance in external lighting other than as approved.*

Reason:

In the interests of the amenities of neighbouring residential properties and to ensure the protection of the protected species with regard to Reigate and Banstead Borough Local Plan 2005 policies Em3 and Pc2G and Reigate and Banstead Core Strategy 2014 policy CS2, the NPPF and the Natural Environment and Rural Communities Act (2006).

30. The development shall not be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the occupation of the development hereby permitted.

Reason:

To preserve the visual amenity of the area and protect neighbouring residential amenities with regard to the Reigate and Banstead Borough Local Plan 2005 policy Em3

31. *The development hereby approved shall not be first occupied unless and until details of the proposed occupier and activities intended to be carried out on site, together with details of measures to ensure protect against a deterioration of air quality resulting from the use of the site, have been submitted for the written approval of the Local Planning Authority.*

Reason:

To protect the amenities of adjoining occupiers and the surrounding area (Policy CS10 Sustainable Development of RBBC Core Strategy (2014)).

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday

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- and not at all on Sundays or any Public and/or Bank Holidays;
- (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

4. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as: (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme; (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them; (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours; (iv) the name and contact details of the site manager who will be able to deal with complaints; and (v) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.
5. The use of a suitably qualified arboricultural consultant/ecologist is essential to provide acceptable submissions in respect of the WMP condition above.
6. The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837
7. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. Replacement planting of trees and shrubs shall be in keeping with the character and appearance of the locality and have a strong native influence. There is an opportunity to incorporate structural landscape trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of Advanced Nursery Stock sizes with initial planting heights of not less than 4.5m with girth measurements at 1m above ground level in excess of 16/18cm.
8. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained

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from the Highway Authority Local Highways Service (0300 200 1003) before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see: www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.

9. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
10. If the proposed works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written consent. More details are available on the Surrey County Council website.
11. The application site is situated on or in close proximity to land that could be potentially contaminated by virtue of previous historical uses of the land. As a result there is potential for a degree of ground contamination to be present beneath part(s) of the site. Groundworkers should be made aware of this so suitable mitigation measures and personal protective equipment measures (if required) are put in place and used. Should significant ground contamination be identified the Local Planning Authority should be contacted promptly for further guidance.
12. Due to the proximity of the development adjacent to Network Rail assets and property, Network Rail strongly advises the development contacts AssetProtectionSouthEast@networkrail.co.uk prior to any works commencing on site to agree an Asset Protection Agreement to enable any approval of the works necessary by Network Rail. The Developer should comply with the comments and requirements of Network Rail in their representation dated 6th July 2018, for the safe operation of the railway and the protection of Network Rail's adjoining land. More information can be obtained from: <https://www.networkrail.co.uk/running-the-railway/looking-after-the-railway/asset-protection-and-optimisation/>
13. *The travel statement to be provided in connection with condition 14 is expected to require no HGV movements to or from the site between the hours of 8.30 to 9.30 AM and 3.00 to 4.00 PM in order to prevent any conflict with local school traffic.*

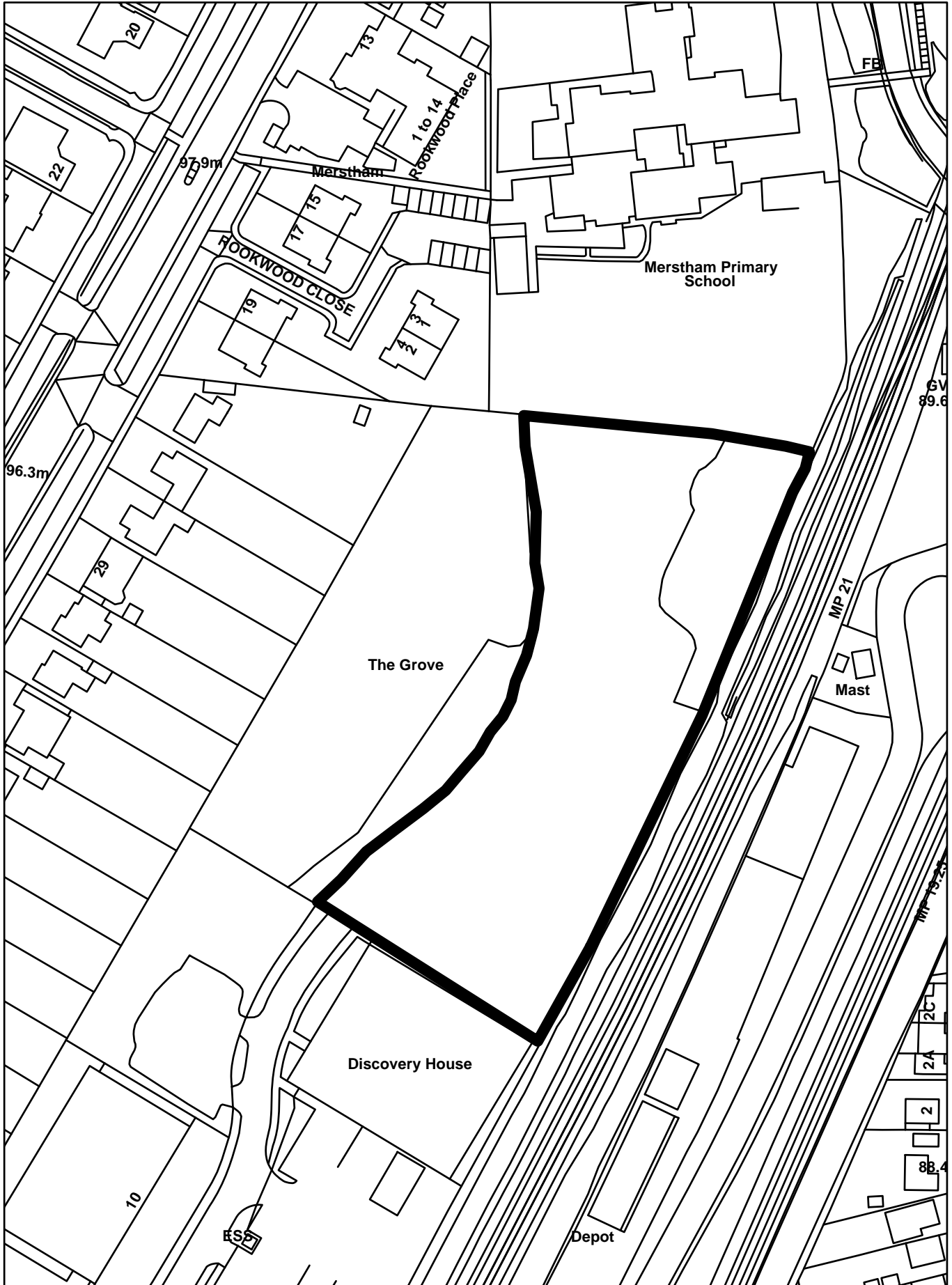
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies CS2, CS4, CS5, CS10, CS11, Pc3, Pc4, Pc6, Em1, Em2, Em3, Em8, Em10, Mo5, Mo7 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

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18/01072/F - Land Adjacent To The Grove Wells Place,
Merstham



Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to the PRC Group.

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Revisions:	Drawn/Chkd:	Date:
A. Areas updated	VS	May 18
B. Footpath omitted to west side of road and retaining wall to Unit B relocated 1m into site to provide increased tree root zone.	AMc	Aug 18
C. Acoustic fence relocated.	AMc	Sep 18
D. Unit B reduced and landscape buffer to the north increased.	AMc	Nov 18
E. Unit B rotated and plan revised accordingly.	AMc	Feb 19
F. Kerb line to Unit A yard amended.	AMc	Mar 19



KEY

- APPLICATION BOUNDARY
- 2.4m HIGH WELD MESH FENCE
- 4m HIGH TIMBER ACOUSTIC FENCE
- CAR PARKING BARRIERS
- EXTERNAL SHEFFIELD CYCLE STAND 1No. PROVIDING 2No CYCLE PARKING SPACE PER STAND
- BOLLARDS
- ELECTRIC VEHICLE CHARGING POINT (TWO VEHICLES PER POST)
- BLOCK PAVING (VEHICULAR AREAS)
- BLOCK PAVING (PEDESTRIAN AREAS)
- CONCRETE SERVICE YARD
- TARMACADAM SURFACING
- WELL CONSOLIDATED GRAVEL WITH FINES
- SOFT LANDSCAPING
- TREE TO BE REMOVED
- EXISTING TREES
- PROPOSED TREES
- NEW SUBSTATION

EV ELECTRIC VEHICLE CHARGING POINT (TWO VEHICLES PER POST)

B BOLLARDS

EV ELECTRIC VEHICLE CHARGING POINT (TWO VEHICLES PER POST)

■ BLOCK PAVING (VEHICULAR AREAS)

■ BLOCK PAVING (PEDESTRIAN AREAS)

■ CONCRETE SERVICE YARD

■ TARMACADAM SURFACING

■ WELL CONSOLIDATED GRAVEL WITH FINES

■ SOFT LANDSCAPING

○ TREE TO BE REMOVED

○ EXISTING TREES

○ PROPOSED TREES

■ NEW SUBSTATION

Client:
GOYA DEVELOPMENTS & LMF LIMITED

Project:
WELLS PLACE, MERSTHAM

Drawing Title:
PROPOSED SITE PLAN

Scale @ A1: 1:250

Checked by: AMc

Date: MAR 18

Job No: 10829

Stage: PL

Drawing No: 002

Rev: F

Issue Status:
Construction Preliminary
Information Approval
Tender

Offices:
Working London
Milton Keynes
Warsaw

PRC Architecture & Planning

AREA SCHEDULE

GIA ft ² (first floor 12.5%)			
UNIT	Ground	First	Total
A	15,425	2,195	17,620
B	17,913	2,970	20,883
TOTAL	33,338	5,165	38,503

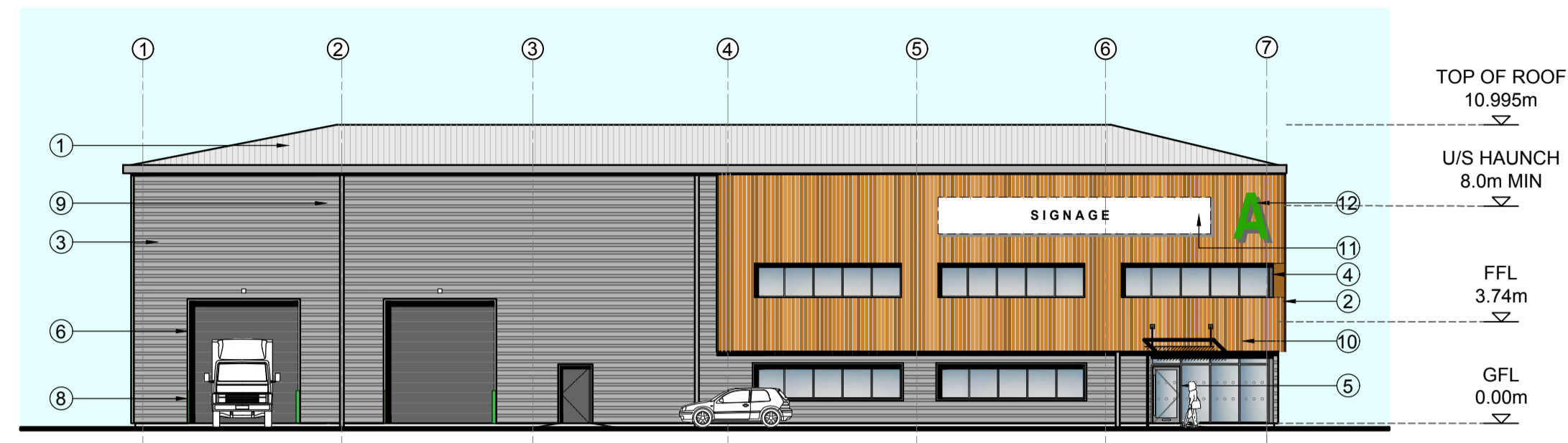
GIA ft ²			
UNIT	Ground	First	Total
A	14,736	2,027	16,763
B	17,152	2,733	19,885
TOTAL	31,888	4,760	36,648

SITE AREA CIRCA 1.91 A / 0.77 H
DENSITY 43.8% BASED ON GIA

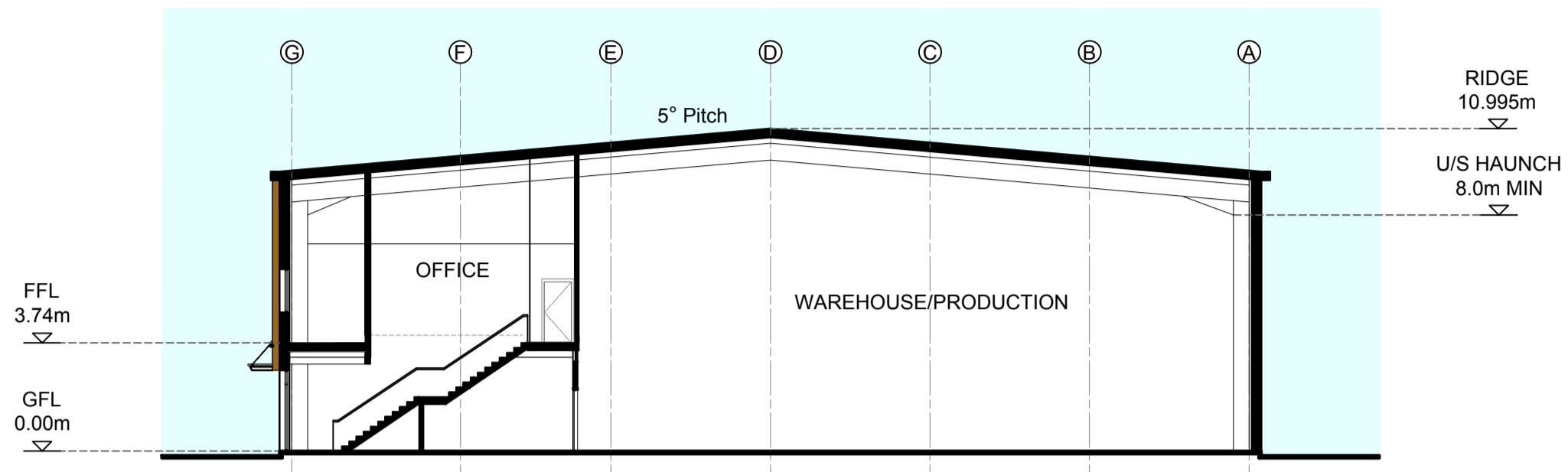
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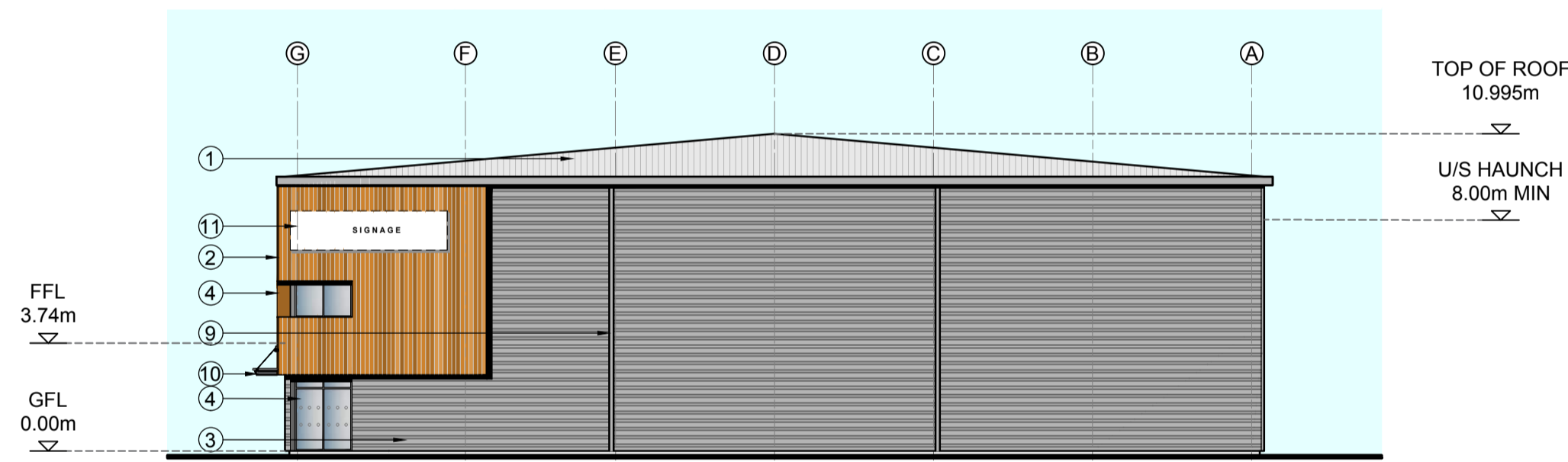
Planning Committee
12 June 2019



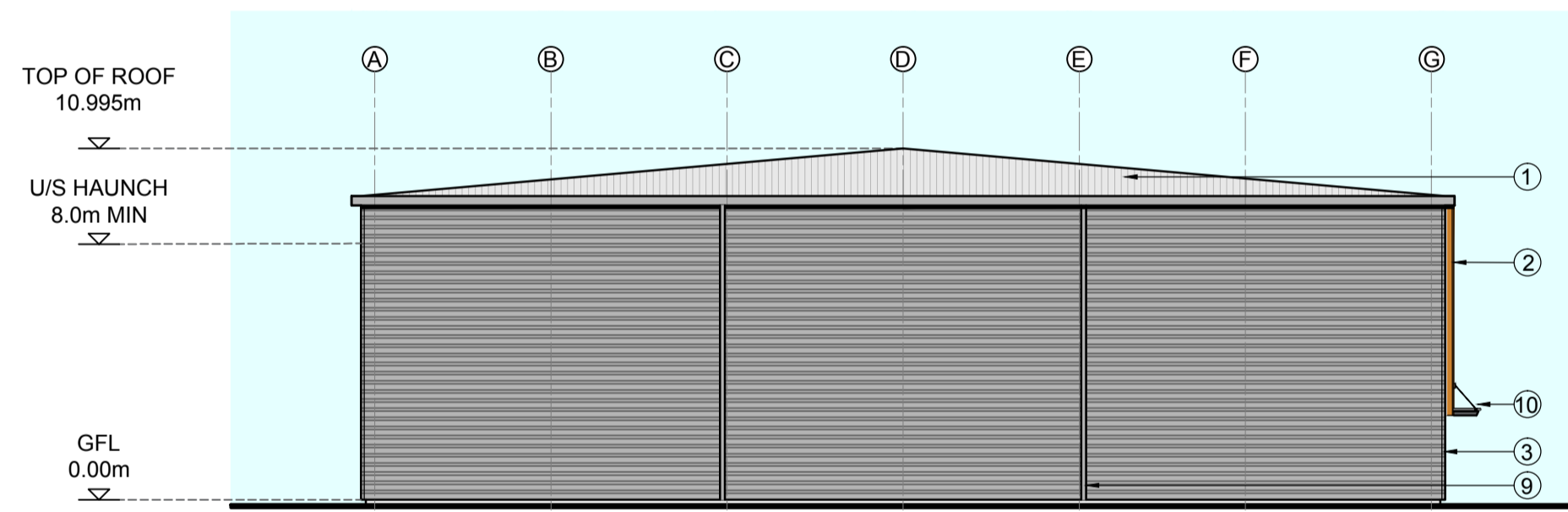
NORTH EAST ELEVATION



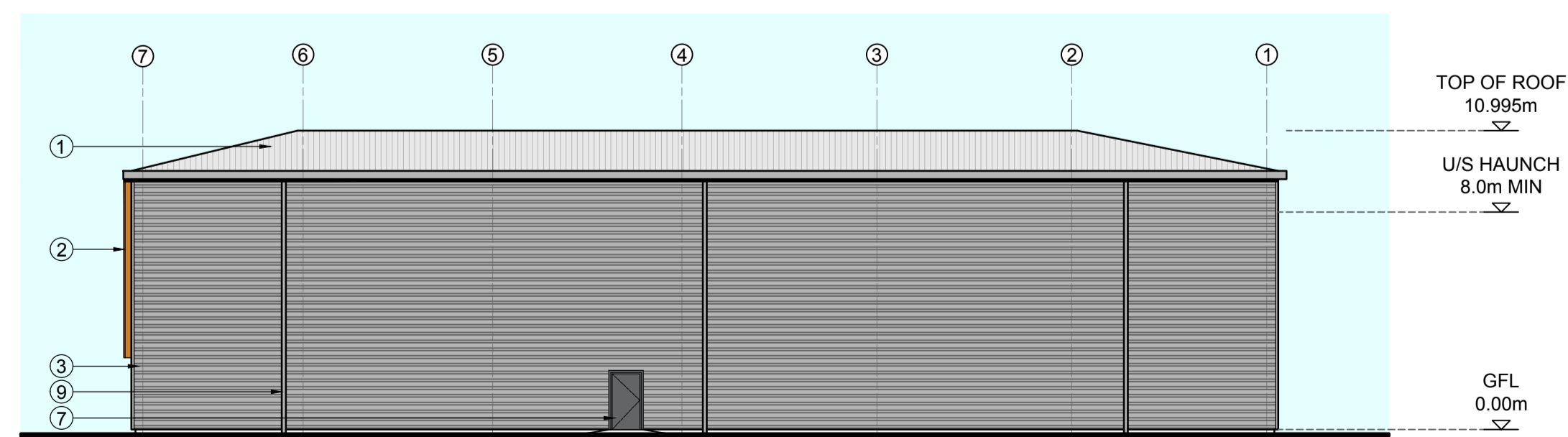
SECTION A - A



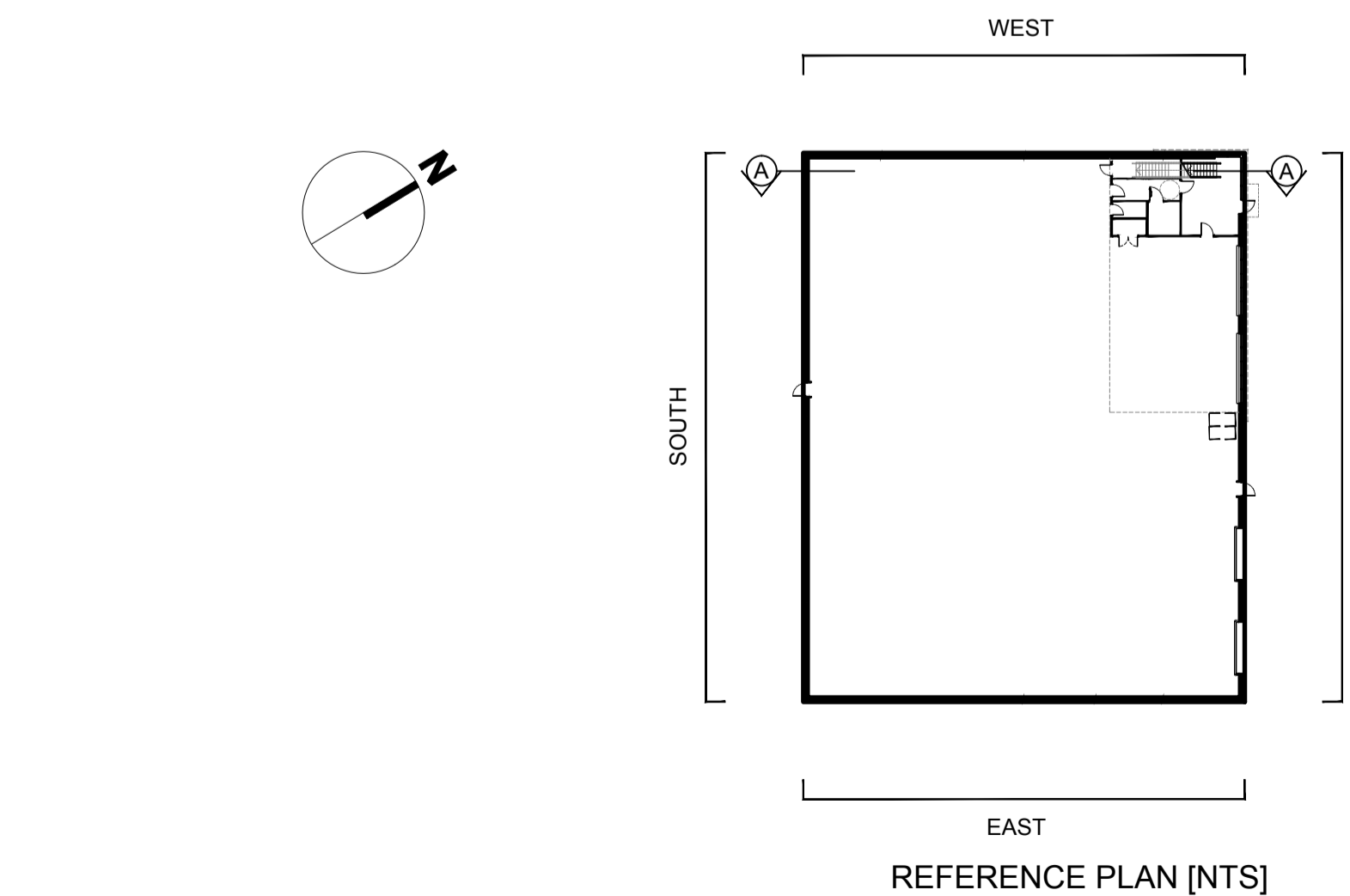
NORTH WEST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



REFERENCE PLAN [NTS]

MATERIALS KEY

- ① PROFILED ROOF CLADDING (GOOSEWING GREY)
- ② SIBERIAN LARCH CLADDING
- ③ HORIZONTAL ARC PROFILE CLADDING (METALIC SILVER)
- ④ ALUMINUM FRAMED WINDOWS (ANTHRACITE)
- ⑤ ALUMINUM FRAMED ENTRANCE DOORS (ANTHRACITE)
- ⑥ LOADING DOORS (ANTHRACITE)
- ⑦ STEEL PERSONNEL DOORS (ANTHRACITE)
- ⑧ STEEL BOLLARD (GREEN)
- ⑨ ALUMINIUM RAINWATER GOODS (SILVER)
- ⑩ ALUMINIUM FRAME CANOPY
- ⑪ SIGNAGE ZONE SUBJECT TO SEPARATE PLANNING APPLICATION
- ⑫ BACKLIT ALUMINIUM UNIT NUMERAL

Client:
 GOYA DEVELOPMENTS &
 LMF LIMITED



Project:
 WELLS PLACE, MERSTHAM

12 Warren Yard,
 Warren Park,
 Milton Keynes,
 MK12 5HW
 01908 305 246

info@prc-group.com
 www.prc-group.com

Drawing Title:
 UNIT A
 PROPOSED ELEVATIONS

Scale @ A1: 1:200
 Checked by: AMc
 Date: MAR 18

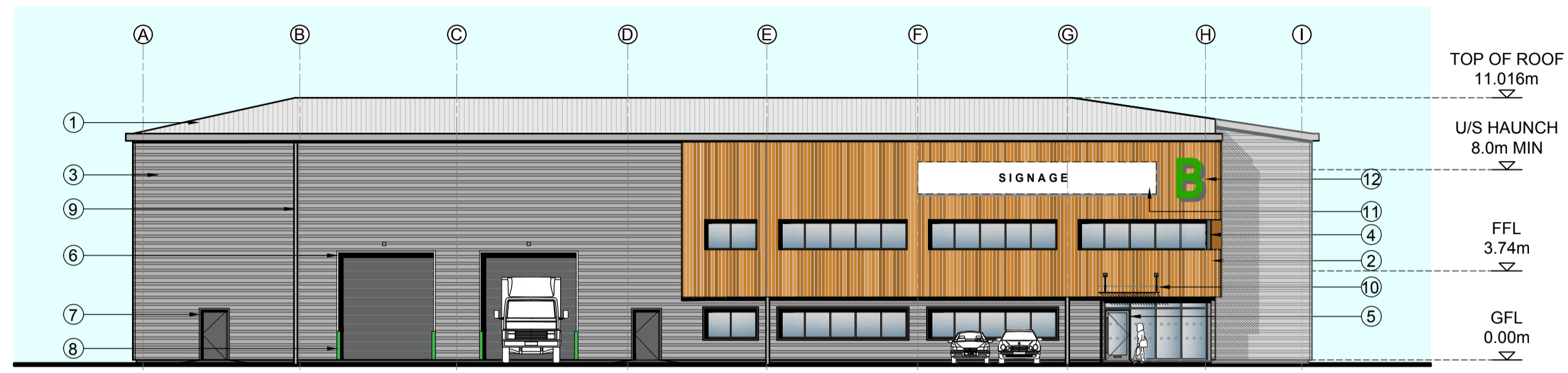
Job No: 10829
 Stage: PL 005
 Drawing No: B
 Rev: B

Issue Status:
 Construction Preliminary
 Information Approval
 Tender

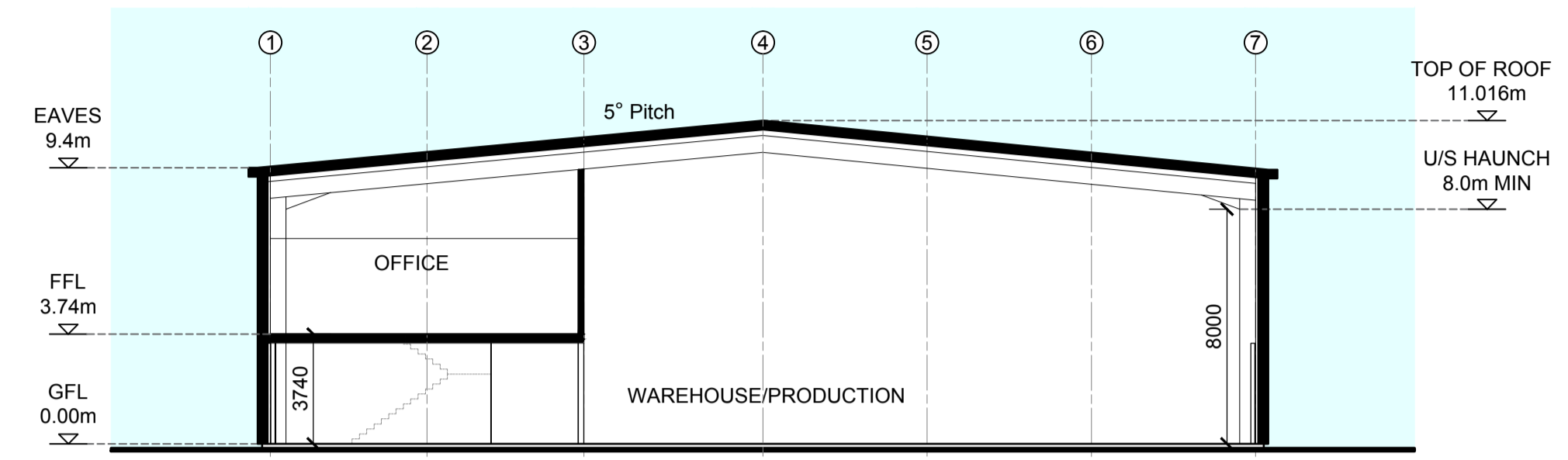
Architecture
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 Warsaw



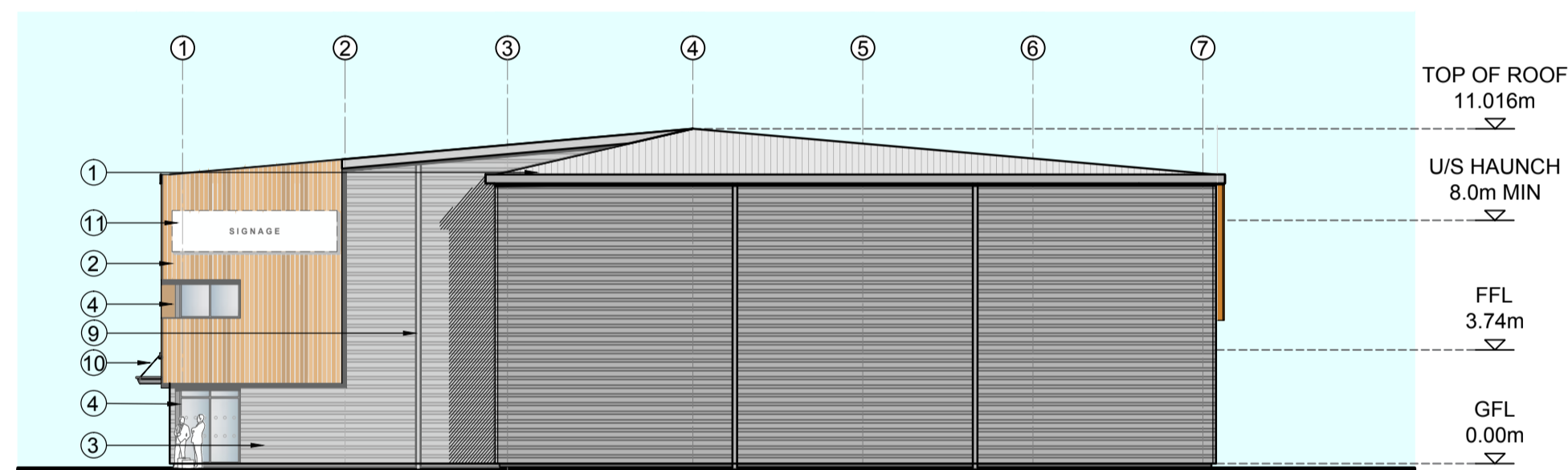
Revisions: Drawn/Chkd: Date:
 A. Building reduced and hipped AMc Nov 18 ends added to roof.
 B. Building moved and extended. SA MAR 19
 C. Timber cladding added to SA MAR 19 north elevation.



