

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 27 November 2019 at 7.30 pm.

Present: Councillors D. Allcard (Chairman), J. S. Bray, H. Brown, P. Harp, J. Hudson, F. Kelly, S. A. Kulka, R. Michalowski, S. Parnall, C. Stevens, R. S. Turner, R. Absalom (Substitute), N. C. Moses (Substitute) and R. Ritter (Substitute).

Also present: Councillor C. T.H. Whinney.

63. MINUTES

RESOLVED that the minutes of the previous meeting held on 30th October 2019 be confirmed and signed as a correct record.

64. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M. Blacker (substituted for by Councillor R. Absalom), J. King (substituted for by Councillor N. Moses), S. McKenna (substituted for by Councillor R. Ritter), and S. Walsh.

65. DECLARATIONS OF INTEREST

There were no declarations of interest.

66. ADDENDUM TO THE AGENDA

RESOLVED that the addendum be noted.

67. 19/01673/OUT - LAND REAR OF 127-139 RUDEN WAY, EPSOM DOWNS, SURREY, KT17 3LW

The Committee considered an application at land to the rear of 127-139 Ruden Way in Epsom Downs for the demolition of nos 129 and 131 Ruden Way and the erection of 6 new detached dwellings with access from Ruden Way together with car parking.

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

68. 19/01669/F - THE ORCHARD, 13 BEVERLEY HEIGHTS, REIGATE, SURREY, RH2 0DL

The Committee considered an application at The Orchard, 13 Beverly Heights, Reigate for the construction of 2 new 4-bedroom dwellings and alterations to the existing dwelling, as amended on 28/10/2019.

Mr. Michael Keep, a local resident, spoke in objection to the application on the grounds that the proposal would harm the neighbourhood amenity, the new road would cause disruption to local residents, the mass of new buildings would be overly dominant, wouldn't reflect existing street context and local plot sizes, and wouldn't respect the characteristics of the Residential Area of Special Character.

Mr. Aron Turney, an agent for the applicant, spoke in support of the application on the grounds that the scheme was previously dismissed at appeal only on grounds of a proposed element of the development on the amenities of 2 Beverly Heights, and that the new scheme did not contain this element. He also stated that the applicant had worked to develop an acceptable scheme and had made additional improvements from the previous scheme.

It was identified and supported that condition 16 would be amended to refer to waste collection, rather than waste storage and collection.

Councillor R. Absalom proposed a motion to refuse the application on the grounds that:

The proposed development would, by virtue of the elevated position, height, scale and massing of the dwellings and their plot sizes, fail to make a positive contribution to the character of the surrounding area, does not respect the local topography and would cause significant harm to the verdant, open and spacious character of the area including the Alma Road and Alders Road Residential Area of Special Character, contrary to policies DES1, DES2, DES3 of the Reigate and Banstead Development Management Plan, Policy CS44 of the Reigate and Banstead Core Strategy and the provisions of the Reigate and Banstead Local Distinctiveness Design Guide.

The motion was seconded, but upon a vote the motion to refuse the application was not carried.

RESOLVED that planning permission be **GRANTED** with conditions, as per the recommendation and addendum, and including the supported amendment to condition 16.

69. 19/00875/S73 - REIGATE COLLEGE, CASTLEFIELD ROAD, REIGATE, SURREY, RH2 0SD

The Committee considered an application at Reigate College, Reigate for the variation of condition 8 of permission 03/00711/F, requiring that no more than 1200 students are permitted on site at any one time, with regard to a 2003 application for extension works to the College.

Committee Members commented that more information on the context and implications of the variation would assist in considering the application.

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 consideration of additional information.

70. ANY OTHER URGENT BUSINESS

There was no other urgent business to consider.

The Meeting closed at 8.57 pm