

Minutes of a meeting of the **Planning Committee** held at the **New Council Chamber - Town Hall, Reigate** on **Wednesday, 28 September 2022 at 7.30 pm.**

Present: Councillors S. Parnall (Chair), M. S. Blacker (Vice-Chair), J. Baker, J. S. Bray, P. Chandler, Z. Cooper, P. Harp, A. King, J. P. King, S. A. Kulka, S. McKenna, R. Michalowski, D. Torra and S. T. Walsh



45 Minutes

RESOLVED that the minutes of the previous meeting held on 31 August 2022 be approved as a correct record.

46 Apologies for absence

An apology for absence had been received from Councillor Stevens.

47 Declarations of interest

There were none.

48 Addendum to the agenda

RESOLVED that the addendum be noted.

49 22/00669/F - Roseacre, Holly Hill Drive, Banstead

The Committee considered an application at Roseacre, Holly Hill Drive, Banstead for the demolition of the vacant care home and erection of 8 dwellings. As amended on 28/07/2022 and on 24/08/2022.

RESOLVED that planning permission be **GRANTED** subject to conditions as per the recommendation and addendum but with addendum condition change being to no. 4, not no. 8.

50 22/00364/F - 1 & 3 Norbury Road and associated garages, Reigate

The Committee considered an application at 1 & 3 Norbury Road and associated garages, Reigate for the demolition of existing buildings and erection of 5 x houses with associated works including 11 car parking spaces, landscaping, surfacing and boundary treatment. As amended on 04/03/2022, 05/05/2022, 01/08/2022 and on 16/08/2022.

RESOLVED that planning permission be **GRANTED** subject to conditions as per the recommendation and addendum with an additional recommendation for use of small vehicles specified to the CTMP condition.

51 22/00640/F - Isbells Cottage, Cockshot Road, Reigate

The Committee considered an application at Isbells Cottage, Cockshot Road, Reigate for the demolition of existing two storey detached dwelling with attached garage blocks and construction of 1 detached dwelling and 2 semi-detached dwellings and associated access + associated works.

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

52 22/01517/F - Lakers, Church Road, Redhill

The Committee considered an application at Lakers, Church Road, Redhill for the Demolition of existing bungalow and erection of a new three-bedroom dwelling, access and landscaping.

Colin Smith, the Agent, spoke in support of the application stating that this was an opportunity to grant permission for a well-designed dwelling that offered significant sustainability gains, improving the setting of the heritage assets. The application was recommended for refusal due to the design, in particular the roof design, however the reasons for the proposed roof design were outlined paying particular attention to sustainability benefits and minimising visual impact. It was felt that the existing building was incongruous and disruptive and not reflective of the surrounding area and was of little architectural quality. It was suggested that a hipped or ridged roof would be a more acceptable design and incorporate PV cells, however both styles of roofs, in terms of energy sustainability, would be inferior to the design submitted and an explanation was given. They would also make the proposed dwelling taller and would emphasise the height difference between The Vicarage and Ridgecrest to the north and south. The impact of the appearance of the roof and how it might appear incongruous set among the "Arts & Crafts" style houses and St Johns Church opposite was unjustified. There were existing mature trees that encircled the church which, for a good deal of the year, that obscured the view of the church from Lakers, and therefore must hide Lakers from the church. Further detail was given regarding the Arts and Crafts houses locally which were obscured from the road. External materials for the proposed could be secured by condition. For that reason, the proposed dwelling with the planned extensive tree and shrub planting would not be disruptive.

A motion for permission was proposed by Councillor Kulka and seconded by Councillor J King, whereupon the Committee voted and **RESOLVED** that planning permission be **GRANTED** on the grounds that:

The development hereby permitted has been assessed against development plan policies CS1, CS2, C4, CS5, CS10, CS11, CS12, CS13, CS14, CS17, DES1, DES4, DES5, DES7, DES8, DES9, OSR2, TAP1, CCF1, CCF2, NHE1, NHE2, NHE3, NHE9, INF2, INF3 and material considerations, including third party representations. It has been concluded that the development would cause less than substantial harm to the character of adjacent designated and non-designated heritage assets, and that such harm is outweighed by the sustainability benefits of it. The proposal is therefore in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

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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.

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:

Plan type	Reference	Version	Date received
Site layout plan	A02.02		05.07.2022
Street Scene	A02.40		05.07.2022
Survey Plan	A01.01		05.07.2022
Arboricultural Plan	TSPP-01		05.07.2022
Elevation Plan	A01.05		05.07.2022
Location Plan	A00.00		05.07.2022
Elevation Plan	A02.31		05.07.2022
Elevation Plan	A02.30		05.07.2022
Floor Plan	A02.10		05.07.2022
Roof Plan	A02.11		05.07.2022
Section Plan	A02.20		05.07.2022
Site Layout Plan	A02.01		05.07.2022

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.

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 DES1.

