

Agenda

Planning Committee

Wednesday, 5 April 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.

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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

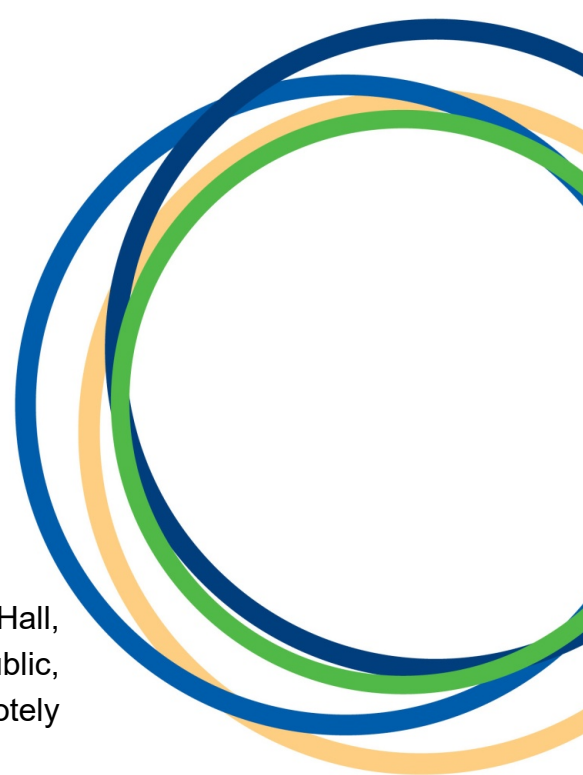
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Reigate & Banstead
BOROUGH COUNCIL
Banstead | Horley | Redhill | Reigate



Substitutes:

Conservatives: R. Absalom, H. Avery, J. Hudson, N. C. Moses, M. Tary and R. S. Turner

Residents Group: G. Adamson, R. Harper, N. D. Harrison and G. Hinton

Green Party: J. Booton, V. Chester, J. C. S. Essex, A. Proudfoot, S. Sinden and R. Ritter

Liberal Democrats M. Elbourne

Mari Roberts-Wood
Managing Director

1. Minutes (Pages 5 - 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. 22/02493/F - Huntersfield Farm, Fairlawn Road, Banstead (Pages 9 - 50)

Demolition of existing equestrian buildings. Erection of 6 houses with landscaping, parking and associated works together with a replacement barn for storage.

6. 22/01974/S73 - Dormer Cottage, The Chase, Kingswood (Pages 51 - 68)

Demolition of existing dwelling; erection of a replacement five bedroom dwelling house with integral triple garage; formation of two new access points and erection of gate piers and gates. Variation of Condition 1 of permission 21/01562/F. Replace approved plans. The building has been positioned closer to the north-eastern side boundary than as shown on the approved site plan. It is necessary to vary the wording of condition 1 to supersede the approved site plan with an updated site plan.

7. 22/01961/F - 17-19 Station Road, Horley

(Pages 69 - 92)

Erection of an additional storey with a flat roof to 19 Station Road and the conversion of the existing two bed flat at first floor level to create three new residential dwellings (four units in total), together with associated balconies, cycle, refuse storage and off-street parking as well as minor alterations to flat at 17a Station Road.

8. 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.



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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.

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Minutes of a meeting of the Planning Committee held at the New Council Chamber - Town Hall, Reigate on Wednesday, 8 March 2023 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, J. P. King, S. A. Kulka, S. McKenna, R. Michalowski, C. Stevens, S. T. Walsh and R. Ritter (Substitute)

99 Minutes

RESOLVED that the minutes of the previous meeting held on 8 February 2023 be approved as a correct record.

100 Apologies for absence

An apology for absence was received from Councillor Torra, Councillor Ritter attended as her substitute.

101 Declarations of interest

There were none.

102 Addendum to the agenda

It was noted that the reference to Appendix C for item 7 (22/02709/F - Farm Corner, 15 The Avenue, Tadworth), should have read Appendix B.

RESOLVED that the addendum be noted.

103 21/00720/F - Horley Place, 17 Bonehurst Road, Horley

The Committee considered an application at Horley Place, 17 Bonehurst Road, Horley for the demolition of existing buildings and erection of a Class E retail unit with access, car parking and associated works as amended 14/10/21, and 19/10/21.

Rob McClellan, Property Director of Aldi, spoke in support of the application stating that there was disappointment that this application had been recommended for refusal. Aldi had been trying to invest in the borough for many years but had been held back by lack of opportunity. The design was sympathetic to the area and would not affect traffic on Bonehurst Road. The store responded to the needs of local people. The sensitivities around Greenbelt land were understood, however it was felt that the site's contribution to the Green Belt was limited as it contained buildings and the character of the area had changed to being suburban, with the extension of Westvale Park and commercial presence in the area. The application set out many very special circumstances to justify consent. The proposal would bring significant economic investment and highway improvements which were outlined. The highway solution had

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been undertaken alongside Surrey County Council. The removal of established trees would be offset by providing landscape buffering and a dedicated landscape management plan. The store design was bespoke to the location and the sustainable solutions were outlined. The development would create 50 new jobs and overall, the scheme garnered local support as it offered additional choice, particularly amid the cost-of-living crisis.

Lynette Palmer, a local resident, spoke in support of the scheme explaining that since moving to Horley 11 years ago, the area had grown substantially with the construction of homes in Westvale Park. There could be an additional 6000 people to feed in the area however shopping options remained the same and these options were outlined. With the increase in local population, stores had become busier, and shelves were often empty as they were unable to keep up with demand. Aldi would be welcomed and was desperately needed, particularly being cheaper, which people needed at this time of price increases. The nearest Aldi was in Crawley, and this was not easily accessible for those that did not drive. Furthermore, the store would bring jobs to the area.

Jim Blackmore, Vice-Chairman of Salfords and Sidlow Parish Council, spoke in objection to the application stating that the existing buildings had been a small guest house with limited parking. There was permission for conversion of the existing building, to nine-, 1- and 2-bedroom flats, yet to be implemented. This site was in the Greenbelt and there were no very special reasons to outweigh the objections to this development. This would have a larger footprint and volume and be more intrusive than both the existing building or that which would result from implementation of the permission for 9 flats. There would be a loss of natural habitat, biodiversity and openness and a significant loss of mature trees. The development would mean the loss of potential residential development on this site, with a shortage of small flats in the borough. There was no shortage of choice of supermarkets in the borough or in the Salfords/Horley area and the site was not in the borough's designated employment land. Concern regarding potential highways issues in the surrounding area were outlined. It was felt that this was not a suitable site for the proposed supermarket.

Julia Maguire, Store Manager of Waitrose in Horley, spoke in objection to the application, stating that Waitrose had been trading in Horley town centre for several decades. Waitrose played an important role in retaining local spending and supporting the wider town centre through linked shopping trips. There were concerns regarding the impact which this application would have on Horley town centre. Aldi forecasted that the proposed store would have an impact of between 9 and 13% on the supermarkets in Horley town centre, however Waitrose's planning consultants identified the impact would be higher than this. The town centre was currently underperforming. Aldi's own assessment confirmed that Horley had a higher vacancy rate than other towns in the borough, and the town centre had low levels of footfall and activity. Drawing further money away from the town centre would worsen the situation and there was a risk that Horley town centre would experience a significant adverse impact, which was contrary to the objectives of national and local planning policy. The application represented inappropriate development in the Greenbelt where development should only take place where Very Special Circumstances existed. None of the arguments for the development which Aldi put forward met these criteria; to permit the application would be contrary to national and local planning policy in respect of protection of the Green Belt.

RESOLVED that planning permission be **REFUSED** as per the recommendation.

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104 22/02450/F - Saxley Court 121-129 Victoria Road, Horley

The Committee considered an application at Saxley Court, 121-129 Victoria Road, Horley, for the Construction of a 6-storey building for residential use (class c3) connected to the existing building at 121-129 Victoria Road, including car parking, cycle parking, plant room and refuse store, landscaping, installation of photovoltaic panels to the roof of the existing and proposed building, and associated works.

Cllr Walsh requested that his concern be noted regarding the under provision of parking at this site and the impact of this on Horley.

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

105 22/02709/F - Farm Corner, 15 The Avenue, Tadworth

The Committee considered an application at Farm Corner, 15 The Avenue, Tadworth, for the construction of two detached houses and a detached garage. As amended on 26/01/2023.

RESOLVED that planning permission be **GRANTED** subject to conditions as per the recommendation and addendum, with the following additional condition:

1. To secure a construction Transport Management Plan including measure on parking, to be discharged in conjunction with consultation ward members.

106 22/02391/F - Roebuck House, Bancroft Road, Reigate

The Committee considered an application at Roebuck House, Bancroft Road, Reigate for full planning application for the partial infill of the existing undercroft car park to form five new apartments (2 x 2 Bed 4 Person and 3 x 1 Bed 2 Person) together with waste and cycle storage, the addition of 8 new balconies at first floor level, the addition of a new front entrance from Roebuck Close to the existing ground floor office unit and the retention of 25 car parking spaces.

A motion setting out Reasons for Refusal was put forward to the Committee, proposed by Councillor Blacker and seconded by Councillor Walsh as follows:

The proposed development would provide insufficient parking spaces within the development with a shortfall of 8 parking spaces including disabled parking spaces contrary to the adopted local standards as set out in the Development Management Plan 2019. The application fails to demonstrate the loss of existing spaces to serve Roebuck House (in combination with the retained office use) that noncompliance with the standards would not result in unacceptable harm creating greater on-street parking demand upon existing streets and harming the amenities of the area, contrary to the provisions of Policies CS1 and CS10 of the Reigate and Banstead Local Plan Core Strategy and Policies DES1, TAP1 and Annexe 4 of the Reigate and Banstead Local Plan Development Management Plan 2019.

Following a vote by Members of the Committee it was **RESOLVED** that planning permission be **REFUSED**.

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107 Any other urgent business


There was none.

The meeting finished at 9.20 pm

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 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE	
	DATE:	5 th April 2023	
	REPORT OF:	HEAD OF PLANNING	
	AUTHOR:	Michael Parker	
	TELEPHONE:	01737 276339	
	EMAIL:	Michael.parker@reigate-banstead.gov.uk	
AGENDA ITEM:	5	WARD:	<i>Banstead</i>

APPLICATION NUMBER:	22/02493/F	VALID:	11/11/2022
APPLICANT:	Earlswood Homes	AGENT:	n/a
LOCATION:	HUNTERSFIELD FARM FAIRLAWN ROAD BANSTEAD SURREY SM7 3AU		
DESCRIPTION:	Demolition of existing equestrian buildings. Erection of 6 houses with landscaping, parking and associated works together with a replacement barn for storage.		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

SUMMARY

This is full application for the demolition of existing equestrian buildings. The erection of 6 houses are proposed with landscaping, parking and associated works together with a replacement barn for storage. The existing farmhouse at Huntersfield Farm is to be retained and is not part of the site.

The application site is on the western side of Fairlawn Road and northern side of Freedown Lane. Croydon Lane is located to the south of the site, access to Croydon Lane is via the existing lane (Fairlawn Road). Fairlawn Road is an unadopted road which is within the boundary of the London Borough of Sutton. The site is within the designated Metropolitan Green Belt

The mix of dwellings would be 1 x 2 bed, 4 x 4 bed and 1 x 5 bed. Each plot would have its own private garden. Plot 1 would have an integral garages. The plots 2, 3, 4 and 6 would have car ports each with two spaces and space for cycle storage. Plot 5 would have two surface parking spaces at the rear of its garden.

The main part of the development would be accessed from Fairlawn Road, with the access point in broadly the same position as the access for the existing equestrian yard, albeit with appropriate improvements. A separate new access is proposed for Plot 1. The proposed barn would make use of an existing access at the northern end of the site. In terms of parking the proposal would provide 18 parking spaces. One of the spaces (within car port for Plot 6) would under the standards and

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therefore 17 spaces would meet the standards. This means that the scheme would still meet the Council's minimum parking requirements of 16.5 spaces.

The applicant states that the scheme has been designed as a farmstead courtyard, with the style of the buildings reflecting barns which are characteristic of a rural and agricultural vernacular. The palette of materials has a combination of red brick and dark stained timber weatherboarding to the elevations and traditional clay tile roofs.

The application site is currently in use as a DIY livery and equestrian yard, consisting of a large covered indoor sand school, numerous stable buildings (approximately 30 stables in total) and associated storage barns. Officers are therefore satisfied that the existing site comprises a previously developed site within the Green Belt.

Due to the nature of the existing use which does not employ anyone and the lack of any training or riding school and taking in to account the marketing information and evidence of the availability of alternative livery stables in the local area the loss of the equestrian use is considered to be acceptable

The scheme would result in a significant reduction in built form at the site:

- 228.7m² (16%) reduction in hard surfacing (currently 1,385.5m², proposed 1,156.8m²)
- 986m² (56%) reduction in footprint (currently 1,785.5m², proposed 799.5m²)
- 5,138.17 cubic metres (58%) reduction in volume (currently 8912.17 cubic metre, proposed 3,812 cubic metres)

It would also result in a 1,214.7m² increase in green space within the site (currently 1,033.5m², proposed 2,248.2m²).

The scheme would result in higher building than existing and the barn to the north of the site would be on land which currently has limited development on it however taking the above reductions in to account and the acceptable visual impact of the scheme which would create more openness within the site and would provide well design rural style houses it is considered that the proposal would not have a greater impact on the openness of the green belt than the existing development. The scheme therefore constitutes appropriate development within the green belt.

The proposed layout and design of the dwellings has been formed around a farmstead courtyard concept with a group of three dwellings clustered around a centralised courtyard. A larger dwelling is located to the north with its own entrance and then two further dwellings are proposed in areas which roughly follow the built form of the existing buildings. Away from the courtyard areas the houses are well spaced out with generous gardens and ample space for soft landscaping. The houses have varied designs but all have a rural barn vernacular with the use of half hips dark timber cladding and clay roof tiles. The variation helps to add interest to the scheme. In my view the result is a scheme which successfully reflects the more rural location of the site and local distinctiveness and which would result in an acceptable impact on the character of the site and that of the surrounding area.

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The proposed mix would meet the requirements of policy DES4 and the proposed size of the dwellings and their private amenity space would ensure that the scheme provides a good level of amenity for future occupants. The location of the site and siting of the dwellings would ensure that there is not an unacceptable impact on neighbouring amenity.

The scheme is considered to be acceptable, subject to conditions, with regard to highway safety, impact on trees and ecology, surface water drainage, contamination and sustainable construction measures.

RECOMMENDATION

Planning permission is **GRANTED** subject to conditions.

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Consultations:

Surrey County Council Highway Authority: No objection on highway safety or capacity grounds subject to conditions.

Environmental Protection Officer – require contamination conditions due to potential for ground contamination to be present on and/or in close proximity to application site.