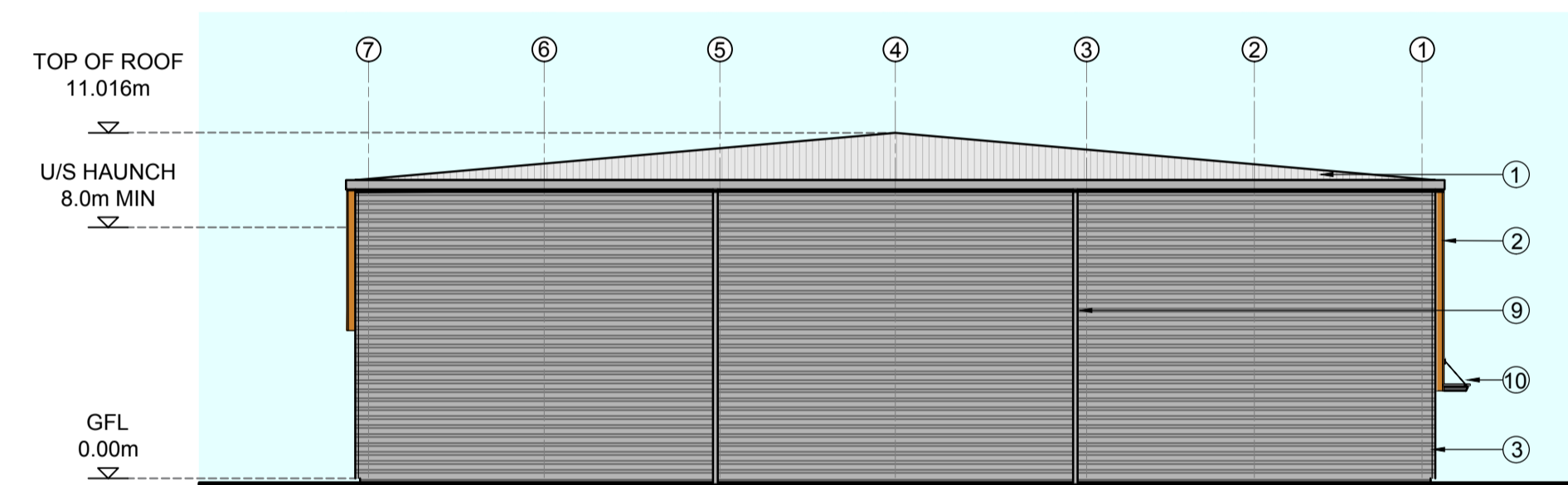
SOUTH ELEVATION



SECTION A - A

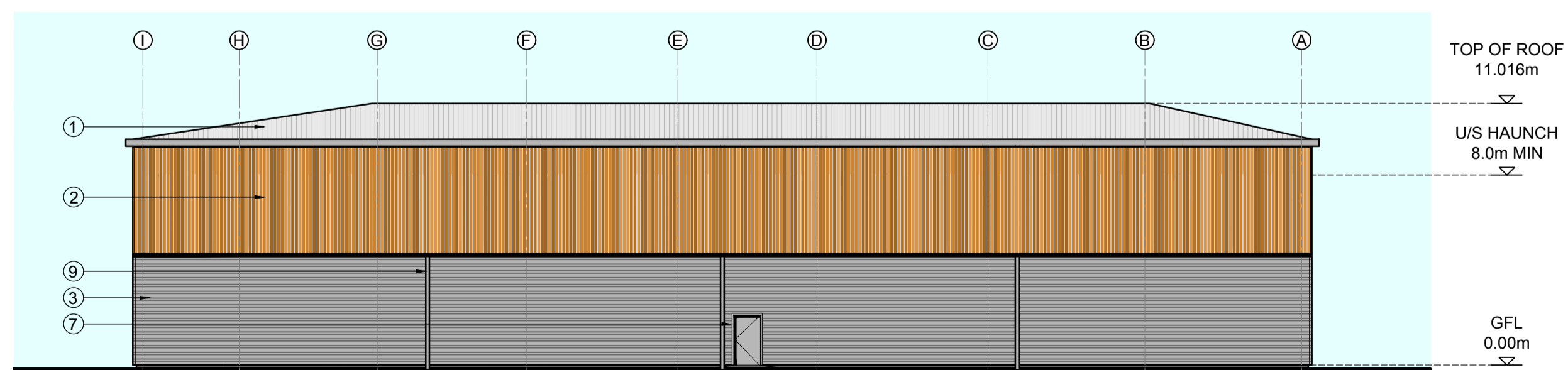


EAST ELEVATION

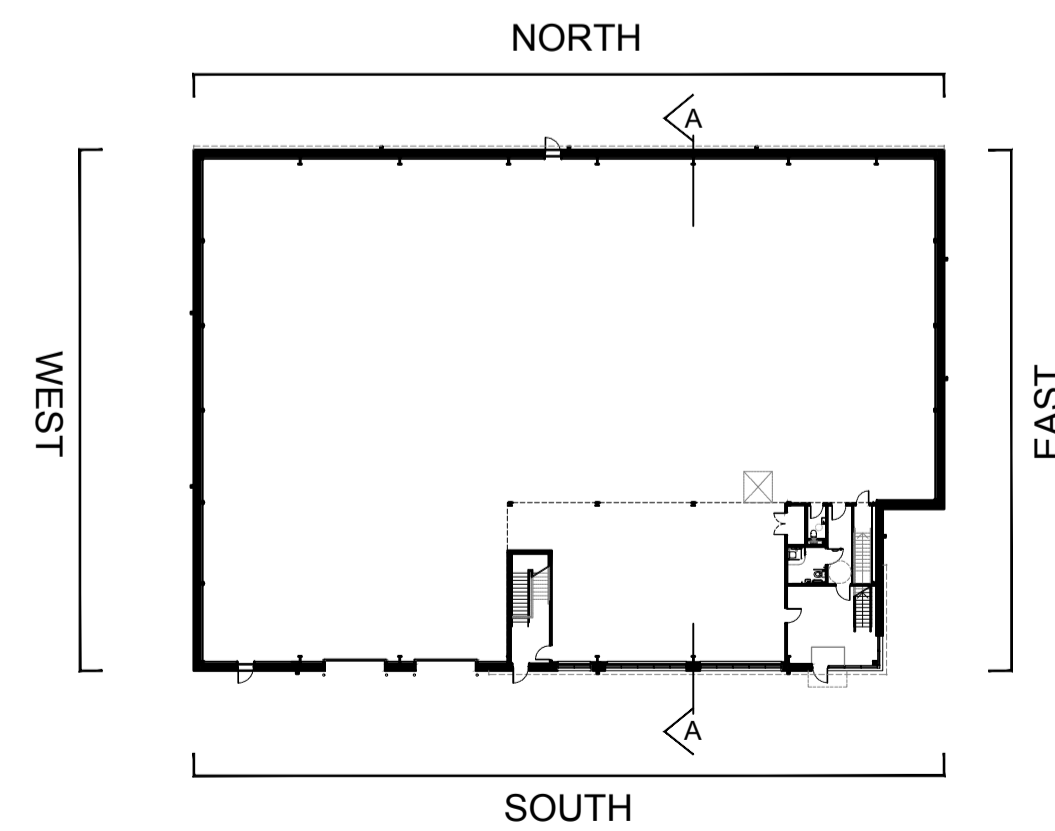
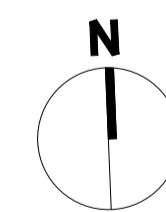


WEST ELEVATION

- MATERIALS KEY**
- ① PROFILED ROOF CLADDING (GOOSEWING GREY)
 - ② SIBERIAN LARCH CLADDING
 - ③ HORIZONTAL ARC PROFILE CLADDING (METALIC SILVER)
 - ④ ALUMINUM FRAMED WINDOWS (ANTHRACITE)
 - ⑤ ALUMINUM FRAMED ENTRANCE DOORS (ANTHRACITE)
 - ⑥ LOADING DOORS (ANTHRACITE)
 - ⑦ STEEL PERSONNEL DOORS (ANTHRACITE)
 - ⑧ STEEL BOLLARD (GREEN)
 - ⑨ ALUMINIUM RAINWATER GOODS (SILVER)
 - ⑩ ALUMINIUM FRAME CANOPY
 - ⑪ SIGNAGE ZONE SUBJECT TO SEPARATE PLANNING APPLICATION
 - ⑫ BACKLIT ALUMINIUM UNIT NUMERAL



NORTH ELEVATION



REFERENCE PLAN [NTS]

Client:
GOYA DEVELOPMENTS & LMF LIMITED

Project:
WELLS PLACE, MERSTHAM

Drawing Title:
UNIT B
PROPOSED ELEVATIONS

Scale @ A1: 1:200
 Checked by: AMc
 Date: MAR 18
 Job No: 10829
 Stage: PL 007
 Drawing No: C

Issue Status:
 Construction Preliminary
 Information Approval
 Tender

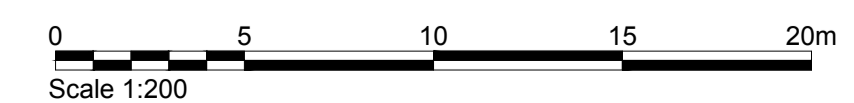
PRC Architecture & Planning



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12th June 2019

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18/00240/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	12 th June 2019
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Hollie Marshall
	TELEPHONE:	01737 276010
	EMAIL:	Hollie.Marshall@reigate-banstead.gov.uk
AGENDA ITEM:	8	WARD: Chipstead, Kingswood And Woodmansterne

APPLICATION NUMBER:	18/00240/F	VALID:	21 st September 2018
APPLICANT:	Mr S Merci	AGENT:	WS Planning & Architecture
LOCATION:	39 WOODMANSTERNE STREET, WOODMANSTERNE, SURREY SM7 3NQ		
DESCRIPTION:	Demolition of existing dwelling and outbuildings and erection of 3 dwellings. Amended on 16/07/2018. As amended on 21/09/2018.		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

SUMMARY

This is a full application for the demolition of the existing dwelling and outbuildings and the erection of three dwellings. The proposed dwellings would share the existing entrance into the site that provides an access to Woodmansterne Street. The new access road into the site would head south eastwards into the site with plots one and three sited on the eastern side and plot two on the western side. The proposed dwellings would be single storey, detached properties with a contemporary rural style.

The site is within the Metropolitan Green Belt. The principle of residential development is dependent on establishing that the site constitutes previously developed land (PDL), which the NPPF considers appropriate for redevelopment, subject to no greater impact on openness. In the case of *Dartford Borough Council v Secretary of State for Communities & Local Government (CO/4129/2015)* the judge found that only residential gardens within the "built-up area" were exempt from the definition of previously developed land whereas, residential gardens outside "built up areas" were "brownfield". The site also includes an area of stables and outbuildings, that at the time of the site visit was outside the curtilage of the dwelling, albeit historic maps show within. The definition of Previous Developed Land (PDL) contained in the NPPF is: "Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. Stables and outbuildings

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sited outside the residential curtilage whether in commercial or private use would likewise fall within the definition of previously developed land. On this basis its redevelopment is considered acceptable in principle subject to the proposal not having a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The proposal would represent a reduction in volume of 76 cubic metres (0.47%) and a reduction in gross internal floor area of 35%. Such a reduction in volume, footprint, and GIA is considered as a proportionate replacement and considering the reduction based on figures would seem an attractive proposition in reducing greenbelt sprawl.

Policy Co1 of the adopted Local Plan and National Green Belt policy directs that other factors can determine openness and is not solely base on a crude volumetric or floor space calculation. In this regard the sprawl of development existing versus proposed is important to consider and the proposal is considered, on balance, to be neutral in this impact. The three new dwellings would all be single storey, akin to the existing scale of buildings on site. The spread of development would also be concentrated further northwards; bringing development further from the southern, more open undeveloped part of the site whereby the paddock is located. Given this, and the reasonable gaps between the dwellings, there is considered to be no greater impact on openness.

Therefore when considering the site is previously developed land (PDL) and considering no harm would result to the openness of the Green Belt, the proposal is deemed to be appropriate development within the Green Belt under para 145 of the NPPF and is therefore acceptable in principle and not required to demonstrate very special circumstances. There is no objection in principle to a potential redevelopment of the site on this basis and such a redevelopment would help the Council meet some of the Borough's identified housing need and furthermore would be welcomed as a contribution to housing supply.

The design of the three dwellings would be rural in appearance with a cohesive design, however with a degree of individuality that would integrate well with the character of the area. The separation distances to neighbouring dwellings are such that the proposal would not give rise to harm to neighbour amenity.

A single entrance is proposed to serve the three dwellings and a total of six parking spaces would be included. The County Highways Authority have raised no objection to the proposal subject to recommended conditions.

RECOMMENDATION(S)

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

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Consultations:

Highway Authority:

The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements subject to conditions.

Housing – no comments received

Sutton and East Surrey Water Company – no comments received

Environmental Health – no objection subject to conditions

Principal Archaeologist – no objection subject to condition

Woodmansterne Greenbelt and Residents Association – objects on the grounds of overdevelopment, loss of/harm to trees, inappropriate development in the green belt, inconvenience during construction, increase in traffic and congestion and overbearing impact upon neighbour amenity

Surrey Archaeological Society – no comments received

Surrey Wildlife Trust – Initially advised for a bat emergence survey to be undertaken

Neighbourhood Services – no objection

Representations:

Letters were sent to neighbouring properties on 13th February and 5th October 2018, site notices were posted on 19th February and 16th October 2018.

48 responses have been received raising the following issues:

Issue	Response
Harm to wildlife	See paragraph 6.30 – 6.32 and condition 15
Noise and disturbance	See paragraph 6.36
Loss of a private view	See paragraph 6.34
Set a precedent	See paragraph 6.34
Increase in traffic and congestion	See paragraph 6.21
Hazard to highway safety	See paragraph 6.21
Harm to Conservaiton Area	See paragraph 6.33
Harm to Green Belt/countryside	See paragraph 6.3 – 6.11 and conditions 12 and 13
Inconvenience during construction	See paragraph 6.18

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Loss of/harm to trees	See paragraph 6.22 – 6.23 and conditions 5 and 6
No need for the development	See paragraph 6.11
Out of character with surrounding area	See paragraph 6.12 – 6.15
Overdevelopment	See paragraph 6.12 – 6.15
Overlooking and loss of privacy	See paragraph 6.16 – 6.17
Development of paddock	See paragraph 6.3 – 6.11
Japanese Knotweed	See paragraph 6.37 and condition 11
Impact on utilities	See paragraph 6.33
Archaeology	See paragraph 6.27 – 6.29
Drainage/sewage capacity	See paragraph 6.33
Flooding	See paragraph 6.33
Loss of buildings	See paragraph 6.34
Overbearing relationship	See paragraph 6.16 – 6.17
Overshadowing	See paragraph 6.16 – 6.17
Light pollution	See paragraph 6.36
Smells	See paragraph 6.36
Lack of affordable housing	See paragraph 6.25 – 6.26
Crime fears	See paragraph 6.36
Alternative location/proposal preferred	See paragraph 6.3 – 6.11
No need for the development	See paragraph 6.11
Inadequate parking	See paragraph 6.20 – 6.21
Conflict with a covenant	See paragraph 6.34
Health fears	See paragraph 6.36
Property devaluation	See paragraph 6.34
Poor design	See paragraph 6.12 – 6.13
Cramped	See paragraph 6.14
Human rights	See paragraph 6.35
Loss of light	See paragraph 6.16 – 6.17
Undemocratic	See paragraph 6.38
Impact on infrastructure	See paragraph 6.24
Proximity to cricket ground	See paragraph 6.39

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1.0 Site and Character Appraisal

- 1.1 The site comprises detached bungalow set in a generous plot with a detached garage. The bungalow is of a traditional design and sits towards the north western corner of the plot with the garage sited further towards the eastern boundary. The existing garden is mainly laid to lawn with mature vegetation around the boundaries. There are numerous outbuildings and stables to the rear most part of the site spread around the southern and eastern boundaries.
- 1.2 The site is set back from the road, on the southern side of Woodmansterne Street. To the south east of the site there is an open area of land bordered on the eastern side by the rear gardens of properties fronting Chipstead Way. The surrounding area is characterised by a mix of woodlands and fields, along with residential properties varying in scale and style to the north and east.
- 1.3 The site lies within the Metropolitan Green Belt. Land surrounding the site also lies within the Green Belt, with the urban area sited further to the east at Chipstead Way.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Pre-application advice was sought and concern raised over the quantum of development.
- 2.2 Improvements secured during the course of the application: During the course of the application concern was raised over the scale and layout of the proposal and amended plans were submitted.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|------------|---|--|
| 3.1 | 06/02053/F | Land Adjoining 39 Woodmansterne Street - Erection of a house and garage | Approved with conditions
19 December 2006 |
|-----|------------|---|--|

4.0 Proposal and Design Approach

- 4.1 This is a full application for demolition of the existing dwelling and outbuildings and erection of 3 dwellings. The proposed dwellings would share the existing entrance into the site that provides an access to Woodmansterne Street. The new access road into the site would head south eastwards into the site with plots one and three sited on the eastern side and plot two on the western side.
- 4.2 The proposed dwellings would be single storey, detached properties with a contemporary rural style. The dwellings would feature gable style roofs and be finished in a traditional pallet of material that would include timber cladding, plain clay roof tiles and red multi facing brickwork. The fenestration would be contemporary in its design with minimal glazing bars.
- 4.3 Each plot would be provided with two parking spaces to the front or side of the dwellings. Garden amenity areas would be sited to the rear of each plot

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with areas of garden and landscaping to the front of each dwelling also. The proposed layout would allow for generous separation distances between plots and site boundaries. The gap between plots one and three would be 5.5m and the separation distance between plots two and three and the south eastern boundary of the site would be 6.6m and 4.7m.

- 4.4 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.
- 4.5 Evidence of the applicant's design approach is set out below:

Assessment	The character of the surrounding area is assessed as rural. Woodmansterne Street recreation ground is situated immediately to the east of the application site and the site lies within the Metropolitan Green Belt.
	No site features worthy of retention were identified.
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The applicant's reasons for choosing the proposal from the available options were informed by pre-application advice and the proposal has been reduced from five dwellings proposed at pre-application stage to three dwellings.

- 4.5 Further details of the development are as follows:

Site area	0.78 hectares
Existing parking spaces	2
Proposed parking spaces	6
Parking standard	6 (maximum)
Net increase in dwellings	2
Existing site density	1.2 dwellings per hectare
Proposed site density	3.8 dwellings per hectare
Density of the surrounding area	16.6 dwellings per hectare (29 to 39A Woodmansterne Street)

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5.0 Policy Context

5.1 Designation

Metropolitan Green Belt
Area of High Archaeological Potential

5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)
CS3 (Green Belt)
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS14 (Housing Needs)
CS15 (Affordable Housing)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Heritage Sites	Pc8
Metropolitan Green Belt	Co1, Co3
Housing	Ho9, Ho13, Ho16
Housing Outside Urban Areas	Ho24
Movement	Mo5, Mo6, Mo7

5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide A Parking Strategy for Surrey Parking Standards for Development Householder Extensions and Alterations Affordable Housing
Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010

6.0 Assessment

6.2 The main issues to consider are:

- Impact on the Green Belt
- Design appraisal
- Neighbour amenity
- Access and parking

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- Impact on trees
- Infrastructure contributions
- Affordable Housing
- Archaeology
- Ecology
- Other matters

Impact on the Green Belt

- 6.3 The application site is located within the Metropolitan Green Belt; the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of green belts are their openness and permanence. The National Planning Policy Framework (NPPF) states that the local planning authority should regard the construction of new buildings as inappropriate development in the green belt. Inappropriate development is by definition, harmful to the green belt and should not be approved except in very special circumstances.
- 6.4 The NPPF (paragraph 145) includes within it provisions for the redevelopment of brownfield sites (previously developed land) within the Green Belt on the following basis: 'limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
– not have a greater impact on the openness of the Green Belt than the existing development;'
- 6.5 The definition of Previously Developed Land (PDL) contained in the NPPF is: "Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time". In the case of *Dartford Borough Council v Secretary of State for Communities & Local Government (CO/4129/2015)* was raised the judge found that only residential gardens within the "built-up area" were exempt from the definition of previously developed land whereas, residential gardens outside "built up areas" were "brownfield".
- 6.6 The site is made up of the existing dwelling, garden area, garage, stables, outbuildings and a paddock area. The applicant has supported the application with a statement about the use of the site and notes *'the high number of stables for one dwelling would suggest that the previous use for them was either for private equestrian use, or possibly a mixture with some commercial equestrian use, where one or more was rented out. There also appears to be*

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no evidence that the stable yard and paddock have ever not been associated with the dwelling.'

- 6.7 Historic maps show the stables and outbuildings within the curtilage of No. 39, however at the time of the site visit, there was a separate gated entrance to the stable/outbuilding area. There are no business rates records at the site to support a commercial use of the property. Stables and outbuildings sited outside the residential curtilage whether in commercial or private use would likewise fall within the definition of previously developed land and in the context of the above decision and the NPPF, the residential dwelling, curtilage and stable/outbuilding area would therefore constitute previously developed land. Limited infilling or the partial or complete redevelopment of such land is thus considered acceptable subject to the proposal having no greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. The paddock area is excluded from the area concluded to to be PDL.
- 6.8 The existing dwelling, garage, stables and outbuildings are spread across the site from north to south (excluding the paddock). This includes extensive areas of hardstanding covering the access way to the stables/outbuildings and around the stable yard area.
- 6.9 The applicant has an existing volume claim of 1598 cubic metres against a proposed volume of 1522 cubic metres. This would demonstrate a reduction in volume of 76 cubic metres (0.47%). Furthermore the applicant has provided calculations that show a reduction in gross internal floor area of 35%. The three new dwellings would all be single storey, akin to the existing scale of buildings on site. The spread of development would also be concentrated further northwards, bringing development further from the southern, more open undeveloped part of the site whereby the paddock is located. Such a reduction in volume, footprint, and GIA is considered as a proportionate replacement and considering the reduction based on figures would seem an attractive proposition in reducing greenbelt sprawl.
- 6.10 Such measurements in terms of impact is considered relevant when assessing the impact of proposals upon openness. The measure of 'openness' is not defined in the Framework but matters such as form, bulk, height and siting are used in relevant Borough Local Plan Green Belt policies. Policy Co1 of the adopted Local Plan and National Green Belt policy directs that other factors can determine openness and is not solely base on a crude volumetric or floor space calculation. In this regard the sprawl of development existing versus proposed is important to consider and the proposal is considered to significantly reduce that which exists currently which extends south eastwards into the site and would concentrate development in line with the neighbouring properties that border the sight to the north.
- 6.11 Therefore when considering the site is considered to be previously developed land (PDL) and considering the benefit to the openness of the Green Belt that would result, the proposal is deemed to be appropriate development within the Green Belt under para 145 of the NPPF and is therefore acceptable in

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principle. There is no objection in principle to a potential redevelopment of the site on this basis and such a redevelopment would help the Council meet some of the Borough's identified housing need and furthermore would be welcomed as a contribution to housing supply.

Design appraisal

- 6.12 The application proposes the erection of three detached dwellings following demolition of the existing dwelling, stables and outbuildings. The proposed new dwellings would be arranged in either side of the central access with plots one and three on the north eastern side and plot two on south western side This staggered layout would follow the more informal building line that exists in the wider locality along the access from Woodmansterne Street.
- 6.13 The design of the dwellings would be of a rural appearance with a contemporary style. All three dwellings would be single storey and would have gable style roofs. They would be finished in a palette of traditional materials with the walls including elements of timber boarding, brick and stone. The fenestration would be simple in appearance with minimal glazing bars creating a more contemporary finish. Whilst individually designed the three dwellings would have cohesive style to create a courtyard appearance. The dwellings in the wider area have a variety of styles and designs and the rural appearance with traditional roof forms is considered appropriate for the locality.
- 6.14 The dwellings would have generous separation distances between plots, the neighbouring dwelling to the north and the site boundaries. Areas of landscaping would be included to the front of dwellings and sides, with wide front garden areas to plots two and three and landscaping would be secured through condition.
- 6.15 Therefore the proposal is considered to be acceptable with regards its design and impact upon the character and appearance of the area. The design successfully integrates with the locality and is therefore acceptable on this basis.

Neighbour amenity

- 6.16 The proposed development has been considered with regards to its impact on the amenity of neighbouring properties. The nearest neighbouring dwelling is sited to the north, 39a Woodmansterne Street. Plot one would be sited 4m from the shared side boundary with this dwelling, with a separation distance of 6.3m between the dwellings. The northern flank of plot one would not extend beyond the rear elevation of No. 39a. A rear projection proposed to the dwelling on plot one would extend into the rear part of the site, however this would be sited 29m from the shared side boundary and given this level of separation is not considered to result in harm in terms of overbearing, domination or loss of light.

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- 6.17 The rear boundaries of dwellings front Chipstead Way are sited approximately 59m of the site, at the closest point, and there given the generous level of separation the proposal is not considered to result in harm upon the amenities of these properties.
- 6.18 Objection was raised on the grounds of inconvenience during the construction period. Whilst it is acknowledged there may be a degree of disruption during the construction phase, the proposal would not warrant refusal on this basis and statutory nuisance legislation exists to control any significant disturbance caused during the construction of the proposal.
- 6.19 While giving rise to a degree of change in the relationship between buildings, the proposed scheme would not adversely affect the amenity of neighbouring properties and is considered to be acceptable in this regard.

Access and parking

- 6.20 The application proposes a single entrance into the site in a similar siting to that of the existing. Two parking spaces are proposed to serve each dwelling.
- 6.21 The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements subject to conditions.

Impact on trees

- 6.22 The site contains and is bounded by a variety of mature trees. Whilst none of these are formally protected, they are considered to contribute to visual amenity, providing a backdrop which reinforces the spacious rural character.
- 6.23 The trees proposed for removal are low quality specimens and their removal will little impact on the character of the area. The remaining trees, including the off-site trees will provide screening for the new dwellings. The proposed landscape scheme will ensure there is a diverse selection of plants and trees which overtime will enhance the site. The submitted AIA also shows how retained trees would be protected during the construction process. It is considered that subject to a tree protection and landscaping condition, the proposal would comply with policy Pc4 of the Borough Local Plan in respect of trees

Infrastructure contributions

- 6.24 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, roads, public transport and community facilities which are needed to support new development. This development would be CIL liable although, the exact

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amount would be determined and collected after a grant of planning permission.

Affordable housing

- 6.25 Core Strategy Policy CS15 and the Council's Affordable Housing SPD require financial contributions towards affordable housing to be provided on housing developments of 1-9 units. However, the 2018 NPPF makes clear such contributions should not be sought from developments of 10 units or less.
- 6.26 In view of this the Council is not presently requiring financial contributions from applications such as this resulting in a net gain of 10 units or less. The absence of an agreed undertaking does not therefore warrant a reason for refusal in this case.

Archaeology

- 6.27 The site lies within an Area of High Archaeological Potential. An Archaeological Desk Based Assessment was submitted with the application.
- 6.28 The County Archaeologist was consulted upon the proposal and confirms that the assessment has consulted all currently available sources and concludes that it contains no known heritage assets but has a high potential for buried archaeology from the post medieval period, a moderate potential for prehistoric remains with a lower potential for finds of Roman and medieval periods.
- 6.29 As there is potential for archaeology to be present within the site it is considered that further archaeological works are required in order to properly assess the nature and extent of any archaeology that may be present. A condition is recommended to secure a programme of archaeological evaluation and mitigation works.

Ecology

- 6.30 Concern has been raised regarding the potential for harm to wildlife. An Ecology Report was submitted with the application by Applied Ecology Ltd dated September 2018. The Surrey Wildlife Trust were consulted upon the proposal in reference to bats they noted the report appears appropriate in scope and methodology and has provided a comprehensive evaluation of the buildings on site to host active bat roosts. The report identified the main dwelling as having a low potential to support active bat roosts. A further bat emergence survey was required to confirm presence of active roosts and to identify species present and categorise roosts type in order to determine if and what mitigation measures may be required in order to avoid contravention of European Protected Species Legislation.
- 6.31 A bat activity survey has recently been submitted (two activity surveys were undertaken on 3rd and 17th May 2019 during the bat survey season (May to

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September, inclusive)). The report concludes 'the surveyed structure at 39 Woodmansterne Street has been deemed to be absent of roosting bats. Therefore, the proposed scheme of works will not impact upon any bats or their roosts. Due to this, no further surveys are necessary. However, an optional post-development enhancement is to install one Eco Bat Box on the site on the western elevation. As no nesting birds were found, no compulsory recommendations are apparent. However, a variety of bird boxes can be installed around the site to enhance the nesting opportunities for a variety of species within the local landscape.'

- 6.32 All bat species, their breeding sites and resting places are fully protected by law and the protected species legislation applies independently of planning permission. A condition would be attached to a grant of planning permission to ensure the proposal is undertaken in accordance with the mitigation methods stated within the ecology report.

