

# Agenda

## Planning Committee

Wednesday, 3 November 2021 at 7.30 pm

New Council Chamber, Town Hall, Reigate



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### Members:

#### S. Parnall (Chairman)

M. S. Blacker  
G. Adamson  
J. Baker  
Z. Cooper  
R. Harper  
A. King  
F. Kelly

J. P. King  
S. A. Kulka  
S. McKenna  
R. Michalowski  
R. Ritter  
C. Stevens  
S. T. Walsh

### Substitutes:

**Conservatives:** R. Absalom, A. C. J. Horwood, J. Hudson, M. Tary and R. S. Turner

**Residents Group:** R. J. Feeney, P. Harp, N. D. Harrison and C. T. H. Whinney

### For enquiries regarding this agenda;

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**Email:** [democratic@reigate-banstead.gov.uk](mailto:democratic@reigate-banstead.gov.uk)

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**Green Party:**

J. Booton, P. Chandler, J. C. S. Essex, S. Sinden and D. Torra

**Liberal Democrats**

M. Elbourne

**Mari Roberts-Wood**  
Interim Head of Paid Service

**1. Minutes** (Pages 7 - 12)

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

**2. Apologies for absence**

To receive any apologies for absence.

**3. Declarations of interest**

To receive any declarations of interest.

**4. 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 :

**5. 21/00823/F - 85, 87 and 89, Brighton Road, Redhill** (Pages 13 - 50)

Demolition of existing buildings and erection of an apartment building comprising 19 flats with commercial use at ground floor plus associated car parking.

**6. 20/01791/F - 40 Holmethorpe Avenue, Redhill** (Pages 51 - 72)

Demolition of existing office, new build of 3-storey office building with car parking at ground level with external landscaping. As amended on 12/02/2021 and on 10/08/2021.

**7. 21/00679/OUT - Subud Hall, Allingham Road, Reigate** (Pages 73 - 92)

Use of site for two residential dwellings.

**8. 21/ 00525/RET - Battlebridge Sports Ground, Battlebridge Lane, Merstham** (Pages 93 - 102)

Retrospective consent for the installation of a container for storage on land associated to Battlebridge Athletics Track, Battlebridge Lane. Container previously granted temporary consent in 2015.

**9. 21/02358/HHOLD - 31 Ashdown Road, Reigate** (Pages 103 - 110)

Two storey and single storey extensions.

**10. Development Management Quarter 2 - 2021-22 Performance** (Pages 111 - 114)

To inform members of the 2021/22 Q2 Development Management performance against a range of indicators.

**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.

**12. Exempt Business**

**RECOMMENDED** that members of the Press and public be excluded from the meeting for the following item of business under Section 100A(4) of the Local Government Act 1972 on the grounds that:

- i. It involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Act as the information in the report relates to the financial or business affairs of the authority; and
- ii. 1. Information relating to any individual.
- iii. 6. Information which reveals that the authority proposes –
  - (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person: or
  - (b) to make an order or direction under any enactment.

**13. Confidential address in Redhill** (Pages 115 - 124)

To consider what enforcement action should be taken regarding an unauthorised first-floor flank window.



### **Our meetings**

As we would all appreciate, our meetings will be conducted in a spirit of mutual respect and trust, working together for the benefit of our Community and the Council, and in accordance with our Member Code of Conduct. Courtesy will be shown to all those taking part.



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**Notice is given** of the intention to hold any part of this meeting in private for consideration of any reports containing "exempt" information, which will be marked accordingly.

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## 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 29 September 2021 at 7.30 pm.

Present: Councillors S. Parnall (Chairman), M. S. Blacker (Vice-Chair), J. Baker, Z. Cooper, A. King, J. P. King, S. A. Kulka, S. McKenna, R. Michalowski, R. Ritter, C. Stevens, S. T. Walsh and C. T. H. Whinney (Substitute).

Also present: Councillors G. Adamson and F. Kelly.

#### 30. MINUTES

It was **RESOLVED** that the minutes of the meeting held on 1 September 2021 be approved as a correct record.

#### 31. APOLOGIES FOR ABSENCE

An apology for absence had been received from Councillor Harper, Councillor Whinney attended as his substitute.

Councillors Adamson and Kelly attended the meeting virtually and were therefore unable to vote.

#### 32. DECLARATIONS OF INTEREST

Councillor Blacker declared a pecuniary interest in item 7, 7, Arbutus Close, RH1 6NP as he was the agent for this application. Councillor Blacker was not present at the meeting for the duration of this item.

It was stated that all Councillors present had a general interest in item 5, as all were borough Council Tax payers and would indirectly benefit from the proposed development if it was to be approved.

#### 33. ADDENDUM TO THE AGENDA

**RESOLVED** that the addendum be noted.

#### 34. 21/00192/F - LAND PARCEL, SOUTH WEST OF WOODHATCH ROAD, REIGATE

The Committee considered an application at Land Parcel, South West of Woodhatch Road, Reigate for the construction of a crematorium with associated landscape, parking and infrastructure, including a revised junction with Woodhatch Road. As amended on 01/04/2021, 09/04/2021 and on 04/05/2021.

Amie Vaccaro, a member of the public and Chair of Woodhatch Green Spaces Preservation Group, spoke in objection to the application stating that the group was made up of a number of residents, concerned about the potential harm to the Green Belt site. The history of the site was described, as was the importance of the site to the local community for a variety of reasons, with close proximity being a key feature. Policy CEM1 required a robust need for the crematorium. Representations

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submitted raised serious concerns regarding the inadequate demonstration of need, sufficient to outweigh national planning policy, where planning policy applied substantial weight to any harm to the Green Belt caused by inappropriate development. It was felt that national policy had not been correctly applied and that “very special circumstances” were not substantiated. The Alternative Sites Assessment did not look at sites outside of the Green Belt and other sites were present. Green Belt designation was not based upon landscape quality but spatial separation and the avoidance of coalescence. Such an approach toward assessing the merits of Green Belt was not in accordance with national planning policy. This site was not included in the Green Belt review for the current Development Management Plan (adopted 2019) and was discounted at Stage 1 of the Sustainable Urban Extension Technical review. Therefore, the conclusion that this site was of lower importance conflicted with these assessments. The report referenced a threat to alternative development however there was no alternative on the table. This was irrelevant and potentially misleading. It was felt that the report adopted an incorrect balancing exercising in order to achieve very special circumstances in support of this application and Members were urged to refuse the application.

Geoffrey Stearn, a member of the public, spoke in objection to the application explaining the importance of the area as local resource for recreation. Its proximity to New Pond Farm was described as was this area’s overall importance, referencing its biodiversity. The plans placed the crematorium in the middle of the fields, causing the maximum visual impact to the whole area. The area would be blighted by the erection of buildings and chimneys, the grassland replaced with roads and carparks. The circular walk would become a circuit of the crematorium. Smoke from the cremator would be naturally directed by the prevailing winds over the junior football pitches and Earlswood Lakes. Several allotments would be lost to the development and there was currently a waiting list for an allotment. According to the National Planning Policy Framework, a crematorium was inappropriate development on Green Belt land. Section 99 of the framework stated that a local authority should look to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity. The overall impact of the proposed development would be the opposite of this, and this would discourage people from using the area for recreational purposes. The proposed Crematorium site was designated as a ‘Site of Nature Conservation Importance’. The need for green spaces would continue to grow and it was felt that the degradation of this valued recreational and wildlife resource was too much of a loss.

Kirstie Clifton, the agent, spoke in support of the application stating that the proposal would provide an important piece of community infrastructure that was not currently provided within the Borough. The sensitivity of the site in Green Belt terms and its role within the SNCI had been considered throughout the feasibility and application process, as had the relationship of the site to the existing amenity space, ensuring losses as a result of development would be reprovided in this location and to an equal or higher standard. The development had been assessed in terms of need, capacity, layout and environmental impact, and the evidence submitted was confirmed as robust by the relevant authorities and independent advisors as well as met requirements set out under Policy CEM1 that specifically aimed to manage the development of a crematorium within the Borough. The design and location of the development was explained as well as the enhancements, including those to biodiversity. The ecological survey of the site was



comprehensive and demonstrated that the proposals would deliver enhancements that ensured a net gain in biodiversity, proposing significant native planting, pond features, and securing their long-term maintenance. It was acknowledged that there would be changes visually and physically, however the supporting assessments and design information confirmed that the development was justified and appropriately located to meet the needs of local residents, and any impacts would not be so significant in the planning balance. The application accorded with NPPF and the specific requirements of Policy CEM1 and based on the evidence members were requested to support the officer's recommendation to grant permission.

Councillor Booton, a visiting member, spoke on the application discussing resident's opinion on whether there was a need for the development. Residents appeared to concur, regardless of whether they agreed there was a need or not, that once Green Belt land was built on this was a permanent loss. Councillors were custodians of this on behalf of residents. If the application was approved in its current form, members would have to explain why the Council had set a precedent to build on Green Belt land and if the cycle continued the most significant feature of the borough would have been eroded indefinitely. Page 13 of the Council's Environment Strategy was outlined, and the proposed location of this application would erode the 69% of Green Belt in the borough and remove one of its sites of nature conservation interest. It was possible that a crematorium was needed, however an alternative site should be sought.

Councillor Chandler, a visiting ward member, spoke on the application stating he had received many expressions of concern from residents regarding the proposal as they valued the recreation space and its ecology. Road safety was also raised as a concern along with increased congestion. There were over 500 submissions objecting to the proposal and it was felt there was the larger number residents that cared but felt unable to contribute. Residents' concerns related to the Needs Assessment, the Alternative Sites Assessment and the harm both to community amenities and to the Green Belt. This was inappropriate development that did not meet the threshold for very special circumstances required to develop on Green Belt land. Concerns regarding need were explained, stating that assumptions had been made on future need and that there was the potential for a similar development in a neighbouring borough, which if that went ahead, could also alter the need for this crematorium. This proposal would take away permanent open space that has been stewarded, protected and enhanced by the Council for many years with inappropriate building on the Green Belt and the impact on biodiversity was outlined. The harm to community amenity and to the Green Belt was considered to outweigh the inadequately defined need and the incomplete assessment of alternative sites. The harm was clear; however the need was less clear and on balance members were asked to refuse the application.

The Chairman thanked all members that had attended the site visit on Saturday 25 September.

A reason for refusal was proposed by Councillor J King and seconded by Councillor Michalowski, whereupon the Committee voted and **RESOLVED** that planning permission be **REFUSED** on the grounds that:

1. The proposed development would be inappropriate within the Metropolitan Green Belt and harmful to its openness. Further harm would result by

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virtue of the loss of the land for open recreation and the loss of allotments. In the absence of very special circumstances to outweigh this harm, including a robust demonstration of need or alternative site assessment, the proposal would be contrary to Policies CEM1, NHE4, NHE5 and INF2 of the Development Management Plan 2019, Policies CS3 and CS12 of the Core Strategy 2014 (reviewed 2019) and advice contained within the National Planning Policy Framework 2021.

A second reason for refusal was proposed by Councillor J King and seconded by Councillor Blacker, whereupon the Committee voted and **RESOLVED** that planning permission be **REFUSED** on the grounds that:

2. The proposed development, by virtue of extent of development and associated habitat loss within the designated Site of Nature Conservation Importance and Biodiversity Opportunity Area would have an unacceptable adverse impact on biodiversity and the ecological potential of the site, contrary to Policy CEM1, NHE 2 and NHE4 of the Development Management Plan 2019, Policy CS2 of the Core Strategy 2014 (reviewed 2019) and advice contained within the National Planning Policy Framework 2021.

Councillors J King and Stevens requested that it be noted that they voted in favour for refusal of the application.

**35. A) 21/01602/F AND B) 20/01603/LBC - WESTON ACRES, BELVEDERE HOUSE, WOODMANSTERENE LANE, WOODMANSTERNE**

The Committee considered applications at Weston Acres, Belvedere House, Woodmansterene Lane, Woodmansterne for a planning application and listed building consent for the extension and refurbishment of part of the ground floor of The Royal Alfred Seafarers' Society; to reorganise and enlarge No. 24 ground floor bedroom suits, including a single storey ground floor extension and new day space. Also includes first floor extensions to east and north wings. All existing and proposed use class will remain as C2 and there will be no change to total bedroom numbers or parking. As amended on 18/08/202.

**RESOLVED** that planning permission be **GRANTED** subject to conditions for applications a) 21/01602/F and b) 20/01603/LBC and as per addendum changes.

**36. 21/01992/HHOLD - 7 ARBUTUS CLOSE, RH1 6NP**

The Committee considered an application at 7 Arbutus Close, RH1 6NP for a Proposed single storey rear extension and first floor side extension above an existing single storey side extension and front porch.

**RESOLVED** that planning permission be **GRANTED** subject to conditions.

**37. TO REPORT AND CONSIDER THE RESULTS OF THE PUBLIC CONSULTATION ON THE WALTON ON THE HILL CONSERVATION AREA**

The Committee considered a report that reported the results of the public consultation on Walton on the Hill Conservation Area boundary changes and considered the designation of the proposed changes to Walton on the Hill Conservation Area boundary.

Councillor Turner, a visiting ward member spoke in support of the report, stating that the last review of the area was 30 years ago. There had been a working group lead by a former ward Councillor and the Vice Chair of Tadworth and Walton Residents Association, and the makeup of this group was outlined. There had been a number of meetings and walking meetings in the area. On behalf of the group, Councillor Turner thanked John McInally, the Conservation Officer for his help and guidance throughout the review.

**RESOLVED** that the boundary changes to Walton on the Hill Conservation Area be **APPROVED**.

**38. TO CONSIDER A PUBLIC CONSULTATION ON THE TADWORTH CONSERVATION AREA**

The Committee considered a report that recommended that public consultation took place on the proposed boundary changes to Tadworth Conservation Area, as delineated on the plans within the report, in pursuance to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to be reported back to the Planning Committee for consideration.

Councillor Turner, a visiting member, spoke in support of the proposal stating that since the 2018 conservation review there had been a request from the ward member and Tadworth and Walton on the Hill Residents Association for other areas to be looked at for inclusion within the Tadworth Conservation Area. The Conservation Officer supported the bulk of suggested areas. Recently 2 hedgerows had been removed from a lane full of character and a house in The Avenue was close to demolition by the developer, however the Conservation Officer acted quickly and put a temporary order on the property. Both the lane and the house were in the proposed conservation extension and the Councillor looked forward to working with the Conservation Officer again.

**RESOLVED** that public consultation on the proposed boundary changes to the Tadworth Conservation Area be **APPROVED**.

**39. ANY OTHER URGENT BUSINESS**

There was none.


The Meeting closed at 10.27 pm

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# Agenda Item 5

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 <p><b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate</p>	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	3 <sup>rd</sup> November 2021
	<b>REPORT OF:</b>	HEAD OF PLANNING
	<b>AUTHOR:</b>	Michael Parker
	<b>TELEPHONE:</b>	01737 276339
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<b>AGENDA ITEM:</b>	5	<b>WARD:</b> <i>Earlswood And Whitebushes</i>

<b>APPLICATION NUMBER:</b>	21/00823/F	<b>VALID:</b>	07/10/2021
<b>APPLICANT:</b>	One Oak Development Ltd	<b>AGENT:</b>	n/a
<b>LOCATION:</b>	<b>85, 87 AND 89 BRIGHTON ROAD REDHILL SURREY RH1 6PS</b>		
<b>DESCRIPTION:</b>	<b>Demolition of existing buildings and erection of an apartment building comprising 19 flats with commercial use at ground floor plus associated car parking.</b>		
<b>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.</b>			

## SUMMARY

The application site is located on the Western side of the A23 Brighton Road, Redhill. The area surrounding the site is of mixed character both in terms of use and built form, typical of an edge of centre location.

The site falls within the urban area and part of the site also falls within the Brighton Road Local Centre. The site is close to Redhill Town Centre (approx. 360m). The north-eastern corner of the site is designated as being within Flood Zone 2.

To the East of the site are 2 blocks of flats, mainly of three storeys although the YMCA building has a four storey element at the corner. Between these two blocks of flats is a modest two storey gable fronted building in commercial use. To the South of the site is a mixed use building with commercial on the ground floor and residential at first floor level and above. Beyond is another block of flats with commercial use on the ground floor and an underpass to the rear of the site for parking. To the West of the site are residential properties. The closest being Cleveland Cottage and 99A Garlands Road. Beyond are the properties which front on to Garlands Road. The land levels rise significantly from the rear of the site up to Garlands Road. Both Cleveland Cottage and 99A sit at a higher ground level than the application site. Immediately to the north of the site is 83A Brighton Road, a three storey end of terrace property. The site is currently vacant but according to the records was last in use for commercial uses. To the north-west of the site are 1 to 3 Stile Cottages, two storey terrace dwellings.

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This is a full application for the for the demolition of existing buildings and erection of an apartment building comprising 19 flats with commercial use at ground floor plus associated car parking. 6 of the units would be provided as affordable housing (shared ownership).

In terms of the height and scale of the proposal it is acknowledged that the replacement built form would be significant in terms of the depth, height and bulk of the proposal. However taking in to account the scale of other flatted developments within the surrounding area and on the basis of the street scene drawings submitted with the application it is not considered that the building as proposed would appear so large that it would be incongruous within the street scene. The depth of the proposal would also not be readily apparent from the streetscene due to the built up nature of the frontage and the neighbouring buildings. Therefore, whilst large, there is no objection to the scale of the proposal.

In terms of design the scheme is much improved on the previously withdrawn scheme. The submission has made efforts to address the previous concerns regarding the previous modern scheme which failed to reflect the architectural conventions and proportions of the existing Victorian buildings within the surrounding area.

Whilst officers would ideally want to secure further amendments to improve the design it is considered that the improved fenestration proportions and brick and bargeboard detailing has improved the front elevation and overall appearance of the building. The proposed traditional materials, subject to the use of high quality bricks and tiles, would also help the building assimilate into the site and wider area.

Therefore, on balance, taking in to account the varied character of the area with a mix of Victorian and more modern larger scale development and the guidance of the NPPF to make efficient use of land and to give substantial weight to the development of brownfield sites and the benefits of the housing and affordable housing provision it is considered that the impact on the character of the site and surrounding area would not be so harmful as to warrant refusal.

Whilst the proposal would result in a significant change in the relationship between the site and the neighbouring buildings, the proposal would not have an adverse impact upon existing neighbouring properties and would accord with the provisions of DMP Policy DES1 and DES8.

The proposed development does underprovide in terms of car parking when considered against the Council's adopted parking standards. However this under provision is solely in relation to visitor parking (1 instead of 4) whilst for the retail parking 2 spaces would be provided instead of 7, although this is a maximum standard. The owner's parking for the proposed residential units would be fully compliant. The DMP allows for a lower amount of parking within or adjacent to town centres and when taking in to account the local centre location and proximity to the town centre and the positive comments from Surrey County Council it is considered that the provision is acceptable in this case.

The scheme would be acceptable in all other regards.

## RECOMMENDATION

Subject to the completion of all documentation required to create a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended to secure:

- (i) A contribution of 6 dwellings towards the provision of affordable housing
- (ii) The Council's legal costs in preparing the agreement

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

In the event that a satisfactorily completed obligation is not received by 1 April 2022 or such longer period as may be agreed, the Head of Places and Planning be authorised to refuse permission for the following reason

1. The proposal fails to provide an agreed contribution towards affordable housing provision within the Borough of Reigate & Banstead and is therefore contrary to policy DES6 of the Reigate and Banstead Development Management Plan 2019.

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## Consultations:

Environment Agency: Following the submission of an amended Flood Risk Assessment now satisfied in relation to flood risk but objection still raised in relation to the risk of pollution to Controlled Waters. See main report for further information.

Environmental Protection Officer: recommends contaminated land conditions

Highway Authority: The County Highway Authority has assessed the application on safety, capacity and policy grounds and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway with respect of access, net additional traffic generation and parking. The County Highway Authority therefore has no highway requirements subject to conditions.

Reigate Society: “We have concerns that this building is still quite bulky for the site and street scene and as we understand from the drawings the balconies project over the pavement to the front?”

The architectural effect on the street scene could be better considered, for example detailing such as the arch brickwork on the existing building.”

Surrey County Council Lead Local Flood Authority (LLFA): Has reviewed the surface water drainage strategy for the proposed development and assessed it against the requirements of the NPPF, its accompanying PPG and the Non-Statutory Technical Standards for sustainable drainage systems.

The following documents submitted as part of the above application have been reviewed and should be referred to as part of any future submissions or discharge of planning conditions:

- Combined Drainage Strategy Report And Flood Risk Assessment, RCD, March 2021, revision D, document reference: 1111-2006;

State that they are satisfied that the proposed drainage scheme meets the requirements set out in the aforementioned documents and are content with the development proposed, subject to the imposition of conditions requiring the submission of a detailed drainage scheme and a verification report.

Surrey Police – Request that a condition be imposed for require Secured by Design accreditation for the development.

## Representations:

Letters were sent to neighbouring properties on 22 April 2021.

To date 2 objections have been received raising the following issues:

<b>Issue</b>	<b>Response</b>
Overdevelopment	See 6.6 to 6.14



Overlooking and loss of privacy	See paragraph 6.23 to 6.31
Overshadowing	See paragraph 6.23 to 6.31
Loss of outlook	See paragraph 6.23 to 6.31

## **1.0 Site and Character Appraisal**

- 1.1 The application site is located on the Western side of the A23 Brighton Road, Redhill. The area surrounding the site is of mixed character both in terms of use and built form, typical of an edge of centre location.
- 1.2 The site falls within the Urban area and part of the site also falls within the Brighton Road Local Centre. The site is close to Redhill Town Centre (approx. 360m). The north-eastern corner of the site is designated as being within Flood Zone 2.
- 1.3 To the East of the site are 2 blocks of flats, mainly of three storeys although the YMCA building has a four storey element at the corner. Between these two blocks of flats is a modest two storey gable fronted building in commercial use.
- 1.4 To the South of the site is a mixed use building with commercial on the ground floor and residential at first floor level and above. Beyond is another block of flats with commercial use on the ground floor and an underpass to the rear of the site for parking.
- 1.5 To the West of the site are residential properties. The closest being Cleveland Cottage and 99A Garlands Road. Beyond are the properties which front on to Garlands Road. The land levels rise significant from the rear of the site up to Garlands Road. Both Cleveland Cottage and 99A sit at a higher ground level than the application site.
- 1.6 Immediately to the north of the site is 83A Brighton Road, a three storey end of terrace property. The site is currently vacant but according to the records was last in use for commercial uses. To the north-west of the site are 1 to 3 Stile Cottages, two storey terrace dwellings.

## **2.0 Added Value**

- 2.1 Improvements secured during the course of the application: removal of front balconies, reduction in height of the parapet roof, minor changes to fenestration and brick detailing, changes to the parking layout, additional Flood Risk and Contamination information.
- 2.3 Further improvements could be secured: Conditions will be applied regarding levels, materials, contamination, tree protection, ecology, drainage, parking

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and highways, electric charging, water/energy efficiency and measures to protect the amenity of neighbouring and future occupants.

## 3.0 Relevant Planning and Enforcement History

- 3.1 20/01363/F Demolition of existing buildings and erection of an apartment building comprising 20 flats with commercial use at ground floor plus associated car parking Withdrawn

## 4.0 Proposal and Design Approach

- 4.1 This is a full application for the demolition of existing buildings and erection of an apartment building comprising 19 flats with commercial use at ground floor plus associated car parking.
- 4.2 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.
- 4.3 Evidence of the applicant's design approach is set out below:

Assessment	The area surrounding the site is of mixed character both in terms of use and built form, typical of an edge of centre location.
Involvement	No community consultation took place.
Evaluation	Consideration is given to the already approved schemes within the surrounding area and how they compare. The statement also sets out how the scheme has evolved from the previously withdrawn application – 20/01363/F
Design	<p>The overall building style has been changed to be more of a traditional Victorian vernacular to enable the proposal to fit in sympathetically and harmoniously with the local Victorian architecture and townscape.</p> <p>The design now includes many traditional features such as large gable ends ,dormer windows, simple brickwork with some tile hanging, brick soldier courses and bands and sash windows throughout</p>

4.4 Further details of the development are as follows:

Site area	0.1ha
Existing use	Retail, storage and residential
Proposed use	Retail and residential
Existing parking spaces	14
Proposed parking spaces	23 (20no residential, 1no visitor, 2 retail spaces)
Parking standard	31 (20no residential, 4no visitor, 7 retail spaces)
Number of affordable units	6 (in line with requirement)
Net increase in dwellings	17
Net retail floorspace	177.1 (loss of 232.9 from existing retail space)
Existing site density	20 dph
Proposed site density	190 dph
Density in surrounding area	156 dph (Sycamore Court, Greyhound Court, The Ivies) 152 dph (Bakers court, Archers Court) 200 dph (Furness House) 320 dph Brook Road

**5.0 Policy Context**

5.1 Designation

Urban area  
Local Centre Boundary  
Flood Zone 2  
Parking accessibility score – 10 (medium)

5.2 Reigate and Banstead Core Strategy (CS)

CS1(Sustainable Development)  
CS4 (Valued townscapes and the historic environment)  
CS5 (Valued People/Economic Development),  
CS7 (Town/Local Centres),  
CS10 (Sustainable Development),  
CS11 (Sustainable Construction),  
CS14 (Housing Needs)  
CS17 (Travel Options and accessibility)

5.3 Reigate and Banstead Development Management Plan 2019 (DMP)

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EMP4 (Safeguarding employment land and premises)  
RET3 (Local Centres)  
DES1 (Design of new development)  
DES4 (Housing mix)  
DES5 (Delivering high quality homes)  
DES6 (Affordable Housing)  
DES8 (Construction Management)  
DES9 (Pollution and contamination land)  
TAP1 (Access, Parking and Servicing)  
CCF1 (Climate Change Mitigation)  
CCF2 (Flood Risk)  
INF3 (Electronic communication networks)  
NHE2 (Protecting and Enhancing Biodiversity)  
NHE3 (Protecting trees, woodland areas and natural habitats)

## 5.4 Other Material Considerations

National Planning Policy Framework  
2021 (NPPF)

National Planning Practice Guidance  
(NPPG)

Supplementary Planning  
Guidance/Documents

Surrey Design  
Local Character and Distinctiveness  
Design Guide SPD 2021  
Climate Change and Sustainable  
Construction SPD 2021  
Vehicle and Cycle Parking  
Guidance 2018  
Affordable Housing

Other

Human Rights Act 1998  
Community Infrastructure Levy  
Regulations 2010

## 6.0 **Assessment**

6.1 This application seeks planning approval for demolition of existing buildings and erection of an apartment building comprising 19 flats with commercial use at ground floor plus associated car parking.

6.2 The application site is within the urban area, where there is a presumption in favour of sustainable development and where the principle of residential development is acceptable subject to compliance with retail and employment policies given the existing use of the building as a mix of retail and historical employment use.

- 6.3 There would be no change to the ground floor unit in terms of use as the application proposes to retain the ground floor unit as a commercial use which is now classified as Class E use (Commercial, Business and Service). As such the proposal would comply with policy RET3. To ensure the retention of the Class E unit a condition is recommended to prevent it benefitting from permitted development.
- 6.4 The proposal would result in the loss of an historic storage/workshop use to the rear of the site. It is understood that this unit has not been in used as a separate commercial use for a number of years. Given its vacant nature, its location in an area which is primarily residential to the north, west and south, its poor condition and the current economic climate it is considered that there is no reasonable prospect of or demand for the retention or redevelopment of the unit for employment use. In addition a unit to the front of the site would be retained for employment uses under a Class E use. It is therefore considered that the loss of the storage unit to residential is acceptable.
- 6.5 The main issues to consider are:
- Design appraisal
  - Housing Mix, Affordable Housing and Standard of Accommodation
  - Neighbour amenity
  - Highway matters
  - Flooding and surface water drainage matters
  - Contamination
  - Trees and Ecology
  - Energy, Sustainability and Broadband
  - Crime
  - Community Infrastructure Levy

### Design appraisal

- 6.6 DMP Policy DES1 relates to the Design of New Development and requires new development to be of a high quality design that makes a positive contribution to the character and appearance of its surroundings. New development should promote and reinforce local distinctiveness and should respect the character of the surrounding area. The policy states that new development will be expected to use high quality materials, landscaping and building detailing and have due regard to the layout, density, plot sizes, building siting, scale, massing, height, and roofscapes of the surrounding area, the relationship to neighbouring buildings, and important views into and out of the site.
- 6.7 In terms of the height and scale of the proposal it is acknowledged that the replacement built form would be significant in terms of the depth, height and bulk of the proposal. Officers have sought to negotiate a further reduction in the scale of the scheme however the applicant has been unable to make any significant changes and the application therefore the scheme falls to be considered as currently proposed.

