

Minutes of a meeting of the **Planning Committee** held at the **New Council Chamber - Town Hall, Reigate** on **Wednesday, 14 December 2022 at 7.30 pm.**

**Present:** Councillors S. Parnall (Chairman); M. S. Blacker (Vice-Chair), J. Baker, J. S. Bray, P. Chandler, Z. Cooper, P. Harp, A. King, S. A. Kulka, S. McKenna, C. Stevens, D. Torra, S. T. Walsh, R. Absalom (Substitute) and J. Hudson (Substitute)



**73 Minutes**

**RESOLVED** that the minutes of the previous meeting held on 23 November 2022 be approved as a correct record.

**74 Apologies for absence**

Apologies for absence had been received from Councillors James King and Michalowski, Councillors Hudson and Absalom attended as their respective substitutes.

**75 Declarations of interest**

Councillor Absalom declared a non-pecuniary interest in item 6 (Reigate Grammar School), as a family member attended Reigate Parish Church Primary School and would be abstaining during the vote.

Councillor Blacker declared a non-pecuniary interest in item 6 (Reigate Grammar School), as he had undertaken work via his business at the school.

**76 Addendum to the agenda**

**RESOLVED** that the addendum be noted.

**77 22/01989/F - Land at Laburnum and Branscombe, 50 Haroldslea Drive, Horley**

The Committee considered an application at Land at Laburnum and Branscombe, 50 Haroldslea Drive, Horley for the demolition of existing buildings and erection of 33 homes, including affordable housing, with access from Haroldslea Drive, associated parking, open space and associated works.

Catherine Pollard, a local resident, spoke in objection to the application, stating that the development would be a drastic change to the existing character and nature of the site. The previous application was at appeal stage however the applicant wished to push through this application as quickly as possible. There had been an overwhelming response in objection to the application from residents and Horley Town Council. Multiple examples of flooding had been presented since 2013, most recently being in November 2022. Residents of Haroldsea Drive were yet to see the benefit of

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engineering solutions to assist with flooding from the Thomas Waters Way Development built 10 years ago. Highway concerns around Haroldsea Drive were described, with 2 accidents having occurred at the junction of Balcombe Road since the original application was considered at this Committee. Concern was raised around the lack of footpath beyond the junction of Castle Drive/Haroldslea and the proposed site and the frequent congestion and narrowness of Haroldslea Drive itself, not the access road the developers designed. The application was an overdevelopment, not only of the site but within the Horley area. This was supported by the statistics available on the Council's website where it stated that Horley had seen the largest proportion of development across the entire borough. The latest Housing Monitor report published on the Council website stated that 39.5% of net additional dwellings have come from Horley since 2012 to present. Expansion of housing across the West Sussex border should also be considered for context. The most recent Housing Monitor report stated that the Council exceeded the Housing Delivery Test result target with a result of 151%.

Don Stredwick, a local resident, spoke in objection to the application, explaining that one of the many responses to the application was from the Environment Agency (EA), relating to the properties close to the application site that were particularly affected by the serious flooding over the winter of 2013/14. The planned development lay directly to the rear of these affected properties. The EA have reminded the Planning Department about the serious flooding, together with a reminder about known surface water drainage issues that continued to affect these properties. Following prolonged periods of rain, the current surface water drainage network was inadequate. The EA have advised the Planning Department that a detailed survey of the surface water drainage network for this area should be undertaken, to ascertain its suitability to cope with two additional outlets discharging surface water from the proposed development. The EA also advised that a hydraulic model of the Burstow Stream, a major watercourse close to this area, was being updated, with results expected soon. If the results indicated an increase in flood risk this would need to be considered in any future planning decisions.

Billy Clements, the Agent, spoke in support of the application stating that since the previous application came to Committee the concerns of local residents had been reflected upon and as a result changes to the scheme were outlined as follows:

- There has been a substantial reduction in the number of homes, and consequently density which was now 18dph – down from 22dph previously.
- Hardstanding had been significantly reduced. This had allowed for increased open space and soft landscape which now accounted for 40% of the site area, far exceeding adopted open space requirements.
- The spaciousness and separation between the homes had increased, and to site boundaries, in some cases by over double what they were before.
- The main spine road had been widened into the site to 5m, exceeding even the highest standards for a scheme of this size.

As a result, it was felt that the proposal was not an overdevelopment but struck a balance between making efficient use of land and the aims of protecting character and amenity. Four 2 storey houses had been replaced by 2 bungalows on generous plots and there was a now a net bio-diversity gain. In terms of local concern around flooding and highway impacts the following was outlined:

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- Proposals incorporated a sustainable drainage system which would substantially reduce the volume and rate of surface water leaving the site.
- The developer has offered a £16,000 contribution to enable stakeholders to investigate and rectify pre-existing drainage issues along Haroldslea Drive.
- There would be fewer vehicle movements from the site than before and there remained no objection from Surrey County Council on highway grounds.
- Proposals continued to exceed local parking standards, ensuring there was no risk of overspill parking on surrounding roads.
- Although not requested by Surrey, the offer of a £5,000 contribution to investigate the possibility of additional parking restrictions on Haroldslea Drive to existing pre-existing on-street parking concerns remained.