Banstead Village Residents Association (BVRA) – “This is a reverse L shaped tree-surrounded Green Belt site bordered to the east by the Sutton/Banstead boundary of Fairdown Lane. The south boundary is Croydon Lane while the north and west boundaries are Green Belt. The existing buildings are in a bad state and something of an eyesore for those who use the adjacent footpaths. Replacing these buildings with new houses would provide a more agreeable outlook for walkers, riders and neighbours. However, the Green Belt at this point is very narrow and any development would not be in keeping with the third Green Belt Aim to safeguard the countryside from encroachment and while we appreciate that this proposed development would be for the most part on the footprint of stables we still feel that development in Green Belt should be discouraged. We therefore feel we should object to this application”

Surrey Wildlife Trust – No objection subject to conditions in relation to Construction Environmental Management Plan (CEMP), sensitive lighting and biodiversity enhancement.

The Ramblers Association – “There are no foreseeable objections to this planning application in regard to local public rights of way or their users. The Bridleway designated UF101/4/40 runs along Freedown Lane at the southern boundary of the proposed site. It is noted that the site will be screened/protected by a 1.8m boarded fence which at points is shown immediately adjacent to the bridleway. The fence design and layout would need to take in to consideration the safety of horses and their riders.”

London Borough Of Sutton – no response received

Representations:

To date 3 responses have been received. Two in support, one objection.

The following issues have been raised in the objection:

Issue	Response
Alternative location/ proposal preferred	Each case has to be considered on its own merits
Out of character with surrounding area	See paragraphs 6.18 to 6.20
Impact on neighbouring amenity	See paragraphs 6.26 to 6.29
Increase in traffic and congestion	See paragraphs 6.30 to 6.35

Hazard to highway safety	See paragraphs 6.30 to 6.35
Drainage and sewage capacity	See paragraphs 6.37 to 6.38
Harm to Green Belt/Countryside	See paragraphs 6.7 to 6.17
Loss of equestrian/farming land in Green Belt	See paragraphs 6.1 to 6.5
Unsustainable location	See paragraph 6.36

The following points in support have been raised:

- Benefit to housing need
- Community/regeneration benefit
- Economic growth / jobs
- Visual amenity benefits - This application supports improving the views, creating high quality housing for people. The current buildings are falling down and block the views

1.0 Site and Character Appraisal

- 1.1 The application site is on the western side of Fairlawn Road and northern side of Freedown Lane. Croydon Lane is located to the south of the site, access to Croydon Lane is via the existing lane (Fairlawn Road). Fairlawn Road is an unadopted road which is within the boundary of the London Borough of Sutton. The site is within the designated Metropolitan Green Belt
- 1.2 The application site is of an irregular L-shape and is situated off Fairlawn Road in a semi-rural setting to the north-east of Banstead. The Huntersfield Farm site encompasses 12 No. buildings currently used as a livery/equestrian yard, consisting of storage barns, stables and an indoor sand school with extensive areas of hardstanding. To the north-west the plot borders with open fields used for grazing and horse-keeping, to the north-east with a golf course and to the south with neighbouring smallholdings and residential dwellings of varying scale and character. To the east it is bounded by existing farmhouse and existing entrance.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: No pre-application advice was provided for this current proposal.
- 2.2 Improvements secured during the course of the application: amended plans reducing the size of the proposed new barn, alterations to bike storage, parking and car barns to meet standards. Further information provided regarding transport matters, retained land and required maintenance equipment, and use of site and marketing.

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- 2.3 Further improvements could be secured: Condition would control landscaping, materials, contamination, parking and access, ecology trees, water efficiency and broadband and restrictions to permitted development.

3.0 Relevant Planning and Enforcement History

08/01460/F	Replace existing barn with new building to contain 6 stables and erection of a new hay barn/equipment store	Refused September 2008
04/02470/F	Erection of replacement dwelling (incorporating small single storey increase to the ground floor of the approved replacement dwelling approved under ref. 99/0759)	Approved December 2004
04/01199/CU	Temporary siting of two mobile homes to provide residential accommodation whilst current bungalow is demolished, and new house built. Demolition of existing derelict mobile home already on site	Approved May 2004
99/07590/F	Demolition of the existing dwelling and erection of a replacement dwelling	Approved June 1999
81P/0349	Steel-framed portal open sided exercise yard for horses	Approved 1981

4.0 Proposal and Design Approach

- 4.1 This is full application for the demolition of existing equestrian buildings. Erection of 6 houses with landscaping, parking and associated works together with a replacement barn for storage. The existing farmhouse at Huntersfield Farm is to be retained and is not part of the site.
- 4.2 The mix of dwellings would be 1 x 2 bed, 4 x 4 bed and 1 x 5 bed. Each plot would have its own private garden. Plot1 would have an integral garages. The plots 2, 3, 4 and 6 would have car ports each with two spaces and space for cycle storage. Plot 5 would have two surface parking spaces at the rear of its garden.
- 4.3 The main part of the development would be accessed from Fairlawn Road, with the access point in broadly the same position as the access for the existing equestrian yard, albeit with appropriate improvements.

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- 4.4 Upon entry, there would be three detached properties arranged around a central landscaped courtyard. The courtyard area would provide parking for two of the proposed houses, as well as space for turning of delivery, service and refuse vehicles. The driveway would then lead on into the site, serving a further two properties. These buildings would again have a barn style.
- 4.5 The last of the 6 proposed houses (plot 1) would be situated to the north, accessed independently from Fairlawn Road. This house would front onto Fairlawn Road, providing a degree of natural surveillance to the road and public right of way as it continues past the site.
- 4.6 Further to the north would be the proposed barn, which has been reduced in size during the application process. This would be located as close as possible to plot 1 and would be used to house the equipment essential to the continued maintenance of the retained open fields to the north and north-west of the site (tractor and ride on mower), a trailer and some related attachments.
- 4.7 In terms of parking the proposal would provide 18 parking spaces. One of the spaces (within car port for Plot 6) would fail to meet standards, however the remaining 17 spaces are acceptable and would be sufficient to meet the local parking standards which is calculated as 16.5 spaces.
- 4.8 The applicant states that the scheme has been designed as a farmstead courtyard, with the style of the buildings reflecting barns which are characteristic of a rural and agricultural vernacular. The palette of materials has a combination of red brick and dark stained timber weatherboarding to the elevations and traditional clay tile roofs.
- 4.9 A design and access statement (DAS) should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.
- 4.10 Evidence of the applicant's design approach is set out below:

Assessment	The DAS includes an assessment of the site and surroundings
Involvement	No evidence of community consultation is known to have taken place.
Evaluation	The DAS sets out how the scheme has been designed taking in to consideration the relevant planning constraints of the site - the main one being Green Belt

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Design	The DAS states that the new proposal are high quality and that the scheme has been designed in a courtyard style layout, whilst working within or overlapping with the existing area of built footprint and hardstanding and avoiding encroaching into otherwise open area. It also sets out how the layout is dictated by the shape of the plot and position of the access as well as trees and planting on the perimeter of the site, while respecting the privacy of the adjacent house. Each of the dwellings has been designed to achieve a private rear garden.
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4.11 Further details of the development are as follows:

Site area	0.4 ha
Existing use	DIY livery and equestrian yard
Proposed use	Residential (6 dwellings – 1 x 2 bed, 4 x 4 bed and 1 x 5 bed)
Proposed parking spaces	18 (17 spaces which meet standards)
Parking standard	16.5 (2 per 2bed, 2.5 per 4 and 5 bed, & 2no visitor)
Number of affordable units	0
Net increase in dwellings	6
Proposed site density	15 dph

5.0 Policy Context

5.1 Designation

Metropolitan Green Belt
Parking accessibility score – 1 (low)

5.2 Reigate and Banstead Core Strategy (CS)

CS1(Sustainable Development)
CS2 (Valued Landscapes and Natural Environment)
CS3 (Green Belt)
CS5 (Valued People/Economic Development),
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS12 (Infrastructure Delivery),
CS13 (Housing delivery)

CS14 (Housing Needs)
CS17 (Travel Options and accessibility)

5.3 Reigate and Banstead Development Management Plan 2019 (DMP)

DES1 (Design of new development)
DES4 (Housing mix)
DES5 (Delivering high quality homes)
DES7 (Specialist Accommodation)
DES8 (Construction Management)
DES9 (Pollution and contamination land)
TAP1 (Access, Parking and Servicing)
CCF1 (Climate Change Mitigation)
CCF2 (Flood Risk)
INF3 (Electronic communication networks)
NHE2 (Protecting and Enhancing Biodiversity)
NHE3 (Protecting trees, woodland areas and natural habitats)
NHE5 (Development within the Green Belt)

5.4 Other Material Considerations

National Planning Policy Framework
2021 (NPPF)

National Planning Practice Guidance
(NPPG)

Supplementary Planning
Guidance/Documents

Surrey Design
Local Character and Distinctiveness
Design Guide SPD 2021
Climate Change and Sustainable
Construction SPD 2021
Vehicle and Cycle Parking
Guidance 2018
Affordable Housing

Other

Human Rights Act 1998
Community Infrastructure Levy
Regulations 2010

6.0 **Assessment**

6.1 The application site is currently in use as a DIY livery and equestrian yard, consisting of a large covered indoor sand school, numerous stable buildings (approximately 30 stables in total) and associated storage barns. Officers are therefore satisfied that the existing site comprises a previously developed site within the Green Belt.

6.2 Concern has been raised regarding the loss of the existing stabling facilities. In this case it is understood that the site has operated for many years solely

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as a DIY livery yard (since September 2001). It has therefore not provided a riding school or offered training in horse riding or any other training for a significant amount of time. It is considered that the existing site cannot reasonably be considered a sporting facility. It is also understood that the yard is run solely by the owners daughter and is currently running well under capacity due to a decline in demand. It therefore provides no form of employment. It is therefore considered that the proposed re-development of the site would not result in the loss of a community facility or loss of employment use. There is no policy within the Core Strategy or Development Management Plan which specifically resists the loss of equestrian stabling and in this case, for the above reasons, the premises is not considered to constitute a community facility.

- 6.3 However to provide some comfort the applicant has provided the details of the marketing report for the property and details of alternative livery facilities in the local area. The marketing report by Cluttons shows that the property was marketed as an equestrian enterprise from 25 June 2019 for a period of over 7 months. The report advises that the vast majority of interest was from non-equestrian uses, with only one unacceptable offer (20% below market value) made for a potential continuation of equestrian use. Furthermore, as the report sets out, even had that offer been at an acceptable level, it was not proceedable as the party had provided no evidence of adequate funding for the purchase (i.e. they had not shown ability to obtain a mortgage). Officers have asked the Council's Asset Management Team to consider the marketing. They have advised that the firm is an experienced company with a good reputation and that they are satisfied that the value was reflective of the market at the time and for what was put on sale, i.e. just the stabling facilities.
- 6.4 The applicant has provided a list of alternative livery facilities within 15km of the application site, including a number which are very close by. Overall, this shows over 20 alternative facilities offering full, part or DIY livery and stabling and many of these also offer training/riding school. They advise that this only includes facilities listed on Google or LiveryList.co.uk; there may be other family run/semi private facilities which just do not advertise online (this is quite common). From this information it is reasonable to conclude that there is currently adequate provision in the local area to accommodate the loss of stabling at this site.
- 6.5 Taking all these factors in to account it is considered that the loss of the existing use is acceptable.
- 6.6 The main issues to consider are therefore:
- Impact upon the Metropolitan Green Belt
 - Design considerations
 - Housing mix and standard of accommodation
 - Accessibility, parking and traffic implications
 - Effects on the amenity of neighbouring properties
 - Flooding and surface water drainage matters
 - Trees and ecology

- Contamination
- Energy, sustainability and broadband
- Community Infrastructure Levy (CIL)

Impact upon the Metropolitan Green Belt

- 6.7 Being within the Green Belt, paragraph 149 of the NPPF applies. This allows for limited infilling or the partial or complete redevelopment of previously developed land (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development. The site meets the definition of previously developed land by virtue of the existing equestrian use at the site.
- 6.8 The test is therefore whether the proposal would have a greater impact on the openness of the Green Belt than the existing development. In this regard, the site comprises a number of buildings, some which are substantial in size and scale, and significant areas of hard landscaping.
- 6.9 There is no definitive test by which to consider the openness of the Green Belt. The National Planning Practice Guidance published advice on the assessment of openness in the Green Belt in July 2019. It states that “assessing the impact of a proposal on the openness of the Green Belt, where it is relevant to do so, requires a judgment based on the circumstances of the case. By way of example, the courts have identified a number of matters which may need to be taken into account in making this assessment.
- These include, but are not limited to:
- openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;
 - the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and
 - the degree of activity likely to be generated, such as traffic generation.”
- 6.10 As set out in the submitted documents and plans when compared to the existing development the proposal would result in significant reduction in all measurable factors including:
- 228.7m² (16%) reduction in hard surfacing (currently 1,385.5m², proposed 1,156.8m²)
 - 986m² (56%) reduction in footprint (currently 1,785.5m², proposed 799.5m²)
 - 5,138.17 cubic metres (58%) reduction in volume (currently 8,912.17 cubic metre, proposed 3812 cubic metres)
- 6.11 It would also result in a 1,214.7m² increase in green space within the site (currently 1,033.5m², proposed 2,248.2m²).

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- 6.12 The proposed dwellings would be higher than the existing buildings on site with the maximum ridge height being 8.5m compared to 6.1m. The proposed barn in the northern field would also be on land which is currently grassed and with limited development (access gates, fencing and some element of informal gravel/hardcore to enable parking). However the remainder of the proposed built form would be well within the existing envelope of development and follows the general layout of the existing built form. From a visual perspective the increase in height would not appear significantly higher given the pitched nature of the dwellings. The additional barn in the field to the north would be small in size and agricultural in appearance. The reduced footprint, volume and hardstanding would also allow for much more visibility and spatial openness through the site and within it allowing more view through the site which in itself will give a greater sense of openness than the existing.
- 6.13 From a design point of view whilst the houses would be higher as already stated their pitched roof design would ensure that they do not appear overly dominant within the site. Their traditional design and materials would also ensure that they do not appear as a stark form of development within the wider green belt. The side will also remain well screened to the south and east and additional screening is proposed along the northern boundaries limiting the wider visual impact of the development.
- 6.14 Both the existing and proposed uses would be permanent in nature and therefore this factor would be neutral.
- 6.15 In terms of intensity the erection of 6 dwellings is considered to be a low density and low scale use which compared favourably to the lawful use of the site which according to the Transport Statement generates up to 60 two-way vehicle trips daily and also the regular visit of horse boxes and delivery vehicles. The proposed use is predicted to generate approximately 27 two-way daily vehicle movements. It is therefore considered that the proposed development would not have a greater level of activity when compared to the existing development.
- 6.16 Taking all of the above factors in to account it is considered, the development of this previously developed land would not have a greater impact on the openness of the Green Belt than the existing development and would accord with paragraph 149 of the Framework. Conditions are recommended to secure further details of the extent and design of the proposed boundary treatments and also landscaping to ensure that the visual impact of the proposal are as expected and to limit the impact on openness of the proposed development.
- 6.17 For these reasons, the development would constitute appropriate green belt development and would therefore accord with Policy NHE5 of the Development Management Plan 2019, Core Strategy Policy CS3 and the NPPF. Given the specifics of the case where the scheme as proposed is not considered to have a greater impact on the openness of the Green Belt than the existing development it is considered that it is necessary and reasonable

in this case to retain control over future extensions and outbuildings and additional boundary treatments to ensure that the development continues to have an acceptable impact on the openness of the green belt and visual amenities of the site and surrounding area.