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- 6.8 As above the height and bulk of the building is significant however this is a site which already has built form the full depth of the site and has hardstanding throughout. There are also other sites within the area where built form covers a significant proportion of their plots in terms of width and depth such as the Bakers/Archers Court and the car garage and dealership site at 105-115 to the rear of the site. As well as examples of larger three, four and five storey buildings such as the YMCA building to the east the recently approved application at the Brook Road garage site (ref. 19/00210/OUT) to the east and Furness and Forum House to the north of the site. The proposed streetscene plan also shows that the height of the building would be commensurate with the neighbouring building to the south and only marginally higher (1.2m) to the north and with the use of pitched roofs to reduce the bulk and the lowered parapet height it is not considered that the building as proposed would appear so large that it would be incongruous within the street scene. The depth of the proposal would also not be readily apparent from the streetscene due to the built up nature of the frontage and the neighbouring buildings. Therefore, whilst large, there is no objection to the scale of the proposal.
- 6.9 In terms of design the scheme is much improved on the previously withdrawn scheme. The submission has made efforts to address the previous concerns regarding the previous modern scheme which failed to reflect the architectural conventions and proportions of the existing Victorian buildings within the surrounding area.
- 6.10 Due to the scale of the building and the need to include third floor accommodation the roof is bulkier than would be ideal due to a hipped crown roof and relatively steep pitched roofs. The Design and Conservation Officer has raised some concerns with the design in this regard as well as comments about the window proportions and lack of detailing.
- 6.11 In response the applicant has reduced the height of the parapet roof located at the southern end of the building, they have altered the window proportions so that they are large with sash style windows to better reflect the proportions of the neighbouring traditional buildings. The boxed ends to the bargeboards have been removed and further brick detailing around the windows and along the front elevation have been added. The balconies to the front gables have also been brought within the front gables reducing their prominence.
- 6.12 The lack of alterations to the main roof is unfortunate but it is considered that the improved fenestration proportions and brick and bargeboard detailing has improved the front elevation and overall appearance of the building. The proposed traditional materials, subject to the use of high quality bricks and tiles, would also help the building assimilate into the site and wider area.
- 6.13 Therefore, on balance, taking in to account the above, the varied character of the area with a mix of Victorian and more modern larger scale development and the guidance of the NPPF to make efficient use of land and to give

substantial weight to the development of brownfield sites it is considered that the impact on the character of the site and surrounding area would not be so harmful as to warrant refusal.

- 6.14 A condition is recommended to secure further details of the proposed external materials and windows.

Housing Mix, Affordable Housing and Standard of Accommodation

- 6.15 The submitted plans shows a total of 19 flats with a mix of 12 x 1 bed, 6 x 2 bed and 1 x 3 bed. 13 are to be market homes and 6 are to be affordable housing.
- 6.16 For Local Centre applications Policy DES4 requires that on “on all schemes, at least half of all homes [market homes] provided should be one and two bedroom homes.” The market housing would be a mix of 12 x 1/2 bed unit and 1x3 bed unit. This mix accords with the requirements of DMP Policy DES4.
- 6.17 In terms of affordable housing the applications proposes to provide 6 shared ownership units in a mix of 1 and 2 bedroom units. This complies with the 30% requirement set out in policy DES6 of the DMP. The Council’s Housing Officer has been consulted and they have advised that they are happy to agree to Shared Ownership units in this case. This is due to the relatively low number of affordable units, the type of development and its location which make it unrealistic for other types of affordable housing.
- 6.18 Policy DES5 requires that all new residential development must provide high quality adaptable accommodation and provide good living conditions for future occupants. New accommodation must meet the relevant nationally prescribed internal space standard for each individual unit unless the council considers that an exception should be made. Sufficient space must be included for storage, clothes drying and the provision of waste and recycling bins in the home. Adequate outdoor amenity space including balconies and terraces and /or communal outdoor space should be provided.
- 6.19 The drawings submitted illustrate that each flat proposed would accord with the appropriate space standard and each unit is provided with sufficient storage space. Outdoor amenity space is provided in the form of external balconies for the majority of the units (12 out of 19 units). The units without balconies are the smaller units, unlikely to have families occupying them. The level of outdoor amenity space is not uncommon for residential flats within an edge of town centre location. It is also noted that the site is well located with regards to access to public open spaces and leisure facilities. The majority of the flats would be single aspect only, however they would all have adequate outlook and the windows would provide adequate light throughout the flats. The proposals would therefore comply with the requirements of DMP Policy DES5.

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- 6.20 The site is located adjacent to a busy road and close to other commercial uses. The Council's Environmental Health Consultants have therefore recommended a condition to secure further details and implementation of noise and ventilation measures for the flats prior to first occupation.
- 6.21 As the ground floor unit would be a Class E use, which covers a wide range of uses, a condition is also recommended to secure details of any plant required for the unit prior to installation. This would protected the amenity of both the future occupants and the amenity of neighbouring residential uses. Given the size of the unit it is not considered necessary to condition delivery or opening hours. If the unit is used for noisier activities such as a bar or restaurant the activities would be controlled through licencing.
- 6.22 It is also noted that the ground floor parking area is likely to require some form of external lighting. In order to prevent unacceptable light levels to both the future occupants and neighbouring properties a condition is recommended to secure further details of any external lighting prior to installation.

## Neighbour amenity

- 6.23 In addition to the comments noted above DMP Policy DES1 also requires new development to provide an appropriate environment for future occupants whilst not adversely impacting upon the amenity of occupants of existing nearby buildings, including by way of overbearing, obtrusiveness, overshadowing, overlooking and loss of privacy.
- 6.24 To the east of the site is the YMCA building and residential properties. Due to the distance away from the proposed building, on the other side of the A23, it is not considered that there would be an adverse impact on the occupants of this building.
- 6.25 The property directly to the north of the site appears to be currently vacant but was last in commercial use. Therefore whilst the proposed building would be significantly closer to this building and deeper than the existing property due to the use of the building it is not considered that there would be an adverse impact to occupants of this building.
- 6.26 The site directly to the south of the site (no. 91-93) is in mixed use with the ground floor in commercial use. The first and second floor of the front building are understood to be in residential use. The proposed building would be of a larger scale in terms of height but it would cover the same depth of the plot. Given the commercial nature of the adjacent site and the existing built form on the application site it is not considered that the increase in height would impact on the occupants of the commercial use. The residential flats on the first and second floor would have some impact to their outlook by virtue of the increase height. However the existing buildings at both no.91-93 and the application site already impact outlook and from the information submitted it is shown that the nearest rear facing windows at first floor level



serve a bathroom and kitchen which are not habitable rooms. The second floor flat has side facing windows. In order to protect light levels and outlook the proposed scheme has stepped the development away from the southern boundary with a flat roof element. This relationship is considered acceptable. The only south facing windows would serve the access corridors. Therefore a condition is recommended to secure them as obscure glazed and non-opening. The occupants of the flatted development further to the south, Bakers Court and Archers Court, would be of sufficient distance away from the proposed building to ensure that there would be no adverse impacts on the occupants of these flats, particularly as these flats are orientated east to west.

- 6.27 In terms of the impact to properties to the west of the site the two closest properties are Cleveland Cottage and 99A Garlands Road. The rear most element of the scheme would be two storeys in height with a pitched roof and at its closest points it would be approximately 13 metres from Cleveland Cottage and 9.5 metres from 99A Garlands Road (10.4 metres from the nearest balcony). Whilst the distances are reasonably close due to the change in site levels, where the levels rise up to these adjoining properties and the fact that the scheme is being built further in to the ground the relationship is considered acceptable with only the top part of the first floor and the pitched roof being visible above the rear retaining wall. Due to the change in site levels and the north facing position of the windows from the nearest flats and balconies any outlook towards these properties would be oblique and restricted. This would ensure that the dwellings do not suffer from adverse overbearing and overlooking impacts or loss of light. There would also be west facing windows of the higher element of the scheme. Due to the separation distances of approximately 25m to Cleveland Cottage and 18m to 99A Garlands Road and the change of levels it is considered that these windows would not result in unacceptable loss of privacy to these properties. Due to the separation distance and the increased ground levels the proposal would result in no adverse impact to occupants of dwellings further to the west of the site which front on to Garlands Road.
- 6.28 Lastly is the impact to the dwellings to the north of the site - 1 to 3 Stile Cottages. The rear of the west facing element of the scheme (element above the undercroft) would be approximately 21.6m from the closest of these cottages (no.1). This element of the proposed would not include any sort of balcony element. Due to the separation distance and angled relationship this element of the proposal is not considered to result in material harm to the occupants of these cottages.
- 6.29 The north facing element of the scheme would be a minimum of 22m from the rear elevations of Stile Cottages. The submitted cross section drawing shows that the ground levels between the two sites do drop by approximately 0.75m. The proposed development would certainly result in a significant change to the current situation however taking in to account that the element which directly faces the rear of these cottages is reduced to two storeys in height and the separation distances proposed it is not considered that the

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relationship would result in an adverse impact to amenity of the occupants of Stile Cottages in terms of overbearing impact, loss of light and loss of privacy.

- 6.30 The site is located within close proximity of a number of residential properties. To reduce the impact on neighbouring residents were the application to be approved a condition is recommended to secure the submission of a Construction Management Statement which addresses matters such as working hours and potential disruption from noise and pollution.
- 6.31 In conclusion, whilst the proposal would result in a significant change in the relationship between the site and the neighbouring buildings, the proposal would not have an adverse impact upon existing neighbouring properties and would accord with the provisions of DMP Policy DES1 and DES8.

## Highway matters

- 6.32 Policy TAP1 of the Development Management Plan 2019 requires new development to demonstrate that it would not adversely affect highways safety or the free flow of traffic, that it would provide sufficient off-street parking in accordance with published standards and that it would constitute development in a sustainable location
- 6.33 In terms of the access Surrey County Council County Highways Authority (CHA) has raised no objection to the proposed access. The access remains in the same location as the existing and they are satisfied that there would be adequate sight lines. In terms of undercroft access there would be a minimum headroom of 2.7 metres throughout. The CHA has not objected to this in terms of access and safety. The front balconies which overhung the footpath have been removed. No objection has been raised in terms of servicing access. Therefore, the proposal is considered acceptable with regard to highway safety and capacity. The CHA has recommended conditions to secure a Construction Transport Management Plan prior to commencement to ensure highway safety during the construction phase.
- 6.34 In terms of parking Policy TAP1 of the DMP states that all types of development should include car parking and cycle storage for residential and non-residential development in accordance with adopted local standards (see Annex 4) unless satisfactory evidence is provided to demonstrate that non-compliance would not result in unacceptable harm. Such evidence could include on-street parking surveys, evidence of parking demand, and/ or further information on accessibility. Development should not result in unacceptable levels of on-street parking demand in existing or new streets. Annex 4, under the Residential Standards Section p.174, does state that “The standards are provided as a guide and they may be varied at the discretion of the Council to take into account specific local circumstances” and that “A lower amount of parking may be appropriate in areas within, or adjacent to town centres.”

- 6.35 The proposed development includes 1 space for each of the 18 one and two bed flats and two spaces for the single three bed flat. This meets the minimum requirements set out for the proposed flats.
- 6.36 The standards do also require four visitor parking spaces, but only one is proposed whilst two retail spaces are proposed when the standards allow a maximum of 7. The total shortfall in spaces is therefore 3, with regards the residential visitor spaces given the maximum nature of the retail standards.
- 6.37 As set out in the applicant's Transport Statement the proposed development is in an area that is on the edge of the town centre, within a designated local centre which include convenience stores, cafes and other services. The site is well served by bus routes and both Earlswood and Redhill Train Station are approximately 0.5miles from the site. The site is therefore considered to be in a sustainable and accessible location which the DMP accepts can be appropriate for a lower provision of parking.
- 6.38 In addition there are parking restrictions comprising single and yellow lines and parking bays, all of which would prevent inappropriate parking in an area that already has retail units. There is therefore unlikely to be an impact on the amenity of the surrounding area and residents from an increase in on street parking, particularly as the scheme meets the minimum requirements for the actual flats.
- 6.39 The CHA has also raised no objection to the shortfall in parking due to the sustainable location of the site and due to the existing parking restrictions in the area which would prevent inappropriate on street parking. On this basis, no objections are raised with regards to the under provision of parking on the site. Conditions are recommended to secure the provision of the agreed car and cycle parking provision.
- 6.40 In terms of refuse a bin store is proposed that has adequate space to provide the require mix of bins for 19 flats and which has a doorway which meets the 2m width required by the Neighbourhood Services team. Separate storage is also proposed for the commercial unit. The bin store for the residential is approximately 12m from the edge of the highway, 15m to kerbside. Whilst this is slightly above the 9m requirement set out in the Making Space for Waste Guide it is considered to be adequately located for crews and is well within the Manual for Streets Requirements. A condition is recommended to secure the installation of the refuse area prior to occupation.

### Flooding and Surface Water Drainage matters

- 6.41 The site according to the available Environment Agency (EA) information identifies that the site is within Flood Zone 2 and therefore at risk of flooding.
- 6.42 The submitted FRA however identifies that the ground levels for the site are higher than identified within the EA data. The FRA states that the site is above the predicted flood levels for the area and therefore there is no risk of

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flooding. They therefore argue that the Sequential and Exception tests are not required.

- 6.43 The EA has considered the submitted Flood Risk Assessment (FRA) and advises: "The proposed development is located in Flood Zone 2, meaning there is a medium risk of fluvial flooding. Following a review of the Flood Risk Assessment Provided (Lovell Design Ltd, dated 12 August 2021), we are satisfied that the proposed finished floor levels of the commercial units at ground floor will be above the estimated flood level accounting for climate change (1% +CC (35%) of 75.125mAOD)."
- 6.44 The EA therefore raises no objection in relation to flooding subject to a condition in relation to finished floor levels. On the basis of the above it is not considered that safe access and egress would be achievable to the site in a flood event and the site is not required to meet the exception and sequential tests as set out in the NPPF.
- 6.45 With regard to surface water drainage in support of the application, a surface water drainage strategy has been submitted and has been assessed by Surrey County Council Sustainable Drainage team as the Local Lead Flood Authority (LLFA) against the requirements of the NPPF, its accompanying PPG and the Non-Statutory Technical Standards for sustainable drainage systems. They state that they are satisfied that the proposed drainage scheme meets the requirements set out in the aforementioned documents and are content with the development proposed, subject to the imposition of conditions requiring the submission of a detailed drainage scheme and a verification report.

## Contamination

- 6.46 The Council's Environmental Protection Officer has identified the potential for ground contamination to be present on and/or in close proximity to the application site. Therefore, a number of conditions are recommended to mitigate against any potential harm.
- 6.47 In relation to groundwater and contaminated land the Environment Agency (EA) has advised that the premises is located in an area of high sensitivity with respect to the quality of Controlled Water (Principal Aquifer). A Preliminary Risk Assessment has been requested to demonstrate that land contamination is neither known nor suspected.
- 6.48 The applicant has provided a report by Argyll Environmental. At this stage the EA are still considering the submitted information. A response is expected prior to planning committee and will be reported in the addendum.

## Trees and Ecology

- 6.49 The site does not have any significant trees within the site. There are however trees and other vegetation close to the site boundary. Given the

built nature of the site it is unlikely that the proposed development would impact on these trees however a condition is recommended to secure tree protection details prior to commencement to ensure that the proposed construction would not impact on these trees.

- 6.50 Given the urban location of the site and the built nature of the site it is considered unlikely that there is potential for the proposal to impact on protected species. It is however considered reasonable that some biodiversity measures could be incorporated in to the scheme (such as bat and bird boxes) to enhance the biodiversity of the site in line with policy NHE2 of the DMP. A condition is recommended to secure measures and its implementation.

### Energy, Sustainability and Broadband

- 6.51 DMP Policy CCF1 relates to climate change mitigation and requires new development to meet the national water efficiency standard of 110litres/person/day and to achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations.
- 6.52 The submission includes a Sustainability Statement & Energy Strategy. This set out a general approach to the scheme. The main targets in the report include an up to 10% improvement in DER over TER through the use of solar panels and use of thermal efficient building materials and water efficient of maximum 115 litres per person per day. The measures set out do not comply with policy CCF1.
- 6.53 However, in the event that planning permission is to be granted, a condition could be imposed to seek updated information to ensure the scheme complies with the higher standards and its implementation prior to the first occupation of development. Car charging points are also recommended to be secured by planning condition to provide appropriate facilities for electric cars. In this regard, there would be no conflict with DMP Policy CCF1.
- 6.54 A condition is also recommended to ensure that each dwelling is fitted with access to fast broadband services in accordance with policy INF3 of the DMP.

### Crime

- 6.55 Policy DES1 requires that: “Creates a safe environment, incorporating measures to reduce opportunities for crime and maximising opportunities for natural surveillance of public places. Developments should incorporate measures and principles recommended by Secured by Design.”
- 6.56 Surrey Police has advised that the external doors would be in accordance with the Secured by Design Homes 2019 guide but that there could be other opportunities to design out other opportunities for crime such as adding a

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gate to the car parking outside of retail hours. They recommend a condition in relation to Secure by Design to secure further details.

## Community Infrastructure Levy (CIL)

- 6.57 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 and the exact amount would be determined and collected after the grant of any planning permission.

## CONDITIONS

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Arboricultural Plan	1		29.03.2021
Floor Plan	2		29.03.2021
Floor Plan	3		29.03.2021
Floor Plan	4		29.03.2021
Floor Plan	5		29.03.2021
Elevation Plan	6		29.03.2021
Elevation Plan	7		29.03.2021
Section Plan	8		29.03.2021
Location Plan	3FD10	C	20.10.2021
Floor Plan	3FD11	C	20.10.2021
Floor Plan	3FD12	C	20.10.2021
Floor Plan	3FD13	C	20.10.2021
Floor Plan	3FD14	C	20.10.2021
Roof Plan	3FD15	C	20.10.2021
Street Scene	3FD16	C	20.10.2021
Section Plan	3FD17	C	20.10.2021
Section Plan	3FD18	B	18.10.2021
Section Plan	3FD19	A	18.10.2021

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.

2. 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.

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 Development Management Plan 2019 Policy DES1.

4. No development shall commence until a Construction Management Statement, to include details of:
- a) Prediction of potential impacts with regard to water, waste, noise and vibration, dust, emissions and odours, wildlife. Where potential impacts are identified, mitigation measures should be identified to address these impacts.
  - b) Information about the measures that will be used to protect privacy and the amenity of surrounding sensitive uses; including provision of appropriate boundary protection.
  - c) Means of communication and liaison with neighbouring residents and businesses.
  - d) Hours of work.

Has been submitted to and improved 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 is managed in a safe and considerate manner to help mitigate potential impact on the amenity and safety of neighbours and to accord with policy DES8 of the Reigate and Banstead Development Management Plan 2019.

5. No development shall commence including any demolition 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 any service routings and drainage runs. 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 NHE3 and DES1 of the Reigate and Banstead Borough Development Management Plan adopted September 2019.

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6. Prior to the commencement of development, a scheme of noise and vibration attenuation and ventilation sufficient to prevent overheating and maintain thermal comfort shall be submitted to and approved in writing by the Local Planning Authority. The scheme including performance details and a glazing plan and shall achieve the habitable and commercial room standards as detailed in BS8233:2014 with no relaxation for exceptional circumstances including suitable consideration of Lmax and must include details of post construction validation. All work must be carried out by suitably qualified person and the approved noise, vibration attenuation and ventilation measures shall thereafter be retained and maintained in working order for the duration of the use in accordance with the approved details.

Reason: In order to protect the amenities of the future occupants with regard to Reigate & Banstead Development Management Plan 2019 policy DES1 and DES5.

7. Prior to commencement of development a written comprehensive environmental desktop study report is required to identify and evaluate possible on and off site sources, pathways and receptors of contamination and enable the presentation of all plausible pollutant linkages in a preliminary conceptual site model. The study shall include relevant regulatory consultations such as with the Contaminated Land Officer and be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. The report shall be prepared in accordance with the Environment Agency's Land Contamination: Risk Management Guidance (2020) and British Standard BS 10175.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

8. Prior to commencement of development, in follow-up to the environmental desktop study, a contaminated land site investigation proposal, detailing the extent and methodologies of sampling, analyses and proposed assessment criteria required to enable the characterisation of the plausible pollutant linkages identified in the preliminary conceptual model, shall be submitted to the Local Planning Authority. This is subject to the written approval in writing of the Local Planning Authority, and any additional requirements that it may specify, prior to any site investigation being commenced on site. Following approval, the Local Planning Authority shall be given a minimum of two weeks written notice of the commencement of site investigation works. Please note this means a proposal is required to be submitted and approved prior to actually undertaking a Site Investigation.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or



pollution of controlled waters with regard the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

9. Prior to commencement of the development, a contaminated land site investigation and risk assessment, undertaken in accordance with the site investigation proposal as approved that determines the extent and nature of contamination on site and is reported in accordance with the standards of DEFRA's and the Environment Agency's Land Contamination: Risk Management Guidance (2020) and British Standard BS 10175, shall be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. If applicable, ground gas risk assessments should be completed inline with CIRIA C665 guidance.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

10. A) Prior to commencement of the development a detailed remediation method statement should be produced that details the extent and method(s) by which the site is to be remediated, to ensure that unacceptable risks are not posed to identified receptors at the site and details of the information to be included in a validation report, has been submitted to and approved in writing by the Local Planning Authority, and any additional requirements that it may specify, prior to the remediation being commenced on site. The Local Planning Authority shall then be given a minimum of two weeks written notice of the commencement of remediation works.  
B) Prior to occupation, a remediation validation report for the site shall be submitted to the Local Planning Authority in writing. The report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto, so as to enable future interested parties, including regulators, to have a single record of the remediation undertaken at the site. Should specific ground gas mitigation measures be required to be incorporated into a development the testing and verification of such systems should have regard to CIRIA C735 guidance document entitled 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases' and British Standard BS 8285 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.

Reason: To demonstrate remedial works are appropriate and demonstrate the effectiveness of remediation works so that the proposed development will not cause harm to human health or pollution of controlled waters with regard to the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

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11. Unexpected ground contamination: Contamination not previously identified by the site investigation, but subsequently found to be present at the site shall be reported to the Local Planning Authority as soon as is practicable. If deemed necessary development shall cease on site until an addendum to the remediation method statement, detailing how the unsuspected contamination is to be dealt with, has been submitted in writing to the Local Planning Authority. The remediation method statement is subject to the written approval of the Local Planning Authority and any additional requirements that it may specify.

Note: Should no further contamination be identified then a brief comment to this effect shall be required to discharge this condition

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

12. 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 Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:
  - a) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 + 40% (allowance for climate change) storm events, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 5.1 l/s.
  - b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
  - c) 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 from increased flood risk.
  - d) Details of drainage management responsibilities and maintenance regimes or the drainage system.
  - e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

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 in accordance with policy CCF2 of the Reigate and Banstead Borough Council Development Management Plan 2019.

13. Prior to the first 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 surface water 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), and confirm any defects have been rectified.

Reason: To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuD and the implemented drainage design does not increase flood risk on or off site in accordance with policy CCF2 of the Reigate and Banstead Borough Council Development Management Plan 2019.

14. No development shall take place above slab level 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 Development Management Plan 2019 policy DES1.

15. 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
  - (h) measures to prevent the deposit of materials on the highway
  - (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
  - (j) no HGV movements to or from the site shall take place between the hours of 8.30 and 9.15 am and 3.15 and 4.00 pm (adjust as necessary according to individual school start and finish times) nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in (specify named roads) during these times
  - (k) on-site turning for construction vehicles
  - (l) construction hours 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.

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Reason: 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 2019 and Policy TAP1 Parking, access, and Servicing and DES8 Construction Management of the Reigate and Banstead Local Plan Development Management Plan September 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17.

16. The refuse store shown on the approved plans, unless otherwise agreed in writing, shall be erected and made ready for use (i.e. bins installed) prior to the first occupation of the development.

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 Development Management Plan 2019 policy DES1.

17. 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 2019 and Policy TAP1 Access, Parking, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

18. 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 bicycles to be stored. Thereafter the cycle parking area shall be retained and maintained for its designated purpose.

Reason: In order that the development promotes more sustainable forms of transport, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17.

19. The development hereby approved shall not be occupied unless and until each of the proposed parking spaces, shown on the approved plan to have electric charging points, 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 promotes more sustainable forms of transport, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17.

20. The Finished Floor Level of the ground floor commercial unit shall be set no lower than 76.03mAOD.

Reason: To ensure that the development is safe for its lifetime for its users, without increasing flood risk elsewhere in accordance with Policy CCF2 of the Reigate & Banstead Development Management Plan 2019 and the NPPF.

21. The development shall not be occupied until a scheme demonstrating compliance with the principles of 'Secured by Design' has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed before the occupation of the development hereby permitted and shall be permanently maintained as such thereafter.

Reason: To ensure that the development provides a secure environment for future residents in accordance with Policy DES1 of the Reigate & Banstead Development Management Plan 2019.

22. The development hereby approved shall not be first occupied unless and until an Energy and Water Efficiency Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail how the development will:
- a) Ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day
  - b) Achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations

The development shall be carried out in accordance with the approved details and any measures specific to an individual dwelling(s) shall be implemented, installed and operational prior to its occupation.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions with regard to Policy CS10 of the Reigate & Banstead Core Strategy 2014 and Policy CCF1 of the Reigate & Banstead Development Management Plan 2019.

23. All units within the development hereby approved shall be provided with the necessary infrastructure to facilitate connection to a high speed broadband. Unless otherwise agreed in writing with the Local Planning Authority, this shall include as a minimum:
- a) A broadband connection accessed directly from the nearest exchange or cabinet
  - b) Cabling and associated installations which enable easy access for future repair, replacement or upgrading.

Reason: To ensure that the development promotes access to, and the expansion of, a high quality electronic communications network in

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Planning Committee  
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accordance with Policy INF3 of the Reigate & Banstead Development Management Plan 2019.

24. No development above ground level shall commence until a scheme to provide biodiversity enhancement measures have been submitted to and approved in writing by the local planning authority (LPA). This should be designed alongside the soft landscaping proposals for the site. The biodiversity enhancement measures approved shall be carried out and maintained in strict accordance with these details or as otherwise agreed in writing by the LPA, and before occupation of this development.

Reason: To provide enhancements to the biodiversity of the site in accordance with the provisions of the National Planning Policy Framework and policy NHE2 of the Development Management Plan 2019.

25. No external lighting shall be installed on the building hereby approved or within the site until an external lighting scheme, which shall include indication of the location, height, direction, angle and cowling of lights, and the strength of illumination, accompanied by a light coverage diagram, has been submitted to and agreed in writing by the local planning authority.

The external lighting shall be implemented in accordance with the approved scheme and be retained thereafter and maintained in accordance with the manufacturer's instructions.

Reason: To protect the visual amenity of the area and neighbouring residential amenities with regard to Reigate and Banstead Core Strategy 2014 Policy CS10 and policy DES9 of the Reigate and Banstead Development Management Plan 2019.

26. The Class E use hereby permitted, or the operation of any building services plant, shall not commence until an assessment of the acoustic impact arising from the operation of all internally and externally located plant has been submitted to and approved in writing by the local planning authority. The assessment of the acoustic impact shall be undertaken in accordance with BS 4142: 2014 (or subsequent superseding equivalent) and other relevant measures, and shall include a scheme of attenuation measures to ensure the rating level of noise emitted from the proposed building services plant is 5dbA less than background.

The use hereby permitted, or the operation of any 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.

Any change to the agreed details post installation shall be submitted to and agreed in writing prior to installation.

Reason: In order to protect the amenities enjoyed by the residential properties located to the north, west and south of the site with regard to Reigate & Banstead Development Management Plan 2019 policy DES1.

27. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), the ground floor unit (marked on the approved plans as a retail unit) shall not be used other than for those uses within Class E of the Schedule to the Town and County Planning (Use Classes) Order 1987 (as amended) or any subsequent legislation.

Reason: To ensure that the use does not adversely impact on the vitality and viability of, or consumer choice and trade within the local centre or adversely impact upon investment within the centre with regards to policy RET3 of the Reigate and Banstead Borough Development Management Plan 2019 and the National Planning Policy Framework.

28. The flat roof and sedum roof areas of the building hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

Reason: To ensure that the development does not affect the amenity of existing properties by overlooking, with regard to Reigate & Banstead Borough Council's Development Management Plan 2019 policy DES1.

29. The first, second and third floor windows on the south elevation shall be glazed with obscured glass and shall be non-opening, and shall be maintained as such at all times.

Reason: To ensure that the development does not affect the amenity of the neighbouring property by overlooking with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

## 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.org.uk](http://www.firesprinklers.org.uk).
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. Further information can be found on the Council website at : [Climate Change Information](#).
3. The applicant 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 the potential for a degree of ground contamination to be present beneath part(s) of the site. Groundworkers should be made aware of

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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.

4. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, to contact the Council's Neighbourhood Services team to confirm the number and specification of recycling and refuse bins that are required to be supplied by the developer. The Council's Neighbourhood Services team can be contacted on 01737 276292 or via the Council's website at [http://www.reigate-banstead.gov.uk/info/20085/planning\\_applications/147/recycling\\_and\\_waste\\_developers\\_guidance](http://www.reigate-banstead.gov.uk/info/20085/planning_applications/147/recycling_and_waste_developers_guidance)
5. The applicant is advised that the Borough Council is the street naming and numbering authority and you will need to apply for addresses. This can be done by contacting the Address and Gazetteer Officer prior to construction commencing. You will need to complete the relevant application form and upload supporting documents such as site and floor layout plans in order that official street naming and numbering can be allocated as appropriate. If no application is received the Council has the authority to allocate an address. This also applies to replacement dwellings. If you are building a scheme of more than 5 units please also supply a CAD file (back saved to 2010) of the development based on OS Grid References. Full details of how to apply for addresses can be found [http://www.reigatebanstead.gov.uk/info/20277/street\\_naming\\_and\\_numbering](http://www.reigatebanstead.gov.uk/info/20277/street_naming_and_numbering)
6. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see [www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice).
7. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and other street furniture/equipment.



8. 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).
9. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
10. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
11. Environmental Health would like to draw the applicant attention to the specifics of the contaminated land conditional wording such as 'prior to commencement', 'prior to occupation' and 'provide a minimum of two weeks notice'. The submission of information not in accordance with the specifics of the planning conditional wording can lead to delays in discharging conditions, potentially result in conditions being unable to be discharged or even enforcement action should the required level of evidence/information be unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.

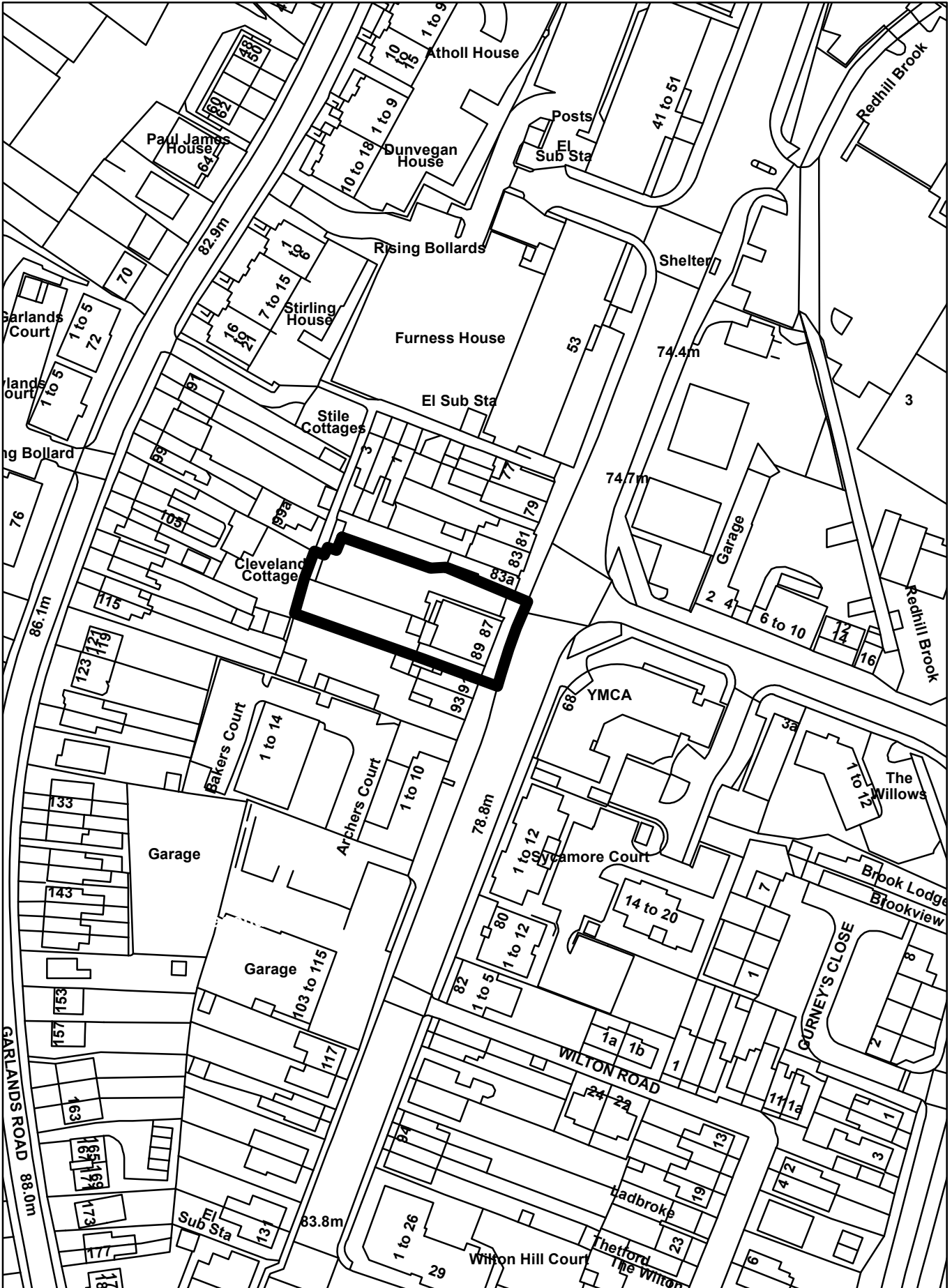
## **REASON FOR PERMISSION**

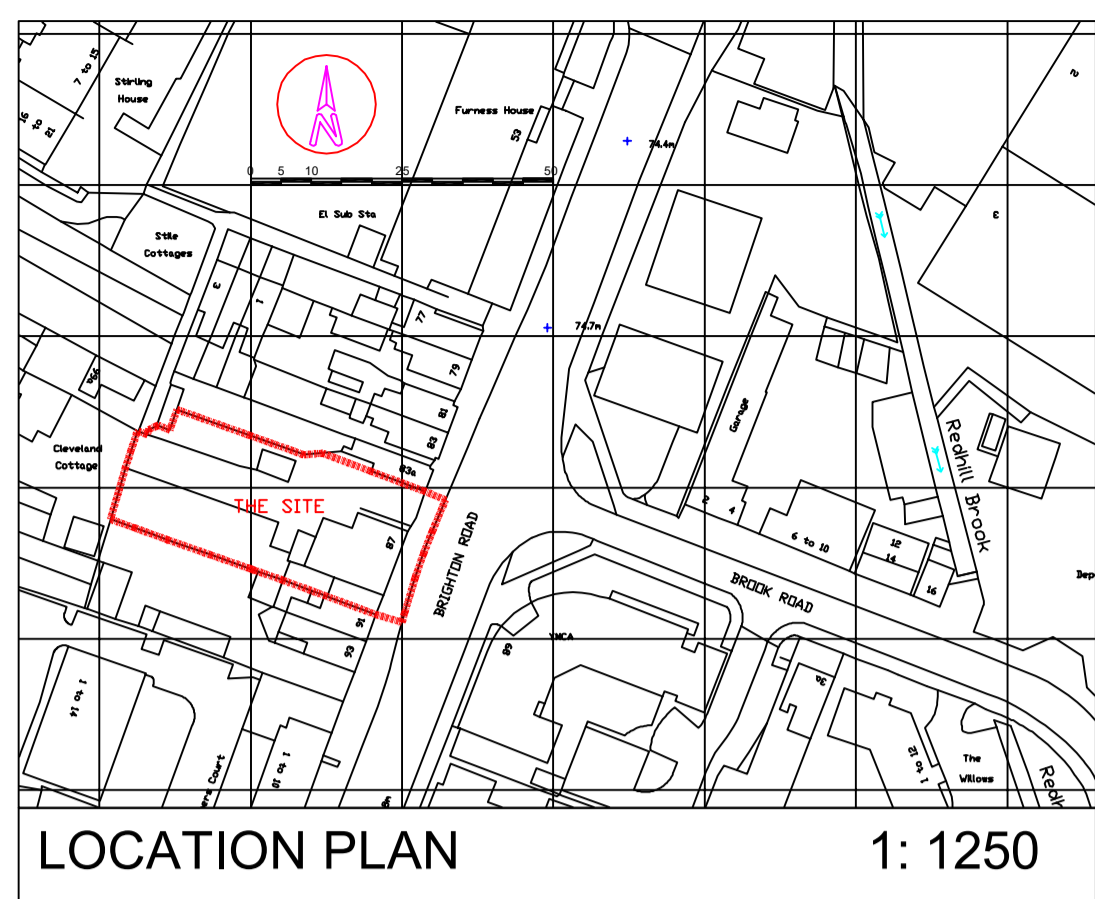
The development hereby permitted has been assessed against development plan policies CS1, CS4, CS5, CS7, CS10, CS11, CS14, CS17 and EMP4, RET3, DES1, DES4, DES5, DES6, DES8, DES9, TAP1, CCF1, CCF2, INF3, NHE2, NHE3 and material considerations, including third party representations. It has been concluded 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**

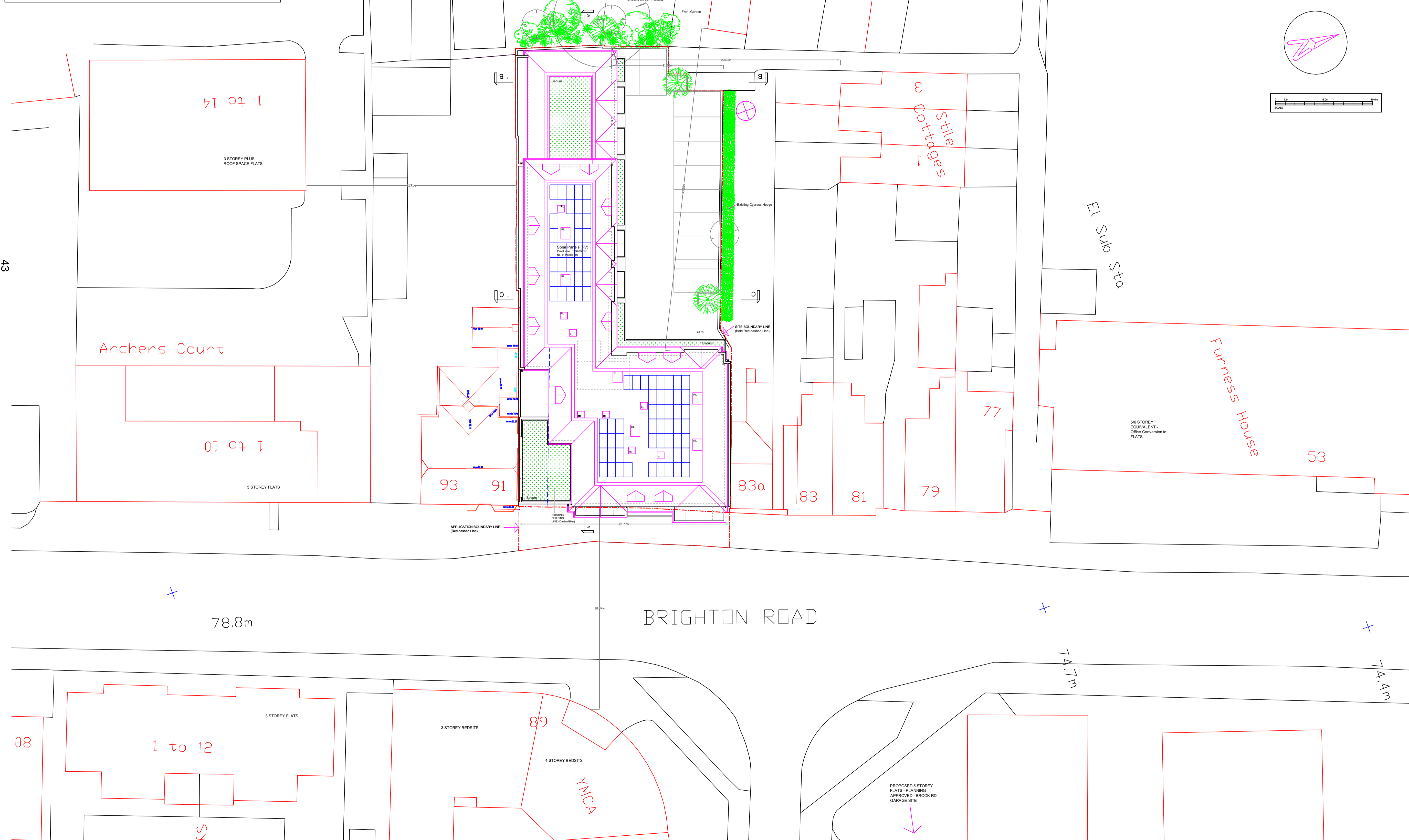
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

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LOCATION PLAN 1:1250



NOTES:  
 Figured Dimensions only to be taken from this drawing.  
 Do not scale for construction purposes.  
 Clients must take their own assurances on:  
 a) soil conditions including gradient of land.  
 b) suitability of storm water drainage.  
 c) Trees & their affect on foundation design.  
 d) position of main sewer / septic tanks.  
 This drawing is to be read in conjunction with Engineers structural details & other specialist contractors' drawings.  
 All workmanship to comply with relevant British Standards and / or Code of Practice. Refer to schedules / other drawings for finishes, fittings & services.  
 This drawing is for planning and Building Control purposes only. All items not requiring approval by the L.A. are to be agreed between the employer and the contractor before entering into a contract.  
 The contractor is responsible for checking all dimensions and levels prior to commencement of work and discrepancies reported for verification.

AREA SCHEDULE	
<b>LEVEL +0 (Ground Floor)</b>	
Resi Entrance / Bins/Bikes/Plant /Car Parking (28spaces)	
Retail Unit - GIA 177.1m <sup>2</sup> / 1,906ft <sup>2</sup>	
<b>RESIDENTIAL GIA</b>	
<b>LEVEL +1 (First Floor)</b>	
FLAT 1	2B4p - 71.0m <sup>2</sup>
FLAT 2	2B4p - 72.9m <sup>2</sup>
FLAT 3	1B2p - 50.3m <sup>2</sup>
FLAT 4	1B2p - 50.3m <sup>2</sup>
FLAT 5	1B2p - 59.0m <sup>2</sup>
FLAT 6	1B2p - 53.0m <sup>2</sup>
FLAT 7	1B2p - 53.0m <sup>2</sup>
FLAT 8	1B2p - 53.0m <sup>2</sup>
<b>LEVEL +2 (Second Floor)</b>	
FLAT 9	2B4p - 71.0m <sup>2</sup>
FLAT 10	2B4p - 72.9m <sup>2</sup>
FLAT 11	1B2p - 50.3m <sup>2</sup>
FLAT 12	1B2p - 50.3m <sup>2</sup>
FLAT 13	1B2p - 59.0m <sup>2</sup>
FLAT 14	3B5p - 91.0m <sup>2</sup>
<b>LEVEL +3 (Third Floor/Roof Space)</b>	
FLAT 15	2B3p - 62.0m <sup>2</sup>
FLAT 16	1B2p - 50.5m <sup>2</sup>
FLAT 17	1B2p - 53.0m <sup>2</sup>
FLAT 18	1B2p - 50.0m <sup>2</sup>
FLAT 19	2B4p - 70.3m <sup>2</sup>
<b>19 TOTAL UNITS - 12 No. 1beds 2p + 6 No. 2beds 4p + 1 No. 3bed 5p</b>	
Total saleable GIA 1,142.8m <sup>2</sup>	
CIL Calculation	
Total New Build GIA = 1,710.5m <sup>2</sup>	
Total Existing Build GIA = 618.6m <sup>2</sup>	
TOTAL NET NEW BUILD = 1,091.9m <sup>2</sup>	
26 No. Resi Parking spaces	
2 No Retail Unit spaces	
30 No. Secure bicycle spaces	
SITE AREA = 1,004m <sup>2</sup> / 0.10ha	

**PLANNING DRAWINGS**  
 FINAL 10.02.2021

Date	Revisions

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Client  
 One Oak Development Ltd

Job Title  
 FLAT DEVELOPMENT at nos 85 - 89 Brighton Rd REDHILL, SURREY RH1 6PS

Drawing Title  
 LOCATION PLAN & PROPOSED SITE / Block PLAN with Site Section Lines

Scale 1:200 & 1:250 Date 18/05/2020

Drawn by SL Checked by

**Lovell Design Ltd.**  
**ARCHITECTS**  
 RIBA # [Logo] PROBUILD HOUSE  
 107 STATION RD EAST OXTED SURREY RH8 0AX  
 TELEPHONE: 01883 733955  
 EMAIL: INFO@LOVELLDESIGNLTD.COM

Drg. No. 3FD10 Rev.

Agenda Item 5

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AREA SCHEDULE	
<b>LEVEL +0 (Ground Floor)</b>	
Resi Entrance / Bins/Bikes/Plant /Car Parking (28spaces) Retail Unit - GIA 177.1m <sup>2</sup> / 1,906ft <sup>2</sup>	
<b>RESIDENTIAL GFA</b>	
<b>LEVEL +1 (First Floor)</b>	
FLAT 1	2B4p - 71.0m <sup>2</sup>
FLAT 2	2B4p - 72.9m <sup>2</sup>
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20 No. Resi Parking spaces	
4 No Retail Unit spaces	
30 No. Secure bicycle spaces	
SITE AREA = 1,004m <sup>2</sup> / 0.10ha	

REV B - 14.10.2021 - Car park layout amended to 20 residential spaces plus 4 Retail staff spaces. Bicycle Store annotation amended to enclosed with access via sliding doors.  
 REV A - 12.08.2021 - Section BB extended to include Stiles Cottages. Windows size/proportions changed/increased.

**PLANNING DRAWINGS**  
 FINAL 10.02.2021

Date	Revisions

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Client  
 One Oak Development Ltd

Job Title  
 FLAT DEVELOPMENT at nos 85 - 89 Brighton Rd REDHILL, SURREY RH1 6PS

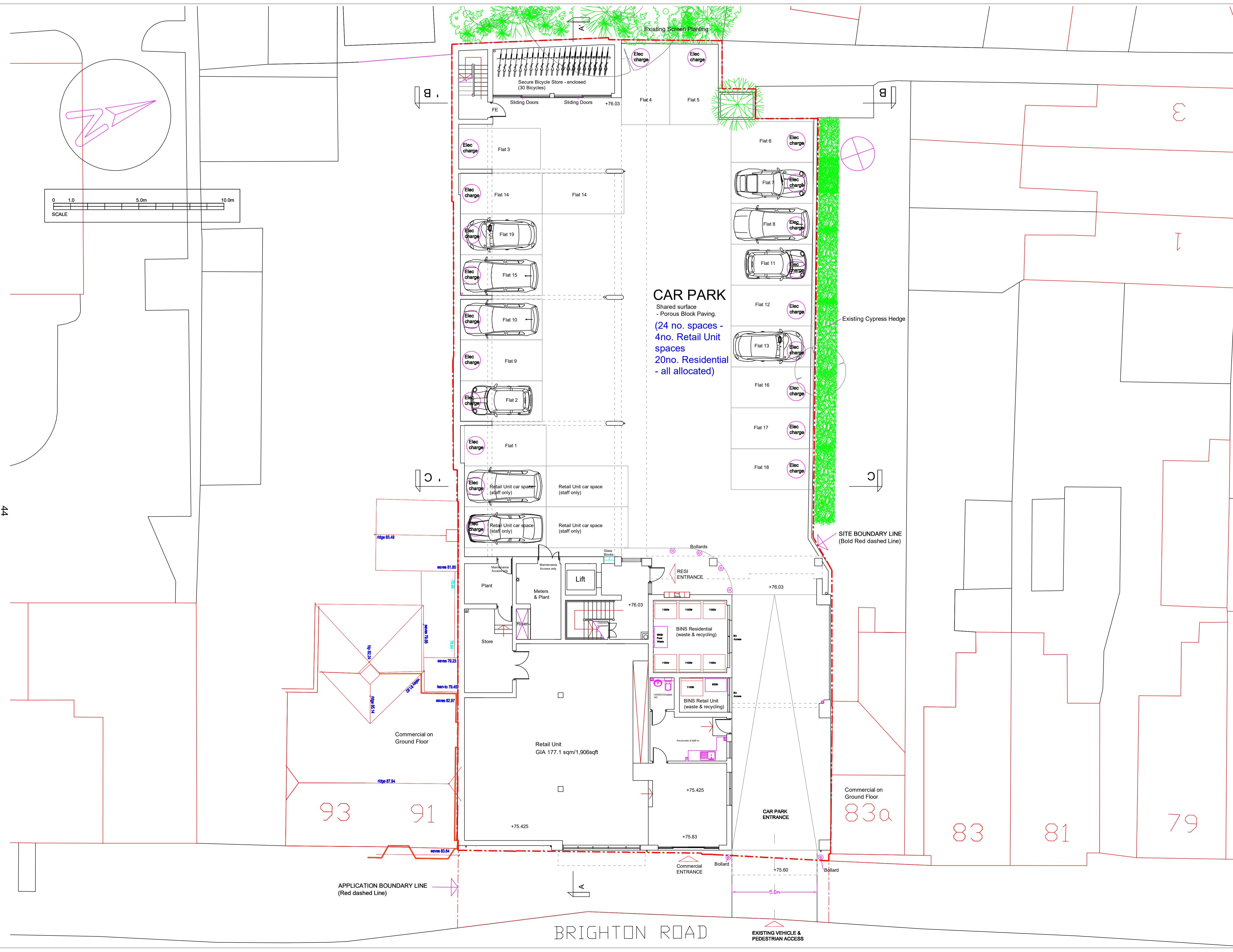
Drawing Title  
 PROPOSED GROUND FLOOR PLAN

Scale 1:100 Date 18/05/2020

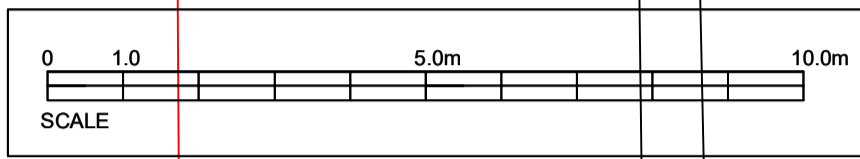
Drawn by SL Checked by

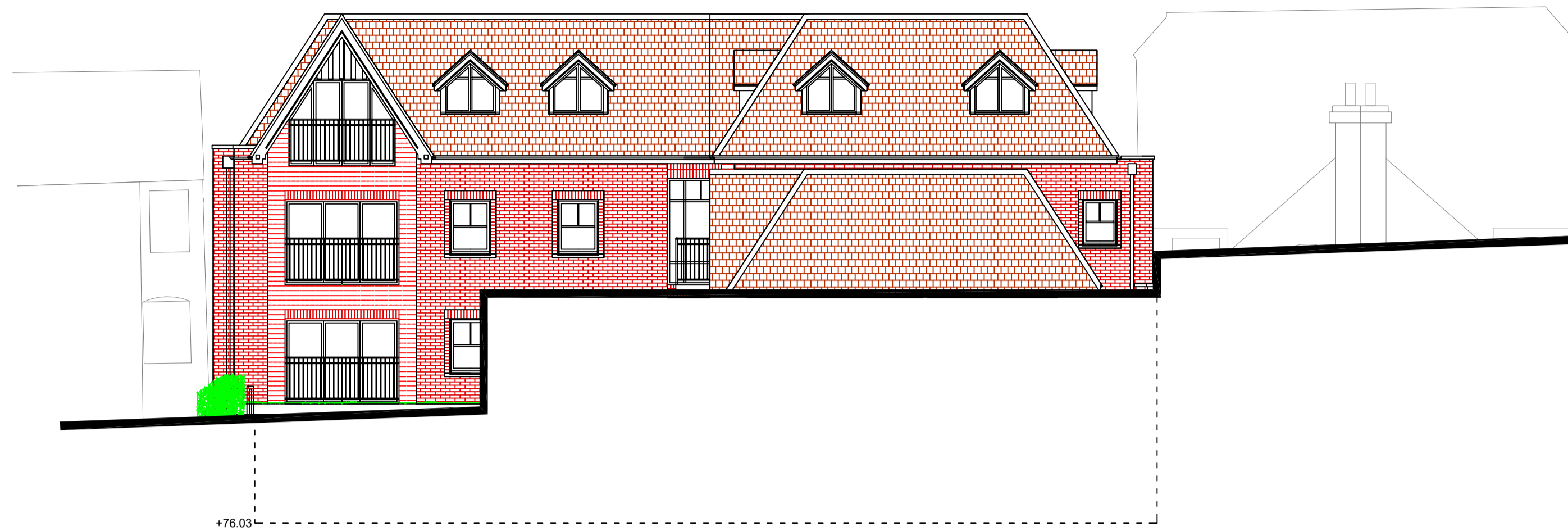
**Lovell Design Ltd.**  
**ARCHITECTS**  
 RIBA # PROBUILD HOUSE 107 STATION RD EAST OXTED SURREY RH8 0AX TELEPHONE: 01883 733955 EMAIL: INFO@LOVELLDESIGNLTD.COM

Drg. No. 3FD11 Rev. B

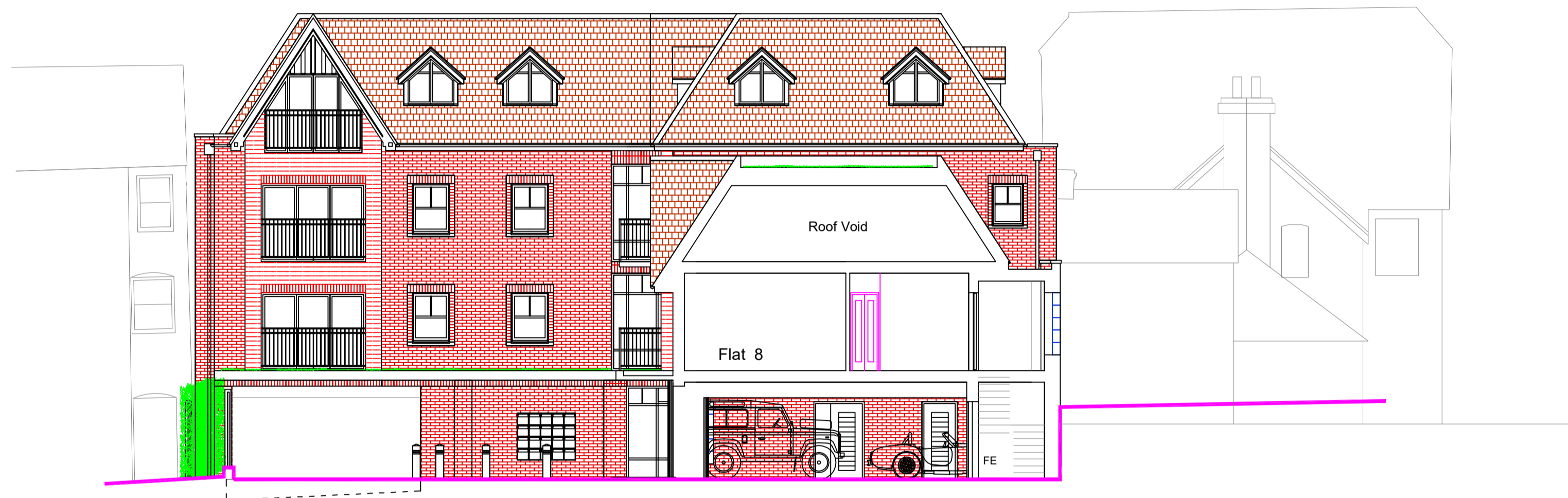


**CAR PARK**  
 Shared surface  
 - Porous Block Paving.  
 (24 no. spaces -  
 4no. Retail Unit  
 spaces  
 20no. Residential  
 - all allocated)





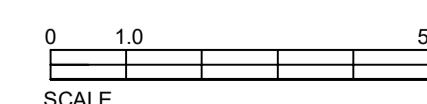
WEST ELEVATION



SECTION BB' / Part WEST ELEVATION



SECTION CC' / Part WEST ELEVATION



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 b) suitability of storm water drainage.  
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 All workmanship to comply with relevant British Standards and / or Code of Practice. Refer to schedules / other drawings for finishes, fittings & services.  
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 The contractor is responsible for checking all dimensions and levels prior to commencement of work and discrepancies reported for verification.

**MATERIALS**

**ROOFS -**  
 Pitched roofs - Clay tiles.  
 Flat roofs/areas - Sedum Planting or GRP lead effect finish or similar.

**WALLS -**  
 Red and Grey brickwork.  
 Areas of clay wall hanging tiles  
 Areas with coloured glass blocks.

**WINDOWS & DOORS -**  
 Powdercoated/annodised aluminum frames.

**BALCONIES -**  
 Powdercoated/annodised metal frames and panels. Metal balustrades.

**GUTTERS & DOWNPIPES -**  
 Painted metal.

REV B - 14.10.2021 - Car park layout amended to 20 residential spaces plus 4 Retail staff spaces. Bicycle Store annotation amended to enclosed with access via sliding doors. Brick surrounds to windows added. Box end to all barge boards amended.  
 REV A - 12.08.2021 - Section BB extended to include Stiles Cottages. Windows size/proportions changed/increased.

