

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 9 February 2022 at 7.30 pm.

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

72. MINUTES

It was **RESOLVED** that the minutes of the meeting held on 15 December 2021 be approved as a correct record.

73. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Harper, Kelly and Ritter. Councillors Whinney, Hudson and Essex attended at their respective substitutes.

74. DECLARATIONS OF INTEREST

Councillor Blacker declared a pecuniary interest in item 11, 17 Vogan Close, Reigate, as he was the agent for this application. Councillor Blacker was not present at the meeting for the duration of this item.

75. ADDENDUM TO THE AGENDA

RESOLVED that the addendum be noted.

76. 21/02485/OUT - COLLINGWOOD BATCHELOR, 46-48 VICTORIA ROAD, HORLEY

The Committee considered an application at Collingwood Batchelor, 46-48 Victoria Road, Horley for additional floors to accommodate up to 34 residential dwellings, as amended 10/1/21 and 12.11.21.

RESOLVED that planning permission be **GRANTED** subject to S106 plus addendum changes and:

Reserved matters to be reported back to the Planning Committee.

77. 21/00429/CU - LAND AND CITY FAMILIES TRUST, OLD PHEASANTRY, MERRYWOOD GROVE, LOWER KINGSWOOD

It was **NOTED** that this application had been withdrawn for reasons as set out in addendum.

78. 21/02009/F - EVERSFIELD, 56 REIGATE ROAD, REIGATE

The Committee considered an application at Eversfield, 56 Reigate Road, Reigate for the extension of Care Home to increase the number of bedrooms by 16 with associated internal and external works.

Jonathan Cheetham, a resident, spoke in objection to the application, explaining that there had been a number of objections to the development from neighbouring properties. The site visit demonstrated the claustrophobic effect on properties on Durfold Drive. The topography of the area was such that the roof lines of 28-34 Durfold Drive, were almost at the same level as the ground level of the proposed development. The revised plans showed the original building line would have been much further away from the public footpath, separating Eversfield from the back gardens of 28-34 Durfold Drive than was now the case. The result was a derogation of the environment of the neighbouring properties. It was acknowledged that the plan was for a 2-storey development.

Edward Stock, a resident, spoke in objection to the application, stating that the plans had been redrafted several times and this development had been moved closer to the boundary. The development would be overbearing and would lead to a loss of light. The development was out of character when compared to the manor house. There was concern regarding the runoff of water and it was felt that drainage had not been considered properly. Concern was raised regarding the soakaway close to the boundary of Durfold Drive and the poor condition of wall close by. If the foundations of the wall were undermined this could lead to flooding. There were also a number of nursing homes with vacancies for residents, including Eversfield and this development would add to this.

Jonathan Rowland, the agent, spoke in support of the application, explaining that they have a design solution which achieved three essential things;

- to enable this care home to secure its medium-term future and to offer nursing care to its residents;
- to respond to the requirements of the Conservation Officer, the Highways Officer and the tree Officer and the broader planning issues; and
- to ensure that the design was not detrimental to the privacy and amenity of the occupiers of neighbouring buildings.

Several changes had been made to the proposed development and these were outlined. The size and height of the proposals were summarized and were lower when compared to the current extension. The distance of the development to Durfold Drive the flank wall were outlined. The Planning Officer's report noted that "no significant levels of overlooking or loss of privacy would be created by this scheme".

Anthony Barnes, the Property Manager for Elizabeth Finn Homes, spoke in support of the application and gave an overview of the company explaining that it was a wholly owned subsidiary of the poverty charity Turn2us, which has a mission to fight poverty in the UK and Ireland. Surplus from the Care Homes was returned to the Charity to allow them to continue to provide direct grants and assistance to those in financial need. Staffing levels and occupancy at the Home were outlined, with an anticipation of occupancy at pre pandemic levels this year. Without nursing provision, the Home would not be able to provide the ongoing care some elderly residents required.