Design considerations

- 6.18 The existing equestrian facility is now in a relatively poor state and whilst clearly of a rural and equestrian nature does not provide a positive visual amenity to the surrounding area. In contrast it is considered that the proposed development would provide a good quality and positive form of development which respects the rural character of the site and surrounding area.
- 6.19 Six dwellings is not so much that it would appear as an urban housing estate out of keeping with the rural character. The proposed layout and design of the dwellings has been formed around a farmstead courtyard concept with a group of three dwellings clustered around a centralised courtyard. A larger dwelling is located to the north with its own entrance and then two further dwellings are proposed in areas which roughly follow the built form of the existing buildings. Away from the courtyard areas the houses are well spaced out with generous gardens and ample space for soft landscaping. The houses have varied designs but all have a rural barn vernacular with the use of half hips dark timber cladding and clay roof tiles. The variation helps to add interest to the scheme. In my view the result is a scheme which successfully reflects the more rural location of the site and local distinctiveness and which would result in an acceptable impact on the character of the site and that of the surrounding area.
- 6.20 As set out above conditions are recommended to secure further details of the extent and design of the proposed boundary treatments and also landscaping to ensure that the visual impact of the proposal are as expected and to limit the impact on the rural character of the surrounding area. A condition is also recommended to secure further details of the proposed external materials and any proposed external lighting for the same reason.

Housing Mix and Standard of Accommodation

- 6.21 The submitted plans shows a total of 6 properties with a mix of 1 x 2 bed dwelling, 4 x 4 bedroom dwellings and 1 x 5 bed dwelling.
- 6.22 Policy DES4 relates to Housing Mix and states that all new residential developments should provide homes of an appropriate type, size and tenure to meet the needs of the local community. The proposed housing mix must on sites of up to 20 homes, at least 20% of market housing should be provided as smaller (one and two bedroom) homes. In this case, the proposal provides 1 smaller unit in line with the policy requirements.
- 6.23 Policy DES5 requires that all new residential development must provide high quality adaptable accommodation and provide good living conditions for

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future occupants. New accommodation must meet the relevant nationally prescribed internal space standard for each individual unit unless the council considers that an exception should be made. Sufficient space must be included for storage, clothes drying and the provision of waste and recycling bins in the home. Adequate outdoor amenity space including balconies and terraces and /or communal outdoor space should be provided.

- 6.24 Each dwelling would have a floor area which is above the relevant standard in the Nationally Described Space Standards. All habitable rooms would have outlook either looking to the rear or front of their plots, with a number having secondary side facing windows, ensuring adequate outlook for the occupants. As such the units would provide good levels of sunlight and daylight to the main habitable rooms. The dwellings would all have good sized rear gardens and whilst there is no shared amenity space within the site there is ample space for soft landscaping within the site which ensures a good quality environment for future residents. The proposal is therefore considered to provide a good quality level of amenity for the future occupants.
- 6.25 Policy DES7 relates to specialist accommodation and states that “All new housing developments will be expected to provide accessible housing in line with the requirements below unless it can be clearly demonstrated that it is not financially viable or that the physical characteristics of the site would make the development unsuitable for older and/or less mobile people: a. On sites of 5 or more homes, at least 20% of homes should meet the Building Regulations requirements for ‘accessible and adaptable dwellings. The applicant has acknowledged this requirement and has advised that the proposal can meet this requirement. A condition is recommended to secure this.

Neighbour amenity

- 6.26 DMP Policy DES1 also requires new development to 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.
- 6.27 The site is well screened by landscaping and trees to the south and east and there would be significant separation distances to the nearest residential properties to the north, west and south. The rear elevation of Plot 4 would be approximately 40m from the front elevation of the nearest dwelling to the south at Rotherfield Farm and this is the closest property. The retained dwelling at Huntersfield Farm would be the closest dwelling to the east of the development but even so Plot 2 and 3 would be over 22m from the existing dwelling at its nearest point. The closest plot would be Plot 4, located 12.5m from the nearest elevation of Huntersfield Farm, over 2.5m from the boundary. The relationship would be a side to rear orientation and there would be no side windows to Plot 4 at first floor level. Given the distance and orientation the relationship would not cause unacceptable levels of overlooking, loss of light or overbearing impact.

- 6.28 In terms of impact during construction the proposal would undoubtedly cause some disruption to the nearby properties however the site is more than capable of containing all construction parking and activities within it and environmental health regulations exist if noise nuisance and other pollution issues became a problem during construction. Given the scale of the development and its rural location it is not considered necessary to include a Construction Management Statement.
- 6.29 On this basis, the proposal would not have an unacceptable impact upon existing neighbouring properties and would accord with the provisions of DMP Policy DES1 and DES8.

Accessibility, parking and traffic implications

- 6.30 Policy TAP1 of the Development Management Plan 2019 requires new development to demonstrate that it would not adversely affect highways safety or the free flow of traffic, that it would provide sufficient off-street parking in accordance with published standards and that it would constitute development in a sustainable location
- 6.31 The development continue to be accessed via Fairlawn Road, which is a private road. The proposed access from Fairlawn would essentially be in the same location as the existing access to the equestrian facility. Access to Plot 1 would be via its own new driveway further to the north. The barn would be accessed by an existing field access. The submitted Transport Statement demonstrates that the courtyard area is sufficient for refuse vehicles and fire trucks to be able to enter the site, turnaround and exit in forward gear. The Transport Statement also shows that the proposed development is likely to result in a net reduction in traffic to and from the site (27 two way trips daily compared to 60) and a reduction in the number of larger vehicle movements from horseboxes and delivery vehicles.
- 6.32 Surrey County Council Highway Authority (CHA) initial raised queries regarding the submission with regard to the access, particularly how a refuse truck would enter the road and further turning overlay information. Following additional information and confirmation that refuse trucks already enter the site and therefore is an existing situation the CHA has raised no objection to the proposal advising:

“The development access is located on Croydon Lane in the London Borough of Sutton, just to the east of the boundary with Surrey. There is an accident history involving one accident in 2019 with a vehicle turning left at the junction of Fairlawn Road with Croydon Lane.

Throughout the day the proposed development is likely to lead to 13 inward movements and 14 outward movements. During the morning peak between 0800 and 0900 hours the development could lead to one inward movement and 2 outward movements and in the evening peak the development could lead to 1 inward movement and 1 outward movement. The current use of the site could generate 29 inward movements and 29 outward movements

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compared to the proposed 13 inward and 14 outward movements. However the proposed development is more likely to be a peak highway movement traffic generator than the previous use of the site meaning there is likely to be a slight increase in vehicle movements at the junction of Fairlawn Road with Croydon Lane. Notwithstanding this increase, the development is likely to lead to less traffic throughout the day.

The turning overlays for the site are accepted on the bases that the neighbouring properties are already being serviced with refuse vehicles of the size proposed to be used to collect waste from the proposed development.”

- 6.33 The London Borough of Sutton has been consulted as the junction is within their jurisdiction as Highway Authority however to date we have received no comments. Therefore based on the above comments from the Surrey CHA it is considered that the proposed access arrangements are acceptable. It is noted that the condition of Fairlawn Road is quite poor however this is a private road and therefore a matter for the applicant and other owners of the road and it cannot be refused on this basis.
- 6.34 In terms of parking the parking standards require 16.5 spaces for the scheme which includes 2 visitor spaces. The scheme as amended would provide a total of 18 designated parking spaces with two spaces for the 2 bed unit and all the larger units having 3 spaces, except for Plot 6 which has 4 spaces. As set out earlier in the report one of the spaces within the car port for plot 6 is below the Council’s guidance for car port spaces and therefore cannot be counted as an official space. The scheme would however still provide 17 spaces in line with the required minimum standards. There is also plenty of space for additional informal parking within the site were there to be more than two visitors at the site in any one time. Cycle storage is shown within the proposed car ports and garages. Plot 5 will require an external bike store. A condition is recommended to secure further details. The level of parking provision is therefore considered to be in line with Policy TAP1 and more than adequate for its location.
- 6.35 In terms of refuse collection as set out above the submitted plans show that a refuse truck can enter and exit the site in forward gear. Plots 1 to 4 would be able to present their bins to the front of their properties. Plots 5 and 6 will require a bin collection point, which is shown on the submitted plans, to reduce the drag distances for the refuse team.
- 6.36 Third party concern has been raised with regard to the unsustainable location of the site and the lack of accessibility of the proposal by modes other than private car. It is accepted that, given the situation of the site, there would be a reliance on private car to access local facilities in Banstead and public transport. Its location is therefore unsustainable from this point of view. However there are three dimensions to sustainable development - economic, social and environmental - hence the sustainability of the site should not be assessed purely in terms of transport mode and distance. On balance, whilst there would be some conflict with the accessibility requirements, given the scale of the development and the fact it is making use of a previously

developed site, which will provide construction jobs and helps steer development away from greenfield land and a use which will generate less movements, it is not considered to be so harmful to the overall strategy for promoting and enabling sustainable development in the borough. Surrey County Council has also recommended a condition which requires each dwelling to be provided with a fast charge socket for electric cars which will enable the transition to more sustainable cars.

Flooding and Surface Water Drainage matters

- 6.37 The site according is located within Flood Zone 1 and is therefore at the least risk of fluvial flooding and does not require a site specific flood risk assessment or any further mitigation measures. The sewage capacity for the site would be assessed at building control stage, no objection has been raised by the local water company.
- 6.38 In terms of surface water flooding and drainage, no drainage information has been provided at the application stage. In order to meet the requirements of policy CCF2 a condition is recommended to secure a suitable scheme of drainage.

Trees and Ecology

- 6.39 The application is supported by an Arboricultural Method Statement prepared by David Archer Associates which demonstrates that the proposals can be carried out without harm to the health and long-term vitality of the important trees on site. The AMS identifies that two small (Grade C) trees will need to be removed within the site to facilitate the development. In addition, a small group are proposed to be removed from the frontage of Fairlawn Road. These trees are low-quality, and could be replaced with better quality trees. The existing mature trees on the southern boundary with the bridleway along Fairlawn Road would be retained. The AMS and TPP set out the measures required to protect existing trees during the development.
- 6.40 The Council's Tree Officer has considered the submitted information and raises no objection to the proposal subject to a condition securing the implementation of the proposed tree protection measures. The proposal provides a really good opportunity to provide a significant increase in soft landscaping across the site. Therefore a condition is recommended to secure finalised details of the proposed landscaping scheme.
- 6.41 In terms of ecology the application is accompanied by a Preliminary Ecological Appraisal (PEA) and follow up Bat Emergency/Re-Entry Surveys (PRA) carried out by Arbtech. The PEA/PRA concludes that there are no anticipated impacts to designated sites, and no impacts to notable habitats. The PEA confirms that the habitats within the site, which is primarily laid to hardstanding, are common and widespread and have low ecological value. None of the trees on site were identified as being likely to support bat roosting.

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- 6.42 The PEA identified a confirmed bat roost in Building B9 (the indoor sand school). As a result, follow up bat emergence and re-entry surveys were carried out, the results of which are set out in the Bat Emergency and Re-Entry Survey (BERS) report. Whilst no bat activity was identified during the BERS, as the presence of a bat was observed in B9 during the original PEA, a European Protected Species Licence will be required from Natural England prior to commencement. The BERS report sets out the mitigation measures which would be proposed as part of the licence. The PEA also makes several recommendations regarding habitat creation and enhancement.
- 6.43 Surrey Wildlife Trust (SWT) has considered the submitted reports. SWT is generally happy with the submitted reports and has not recommended any further studies prior to determination. SWT does however recommend further mitigation measures are included in relation to badgers, breeding birds, reptiles and the protection of the adjacent traditional orchard. SWT recommends that this can be done through the submission of a Construction Environmental Management Plan (CEMP) prior to commencement.
- 6.44 In terms of biodiversity net gain the Development Management Plan requires applications to provide it where practical. In this case the site is a previously developed site with limited ecological value. Therefore officers are of the view that net gain is a practical and achievable requirement. The applicant's Planning Statement also acknowledges the opportunity on this site. A condition is recommended to secure further details.
- 6.45 Therefore, subject to conditions to secure the further mitigation measures through a CEMP and details of how the scheme will meet net gain the proposal is considered to be acceptable with regarding to ecology impacts and biodiversity.

Contamination

- 6.46 The Council's Environmental Protection Officer has reviewed the submitted documents and has identified the potential for ground contamination to the present on and/or in close proximity to the site. As such a number of conditions are recommended to secure further investigation and if necessary mitigation. Subject to these conditions the proposal would be acceptable in relation to contamination.

Energy, Sustainability and Broadband

- 6.47 DMP Policy CCF1 relates to climate change mitigation and requires new development to meet the national water efficiency standard of 110litres/person/day and to achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations.
- 6.48 The submission includes a commitment in the Planning Statement to a scheme which would achieve these standards.

- 6.49 Following the recent changes to building regulations energy efficiency measures are now in excess of the 19% requirement. Therefore it is not considered reasonable or necessary to include a condition requiring the 19% improvement. The water efficiency measures are still however required. In the event that planning permission is to be granted, a condition would be imposed to secure further details of the water efficiency measures in order to comply with this element of DMP Policy CCF1.
- 6.50 A condition is also recommended to ensure that each dwelling is fitted with access to fast broadband services in accordance with policy INF3 of the DMP. As above a condition is also recommended to secure the implementation of electric car charging points throughout the site.

Community Infrastructure Levy (CIL) and contributions

- 6.51 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, road, public transport and community facilities which are needed to support new development. This development would be CIL liable and the exact amount would be determined and collected after the grant of any planning permission.
- 6.52 Community Infrastructure Levy (CIL) Regulations were introduced in April 2010 which states that it is unlawful to take a planning obligation into account unless its requirements are (i) relevant to planning; (ii) necessary to make the proposed development acceptable in planning terms; and (iii) directly related to the proposed development.
- 6.53 As such only contributions that are directly required as a consequence of development can be requested and such requests must be fully justified with evidence including costed spending plans to demonstrate what the money requested would be spent on. No such contributions have been requested in this case.

CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Type	Reference	Version	Date Received
Location Plan	22-J4107-LP01		11.11.2022
Elevation Plan	LD30/001		11.11.2022
Elevation Plan	LD30/002		11.11.2022
Proposed Plans	22-J4107- 102		11.11.2022
Proposed Plans	22-J4107- 103		11.11.2022
Proposed Plans	22-J4107- 104		11.11.2022
Proposed Plans	22-J4107- 105		11.11.2022
Proposed Plans	22-J4107- 106		11.11.2022
Site Layout Plan	22-J4107-CP01	A	01.02.2023

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Proposed Plans	22- J4107-112		01.02.2023
Proposed Plans	22- J4107-110	A	01.02.2023
Proposed Plans	22-J4107- 101	A	01.02.2023
Detailed Technical Plan	2209037-TK03	A	23.01.2023
Combined Plan	22-J4107-108	A	02.02.2023
Site Layout Plan	22- J4107 100 .1	B	03.03.2023
Site Layout Plan	22- J4107 100	B	03.03.2023
Combined Plan	22- J4107 111	B	03.03.2023
Combined Plan	22- J4107 107	B	03.03.2023
Detailed Technical Plan	2209037-TK	B	23.01.2023

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.

2. 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.

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 the existing site and wider landscape, to safeguard the visual amenities of the locality and protect the openness of the Green Belt with regard to Reigate and Banstead Development Management Plan 2019 Policy DES1 and NHE5 and requirements of the NPPF.

4. No development shall commence including groundworks, preparation and demolition until all related arboricultural matters, including arboricultural supervision, monitoring and tree protection measures are implemented in strict accordance with the approved details contained in the Tree Protection Plan compiled by DAA dated November 2022

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction - Recommendations' and policies NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019.

5. Prior to commencement of development a written comprehensive environmental desktop study report (preliminary risk assessment) is required to identify and evaluate possible on and off site sources, pathways and receptors of contamination and enable the presentation of all plausible pollutant linkages in a preliminary conceptual site model. The study shall include relevant

regulatory consultations such as with the Contaminated Land Officer and be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. The report shall be prepared in accordance with the Environment Agency's Land Contamination: Risk Management Guidance (2020) and British Standard BS 10175.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

6. Prior to commencement of development, in follow-up to the environmental desktop study (preliminary assessment), a contaminated land site investigation proposal, detailing the extent and methodologies of sampling, analyses and proposed assessment criteria required to enable the characterisation of the plausible pollutant linkages identified in the preliminary conceptual model, shall be submitted to the Local Planning Authority. This is subject to the written approval in writing of the Local Planning Authority, and any additional requirements that it may specify, prior to any site investigation being commenced on site. Following approval, the Local Planning Authority shall be given a minimum of two weeks written notice of the commencement of site investigation works. Please note this means a proposal is required to be submitted and approved prior to actually undertaking a Site Investigation.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

7. Prior to commencement of the development, a contaminated land site investigation and risk assessment, undertaken in accordance with the site investigation proposal as approved that determines the extent and nature of contamination on site and is reported in accordance with the standards of DEFRA's and the Environment Agency's Land Contamination: Risk Management Guidance (2020) and British Standard BS 10175, shall be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. If applicable, ground gas risk assessments should be completed in line with CIRIA C665 guidance.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

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8. a. Prior to commencement of the development a detailed remediation method statement should be produced that details the extent and method(s) by which the site is to be remediated, to ensure that unacceptable risks are not posed to identified receptors at the site and details of the information to be included in a validation report, has been submitted to and approved in writing by the Local Planning Authority, and any additional requirements that it may specify, prior to the remediation being commenced on site. The Local Planning Authority shall then be given a minimum of two weeks written notice of the commencement of remediation works.
- b. Prior to occupation, a remediation validation report for the site shall be submitted to the Local Planning Authority in writing. The report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto, so as to enable future interested parties, including regulators, to have a single record of the remediation undertaken at the site. Should specific ground gas mitigation measures be required to be incorporated into a development the testing and verification of such systems should have regard to CIRIA C735 guidance document entitled 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases' and British Standard BS 8285 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.

Reason: To demonstrate remedial works are appropriate and demonstrate the effectiveness of remediation works so that the proposed development will not cause harm to human health or pollution of controlled waters with regard to the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

9. Unexpected ground contamination: Contamination not previously identified by the site investigation, but subsequently found to be present at the site shall be reported to the Local Planning Authority as soon as is practicable. If deemed necessary development shall cease on site until an addendum to the remediation method statement, detailing how the unsuspected contamination is to be dealt with, has been submitted in writing to the Local Planning Authority. The remediation method statement is subject to the written approval of the Local Planning Authority and any additional requirements that it may specify.

Note: Should no further contamination be identified then a brief comment to this effect shall be required to discharge this condition.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

10. No development shall commence until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by

the Local Planning Authority (LPA). The CEMP shall include, but not be limited to:

- a) Map showing the location of all of the ecological features
- b) Risk assessment of the potentially damaging construction activities
- c) Practical measures to avoid and reduce impacts during construction
- d) Location and timing of works to avoid harm to biodiversity features
- e) Responsible persons and lines of communication
- f) Use of protected fences, exclusion barriers and warning signs.

It is expected that the CEMP includes the measures provided within the submitted PEA and PRA and additional information recommended by Surrey Wildlife Trust in their consultation response.

The development shall only be carried out in accordance with the agreed mitigation measures.

Reason: To ensure that any potential impact to protected species is adequately mitigated in accordance with the provisions of the National Planning Policy Framework and policy NHE2 of the Development Management Plan 2019.

11. No development, other than demolition and site clearance, shall commence until a Biodiversity Enhancement Plan, demonstrating how the development will provide biodiversity enhancements measures and biodiversity net gain informed by the submitted PEA and PRA report and the recommendations set out within the Surrey Wildlife Trust comments, 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 measures within the approved Biodiversity Enhancement Plan shall be implemented before first occupation of this development, unless otherwise stated within the agreed plan, and shall thereafter be maintained/monitored in strict accordance with the approved details.

Reason: To provide enhancements to the biodiversity of the site in accordance with the provisions of the National Planning Policy Framework and Reigate and Banstead Development Management Plan 2019 policy NHE2.

12. No external lighting shall be installed on the buildings hereby approved or within the site until an external lighting scheme, which shall include indication of the location, height, direction, angle and cowling of lights, and the strength of illumination, accompanied by a light coverage diagram, has been submitted to and agreed in writing by the local planning authority.

The external lighting shall be implemented in accordance with the approved scheme and be retained thereafter and maintained in accordance with the manufacturer's instructions.

Reason: To protect the visual amenity of the area and neighbouring residential amenities and protect biodiversity with regard to Reigate and Banstead Core

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Strategy 2014 Policy CS10 and policy DES1, DES5, DES9 and NHE2 of the Reigate and Banstead Development Management Plan 2019.

13. No development, other than demolition and site clearance, shall commence until a strategy for the disposal of surface and foul water (surface water drainage scheme) is submitted to and approved in writing by the Local Planning Authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDs, NPPF and Ministerial Statement on SuDs. Details of drainage management responsibilities and maintenance regimes for the drainage system must also be included. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the site is satisfactorily drained and in order to protect water and environmental quality with regard to Policy CS10 of the Core Strategy 2014, Policy CCF2 of the Development Management Plan 2019 and the NPPF.

14. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

Reason: To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuD and the implemented drainage design does not increase flood risk on or off site in accordance with policy CCF2 of the Reigate and Banstead Borough Council Development Management Plan 2019.

15. No development above slab level shall take place until details setting out how the applicant will ensure that at least 20% of the homes meet the Building Regulations requirements for 'accessible and adaptable dwellings' have been submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed details.

Reason: In order that the scheme provides accessible housing in accordance with Reigate and Banstead Development Management Plan 2019 policy DES7.

16. No development shall take place above slab level until written details of the elements listed below have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and all boundary treatment shall be completed before the first occupation of the development hereby permitted.

A) materials to be used in the construction of the external surfaces of the buildings, including fenestration and roof

B) the finalised positions, design, materials and type of boundary treatment to be erected

Reason: To preserve the visual amenity of the area with regard to the Reigate and Banstead Borough Reigate and Banstead Development Management Plan 2019 Policy DES1 and requirements of the NPPF.

17. No development shall take place above slab level until a scheme for the hard and soft landscaping of the site has been submitted to and approved in writing by the LPA. Landscaping schemes shall include details of hard and soft landscaping, including any tree removal/retention, planting plans, written specifications (including specialised urban planting pits, 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 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.

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, shrubs of the same size and species.

Reason: To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019 and the recommendations within British Standard 5837:2012 Trees in relation to design, demolition and construction.

18. The bin collection point shown on the approved plans as 'bcp', shall be laid and made ready for use prior to the first occupation of plots 5 and 6

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 2019 policy DES1.

19. The development hereby approved shall not be first occupied unless and until the access points have been constructed and space has been laid out within the site in accordance with the approved plans for vehicles to access, park, and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the access and parking and turning areas shall be retained and maintained for their designated purposes. This includes the garage space at plot 1 which shall be retained for the parking of 1 car and car ports which shall be retained to allow the parking for 2 cars for plots 2, 3, and 4 and 1 car at plot 6.

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Reason: The condition above is 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 2019 and Policy TAP1 Access, Parking, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

20. The development hereby approved shall not be first occupied unless and until cycle storage for Plot 5 has been installed, in accordance with details to be submitted and approved in writing by the Local Planning Authority, and the cycle storage shown on the approved plans for the remaining plots have been provided in accordance with the approved plans/ Thereafter the cycle storage shall be retained and maintained for its designated purpose.

Reason: In order that the development promotes more sustainable forms of transport, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17.

21. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order that the development promotes more sustainable forms of transport, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17.

22. The development hereby approved shall not be first occupied unless and until a Water Efficiency Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail how the development will ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day.

The development shall be carried out in accordance with the approved details and any measures specific to an individual dwelling(s) shall be implemented, installed and operational prior to its occupation.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions with regard to Policy CS10 of the Reigate & Banstead Core Strategy 2014 and Policy CCF1 of the Reigate & Banstead Development Management Plan 2019.

23. All units within the development hereby approved shall be provided with the necessary infrastructure to facilitate connection to a high speed broadband. Unless otherwise agreed in writing with the Local Planning Authority, this shall include as a minimum:
- a) A broadband connection accessed directly from the nearest exchange or cabinet

b) Cabling and associated installations which enable easy access for future repair, replacement or upgrading.

Reason: To ensure that the development promotes access to, and the expansion of, a high quality electronic communications network in accordance with Policy INF3 of the Reigate & Banstead Development Management Plan 2019.

24. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no extensions permitted by Classes A, B or E of Part 1 of the Second Schedule of the 2015 Order shall be constructed (other than those expressly authorised by this permission).

Reason: To enable the LPA to retain control over the enlargement of dwellings or new outbuildings in this rural area and Green Belt Location and taking in to account the specific facts of the case where the site is previously developed land with regard Reigate and Banstead Borough Development Management Plan policy NHE5, DES1 and the requirements of the NPPF.

25. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no gates, fences walls or other structures under Class A of Part 2 of the Second Schedule of the 2015 Order shall be constructed forward of the proposed houses, or between them and the access road, other than those allowed by this permission.

Reason: To ensure the open and spacious character of the development internally is maintained in the interests of the visual and residential amenities of the locality with regard Reigate and Banstead Borough Development Management Plan policy DES1 and the requirements of the NPPF.

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.org.uk.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. Further information can be found on the Council website at : [Climate Change Information](#).
3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, to contact the Council's Neighbourhood Services team to confirm the number and specification of recycling and refuse bins that are required to be supplied by the developer. All developer enquires on

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5th April 2023

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22/02493/F

recycling and refuse bin ordering, collections and discussing waste matters is via our department email address RC@reigate-banstead.gov.uk . Please also note our website area for developers https://www.reigate-banstead.gov.uk/info/20062/recycling_and_refuse/392/fees_for_recycling_and_refuse_services/3.

4. The applicant is advised that the Borough Council is the street naming and numbering authority and you will need to apply for addresses. This can be done by contacting the Address and Gazetteer Officer prior to construction commencing. You will need to complete the relevant application form and upload supporting documents such as site and floor layout plans in order that official street naming and numbering can be allocated as appropriate. If no application is received the Council has the authority to allocate an address. This also applies to replacement dwellings. If you are building a scheme of more than 5 units please also supply a CAD file (back saved to 2010) of the development based on OS Grid References. Full details of how to apply for addresses can be found http://www.reigatebanstead.gov.uk/info/20277/street_naming_and_numbering
5. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
6. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
7. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
8. The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.
9. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:

- (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.
- Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

- 10. Environmental Health would like to draw the applicant attention to the specifics of the contaminated land conditional wording such as 'prior to commencement', 'prior to occupation' and 'provide a minimum of two weeks notice'. The submission of information not in accordance with the specifics of the planning conditional wording can lead to delays in discharging conditions, potentially result in conditions being unable to be discharged or even enforcement action should the required level of evidence/information be unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.
- 11. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above arboricultural tree and landscaping conditions. All works shall comply with the recommendations and guidelines contained within British Standard 5837. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate substantial sized trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of Extra Heavy Standard size with initial planting heights of not less than 4m with girth measurements at 1m above ground level in excess of 14/16cm.

