

# Agenda

## Planning Committee

Wednesday, 8 February 2023 at 7.30 pm

New Council Chamber, Town Hall, Reigate



This meeting will take place in the Town Hall, Castlefield Road, Reigate. Members of the public, Officers and Visiting Members may attend remotely or in person.

*All attendees at the meeting have personal responsibility for adhering to any Covid control measures. Attendees are welcome to wear face coverings if they wish.*



Members of the public may observe the proceedings live on the Council's [website](#).

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### Members:

#### S. Parnall (Chairman)

M. S. Blacker  
J. Baker  
J. S. Bray  
P. Chandler  
Z. Cooper  
P. Harp  
A. King

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

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Published 31 January 2023

Reigate & Banstead  
BOROUGH COUNCIL  
Banstead | Horley | Redhill | Reigate

## Substitutes:

<b>Conservatives:</b>	R. Absalom, H. Avery, J. Hudson, N. C. Moses, M. Tary and R. S. Turner
<b>Residents Group:</b>	G. Adamson, R. Harper, N. D. Harrison and G. Hinton
<b>Green Party:</b>	J. Booton, V. Chester, J. C. S. Essex, A. Proudfoot, S. Sinden and R. Ritter
<b>Liberal Democrats</b>	M. Elbourne

**Mari Roberts-Wood**  
Managing Director

**1. Minutes** (Pages 7 - 8)

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. 22/00885/F - 5 - 13 West Street, Reigate** (Pages 9 - 32)

Demolition of single-storey structure. Expansion of breweryn facility amounting to an additional 186 sq m. Creation of one office unit (Class E) at ground floor level; three additional residential units; extensions and alterations to four units already approved through prior approval ref: 21/01323/PAP3O (room refs: 11a\_1, 11a\_3, 11a\_8 and 13a\_3). New bin store, cycle store, parking and associated works. (All other flats are per the prior approval consent ref: 21/01323/PAP3O.) As amended on 09/11/2022.

**6. 22/02228/S73 - Land to the North of Merrywood Park, Reigate** (Pages 33 - 60)

Construction of a three storey building comprising 8no. two bedroom dwellings and associated parking provision for both the proposed building and for residents of Merrywood Park. Variation of condition 1 of permission 15/02914/F. Amendment to approved plans. Variation of conditions 1, 5, 6, 8 and 10 of permission 17/01757/S73. Amendment to alter the site layout and landscaping design to incorporate a turning head for a refuse vehicle and fire vehicle as required by condition 8 of the original decision notice and building regulations. The introduction of this turning head requires the relocation of a number of parking spaces to the south-eastern corner of the site. Variation of Conditions 1, 5 and 8 of 18/01877/S73. Condition 1: Revised plans to remove car parking at grass verge. Condition 5: Amended wording to update Tree Protection Plan for clarity. There is no development at the grass verge that requires tree protection. Condition 8: Amended wording to remove plan that is no longer required by removing car parking. As amended on 01/11/2022 and on 17/11/2022.

**7. 22/02650/F - Land R/O 43-49 High Street, Horley** (Pages 61 - 90)

Proposed erection of 3 no. dwellinghouses.

**8. 22/00062/F - 1 Trowers Way, Redhill** (Pages 91 - 120)

Demolition of an existing light industrial building and the erection of a replacement light industrial building (Class E). As amended on 10/05/2022, 18/08/2022 and on 16/11/2022.

**9. 22/01974/S73 - Dormer Cottage, The Chase, Kingswood** (Pages 121 - 138)

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.

**10. Development Management Quarter 3 2022-23 Performance** (Pages 139 - 142)

To inform members of the 2022/23 Q3 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.



### **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.



### **Streaming of meetings**

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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.