**PLANNING DRAWINGS**  
 FINAL 10.02.2021

Date	Revisions

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Client  
 One Oak Development Ltd

Job Title  
 FLAT DEVELOPMENT at nos 85 - 89 Brighton Rd REDHILL, SURREY RH1 6PS

Drawing Title  
 PROPOSED SECTIONS BB' & CC' & WEST ELEVATION

Scale 1:100 Date 18/05/2020

Drawn by SL Checked by

**Lovell Design Ltd.**  
**ARCHITECTS**  
 RIBA # PROBUILD HOUSE 107 STATION RD EAST OXTED SURREY RH8 0AX  
 TELEPHONE: 01883 733955  
 EMAIL: INFO@LOVELLDESIGNLTD.COM

Drg. No. 3FD18 Rev. B

Agenda Item 5

**NOTES:**  
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MATERIALS	
<b>ROOFS -</b>	Pitched roofs - Clay tiles. Flat roofs/areas - Sedum Planting or GRP lead effect finish or similar.
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REV A - 14.10.2021 - Car park layout amended to 20 residential spaces plus 4 Retail staff spaces. Bicycle Store annotation amended to enclosed with access via sliding doors. Brick surrounds to windows added. Box end to all barge boards amended.  
 NEW DRAWING - 12.08.2021 - Section BB extended to include Stiles Cottages. Windows size/proportions changed/increased.

**PLANNING DRAWINGS**  
 FINAL 12.08.2021

Date	Revisions

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 One Oak Development Ltd

Job Title  
 FLAT DEVELOPMENT at  
 nos 85 - 89 Brighton Rd  
 REDHILL, SURREY RH1 6PS

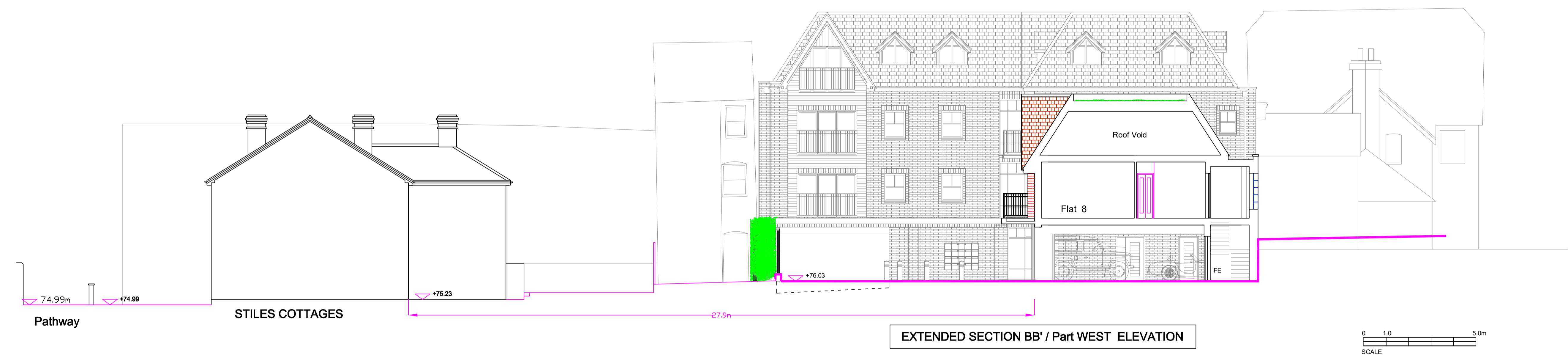
Drawing Title  
 PROPOSED  
 EXTENDED SECTION BB'  
 to include Stiles Cottages

Scale 1:100 Date 18/05/2020

Drawn by SL Checked by

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Dwg. No. 3FD19	Rev. A
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**EXTENDED SECTION BB' / Part WEST ELEVATION**

Base Line - value 70m OSBM

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**PLANNING DRAWINGS**

FINAL 10.02.2021

Date	Revisions

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Client  
 One Oak Development Ltd

Job Title  
 FLAT DEVELOPMENT at nos 85 - 89 Brighton Rd REDHILL, SURREY RH1 6PS

Drawing Title  
 PROPOSED SECTION AA' & SOUTH ELEVATION & NORTH ELEVATION

Scale 1:100 Date 18/05/2020

Drawn by SL Checked by

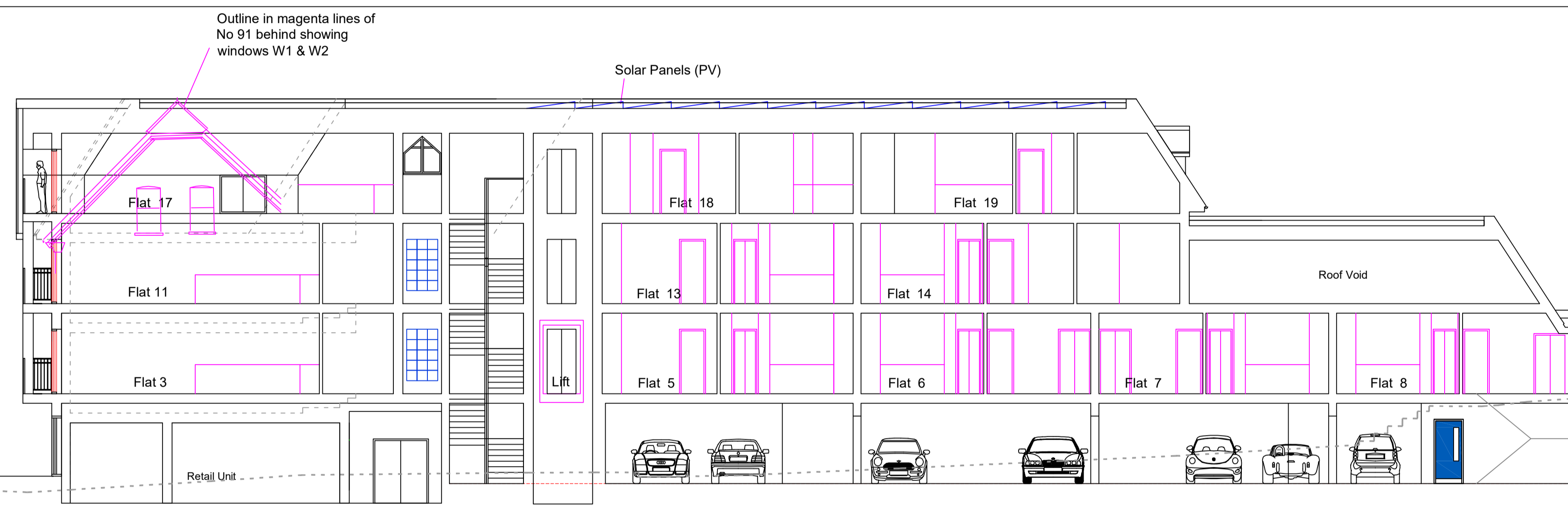
**Lovell Design Ltd.**  
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Drg. No. 3FD17 Rev.

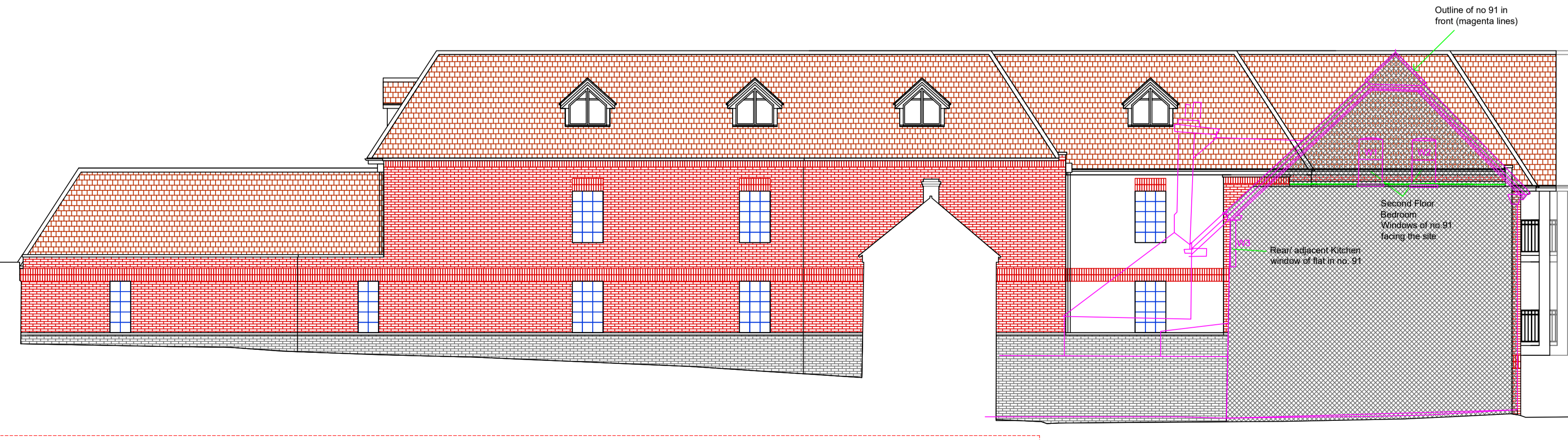
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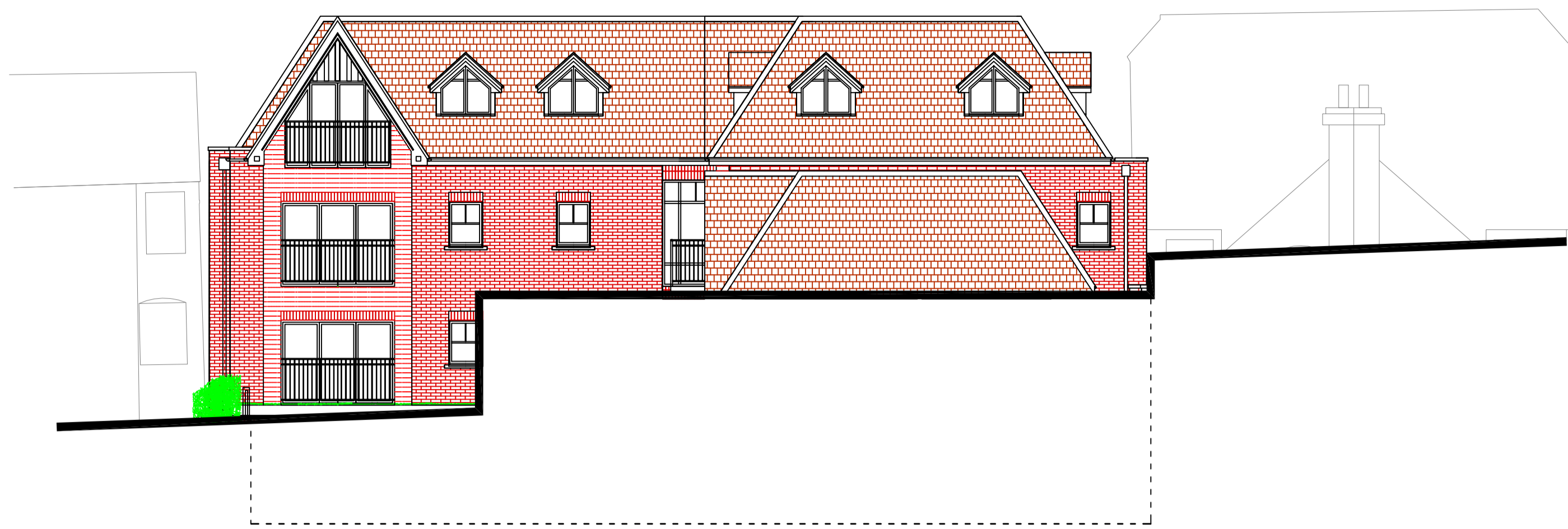
**NORTH ELEVATION**



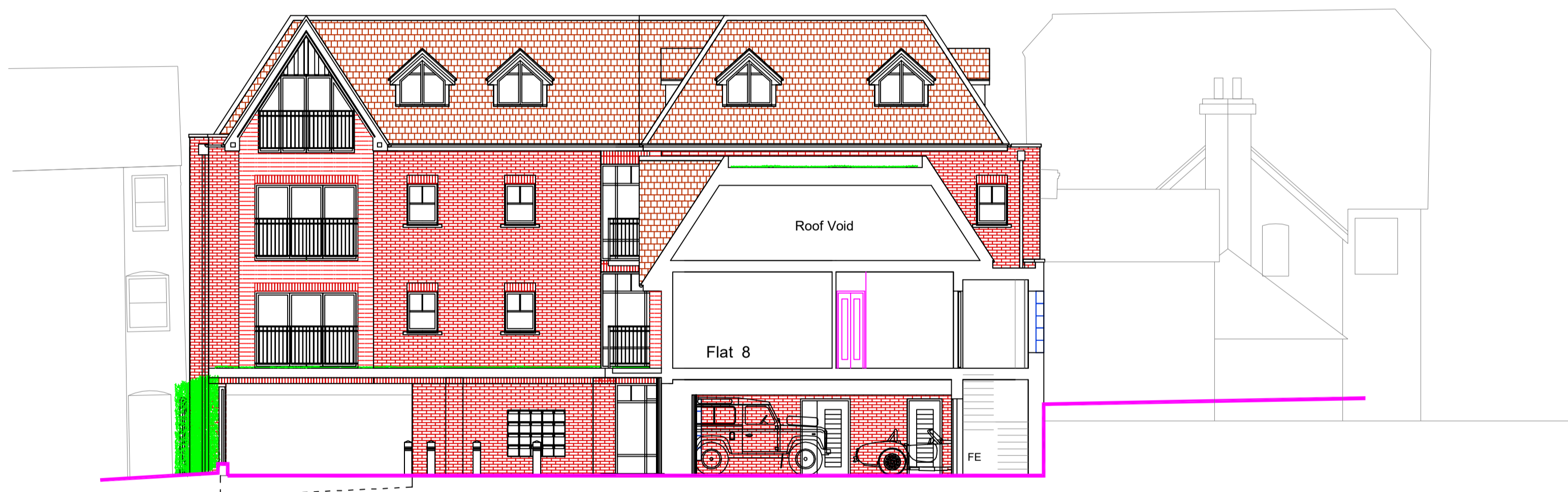
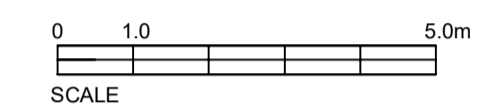
**SECTION AA'**



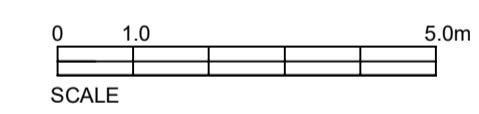
**SOUTH ELEVATION**



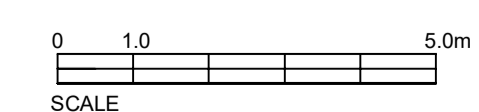
WEST ELEVATION



SECTION BB' / Part WEST ELEVATION



SECTION CC' / Part WEST ELEVATION



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**PLANNING DRAWINGS**  
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 FLAT DEVELOPMENT at nos 85 - 89 Brighton Rd REDHILL, SURREY RH1 6PS

Drawing Title  
 PROPOSED SECTIONS BB' & CC' & WEST ELEVATION

Scale 1:100 Date 18/05/2020

Drawn by SL Checked by

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Drg. No. 3FD18 Rev.





STREETSCENE / EAST ELEVATION / Brighton Road ELEVATION

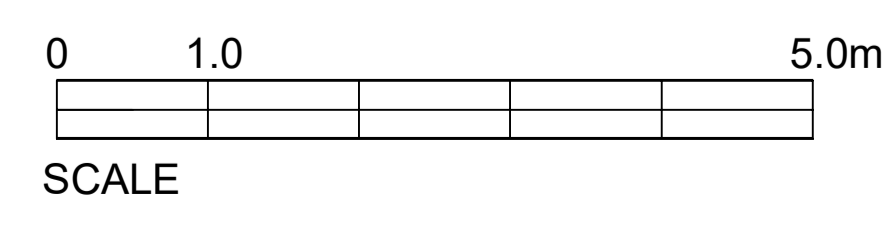


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EAST ELEVATION / Brighton Road ELEVATION



**PLANNING DRAWINGS**  
 FINAL 10.02.2021

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Client  
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Job Title  
 FLAT DEVELOPMENT at  
 nos 85 - 89 Brighton Rd  
 REDHILL, SURREY RH1 6PS

Drawing Title  
 PROPOSED  
 STREETSCENE /  
 EAST ELEVATION

Scale 1:50, 100 Date 18/05/2020

Drawn by SL Checked by

**Lovell Design Ltd.**  
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 OXTED SURREY RH8 0AX  
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Drg. No. 3FD16 Rev.

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# Agenda Item 6

Planning Committee  
3 November 2021

Agenda Item: 6  
20/01791/F

 <p><b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate</p>	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	3 November 2021
	<b>REPORT OF:</b>	HEAD OF PLACES & PLANNING
	<b>AUTHOR:</b>	Clare Chappell
	<b>TELEPHONE:</b>	01737 276004
	<b>EMAIL:</b>	Clare.Chappell@reigate-banstead.gov.uk
<b>AGENDA ITEM:</b>	6	<b>WARD:</b> Redhill East

<b>APPLICATION NUMBER:</b>	20/01791/F	<b>VALID:</b>	10/08/2021
<b>APPLICANT:</b>	1.61 London	<b>AGENT:</b>	TTHS Architects
<b>LOCATION:</b>	<b>40 HOLMETHORPE AVENUE REDHILL SURREY RH1 2NL</b>		
<b>DESCRIPTION:</b>	<b>Demolition of existing office, new build of 3-storey office building with car parking at ground level with external landscaping. As amended on 12/02/2021 and on 10/08/2021.</b>		
<b>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.</b>			

## SUMMARY

This is a full planning application for the demolition of the existing office building and the erection of a new, larger office building with associated car parking.

The existing building is two-storey and originally formed an extension to the industrial unit next door but is now a separate premises. The site is on the Holmethorpe Industrial Estate which is designated as an 'employment area' and so the principle of expanding office provision is acceptable in policy terms.

The proposed building would comprise three stories. The upper two stories would be office and the ground floor would be dedicated to car parking to achieve adequate provision. The Highway Authority are satisfied that the proposed ratio of car parking spaces to office space is acceptable. The existing dual access to the site would remain but with a one-way route for vehicles and corresponding angled parking bay layout inside the building.

The design of the building is functional and utilitarian, but it would not be out of keeping with the variety of building sizes, heights and general utilitarian designs on the estate.

There are no on-site trees and those offsite trees can be protected by condition.

## RECOMMENDATION(S)

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

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20/01791/F

## Consultations:

Highway Authority: No objection, subject to conditions. See comments in report below.

Contaminated Land Officer: Potential ground contamination, full set of conditions requiring site studies and investigation recommended.

Planning Policy: No need to comment.

The Reigate Society: No response.

Holmethorpe Estate Association: No response.

## Representations:

Letters were sent to neighbouring properties on 19 August 2021. A site notice was posted on 27 August 2021. No representations have been received. Please note that this application was re-validated and re-started on 19 August 2021. The original proposal (now superseded by the new proposal which was validated on 19 August) was notably different and objections to that scheme were received as follows:

3no. responses were received in relation to the original proposal (no responses received to the current proposal) raising the following issues:

Issue	Response
Inadequate parking, including impact on neighbouring businesses, inadequate sustainable transport alternatives to private vehicles	See access and parking section
Fire exit from neighbour's building could be compromised	See neighbour amenity section

## 1.0 Site and Character Appraisal

- 1.1 The application site comprises a two-storey office building with associated car parking and storage areas. The building was originally two extensions (circa 1982 and 1986) to provide ancillary office space and facilities to the larger industrial building to the south. The application building appears to have been occupied by separate businesses from the larger unit for some time. It is considered therefore, that the application site is its own planning unit and has an established use as an office.
- 1.2 The site is near the junction of Holmethorpe Avenue with Trowers Way. There is existing vehicular access to both the front and rear of the site from Holmethorpe Avenue to the west and to the south. The south access provides a route through the parking area for the adjacent premises.
- 1.3 The site is on the Holmethorpe Industrial Estate which is designated as an 'employment area'. The surrounding commercial sites comprise a variety of

building sizes, heights and designs. The adjacent buildings contain an accident repair workshop and a car wash. In the wider area are car repair/service/MOT garages, trade counter units, warehousing and offices.

- 1.4 There is a small green space to the north on the corner of the road junction. There is a reasonably large Sycamore tree, some Birch trees and low planting alongside the north boundary. The site is relatively flat.

## **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: The opportunity did not arise because the applicant did not approach the Local Planning Authority before submitting the application.

- 2.2 Improvements secured during the course of the application: The application has been re-started because the proposal has been considerably altered from the original submission. The amended proposal has improved the parking provision, which was identified as a reason for refusal on the original scheme. Various corrections have been made to the plans, including adjustment of the red line of the application site to include both vehicle accesses and an amended ownership certificate to accord with the new red line.

- 2.3 Further improvements to be secured through conditions or legal agreement:

- Construction Transport Management Plan (pre-commencement, details to be submitted)
- Tree protection (pre-commencement, details to be submitted)
- Landscaping (pre-commencement, details to be submitted)
- Contaminated land set of conditions (pre-commencement, details to be submitted)
- Direction signage for one-way access (pre-occupation details to be submitted)
- Bicycle storage and sustainable transport guide for staff (pre-occupation details to be submitted)
- Electric vehicle charging points (pre-occupation details to be submitted)
- Highways layout (compliance)
- Materials to match (compliance)

## **3.0 Relevant Planning and Enforcement History**

- 3.1 82P/308 - 34-40 Holmethorpe Avenue, Redhill. Erection of 2 storey extension to existing factory unit to provide offices & wc & 6 new small industrial units. Approved with conditions.

- 3.2 86P/0092/F - Unit 2 34-40 Holmethorpe Avenue, Redhill two storey office extension to existing industrial unit. Approved with conditions. Condition no.2 "The offices hereby permitted shall only be occupied as ancillary to the existing use and shall not at any time be occupied as a separate unit of office accommodation".

- 3.3 86P/0647/F - 40a Holmethorpe Avenue, Redhill. use as snooker centre. Refused.

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3 November 2021

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20/01791/F

- 3.4 Building Control records 2007 indicate; Mezzanine Floor With Offices Above & Office/Storage Below.

## 4.0 Proposal and Design Approach

- 4.1 The proposal is for the demolition of the existing building and the construction of a new building. The use would remain as office. The new building would comprise three storeys with car parking at ground level and office space on the upper two floors.

- 4.2 The applicant has submitted a very basic design and access statement. 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.

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

Assessment	There has been little consideration of the surroundings apart from the intention to match the sheet metal and brick on the existing/adjacent building.
Involvement	The applicant has not sought any advice from the planning department prior to submitting the application.
Evaluation	<p>The design statement does not demonstrate that an evaluation of the constraints or circumstances of the site has taken place. The application is not supported by an arboricultural assessment. A transport study was provided by the applicant but only following the initial Highway Authority objection on the grounds of inadequate parking.</p> <p>The applicant's design statement does not include any evidence of other development options being considered.</p>
Design	The design is focused on providing an adequate amount of parking for the increase in office space. This has been achieved by dedicating the ground floor to parking. The building is intended to be visually in-keeping with the adjacent property.

- 4.4 Further details of the development are as follows:

Site area	0.63 hectares
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Existing use	Office
Proposed use	Office
Existing internal floor area (GIA)	207 sqm
Proposed internal floor area (GIA)	669 sqm
Existing GIA (office space)	207 sqm
Proposed GIA (office space)	446 sqm
Existing parking spaces	9 spaces
Proposed parking spaces	12 spaces
DMP parking standard (maximum standard for offices)	15 spaces

## 5.0 Policy Context

### 5.1 Designation

Urban Area  
Employment Area

### 5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)  
CS5 (Valued people and economic development)  
CS10 (Sustainable Development)  
CS11 (Sustainable Construction)  
CS17 (Travel options and accessibility)

### 5.3 Reigate and Banstead Development Management Plan

EMP1 (Principal employment areas)  
EMP4 (Safeguarding employment land and premises)  
DES1 (Design of New development)  
DES8 (Construction Management)  
DES9 (Pollution and Contaminated Land)  
TAP1 (Access, Parking and Servicing)  
CCF1 (Climate Change Mitigation)  
NHE3 (Protecting trees, woodland areas and natural habitats)

### 5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	None relevant
Other	Human Rights Act 1998

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3 November 2021

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20/01791/F

## 6.0 Assessment

6.1 The main issues to consider are:

- Principle of development
- Design appraisal
- Access and parking
- Neighbour amenity
- Impact upon trees
- Other matters

### Principle of development

- 6.2 Policies EMP1 and EMP4 support new employment related development on the Holmethorpe Industrial Estate. Policy EMP1 specifically advising that *“planning permission will be granted for change of use to offices, industrial and storage and distribution and for the development of new, upgraded or extended floorspace within these uses.”*
- 6.3 In this case, the proposal would demolish the existing office space totalling 207sqm but replace with 446sqm of office space, thus providing an increase of 239sqm of office space. This would accord with the principles of allowing growth of employment uses in employment areas.

### Design appraisal

- 6.4 The proposed building would almost fit the shape of the plot; tight to the north boundary across most of its north elevation. This layout is considered acceptable in this case given the open green area and car park to the north which results in a good set-back from Trowers Way. The existing front elevation position (fronting Holmethorpe Avenue) would remain, which provides a set-back relative to the adjoining building and to Holmethorpe Avenue. Visually these set-backs would provide spaciousness and are appropriate compared to the building lines elsewhere on the Holmethorpe Estate.
- 6.5 The three-storey height proposed would not exceed the maximum height of the adjoining pitched roof building. There is a building on the opposite side of the road which has a visible three-storey appearance with windows over three floors. Consequently, I do not consider that the addition of a third storey on the application site would appear too tall. The building with its flat roof and high eaves relative to the adjoining pitched roof building would look somewhat awkward, but taking into account the variety of building forms on the estate, I do not think this would be harmful.
- 6.6 The proposed materials of brick at ground floor and colour-coated, corrugated metal cladding on the upper floors to match the adjoining and nearby buildings would be acceptable and typical for the industrial estate setting.
- 6.7 Overall, it is considered that the scheme would comply with policy DES1.



## Access and parking

- 6.8 The Highway Authority have been consulted and following a request for clarification on the size of the office space and the access arrangements, the Highway responded with no objection to the proposal.
- 6.9 The comments were as follows:  
*“It is noted that the developer is providing 446m<sup>2</sup> of office floor space. According to Reigate and Banstead Parking Standards the proposed development should include one space per 30m<sup>2</sup>. This would equate to 15 spaces. The developer is providing 12 spaces. The parking standards for non residential land uses are maximum standards. The proposed quantum of parking would be adequate, given the nearby public transport, and cycling options, and the ability to be able to work from home for office staff.”*
- 6.10 The Highway Authority have recommended a set of conditions to ensure the parking layout is implemented; the one-way system through the ground floor car park is properly signed; there is a construction transport management plan; there is adequate cycle storage; a sustainable transport modes guide for staff and visitors; and that three electric vehicle charging points are available.
- 6.11 The layout of the car parking spaces and one way access is considered to be workable as shown by the swept path analysis (drawing 31255/AC/002 rev A). The route for vehicles through the car parking area of the neighbouring buildings is an existing circumstance. Notice has been served on affected parties as documented on the ownership certificate submitted as part of the planning application form.
- 6.12 The proposal is thereby considered to be acceptable in terms of highway safety and capacity and complies with policies TAP1 and DES8.

## Neighbour amenity

- 6.13 The proposed building would be deeper, wider and taller than the existing, but the increased bulk would be alongside the car park and small green area to the north, and neither of these areas would be sensitive from an amenity viewpoint. The proposal would create a Party Wall along the full length of the adjoining pitched roof building. This would result in a section of the adjoining building's external wall becoming internal. Currently, this external wall contains a couple of small windows, air conditioning units and a few other pipes etc. which serve the adjoining building. The windows are small and would be likely to serve toilets or other ancillary spaces which could be served by artificial lighting and mechanical ventilation. Hence, I do not consider the loss of these windows would result in harm to the amenity of the adjoining premises. The re-provision of services and making good of the wall would be a private matter between the two property owners and with additional protections under the Party Wall Act legislation.
- 6.14 The proposed access arrangement would rely on a one-way route for vehicles from the front, through the ground floor internal car park, and out the rear via a shared

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3 November 2021

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20/01791/F

access. The shared access already exists and so I do not consider that the proposal would result in a significant change or hindrance for the adjoining businesses.

- 6.15 The neighbouring premises at no.34 Holmethorpe Avenue has raised concerns the obstruction fire exits and routes. This comment was received following consultation on the original, larger scheme where the building extended closer to no.34. The current proposed layout retains the external car parking area closest to no.34 and the layout of spaces adjacent to no.34 would be no different from the existing parking arrangement in this area. Consequently, I do not consider that there would be an adverse impact on fire exit routes from no.34.
- 6.16 In summary, the proposal would not adversely affect the amenity of nearby properties and complies with policy DES1.

## Impact upon Trees

- 6.17 The Tree officer has assessed the scheme and notes the amenity value of the tree on the front northwest corner of the site (probably a Sycamore) and the small group or multi stemmed Birch on the north boundary. These trees should be retained and protected, especially as they appear to not be within the same ownership as the site. It is considered that the proposed development can be achieved without adverse impact on these trees, taking into account the existing hardstanding and building in this area, but that the Council will need information on how works can satisfactorily take place within the rooting area of the trees and how the trees will be protected during the development.
- 6.18 Accordingly, a tree protection condition shall be attached to the permission to comply with policy NHE3.

