

## **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 18 December 2019.

Present: Councillors D. Allcard (Chairman), M. S. Blacker (Vice-Chair), J. S. Bray, P. Harp, J. Hudson, F. Kelly, J. P. King, S. A. Kulka, S. McKenna, R. Michalowski, C. Stevens, R. S. Turner, S. T. Walsh, R. Absalom (Substitute) and R. Ritter (Substitute)

#### **71. MINUTES**

**RESOLVED** that the minutes of the previous meeting held on 27<sup>th</sup> November 2019 be confirmed and signed as a correct record.

#### **72. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors H. Brown (substituted for by Councillor R. Ritter), and S. Parnall (substituted for by Councillor R. Absalom).

#### **73. DECLARATIONS OF INTEREST**

Councillor Blacker declared a non-pecuniary interest in Item 7: 19/01989/S73- Former Elgar Works, Nutfield Road, Merstham, Surrey, on the basis that his firm had been involved with design work for a previous development at the site, and did not participate in the discussion or vote for the item.

#### **74. ADDENDUM TO THE AGENDA**

**RESOLVED** that the addendum be noted.

#### **75. 19/00397/F - LAND WEST OF WELLESFORD CLOSE, WELLESFORD CLOSE, BANSTEAD, SURREY, SM7 2HL**

The Committee considered an application at land to the west of Wellesford Close, Banstead, Surrey for the construction of a 68-bed care home (use class C2), parking including car barn, access, landscaping and other associated works.

It was confirmed that the proposed condition 10 could be amended to require wheel washing of construction vehicles.

A motion to refuse the application was proposed and seconded and upon a vote it was:

**RESOLVED** that planning permission be **REFUSED** on the grounds that:

1. The proposed development would, by virtue of its layout, siting, scale, bulk and massing of the building, result in an uncharacteristically dominant and cramped building within the street scene and an overdevelopment of the site which would be harmful to the character of the locality. This adverse effect would be exacerbated by the parking dominated frontage with lack of space for soft landscaping which would lead to a harsh transition to the open green belt land to the south and west. The proposal is therefore contrary to Policies CS1 and CS4 of the adopted Reigate and Banstead Core Strategy, Policies DES1 and NHE1 of the Reigate and Banstead Development Management Plan 2019, the Reigate and Banstead (Supplementary Planning Guidance) Local Distinctiveness Design Guide and the National Planning Policy Framework 2019.
2. It is considered that, due to the bulk and mass of the proposed building and its proximity to Wellesford Close, the proposed development would have an overbearing impact which would be harmful to the amenities of the occupiers of neighbouring properties. The development is thereby contrary to policy DES1 of the Development Management Plan 2019 and the Householder Extensions & Alterations SPG 2004.
3. The proposed development by virtue of its layout, scale and siting and the restricted size of the site would fail to make provision for adequate amenity space for future residents, which would be harmful to their residential amenities and be contrary to policy DES5 of the Reigate and Banstead Development Management Plan 2019.

Following the vote, Cllr S. Walsh requested it be noted that he had voted in favour of refusing planning permission for the application.

**76. 19/02166/F - 34, HIGH STREET, HORLEY, RH6 7BB**

The Committee considered an application at 34 High Street, Horley for the demolition of rear of existing building and erection of three storey rear extension for the provision of three 2-bed flats and one 1-bed flat.

**RESOLVED** that planning permission be **GRANTED** with conditions, as per the recommendation of the report.

**77. 19/01989/S73 - FORMER ELGAR WORKS, NUTFIELD ROAD, MERSTHAM, SURREY**

The Committee considered an application at Former Elgar Works, Nutfield Road, Merstham, Surrey for a variation of condition 1 of permission 17/01676F – Landscaping/parking layout, as amended, for the demolition of existing industrial and commercial buildings and erection of fourteen new dwellings (six 3-bed and eight 4-bed) together with access, parking and landscaping.

It was clarified that the reference to item 8 in the addendum referred to item 7.

The Committee indicated that they were minded to support the requested variation.

It was clarified that the updated recommendation contained in the addendum should be that the Head of Planning, in consultation with the Chair of the Planning Committee and Ward Councillors, be authorised to **GRANT** planning permission, subject to conditions, following the expiry of the consultation period with Surrey County Council Highways and Neighbourhood Services on 27<sup>th</sup> of December and consideration of any further representations received.

**RESOLVED** that the Head of Planning, in consultation with the Chair of the Planning Committee and Ward Councillors, be authorised to **GRANT** planning permission, subject to conditions, following the expiry of the consultation period with Surrey County Council Highways and Neighbourhood Services on 27<sup>th</sup> of December and consideration of any further representations received.

**78. ANY OTHER URGENT BUSINESS**

There was no other urgent business to consider.

The Meeting closed at 8.36 pm