Other matters

- 6.33 The site is not located within a flood zone nor within an area of surface water flooding. Drainage/sewage capacity and issues of utilities would be dealt with under Building Regulations. The site is not within nor adjacent to a Conservation Area and is not considered to cause harm in this regard.
- 6.34 Loss of a private view, property devaluation and conflicting with a covenant are not material planning considerations. Objection was raised on the grounds of setting a precedent; each application must be assessed on its own merits. The existing buildings are not of significant architectural merit and their loss if not considered to warrant refusal of the application.
- 6.35 Regard has been had to the Human Rights Act 1998. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.
- 6.36 New boundary treatment is proposed and the development is not considered to cause crime issues. No significant health issues are considered to arise as a result of the planning application. Given the scale of the proposed development and residential nature, the proposal is not considered to result in a harmful impact in regard to noise and disturbance, smells, air or light pollution or nuisance from headlights.
- 6.37 Concern has been raised regarding the presence of Japanese Knotweed on the site. To control the spread of invasive plant species a condition is recommended requiring prior to the commencement of development a Method Statement and phasing plan for the control and eradication of Japanese Knotweed shall be submitted to the Local Planning Authority.
- 6.38 The application is being presented to the Planning Committee for a decision in line with the Council's constitution.
- 6.39 The site is located adjacent to the Woodmansterne Cricket Club on the south eastern side and objection has been raised on the grounds of the relationship between the application site and cricket club. The relationship between the

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site and the cricket club would be similar to that of the existing residential dwelling and that of other neighbouring residential dwellings that border the cricket club and therefore the proposal is not considered to warrant refusal on this basis

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

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

Plan Type	Reference	Version	Date Received
Existing Plans	J002655-12 DD	A	21.09.2018
Existing Plans	J002655-11 DD	A	21.09.2018
Existing Plans	J002655-10 DD	B	21.09.2018
Floor Plan	J002655-05 DD	A	21.09.2018
Location Plan	J002655-01 DD	B	21.09.2018
Elevation Plan	J002655/06 DD	A	31.01.2018
Other Plan	1804021-TK04	E	05.02.2019
Arboricultural Plan	748-L-02	B	05.02.2019
Elevation Plan	J002655/ 15 DD	B	04.03.2019
Elevation Plan	J002655/ 14 DD	E	04.03.2019
Floor Plan	J002655/ 13 DD	C	04.03.2019
Elevation Plan	J002655/ 09 DD	F	04.03.2019
Elevation Plan J	002655/ 08 DD	E	04.03.2019
Floor Plan	J002655/ 07 DD	E	04.03.2019
Block Plan	J002655/ 03 DD	G	04.03.2019
Site Layout Plan	J002655/ 04 DD	I	04.03.2019
Landscaping Plan	748-L-01	D	04.03.2019

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.

3. No development shall take place until the developer obtains the Local Planning Authority's written approval of details of both existing and proposed ground levels and the proposed finished ground floor levels of the buildings. The development shall be carried out in accordance with the approved levels.

Reason:

To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

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4. No development above ground floor slab level shall take place until written 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.

Reason:

To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

5. No development shall commence including groundworks preparation and demolition until all related arboricultural matters, including arboricultural supervision, monitoring and tree protection measures are implemented in strict accordance with the approved details contained in the Tree Protection Plan and Arboricultural Method Statement compiled by DAA dated November 2018.

Reason:

To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with policy Pc4 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

6. All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or within the first planting season following completion of the development hereby approved.

Any trees shrubs or plants planted in accordance the approved scheme which are removed, die or become damaged or diseased within five years of planting shall be replaced within the one year by trees, shrubs of the same size and species in the same location.

Reason:

To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policy Ho9 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837:2012 Trees in relation to design, demolition and construction

7. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for those vehicles to be able to enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

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 2018 and Policy M05 highway safety, Policy Mo7 Parking, and policy Mo6 Turning Space of the Reigate and Banstead Local Plan 2005.

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8. No development shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) measures to prevent the deposit of materials on the highway
 - (e) on-site turning for construction vehicles
- 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 highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2018 and Policy M05 highway safety, of the Reigate and Banstead Local Plan 2005

9. The development shall not be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the occupation of the development hereby permitted.

Reason:

To preserve the visual amenity of the area and protect neighbouring residential amenities with regard to the Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Pc4.

10. Prior to the commencement of development a Method Statement and phasing plan for the control and eradication of Japanese Knotweed shall be submitted to the Local Planning Authority. The Method Statement will include post-treatment monitoring of the site to ensure continuous 12 month period of where no Japanese Knotweed is identified growing on the whole site. In the event that any Japanese Knotweed is identified as growing during the 12 month monitoring period then treatment shall resume and continue until a 12 month period of no growth of Japanese Knotweed occurs. The agreed Method Statement shall thereafter be implemented.

Reason:

To control the spread of invasive plant species with regard to the Reigate and Banstead Borough Local Plan 2005 policy Ho9

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), no first floor windows, dormer windows or rooflights other than those expressly authorised by this permission shall be constructed.

Reason:

To ensure that the development does not affect the amenity of the neighbouring property by overlooking and to protect the visual amenities of the area in accordance with Reigate and Banstead Borough Local Plan 2005 policy Ho9.

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12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions permitted by Classes A, B, C, D or E of Part 1 of the Second Schedule of the 2015 Order shall be constructed.

Reason:

To control any subsequent enlargements in the interests of the visual and residential amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Ho13, and Ho16

13. 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 storage and 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 Reigate and Banstead Borough Local Plan (2005) policy Ho9.

14. The development hereby permitted shall be implemented in full accordance with the enhancement measures detailed in paragraphs 4.5 to 4.7 of the Ecology Report by Applied Ecology Ltd dated September 2018 and the recommendations in section 6.4 of the Bat Activity Survey by Elite Ecology dated May 2019, with the recommended bat and bird boxes installed on the site prior to occupation of the first dwelling.

Reason:

To ensure the protection of the protected species with regard to Reigate and Banstead Borough Local Plan 2005 policy Pc2G and Reigate and Banstead Core Strategy 2014 policy CS2.

15. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to meet the objectives

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of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005).

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, a 140 litre wheeled bin conforming to British Standard BSEN840 and a 60 litre recycling box should be provided for the exclusive use of the occupants of that dwelling. Prior to the initial occupation of any communal dwellings or flats, wheeled refuse bins conforming to British Standard BSEN840, separate recycling bins for paper/card and mixed cans, and storage facilities for the bins should be installed by the developer prior to the initial occupation of any dwelling hereby permitted. Further details on the required number and specification of wheeled bins and recycling boxes is available from the Council's Neighbourhood Services on 01737 276501 or 01737 276097, or on the Council's website at www.reigate-banstead.gov.uk. Bins and boxes meeting the specification may be purchased from any appropriate source, including the Council's Neighbourhood Services Unit on 01737 276775.
4. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

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In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

5. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
6. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
7. With regard to Condition 10 (boundary treatment), the developer is encouraged to incorporate measures to promote biodiversity and wildlife and to allow wildlife to move into and out of gardens, such as hedgehog friendly gravel boards, where appropriate. Details of the 'wildlife friendly' measures should be identified within the submission of the details for approval.

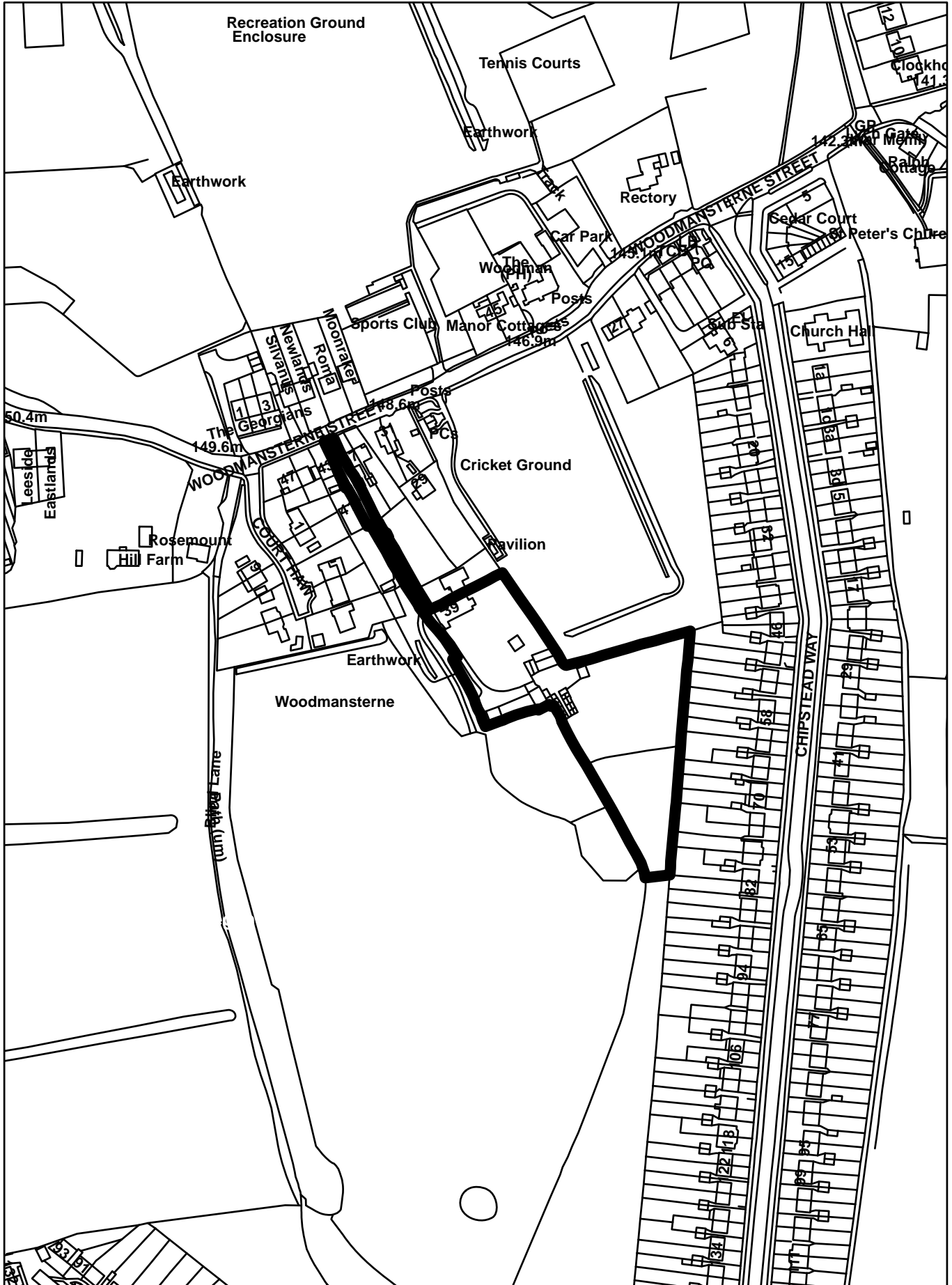
REASON FOR PERMISSION

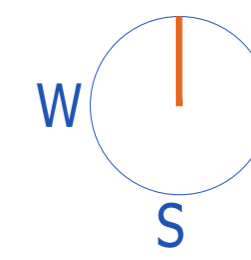
The development hereby permitted has been assessed against development plan policies Pc4, Pc8, Co1, Co3, Ho9, Ho13, Ho16, Ho24, Mo5, Mo6 and Mo7 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

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As Proposed Block Plan

3No. 3B6P
 GIA = 109.40m² - Plot 1
 103.30m² - Plot 2
 104.47m² - Plot 3

Volume = 520.50m³ - Plot 1
 499.68m³ - Plot 2
 501.82m³ - Plot 3

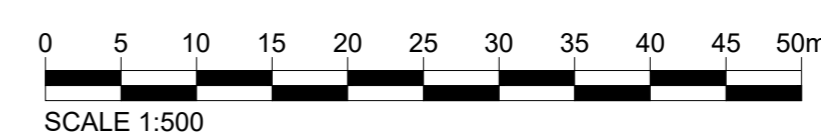
Rev	Date	Description
G	01.03.19	Layout revised for Plot2&3, calc. updated
F	20.02.19	Layout revised for Plot2&3, calc. updated
E	16.01.19	Revision of road line
D	28.11.18	Revised layout for Plot2&3, Area calc. updated
C	30.08.18	House Types, Site Plan amended
B	12.01.18	Site Boundary amended
A	17.12.17	Plot 2 revised

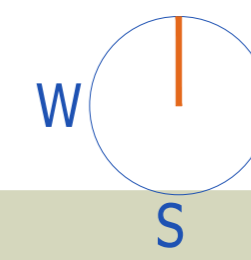
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 T. 01737 225711
 F. 01737 226311
 www.wspsa.co.uk

Date: 27.04.2017
 Scale: 1:500@A1
 Client: Simon Merci
 Project: 39 Woodmansterne Street Banstead SM7 3NQ

Title: As Proposed Block Plan

Drawing No.	Rev.
J002655/ 03 DD	G





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As Proposed Site Plan

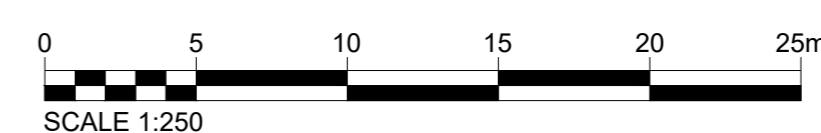
3No. 3B6P
 GIA = 109.40m² - Plot 1
 103.30m² - Plot 2
 104.47m² - Plot 3

Volume = 520.50m³ - Plot 1
 499.68m³ - Plot 2
 501.82m³ - Plot 3

Rev	Date	Description
I	01.03.19	Layout revised for Plot2&3, calc. updated
H	20.02.19	Layout revised for Plot2&3, calc. updated
G	16.01.19	Revision of road line
F	28.11.18	Revised layout for Plot2&3, Area calc. updated
E	11.10.18	Existing and Proposed bin collection points added
D	07.09.18	House Types, Site Plan amended. Garages omitted.
C	30.08.18	House Types, Site Plan amended. Garages omitted.
B	12.01.18	Site Boundary and landscaping amended
A	17.12.17	Plot 2 revised

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Date	27.04.2017	Drawn By	TL
Scale	1:250@A1	Checked	PH
Client	Simon Merci		
Project	39 Woodmansterne Street Banstead SM7 3NQ		
Title	As Proposed Site Plan		



Drawing No.	J002655/ 04 DD	Rev.	I
			Planning Committee
			12 June 2019

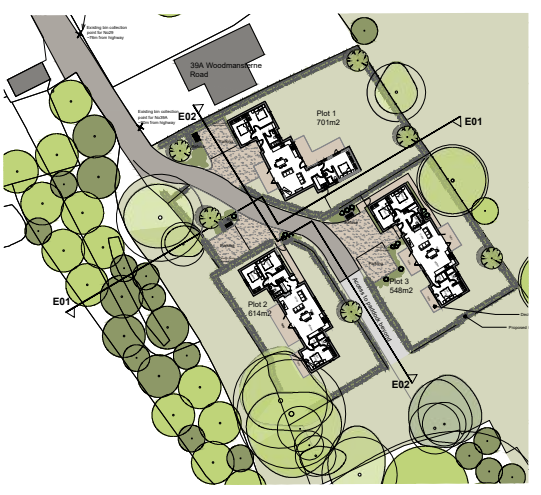
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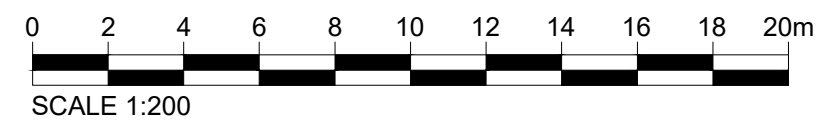


67

Site Elevation 01



Site Plan Key



Rev	Date	Description
F	01.03.19	Elevations revised
E	20.02.19	Elevations revised
D	28.11.18	Annotation added and revised
C	30.08.18	House Types, Site Plan amended. Garages omitted.
B	12.01.18	Site Boundary amended
A	17.12.17	Plot 2 revised

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Date 27.04.2017	Drawn By TL
Scale 1:200@A3	Checked PH

Client
 Simon Merci

Project
 39 Woodmansterne Street
 Banstead
 SM7 3NQ

Title
 As Proposed
 Site Elevation 01

Drawing No. J002655/ 09 DD	Rev. F
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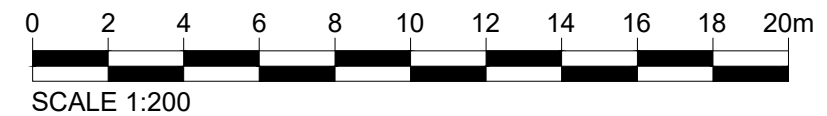
Site Elevation 02

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Agenda Item 8

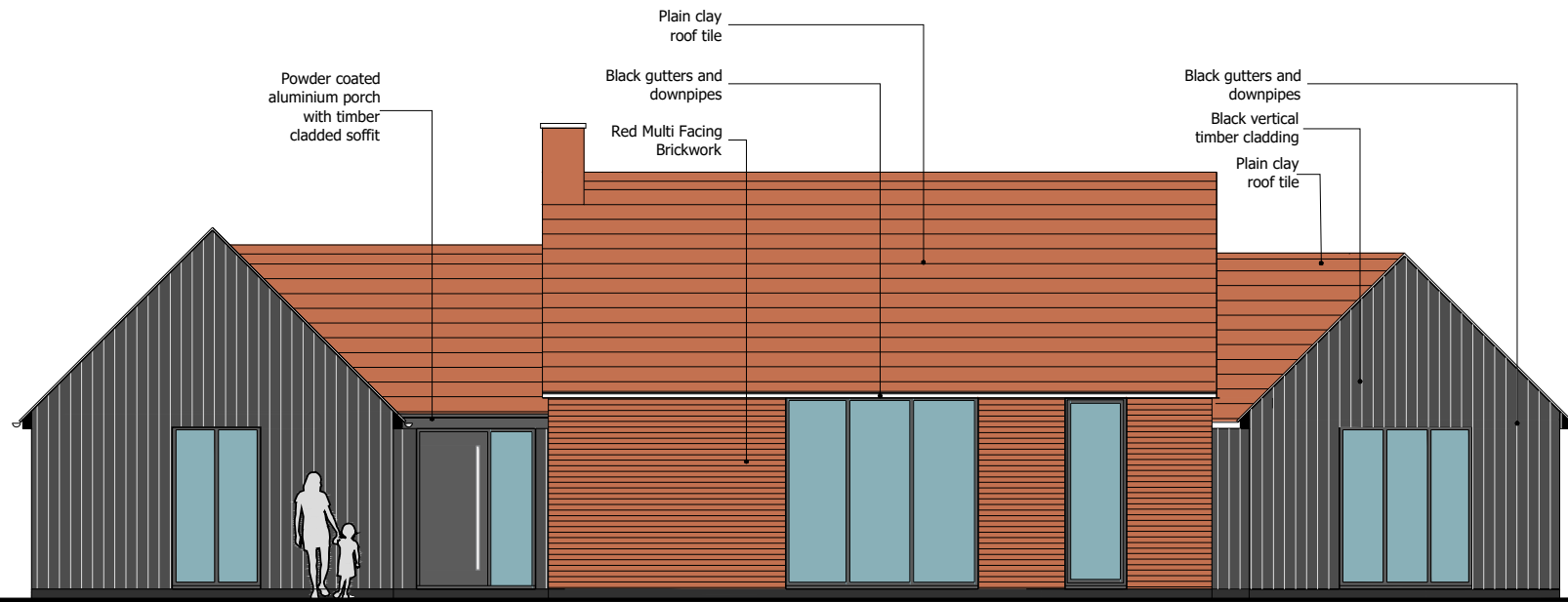


Site Plan Key

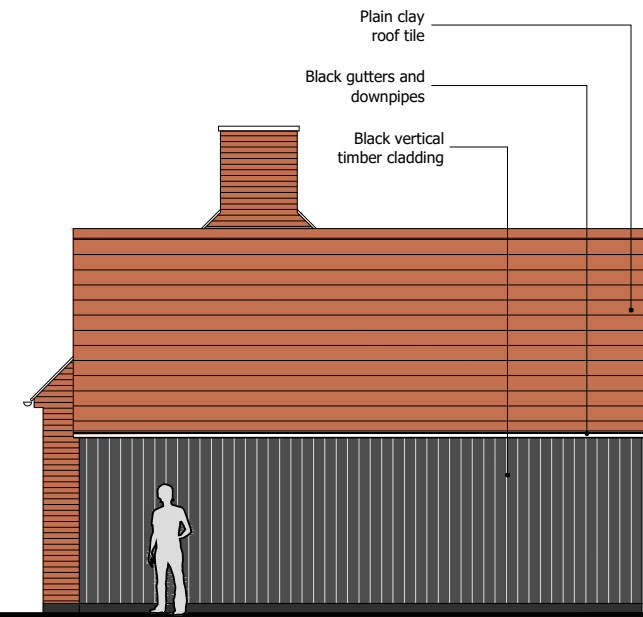


Rev	Date	Description
B	01.03.19	Elevations revised
A	20.02.19	Elevations revised
<p>WS PLANNING & ARCHITECTURE Europe House Bancroft Road, Reigate Surrey, RH2 7RP T. 01737 225711 F. 01737 226311 www.wspa.co.uk</p>		
Date	28.11.2018	Drawn By PH
Scale	1:200@A3	Checked
Client	Simon Merci	
Project	39 Woodmansterne Street Banstead SM7 3NQ	
Title	As Proposed Site Elevation 02	
Drawing No.	J002655/ 15 DD	Rev. B

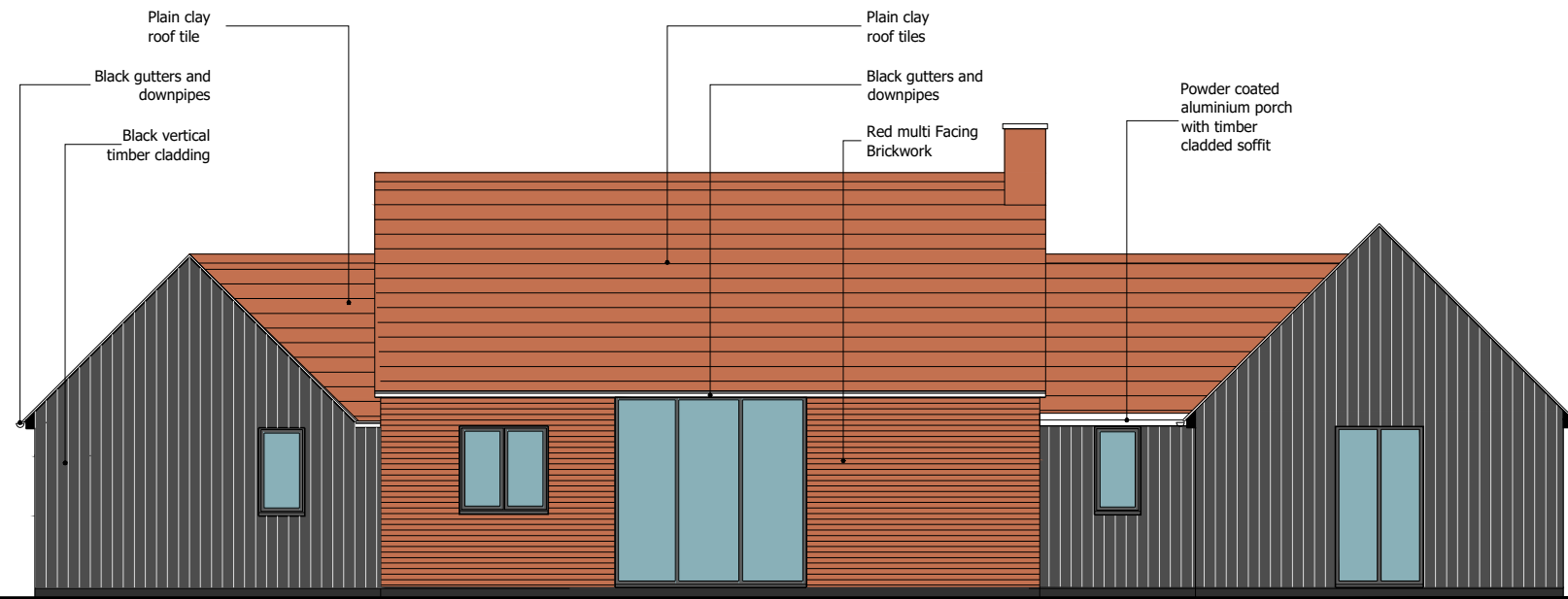
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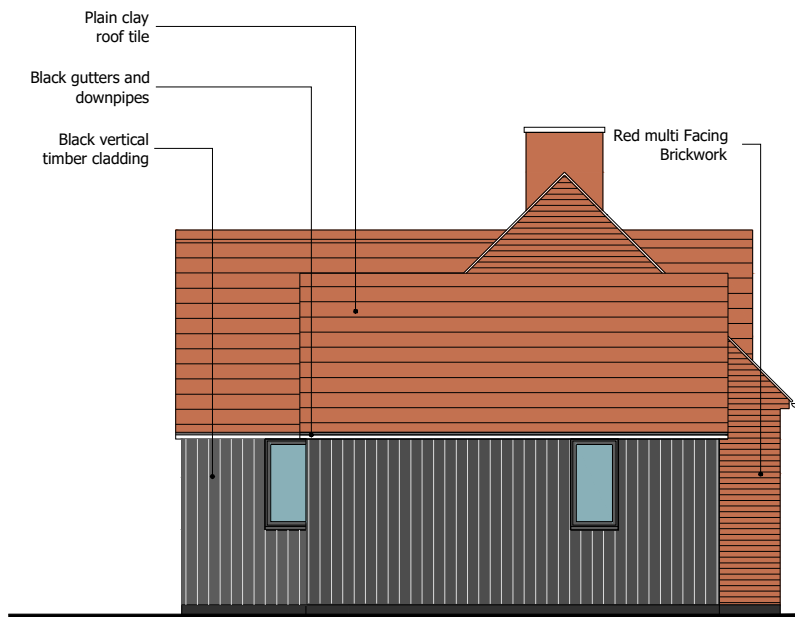
Proposed Southwest Front Elevation



Proposed Northwest Side Elevation



Proposed Northeast Front Elevation



Proposed Southeast Side Elevation

69



Black timber wall Cladding



Red Multi Facing Brickwork



Plain Clay Roof Tiles



Example



SCALE 1:100

Rev	Date	Description
E	01.03.19	Elevations revised
D	20.02.19	Elevations revised
C	28.11.18	Elevations revised
B	23.08.18	House Types, Site Plan amended. Garages omitted.
A	17.12.17	Plot 2 revised

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Date	24.08.2018	Drawn By	SZ
Scale	1:100@A3	Checked	PH

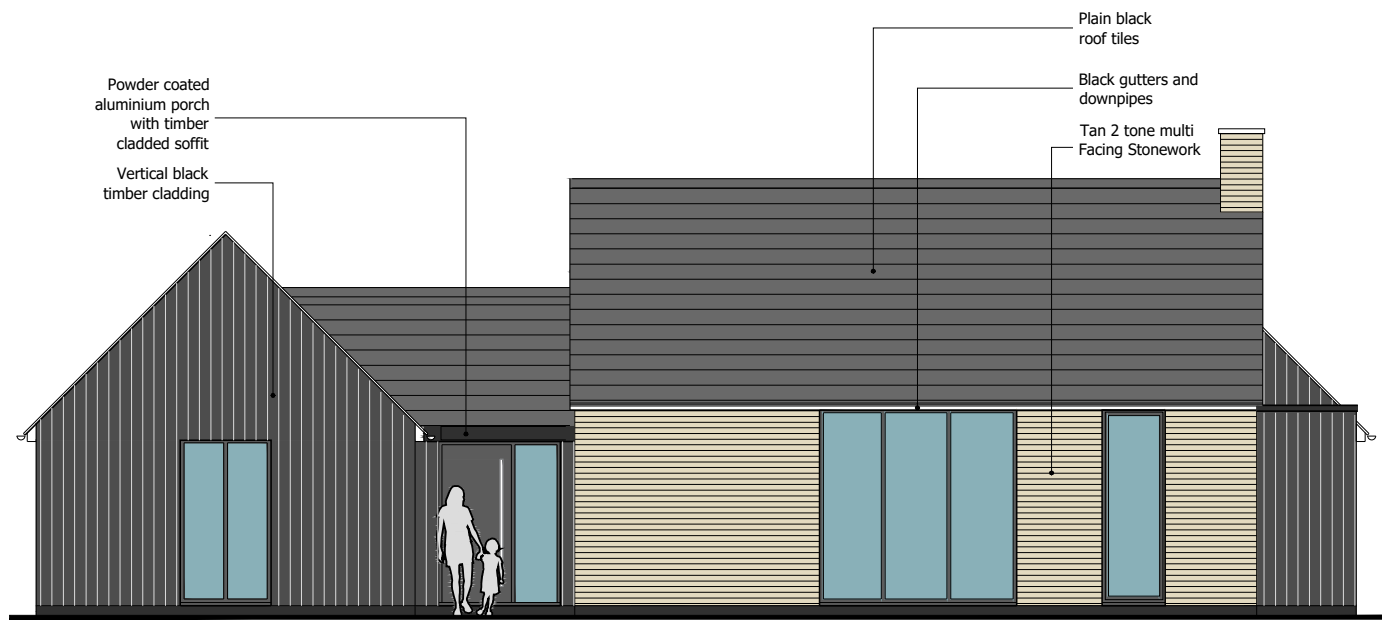
Client
Simon Merci

Project
39 Woodmansterne Street
Banstead
SM7 3NQ

Title
As Proposed
Elevations Plot 3
3B6P

Drawing No.	J002655/ 14 DD	Rev.	E
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Proposed Southwest Front Elevation



Proposed Northwest Side Elevation



Proposed Northeast Rear Elevation



Proposed Southeast Side Elevation

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Black Timber wall Cladding



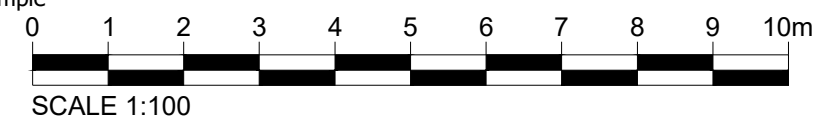
Tan Multi Facing Stonework



Black Plain Roof Tile



Example



Rev	Date	Description
A	29.08.18	House Types, Site Plan amended. Garages omitted.