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Planning Committee
5th April 2023

Agenda Item: 5
22/02493/F

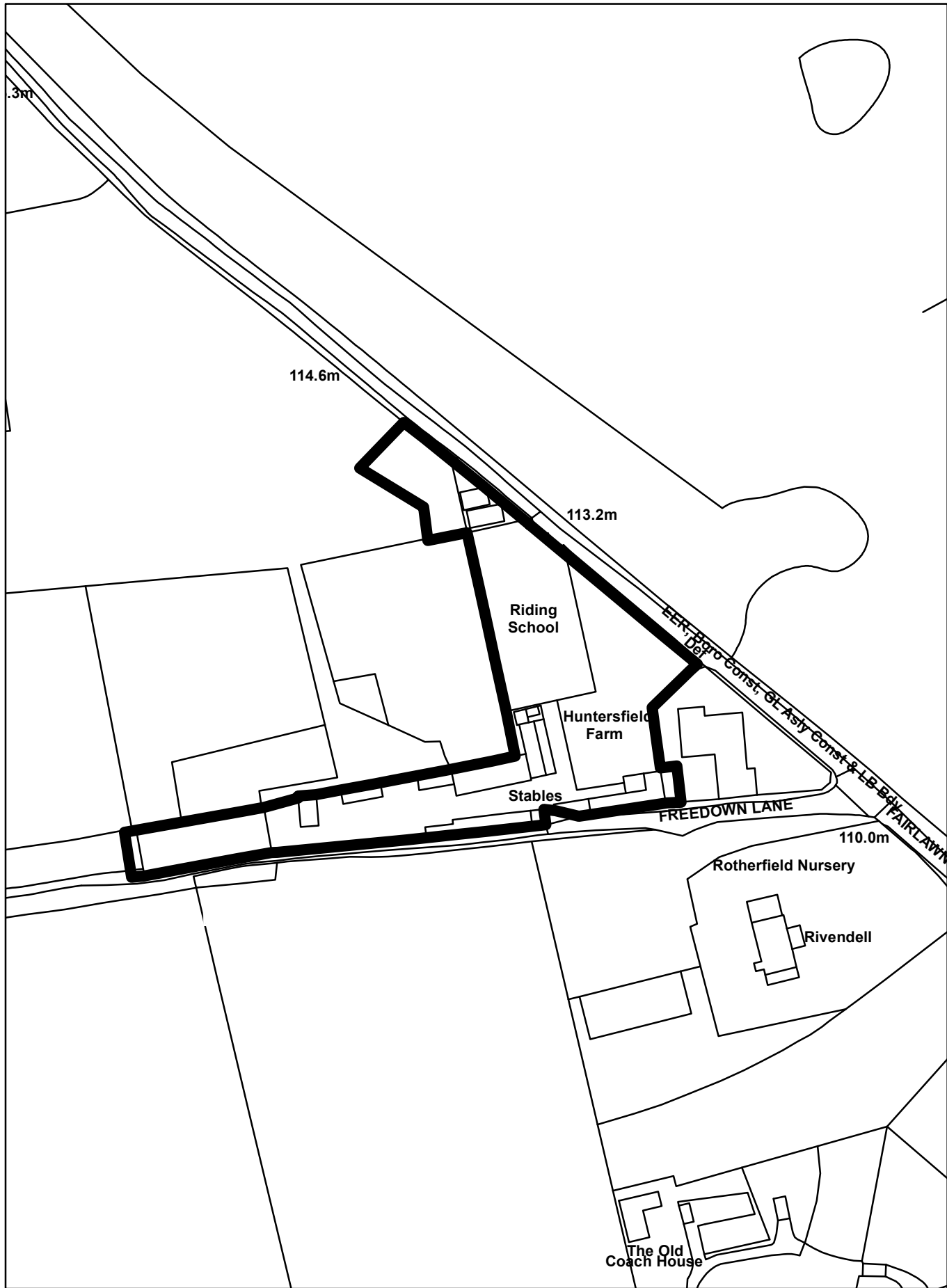
REASON FOR PERMISSION

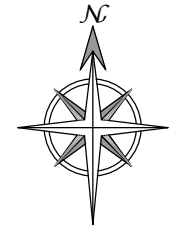
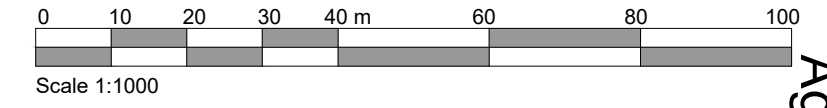
The development hereby permitted has been assessed against the relevant development plan policies set out in the report and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

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.

22/02493/F - Huntersfield Farm, Fairlawn Road,
Banstead





Rev.	A	Date	31.01.23	Detail	CHANGES TO LAYOUT
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Status **PLANNING**

ASCOT DESIGN
Timeless architecture

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www.ascotdesign.com

Client
Earlswood Homes

Project Title
**Huntersfield Farm, Fairlawn Road
Banstead, SM7 3AU**

DRAWING Title
CONTEXT PLAN


Scale.	1-1000@A2	Date	OCT'22	Drawn	KMB
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DRAWING No.	22-J4107-CP01	Rev.	A
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KEY

-  PROPOSED TREES
-  EXISTING TREES TO BE RETAINED
-  PROPOSED LANDSCAPING
-  EXISTING PLANTING



Scale 1:250



43



B	28.03.22	CHANGES TO CARPETS
A	21.01.22	CHANGES TO LAYOUT
PLANNING		
 ASCOT DESIGN Timeless architect		
<small>Ascot Design Ltd, Ashdown Avenue, Ashdown Park, Green, Tunbridge Wells, Kent TN11 3JL, UK Tel: 01892 200020 Fax: 01892 200021 Email: info@ascotdesign.co.uk www.ascotdesign.co.uk</small>		
Earlwood Homes		
Huntersfield Farm, Fairlawn Road, Banstead, SM7 3AU		
PROPOSED SITE PLAN COLOURED		
Scale	1:250@A1	Date
Author	22-J4107-100.1	Issue
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Agenda Item 5



FRONT ELEVATION



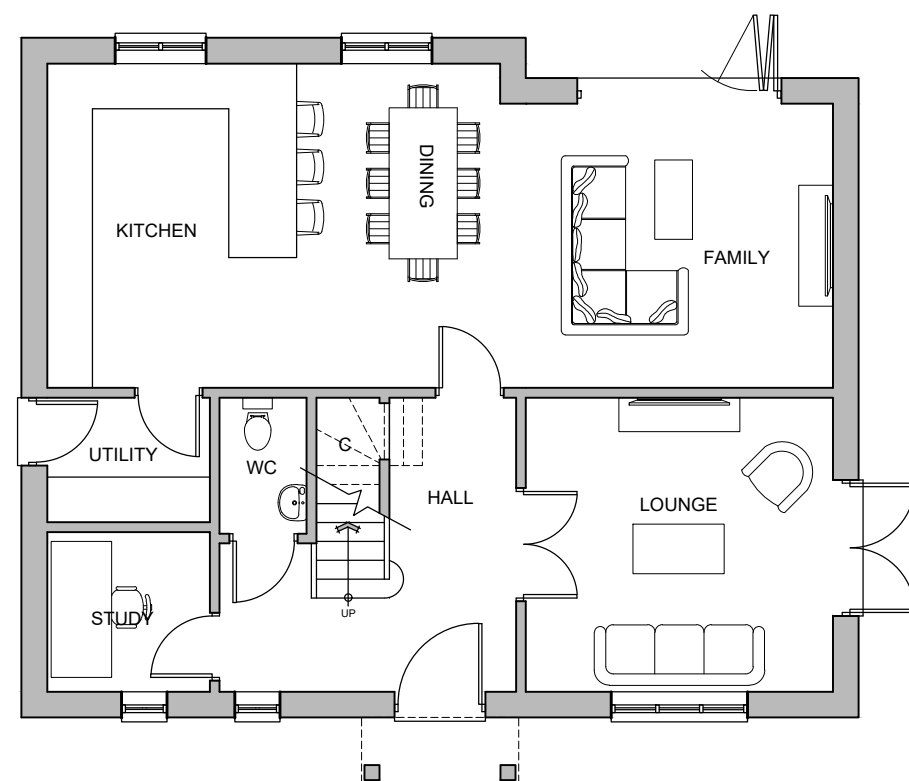
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SIDE ELEVATION

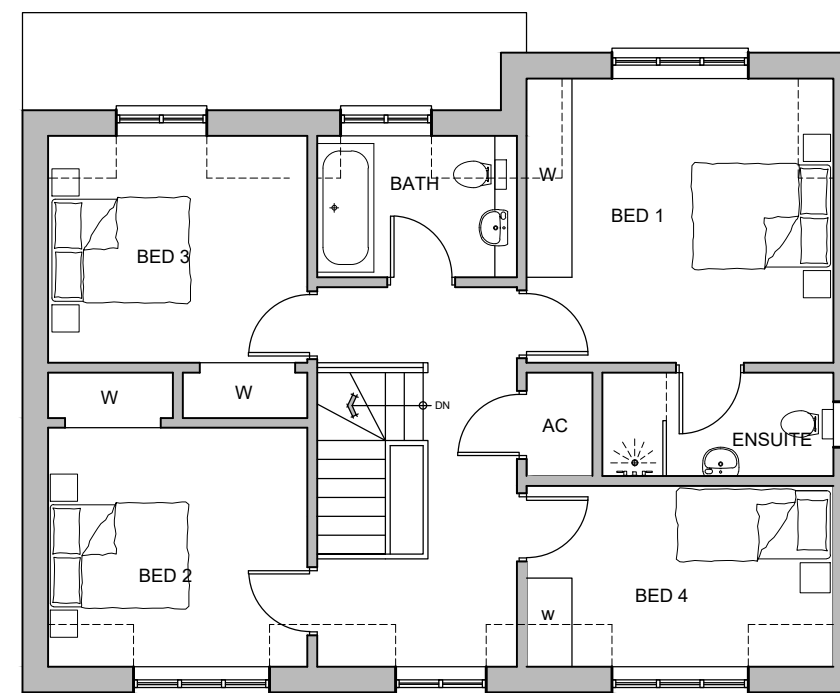


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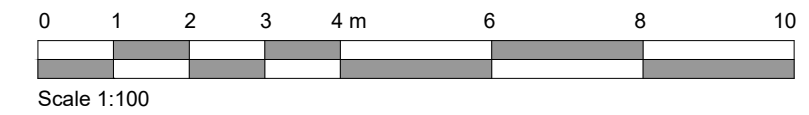


GROUND FLOOR

TOTAL GIA : 160sqm (1722sqft)



FIRST FLOOR



Rev.	Date	Detail
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Status **PLANNING**



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Client
Earlswood Homes

Project Title
**Huntersfield Farm, Fairlawn Road
Banstead, SM7 3AU**

DRAWING Title
**PLANS AND ELEVATIONS
PLOT 2**

Scale.	Date	Drawn
1-100@A2	OCT'22	DQ

DRAWING No.	Rev.
22-J4107- 102	-

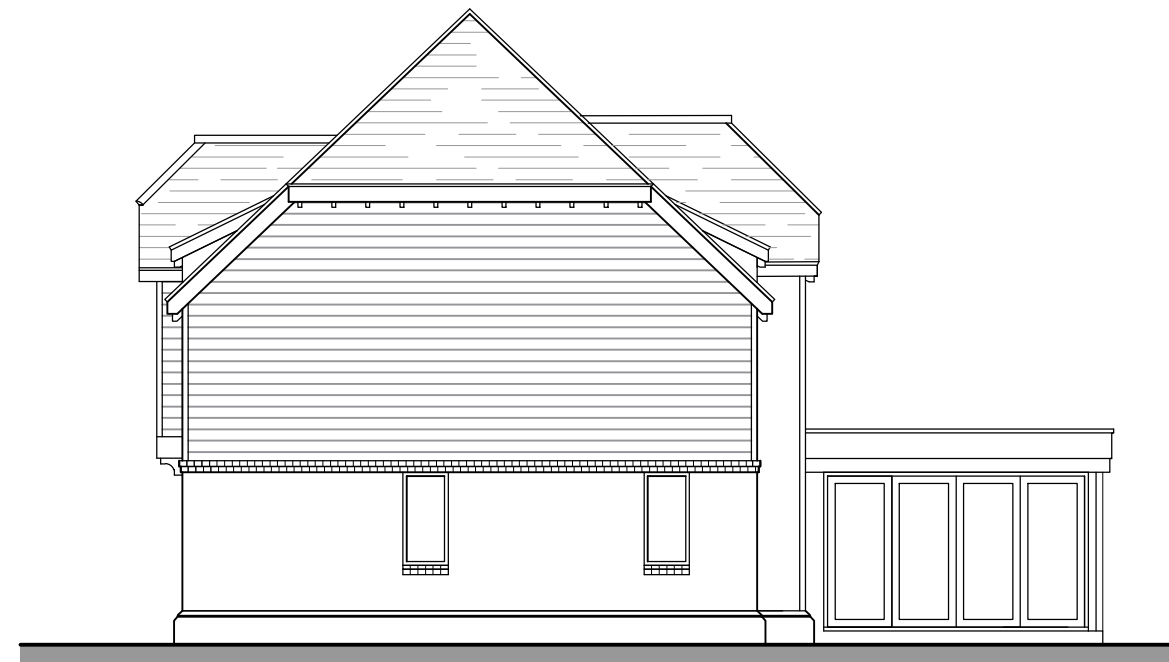
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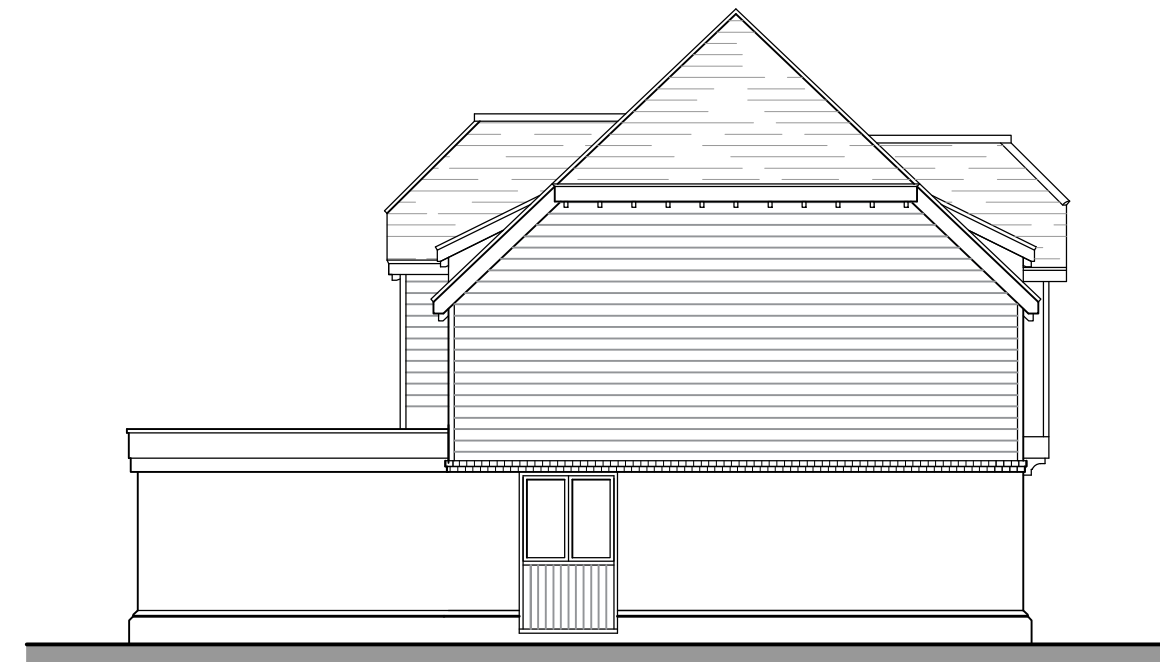
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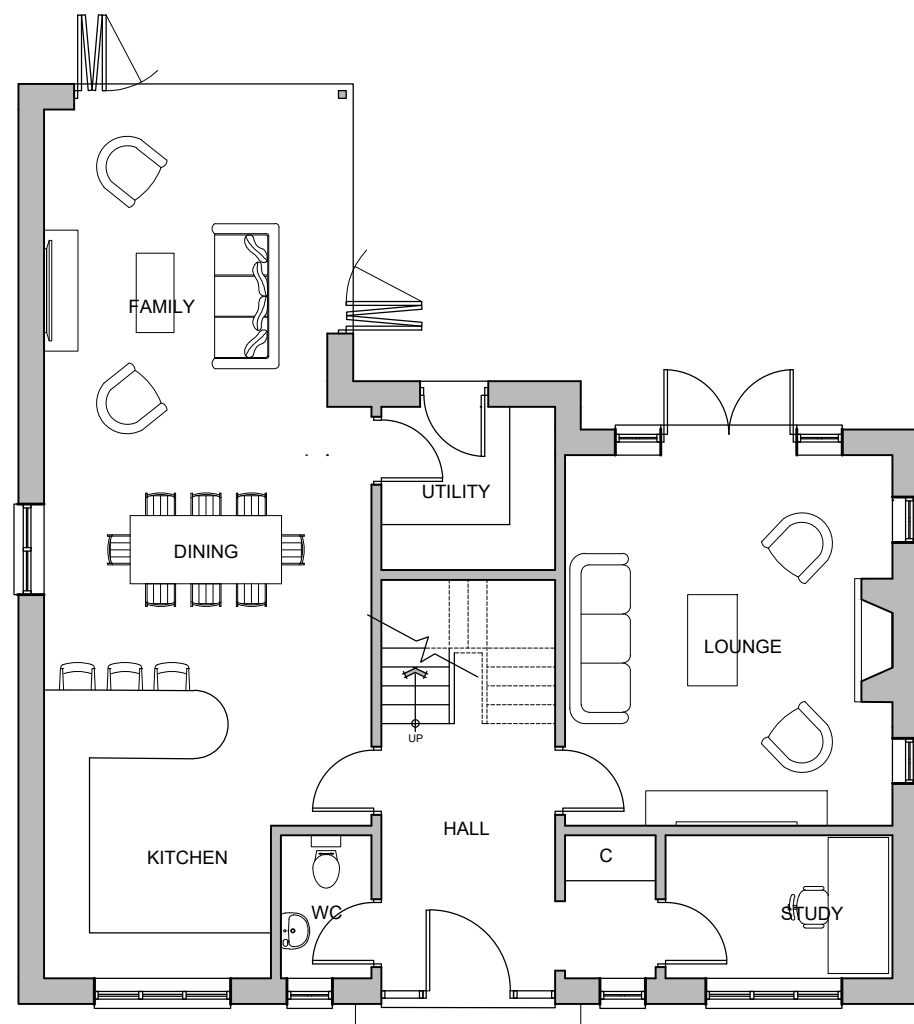
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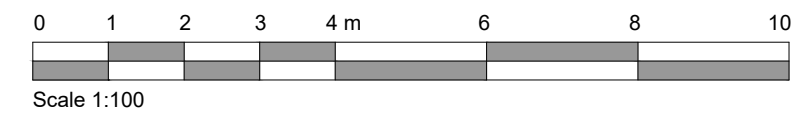
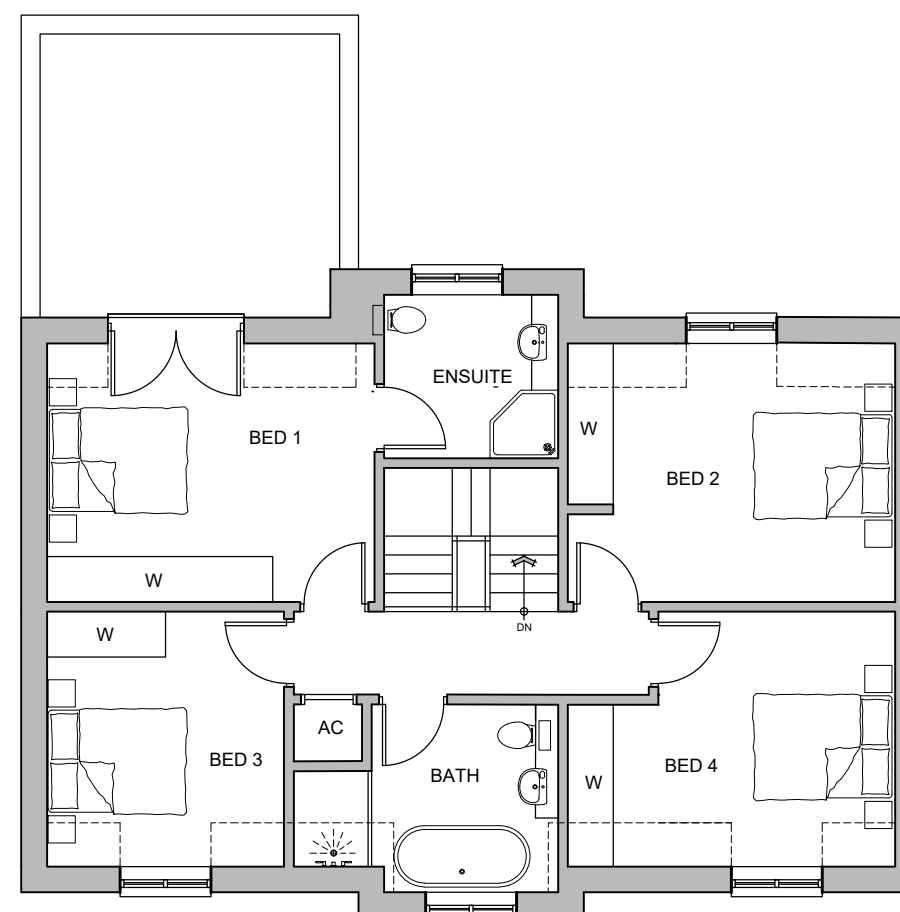
SIDE ELEVATION