A motion setting out two Reasons for Refusal were put forward to the Committee, proposed by Councillor Stevens and seconded by Councillor McKenna which was as follows:

1. The proposed development by virtue of the extent of access road and hard surfaced parking areas including tandem spaces, limited space between properties and to the site boundaries, together with their limited plot sizes and shallow frontages would appear as a cramped overdevelopment of the site, out of keeping with and harmful to the character of the area, contrary to Policy DES1 of the Reigate and Banstead Development Management Plan 2019 and guidance contained within the Local Distinctiveness Design Guide 2020.
2. Without a completed planning obligation the proposal fails to provide on-site affordable housing, and is therefore contrary to policy DES6 of the Reigate and Banstead Development Management Plan 2019.

Following a vote by Members of the Committee, the tabled motion giving reasons to refuse planning permission, set out above, was defeated.

It was then **RESOLVED** to proceed to a vote on the report recommendation to approve the application.

**RESOLVED** that planning permission be **GRANTED** subject to conditions as per the recommendation and addendum with amendment to condition 31:

31. Pre-commencement of the development an evacuation and flood management plan shall be submitted to and agreed in writing by the Local Planning Authority. The agreed management plan shall be implemented in accordance with the agreed details and retained in operation thereafter.

Reason: to ensure that the site will be safe for its lifetime and can provide safe access and egress to the site in a flood event in accordance with policy CCF2 of the Reigate & Banstead Development Management Plan 2019 and the NPPF.

### **78 22/00271/F - Reigate Grammar School, Reigate Road, Reigate**

The Committee considered an application at Reigate Grammar School, Reigate Road, Reigate for the demolition of existing music drum room and 4 no. Multi use games areas and construction of a new sports centre, including ancillary facilities, and 4 no. New multi-use games areas, together with revisions to site levels, drainage, plant,

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landscaping and other associated works. As amended on 07/03/2022, 17/03/2022, 30/06/2022, 14/09/2022 and on 05/10/2022.

Frances Davis, Head Teacher at Reigate Parish Church Primary School, spoke on behalf of the Governing Body, Senior Leadership Team and parents to object to the application. The school supported the Grammar School to improve its facilities however the design gave little consideration to the Primary School. If built, the Primary School pupils and staff would be faced with the unattractive 'rear end' of the Grammar School's flagship sports facility. The building would create a large barrier and restrict the view of 3 classrooms, giving them less sky to view. This was not good for mental health and wellbeing of staff and pupils, as well as negatively impacting the amenity of the classrooms. The proposal was far larger than what was required and was 10m longer and 6m wider than other sports halls in the borough. A more standard size sports building would fully meet the Grammar School's educational needs, and enable the building to be pulled much further away from the Primary School and conservation area, reducing negative impacts on both. This was a poor design, contrary to Policy DES1 and paragraph 130 of the NPPF, and there was no clear educational need for such a large building.

Shaun Fenton, Headmaster of Reigate Grammar School, spoke in support of the application stating that the 1970s built sports hall was substandard and not within the current standards set by Sports England, furthermore there was no disabled access. Many local primary schools and community groups used the facilities at the Grammar School free of cost, however the school could offer much more with the new facility. The proposed building would be 34m away from the Primary School. 1600 pupils and 1000 families supported the application. No other place on the site works, for operational reasons and because of the Conservation Area. As a result, planting has been developed to enhance the Conservation Area. The new facility would allow the school to deliver its aims for the community and its pupils.

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

1. The proposed development, by reason of the proximity of the proposed sports centre to the southern and eastern boundaries and its significant height, width and depth would adversely impact the amenity of occupants of 3 Blackborough Close and the Reigate Parish Church Primary School by way of overbearing impact and obtrusiveness contrary to policy DES1 of the Reigate and Banstead Development Management Plan 2019 and provisions of the NPPF.

### **79 22/02449/F - 64 and Rear of 62 Shelveys Way, Tadworth**

The Committee considered an application at 64 and Rear of 62 Shelveys Way, Tadworth for the demolition of 64 Shelveys Way and the erection of 3 x 4 bedroom dwellings with associated access, parking and amenity space. As amended on 23/11/2022.

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

**80 Conservation Areas Review**

This item be **DEFERRED** due to lack of time at the meeting.

**81 Any other urgent business**

There was none.

The meeting finished at 10.18 pm