WS PLANNING & ARCHITECTURE

Europe House
Bancroft Road,
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Date 27.04.2017	Drawn By TL
Scale 1:100@A3	Checked PH

Client
Simon Merci

Project
39 Woodmansterne Street
Banstead
SM7 3NQ

Title
As Proposed
Elevations Plot 1
3B6P

Drawing No. J002655/ 06 DD	Rev. A
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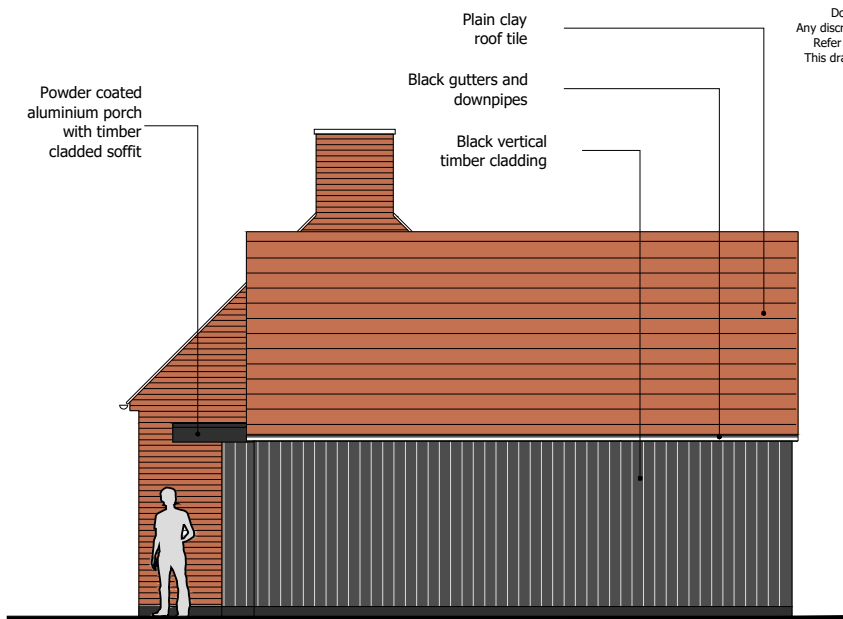
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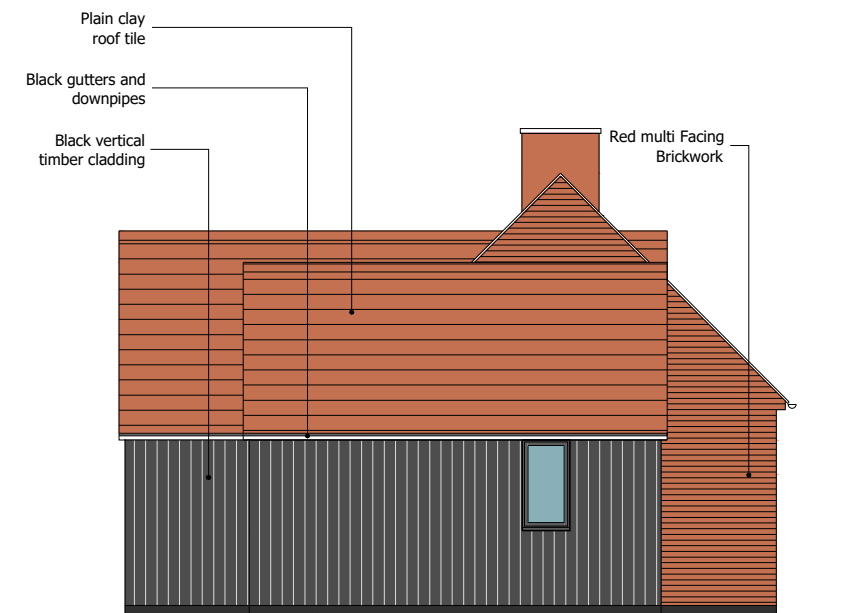
Proposed Southwest Rear Elevation



Proposed Northwest Side Elevation



Proposed Northeast Front Elevation



Proposed Southeast Side Elevation

71



Black timber wall Cladding



Red Multi Facing Brickwork



Plain Clay Roof Tile



Example



SCALE 1:100

Rev	Date	Description
E	01.03.19	Elevations revised
D	20.02.19	Elevations revised
C	28.11.18	Elevations revised
B	29.08.18	House Types, Site Plan amended. Garages omitted.
A	17.12.17	Plot 2 revised

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Date	27.04.2017	Drawn By	TL
Scale	1:100@A3	Checked	PH

Client
Simon Merci

Project
39 Woodmansterne Street
Banstead
SM7 3NQ

Title
As Proposed
Elevations Plot 2
3B6P


Drawing No.	J002655/ 08 DD	Rev.	E
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 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	17 th April 2019
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Hollie Marshall
	TELEPHONE:	01737 276010
	EMAIL:	Hollie.marshall@reigate-banstead.gov.uk
AGENDA ITEM:	9	WARD: Chipstead, Kingswood and Woodmansterne

APPLICATION NUMBER:	18/02368/F	VALID:	14th November 2018
APPLICANT:	Mr Roger Dunning	AGENT:	Mr Roger Turner
LOCATION:	BUSINESS PREMISES REAR OF MANOR COTTAGE FARM RECTORY LANE WOODMANSTERNE SURREY SM7 3NX		
DESCRIPTION:	Change of use and redevelopment of the existing business premises to provide 3 dwellings. As amended on 04/12/2018		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

SUMMARY

This is a full application for change of use and redevelopment of the existing business premises to provide three new dwellings. The proposed dwellings would utilise the existing entrance into the site from Rectory Lane that extends to the rear part of the site. Two of the proposed dwellings would be single storey and one would be two storey and all would have a traditional, rural appearance.

The site is within the Metropolitan Green Belt. This application seeks a more comprehensive redevelopment of the site than that of previous applications. The principle of residential development is dependent on establishing that the site constitutes previously developed land (PDL), which the NPPF considers appropriate for redevelopment, subject to no greater impact on openness. Through examination of the planning history, it is accepted the site constitutes previously development land. Whilst historically the structures have been in various forms of commercial use, it would appear this use ceased some time ago, however paragraph 145 (g) of the NPPF does consider the partial or complete redevelopment of previously developed land whether redundant or in continuing use. In this instance, whilst the buildings appear not in use at present time or in recent years, their redevelopment can be considered compliant with policy providing there is not greater impact upon the openness of the green belt.

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In arithmetic terms, the proposal would result in a net reduction in volume and footprint, however a net gain in floor area. The sprawl of development existing versus proposed is important to consider and the proposal is considered to reduce that which exists. Furthermore, the commercial nature of the site, with the potential activity and intensity of use that could occur with employees, deliveries and customers is considered greater than that which would occur from three residential properties. Therefore when considering the site is considered to be previously developed land (PDL) and considering the benefit to the openness of the Green Belt that would result, the proposal is deemed to be appropriate development within the Green Belt under para 145 of the NPPF and is therefore acceptable in principle.

Amendments have been sought during the course of the application to reduce the proposed residential curtilages and to address concerns over the proposed design approach. The amended plans submitted show a tighter curtilage around the two buildings at the rearmost part of the site and the design is considered to reflect the rural character of the surroundings. The separation distances to neighbouring dwellings are such that the proposal would not give rise to harm to neighbour amenity. The County Highways Authority have raised no objection to the proposal subject to recommended conditions.

RECOMMENDATION(S)

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

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Consultations:

Highway Authority: The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements subject to conditions.

Sutton and East Surrey Water Company: - no comments received

Woodmansterne Greenbelt and Residents Association: - no comments received

Principal Archaeologist – The site is adjacent to an area identified as being of High Archaeological Potential but the proposed redevelopment is largely confined to the footprints of existing buildings that will have removed an archaeology that may have been present and so I have no archaeology concerns in this case.

Surrey Archaeological Society: - no comments received

Contaminated Land Officer – Given the proposed change of use to a sensitive land use, two conditions are recommended to ensure that a satisfactory strategy is put in place for addressing contaminated land before development commences.

Surrey Wildlife Trust – initial advice suggested a bat emergence survey be undertaken.

Representations:

Letters were sent to neighbouring properties on 23rd November 2018, a site notice was posted 18th December 2018. Neighbours were re-notified on the revised plans for a 14 day period commencing 20th March 2019.

1 response has been received raising the following issues:

Issue	Response
Hazard to highway safety	See paragraphs 6.29-6.31
Inadequate parking	See paragraphs 6.29-6.31

1.0 Site and Character Appraisal

- 1.1 The application site forms part of a former pig farm lying in a semi rural area on the north eastern side of Rectory Lane, immediately outside the village of Woodmansterne. More recently the site has been used for various commercial uses. The site comprises a residential dwelling and collection of outbuildings. The farmhouse dates from the 18th century and is locally listed.
- 1.2 The site is accessed via a gated entrance from Rectory Lane. The locally-listed Manor Cottage is sited to the north of the entrance and there is a single-storey dwelling attached and which runs perpendicularly along the site

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boundary. The internal site access and separate area of land within the site this extends north eastwards towards former agricultural buildings towards the rear of the site.

- 1.3 There are a number of outbuildings within the site, this application pertains to five of them, all sited furthest from the dwelling, and accessed via the internal driveway that extends towards the north eastern corner of the site. Buildings 5, 6 and 7 form a small cluster and buildings 9 and 11 sit at the north eastern end of the site.
- 1.4 The site lies within the Metropolitan Green Belt and the western part of the site is designated an area of High Archaeological Potential

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant did not approach the Council for pre-application advice therefore the opportunity to secure improvements did not arise
- 2.2 Improvements secured during the course of the application: Amendments to the design of the dwellings and a reduction in the curtilage to units 9 and 11 have been sought and received during the course of the application.

3.0 Relevant Planning and Enforcement History

The site has extensive planning history; the most recent applications are included below.

- | | | | |
|-----|--------------|--|---|
| 3.1 | 17/00443/CU | Change of use and conversion, alteration and refurbishment of units E9 & E11. | Refused 26 th April 2017 |
| 3.2 | 17/00210/F | Redevelopment of the bungalow wing and replacement with new two-storey extension to main dwelling and relocation of the bungalow on the site | Refused 28 th March 2017
Appeal dismissed 30 th May 2018 |
| 3.3 | 16/02799/F | Redevelopment of units E5/E6/E7 at the farm and change of use from light industrial (E6/7) and ancillary residential (E5) to provide one new dwelling. | Refused 19 th April 2017 |
| 3.3 | 16/02459/CU | Change of use of building E3/4 to C3 residential from ancillary residential | Refused 22 nd December 2016 |
| 3.4 | 15/01604/CLE | This application is to confirm the use of this self contained building as | Approved 12 th February 2016 |

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a separate dwelling Class C3

- 3.5 15/00673/PMBPA Change of use from agricultural building to 3 or less dwellings with a cumulative floor space of less than 450m2 Prior Approval Refused 14th May 2015
- 3.6 89/12080/CLP premises at Manor Cottage Farm Rectory Lane Woodmansterne for the use of the premises for the business operation of parking storage servicing maintenance and repair of motor vehicles Refused 13th November 1989 Appeal dismissed 9th January 1991
- 3.4 A certificate of lawfulness application in 1989 (89/12080/CLP - premises at Manor Cottage Farm Rectory Lane Woodmansterne for the use of the premises for the business operation of parking storage servicing maintenance and repair of motor vehicles) was refused and the appeal dismissed, however the Planning Inspectorate granted conditional planning permission for the continuation of the use subject to conditions. An application to discharge condition D was submitted and approved ref: 91/00980/RM. However in the absence of any evidence that this was implemented lawfully then the weight that can be attached to this historical permission is marginal. Furthermore, consultation with Business Rates confirmed records show there used to be 2 commercial assessments at the rear of Manor Cottage Farm but 'they were removed from the commercial list back in 2005 because they were derelict'. Business Rates do not appear to have any records on the site since this time.

4.0 Proposal and Design Approach

- 4.1 This is a full application for the demolition of five existing industrial buildings and the erection of three new dwellings. The five buildings to be demolished (shown as buildings E5, E6, E7, E9 and E11) are sited in two groups to the north east of the existing dwelling at Manor Cottage Farm.
- 4.2 Buildings E5, E6 and E7 form a 'U' shape around an area of hardstanding with an access way passing from the front of the site to the rear between E6 and E7. These three buildings are single storey in height. The access road heads north eastwards towards buildings E9 and E11. Building E9 is presently an open fronted structure, with a gable roof (central parts missing), mainly open sides and partly clad rear elevation. Structure E11 is partly sheet metal clad structure with a double gable style roof. The structures lie in an open area of land, relatively overgrown at the time of the site visit.
- 4.3 The proposal is to replace buildings E5, E6 and E7 with a single storey detached dwelling in this central part of the site. The dwelling would be a three bedroom bungalow, with a hipped tiled roof and elevations finished in black feather edged horizontal timber cladding. The property would be set in a modest sized plot with two parking spaces.

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- 4.4 Building E9 would be replaced by a two storey detached dwelling. The design would follow that of the structure it would replace, albeit with a lower ridge height by 1.6m. The roof would be of a gable design and the window style that would liken the appearance to a converted barn. Building 11 would have a double gable design similar to that of the existing building and would be a single storey building. The ridge height would be slightly higher than that of the existing by 0.3m; however the eaves height would be reduced by 0.6m.
- 4.5 The two dwellings would have a relatively modest curtilage around each with two parking spaces sited towards the front of both properties. The two dwellings would be finished in black feather edged horizontal timber cladding and slate roof tiles.
- 4.6 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.
- 4.7 Evidence of the applicant's design approach is set out below:

Assessment	The character of the surrounding area is assessed as including two existing former farm buildings (units E11 and E9) which have been in commercial use for many years together with building E6 and associated building E7, also former farm buildings, which have been used as a carpentry workshop and store.
	No site features worthy of retention were identified.
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The applicant's reasons for choosing the proposal from the available options were to redevelop the buildings rather than refurbish them provides an opportunity to meet in full the requirements for modern, sustainable, energy efficient buildings in this location.

- 4.8 Further details of the development are as follows:

Site area	0.29 hectares
Existing use	Commercial
Proposed use	Residential

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Proposed parking spaces	6
Parking standard	6 (maximum)
Density of the surrounding area	12 dwellings per hectare (Taltas to Marantha Rectory Lane)

5.0 Policy Context

5.1 Designation

Locally Listed Building
Metropolitan Green Belt

5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)
CS3 (Green Belt)
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS14 (Housing Needs)
CS15 (Affordable Housing)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Heritage Sites	Pc 10
Metropolitan Green Belt	Co1, Co3
Housing	Ho9, Ho13, Ho16
Housing Outside Urban Areas	Ho24
Employment	Em1A
Movement	Mo5, Mo6, Mo7

5.4 Other Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

Supplementary Planning Guidance

Surrey Design
Local Distinctiveness Design Guide
A Parking Strategy for Surrey
Parking Standards for Development
Householder Extensions and
Alterations
Affordable Housing

Other

Human Rights Act 1998
Community Infrastructure Levy
Regulations 2010

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6.0 Assessment

6.1 The main issues to consider are:

- Impact on the Green Belt
- Loss of employment use
- Design appraisal
- Neighbour amenity
- Access and parking
- Impact on trees
- Archaeology
- Ecology
- Infrastructure contributions
- Affordable Housing

Impact on the Green Belt

- 6.2 The application site is located within the Metropolitan Green Belt; the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of green belts are their openness and permanence. The National Planning Policy Framework (NPPF) states that the local planning authority should regard the construction of new buildings as inappropriate development in the green belt. Inappropriate development is by definition, harmful to the green belt and should not be approved except in very special circumstances
- 6.3 The NPPF (paragraph 145) includes within it provisions for the redevelopment of brownfield sites within the Green Belt on the following basis: "limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
– not have a greater impact on the openness of the Green Belt than the existing development;'
- 6.4 The definition of Previous Developed Land (PDL) contained in the NPPF is: "Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time".
- 6.5 The wider site is made up of the existing dwellings (Manor Cottage Farm and attached bungalow) and a collection of buildings extending along a ribbon of

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development north eastwards from the dwellings. The site was formerly a pig farm. Whilst the definition of PDL specifically excludes agricultural buildings, there is extensive planning history at the site that has been explored in recent similar proposals that has included commercial uses of the buildings that pertain to this application. The most recent planning application at the site (17/00443/CU) sought consent for change of use and conversion, alteration and refurbishment of units E9 & E11. This application was refused as the proposed development would, by virtue of the scale of development, intensification of the use of the site and the change of use of open rural land to become residential curtilage, constitute inappropriate development, and would result in substantial harm to the openness and countryside characteristic of the Green Belt, as well as the purposes of including land within it.

- 6.6 This application seeks a more comprehensive redevelopment of the site than that of previous applications. The application has been supported by a letter from the applicant that outlines the Applicant's ownership history and use of the site. The Applicant raises the planning application 89/012080/CLP (use of premises for the business operation of parking storage servicing maintenance and report of motor vehicles). This application was refused however whilst an established use certificate was not granted, the Inspector did grant permission to use the land and buildings for the business operation of parking, storage, servicing and maintenance of motor vehicles subject to conditions. Photographs on the file show the storage of vehicles and maintenance of vehicles within building E11.
- 6.7 The applicant also raises application 91/09470/F (continued use of building as carpentry workshop). This application was also refused however allowed on appeal.
- 6.8 Through examination of the planning history, it is accepted the site constitutes previously development land. Whilst historically the structures have been in various forms of commercial use, it would appear this use ceased some time ago, however paragraph 145 (g) of the NPPF does consider the partial or complete redevelopment of previously developed land whether redundant or in continuing use. In this instance, whilst the buildings appear not in use at present time or in recent years, their redevelopment can be considered compliant with policy providing there is not greater impact upon the openness of the green belt.
- 6.9 Examination has been made of the wider curtilage. During the site visit, the land around buildings 9 and 11 appeared overgrown with no evidence of use of this wider curtilage. Planning application ref: 89/12080/CLP, although the appeal was dismissed, conditional planning permission was granted for the continuation of the use of these buildings with a much reduced curtilage shown tight around the buildings and avoiding a spread of development into open land as is presently proposed.
- 6.10 Unlike the earlier planning applications, this application seeks a more comprehensive redevelopment of the site than that of previous applications.

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The proposal would also see a reduction in scale of the residential buildings from that of the present buildings on site and those previously proposed.

- 6.11 The site visit showed the buildings identified on the block plan are in various states of repair, some more dilapidated than others. Building 9 is a tall, largely open sided agricultural building, and given its agricultural appearance, is of a typical design of building in the countryside and green belt and its impact on the upon the character of the area is thereby limited by virtue of its 'typical' agricultural type design. Building 5 is a low level brick building in a traditional style. Buildings 6 and 7 are also of a low scale, and do not appear particularly visually obtrusive in their setting. Building 11 is of a larger scale, and with building 9 these two occupy a more isolated position at the north eastern end of the site, furthest from Manor Cottage Farm house and other buildings on the site.
- 6.12 Analysis of the information provided shows the combined development would have a 11% decrease in volume, and 14% decrease in footprint and a 16% increase in gross internal floor area. In addition to these calculations, the total curtilage proposed for the three dwellings equates to approximately 2027m². Looking individually at each building, units 5, 6 and 7 proposed to be replaced by a single storey dwelling would result in a decrease in volume, footprint and floor area, however the resultant building would be 0.6m higher than any of those being replaced and would have a formal curtilage of approximately 588m².
- 6.13 The dwelling proposed to be replaced by Unit 9 would be a two storey house, 22% lesser in volume, however equal in footprint with a 100% increase in gross internal floor area. The dwelling proposed to replace Unit 11 would be 21% lesser in volume, however also equal in footprint with a 40% increase in floor area. Also unit 11 would see an increase in height of 1.7m. The proposed dwellings would have a curtilage of approximately 701m² and 738m² that would spread into presently undeveloped open parts of the site.
- 6.14 In arithmetic terms, the proposal would result in a net reduction in volume and footprint, however a net gain in floor area. The proposal would also introduce three formal curtilages into the site and the associated domestic paraphernalia that would involve. The existing buildings are of a largely agricultural and rural appearance, in particular 5 and 9, 9 being largely open. The proposed dwellings and their curtilages would have a greater visual impact upon the area and, for these reasons the proposed spread of development and scale of the proposal is considered to result in harm to the green belt.
- 6.15 To address these concerns, as well as those around design, amended plans were sought and the revised plans show a comprehensive scheme for the development of three dwellings with a rural character.
- 6.16 Buildings 5, 6 and 7 would be replaced by a single storey dwelling. Whilst greater in height than the existing buildings, the revised plans show a more

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traditionally design dwelling with a fully hipped roof design and materials that would compliment the rural character of the area.

- 6.17 Building 9 would be replaced by a dwelling that would have the appearance of a converted barn. Whilst slightly taller than the originally submitted plan, there would be a reduction in eaves and ridge height than the existing structure and the steeper pitch allows for a more traditional pallet of materials to be used. The building would be a reduction in volume terms although an increase in regard to internal floor area due to the creation of a first floor.
- 6.18 Building 11 would be replaced by a single storey dwelling. Whilst the building would be 0.3m greater in ridge height, the eaves would be lower resulting in a reduction in volume terms. The floor area would be equal to that of the existing. This dwelling has a more traditional appearance than the first proposed scheme.
- 6.19 Amendments were sought to the proposed curtilage, in particular to units 9 and 11 whereby the combined curtilage has been reduced by approximately 421sqm (29%). The proposed curtilage is now similar to that approved under historic application 89/12080/CLP.
- 6.20 Overall, such mathematical measurements in terms of impact is considered relevant when assessing the impact of proposals upon openness. The measure of 'openness' is not defined in the Framework but matters such as form, bulk, height and siting are used in relevant Borough Local Plan Green Belt policies. Policy Co1 of the adopted Local Plan and National Green Belt policy directs that other factors can determine openness and is not solely base on a crude volumetric or floor space calculation. In this regard the sprawl of development existing versus proposed is important to consider and the proposal is considered to reduce that which exists. Furthermore, the commercial nature of the site, with the potential activity and intensity of use that could occur with employees, deliveries and customers, parking and associated comings and goings is considered greater than that which would occur from three residential properties.
- 6.21 Therefore when considering the site is considered to be previously developed land (PDL) and considering the benefit to the openness of the Green Belt that would result, the proposal is deemed to be appropriate development within the Green Belt under para 145 of the NPPF and is therefore acceptable in principle. There is no objection in principle to a potential redevelopment of the site on this basis and such a redevelopment would help the Council meet some of the Borough's identified housing need and furthermore would be welcomed as a contribution to housing supply.

Loss of employment use

- 6.22 The existing site comprises employment-generating uses were the buildings bought back into use, which are protected by Policy Em1a of the Borough Local Plan if they are considered suitably located. However it is accepted that the site is located outside of any employment generating areas and within a

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rural location, and it is generally considered to be unsuitably located for continued employment use and so the principle of residential redevelopment is accepted under Policy Em1a

Design appraisal

- 6.23 The application proposes the erection of three detached dwellings following demolition of the existing buildings. The proposed new dwellings would be in a similar position to those that they replace, utilising the existing access into and through the site.
- 6.24 Amended plans were sought during the course of the application to address concerns over the proposed design approach in the context of the setting of the listed building, Manor Cottage Farm and the rural character of the surroundings. The site is a Georgian former farm yard and the use of traditional design would be appropriate in the setting of the locally listed building and characteristic of the countryside. The submitted amended drawings were considered to overcome these initial concerns such that the design of the dwellings would now be of a rural appearance with the resemblance of a barn conversion style. The dwellings would have traditional roof forms of either hips or gables and would be finished in a palette of traditional materials including black feather edged horizontal timber cladding and slate roof tiles. The dwellings are individually designed with a cohesive style. This design approach is considered appropriate for the locality with the buildings creating a traditional, rural character.
- 6.25 The dwellings would have generous separation distances between plots and to the site boundaries. Areas of landscaping and parking would be included to the front and side of the dwellings.
- 6.26 Therefore the proposal is considered to be acceptable with regards its design and impact upon the character and appearance of the area. The design successfully integrates with the locality and is therefore acceptable on this basis. The existing buildings on site are not considered to be of high architectural merit, and their loss is not considered to warrant refusal of the application, on an architectural level.

Neighbour amenity

- 6.27 The proposed development has been considered with regards to its impact on the amenity of neighbouring properties. The nearest neighbouring dwellings are approximately 80m to the west and given this high level of separation, the proposal is not considered to result in harm to neighbouring dwellings.
- 6.28 There are two residential properties within the wider site of Manor Cottage Farm, however these are also generously separated from the application site by approximately 30m and therefore the proposal is not considered to give rise to a harmful impact upon the amenities of these properties.

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Access and parking

- 6.29 The application proposes to utilise the existing entrance into Manor Cottage Farm and proposed two parking spaces to serve each dwelling.
- 6.30 The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements subject to conditions.
- 6.31 The County Highways Authority notes the existing access would be able to accommodate the likely increase in traffic that the proposed development would lead to. There is adequate parking proposed, and the site layout would be able to accommodate the turning movements of cars. In terms of refuse collection, the developer has not demonstrated that refuse vehicles would be able to enter and leave the site in forward gear. A condition is recommended that the developer provides a refuse storage area within 25 metres of the highway.

Impact on trees

- 6.32 There are mature trees in and around the application site and the submitted information does not include the relevant arboricultural information such as an impact assessment which would assess the impact the scheme will have on the existing tree stock, and a tree protection plan that would ensure the retained trees are adequately protected during development stage. Failure to provide this information could have an impact on the green belt. Despite these concerns the existing trees and vegetation to comprise mainly of low quality specimens and therefore the relevant arboricultural information can be secured by condition.

Archaeology

- 6.33 The site is adjacent to an area identified as being of High Archaeological Potential but the proposed redevelopment is largely confined to the footprints of existing buildings that will have removed an archaeology that may have been present and so the Principal Archaeologist at Surrey County Council has archaeology concerns in this case.

Ecology

- 6.34 The site lies within a rural setting, approximately 150 south west of a Local Nature Reserve. Following consultation with Surrey Wildlife Trust, an ecological survey was requested from the Applicant and in the absence of this information, it is not clear if the proposal would have a significant impact upon biodiversity and wildlife habitat and therefore not possible to assess appropriate mitigation or compensation measures.

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- 6.35 A Preliminary Ecological Appraisal, dated 1st May 2019 and prepared by Greenlink Ecology Ltd was submitted. A survey was undertaken on site on 16th April 2019. The report concludes there is negligible risk of the buildings being used for bat roosting and low risk of bats being directly impacted on by the proposals and low probability of reptiles being present and at risk of impacts as a result of the proposed works. Mitigation measures are however recommended on a precautionary basis in regards to reptiles. To avoid the seasonal risk of impacts in relation to potentially suitable habitats/features, mitigation measures have been recommended for breeding birds.
- 6.36 All bat species, their breeding sites and resting places are fully protected by law and the protected species legislation applies independently of planning permission. A condition would be attached to a grant of planning permission to ensure the proposal is undertaken in accordance with the mitigation methods stated within the appraisal.

CIL

- 6.37 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, roads, public transport and community facilities which are needed to support new development. This development would be CIL liable although, the exact amount would be determined and collected after a grant of planning permission.

Affordable housing

- 6.38 Core Strategy Policy CS15 and the Council's Affordable Housing SPD require financial contributions towards affordable housing to be provided on housing developments of 1-9 units. However, the 2018 NPPF makes clear such contributions should not be sought from developments of 10 units or less.
- 6.39 In view of this the Council is not presently requiring financial contributions from applications such as this resulting in a net gain of 10 units or less. The absence of an agreed undertaking does not therefore warrant a reason for refusal in this case.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

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

Plan Type	Reference	Version	Date Received
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Location Plan	MFC/567911/001		12.11.2018
Existing Plans	MFC/6/101		12.11.2018
Existing Plans	MFC/5/101		12.11.2018
Site Layout Plan	MFC/567911/100	D	18.03.2019
Combined Plan	MFC/911/102	C	18.03.2019
Combined Plan	MFC/911/101	B	18.03.2019
Proposed Plans	MFC/567/120	A	18.03.2019

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.

3. No development shall take place until the developer obtains the Local Planning Authority's written approval of details of both existing and proposed ground levels and the proposed finished ground floor levels of the buildings. The development shall be carried out in accordance with the approved levels.

Reason:

To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

4. No development above ground floor slab level shall take place until written 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.

Reason:

To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

5. No development shall commence including demolition and or groundworks preparation until a detailed, scaled Tree Protection Plan (TPP) and the related Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of service routings. The AMS shall also include a pre commencement meeting, supervisory regime for their implementation & monitoring with an agreed reporting process to the LPA. All works shall be carried out in strict accordance with these details when approved.

Reason:

To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction – Recommendations' and policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan.

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6. No development shall commence on site until a scheme for the landscaping of the site including the retention of existing landscape features has been submitted to and approved in writing by the LPA. Landscaping schemes shall include details of hard and soft landscaping, including any tree removal/retention, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation and management programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing with the local planning authority.

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, shrubs of the same size and species.

Reason:

To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4, Pc12, Ho9 of the Reigate and Banstead Borough Local Plan 2005.

7. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning] areas shall be retained and maintained for their designated purposes.

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 2018 and Policy M05 highway safety, Policy Mo7 Parking, and policy Mo6 Turning Space of the Reigate and Banstead Local Plan 2005.

8. No development shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) provision of boundary hoarding behind any visibility zones
 - (f) measures to prevent the deposit of materials on the highway
 - (g) on-site turning for construction vehicles
- 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:

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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 2018 and Policy M05 highway safety, Policy Mo7 Parking, and policy Mo6 Turning Space of the Reigate and Banstead Local Plan 2005.

9. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

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 2018 and the Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

10. The development shall not be occupied until a refuse collection area has been provided within the site within 25 metres of the highway in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority.

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 2018 and Policy M05 highway safety, of the Reigate and Banstead Local Plan 2005.

11. The development shall not be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the occupation of the development hereby permitted.

Reason:

To preserve the visual amenity of the area and protect neighbouring residential amenities with regard to the Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Pc4.

12. No areas of soft landscaping or breaking up of the existing hardstanding should occur on site without the written consent of the Local Planning Authority. In giving consent, evidence may be requested by the Local Planning Authority to demonstrate that any such works would not give rise to harm to humans by way of contamination arising from historic uses of the site.

Reason:

To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled

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waters with regard to Reigate and Banstead Borough Council Local Plan 2005 policy Ho9 and the NPPF.

13. The development must either submit evidence that the building was built post 2000 or provide an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation submitted to control risks to future occupiers. The scheme must be written by a suitably qualified person and shall be submitted to the LPA and must be approved prior to the commencement of development. The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not required by the scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation

Reason:

To ensure that a satisfactory strategy is put in place for addressing contaminated land before development commences and to make the land suitable for development without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy Ho9 and the NPPF.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification), no first floor windows, dormer windows or rooflights other than those expressly authorised by this permission shall be constructed.

Reason:

To ensure that the development does not affect the amenity of the neighbouring property by overlooking and to protect the visual amenities of the area in accordance with Reigate and Banstead Borough Local Plan 2005 policy Ho9.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions permitted by Classes A,B, C, D or E of Part 1 of the Second Schedule of the 2015 Order shall be constructed.

Reason:

To control any subsequent enlargements in the interests of the visual and residential amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Ho13, and Ho16

16. The development hereby permitted shall be implemented in full accordance with the mitigation measures detailed in section 5.1 and the enhancement measures detailed in section 5.2 of the Preliminary Ecological Appraisal by Greenlink Ecology Ltd dated 1st May 2019 with the relevant mitigation in place prior to first occupation of the dwellings.

Reason:

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To ensure the protection of the protected species with regard to Reigate and Banstead Borough Local Plan 2005 policy Pc2G and Reigate and Banstead Core Strategy 2014 policy CS2.

17. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to meet the objectives of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005).

