

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 2 October 2019 at 7.30 pm.

Present: Councillors D. Allcard (Chairman), M. S. Blacker (Vice-Chair), J. S. Bray, H. Brown, P. Harp, J. Hudson, J. P. King, S. A. Kulka, S. McKenna, S. Parnall, C. Stevens, R. S. Turner, S. T. Walsh, R. Absalom (Substitute) and K. Sachdeva (Substitute).

Also present: Councillors J. C. S. Essex and C. T. H. Whinney.

42. MINUTES

RESOLVED that the minutes of the previous meeting held on 4th September 2019 be approved and signed as a correct record.

43. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors F. Kelly (substituted by K. Sachdeva) and R. Michalowski (substituted by R. Absalom).

44. DECLARATIONS OF INTEREST

There were no declarations of interest.

45. ADDENDUM TO THE AGENDA

RESOLVED that the addendum be noted.

46. 18/02276/F - QUARRYSIDE BUSINESS PARK, TROWERS WAY, REDHILL

The Committee considered an application at Quarryside Business Park, Trowers Way in Redhill for the demolition of the existing buildings and erection of 83 dwellings together with open space, landscaping access and parking.

Mr Paul Whitehouse, a local resident and member of the Watercolour Residents' Association, spoke in objection to the application on the grounds that the proposed development would cause harm to the amenity of local residents because it did not include the provision of a community use.

Mr Whitehouse also sought further conditions to the construction management plan and further engagement with the highways authority to mitigate the impact on local residents during construction.

Mr Philip Allin, the applicant's agent, spoke in support of the application on the grounds that the proposed development would – by virtue of the form, scale and layout, complement the character of the area; contribute towards the housing requirement in the area; meet the parking standards within the Council's

Development Management Plan (DMP); and, provide a new area of community space within the ground floor Block A of The Kilns, in accordance with policy RED1 of the DMP.

Councillor J. Essex, a Ward Member for Redhill East, raised concerns regarding the lack of a community use within the proposed development in relation to its cumulative impact with the neighbouring Watercolour development.

A motion to defer the application was proposed and seconded and upon a vote the Committee **RESOLVED** that determination of the application be **DEFERRED** for Members to attend a site inspection accompanied by officers.

47. 18/02477/F - THE LAW COURTS, HATCHLANDS ROAD, REDHILL

The Committee considered an application at the Law Courts, Hatchlands Road in Redhill for the demolition of a former Redhill County and Magistrates Court and the erection of a 2-form-entry primary school building, associated landscaping, car parking and servicing areas.

RESOLVED that planning permission be **GRANTED** subject to a Section 106 Agreement and with conditions, as per the recommendation incorporating the amended conditions / informatives from the Addendum.

48. 19/00935/F - THE CHEQUERS, BRIGHTON ROAD, HORLEY

The Committee considered an application at The Chequers, Brighton Road in Horley for a ground floor single storey rear extension to the car park and restaurant, entrance area; 3 storey extension to inner court yard to allow for 18 new rooms; 2 storey extension to allow for 2 additional rooms, further 2 storey extension to allow for 2 additional rooms; and additional parking spaces.

RESOLVED that planning permission be **GRANTED** with conditions, as per the recommendation and addendum.

49. 19/00715/F - REAR OF 4-10 CHURCH STREET, REIGATE, SURREY, RH2 0AN

The Committee considered an application at the rear of 4-10 Church Street in Reigate for the proposed demolition of the existing two storey rear extension and stand alone shed to allow construction of a four storey block of 6 no. 2 bed flats to the rear of 4-10 Church Street with a new access staircase, car parking, refuse and cycle stores in addition to other alterations including improvements to the rear elevation of the existing building.

RESOLVED that planning permission be **GRANTED** with conditions, as per the recommendation and addendum.

50. ANY OTHER URGENT BUSINESS

The Committee considered a report by the Head of Planning within the addendum which sought delegated authority to replace reference to the Borough Local Plan policies to the relevant policies of the Development Management Plan within those

applications with a Committee resolution subject to Section 106 agreement where planning permission is yet to be issued.

RESOLVED that the Head of Planning be authorised to supersede all references to Borough Local Plan policies within the conditions and reasons for permission of those applications with a Committee resolution to grant which are awaiting decision due to the completion of a Section 106 legal agreement, and to replace such policies with their relevant Development Management Plan policy alternative.

The Meeting closed at 9.57 pm