FLANK ELEVATION



GROUND FLOOR
TOTAL GIA 176.5sqm (1899sqft)



Rev.	Date	Detail
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Client
Earlswood Homes

Project Title
**Huntersfield Farm, Fairlawn Road
Banstead, SM7 3AU**

DRAWING Title
**PLANS AND ELEVATIONS
PLOT 4**

Scale. 1-100@A2	Date OCT'22	Drawn DQ
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DRAWING No. 22-J4107- 104	Rev. -
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FRONT ELEVATION



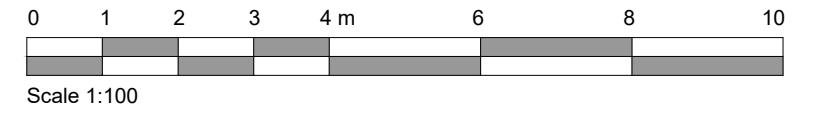
REAR ELEVATION



SIDE ELEVATION



FLANK ELEVATION



Rev.	Date	Detail
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Client
Earlwood Homes

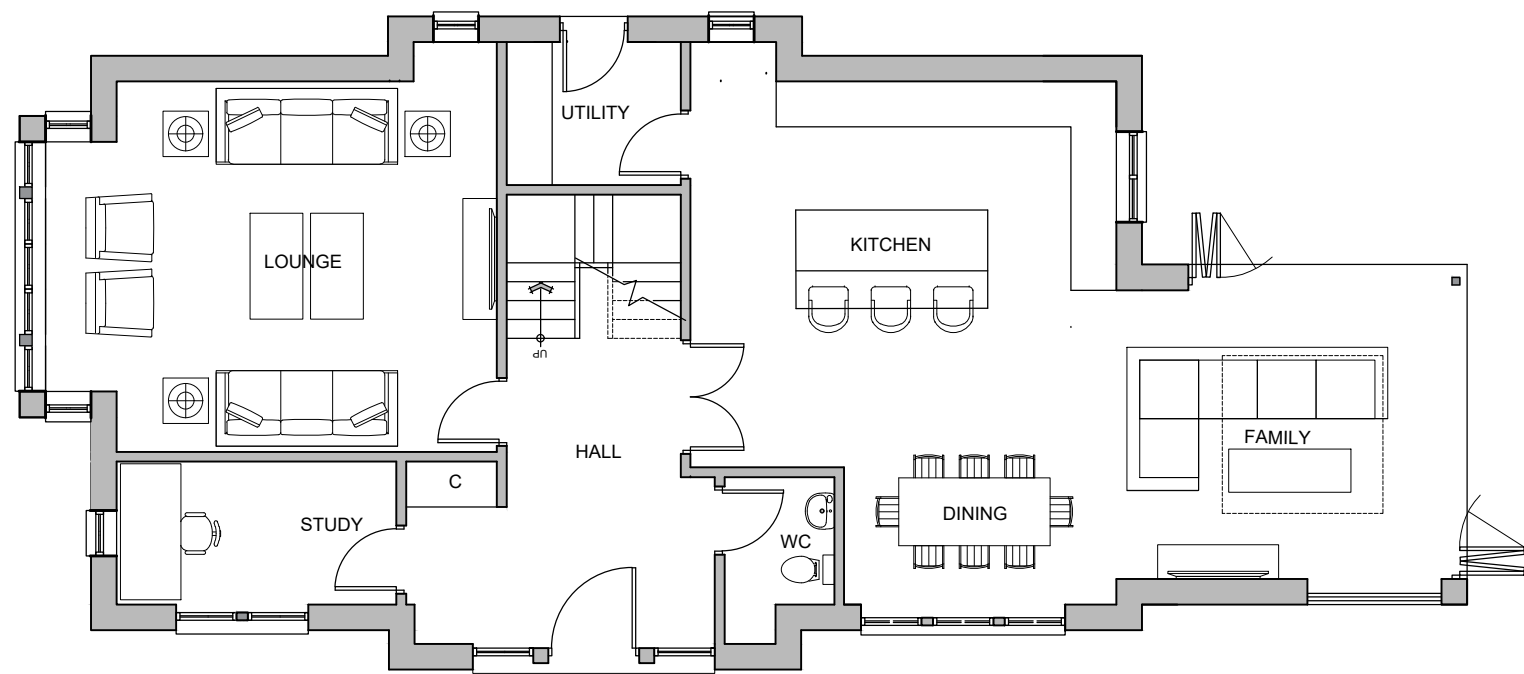
Project Title
**Huntersfield Farm, Fairlawn Road
Banstead, SM7 3AU**

Drawing Title
**PLANS AND ELEVATIONS
PLOT 6**

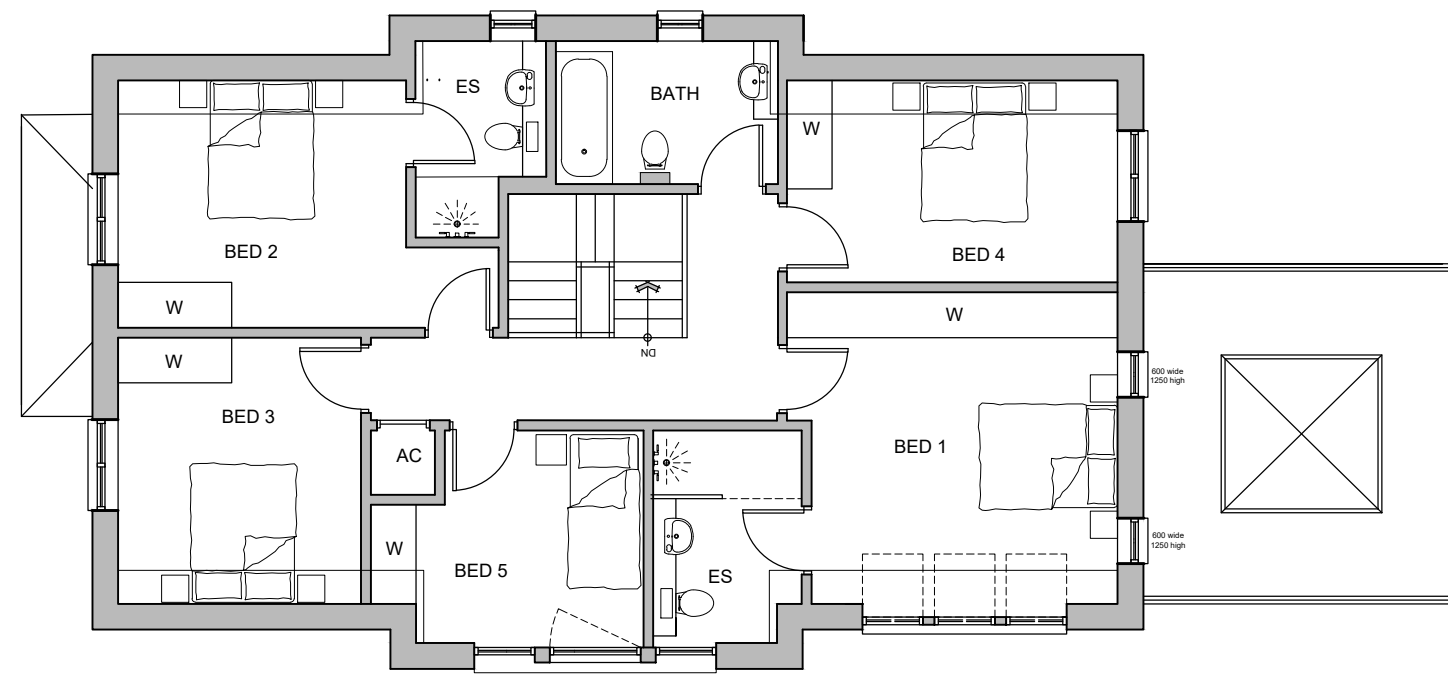
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Drawing No. 22-J4107- 106	Rev. -
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GROUND FLOOR
TOTAL GIA : 212.3sqm (2285sqft)