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, a 140 litre wheeled bin conforming to British Standard BSEN840 and a 60 litre recycling box should be provided for the exclusive use of the occupants of that dwelling. Prior to the initial occupation of any communal dwellings or flats, wheeled refuse bins conforming to British Standard BSEN840, separate recycling bins for paper/card and mixed cans, and storage facilities for the bins should be installed by the developer prior to the initial occupation of any dwelling hereby permitted. Further details on the required number and specification of wheeled bins and recycling boxes is available from the Council's Neighbourhood Services on 01737 276501 or 01737 276097, or on the Council's website at www.reigate-banstead.gov.uk. Bins and boxes meeting the specification may be purchased from any appropriate source, including the Council's Neighbourhood Services Unit on 01737 276775.
4. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;

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- (c) Deliveries should only be received within the hours detailed in (a) above;
- (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
- (e) There should be no burning on site;
- (f) Only minimal security lighting should be used outside the hours stated above; and
- (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

5. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

REASON FOR PERMISSION

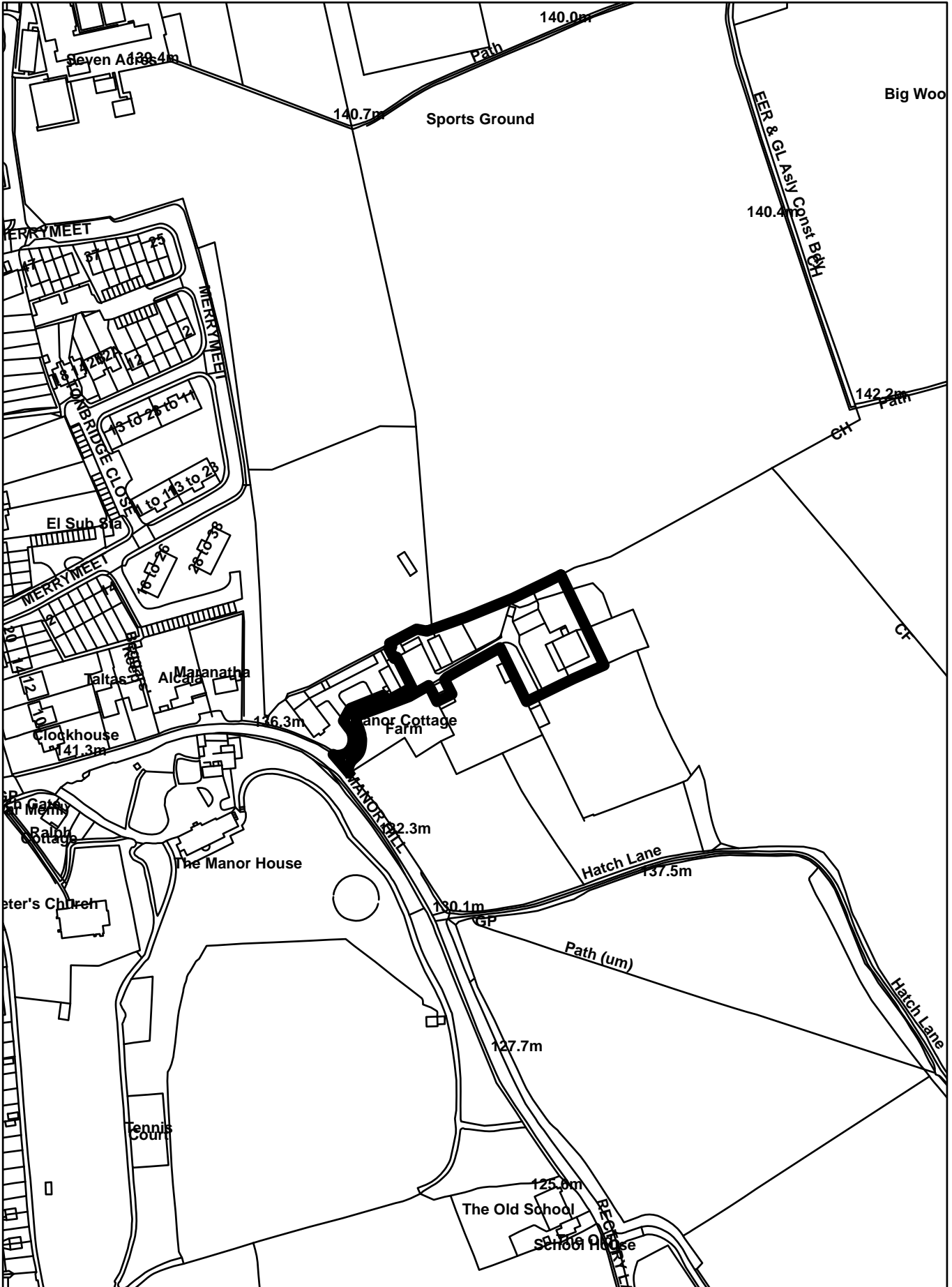
The development hereby permitted has been assessed against development plan policies Pc4, Pc10, Co1, Co3, Ho9, Ho13, Ho16, Ho24, Em1A, Mo5, Mo6, Mo7 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

Agenda Item 9

18/02368/F - Business Premises Rear Of Manor Cottage Farm, Rectory Lane, Woodmansterne



0cm 5m 10m 15m 20m 25m
 scale verification bar scale:1:250
 This drawing prints at A1.



HATCHED AREA INDICATES RESIDENTIAL CURTLAGE FOR REPLACEMENT DWELLING.

BUILDINGS REBUILT ON SAME FOOTPRINT AS EXISTING.

LINE OF PROPOSED CURTLAGE

approx. 2m HIGH BRICK WALL

UNIT 10 PREVIOUSLY DEMOLISHED

EXISTING AREAS & VOLUMES OF BUILDINGS REMOVED.		EXISTING AREAS & VOLUMES	
UNIT 5 VOLUME	= 210.7m ³	UNIT 9 VOLUME	= 779m ³
GROSS EXT	= 70.3m ²	GROSS EXT	= 98m ²
FOOTPRINT	= 70.3m ²	FOOTPRINT	= 98m ²
UNIT 6 VOLUME	= 342.5m ³	UNIT 11 VOLUME	= 745m ³
GROSS EXT	= 110m ²	GROSS EXT	= 181.3m ²
FOOTPRINT	= 110m ²	FOOTPRINT	= 181.3m ²
UNIT 7 VOLUME	= 164m ³		
GROSS EXT	= 63m ²		
FOOTPRINT	= 63m ²		
PROPOSED AREAS & VOLUMES		PROPOSED AREAS & VOLUMES	
REPLACEMENT DWELLING:		REPLACEMENT DWELLINGS	
VOLUME	= 473m ³	UNIT 9 VOLUME	= 607m ³
GROSS EXT	= 167.7m ²	GROSS EXT	= 98m ²
FOOTPRINT	= 167.7m ²	FOOTPRINT	= 98m ²
		UNIT 11 VOLUME	= 745m ³
		GROSS EXT	= 181.3m ²
		FOOTPRINT	= 181.3m ²

- D) ROOF PLAN TO UNITS 11 AMENDED. 15.03.19
- C) BOUNDARY BETWEEN UNITS 9 & 11 AMENDED. 08.03.19
- B) PLOT 6 HANDED. 25.02.19
- A) CURTLAGE OF UNITS 9 & 11 AMENDED 01.02.19

Hillman design Ltd
Architectural Practice

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 Carshalton Beeches
 Surrey, SM5 3LS
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 mail@hillmandesign.co.uk

PROJECT: UNITS 5, 6, 7, 9 & 11
 MANOR COTTAGE FARM, RECTORY LANE, WOODMANSTERNE SURREY, SM7 3NX
 DRAWING: SITE PLAN
 SCALE: 1:250 @ A1 DATE: FEB 17
 DRAWING NO: MFC/567911/100 REVISION: D

94

136.3m

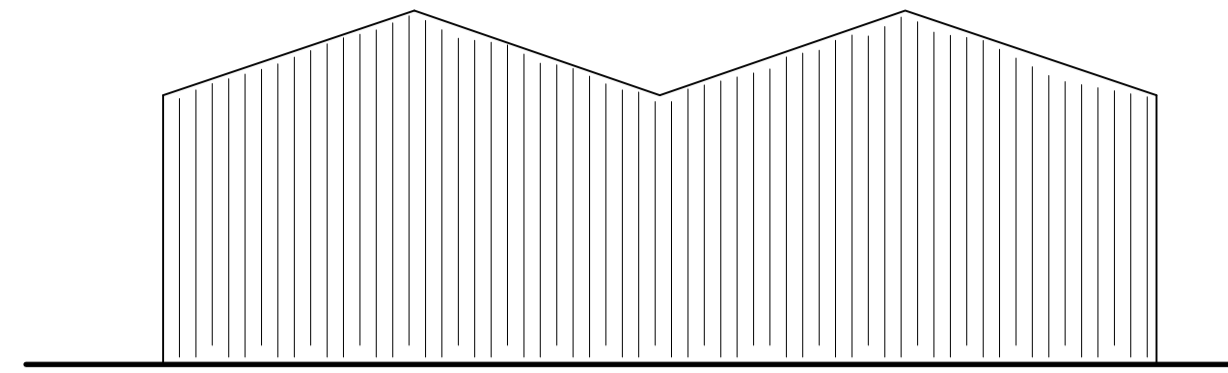
132.3m

SITE PLAN 1:250

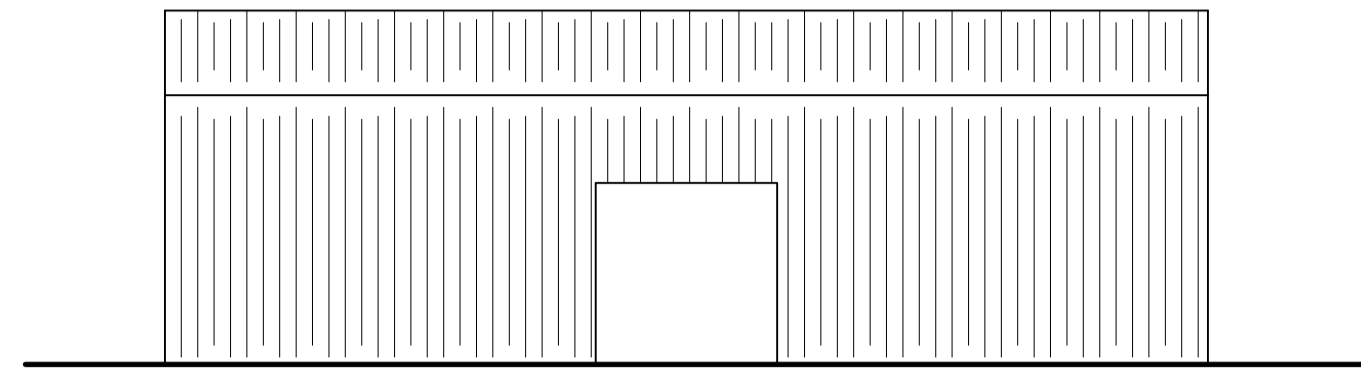
MANOR HILL

Agenda Item 9

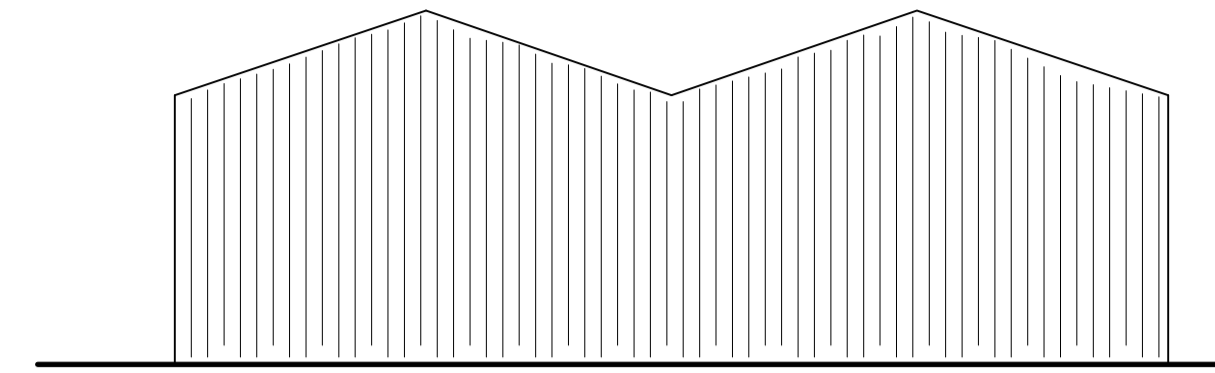
Planning Committee
 12 June 2019



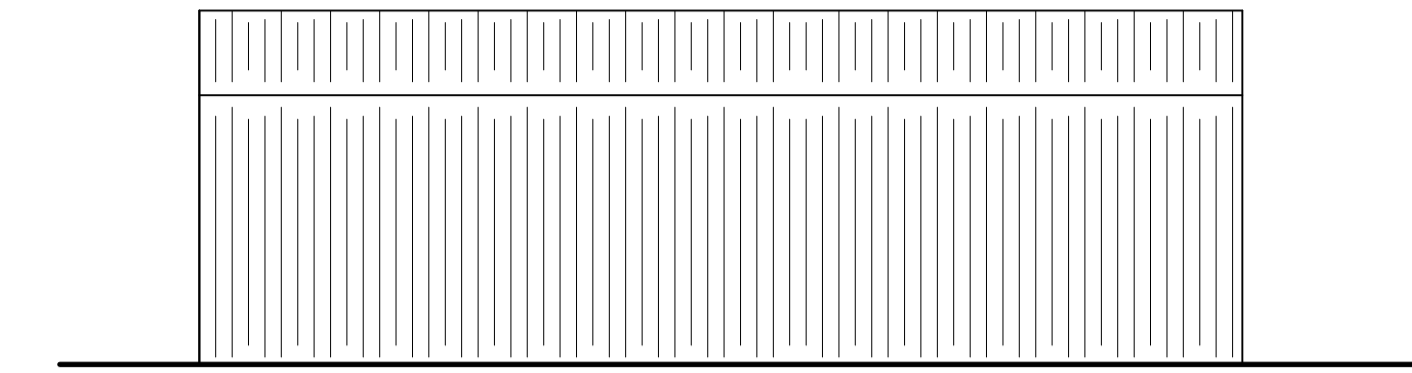
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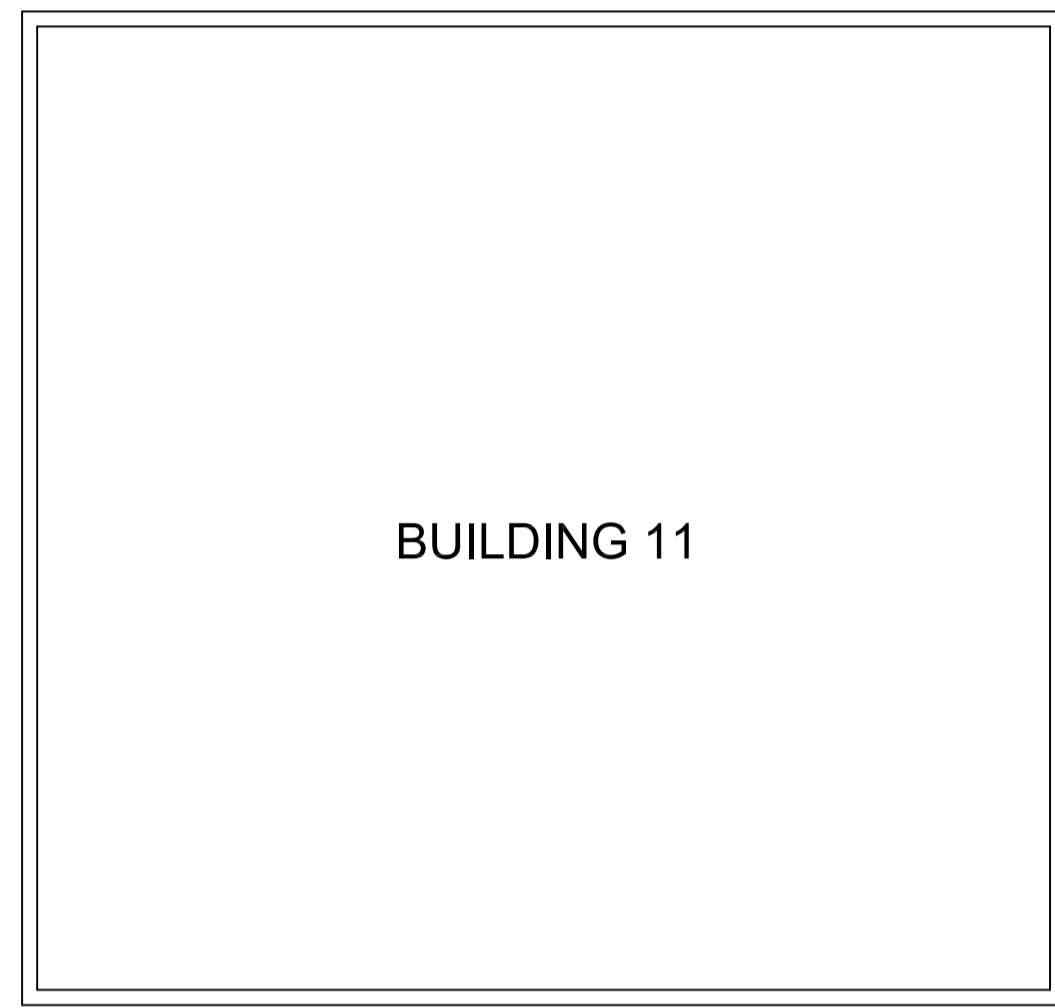
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EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

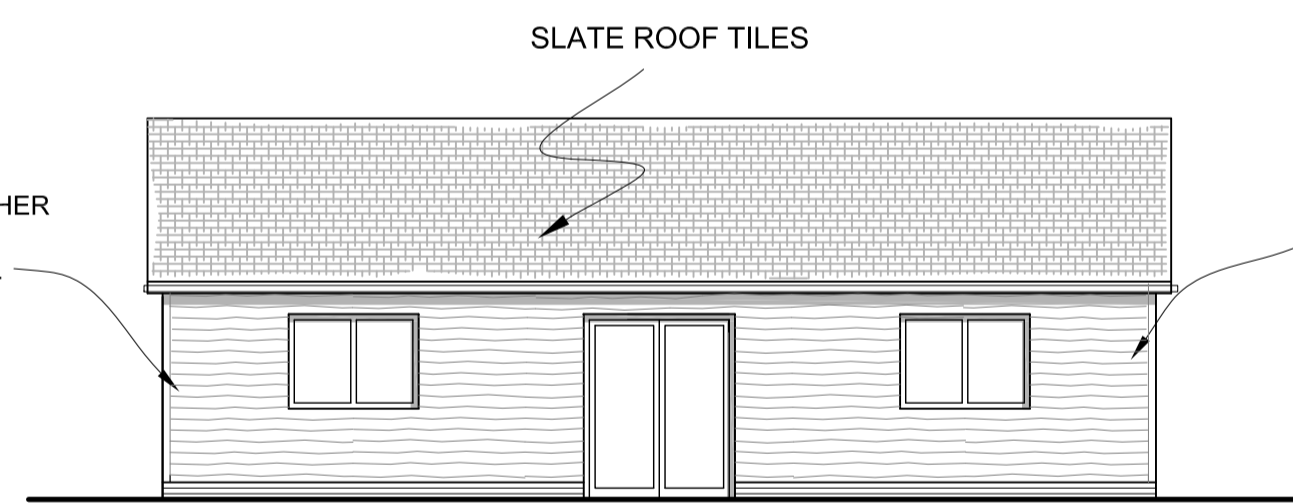


EXISTING FLOOR PLAN



PROPOSED FRONT ELEVATION
FACING SOUTH WEST

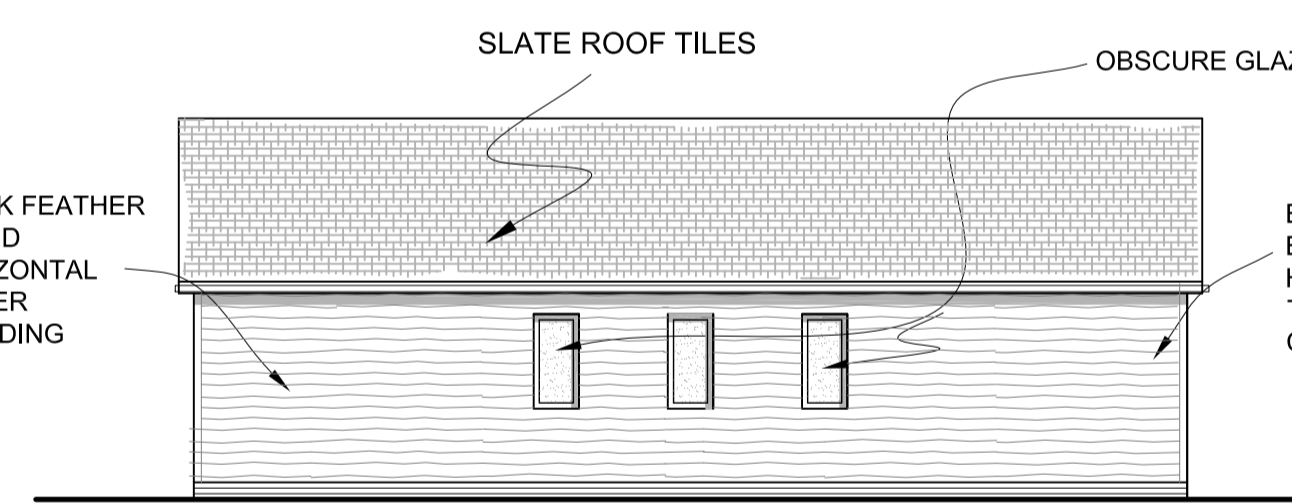
BLACK FEATHER
EDGED
HORIZONTAL
TIMBER
CLADDING



PROPOSED SIDE ELEVATION
FACING NORTH WEST

SLATE ROOF TILES

BLACK FEATHER
EDGED
HORIZONTAL
TIMBER
CLADDING



PROPOSED SIDE ELEVATION
FACING NORTH EAST

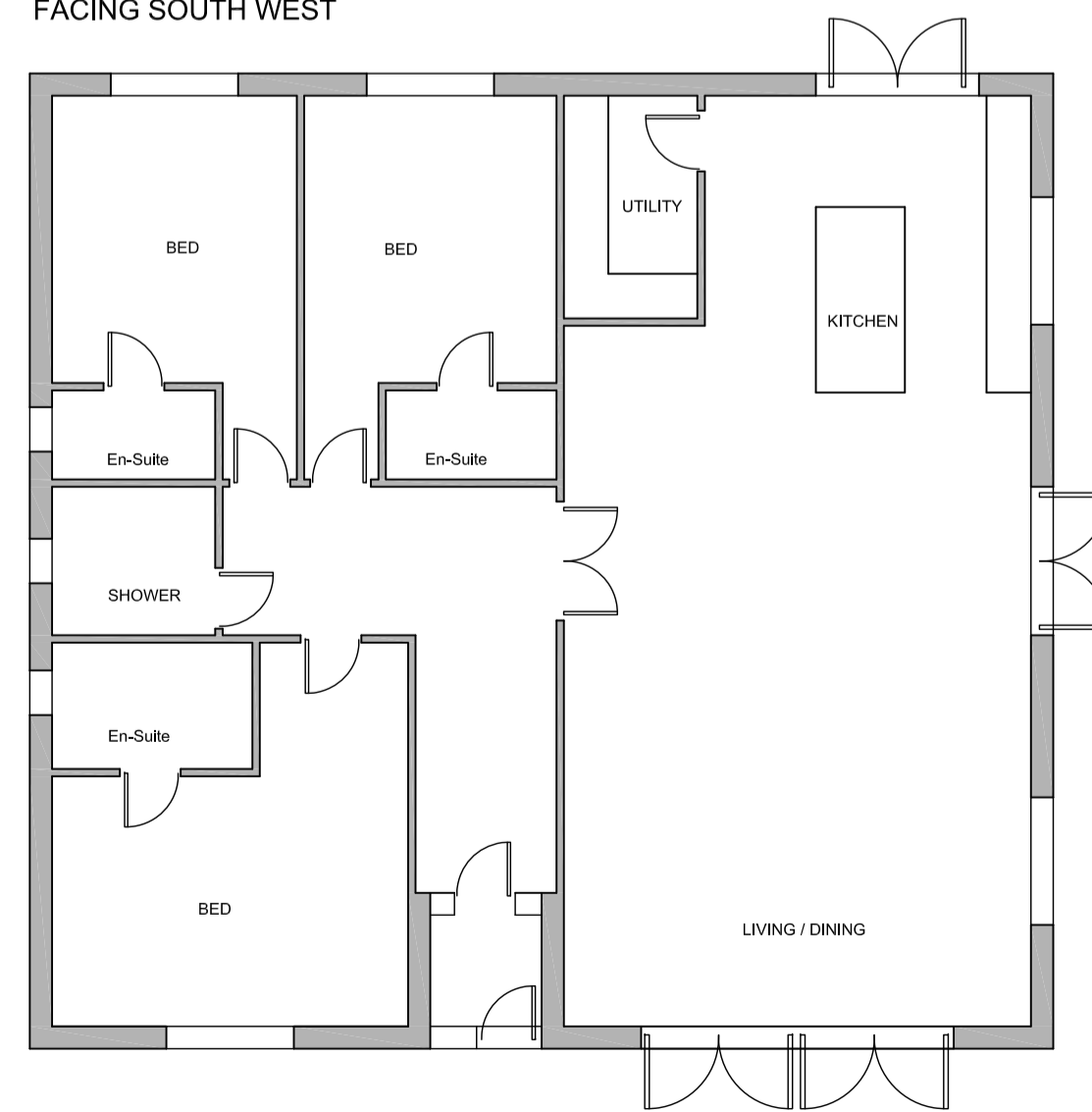
SLATE ROOF TILES

OBSCURE GLAZED WINDOW

BLACK FEATHER
EDGED
HORIZONTAL
TIMBER
CLADDING



PROPOSED REAR ELEVATION



PROPOSED GROUND FLOOR PLAN

GROUND FLOOR G.I.F.A. = 165.4sqm
TOTAL G.I.F.A. 165.4sqm



C ELEVATIONS AMENDED, MAR 19
B ELEVATIONS AMENDED, MAR 19
A) FIRST FLOOR REMOVED 01.02.19

Hillmandesign Ltd
Architectural Practice

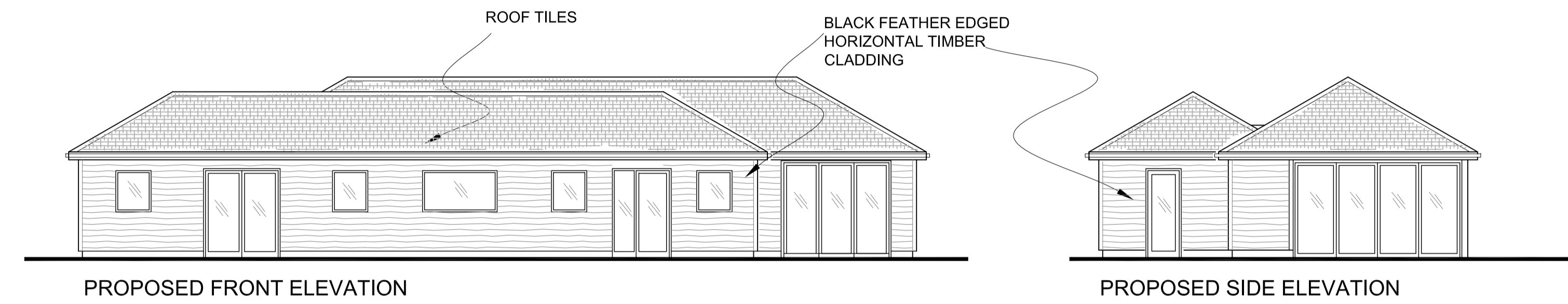
24 Crichton Road
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mail@hillmandesign.co.uk

PROJECT
UNITS 9 & 11
MANOR COTTAGE FARM,
RECTORY LANE, WOODMANSTERNE
SURREY, SM7 3NX

DRAWING
UNIT 11
EXISTING & PROPOSED
FLOOR PLANS & ELEVATIONS

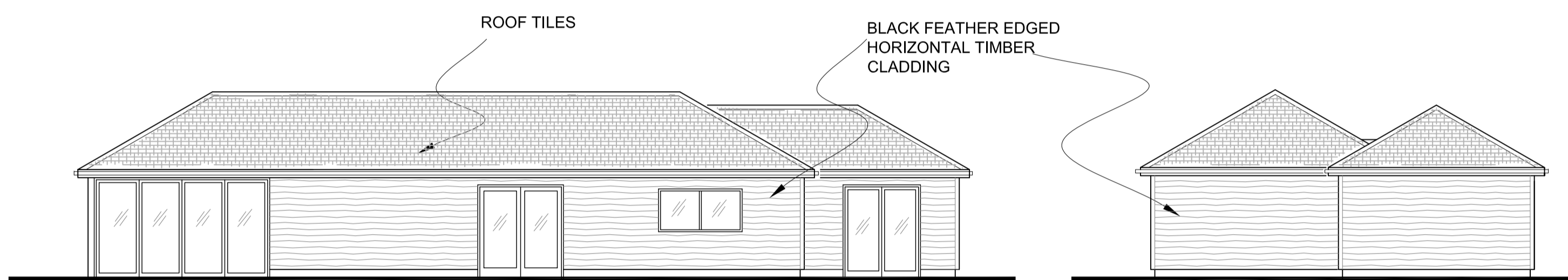
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DRAWING NO. MFC/911/102 REVISION C



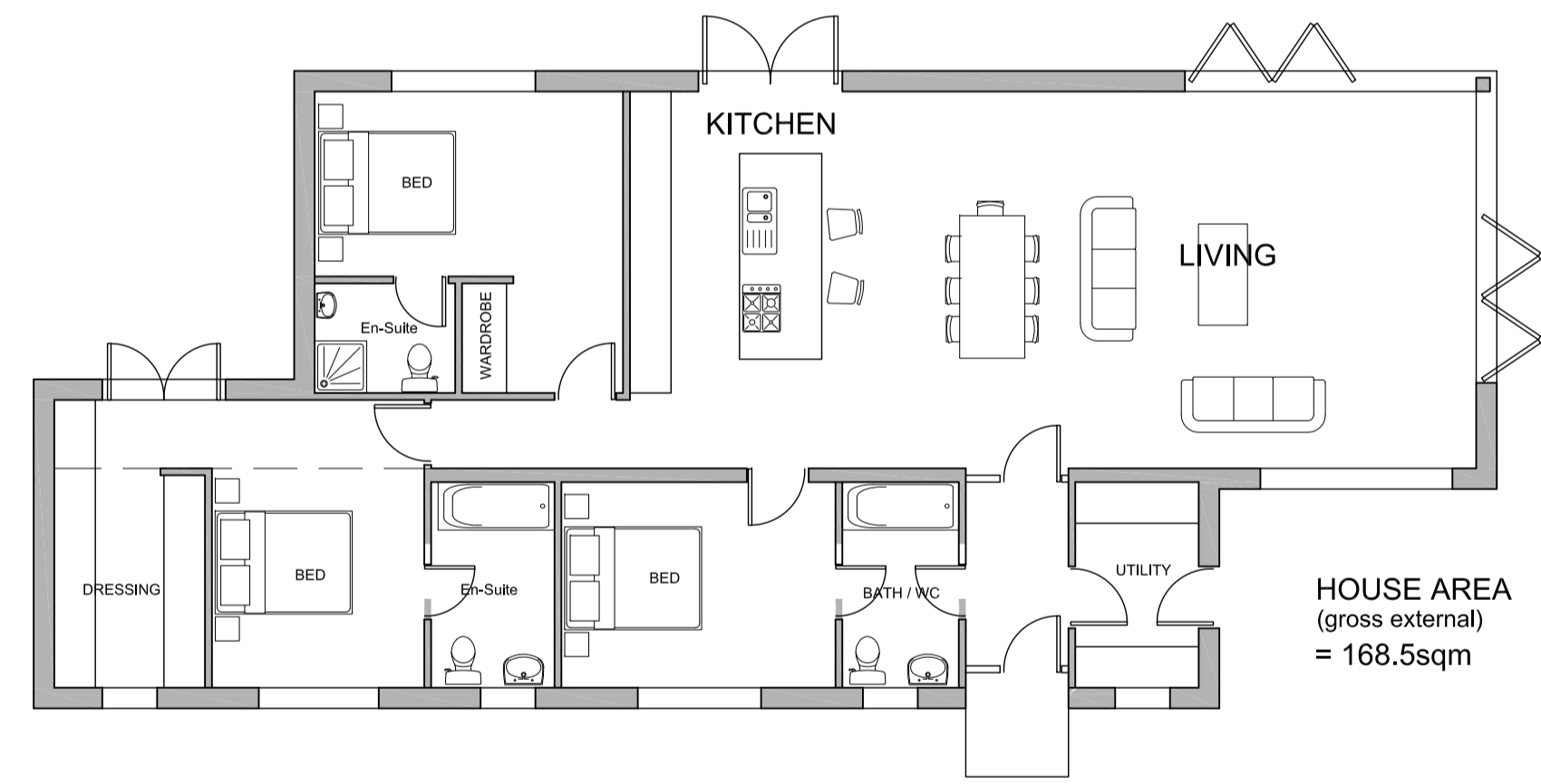
PROPOSED FRONT ELEVATION

PROPOSED SIDE ELEVATION



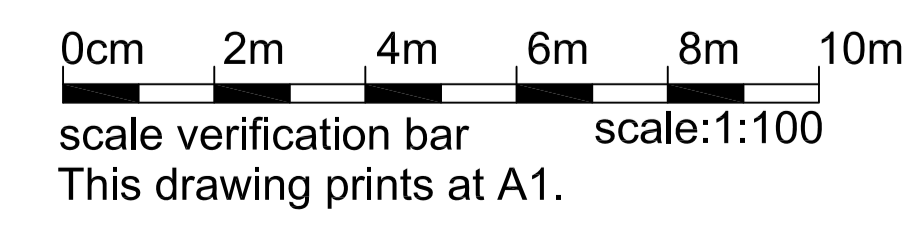
PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION



