

Minutes of a meeting of the **Planning Committee** held at the **New Council Chamber - Town Hall, Reigate** on **Wednesday, 31 August 2022 at 7.30 pm.**

Present: Councillors M. S. Blacker (Vice-Chair), J. Baker, J. S. Bray, P. Chandler, Z. Cooper, P. Harp, J. P. King, S. A. Kulka, S. McKenna, R. Michalowski, C. Stevens, R. Absalom (Substitute), R. Ritter (Substitute) and R. S. Turner (Substitute)



36 Minutes

RESOLVED that the minutes of the previous meeting held on 27 July 2022 be approved as a correct record.

37 Apologies for absence

Apologies for absence had been received from Councillors A King, Torra and Walsh, Councillors Absalom, Ritter and Turner were their respective substitutes.

38 Declarations of interest

There were none.

39 Addendum to the agenda

RESOLVED that the addendum be noted.

40 22/00476/F - Gilead House, Quality Street, Merstham

The Committee considered an application at Gilead House, Quality Street, Merstham for the demolition of extensions to the rear of the property and conversion of building to nine flats, including design and fenestration changes, including the erection of dormer to rear roof slope. As amended on 29/04/2022, 09/06/2022, 22/06/2022 and on 15/07/2022.

Members sought clarification on the actual treatment for the parking area, which was to be fixed gravel as per para 4.2 of the report and required by condition 6.

RESOLVED that planning permission be **GRANTED** subject to conditions as per the recommendation and addendum, plus the additional informative:

The Planning Committee requests that public consultation on the loss of the on-street parking spaces is undertaken as part of the s278 Agreement.

41 22/01160/F - Drill Service Ltd, 89 Albert Road, Horley

The Committee considered an application at Drill Service Ltd, 89 Albert Road, Horley for the demolition of the existing buildings on site and the erection of replacement buildings to provide 5 No. 2 bed and 2 No. 1 bed flats with 3 parking spaces. As amended on 30/05/2022.

RESOLVED that planning permission be **GRANTED** subject to conditions as per the recommendation and addendum, plus the additional informative:

The applicant is encouraged to undertake the development with the re-use of materials from the existing building wherever possible.

42 22/00647/F - Land to the rear of 5 Carlton Road, Redhill

The Committee considered an application at land to the rear of 5 Carlton Road, Redhill for the Erection of a new dwelling. As amended on 01/06/2022.

Geoff Tohill, a local resident, spoke in objection to the application stating that this was a tandem development, unlike other local developments that had dedicated accesses rather than access via a shared driveway. The proposed entrance from Carlton Road was purposely designed not to look like an access road so the donor property retained its in-out driveway. The revised plans to widen the entrance did not meet the minimum legal requirements for fire tender access and did not reliably provide access to the new property. There was no demarcation between the front garden of the donor property and the access road, this meant emergency vehicles would only be able to get close enough to the new development in a shared space and this relied on the discipline of residents and visitors to the donor property to keep the space clear. It was felt that the access was too narrow to safely accommodate some vehicles which meant they may have to reverse onto Carlton Road. It was felt that the proposal did not meet the requirements of the relevant planning regulations as it had the potential hinder access by the emergency services and cause a nuisance to the local community.

Honor Schmidt, a local resident, spoke in objection to the application for the following three reasons:

1. Character and appearance - Policy DES1, DES2
2. Impact on residential amenity Policy DES2
3. Tandem development DES2

DES1 Section 5 stated a development should "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." However, this proposal would be visually dominant and overbearing due to its mass, bulk and height contradicting DES1 Section 1. No 29 would be overlooked and there would be a loss of privacy when viewed from the rear elevations and garden and a number of other issues of overlooking were outlined, including through the removal of trees at the rear of the property. The depth and bulk of the proposal would disrupt the existing sense of space between the buildings and would not relate well to any existing dwellings. It was felt that the proposal would dominate the outlook from the rear windows and patio of Ms Schmidt's property and this would be overbearing and oppressive. It was felt that

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policies DES1 and 2 had been largely ignored in this proposal as a large, bulky house was proposed with little regard to retaining existing landscaping.

Peggy Hui, the agent, spoke in support of the application, stating that the application was submitted in March, and following consultations with the planning officers a number of changes had been made and these were outlined. Other backland developments existed along Carlton Road and these were shown in the officer's report. The size of the new house would be similar to No. 7a and 7b Lemon Grove, which was in keeping with the prevailing character of the immediate locality. The existing U-shaped landscaping at the forecourt would be retained and additional soft landscaping would be planted along the boundary. As the scheme would not create a further access point, it maintained the rhythm of the street frontage and respected the character and appearance of the street scene. In terms of overlooking, the separation distance between facing windows on the first floor would be 27.7m, this exceeded the 21m window to window relationship which was typically considered acceptable. There was significant screening within No. 5. The scheme would retain the valuable trees and landscaping along the rear boundary and would not adversely affect the amenity of neighboring properties. The Council's Environmental Consultants confirmed that the noise from the proposed house and associated vehicle movement, taking into account the width and proximity of the driveway would not be a material concern. The submission clearly demonstrated that access for fire engines could be provided. The existing western access would be widened to a minimum access width of 4.8m to allow fire appliances to enter the site. There were no highway concerns on the application. The recommended highways conditions were included in conditions 13-15. The proposal would provide a new 4-bedroom house which made efficient use of urban land and contributed to housing supply.

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

1. The proposed development, by virtue of the combination of; the narrow access drive, close to the flank walls of the existing houses; the proximity of the proposed access to the access drive for nos.7A and 7B Carlton Road; and the resulting isolation of the garden of no.5A Carlton Road, sandwiched between backland properties; would result in a cramped appearance, at odds with and harmful to the pattern of development and character of the area. The development is thereby contrary to policies DES1 and DES2 of the Reigate and Banstead Development Management Plan 2019, policy CS4 of the Core Strategy 2014, and the Local Character & Distinctiveness Design Guide 2021.

43 22/00336/F - 73-77 Brighton Road, Horley

The Committee considered an application at 73-77 Brighton Road, Horley for the construction of ground floor extension to existing retail unit. Alteration and extension to first floor accommodation to provide a total of 3x2 bed flats and 2x1 bed flats (net increase of two flats. As amended on 27/06/2022.

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

44 Any other urgent business

There was none.

The meeting finished at 9.43 pm