RESOLVED that planning permission be **GRANTED** as recommended with addendum changes plus additional condition requiring details of external lighting to be submitted for approval prior to commencement.

79. A) 21/00468/F AND B) 21/00469/LBC - THE OMNIBUS BUILDING, LESBOURNE ROAD, REIGATE

It was **NOTED** that this application had been withdrawn for reasons as set out in addendum.

80. 21/02420/F - MARKETFIELD COURT, 15 MARKETFIELD WAY, REDHILL

The Committee considered an application at Marketfield Court, 15 Marketfield Way, Redhill for an application for planning permission to provide a roof extension containing three 2 bedroom apartments.

RESOLVED that planning permission be **GRANTED** as per report and conditions/informatives in the addendum.

81. 21/02357/F - GARAGE BLOCK TO THE REAR OF 25 ALBURY ROAD, MERSTHAM

The Committee considered an application at the garage block to the rear of 25 Albury Road, Merstham for the demolition of garages and erection of two detached dwellings.

A request for deferment for clarification on turning/tracking was proposed by Councillor Blacker and seconded by Councillor Walsh. **RESOLVED** that the application be **DEFERRED**.

82. 21/03038/HHOLD - 17 VOGAN CLOSE, REIGATE

The Committee considered an application at 17 Vogan Close, Reigate for a proposed first floor rear extension and side extension, and the addition of a first floor side facing window to existing dwelling.

RESOLVED that planning permission be **GRANTED** subject to conditions as per the recommendation and addendum.

83. 21/03016/F - HMP HIGH DOWN, HIGHDOWN LANE, BANSTEAD

This item was discussed in the exempt part of the meeting as access to the details of the scheme were restricted, and plans could not be viewed without authorisation due to potential security threat of publication.

The Committee considered an application at HMP High Down, Highdown Lane, Banstead for a new single storey workshop facility and relocation of existing dog kennels. As amended on 20/12/2021.

RESOLVED that planning permission be **GRANTED** subject to conditions as per the recommendation and addendum.

84. DEVELOPMENT MANAGEMENT QUARTER 3 - 2021-22 PERFORMANCE

The Head of Planning gave an overview of the table shown within the report, explaining that in quarter 3, 75% of major applications had been determined within the targeted timeframe.

There had been a reduction in the number of householder applications being received and these were now at pre pandemic levels. A number of planning appeals had been lodged and more were expected.

3 major appeals had been determined and 2 of these had been dismissed, 1 of these being 8 Brighton Road, Hooley. 62% of non-major appeals had been dismissed.

A high number of breaches were being reported (113 in Q3).

In October it was taking 2.8 days to register an application, this had been reduced to 2.6 days in December. This was very good when compared to neighbouring boroughs.

It was noted that Lesley Westphal, who had been contracted to the Council, had given her notice to leave, however members were assured that permanent members of staff would be sought. Members offered their thanks to Lesley Westphal for her support.

The Committee was apprised that there had been a change to permitted development rights, meaning that public houses and restaurants could erect gazebos and outdoor structures. It was explained that this covered moveable structures.

In respect of the number of outstanding enforcement breaches (197), it was stated that these covered a wide variety of breaches; they could relate to changes of use for example and other types of breaches were outlined. Some breaches took a long time to determine and appeal timescales could also be lengthy, this kept them live for a long time.

The Committee thanked the Planning Team for their work and the report was **NOTED**.

85. EXEMPT BUSINESS - RELATING TO ITEM 12

RESOLVED that members of the Press and public be excluded from the meeting for agenda item 12, HMP High Down, Highdown Lane, Banstead, under Section 100A(4) of the Local Government Act 1972 on the grounds that:

It involves the likely disclosure of exempt information as defined in paragraph 7 of Part 1 of Schedule 12A of the Act;

- (i) Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.

86. ANY OTHER URGENT BUSINESS

There was none.

The Meeting closed at 9.57 pm