PROPOSED GROUND FLOOR

HOUSE AREA
(gross external)
= 168.5sqm



A ELEVATIONS AMENDED, BUILDING HANDED. FEB 19

Hillmandesign Ltd
Architectural Practice

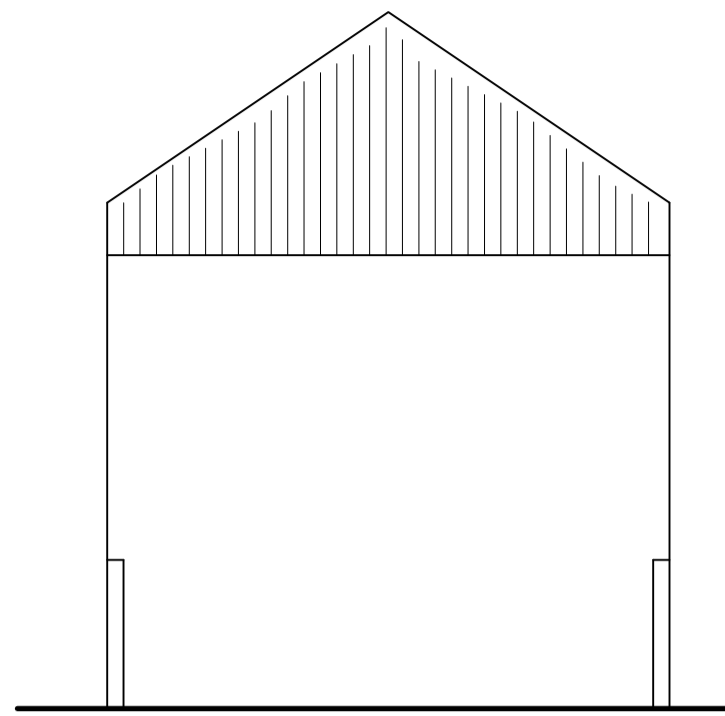
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mail@hillmandesign.co.uk

PROJECT
UNITS 5, 6 & 7
MANOR COTTAGE FARM,
RECTORY LANE, WOODMANSTERNE
SURREY, SM7 3NX

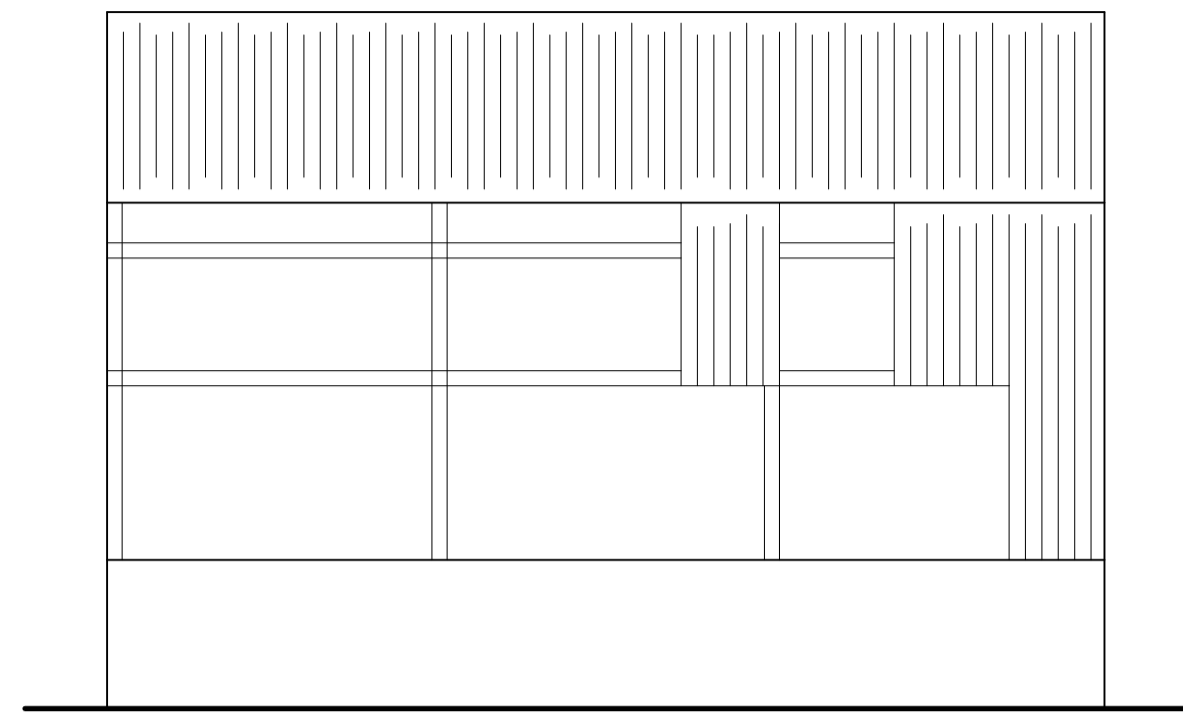
DRAWING
PROPOSED REPLACEMENT DWELLING
FLOOR PLAN & ELEVATIONS

SCALE DATE
1:100 @ A1 OCT 16

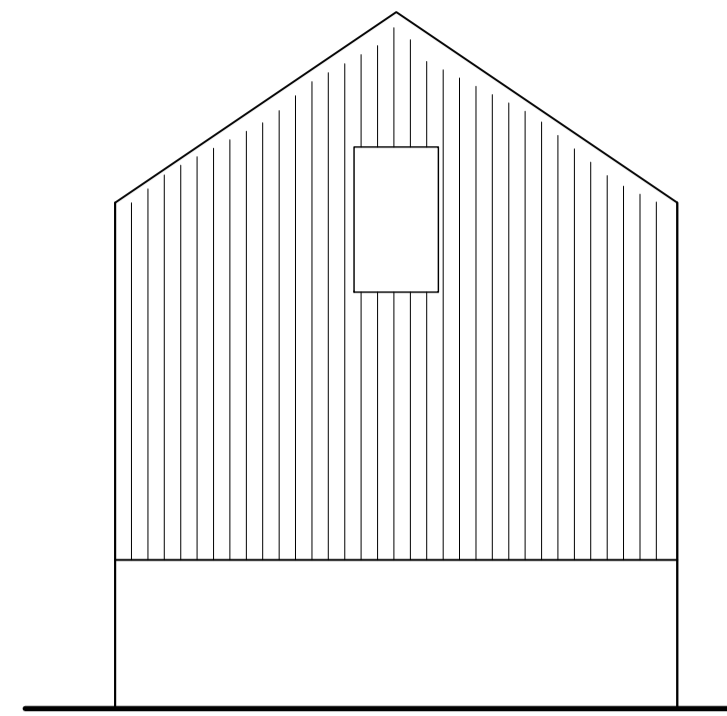
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MFC/567/120 A



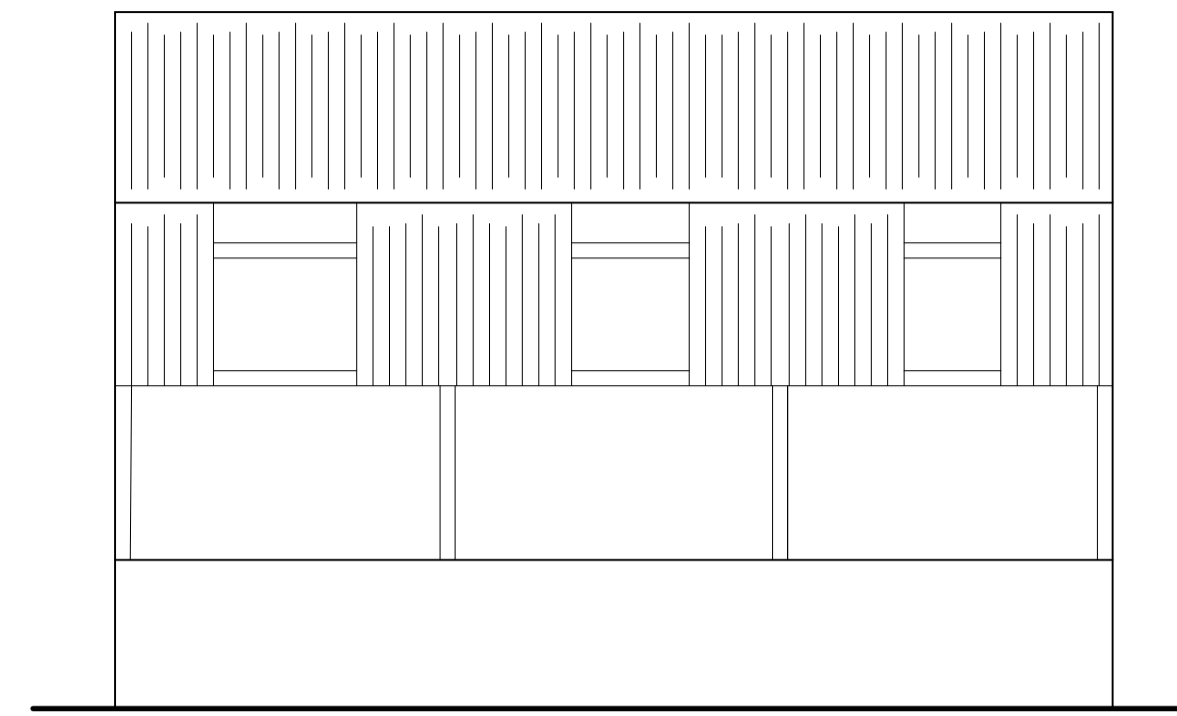
EXISTING FRONT ELEVATION



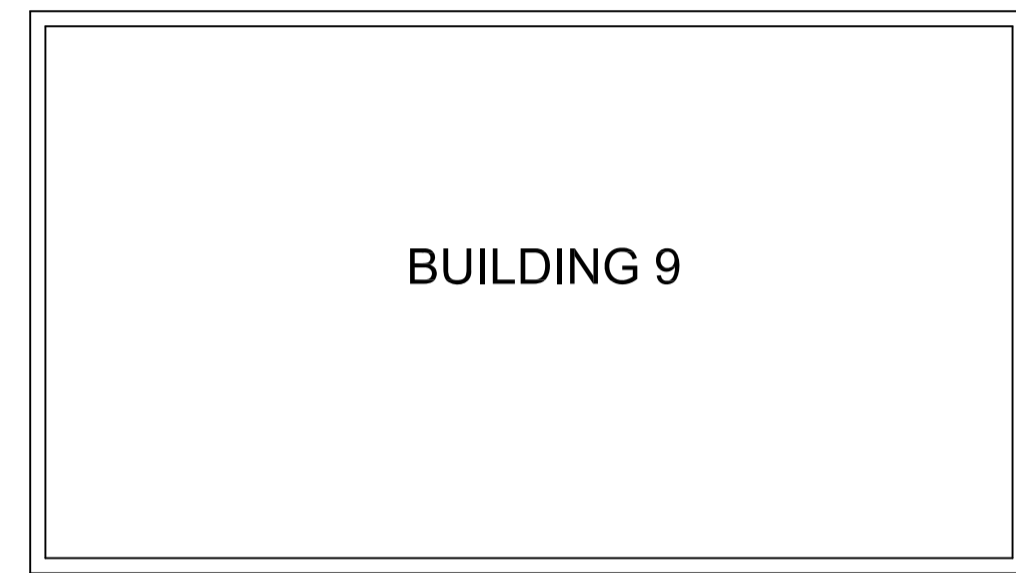
EXISTING SIDE ELEVATION



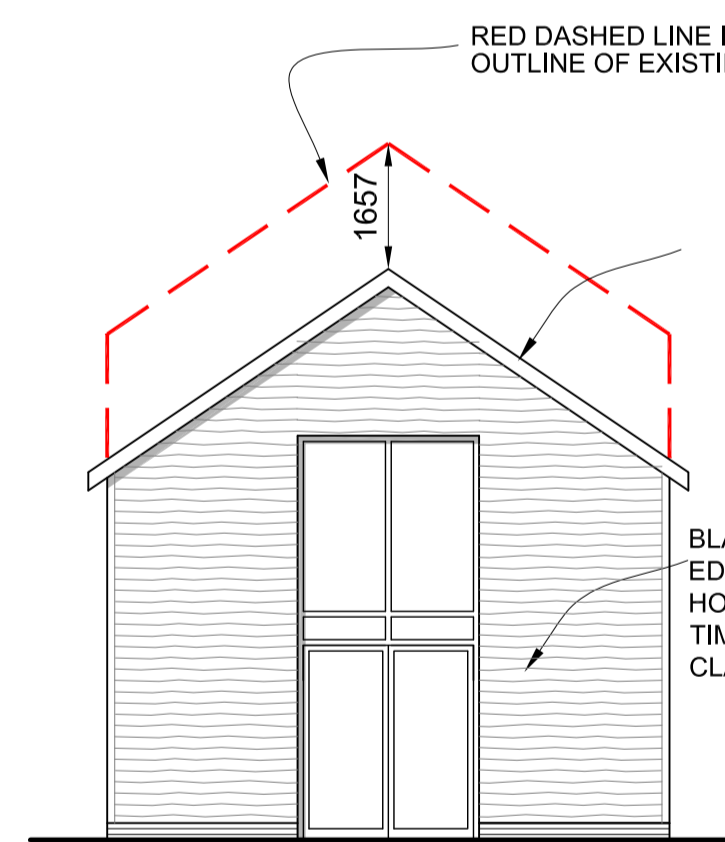
EXISTING REAR ELEVATION



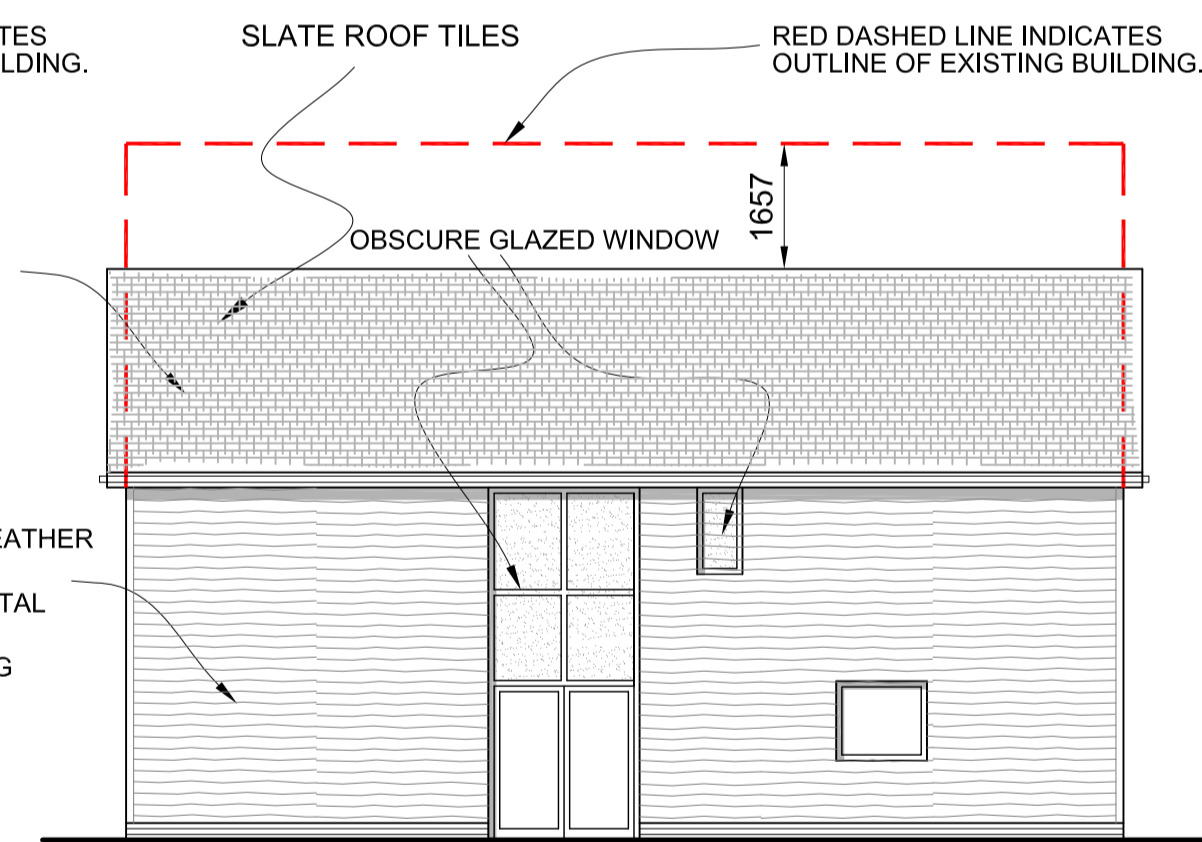
EXISTING SIDE ELEVATION



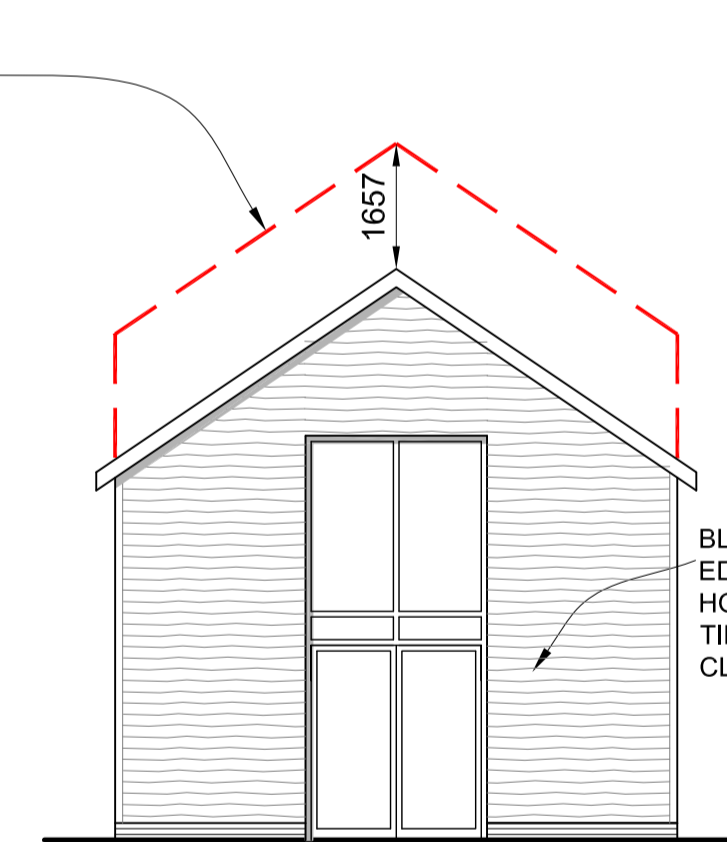
EXISTING FLOOR PLAN



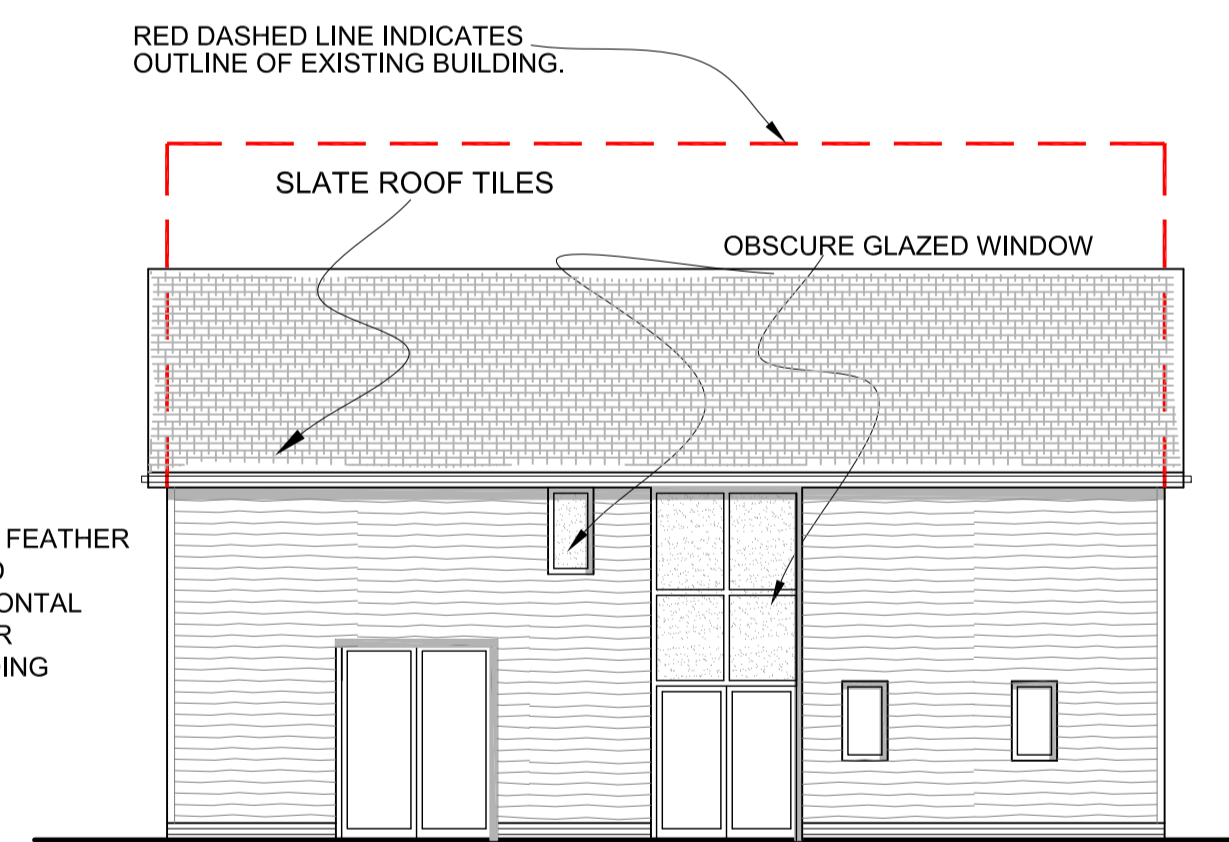
PROPOSED FRONT ELEVATION



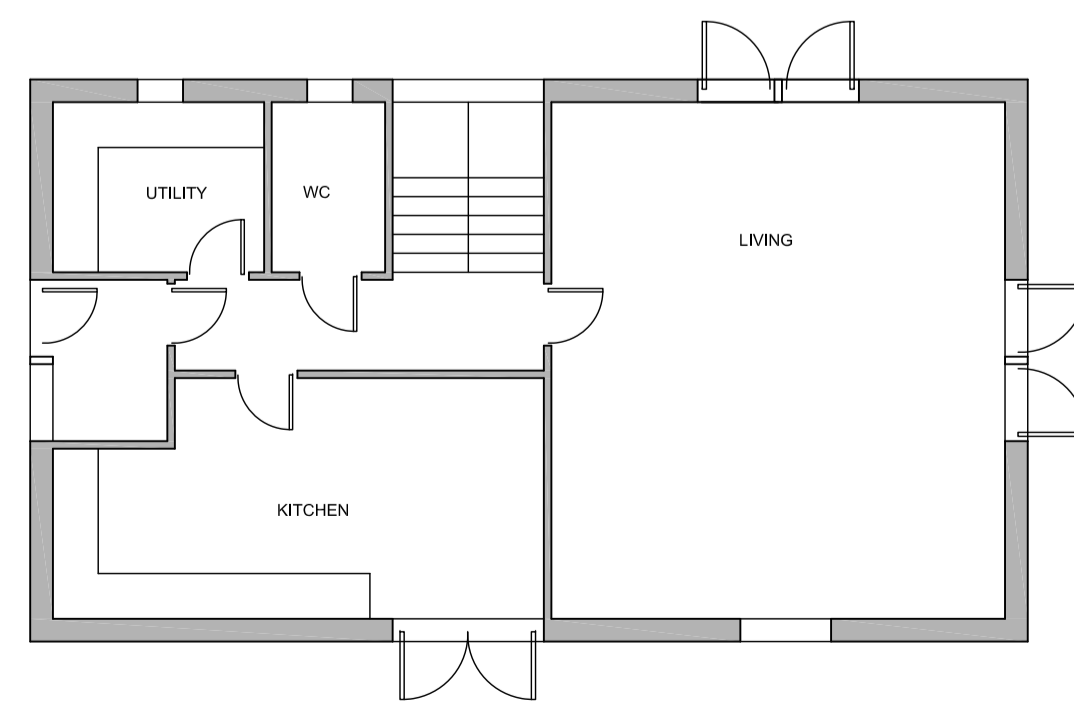
PROPOSED SIDE ELEVATION



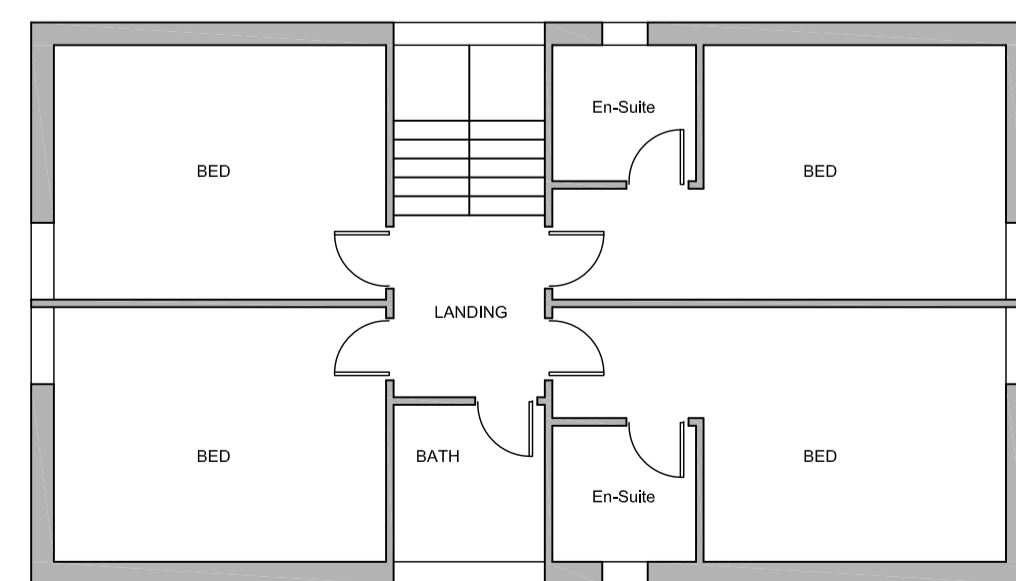
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

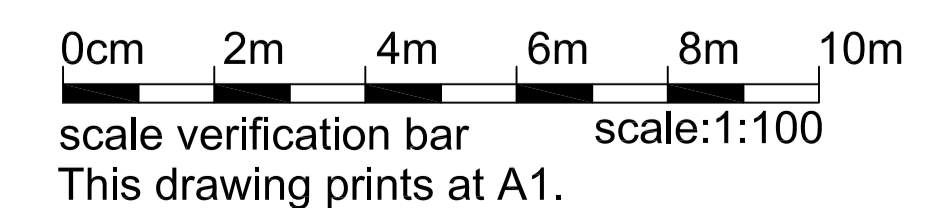


PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

GROUND FLOOR G.I.F.A. = 86sqm
FIRST FLOOR G.I.F.A. = 86sqm
TOTAL G.I.F.A. = 172sqm



B ELEVATIONS AMENDED, MAR 19
A ELEVATIONS AMENDED, MAR 19

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PROJECT
UNITS 9 & 11
MANOR COTTAGE FARM,
RECTORY LANE, WOODMANSTERNE
SURREY, SM7 3NX

DRAWING
UNIT 9
EXISTING & PROPOSED
FLOOR PLANS & ELEVATIONS

SCALE
1:100 @ A1
DATE
FEB17


DRAWING NO.
MFC/911/101
REVISION
B

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Agenda Item 10

Planning Committee
12 June 2019

Agenda Item: 10
19/00064/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	12 th June 2019
	REPORT OF:	DEVELOPMENT QUALITY MANAGER
	AUTHOR:	Matthew Sheahan
	TELEPHONE:	01737 276 514
	EMAIL:	Matthew.sheahan@reigate-banstead.gov.uk
AGENDA ITEM:	10	WARD: Horley Central and South

APPLICATION NUMBER:	19/00064/F	VALID:	24 th January 2019
APPLICANT:	Mr Stephen Randall	AGENT:	Mr Ken Brewer
LOCATION:	17 CHURCH ROAD HORELY SURRY RH6 7EY		
DESCRIPTION:	Two storey rear and side extension. As amended on 20/02/2019		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

This application is referred to Planning Committee on the grounds that the level of additional floor space would exceed 100 sq. metres in accordance with the constitution at the time of submission.

SUMMARY

This is a full application for the erection of a two storey rear and side extension to an existing guest house sited to the south side of Church Road in Horley. Church Road is largely residential in character, consisting of a mix of hotels/ guest-houses, with a mix of semi-detached and terraced dwellings in Pine Gardens to the east.

It is proposed to construct a two storey extension to the rear of the guest-house to provide staff accommodation to the ground floor with additional bedrooms and facilities to the first floor. The extension would have a pitched roof design forming two projecting gables. An existing extension and series of outbuildings would be removed to accommodate the proposal, which would have a maximum depth of 9m reducing to 5.6m by virtue of the staggered elevation. The design would be in keeping with the existing building, which is set back from the road, minimising views to the rear. The Massetts Road Conservation Area would be sited a sufficient distance away from the site to not be impacted.

Regarding impact on neighbour amenity, whilst the size of the extension would result in a change in the relationship between properties, it is considered that the level of projection beyond the rear building line would not be so substantial as to result in an unacceptable level of impact in regards to loss of light or being overbearing in nature.