FIRST FLOOR



FRONT ELEVATION



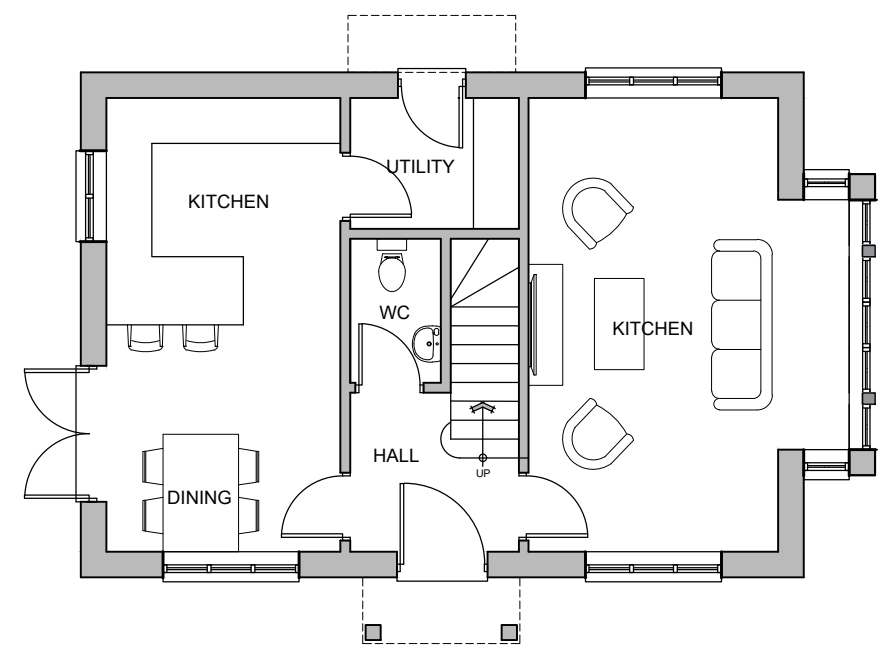
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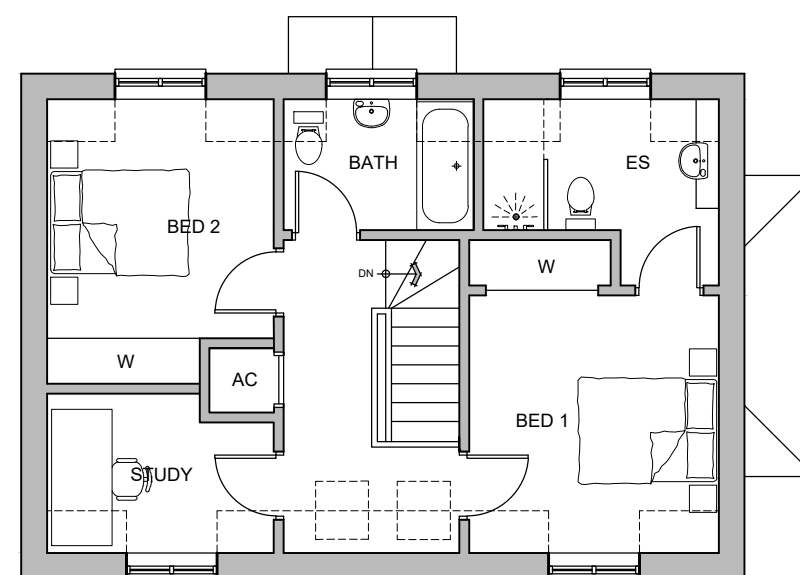


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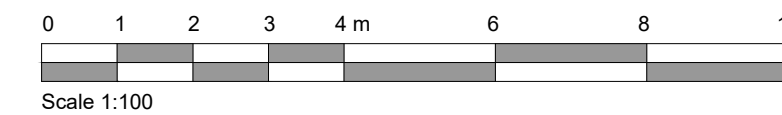


GROUND FLOOR

TOTAL GIA : 109.7sqm (1180sqft)



FIRST FLOOR



Rev.	Date	Detail
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Status **PLANNING**



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Client
Earlswood Homes

Project Title
**Huntersfield Farm, Fairlawn Road
Banstead, SM7 3AU**

DRAWING Title
**PLANS AND ELEVATIONS
PLOT 5**

Scale. 1-100@A2	Date OCT'22	Drawn DQ
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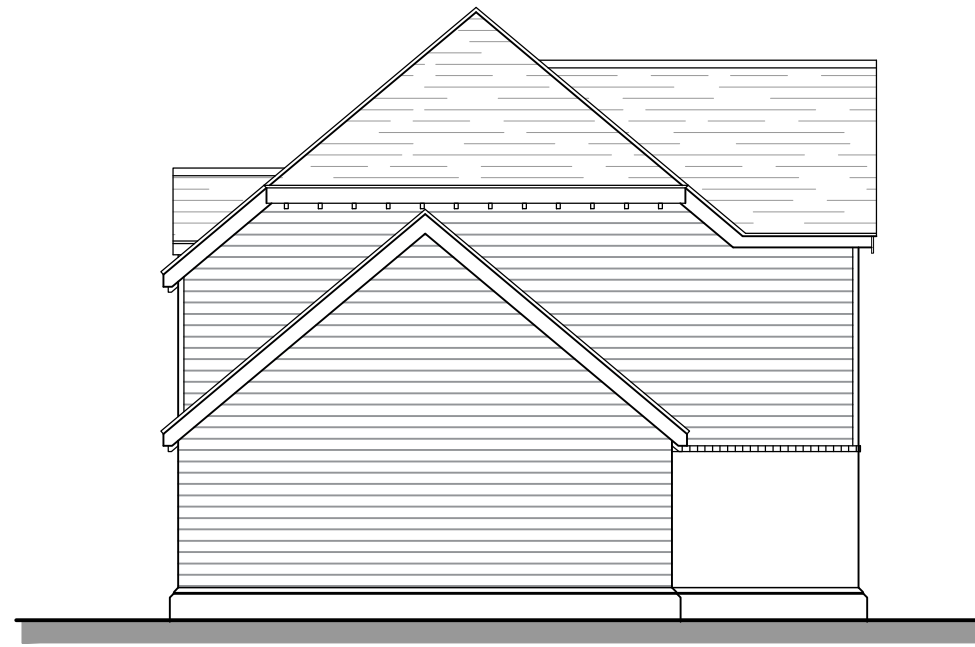
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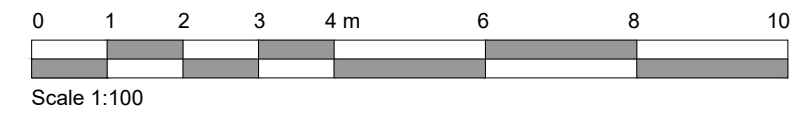
REAR ELEVATION



SIDE ELEVATION



FLANK ELEVATION



Rev.	Date	Detail
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Client
Earlswood Homes

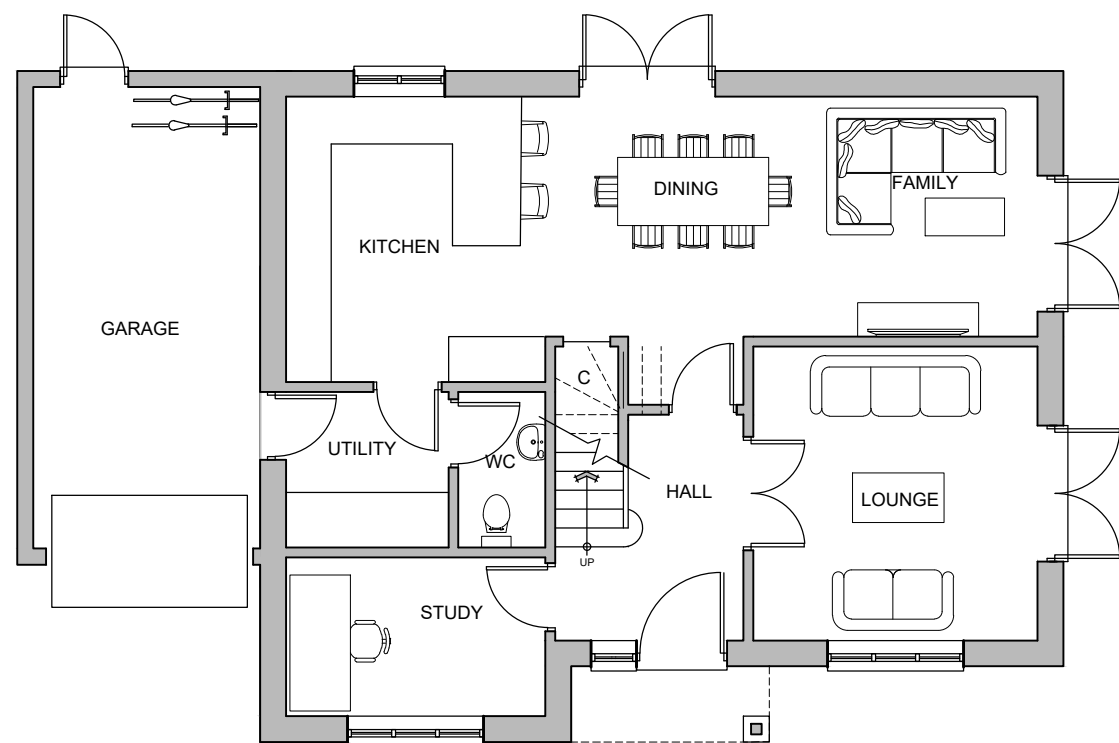
Project Title
**Huntersfield Farm, Fairlawn Road
Banstead, SM7 3AU**

DRAWING Title
**PLANS AND ELEVATIONS
PLOT 1**

Scale. 1-100@A2	Date OCT '22	Drawn DQ
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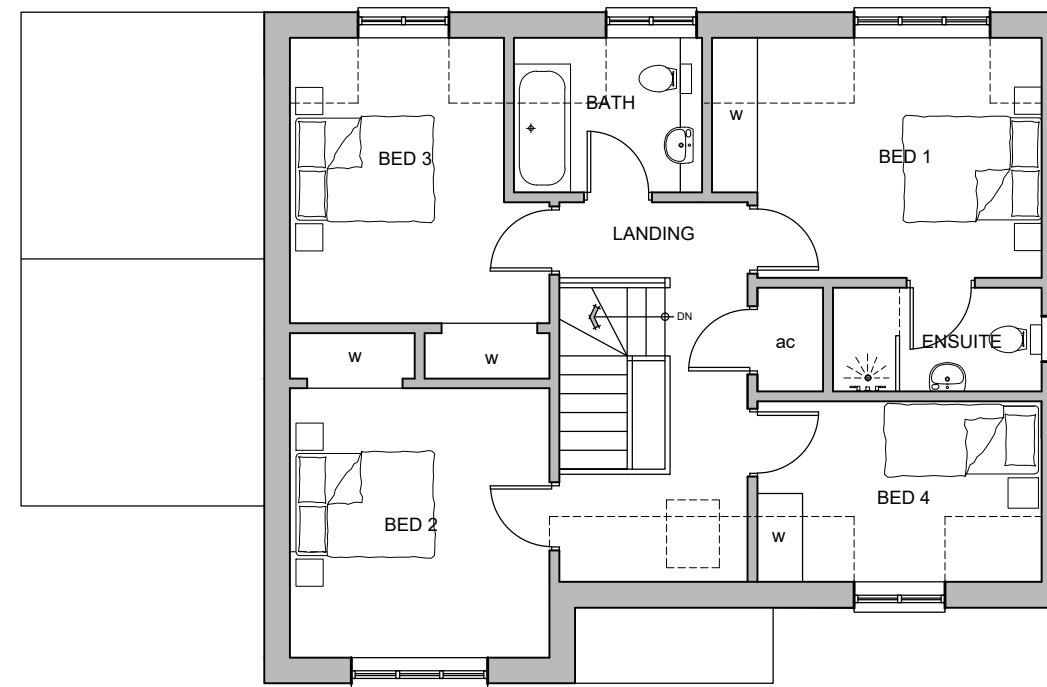
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GROUND FLOOR

TOTAL GIA : 150sqm (1610sqft)



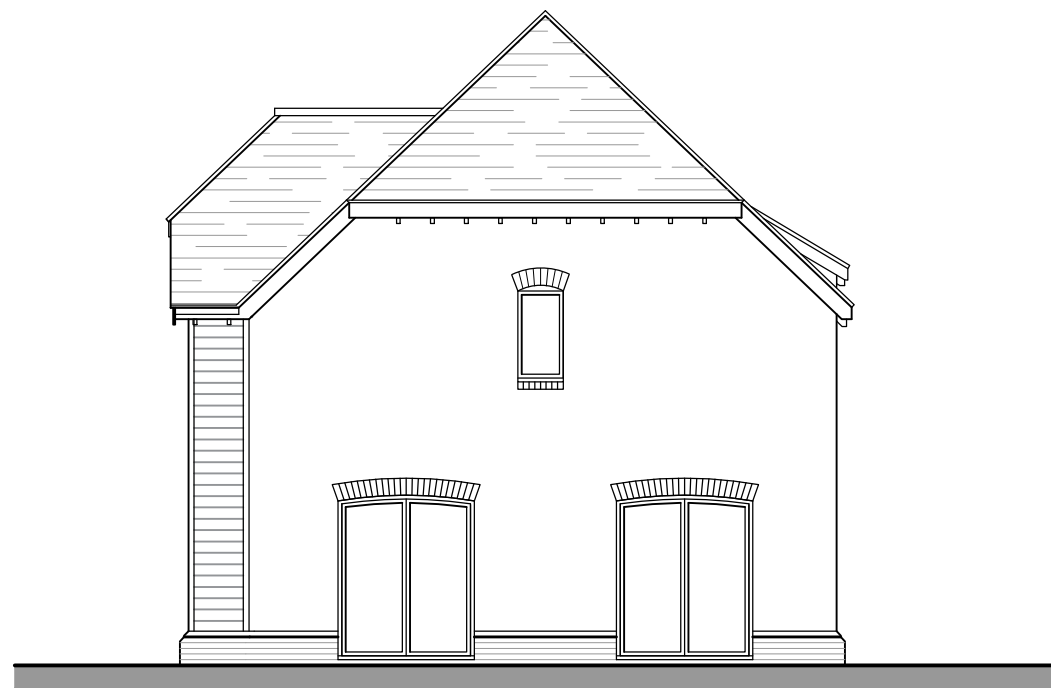
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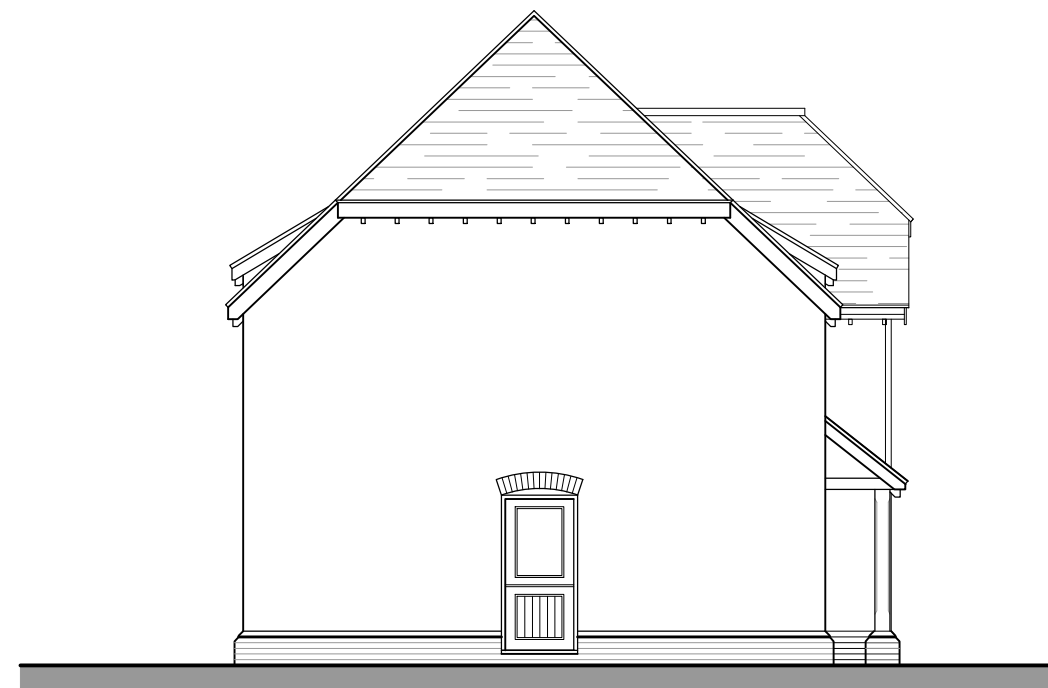
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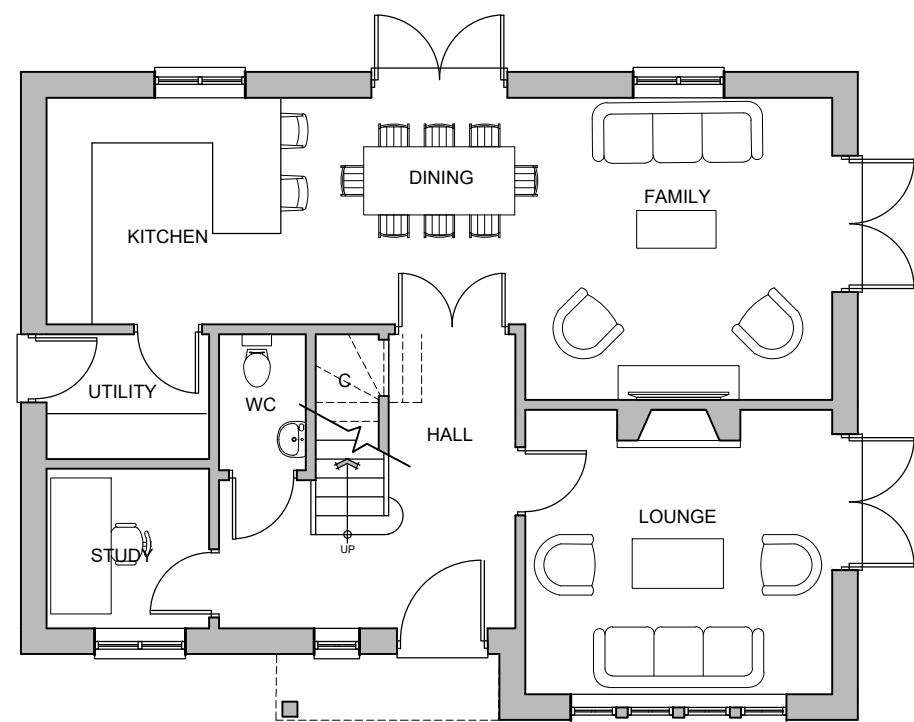
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SIDE ELEVATION