## Other matters

- 6.19 For a smaller scale development proposal such as this (not a major application), within Flood Zone 1 (low flood risk) and with no known surface water flooding issues, it is considered that drainage matters do not need to be controlled by planning and will instead be covered by Building Regulations.
- 6.20 The existing site does not contain any planting or areas for wildlife as it is almost entirely building or hardstanding. Policy NHE2 of the Reigate and Banstead Development Management Plan 2019 requires that wherever possible a net biodiversity gain should be achieved. In this case, the site and scheme has very limited opportunity for ecological enhancements, however, there are some small areas intended for new planting, which does represent a small improvement on the existing. This planting will be secured by the landscaping condition. Given the size of these potential planting areas, any additional requirement in terms of demonstrating biodiversity gains would be considered unrealistic in this case.

## CONDITIONS

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

Plan type	Reference	Version	Date Received
Location Plan	1436/E00	B	10.08.2021
Block Plan	1436/ E01	B	10.08.2021
Floor Plan	1436 / E002	B	10.08.2021
Floor Plan	1436 /E003	B	10.08.2021
Roof Plan	1436 /E004	B	10.08.2021
Section Plan	1436 /E005	B	10.08.2021
Section Plan	1436 / E006	B	10.08.2021
Elevation Plan	1436/E007	B	10.08.2021
Elevation Plan	1436/E008	B	10.08.2021
Elevation Plan	1436/ E009	B	10.08.2021
Block Plan	1436 / P00	C	10.08.2021
Floor Plan	1436 / P001	E	10.08.2021
Floor Plan	1436 / P002	F	10.08.2021
Floor Plan	1436/P003	F	10.08.2021
Roof Plan	1436 /P004	F	10.08.2021
Section Plan	1436 /P007	F	10.08.2021
Section Plan	1436 / P008	F	10.08.2021
Floor Plan	1436 /P013	F	10.08.2021
Elevation Plan	P019	F	10.08.2021
Elevation Plan	P029	F	10.08.2021
Elevation Plan	P021	F	10.08.2021
Proposed Plans	31255/AC/002	A	10.08.2021

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.

2. 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.

3. 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

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- (d) programme of works (including measures for traffic management)
  - (e) provision of boundary hoarding behind any visibility zones
  - (f) HGV deliveries and hours of operation
  - (g) vehicle routing
  - (h) measures to prevent the deposit of materials on the highway
  - (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
  - (k) 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 2021 and Policy DES8 of the Reigate and Banstead Development Management Plan 2019.

4. No development shall commence, including groundworks preparation, until an Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). This shall include details of how tree roots will be protected during construction. The AMS is expected to detail protection of those trees at risk of development impacts including but not limited to impacts arising from: foundations and other excavations, trenches for underground drainage, pipework and cabling; construction machinery access; storage of materials, spoil and associated works e.g. mixing of concrete or cement.
- All works shall be carried out in 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 NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019.

5. No development shall commence until details of hard and soft landscaping are submitted to and approved in writing by the Local Planning Authority (LPA). These shall include shrub or climbing planting alongside the north boundary and the existing/proposed hard landscaping to the external front and rear car parking areas. The hardstanding works in front area shall be designed in conjunction with the tree protection measures (see condition above).
- The soft landscape details shall include an establishment maintenance schedule for a minimum of 2 years, full planting specifications, planting sizes & densities. Upon implementation of the approved development all the landscaping works shall be carried out in strict accordance with the landscape details as approved, and these shall be completed, before building completion, occupation or use of the approved development whichever is the earliest.

Any 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 landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019.

6. Prior to commencement of development a written comprehensive environmental desktop study report is required to identify and evaluate possible on and off site sources, pathways and receptors of contamination and enable the presentation of all plausible pollutant linkages in a preliminary conceptual site model. The study shall include relevant regulatory consultations such as with the Contaminated Land Officer and be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. The report shall be prepared in accordance with the Environment Agency's Land Contamination: Risk Management Guidance (2020) and British Standard BS 10175.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

7. Prior to commencement of development, in follow-up to the environmental desktop study, a contaminated land site investigation proposal, detailing the extent and methodologies of sampling, analyses and proposed assessment criteria required to enable the characterisation of the plausible pollutant linkages identified in the preliminary conceptual model, shall be submitted to the Local Planning Authority. This is subject to the written approval in writing of the Local Planning Authority, and any additional requirements that it may specify, prior to any site investigation being commenced on site. Following approval, the Local Planning Authority shall be given a minimum of two weeks written notice of the commencement of site investigation works. Please note this means a proposal is required to be submitted and approved prior to actually undertaking a Site Investigation.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

8. Prior to commencement of the development, a contaminated land site investigation and risk assessment, undertaken in accordance with the site investigation proposal as approved that determines the extent and nature of contamination on site and is reported in accordance with the standards of DEFRA's and the Environment Agency's Land Contamination: Risk Management Guidance (2020) and British Standard BS 10175, shall be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. If applicable, ground gas risk assessments should be completed inline with CIRIA C665 guidance.

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

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regard the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

9.

- a) Prior to commencement of the development a detailed remediation method statement should be produced that details the extent and method(s) by which the site is to be remediated, to ensure that unacceptable risks are not posed to identified receptors at the site and details of the information to be included in a validation report, has been submitted to and approved in writing by the Local Planning Authority, and any additional requirements that it may specify, prior to the remediation being commenced on site. The Local Planning Authority shall then be given a minimum of two weeks written notice of the commencement of remediation works.
- b) Prior to occupation, a remediation validation report for the site shall be submitted to the Local Planning Authority in writing. The report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto, so as to enable future interested parties, including regulators, to have a single record of the remediation undertaken at the site. Should specific ground gas mitigation measures be required to be incorporated into a development the testing and verification of such systems should have regard to CIRIA C735 guidance document entitled 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases' and British Standard BS 8285 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings

Reason: To demonstrate remedial works are appropriate and demonstrate the effectiveness of remediation works so that the proposed development will not cause harm to human health or pollution of controlled waters with regard to the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

10. Unexpected ground contamination: Contamination not previously identified by the site investigation, but subsequently found to be present at the site shall be reported to the Local Planning Authority as soon as is practicable. If deemed necessary development shall cease on site until an addendum to the remediation method statement, detailing how the unsuspected contamination is to be dealt with, has been submitted in writing to the Local Planning Authority. The remediation method statement is subject to the written approval of the Local Planning Authority and any additional requirements that it may specify.

Note: Should no further contamination be identified then a brief comment to this effect shall be required to discharge this condition

REASON: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

11. Notwithstanding the submitted plan 1436/P013 the proposed development shall not be occupied unless and until a sign stating entry facing the highway and no exit facing the site at the western access and exit facing the site and no entry facing the access route at the southern access to the premise's car park, has been provided in accordance with a scheme to be submitted to and approved in writing with the Local Planning authority, all to be permanently retained.

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 2021 and Policy TAP1 of the Reigate and Banstead Development Management Plan 2019.

12. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing for:

- (a) The secure parking of 3 bicycles within the development site
- (b) Information to be provided to staff, and visitors regarding the availability and whereabouts of sustainable transport modes including local public transport services and facilities, walking and cycling routes, cycle facilities including lockers, car sharing clubs and promotion of working from home policies and facilities.

And thereafter the said approved facilities shall be provided, 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 2021 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

13. The development hereby approved shall not be occupied unless and until 3 of the available parking spaces are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) and 3 of the available spaces are provided with an electrical supply to fit an electric vehicle charging point in the future in accordance with a scheme to be submitted to and approved in writing by 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 2021 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

14. 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 plan 1436/P013 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 purpose.

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 2021 and Policy TAP1 of the Reigate and Banstead Development Management Plan 2019.

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15. Notwithstanding the drawings, the proposed external finishing materials and details shall be carried out using the external facing materials and details specified below and there shall be no variation without the prior approval in writing of the Local Planning Authority:
- a) The proposed brick shall match the existing brick on the adjoining building
  - b) The proposed profiled metal cladding shall match the format and profile of the cladding on the adjoining building.

Reason: To ensure that the development hereby permitted is only constructed using the appropriate external facing materials in the interest of maintaining the visual amenities of the area with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

## INFORMATIVES

1. 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.
2. 1. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
3. 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).
4. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
5. Environmental Health would like to draw the applicant attention to the specifics of the contaminated land conditional wording such as 'prior to commencement', 'prior to occupation' and 'provide a minimum of two weeks notice'.  
The submission of information not in accordance with the specifics of the planning conditional wording can lead to delays in discharging conditions, potentially result in conditions being unable to be discharged or even enforcement action should the required level of evidence/information be unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.
6. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. Please see the



Council's Climate Change and Sustainable Construction SPD: [https://www.reigate-banstead.gov.uk/downloads/file/6667/climate\\_change\\_and\\_sustainable\\_construction\\_spd](https://www.reigate-banstead.gov.uk/downloads/file/6667/climate_change_and_sustainable_construction_spd)

7. Building works involving work on an existing wall shared with another property; or new building on the boundary with a neighbouring property; or excavating near a neighbouring building, may fall within the scope of the Party Wall, etc. Act 1996 and may require that you serve a Statutory Notice on all affected owners. Further guidance is available from <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>

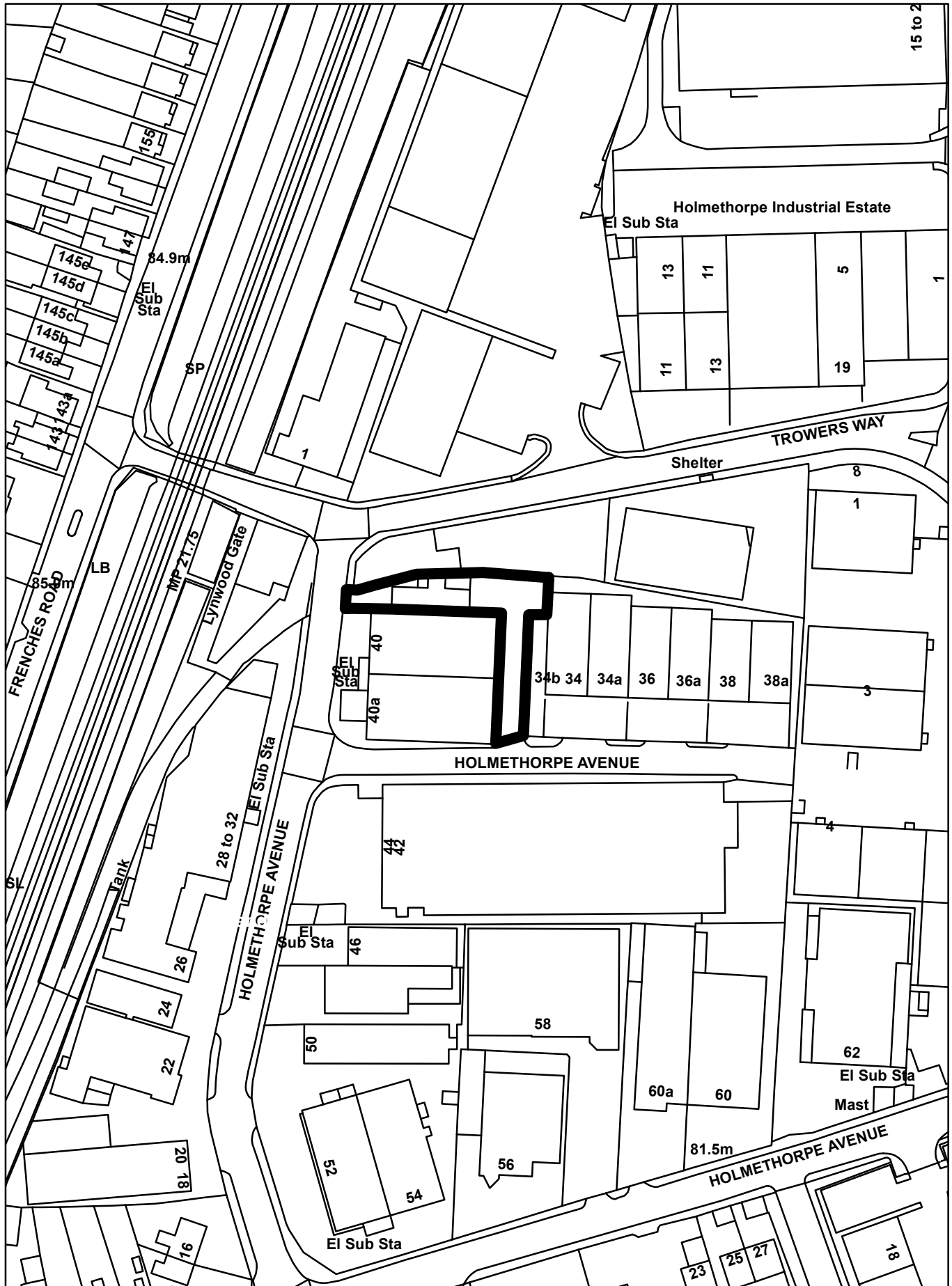
## **REASON FOR PERMISSION**

The development hereby permitted has been assessed against development plan policies CS1, CS5, CS10, CS11, CS17, EMP1, EMP4, DES1, DES8, DES9, TAP1, CCF1, NHE3 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.

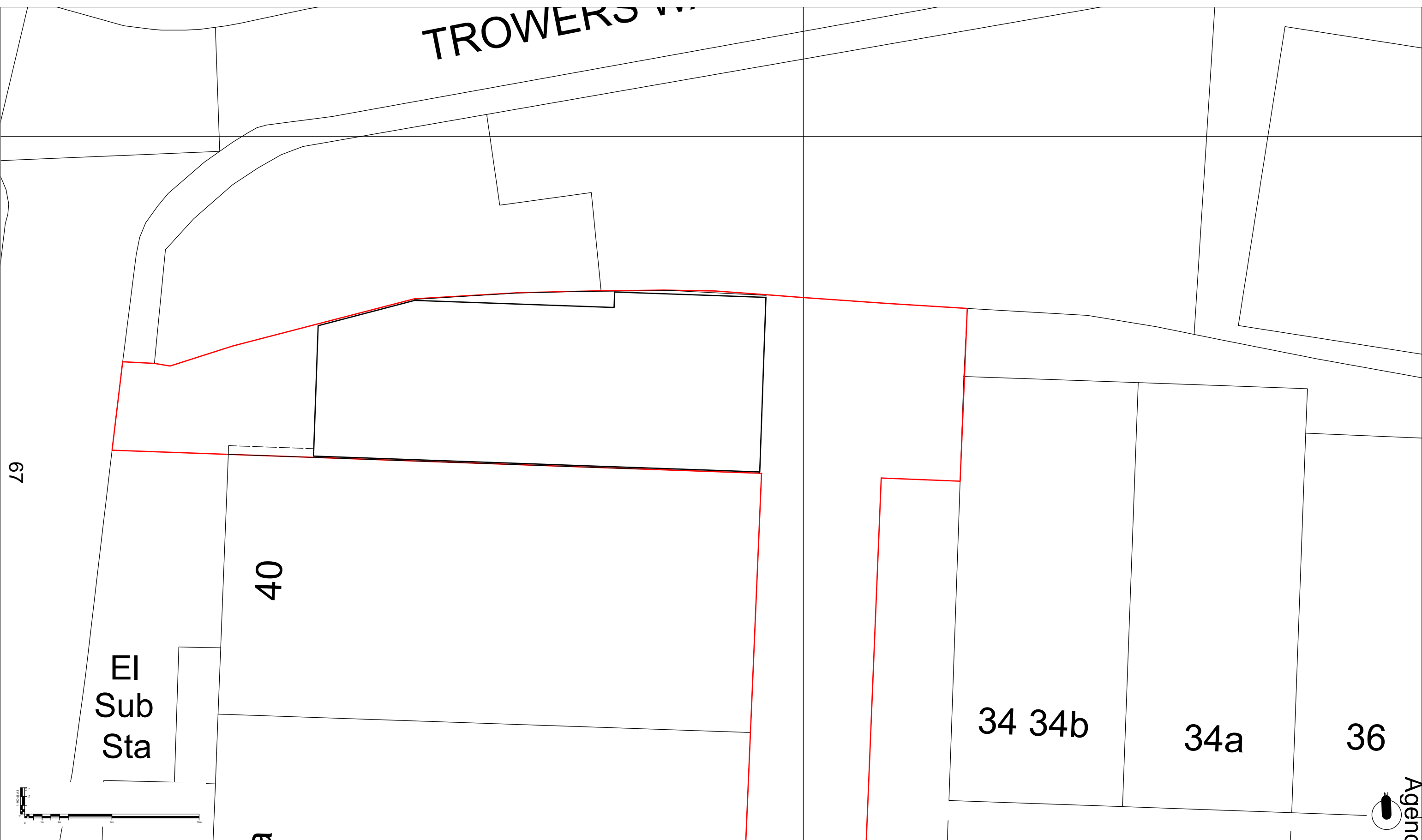
## **Proactive and Positive Statements**

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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20/01791/F - 40 Holmethorpe Avenue, Redhill



TROWERS W



**GENERAL NOTES**

- Responsibility is not accepted for errors made by others in scaling from this drawing
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- Responsibility will not be accepted for work started before relevant statutory approvals are in place
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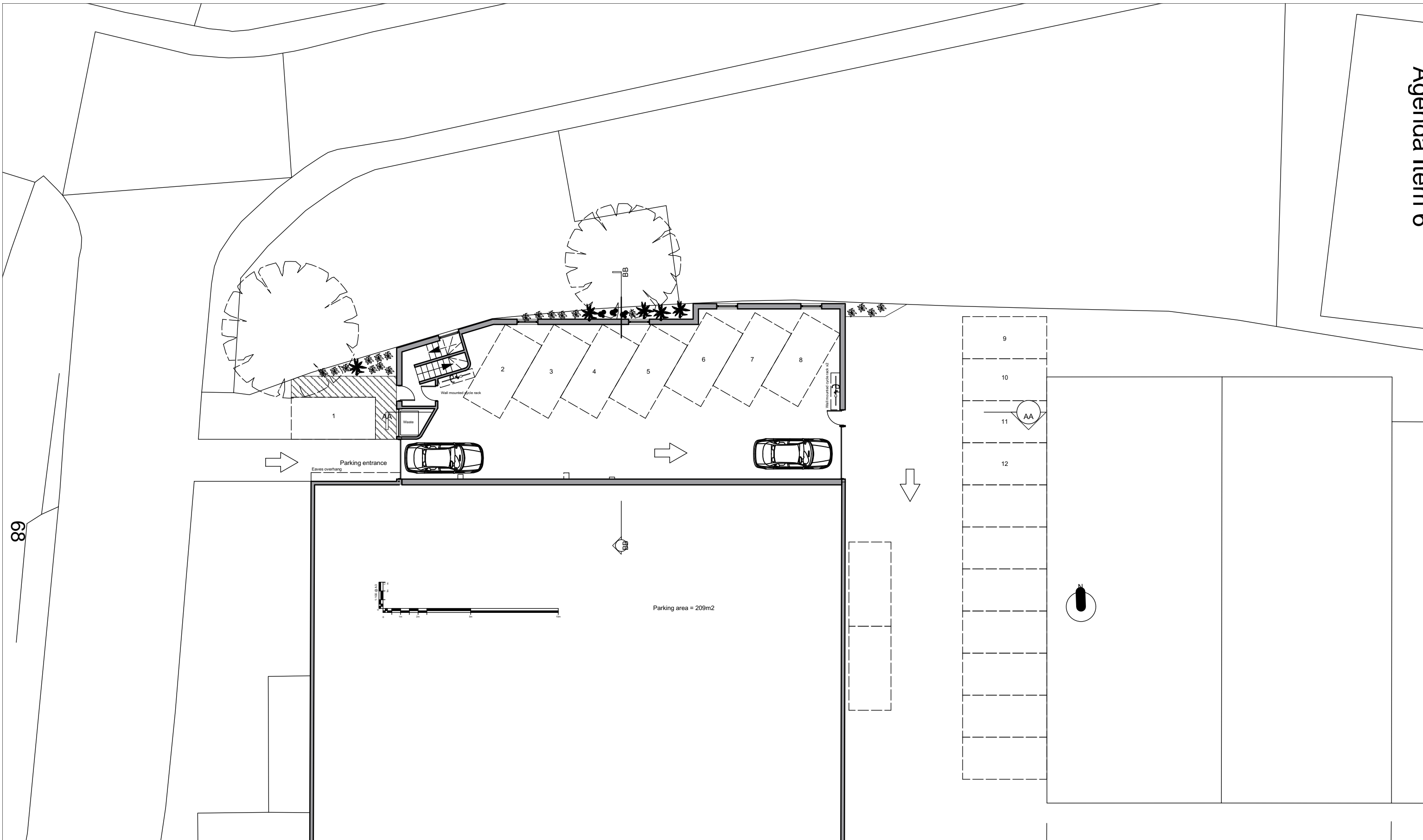
- REVA Redline includes road access
- REVB Site amendments
- REVC Site amendments
- REVD Footprint amendment

JOB 40 Holmethorp Avenue - Richaire Office			
Title	Dwg.	Rev.	
Proposed Block Plan	1436 / P00	D	
Date	Scale		
03.08.21	1:200@ A3		

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- REVA Site amendments
- REVB Site amendments

REV F - Landscaping & Flank Wall

**JOB**

Richaire Office, 40 Holmethorpe Avenue, RH12NL

**Title**

Proposed Ground Floor - Parking

**Dwg.**

1436 / P013

**Rev.**

F

**Date**

16.07.21

**Scale**

1:200@ A3

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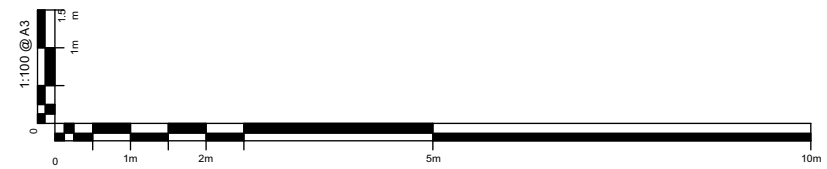


69

PVC windows to match existing

Sheet Metal Cladding

Brick



**GENERAL NOTES**

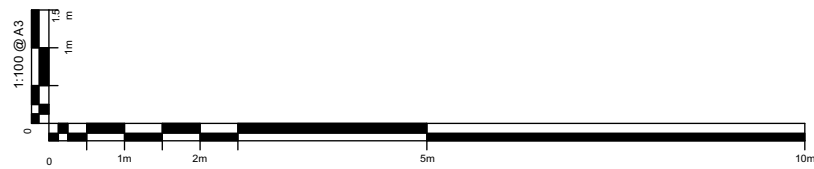
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- REV A - Parking
- REV B - Parking
- REV C - Parking
  
- REV F - Landscaping & Flank Wall

JOB		
Richaire Office, 40 Holmethorpe Avenue, RH12NL		
Title	Dwg.	Rev.
02 Proposed Rear Elevation	P021	F
Date	Scale	
16.07.21	1:100@ A3	

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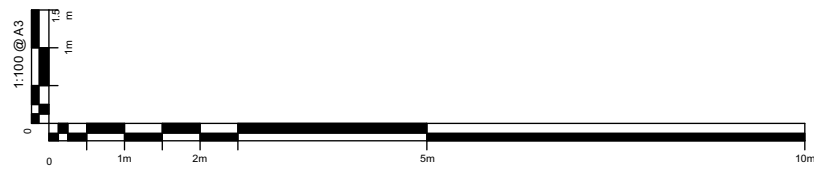
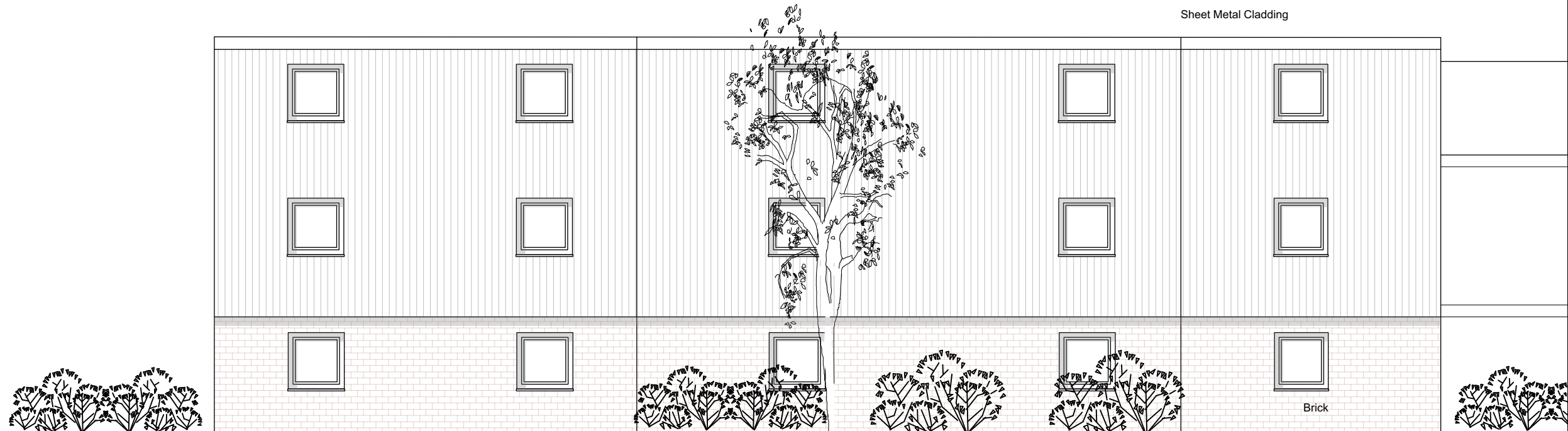
REV A - Parking  
 REV B - Parking  
 REV C - Parking  
  
 REV F - Landscaping & Flank Wall

JOB			
Richaire Office, 40 Holmethorpe Avenue, RH12NL			
Title	Dwg.	Rev.	
02 Proposed Front Elevation	P020	F	
Date	Scale		
16.07.21	1:100@ A3		

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REV B - Parking  
 REV C - Parking  
 REV F - Landscaping & Flank Wall

JOB			
Richaire Office, 40 Holmethorpe Avenue, RH12NL			
Title	Dwg.	Rev.	
02 Proposed Side Elevation	P019	F	
Date	Scale		
05.07.21	1:100@ A3		


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 <p><b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate</p>	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	3 <sup>rd</sup> November 2021
	<b>REPORT OF:</b>	HEAD OF PLANNING
	<b>AUTHOR:</b>	Matthew Sheahan
	<b>TELEPHONE:</b>	01737 276514
	<b>EMAIL:</b>	Matthew.sheahan@reigate-banstead.gov.uk
<b>AGENDA ITEM:</b>	7	<b>WARD:</b> SWH - South Park And Woodhatch

<b>APPLICATION NUMBER:</b>	21/00679/OUT	<b>VALID:</b>	17/03/2021
<b>APPLICANT:</b>	Subud Britain	<b>AGENT:</b>	Mr Steve Dance
<b>LOCATION:</b>	<b>SUBUD HALL ALLINGHAM ROAD REIGATE SURREY RH2 8HX</b>		
<b>DESCRIPTION:</b>	<b>Use of site for two residential dwellings.</b>		
<b>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.</b>			

## SUMMARY

This is an outline application with all matters reserved for the erection of two dwellings, having been amended from the initial submission which was for three dwellings.

The site is located to the south-east side of Allingham Road in Reigate and is occupied by a former chapel which has been owned by Subud Britain for over 40 years. The site is pre-dominantly comprised of semi-detached Victorian/ Edwardian dwellings, with a smaller number of later 20<sup>th</sup> Century developments within the wider area.

The two proposed dwellings would be two storeys in height and comprised of three bedrooms with parking to the front and garden space to the rear. They would be of a simple pitched roof design with matching elevations. Whilst the application is submitted in outline with details of appearance being reserved matters, the dwellings as indicated are not considered to be out of keeping with the character and pattern of residential development along Allingham Road. The properties would appear reasonably spaced within their respective plots, with distances to the side boundaries being consistent with other neighbouring dwellings.

Regarding the loss of the existing building, the property was placed on the market in March 2020 and was marketed for in excess of 11 months. During this period 17 enquiries were made. Four of these were from religious groups/ places of worship, two for a surgery, two for gyms, one for a music studio and others for refurbishment/ redevelopment. Of those expressing interest in the property, none were able to proceed toward a purchase. The main reasons cited for this were lack of bank finance or that the building would not entirely meet their needs, particularly due to the lack of parking associated with the property. The site was marketed in accordance with the

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requirements of Annex 3 of the Councils' Development Management Plan 2019, and these marketing requirements were submitted in support of the application. In addition, the applicants conducted an assessment of suitable alternative community facilities within 3 miles of the application site that could accommodate a range of community uses. This information was reviewed by the Councils Planning Policy team who are satisfied that the loss of the existing building would not result in a shortfall of local provision of this kind, and that Policy INF2 has been satisfied.