4. 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 and detailing, 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 policies DES1 and NHE9.

5. Before the photovoltaics or solar panels are installed, details of the panels shall be submitted to and approved in writing by the LPA and shall have black frames to each panel and minimise the silvered contents of the panels.

Reason: To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

6. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with plan A02/02 for vehicles to be parked and for bicycles to be stored. Thereafter the parking and bike storage 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 National Planning Policy Framework and Reigate and Banstead Development Management Plan policy TAP1

7. The development hereby approved shall not be occupied unless and until the proposed dwelling is 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) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter retained and maintained for their designated purpose. The sockets and any guarding shall minimise the visual impact and be of a dark colour and minimal illumination to conserve the character of the Conservation Area.

Reason: In order that the development promotes more sustainable forms of transport, and to preserve the character of the Conservation Area, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17 and policy TAP1 and NHE9 of the Development Management Plan.

8. No development shall commence on site until a scheme for the landscaping of the site including the retention of existing landscape features has been submitted to and approved in writing by the local planning authority. Landscaping schemes shall include details of hard and soft landscaping, including any tree removal/retention, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation and management programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to first occupation or within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing with the local planning authority.

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All new tree planting shall be positioned in accordance with guidelines and advice contained in the current British Standard 5837. Trees in relation to construction.

Any trees 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 arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with Reigate and Banstead Borough Development Management Plan 2019 policies NHE3, DES1 and NHE9, and the recommendations within British Standards including BS8545:2014 and British Standard 5837:2012.

9. No development above ground level shall commence until a scheme to provide positive biodiversity benefits has 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.

Councillor Walsh requested that it be recorded that he voted against the application.

53 22/01796/CON - Land at Woodhatch Place, 11 Cockshot Hill, Reigate

The Committee considered, as part of the consultation, an application at Land at Woodhatch Place, 11 Cockshot Hill, Reigate for the erection of a part one, part two and part three storey building to provide a 5-form entry junior school, with two all-weather sports pitches, a MUGA pitch, a hard play area with netball court, and provision of car parking spaces and provision of a new internal access road with a new egress point on to Cockshot Hill, with associated hard and soft landscaping and off-site highways works.

It was noted that this was an application for determination by Surrey County Council and as such the Borough Council was a consultee to the application. The Borough Planning Committee was asked to agree the Borough Council's response as a consultee rather than decision maker.

It was agreed that the final response (as shown below) was delegated to Head of Planning to draft in consultation with Chairman, Vice Chairman and Ward Member.

RESOLVED that Reigate and Banstead Borough Council objects on the basis of the following concerns:

- a) The proposal would result in the loss of designated urban open space contrary to Policy OSR1 of the 2019 Development Management Plan, harmful to its local character and visual amenity. Any proposal would therefore need to be considered as a departure to this Policy.
- b) The proposed new school building and associated development would result in substantial harm to the setting of a number of non-designated heritage assets,

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namely the locally listed Building, Woodhatch Place (formerly Woodhatch Lodge) and the locally listed Historic Garden due to the destruction of a significant percentage of the historic garden and harm to the setting of the rest of the garden. Harm would also result to the setting and approach to a number of locally listed buildings on Cockshot Hill including Hill House, Old Cottage (Vogan Close), Primrose Cottage & Rose Cottage, Rosebank Cottages etc. There would also be substantial harm to the setting of designated heritage assets, namely the 17th century Angel, a Grade II listed building, and the approach to Reigate Conservation Area.

- c) The scale and design of the extension poorly relates to the parkland and surrounding buildings, which combined with the sheer mass and materials of the building, together with the new fencing to Cockshot Road would harm the character and appearance of the area.
- d) The Borough Council is concerned that the proposal would give rise to a harmful increase in traffic and congestion, together with highway safety concerns associated with the movement of children along narrow footways and across roads (including the internal access road); as well as inconsiderate parking in neighbouring streets in particular Hornbeam Road where it is proposed to have pedestrian access.

It is considered that there are options for adaptation, extension and redevelopment of the existing Reigate Priory Site that would fulfil many of the educational requirements put forward as justification for the new school. The Victorian Wing could be adapted and extended; the 1950's block could be demolished and re-built; which together with potential for extension in the northern courtyard or into the playground areas would enable the provision of lift/level access, improved classrooms, kitchen/dining and other facilities. It is also considered that the existing right of way could be built over or moved to avoid dissecting the site. The Borough Council would welcome a continuation of discussions for such development options but until such options are exhausted the benefits of the proposal are considered to fail to outweigh the harm identified above.

The County Council is also requested to robustly assess the impacts upon the amenities of neighbouring properties including to ensure that they do not suffer from adverse noise, light pollution or overbearing impacts.

54 Any other urgent business

The Committee discussed current issues with Royal Mail, with some members having not received their paper agendas. Methods for receiving agendas prior to meetings would be discussed with Democratic Services.

The meeting finished at 10.43 pm