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12 June 2019

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The additional bedrooms would result in the requirement for 11 parking spaces which would be provided by additional provision to the rear of the site which has historically but is not currently used for parking. Furthermore the Highway Authority are of the view that existing on-street parking restrictions would prevent any displacement parking that may cause a highway safety issue. A condition would require the submission of finalised parking layout prior to development commencing demonstrating parking for vehicles to enter and leave the site in a forward gear.

It is considered that the proposed extension would be acceptable in terms of design, impact on neighbouring residential amenity and highway safety.

RECOMMENDATION(S)

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

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Consultations:

Highway Authority: The proposed development has been considered by the county highway authority in terms of the likely net additional traffic generation, access arrangements and parking provision who consider it acceptable subject to conditions relating to the submission and approval of a scheme relating to the laying out of parking spaces such that vehicles can enter and exit the site in a forward gear, and a further condition requiring a construction transport management plan to be submitted and approved prior to the commencement to the development.

Horley Town Council – No objection has been raised.

Representations:

Letters were sent to neighbouring properties on 29 January 2019. No responses were received. Following the submission of amended plans further notification was made on 22nd February 2019. No responses were received.

1.0 Site and Character Appraisal

The site is currently occupied by a two storey detached building currently used as a guest house with 5 bedrooms. The property has a hipped roof with two pitched roof gables to the principal elevation, offering a quite traditional appearance. To the rear features a large pitched roof gable with a small later glazed conservatory along with a series of outbuildings. The site is set within a long rectangular plot and remains flat throughout.

- 1.1 To the south of the site, immediately adjacent to the rear boundary, is the Massetts Road Conservation Area. The area is predominantly residential in character in one form or another, with a number of guest houses and hotels within the wider area, as well as detached and semi-detached dwelling houses within Pine Walk to the east of the site.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Formal pre-application advice was not sought from the Local Planning Authority prior to the submission of this application.
- 2.2 Improvements secured during the course of the application: Additional information in the form of an existing site layout has been submitted during the course of the application following a request from the County Highway Authority to demonstrate the existing parking arrangement on site, and a proposed plan demonstrating the parking arrangement for the proposed development. Amendments have been made to the design.

3.0 Relevant Planning and Enforcement History

There is no recent planning or enforcement history related to this property.

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4.0 Proposal and Design Approach

4.1 This is a full application seeking permission to erect a two storey side and rear extension to an existing guest house. The existing ground floor conservatory would be demolished to accommodate the proposed extension. This would result in a wraparound extension being formed. The maximum depth would be 9m reducing to 5.6m along the east boundary. The extension would maintain the existing pitched roof to the rear maintaining the existing gable design. The purpose of the extension is to provide additional staff accommodation to the ground floor with additional bedroom space for guests to the first floor. A number of additional windows would feature in the side elevations of both the existing building and the extension. The proposed materials would match those of the existing building, specifically tiles and brick.

4.2 Further details of the development are as follows:

Site area	0.10 Ha
Existing Use	C1 Guest House
Proposed Use	C1 Guest House
Existing Parking Spaces	6
Proposed parking spaces	11
Parking standard	1 space per bedroom

5.0 Policy Context

5.1 Designation

Urban Area

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS2 (Valued Landscapes and Natural Environment)
CS5 (Valued People/Economic Development),
CS7 (Town/Local Centres),
CS10 (Sustainable Development),
CS11 (Sustainable Construction),

5.3 Reigate & Banstead Borough Local Plan 2005

Tourism RE13
Movement Mo1, Mo4,Mo7

5.4 Other Material Considerations

National Planning Policy Framework

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2019

National Planning Practice Guidance

Supplementary Planning Guidance

Surrey Design

Local Distinctiveness Design Guide

A Parking Strategy for Surrey

Parking Standards for Development

Householder Extensions and

Alterations

Affordable Housing

Outdoor Playing Space Provision

Planning Obligations and

Infrastructure SPD

Other

Human Rights Act 1998

Circular 05/2005

Community Infrastructure Levy

Regulations 2010

6.0 Assessment

6.1 The application site is located within the urban area, where there is a presumption in favour of sustainable development and where there would not be an in principal objection to the type of development proposed, subject to appropriate design and impact on character of the area and neighbouring residential amenity.

6.2 The main issues to consider are:

- Design and character
- Amenity for future occupiers
- Neighbour amenity
- Highways and parking
- CIL

Design and Impact on the Character of the area

6.3 From a design viewpoint the proposal is considered to be acceptable. It would conform to the architectural style of the existing building and, due to the property being set back from the road, would be sufficiently out of view so as not to impact harmfully on the character of the surrounding area. The Massetts Road Conservation Area lies to the South; however the distance between the proposed extension and the Conservation Area boundary is sufficient to ensure there would be no harmful impact on its setting in any case.

6.4 Initially it was proposed to incorporate an element of flat roof to the first floor of the proposed extension, sitting below the new gable. However this was deemed to be unacceptable, flat roofs at first floor level being discouraged as

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constituting poor design. In order to address this concern a pitched roof would feature, being subservient to the main gable. This is considered to be satisfactory design approach. The materials are proposed to match the existing dwelling, these being plain tiles with facing brickwork.

Impact on Neighbouring Residential Amenity

- 6.5 The proposed extension would be sited approximately 1m from the shared boundary with 15 Church Road and would project approximately 3.5m beyond its' rear elevation. Number 15 was extended at the two storey level in the early 1990s, the side elevation of which features 3 small windows at the first floor, two of which appear to serve bathrooms having reviewed the plans for this application. These windows are already impeded to a degree by the proximity of the buildings. Three further windows face the rear, two of which serve bedrooms. Whilst the proposed extension would project beyond the neighbours' rear elevations it would not be to an extent that would be considered overly harmful to the neighbours' amenity.
- 6.6 Turning to number 19 Church Road, this property is set deeper within its plot than number 17, and also has a staggered rear elevation which has subsequently been filled in by later extensions, including a glazed conservatory. This property is also currently used as a guest house, though planning permission has been approved to demolish the property in order to construct 8 dwellings. The proposed extension to the rear of number 19 would be sited 3.1m from the neighbours' side elevation. An upper floor window also features serving as bedroom associated with the guest house, with the ground floor being occupied by the current owners' accommodation, including the conservatory. The proposed extension would project 5.6m beyond the neighbours' rear elevation at this point, 2m from the boundary. Whilst the scale of the extension would undoubtedly give rise to a change in relationship between the two dwellings, it is considered that the neighbours' conservatory is sufficiently large to avoid undue loss of light. The primary area of outdoor amenity space is located beyond the conservatory and would not be impacted by the proposed development in terms of being overbearing.

Highways and Parking

- 6.7 It is proposed to maintain the existing parking arrangement in the form of 6 spaces to the front, whilst providing an initial 5 spaces to the rear. During the course of the application the County Highway Authority requested further clarity as to the number of parking spaces and bedrooms currently provided. Amended plans were submitted indicating the existing and proposed parking layouts. The guesthouse will accommodate 10 bedrooms. The parking standards within the DMP require 1 space per bedroom plus staff, equating to the 11 provided.
- 6.8 It has been noted that the access for the car parking spaces at the rear of the site is only 2.3m wide. Whilst this may not be wide enough to allow a van or mini-bus to access these parking spaces, it is wide enough to accommodate a typical car. The parking space at the front of the site is large enough to

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accommodate larger vehicles. The County Highway Authority requests that a revised parking plan is submitted. Drawing 640-04 demonstrates 11 car parking spaces. However, parking bay no. 6 appears to be immediately behind the site access to Church Road. If a vehicle were to be parked in this bay it would make it difficult for other vehicles to use the access, and to access parking spaces A-E. To ensure all parking spaces can be accessed, and to allow space for vehicles to turn within the site the County Highway Authority recommends that at the front of the property there is no vehicle parking along the western boundary of the site. A condition would be attached in the event of planning permission being granted requiring the submission and approval prior to the commencement of development of a scheme allowing for vehicles to turn so that they may enter and leave the site in a forward gear. A further condition would require the submission of a Construction Transport Management Plan prior to the commencement of development.

Community Infrastructure Levy (CIL)

- 6.9 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, road, public transport and community facilities which are needed to support new development. This development would be CIL liable, the exact amount to be determined and collected after the grant of planning permission.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

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

Plan Type	Reference	Version	Date Received
Site Layout Plan	640-04		22.02.2019
Existing Plans	640-01		11.01.2019
Block Plan	640-03		24.01.2019

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

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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.

3. No development shall take place until samples 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.

Reason:

To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

4. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason:

To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF.

5. No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials has been submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF.

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs

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- Saturday and not at all on Sundays or any Public and/or Bank Holidays;
- (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

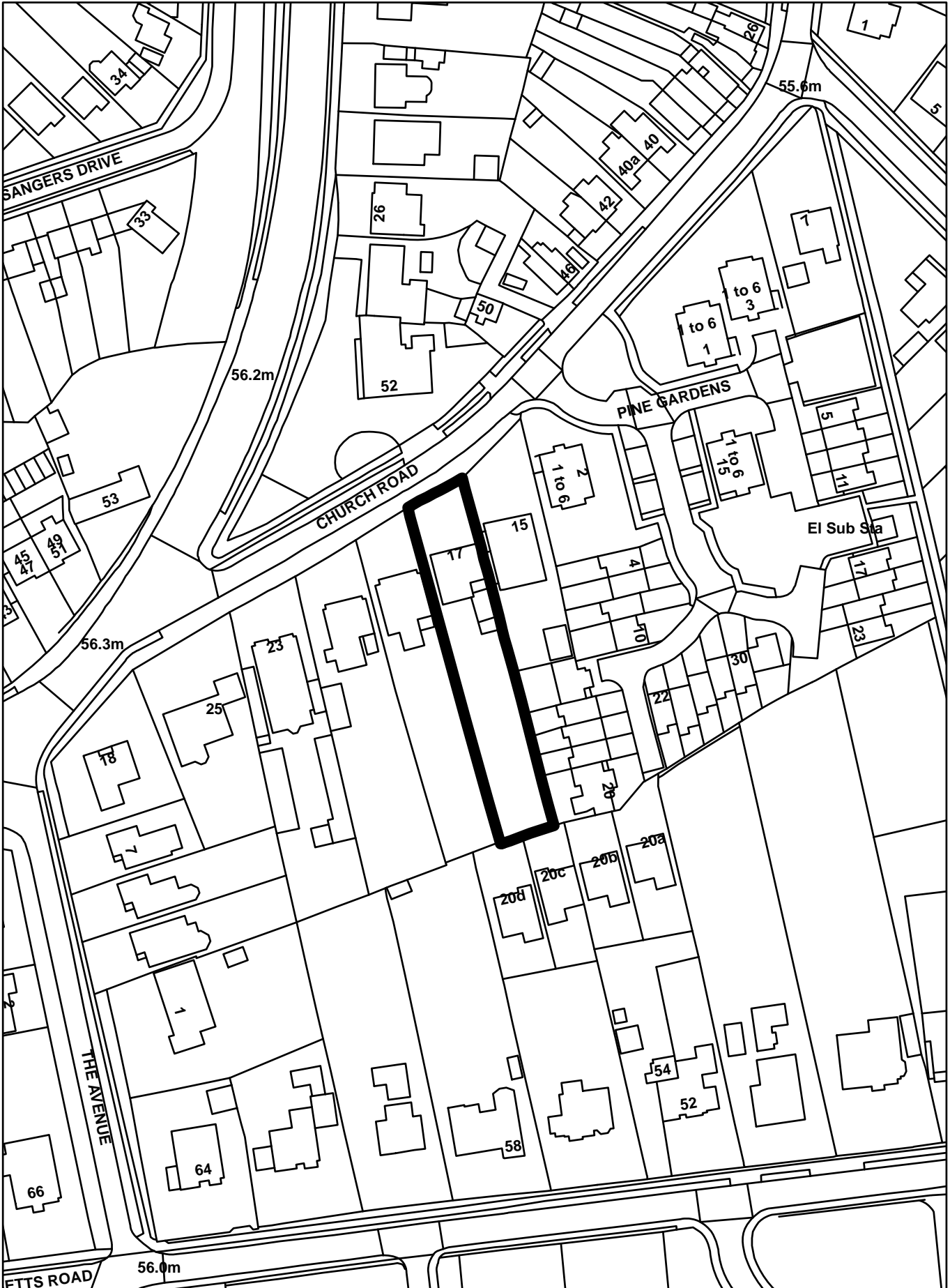
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies RE13, Mo1, Mo4, Mo7 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

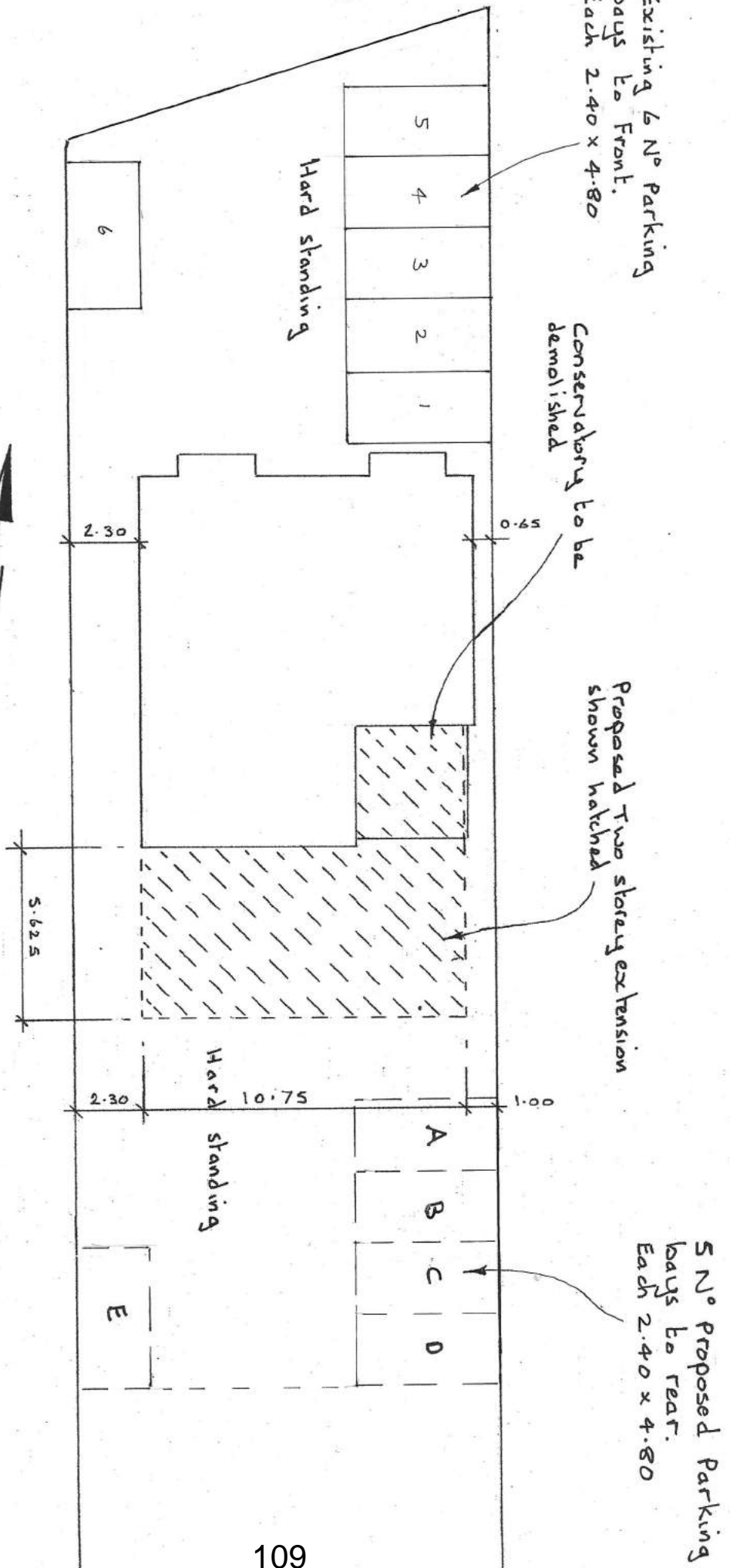
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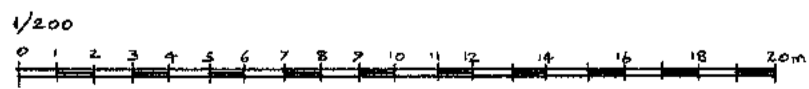
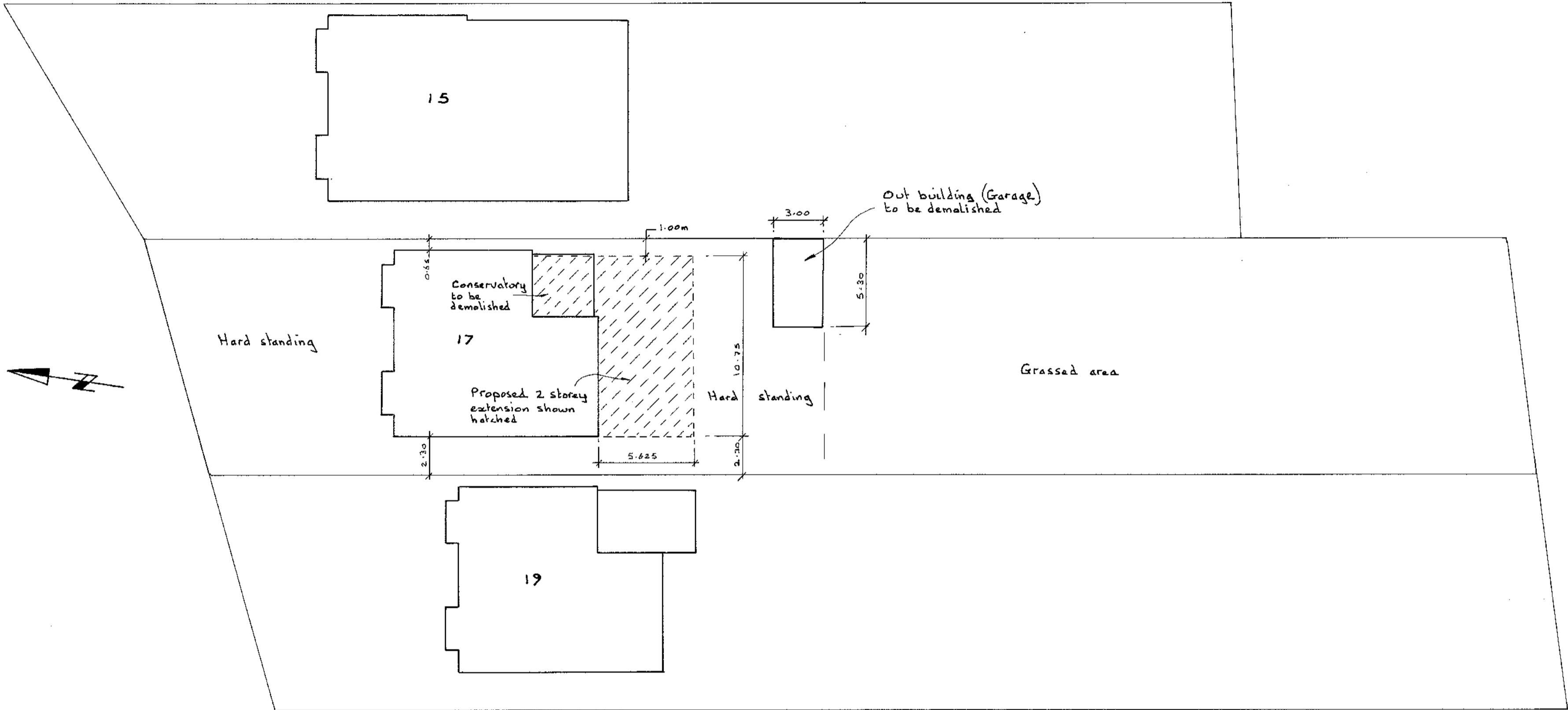


Part Site Plan
1/200

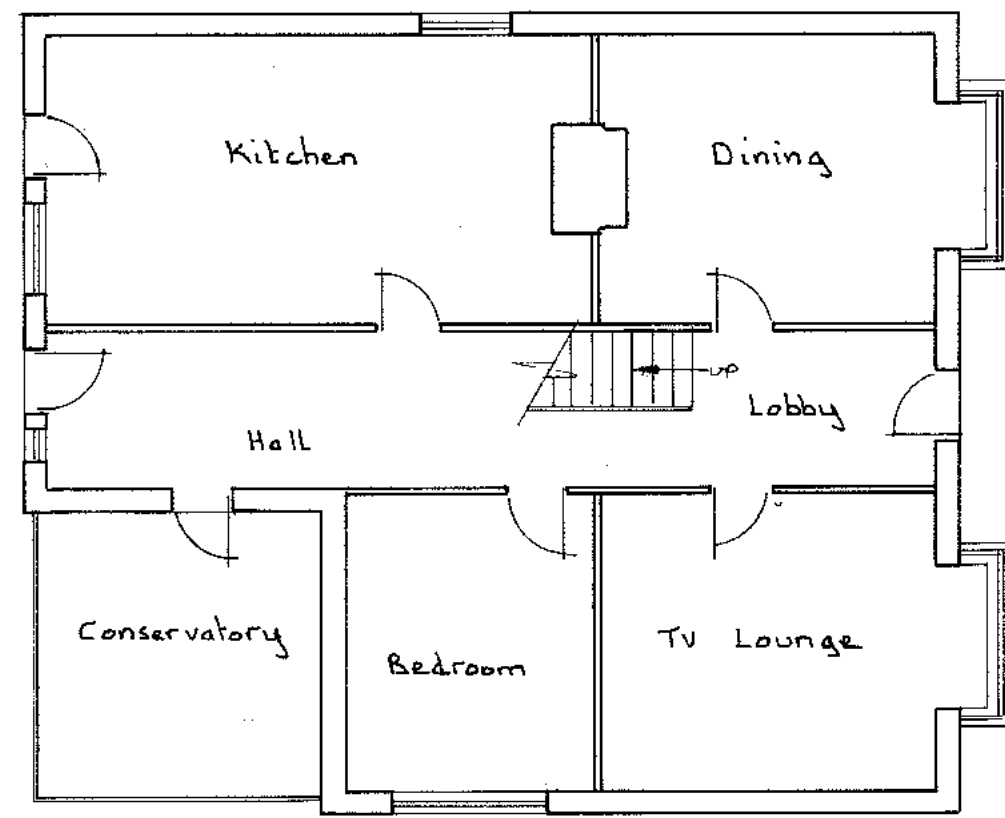


17 Church Rd Horley RH6 7EY
Proposed Side/Rear Extension
Parking Bays
Date:- Feb. 2019

Drq. No. 640-044



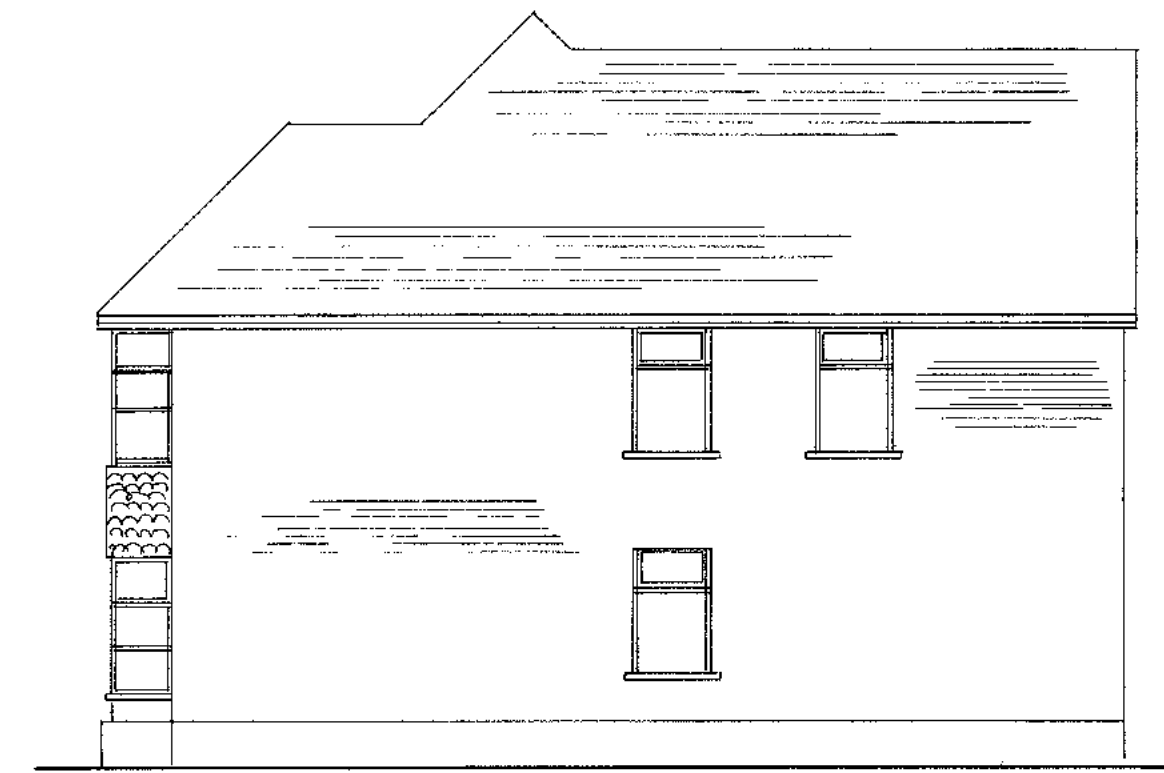
17 Church Rd. Horley RH6 7EY
Proposed Two Storey Rear/Side Extension
Site Plan
Scale: 1/200
Date: Jan. 2019 Drq N° 640-03