The development would provide two parking spaces for each dwelling, which would accord with the Councils' parking standards for residential developments.

## **RECOMMENDATION(S)**

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

## Consultations:

Highway Authority: The County Highway Authority has assessed the application on safety, capacity and policy grounds and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway with respect of access, net additional traffic generation and parking. The County Highway Authority therefore has no highway requirements subject to conditions.

## Representations:

Letters were sent to neighbouring properties on 1<sup>st</sup> April 2021. A total of 9 responses were received. Following the submission of amended plans neighbouring properties were re-notified on 14<sup>th</sup> October 2021. The following issues have been raised:

Overdevelopment	See paragraph 6.6-6.8
Out of character with the surrounding area	See paragraph 6.6-6.8
Loss Of buildings	See paragraph 6.2-6.5
Overdevelopment	See paragraph 6.6-6.8
Poor Design	See paragraph 6.6-6.8
Overlooking and loss of privacy	See paragraph 6.13-6.16
Overbearing relationship	See paragraph 6.13-6.16
Loss of light/ Overshadowing	See paragraph 6.13-6.16
Loss of/ harm to trees	See paragraph 6.17
Loss of private view	See paragraph 6.18
Hazard to highway safety	See paragraph 6.18
Inadequate parking	See paragraph 6.18
Increased traffic congestion	See paragraph 6.18 & condition 12
Inconvenience during construction	See paragraph 6.18 & condition 12
Increased Noise and disturbance	See paragraph 6.18 & condition 12

## 1.0 Site and Character Appraisal

- 1.1 The application site is located to the south side of Allingham Road in Reigate. At present the site is occupied by a former chapel building that has been occupied by the Reigate branch of Subud Britain, a charitable spiritual organisation, since 1975. Subud Britain has owned the building throughout that time and used the building for worship. The Reigate Subud group left the building in 2018 with most members moving to groups elsewhere.
- 1.2 The area is predominantly residential in character; however there are a number of other uses including a co-op to the west and Sandcross School to the north-east. Dwellings along Allingham Road and within the wider area are comprised

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of semi-detached houses of late 19<sup>th</sup>/ early 20<sup>th</sup> Century in age set within good sized plots, however there are a number of more recent residential developments close by, including 27A-D opposite the site, as well as late 20<sup>th</sup> Century flatted developments on the corner of Stockton Road.

## 2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Formal pre-application advice was sought from the Local Planning Authority prior to the submission of the application.
- 2.2 Improvements secured during the course of the application: Additional marketing information was sought during the course of the application to justify the loss of the existing community facility.
- 2.3 Further improvements to be secured: Further improvements could be secured by way of suitably worded conditions and informatives.

## 3.0 Relevant Planning and Enforcement History

The following list of applications are relevant to the consideration of this application:

12/01812/F	Side extension to provide additional toilet accommodation including access WC and alterations to provide flush entrances to external doors	Granted 13 <sup>th</sup> December 2012
78P/1062	Erection of single storey extension to kitchen.	Granted 18 <sup>th</sup> December 1978
74P/0303	Erection of a two storey block of four flats with garages.	Granted 1 <sup>st</sup> October 1974

## 4.0 Proposal and Design Approach

- 4.1 This is an outline application with all matters reserved for the replacement of the existing building with two dwellings. The dwellings would take the appearance of a small semi-detached pair, with a pitched roof and matching frontages.
- 4.2 Externally each dwelling would be provided with a generous garden to the rear with area for the parking of two vehicles to the front. The indicative elevations

suggest a design that would be fairly plain in appearance, recognising that details of the design would be finalised at the reserved matters stage. Both the front and rear elevations would feature three rooflights. The overall height of the dwellings would be 8.4m to the extent of the ridge.

4.3 Regarding the level of spacing around the building, the dwellings would be 1.5m from the side boundaries at the closest point. This gap would widen towards the rear of the site, accounting for the widening of the plot from front to rear. Each dwelling would be accessed separately to the front with regards to parking.

4.4 Further details of the development are as follows:

Site area	0.095 hectares
Site Density	21 d.p.h
Existing Use	F1(f) Place of worship
Proposed Use	C3 Residential (2x3 bed dwellings)
Existing Parking Space	0
Proposed parking spaces	4
Parking standard	2 car parking spaces per 3 bedroom house in an area of low accessibility

## 5.0 Policy Context

### 5.1 Designation

Urban area

### 5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)  
CS10 (Sustainable Development),

### 5.3 Reigate & Banstead Development Management Plan 2019

Design	DES1 DES2 DES4 DES5 DES6 DES8
Access and Parking	TAP1 Annex 4 Parking Standards
Climate change resilience and flooding	CCF1
Natural and Historic Environment	NHE3
Community Facilities	INF2

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## 5.4 Other Material Considerations

National Planning Policy Framework  
2019

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 application seeks outline permission with all matters reserved for the replacement of an existing building with two dwellings.

- Loss of existing community facility
- Design Assessment.
- Amenity of future occupiers.
- Impact on neighbouring amenity.
- Trees and Landscaping.
- Highway Matters.
- Sustainability, Infrastructure and Climate Change
- CIL
- Affordable Housing

### Loss of existing community facility

6.2 The existing use is defined as a community facility within paragraph 93(a) of the NPPF 2021. Where a development would result in the loss of a community facility, Development Management Plan 2019 (DMP) Policy INF2 states the following:

*1) Loss or change of use of existing community facilities will be resisted unless it can be demonstrated that the proposed use would not have an adverse impact on the vitality, viability, balance of services and/or evening economy of the surrounding community;*

*and:*

*a. Reasonable attempts have been made, without success, for at least six months to let or sell the premises for its existing community use or for another community facility that meets the needs of the community (see Annex 3 for details on what will be required to demonstrate this); or*

*b. The loss of the community facility would not result in a shortfall of local provision of this type, or equivalent or improved provision in terms of quantity and quality, or some wider community benefits, will be made in a suitable location.*

- 6.3 With regard to part (a) the application has been supported by a statement outlining the marketing exercise that has been undertaken. Marketing of the property commenced on the 5<sup>th</sup> March 2020 by Crow Watkin Estate Agents. Details of the property were placed on the company's website on the 11<sup>th</sup> March 2020. A sign advertising the property was positioned on the front of the building on the 5<sup>th</sup> May 2020 advertising the building as 'Class D1 building. Freehold for sale. At the time of the building go up for sale, prior to the changes to the Use Classes Order which came into effect on the 1<sup>st</sup> September 2020, the building fell under the D1 (Non-residential institutions) use class and was therefore advertised as such. The property was marketed with a guide price £495,000. In total 17 responses were made to the marketing of the property. Of these 13 made viewings of the property. Of the 17 enquiries, four of these enquiries were from religious groups/ places of worship, two for a surgery, two for gyms, one for a music studio and others for refurbishment/ redevelopment. Of those expressing interest in the property, none were able to proceed toward a purchase. The main reasons for this were lack of bank finance allowing them to purchase the property or that the building would not entirely meet their needs, particularly due to the lack of parking associated with the property.
- 6.4 It is also argued by the applicant the recent changes to the use classes order have frustrated the ability to sell the property for a community use. At the time when the property was placed on the market the build was classed as a D1 use (Non-Residential Institution). These uses included Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, lawcourt. Non-residential education and training centres). Under the previous use classes regime it would have been possible to change the use of the building from its existing use to any of the uses listed above without requiring planning permission. However following changes to the Use Classes Order in September 2020, Class D1 is now revoked, and places of worship now classed as F1 Learning and non-residential institutions. This use does not include clinics, health centres, crèches, day nurseries or day centres. Therefore in order to use the building for such uses planning permission would be required, which in the opinion of the applicant has deterred many potential buyers from purchasing the property.
- 6.5 In addition to the marketing exercise, in order to satisfy part (b) of Policy INF2, an assessment of alternative community facilities has been carried out and identified 23 available premises within a three-mile radius of Reigate, not an unreasonable distance to imagine users of such facilities would travel. This assessment has been appended to this report. The Councils Planning Policy Team has assessed both the marketing report and the assessment of alternative community facilities and is satisfied that the requirements of Policy INF2 have been met. Therefore there would not be an in principle objection to the loss of the existing use.

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## Design Assessment

- 6.6 As described earlier in this report, this is an outline application with all matters reserved, for the erection of two dwellings in place of the existing Subud building to the south side of Allingham Road in Reigate. Acknowledging that final details of design would be reserved matters, the submitted indicative elevations showing a pitched roof design would be acceptable. The character of dwellings in the surrounding area is quite mixed in terms of architectural design, consisting of older Victorian/ Edwardian properties, with more recent development opposite the site at 27a-e Allingham Road, which is of a similar appearance to that being proposed. Within this context the design would be acceptable. Both dwellings would be devoid of bulk to the roofs by the omission of dormer windows and gables. The ground level rises along Allingham Road from west to east. Therefore the proposed dwellings would not exceed the height of 44 Allingham Road to the east, following the staggered heights of dwellings on this side of the road.
- 6.7 Regarding spacing, the indicative plans show a gap of approx. 1.5m to the front of the dwellings, this gap would widen to the to 2.8m between the west boundary and 3.6m between the east boundary. There would be approximately 27m between the rear elevation and rear boundary. In light of this it is considered that the proposed dwellings would not appear cramped within their plots and the overall plot would not be overdeveloped.
- 6.8 To conclude, it is considered that a suitable design, scale, height and mass of development can be achieved to accord with Policies DES1 and DES2 of the Development Management Plan 2019 and Local Distinctiveness Guide in this regard.

## Amenity for future occupants

- 6.9 It is a fundamental objective of planning policy and stated within the National Planning Policy Framework that we provide high quality housing that is well designed and built to a high standard. The advice is amplified further by policies DES2 and DES5 of the Development Management Plan, which requires developments to demonstrate that dwellings have been designed to ensure that a good standard of amenity for all existing and future occupants and meet the minimum relevant nationally described space standards and be arranged to ensure that habitable rooms are arranged to have an acceptable outlook and where possible receive direct sunlight.
- 6.10 Each of the dwellings is shown as two storeys in height. Nationally Described Space Standards require a 3 bedroom two storey dwelling to provide a minimum of 90 sq. metres and the indicitive plans show this would be comfortably achieved. The dwellings would therefore meet the requirements of Policy DES5 in this regard. Each room would be well served by windows providing acceptable levels of light and good outlook to habitable spaces.



- 6.11 Externally each property would have a generous sized rear garden almost 30m in depth. Each garden could easily accommodate various items of storage, as well as space for the drying of clothes, cycle storage, and would be of an appropriate size for a three bed dwelling.
- 6.12 It is considered that the living environment for future occupants would be acceptable. Each dwelling would also have access to appropriate levels of private amenity space and would accord with National Space Standards. In this regards the proposal would accord with DMP Policy DES5.

### Impact on neighbouring amenity

- 6.13 The indicative plans show the proposed dwellings would be sited 3.5m from the flank elevation of 44 Allingham Road at the closest point. This property does not feature any side facing windows. The proposed dwellings would feature two side facing windows; however these would serve bathrooms and would be obscure glazed. Whilst proposed rear facing windows would allow for views over rear gardens, this would not be untypical of a residential area of this kind. The footprint of the proposed dwellings would project approx.. 1.5m beyond the rear of number 44. This would be a modest projection and would not cause harm to any rear facing windows in regards to light or outlook.
- 6.14 Number 42 Allingham Road is occupied by flats and features a number of sides facing windows to the ground and first floors, a number of which are obscure glazed serving bathrooms/ shower rooms. This property has recently been extended to the rear to add two additional flats, however the proposed dwellings would be sited forward of these therefore it is not considered that they would be impacted in terms of light provision, outlook or overdominance. The proposed dwellings would be 4.9m away from the neighbour at the closest point and 5.7m at the furthest. The proposed dwellings would be sited more to the front of the plot. It is considered that, although the development would result in a change in relationship between the two sites, the separation between the two buildings would be sufficient to ensure that there would not be detrimental harm of the amenity of these properties.
- 6.15 Turning to properties along Apley Road to the south-east, the proposed dwellings would be in excess of 27m from the shared boundary to the rear with 23-29 Apley Road, with even greater distance between rear elevations. This would be more than sufficient distance to ensure that harmful overlooking would not occur. Whilst some wider views may be possible this would not be untypical of a residential area of this kind. Properties along Apley Road are more greatly overlooked by their adjoining neighbours.
- 6.16 In light of the above it is considered that the proposed development would not give rise to unacceptable harm to neighbouring residential amenity and would comply with DMP Policy DES1 in this regard.

### Trees and Landscaping

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- 6.17 Much of the front portion of the site is largely devoid of trees however there is a lawn to the rear and a belt of trees along the rear boundary with adjoining properties. The application has been submitted in outline with all matters reserved, therefore in the event that planning permission is granted, a condition requiring the submission of full tree protection and landscaping details would be required at the at reserved matters stage would be included in the decision, in order to comply with the requirements of DMP 2019 Policies DES1 and NHE3.

## Highway Matters and Parking

- 6.18 The site is located within an area of low accessibility as defined within Annex 4 of the DMP 2019. In accordance with these standards 4 parking spaces would be required, 2 per dwelling. It is proposed that 2 parking spaces be located to the front of each dwelling, accessed via Allingham Road. The scheme would therefore comply with the Councils' parking standards. It is noted that there is currently a disabled space outside of the existing building. The applicant has confirmed that this was installed at the request of the Christadelphians, who were one of the Christian groups who regularly hired the building for worship over the years. The group had a disabled member and had requested a disabled space be located near to the building. The space is historically associated with the use of the building, not for general use. Therefore should planning permission be granted for a residential use this space would not be required. Conditions requiring the provision of cycle storage and electric vehicle charging points for each dwelling prior to occupation would be included in the event of planning permission being granted. A further condition requiring the submission and approval of a construction transport management plan prior to commencement of development would also be included. Subject to compliance with these conditions the scheme is deemed to be acceptable with regard to highway matters and parking and would comply with Policy TAP1 of the DMP 2019.

## Sustainability, Infrastructure and Climate Change

- 6.19 Policy CCF1 of the Councils Development Management Plan 2019 seeks to ensure that all new development contributes to reducing carbon emissions. New development will be encouraged to incorporate passive and active energy efficiency measure and climate change resilience measures and renewable energy technologies. In order that the proposed development contributes to achieving these aims, in the event that planning permission were to be granted, conditions requiring demonstration that it will meet the national water efficiency standard of 110litres/person/day and achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations would be attached. A further condition requiring the provision of broadband connection, in accordance with Policy INF3 of the DMP 2019, would also be attached to any grant of planning permission.

## CIL

- 6.20 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 the grant of planning permission.

## **CONDITIONS**

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	UNNUMBERED		17.03.2021
Site Layout Plan	UNNUMBERED		04.10.2021
Proposed Plans	UNNUMBERED		04.10.2021

### 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.

2. Approval of details of the scale, appearance, access, layout and landscaping of the site (hereinafter called the "reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced and carried out as approved. Plans and particulars of the reserved matters referred to above, shall be submitted in writing to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with Article 5 of the Town and Country Planning (General Development Procedure) (England) Order 2015 (or any order revoking and re-enacting that Order) and Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51(2) of the Planning and Compulsory Purchase Act 2004.

3. No development shall take place above slab level 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.

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Reason: To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (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 properties by overlooking and to protect the visual amenities of the area in accordance with Policy DES1 of Development Management Plan 2019.

5. No development shall commence including groundworks until a detailed Tree Protection Plan (TPP) shall be submitted to and approved in writing by the local planning authority. The TPP shall contain details of the specification and location of tree protection (barriers and/or ground protection) and any construction activity that may take place within the protected root areas of trees/hedges shown, where retained on the TPP. The tree protection measures shall be installed prior to any development works and will remain in place for the duration of all construction works. The tree protection barriers/ground protection shall only be removed on the completion of all construction activity, including hard landscaping. 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 Reigate and Banstead Development Management Plan 2019 policies NHE3, DES1 and DES3 and the recommendations within British Standard 5837:2012 Trees in relation to design, demolition and construction.

6. The development hereby approved shall not be first occupied unless and until an Energy and Water Efficiency Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail how the development will:
  - a) Ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day
  - b) Achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations

The development shall be carried out in accordance with the approved details and any measures specific to an individual dwelling(s) shall be implemented, installed and operational prior to its occupation.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions with regard to Policy CS10 of the

Reigate & Banstead Core Strategy 2014 and Policy CCF1 of the Reigate & Banstead Development Management Plan 2019.

7. All dwellings within the development hereby approved shall be provided with the necessary infrastructure to facilitate connection to a high speed broadband. Unless otherwise agreed in writing with the Local Planning Authority, this shall include as a minimum:
- a) A broadband connection accessed directly from the nearest exchange or cabinet
  - b) Cabling and associated installations which enable easy access for future repair, replacement or upgrading.

Reason: To ensure that the development promotes access to, and the expansion of, a high quality electronic communications network in accordance with Policy INF3 of the Reigate & Banstead Development Management Plan 2019.

8. 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 /turning areas shall be retained and maintained for their designated purposes.

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the NPPF and Reigate and Banstead Development Management Plan policy TAP1.

9. No part of the development shall be first occupied unless and until the proposed vehicular access to Allingham Road has been constructed and provided with visibility zones in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the approved details and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, and in recognition of Section 9 "Promoting Sustainable Transport " in the National Planning Policy Framework 2018 and in order to meet the objectives of the NPPF and to satisfy policy TAP1 of the Reigate and Banstead Development Management Plan 2019.

10. 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

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- (f) vehicle routing
- (g) measures to prevent the deposit of materials on the highway
- (h) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (i) on-site turning for construction vehicles
- (j) construction hours

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 to accord with the National Planning Policy Framework 2019, Reigate and Banstead Core Strategy 2014 Policy CS17 and Reigate and Banstead Development Management Plan 2019 policies TAP1 and DES8.

11. The development hereby approved shall not be occupied unless and until each of the proposed dwelling(s) 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 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

12. The development hereby approved shall not be first occupied unless and until space has been laid out within the site, in accordance with details and plans to be submitted to and approved in writing, for cycles to be parked in a covered and secure location for each dwelling. Thereafter the cycle parking area shall be retained and maintained for its designated purpose.

Reason: In order that the development promotes more sustainable forms of transport, and to accord with the NPPF and Reigate and Banstead Core Strategy 2014 Policy CS17.

13. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme has been submitted to and approved in writing by the local planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDs, NPPF and Ministerial Statement on SuDs. The required drainage details shall include:

- a) Evidence that there is no risk of contamination through the infiltration SuDs
- b) Evidence that the proposed final solution will effectively manage the 1 in 30 and 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development (Pre, Post and during), associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 37.8l/s.
- c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels and long and cross sections of each element including details of any flow restrictions and maintenance / risk reducing features (silt traps, inspections chambers etc)
- d) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational
- e) Details of drainage management responsibilities and maintenance regimes for the drainage system
- f) A plan showing exceedance flows (ie during rainfall greater than design events or during blockage) and how property on and offsite will be protected. This should include details of how surface water run-off entering the site from the bunded northern boundary will be intercepted.

The development shall be completed in accordance with the approved details and thereafter maintained.

Reason: To ensure the design meets the technical standards for SuDs and the final drainage design does not increase flood risk on or off site in accordance with, Policy CS10 of the Core Strategy 2014, Policies DES9 and CCF2 of the Development Management Plan 2019 and the 2019 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](http://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

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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](http://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.

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](http://www.ccscheme.org.uk/index.php/site-registration).

5. 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. There is an opportunity to incorporate substantial sized 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 Semi- Extra Heavy Standard size with initial planting heights of not less than 4m with girth measurements at 1m above ground level in excess of 14/16cm.
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. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of



vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.

8. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see [www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice).
9. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.

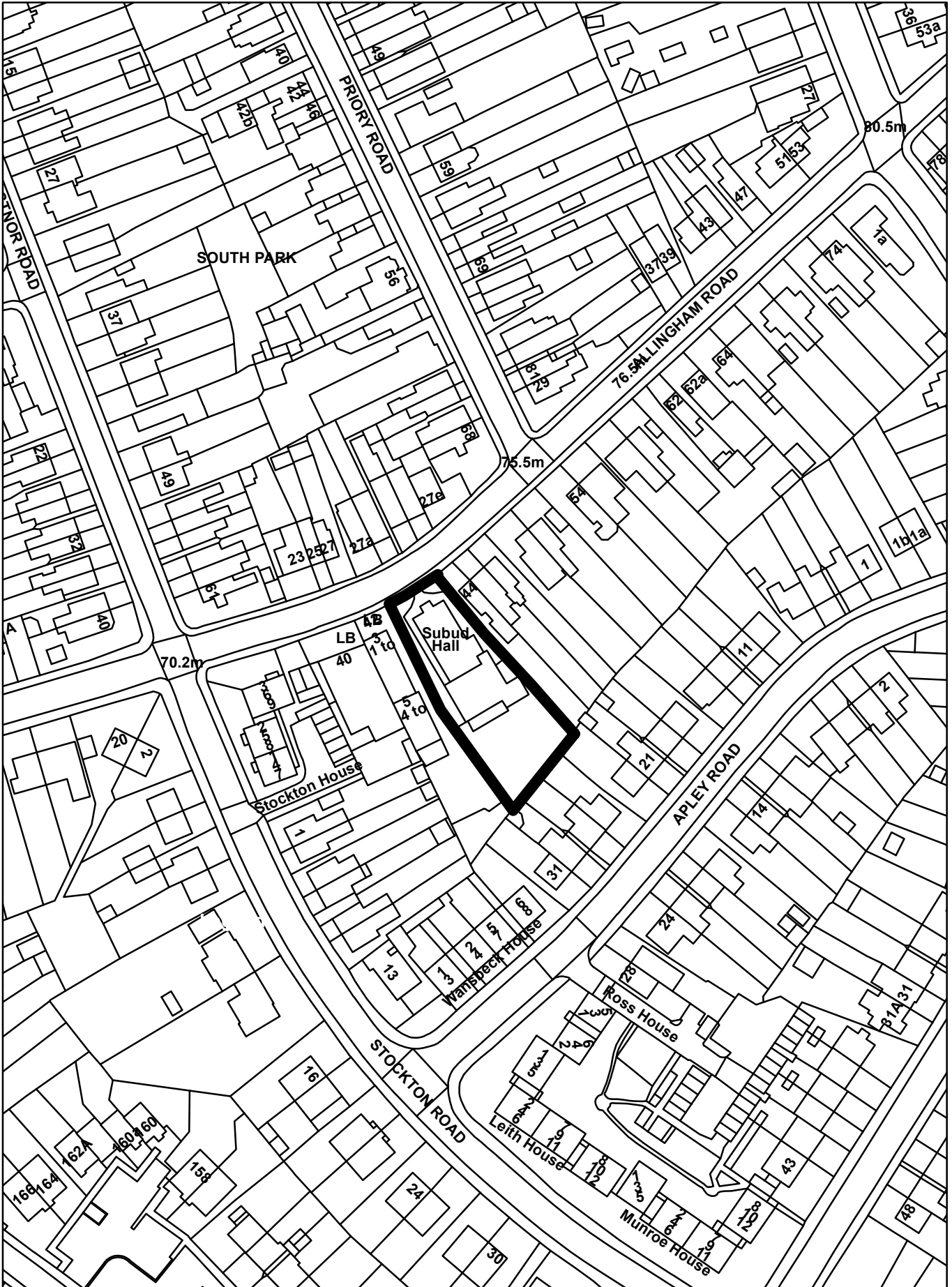
## REASON FOR PERMISSION

The development hereby permitted has been assessed against the NPPF 2019 and Development Management Plan policies DES1 DES2 DES4 DES5 TAP1 NHE3 CCF1 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.

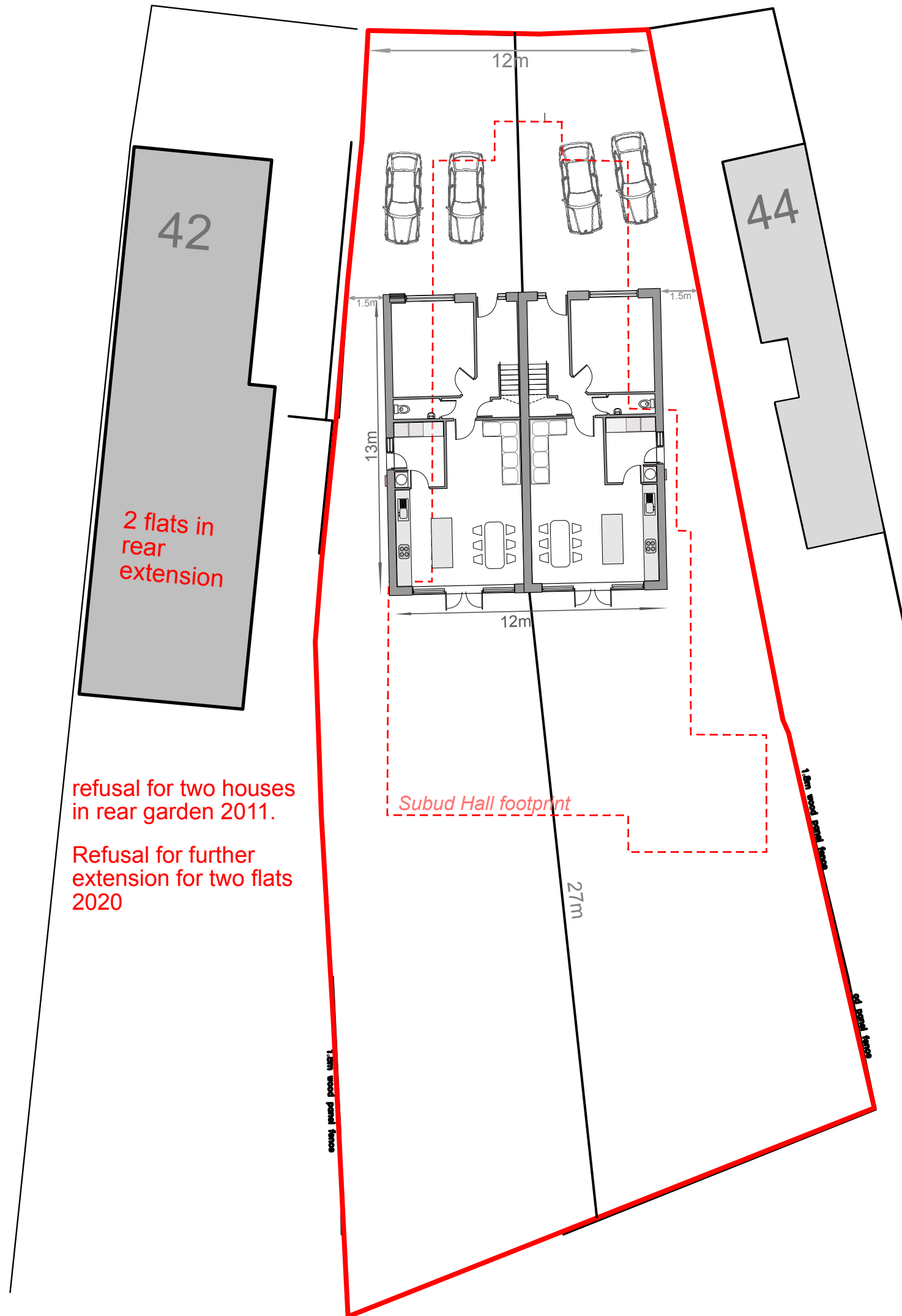
## Proactive and Positive Statements

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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ALLINGHAM ROAD



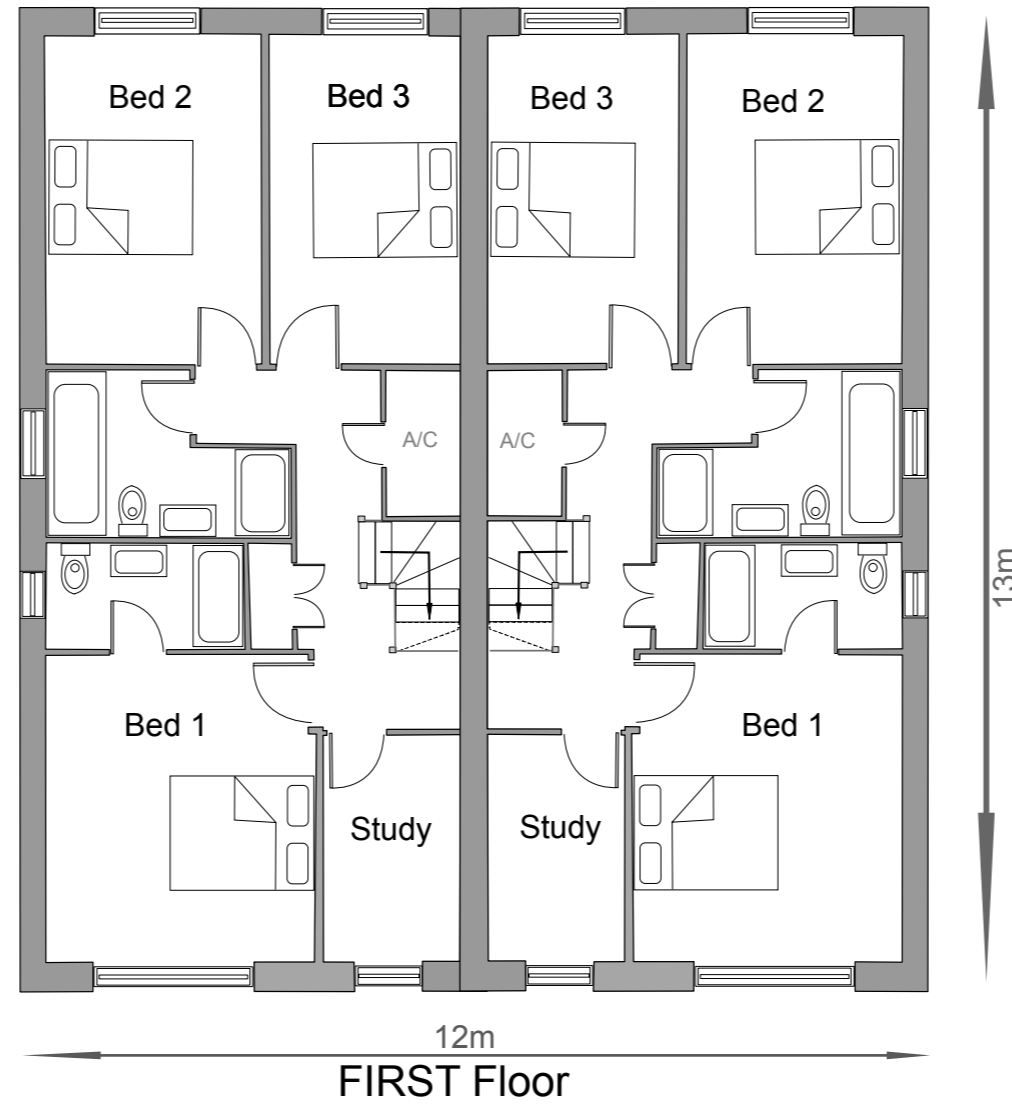
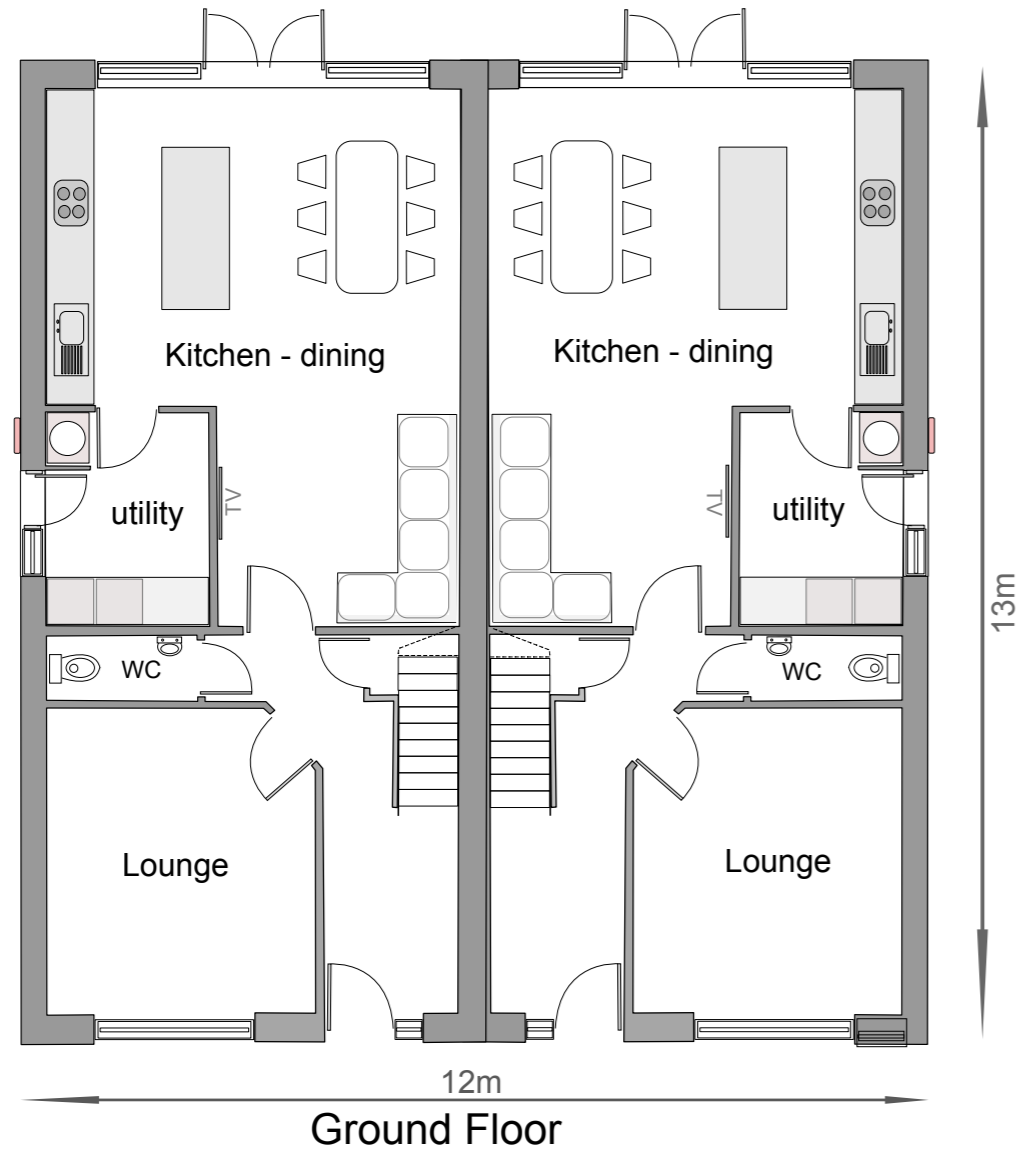
Subud Hall Allingham Road Reigate

**Proposed LAYOUT Option**

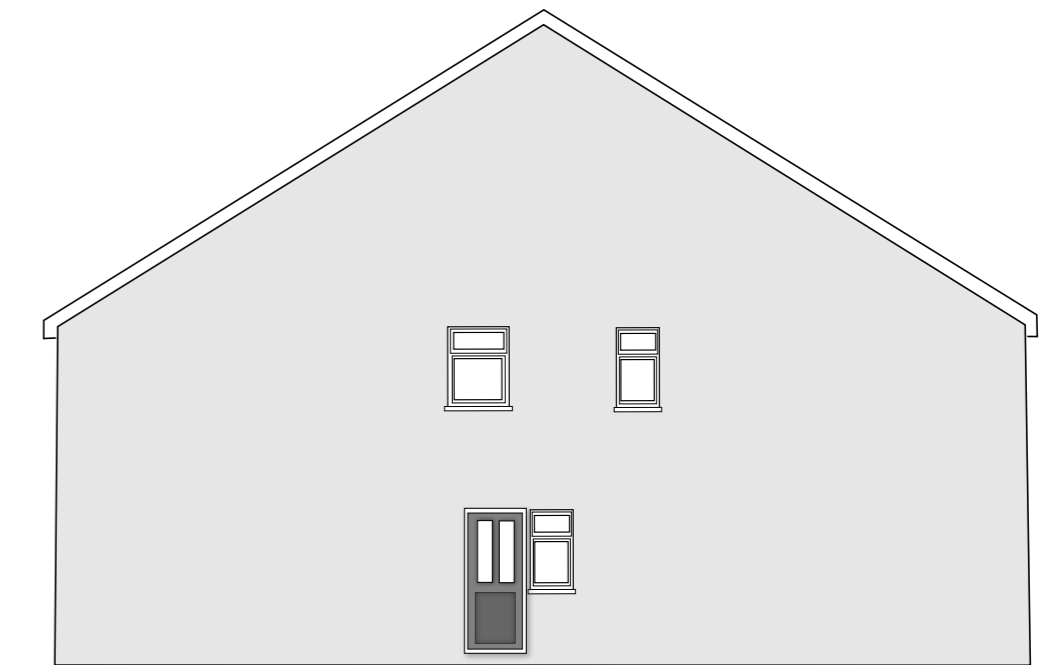
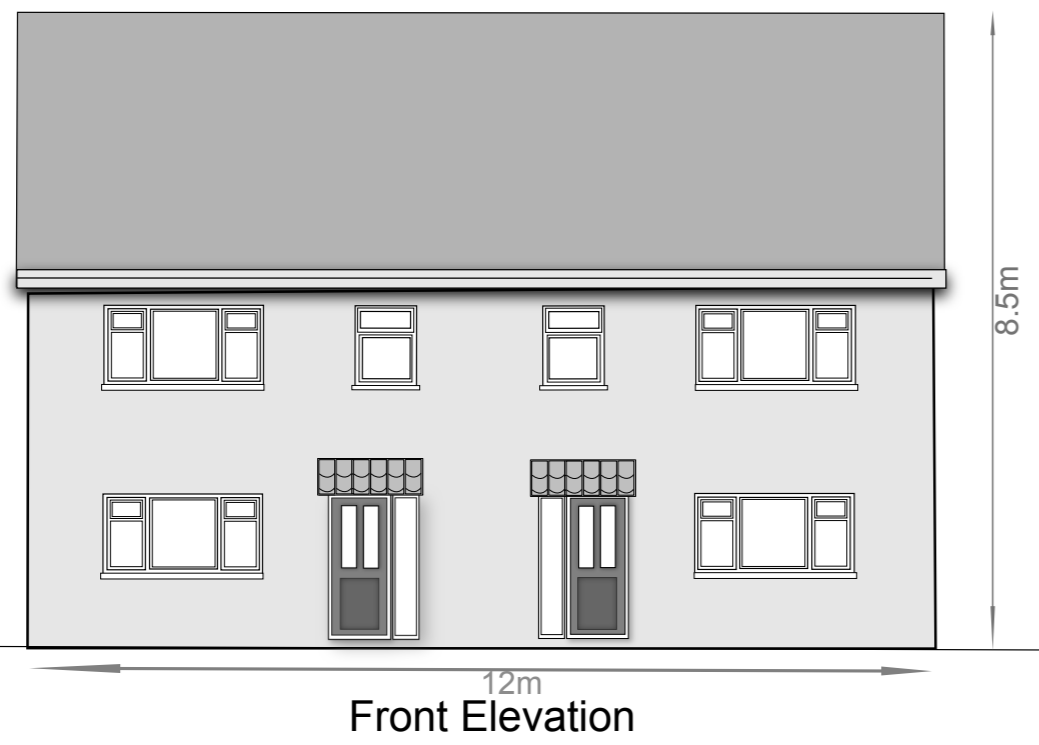
*revised to one pair  
semi-detached dwellings*

**Illustrative only**  
*All matters reserved*

Ref	Date	Scale
	October 2021	1:200 @ A3



West Elevation



East Elevation

Subud Hall Allingham Road Reigate  
**Floor Plans and Elevations**

*revised to one pair  
 semi-detached dwellings*


**Illustrative ONLY**

Ref	Date	Scale
	October 2021	1:100 @ A2

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21/00525/RET

 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	3 <sup>rd</sup> November 2021
	<b>REPORT OF:</b>	HEAD OF PLACES & PLANNING
	<b>AUTHOR:</b>	Matthew Sheahan
	<b>TELEPHONE:</b>	01737 276514
	<b>EMAIL:</b>	Matthew.sheahan@reigate-banstead.gov.uk
<b>AGENDA ITEM:</b>	8	<b>WARD:</b> RDE - Redhill East

<b>APPLICATION NUMBER:</b>	21/ 00525/RET	<b>VALID:</b>	03/03/2021
<b>APPLICANT:</b>	Reigate Priory Athletics Club	<b>AGENT:</b>	Miss Rachel Woodman
<b>LOCATION:</b>	<b>BATTLEBRIDGE SPORTS GROUND, BATTLEBRIDGE LANE MERSTHAM, SURREY</b>		
<b>DESCRIPTION:</b>	<b>Retrospective consent for the installation of a container for storage on land associated to Battlebridge Athletics Track, Battlebridge Lane. Container previously granted temporary consent in 2015.</b>		
<b>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.</b>			

**This application is referred to Committee in accordance with the Constitution as the application site is owned by the Council.**

## SUMMARY

This full application is for the retention of an existing storage container adjoining the athletic track at the Battlebridge Sports Ground for a further 5 year period. A storage container was originally granted under application 08/00661/F granted on a temporary basis for two years, following demolition of the existing pavilion. Further temporary permission was granted under applications 12/00280/F and 15/02483/F for 3 year periods. The last permission granted consent on 13<sup>th</sup> January 2016 for a period expiring on 31<sup>st</sup> August 2019. This permission has now expired, and the container is still in place. This application therefore seeks to regularise this to allow the container to remain.

The site is within the Metropolitan Green Belt. The container is set on part of the concrete base of the fire-destroyed pavilion and changing rooms that formally occupied the site and is required by the applicant for the storage of athletics equipment. To the north of the site stands the Lime Trees Primary School and there are residential properties on the margins of the playing field to the south.

The proposal, in constituting appropriate facilities for outdoor sport/recreation, is not an inappropriate form of development in the Green Belt. The container is of a suitable

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dark colour which mitigates its utilitarian appearance. However, despite the relatively modest impact on the openness of the Green Belt, the siting of a storage container on a permanent basis has not been previously deemed appropriate and this remains the case.

The container was originally envisaged as a short term storage solution following the demolition of the previous pavilion on the site. That it remains some 13 years later is unfortunate but the reason that it is required is as valid today as it was then.

The site is owned by the Borough Council but leased by Reigate Priory Athletics Club. The Athletics Club is a popular and active sports club with an important community role within the Borough. Given its funding and the lease arrangements it is not considered possible that they could bring forward a more appropriate permanent solution in the near term and therefore it is considered that a longer permission than previously granted, of 5 years, would be appropriate in this case.

The Council is undertaking a Playing Pitch Strategy which will consider the sports facilities existing and required within the Borough and this will likely highlight the importance of Reigate Priory Athletics Club. Potentially this, together with funding sources, possibly including some CIL contributions, may unlock a permanent solution for the site however in the meantime the storage requirements of the club can only be met by the container.

Therefore a condition limiting permission for the stationing of the container to a period of five years is suggested.

The container has been subject to graffiti in the past which detracts from its appearance and a condition is suggested to help control this.

## **RECOMMENDATION(S)**

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

## **Consultations:**

Highway Authority: No comments received.

Environment Agency: No objection

## **Representations:**

Letters were sent to neighbouring properties on the 14<sup>th</sup> June 2021. No responses have been received.

### **1.0 Site and Character Appraisal**

- 1.1 The application site is located immediately north of Fairhaven Road and is enclosed by London Road South (to the west), Frenches Road (to the east) and Battlebridge Lane (to the north). A circular running track is positioned centrally on the site. Another building located across from the running track near the boundary to Frenches Road serves as the Battlebridge Boys Club, in front of which is a small children's play area.
- 1.2 The site is predominantly grassed with hedging along the north, east and west site boundaries. The south boundary adjoins the rear gardens of the residential properties fronting Fairhaven Road. These properties tend to have 1m high fences, which provide them with unobstructed views north across the sports ground. There are a small number of mature trees and bushes along this shared boundary, which offer infrequent sections of screening. Lime Trees Primary School is located to the north.
- 1.3 The sports ground is within the Metropolitan Green Belt and the site may be characterised as an open area sports/ recreation ground. An area of woodland, approx.. 8400sqm in area, is located to the east corner of the wider recreation ground site, though this is a considerable distance away from the proposed container.

### **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 the application.
- 2.2 Improvements secured during the course of the application: Improvements were not sought as the application is deemed to be acceptable.
- 2.3 Further improvements could be secured: Further improvements could be sought by way of conditions. A condition requiring the removal of the container within a period of 5 years would be imposed.

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## 3.0 Relevant Planning and Enforcement History

The following list of applications are relevant to the consideration of this application:

- |     |            |   |                            |
|-----|------------|---|----------------------------|
| 3.1 | 06/1006/F  | Demolition of existing clubhouse and pavilion. Erection of new clubhouse, changing facilities & stores. New multi-purpose floodlit sports area. (Drwg No. 2084/02, 03, 04; 4690605) | Granted<br>4 August 2006   |
| 3.2 | 08/00661/F | Placement of sea container storage facility on concrete slab on site of demolished club pavilion and changing rooms. (No drwg nos.)   | Granted<br>27 May 2010     |
| 3.3 | 12/00280/F | To site a container with toilet for storage at "Battlebridge Athletics Track" on an existing hard standing.   | Granted<br>15 March 2012   |
| 3.4 | 15/02483/F | To site a container with toilet for storage at "Battlebridge Athletics Track" on an existing hard standing.   | Granted 20<br>January 2016 |

## 4.0 Proposal and Design Approach

4.1 This is a retrospective application for the retention of a container for storage on land associated with Battlebridge athletics track. This application effectively seeks to renew permission 15/02483/F.

4.2 The container is 2.8m in height, 2.6m in width and 9m in length. It features two windows and a door on one side and is dark green in colour. It would be retained on the existing concrete base of the former pavilion destroyed by fire. The purpose of the container is to provide facilities for the storage of equipment associated with Reigate Priory Athletics Clubs junior and senior training sessions that take place at the athletics track.

4.3 Further details of the development are as follows:

Site area	0.0216 ha
Existing Use	Recreation ground/ athletics track

## 5.0 Policy Context

5.1 Designation



Urban area

## 5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)  
CS10 (Sustainable Development),

## 5.3 Reigate & Banstead Development Management Plan 2019

Design	DES1
Natural and historic environment	NHE5
Open space and recreation	OSR3

## 5.4 Other Material Considerations

National Planning Policy Framework  
2019

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 application seeks outline permission with all matters reserved for the replacement of an existing building with three dwellings.

- Design and impact on the openness of the Metropolitan Green Belt.
- Impact on neighbouring amenity.

### Design and impact on the openness of the Metropolitan Green Belt

6.2 As Part 8 of the National Planning Policy Framework 2021 (NPPF) seeks to promote healthy and safe communities. Paragraph 92 requires planning policies and decisions should aim to achieve healthy, inclusive and safe places which, amongst other things 'enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.'

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- 6.3 Paragraph 92(a) encourages Local Planning Authorities to plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments and; take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community. Established facilities should be able to develop and modernise, in order to be retained for the benefit of the community.
- 6.4 The site of the container is within the Metropolitan Green Belt. Paragraph 149(b) of the NPPF explains that there are certain forms of development within the Green Belt that are not inappropriate. This includes the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport and outdoor recreation as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.
- 6.5 The use of the container is in connection with the existing use as an athletics facility. It is of utilitarian appearance but the impact of this is softened by the structure's dark coloured finish. Given that the container is where the former pavilion and changing rooms once stood, it would not impair the openness of the Green Belt and its visual impact would be softened through its being painted in an appropriate colour, in this case dark green. Therefore it is not considered that there would be significant impact on openness. The acceptability of the siting of a container in this location was established under the previous application 15/02483/F therefore to refuse on the grounds of impact on openness would be unreasonable. However it has always been considered as a temporary option until such time as a permanent solution can be found and its utilitarian appearance is such that it would not be appropriate on a permanent basis. On this basis it is considered that permission should be granted on a temporary basis in view of the fact that the container was only ever meant as a temporary measure. This time period would be limited to 5 years from the date of decision.
- 6.6 On this basis it is considered that the proposed retention would be acceptable within the Green Belt and would accord with the NPPF 2019 and Policy NHE5 of the DMP 2019.

## Neighbour Amenity

- 6.3 The container can be viewed from the rear of residential properties in Fairhaven Road but would be a minimum of 40m from the rear boundaries of these dwellings. The former building's concrete base, upon which the container would stand, came to within 30m of the boundaries. Given this, the proposal would not give rise to overlooking, overshadowing or overbearing effect. The site can be the subject of effective surveillance because of the open setting.

## CONDITIONS

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Layout Plan	PA-001		03.03.2021
Proposed Plans	PA-002		03.03.2021
Location Plan	PA-003		03.06.2021

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.

2. The storage container hereby permitted shall be removed, and the land restored to its former condition, within a period of no later than 5 years from the date of this decision.

Reason: Permission is given in this case, with regard to the existing relevant circumstances of the need in question and is confined in order that the impact on the Green Belt is limited to the period for which the development is strictly necessary, in accordance with the Policy NHE5 of the Reigate and Banstead Development Management Plan 2019.

3. The container shall be painted dark green, and any graffiti shall be removed or painted over within 1 month of it first appearing.

Reason: To maintain the visual appearance and character of the area with regards Policy DES1 of the Reigate and Banstead Development Management Plan 2019.

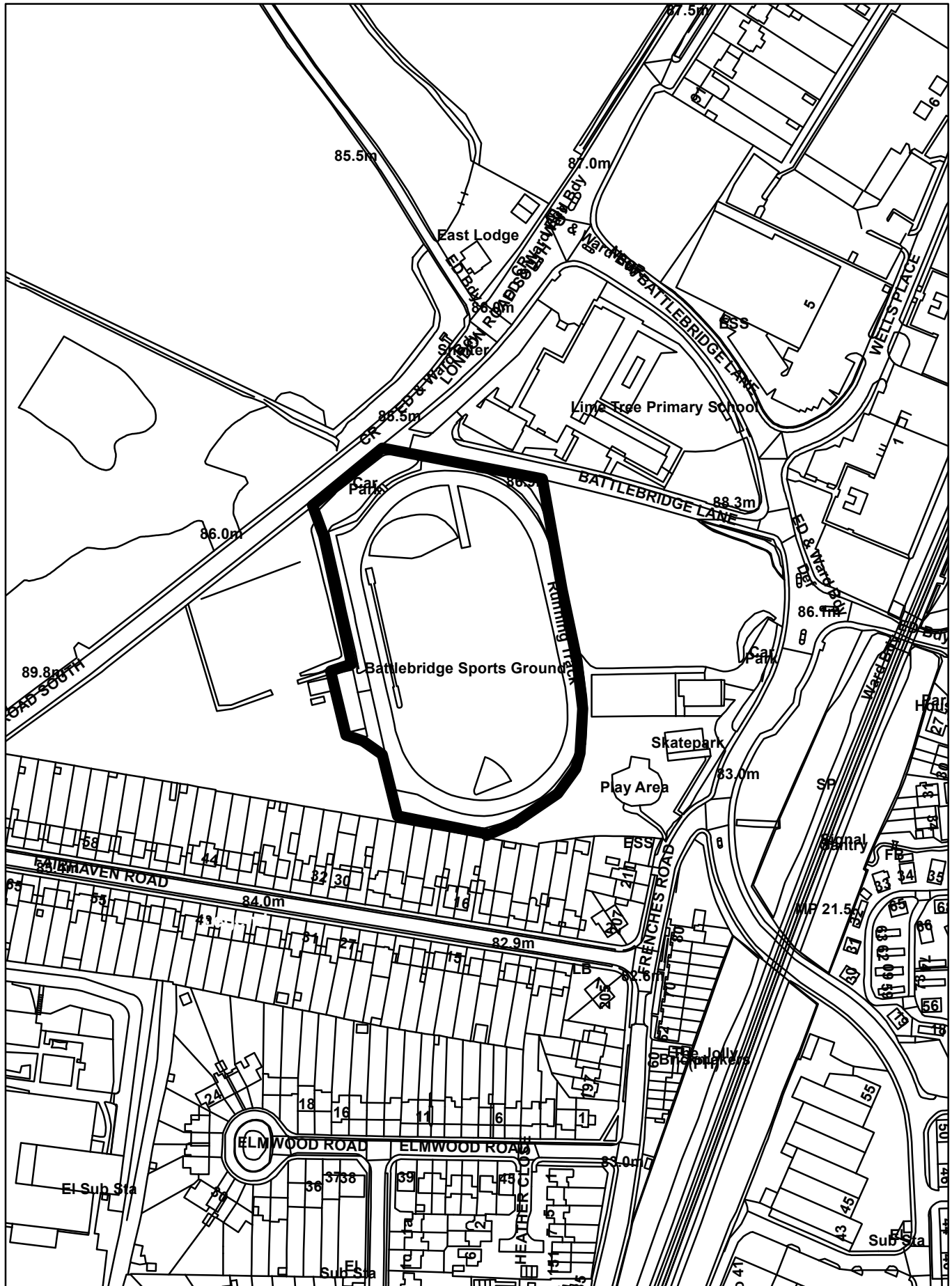
## REASON FOR PERMISSION

The development hereby permitted has been assessed against the NPPF 2021 and Development Management Plan policies DES1 NHE5 and OSR3 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.

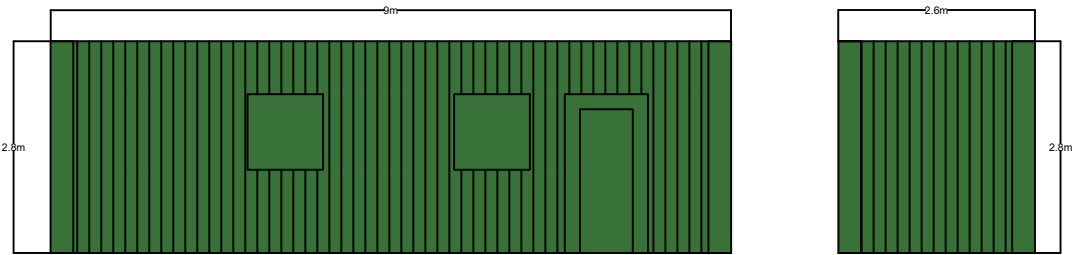
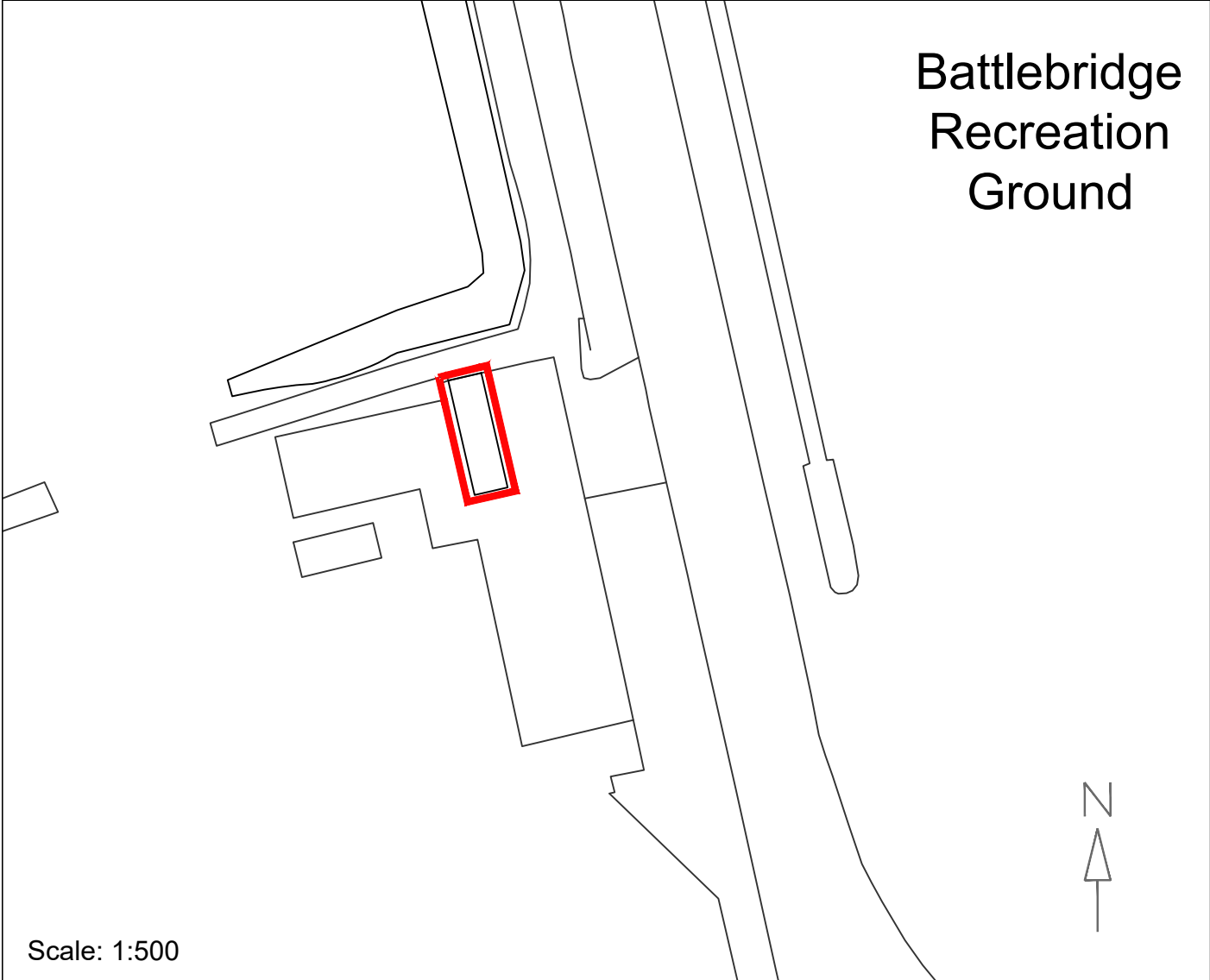
## Proactive and Positive Statements

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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21/00525/RET - Battlebridge Sports Ground,  
Battlebridge Lane, Merstham



Battlebridge  
Recreation  
Ground



Scale: 1:100

client: Reigate Priory Athletics Club  
 project: Storage Container  
 dwg title: **BLOCK PLAN AND ELEVATIONS**

discipline <b>PLANNING</b>		drawn <b>RW</b>	chk'd <b>--</b>	date: <b>DEC 20</b>	scale @ A4 <b>AS SHOWN</b>
project no. <b>JB0100</b>	dwg no. <b>PA-002</b>	rev. <b>--</b>	status. <b>PLANNING APP</b>		

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# Agenda Item 9

Agenda Item: 9  
21/02358/HHOLD

Planning Committee  
3<sup>rd</sup> November 2021

 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE	
	<b>DATE:</b>	03 NOVEMBER 2021	
	<b>REPORT OF:</b>	HEAD OF PLANNING	
	<b>AUTHOR:</b>	Helen Love	
	<b>TELEPHONE:</b>	01737 276174	
	<b>EMAIL:</b>	helen.love@reigate-banstead.gov.uk	
<b>AGENDA ITEM:</b>	9	<b>WARD:</b>	South Park and Woodhatch

<b>APPLICATION NUMBER:</b>	21/02358/HHOLD	<b>VALID:</b>	08/09/2021
<b>APPLICANT:</b>	Mr and Mrs Holmes	<b>AGENT:</b>	Building Design & Surveying Consult.
<b>LOCATION:</b>	<b>31 ASHDOWN ROAD, REIGATE, SURREY RH2 7QW</b>		
<b>DESCRIPTION:</b>	<b>Two storey and single storey extensions</b>		
<b>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.</b>			

**This application is referred to Committee in accordance with the Constitution as the applicant is an officer of the Council.**

## SUMMARY

The proposed development seeks permission for a two storey side and single storey front extension.