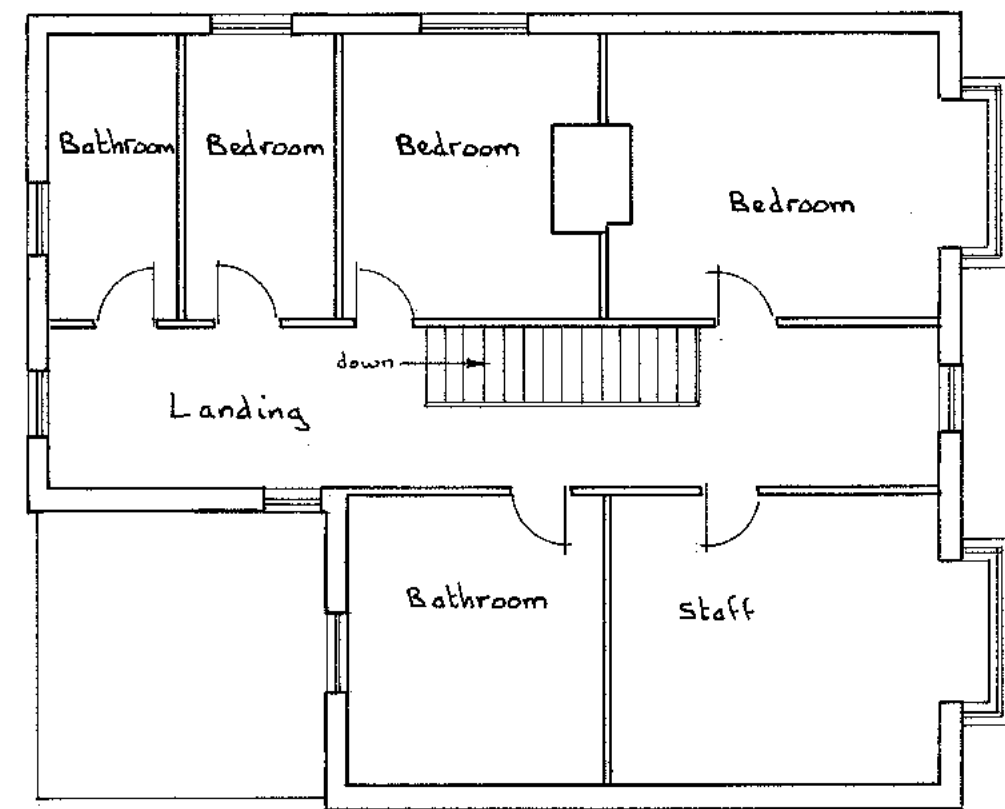
Ground Floor Plan



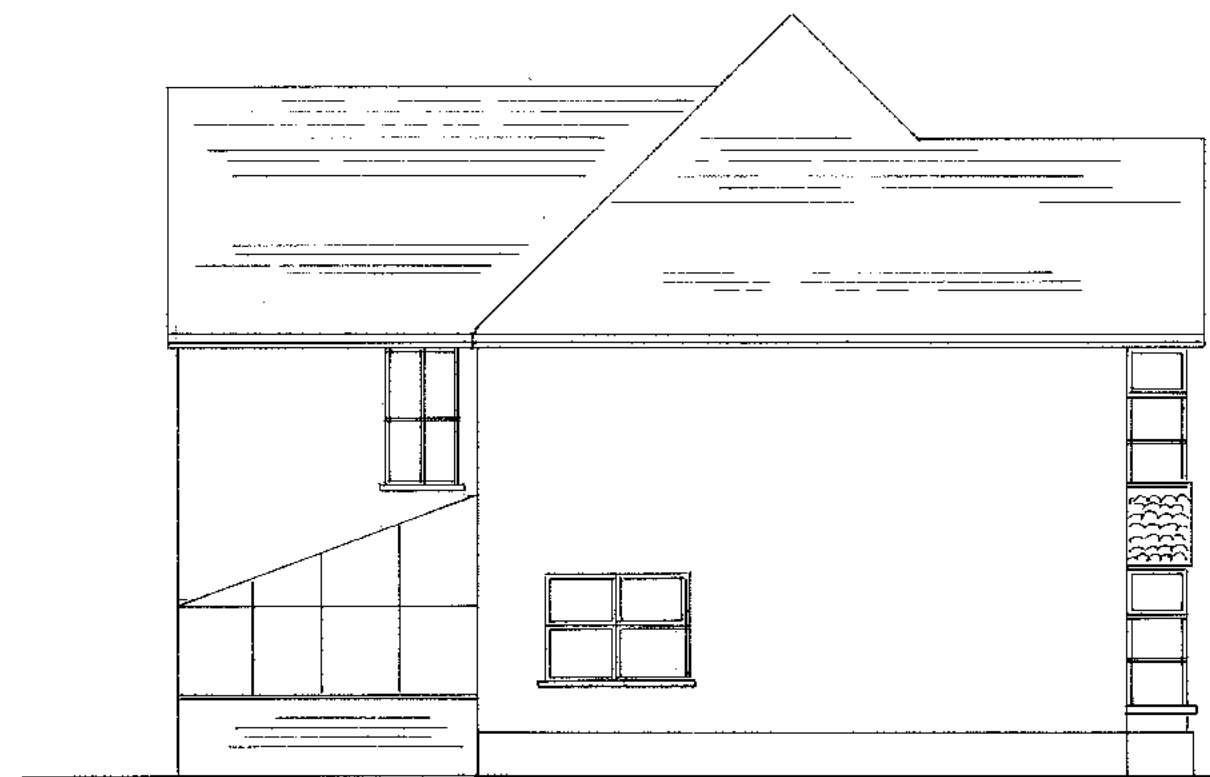
South Elevation



West Elevation



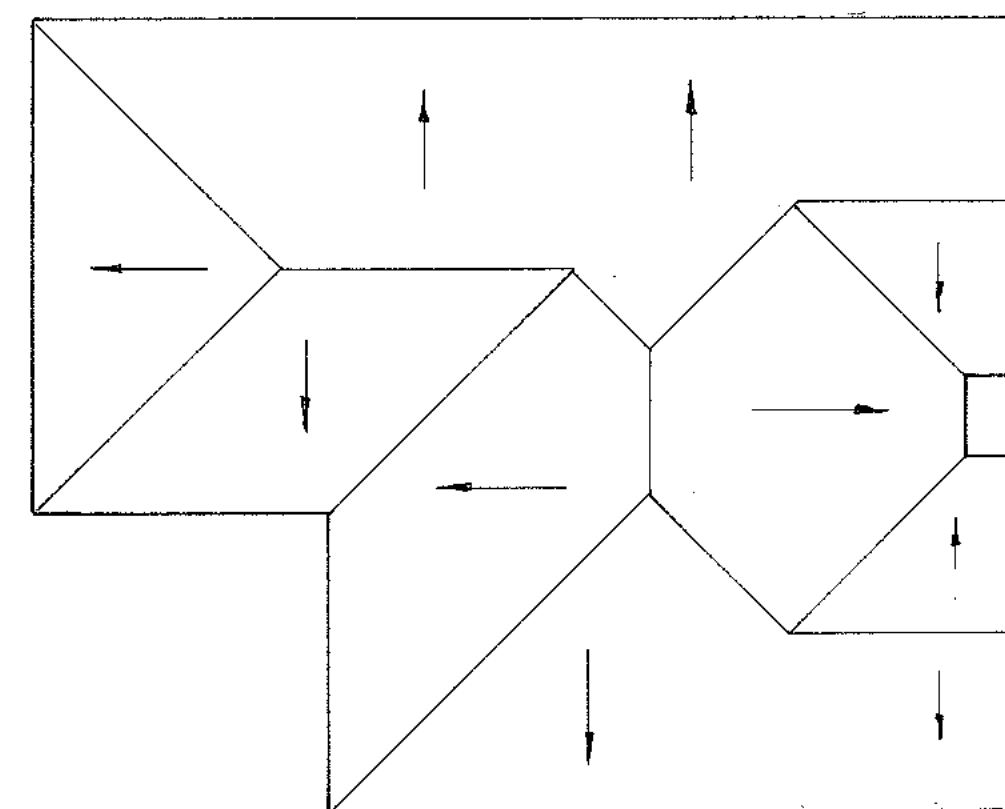
First Floor Plan



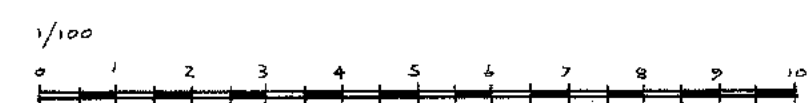
East Elevation



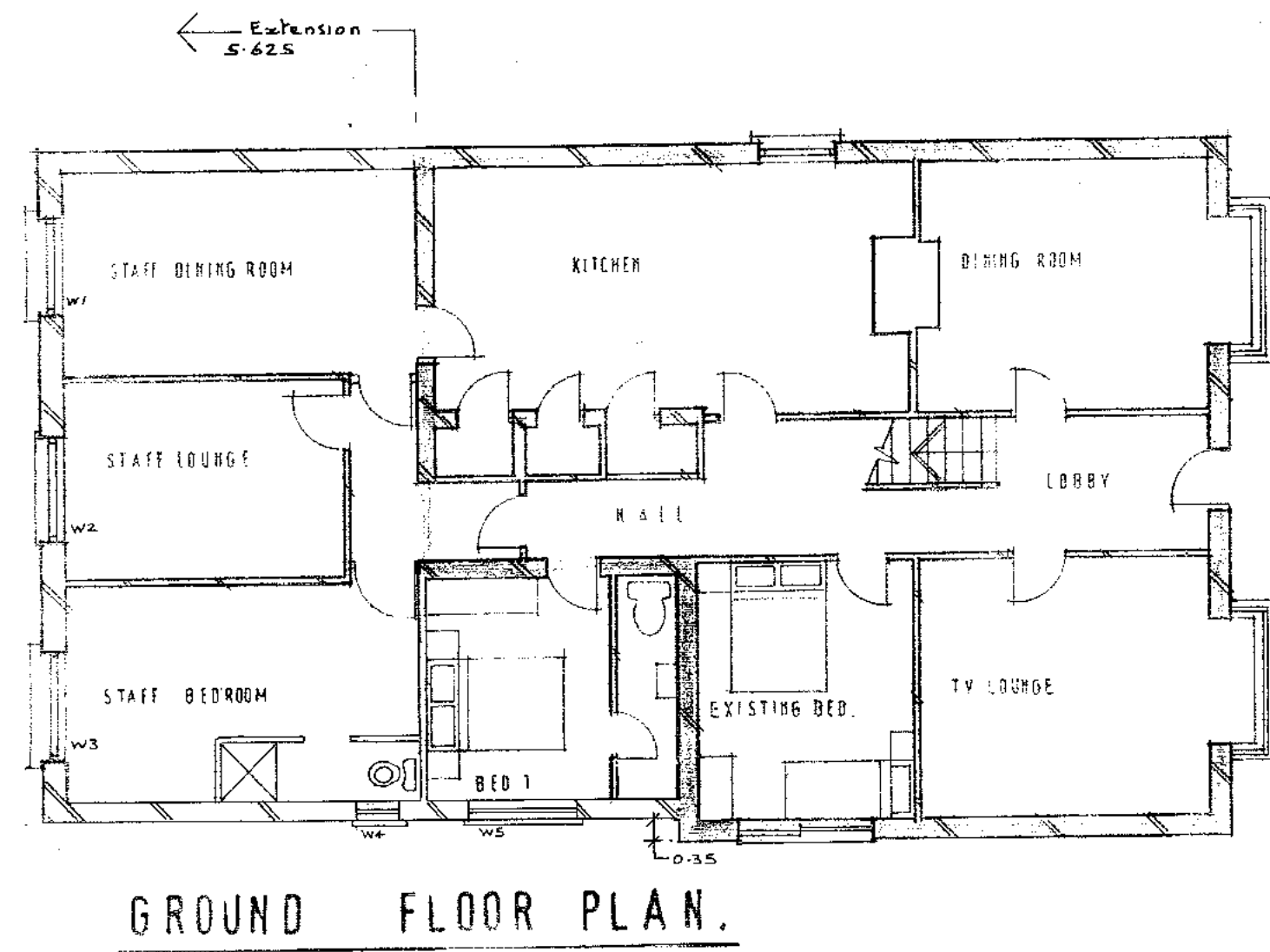
North Elevation



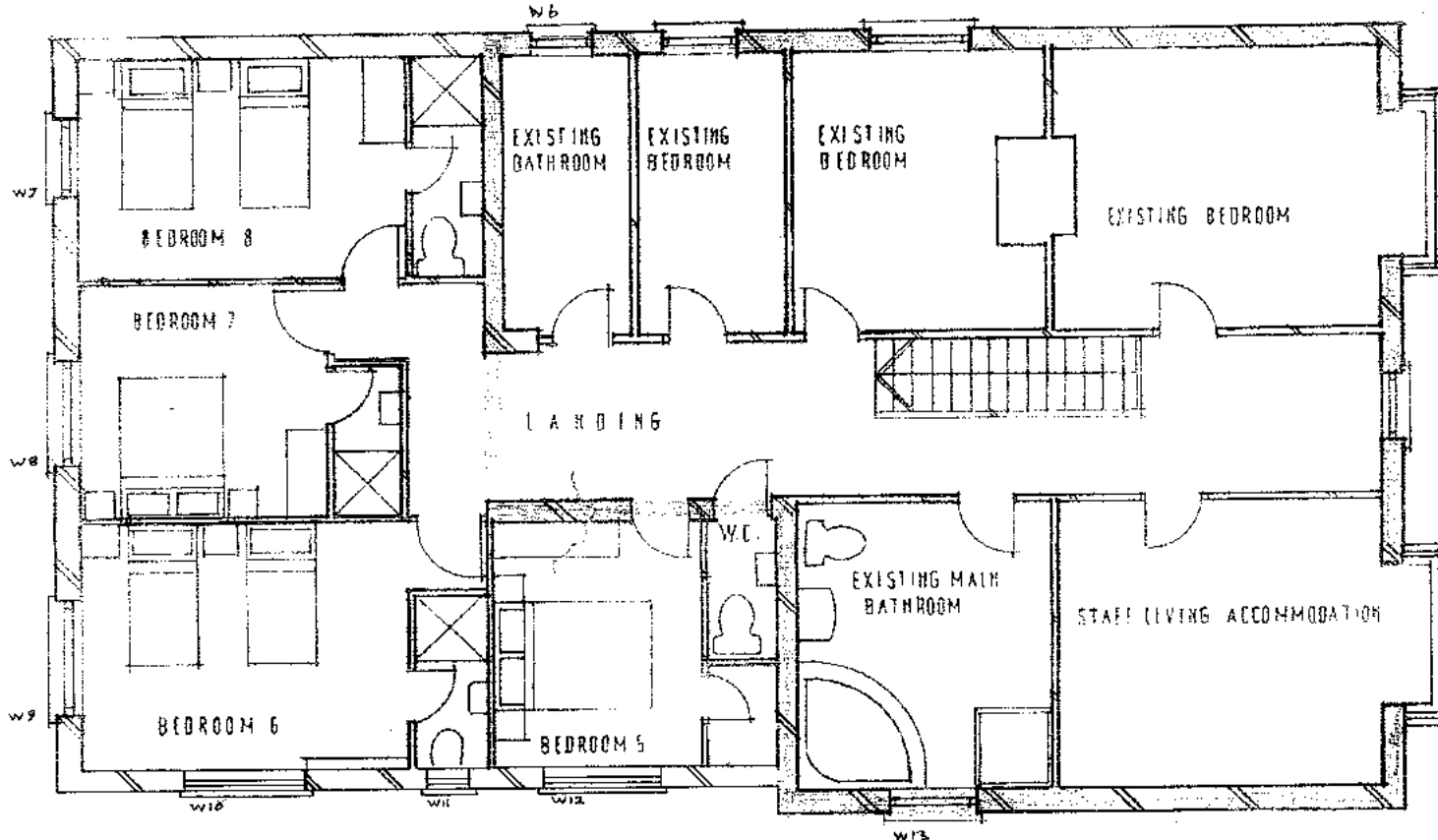
Roof Plan



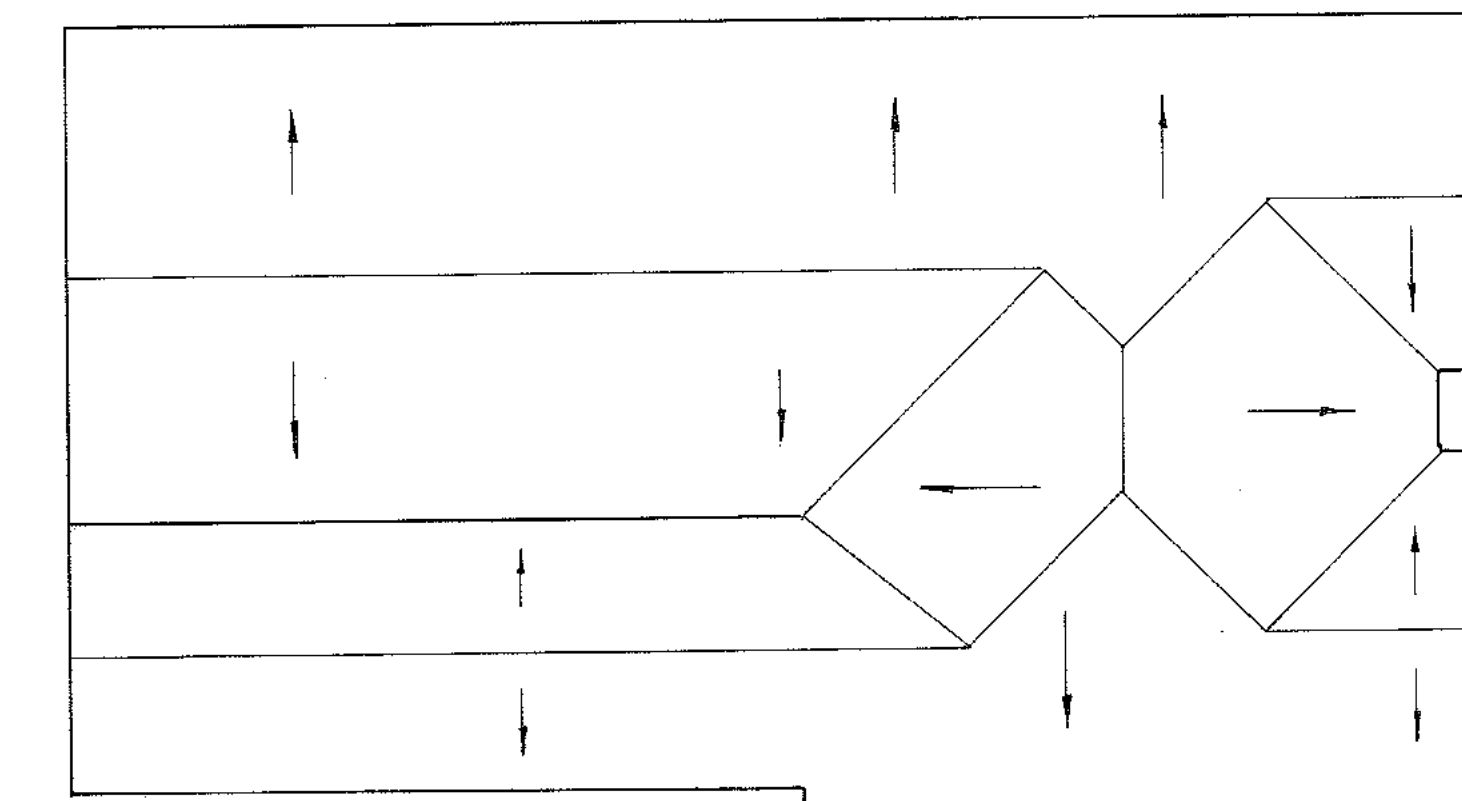
17 Church Rd. Horley RH6 7EY
Proposed Two Storey Rear/Side Extension
Existing Layout
Scale: 1/100 unless stated otherwise
Date: Dec. 2018 Drg. N^o. 640-01



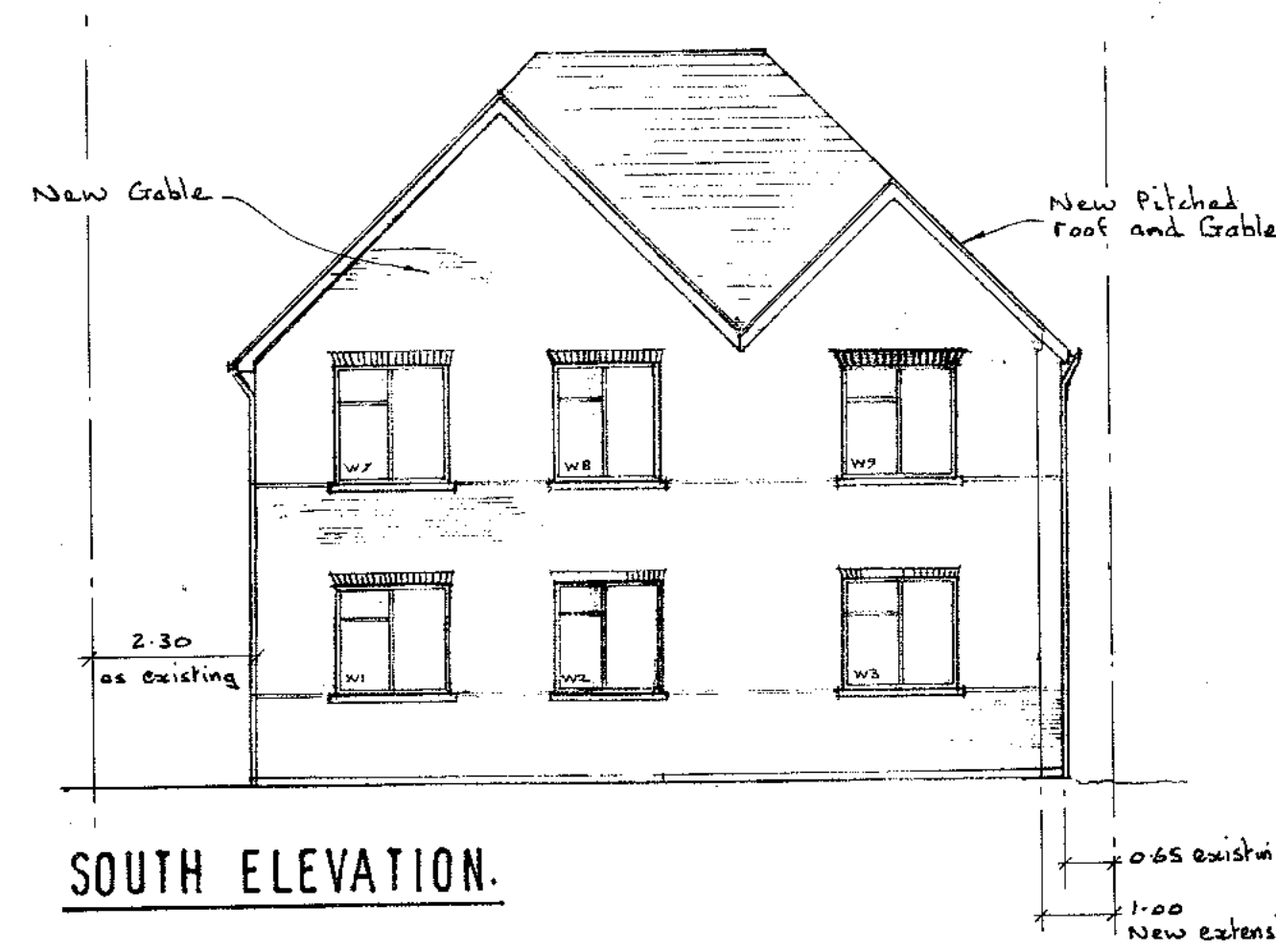
GROUND FLOOR PLAN.



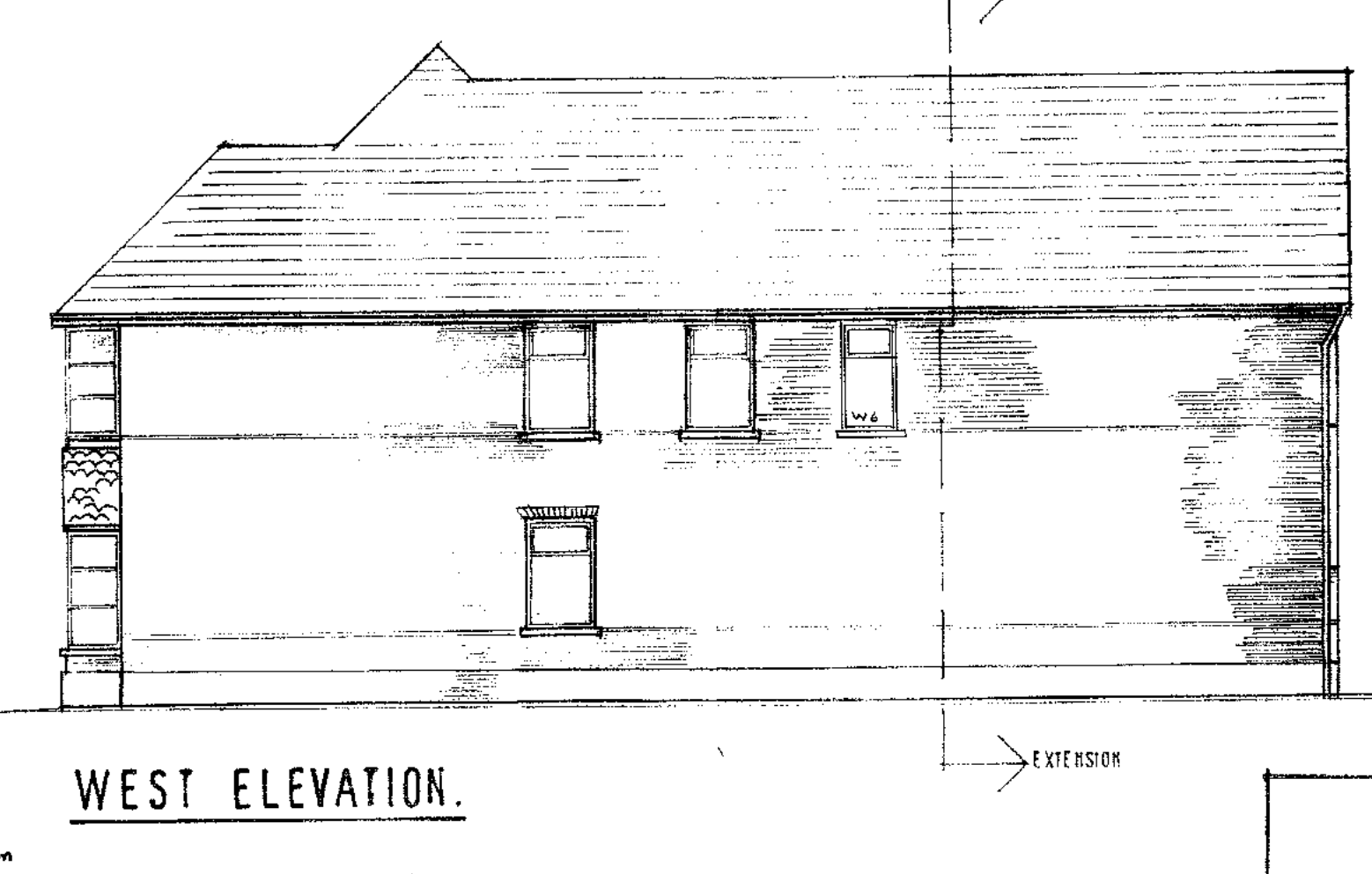
FIRST FLOOR PLAN.



Roof Plan



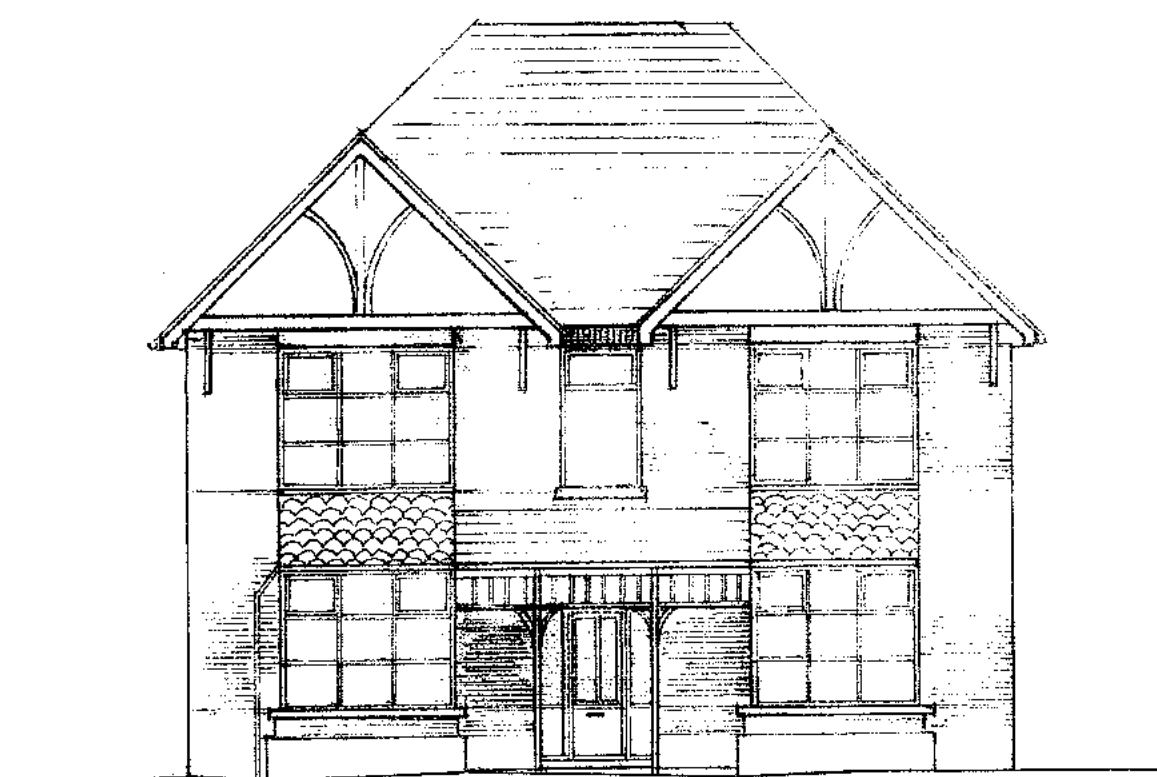
SOUTH ELEVATION.



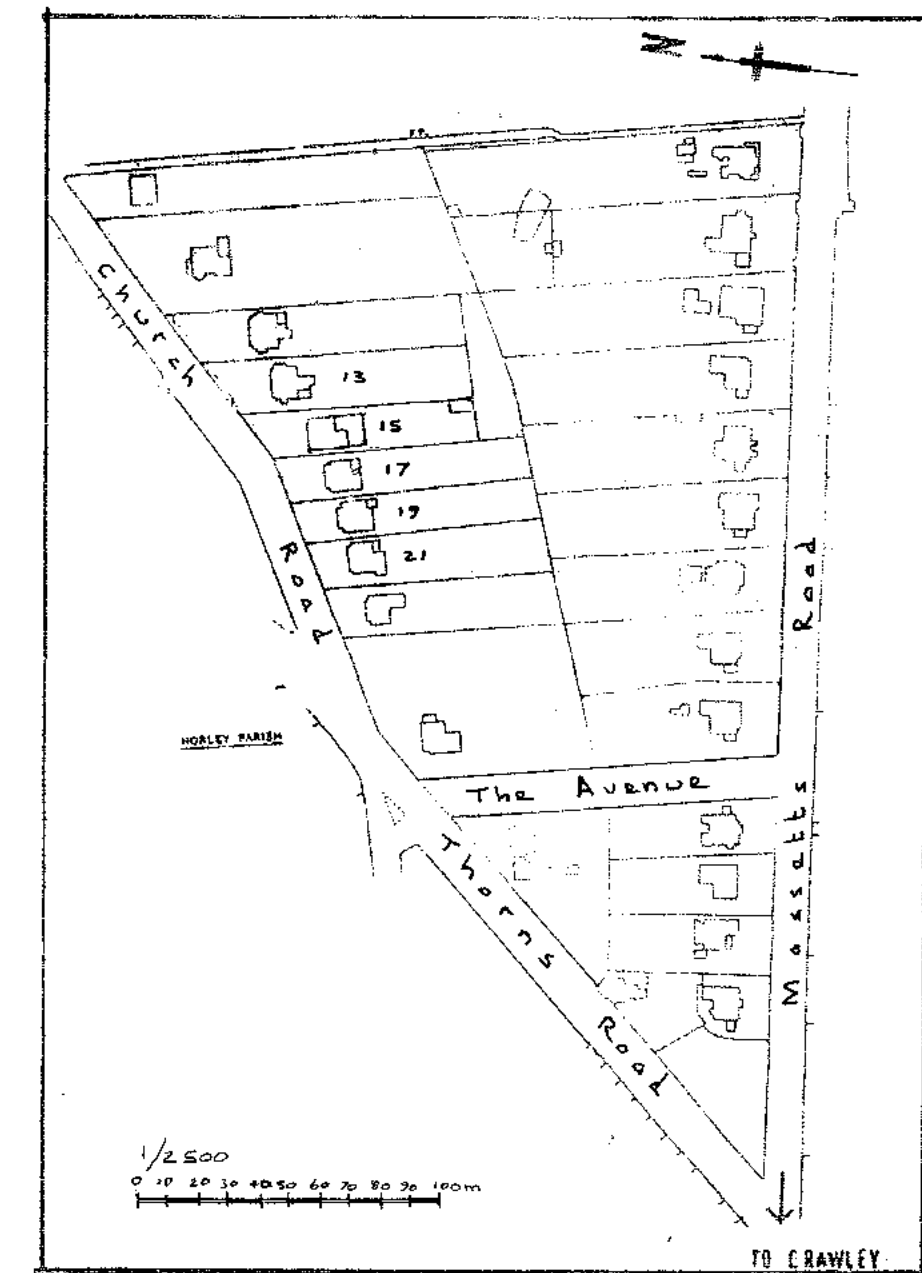
WEST ELEVATION.



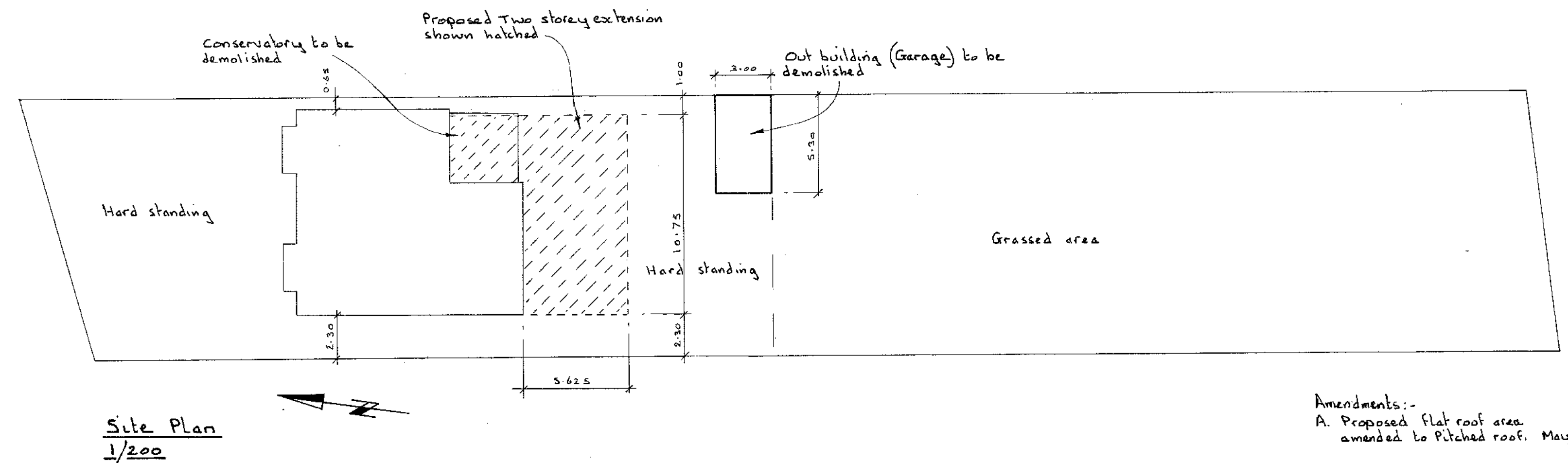
EAST ELEVATION.



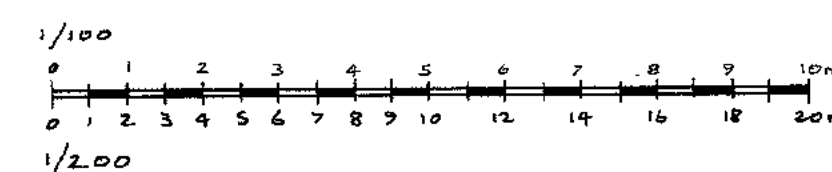
NORTH ELEVATION.



SITE LOCATION PLAN.



Site Plan 1/200



Amendments:-
A. Proposed flat roof area amended to Pitched roof. May 19

17 Church Rd. Horley RH6 7EY
Proposed Two Storey Rear/Side Extension
Proposed Layout
Scale:- 1/100 unless stated otherwise
Date:- Dec. 2018 Drg. N° 640-02A