They would both be constructed using matching materials and would be subservient in size and scale to the dwelling, reflecting its original design approach.

Both additions would be visible from the streetscene. However, the scheme as a whole would conform with The Council's design guidance for this type of addition with the set-back, set-down approach. There is also variation of the sizes and designs of properties in the road to which it would not appear out of keeping.

On the first floor a new 4<sup>th</sup> bedroom would be created while on the ground floor below would be a new dining room and study with a new porch added to the front.

No harm to the amenities of neighbouring properties would result and the proposal is therefore considered acceptable in this regard.

## RECOMMENDATION

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

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## Representations:

Letters were sent to neighbouring properties on 24 August 2021. No representations have been received.

### 1.0 Site and Character Appraisal

- 1.1 The application site lies within the urban area
- 1.2 The surrounding area consists of residential properties of a similar age and slightly varying styles; a few properties have been extended, typically to the side, front, loft and the rear with examples of some extending up to their boundaries.

### 2.0 Added Value

- 2.1 No pre application advice was sought
- 2.2 Further improvements to be secured: Materials to match the main dwelling.

### 3.0 Relevant Planning and Enforcement History

- 3.1 None

### 4.0 Proposal and Design Approach

- 4.1 This is a householder planning application for a two storey and single storey extensions.
- 4.2 The proposed additions would be built out of matching materials and would be designed to match the existing form and appearance of the dwelling.

### 5.0 Policy Context

#### 5.1 Designation

Urban Area

#### 5.2 Reigate and Banstead Core Strategy

CS1 (Presumption in favour of sustainable development)

#### 5.2 Reigate & Banstead Development Management Plan 2019

DES1 (Design of new development)

#### 5.3 Other Material Considerations



National Planning Policy Framework

National Planning Policy Guidance

Supplementary Planning Guidance

Householder Extensions and  
Alterations

Other

Human Rights Act 1998

## 6.0 Assessment

6.1 The application site is situated within the urban area where there is a presumption in favour of sustainable development.

6.2 The main issues to consider are:

- Impact on local character
- Neighbour amenity

### Impact on local character

6.3 The Council's Development Management Plan Policy DES1 expects proposals to have due regard to the layout, density, plot sizes, building siting, scale, massing, height, and roofscapes of the surrounding area, the relationship to neighbouring buildings, and important views into and out of the site.

6.4 The Householder Extensions and Alterations Supplementary Planning Guidance (SPG) 2004 states that two-storey side extensions should employ a suitable design approach, in order to harmonise with the character and appearance of the host property and appear suitably subservient when viewed from the streetscene.

6.5 The two storey side extension is considered acceptable in terms of design. It would be marginally set-back from the front building line of the dwelling resulting in a lower ridge line. The front addition would sit forward of the two storey side addition and extend across the front elevation of the main dwelling. The proposed materials would match those of the existing dwelling, and this would be further secured by condition. The Council's SPG recommends that this type of addition should demonstrate a set-in of 1m from the boundary with the neighbouring side. Spacing of 0.9m would be provided between the two-storey element and the property boundary. Given that this neighbour is positioned away from the application site, and for the most part, the separation distance remains acceptable, there would not be any introduction of a terracing effect. For this reason and given similar examples in the locality, including next door, it is considered acceptable in this case.

6.6 Considering the design approach, there is a two storey addition to the attached neighbouring dwelling that was permitted in 2011. Therefore this part of the scheme would be appropriate given the context of the street and

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would accord with the requirements of policy DES1 of The Council's Development Management Plan.

- 6.7 In summary, the proposal is acceptable with regard to its impact upon the design and character of the dwelling and wider locality. It would comply with the requirements of policy DES1 of the Council's Development Management Plan and no objection is raised.

## Neighbour amenity

- 6.8 Both the Householder Extensions and Alterations SPG in addition to Policy DES1 of the Development Management Plan expect any proposal to have due regard to the amenity of neighbouring properties. The key residential amenity to consider in this instance would be the neighbour to the west, no.29 Ashdown Road and the attached neighbour at 33 Ashdown Road. Each element of the scheme will be considered in turn.
- 6.9 The two-storey side addition would replace the existing single storey attached utility room. The new addition would extend between the front and rear elevation of the main dwelling. There would be a marginal set back which would result in a lowering of the ridge height. The two-storey addition would retain a gap of 0.9 metres from the neighbouring dwelling to the west. This property itself would be positioned 3.1 metres from the first floor side element. This neighbour does have a first-floor side facing window but this gives light to a stair case which is not considered to be a habitable area. As such, whilst the existing relationship would be subject to some change by virtue of the increased massing and built form, the result would not be harmful and no objection on amenity grounds is raised with regard to the rear extension.
- 6.10 The dimensions and positioning of the proposed single storey front addition would be toward the centre of the front elevation of the application dwelling. This element would also be 3 metres from the neighbouring property to the west and 2.3 metres from the shared boundary with the attached neighbouring dwelling. Due to the modest size and distances from the neighbours there would be no undue loss of light, overshadowing, nor privacy issues generated from this part of the scheme.
- 6.11 In summary, the proposal would therefore accord with policy DES1 of The Council's Development Management Plan and the Householder Extensions and Alterations SPG with regard to residential amenity.

## **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.

Proposed Plans	10A	08.09.2021
Existing Plans	01A	08.09.2021
Location Plan	18044	08.09.2021

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 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. The external surfaces of the extension shall match those used in the construction of the exterior of the existing building.

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 Development Management Plan 2019 policy DES1.

## 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.org.uk](http://www.firesprinklers.org.uk).
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. Further information can be found on the Council website at : [Climate Change Information](#).
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:

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21/02358/HHOLD

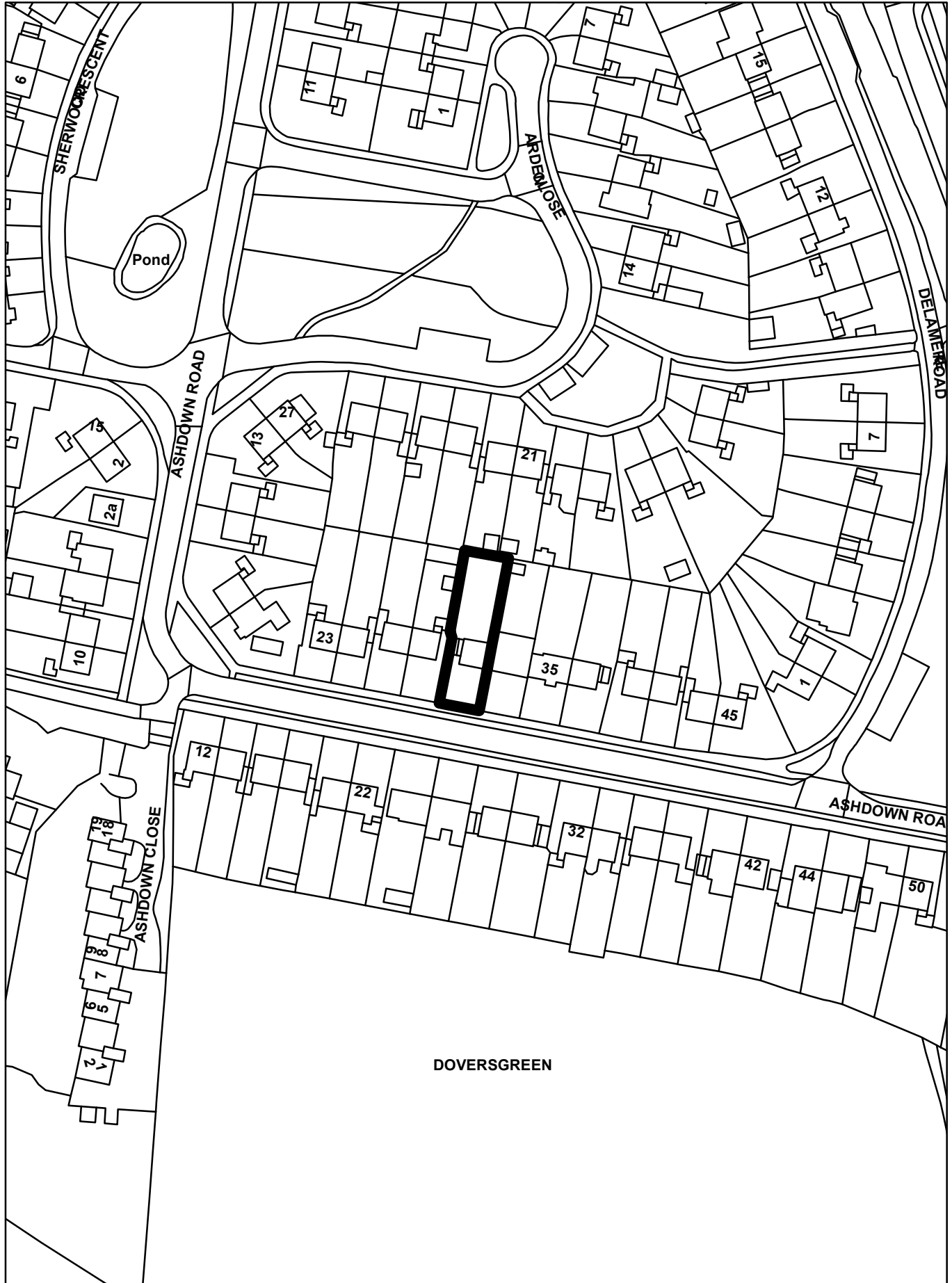
- (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
  - (b) The quietest available items of plant and machinery should be used on site. 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.

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](http://www.ccscheme.org.uk/index.php/site-registration).

## **REASON FOR PERMISSION**

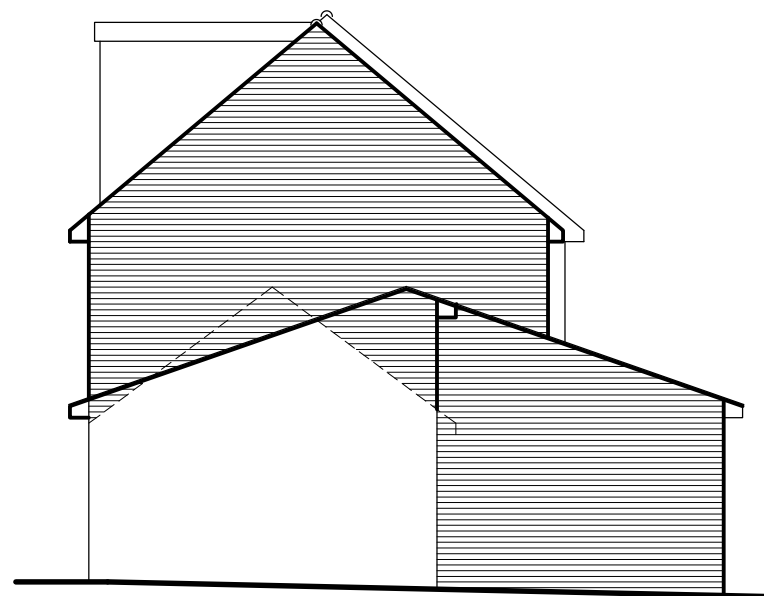
The development hereby permitted has been assessed against development plan policy DES1 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

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.





proposed front elevation



proposed side elevation

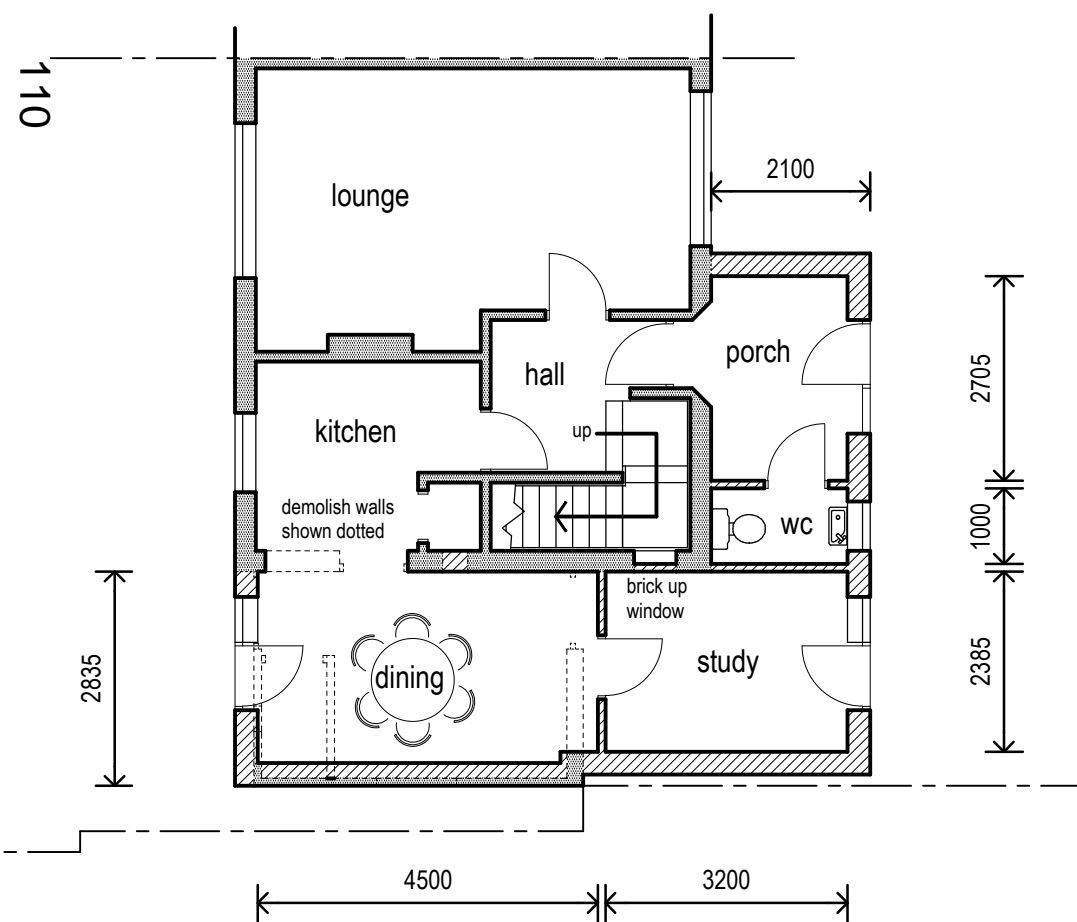


proposed rear elevation

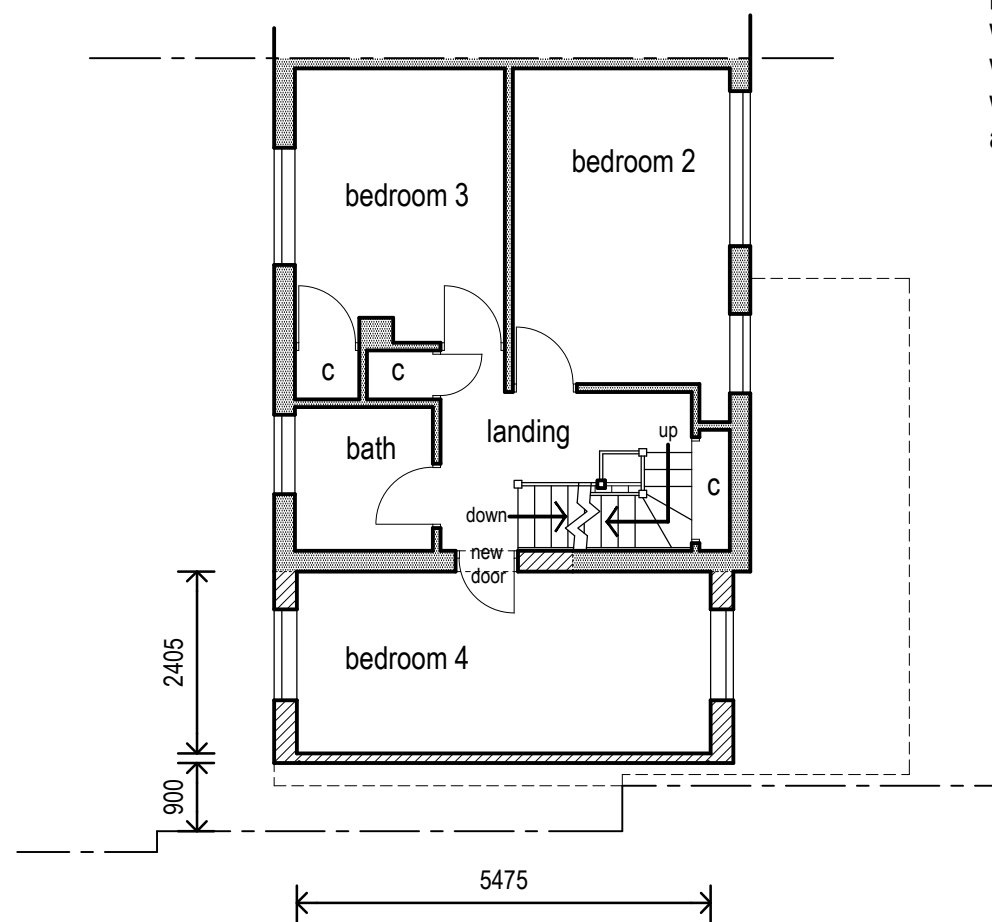
## external materials

- pitched roof : roof tiles to match existing
- walls : facing bricks painted white
- walls : to match existing
- windows and doors : white upvc to match existing

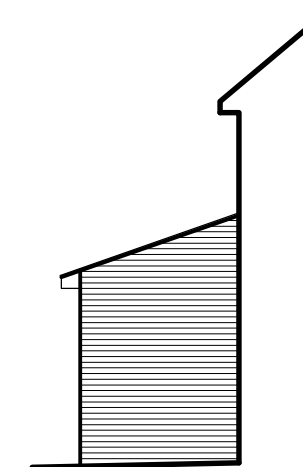
Planning Application



proposed ground floor plan

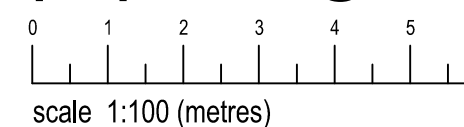


proposed first floor plan



proposed side elevation

**proposed @ 1:100**



**A** proposed side elevation added  
08 September 2021

**REVISIONS**  
All dimensions and particulars are to be checked on site before work commences and any discrepancy to be reported to BUILDING DESIGN & SURVEYING CONSULTANCY. This drawing can be scaled for Planning purposes DO NOT SCALE this drawing for Setting Out use written dimensions only. Any work commenced before Council Approval is at Clients risk.

**Building Design & Surveying Consultancy**  
mail@build-design.co.uk www.build-design.co.uk

GATWICK OFFICE  
Melrose, Reigate Road, Hookwood, Horley, Surrey, RH6 0AP  
Telephone : 07511 899860

Project  
**Proposed Extension  
31 Ashdown Road,  
Woodhatch,  
Reigate,  
RH2 7QW**

Drawing  
**Proposed  
Floor Plans and Elevations**

Job Number : Drawing Number : Revision  
**18044 10:A**


Drawn : PWS Computer Reference  
Date : August 2021 Scale : 1:100 @ A3

Client  
**Mr Mrs Holmes**

# Agenda Item 10

Planning Committee  
3rd November 2021

Agenda Item: 10  
DM Performance Q2 2021/22

 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	TO:	PLANNING COMMITTEE
	DATE:	3 <sup>rd</sup> November 2021
	REPORT OF:	HEAD OF PLANNING
	AUTHORS:	Andrew Benson
	TELEPHONE:	01737 276175
	EMAIL:	<a href="mailto:Andrew.benson@reigate-banstead.gov.uk">Andrew.benson@reigate-banstead.gov.uk</a>
<b>AGENDA ITEM:</b>	10	WARD: All

<b>SUBJECT:</b>	<b>DEVELOPMENT MANAGEMENT Q22021-22 PERFORMANCE</b>
<b>PURPOSE OF REPORT:</b>	To inform members of the 2021/22 Q2 Development Management performance against a range of indicators
<b>RECOMMENDATION:</b>	<b>To note the performance of Q2 2021/22</b>

Planning Committee has authority to note the above recommendation

## BACKGROUND

1. Development Management encompasses a wide range of planning activities including pre-application negotiations and engagement; decision making on planning applications through to compliance and enforcement.
2. It puts the Council's locally adopted development plan policies into action and seeks to achieve sustainable development.
3. It is a non-political, legislative system with all Development Management functions falling under the responsibility of the Planning Committee in the Council's Constitution. As such it is a non-Executive function falling outside the scope of the quarterly corporate performance reports that are presented to the Executive and Overview and Scrutiny Committee.
4. Development Management performance has always been monitored and reviewed in line with statutory and local targets with quarterly reports sent to the Department for Communities and Local Government. However, given that all functions of the Council as Local Planning Authority fall under the responsibility of the Planning Committee, the performance information has also been shared with the Planning Committee Chairman. This report enables the performance indicators to be noted by the Planning Committee itself.
5. This report is the second quarterly report of the 2021/22 municipal year and provides the quarterly performance at Table 1. Also provided at Table 2 is the requested performance measure, relating to the time taken in total days from receipt of a valid application to its registration.

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## PERFORMANCE

	Applications determined (in 8/13 weeks or agreed)	Target	Q2	Q3	Q4	20/21	Q1	Q2
1	Major applications	60%	86%	75%	60%	91%	75%	80%
2	Non-major applications	70%	86%	84%	95%	87%	80%	87%
3	Average days to decision	73	88	86	71	80	80	73
<b>Appeals</b>								
4	Appeals Received	-	18	21	22	74	14	19
5	Major Appeals Decided	-	0	1	1	3	1	1
6	Major Appeals Dismissed	70%	NA	1 (100%)	1 (100%)	3 (100%)	1 (100%)	1 (100%)
7	Non-major appeals Decided	-	16	19	16	56	10	16
8	Non-major appeals Dismissed	70%	14 (87%)	9 (47%)	10 (62.5%)	37 (66%)	9 (90%)	10 (62.5%)
<b>Enforcement</b>								
9	Reported Breaches		124	99	105	417	105	100
10	Cases Closed		107	118	106	374	84	86
11	On hand at end of period		161	149	162	162	190	189
12	Cases over 6 months old		57	58	56	56	62	68
13	Priority 1 Enforcement	100%	100%	100%	100%	100%	100%	100%
<b>Application Workload</b>								
14	Received		319	404	431	1417	478	410
15	Determined		255	330	389	1276	421	473
16	On hand at end of period		379	423	460	460	497	419
17	Withdrawn		8	23	11	50	15	12

Table 1 - Development Management performance

Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
6.6	7.6	7.1	9	10.2	8.5	9.5	8.1	7.1	11.1	12.1	12.3	6.7	3.7	3.3

Table 2 – Time taken from receipt to registration (working days)

Reason for delay	Number
Awaiting compliance check	10
Awaiting submission of application	12
Awaiting outcome of application	13
Written in past month chasing information/regularisation	8
Open/ongoing prosecution	1
Awaiting Appeal	10
Expediency of harm be concluded with input from statutory consultees	2
Regularising works commenced but not yet complete	3
Chasing up of costs	2
Temporary Stop Notice Served	1
Awaiting planting of replacement tree	1
Delayed by probate	1

Table 3 – Reason for enforcement investigation over 6 months

## Planning applications

- 410 planning applications were received in Q2 which is a noticeable reduction from the extremely high figure of 478 reported in Q1 and is more in line with long



term average application numbers. This has allowed planning application case officers to catch up after fears of caseloads being unmanageable as previously reported. Whilst the individual caseloads are still high the levels of applications are manageable and can be determination of them can be sustained without the need for the additional resourcing or changes to service previously reported as possible being required.

7. The Town and Country Planning Development Management Procedure Order 2015 sets the statutory period for the determination of planning applications at 8 weeks for non-major applications and 13 weeks for major applications (10+ dwellings or 1,000+ sqm floorspace). This statutory period is relaxed where an extension of time is agreed between the applicant and local planning authority. In order to monitor the performance of local planning authorities, the Government sets targets for the determination of major and non-major planning applications within the statutory period or agreed extension of time. For major developments, this target is 60% and for non-major developments it is 70%.
8. In this Quarter 80% of major applications (4 out of 5) were determined within the statutory period or within agreed extension of time. For non-major applications the figure was 87% for the quarter and so the target was met for both.
9. The average days to decision for Q1 was 73 days, so hitting the target after several quarters of it being missed. This has been helped by reduction in case numbers and speed of registration (see below).

## Planning appeals

10. 19 appeals have been received in the quarter.
11. Alongside the Government performance measure based on speed of determination of planning applications, is the other performance criteria set for local planning authorities aimed at assessing the 'quality' of decision making. This is measured as a percentage of total applications which result in an appeal allowed, broken down between major and non-major development proposals. The relevant target for both types of application is that not more than 10% of applications should be allowed at appeal.  
For example –  
If 100 major applications are determined by the authority over the qualifying two-year period and 9 are allowed at appeal that would result in a figure of 9% which is acceptable. However, if 100 major applications were determined and 11 of these ended up being appealed and the appeals allowed, this would result in a figure of 11% which fails the 10% target.  
  
The assessment considers appeals allowed against applications refused by each authority across a two year period. Over this latest two-year period 73 major applications were determined meaning 8 or more appeals allowed in the two year period to 31<sup>st</sup> December 2021 will lead to the target being missed and likely poorly performing designation together with the loss of control by virtue of the ability to submit applications directly to the Secretary of State.
12. In this last quarter one major appeal was determined and it was dismissed.

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However, only a few major appeals being allowed can make a significant impact and so it is still a target to be aware of.

13. 10 out of the 16 non-major appeals determined in this quarter were dismissed representing 62% dismissed which misses the 70% target but evens out across the year, when considering the 90% figure reported in the last quarter.

## Planning Enforcement

14. There were 100 reported enforcement breaches in the quarter, continuing the high numbers that started to be reported last year. This is common across the County and nationally as was reported in the national planning press in December. It is likely to be a result of the combination of more people being locked down at home, spending more time observing development in their neighborhoods as well as some changes resulting from Government changes in response to Covid such as extending construction hours and correlations to the high numbers of planning applications and amount of development currently being undertaken. When combined with working through the backlog associated with the difficulty in closing some cases whilst restrictions in site inspections were in place, and the continued sickness absence of one enforcement officer, this has resulted in an increase in the number of enforcement cases on hand and over 6 months across the year. The team is anticipated to be back to full capacity before Christmas which will help it catch up.

## Registration

15. Table 2 shows that performance in the time taken from receipt to registration of new applications. The previous quarter saw long delays in registration times, which was a trend suffered by many neighboring authorities. It is pleasing to report how significantly the time taken to register valid applications has since come down, now the team is fully staffed again.

## Overall

16. The drop off in application numbers from the record highs last quarter to a more sustainable level have eased pressure upon application case officers and the need to consider alternatives. Nevertheless there has been a 'bulge' in applications to be worked through and the number on hand is approaching near normal levels. The average days to decision and application performance has been helped by the speed in registering applications now being achieved again. Planning enforcement cases continue to run high but are being appropriately managed and the return of a key team member will assist this.