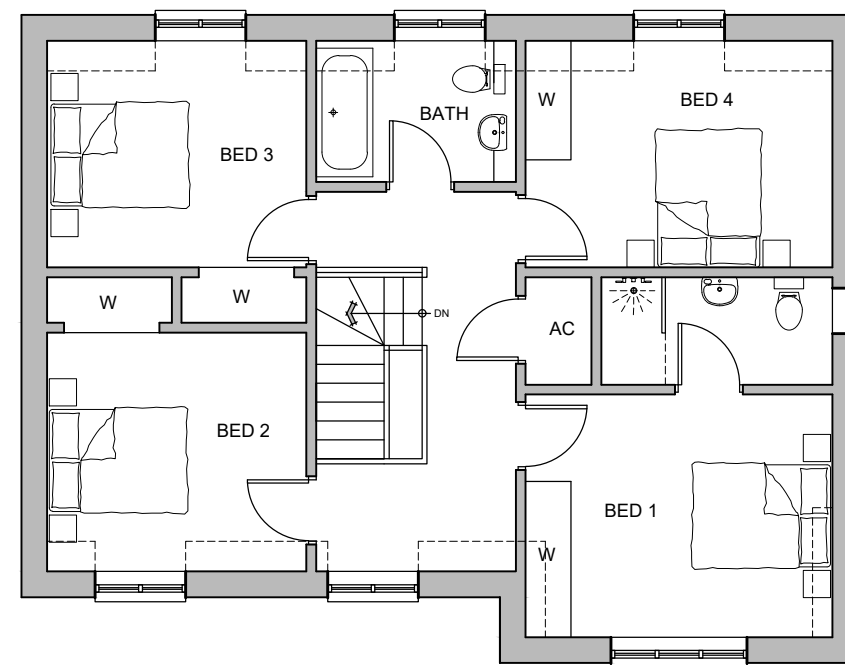


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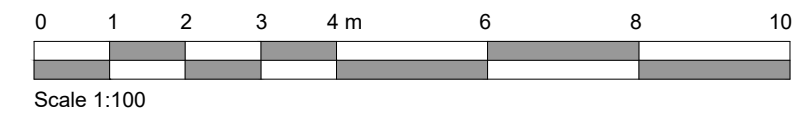


GROUND FLOOR

TOTAL GIA : 152.8sqm (1644sqft)



FIRST FLOOR



Rev.	Date	Detail
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Status **PLANNING**



ASCOT DESIGN
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Client
Earlswood Homes

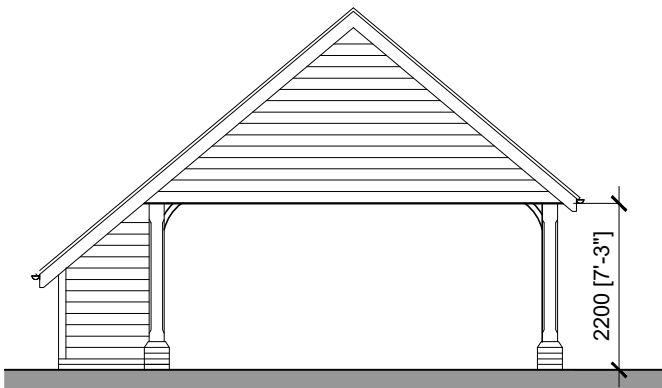
Project Title
**Huntersfield Farm, Fairlawn Road
Banstead, SM7 3AU**

DRAWING Title
**PLANS AND ELEVATIONS
PLOT 3**

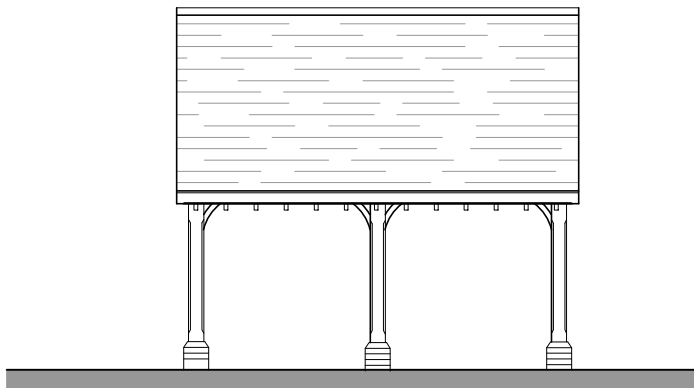
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22-J4107- 103	-

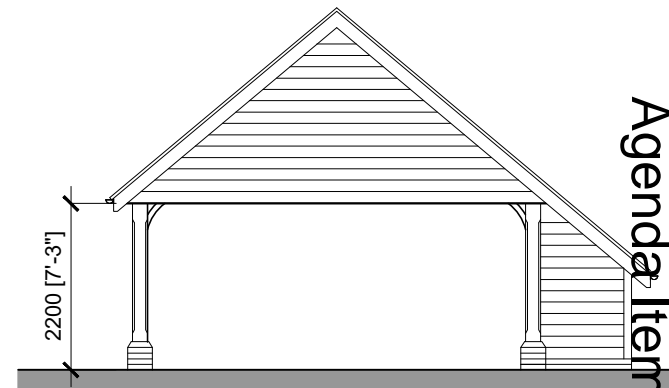
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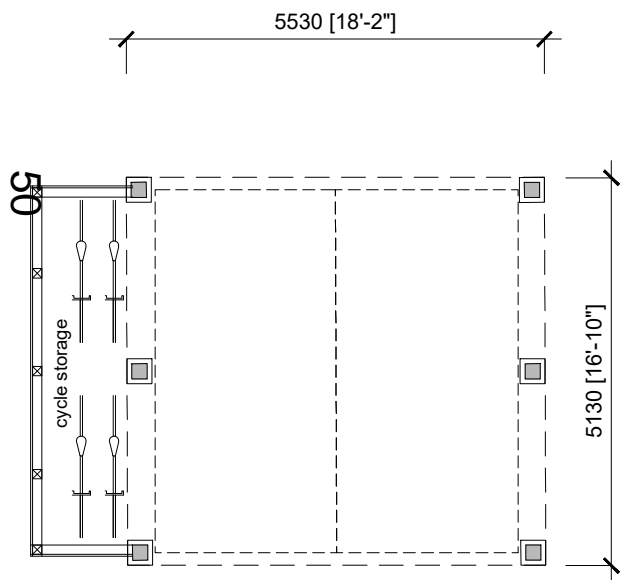
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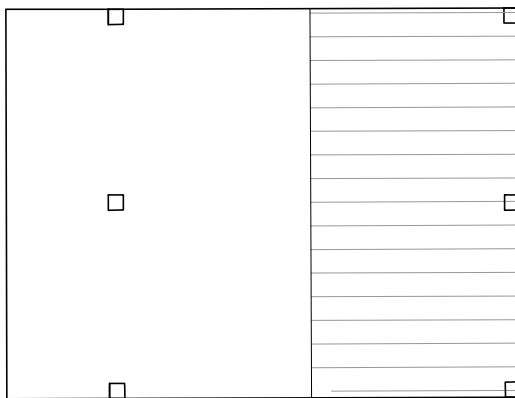
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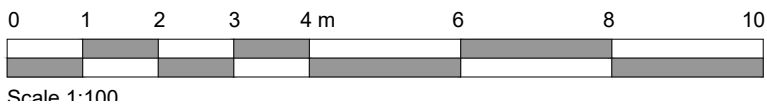
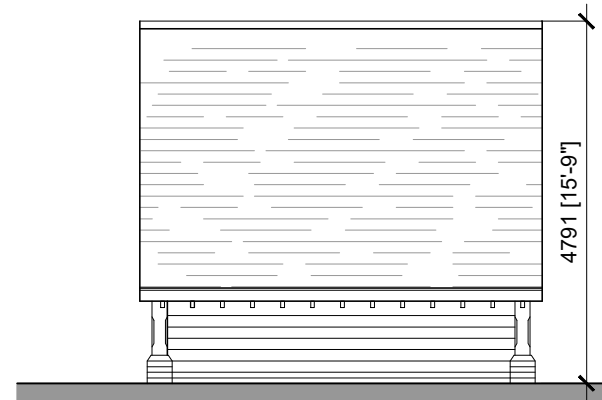
REAR ELEVATION



PLAN
DOUBLE CARPORT PLOT 6



SIDE ELEVATION



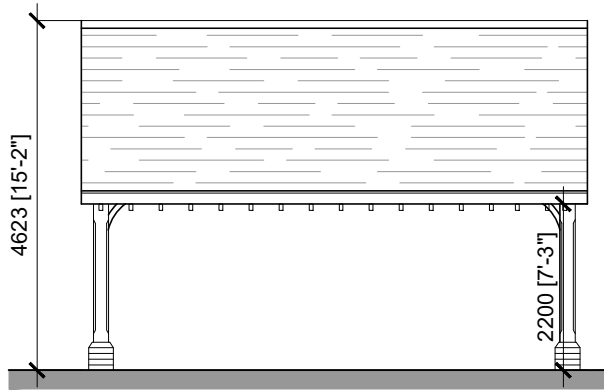
ASCOT DESIGN
Timeless architecture

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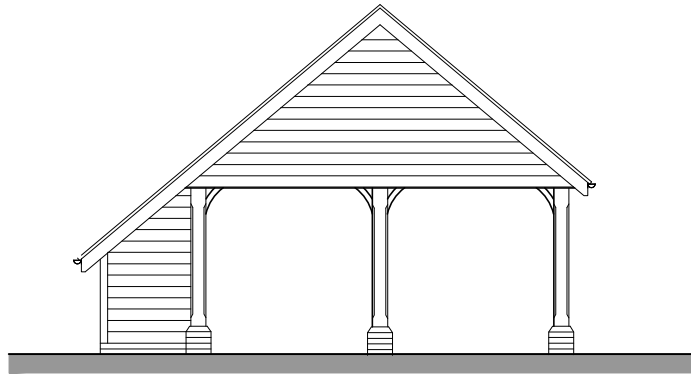
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Client	Earlswood Homes
Project Title	Huntersfield Farm, Fairlawn Road, Banstead, SM7 3AU

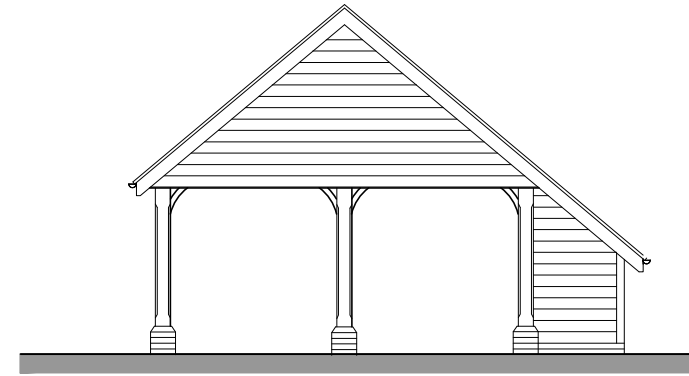
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CARPORT PLOT 6		
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1:100@A4	OCT '22	KMB
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22- J4107-112		-



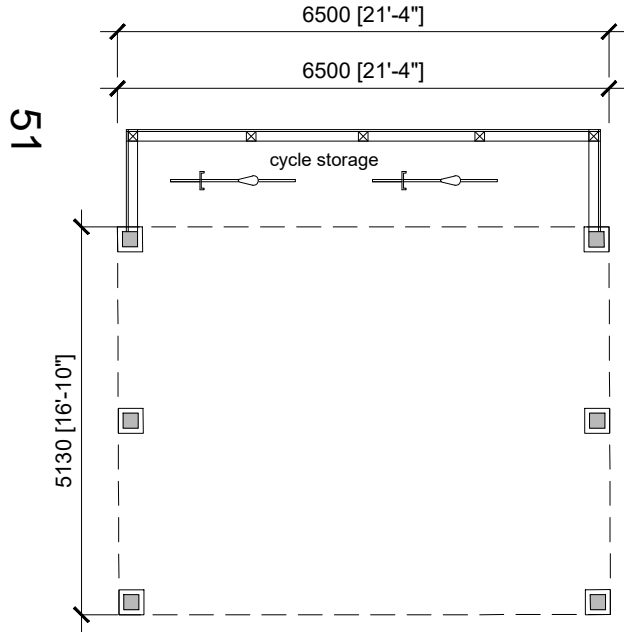
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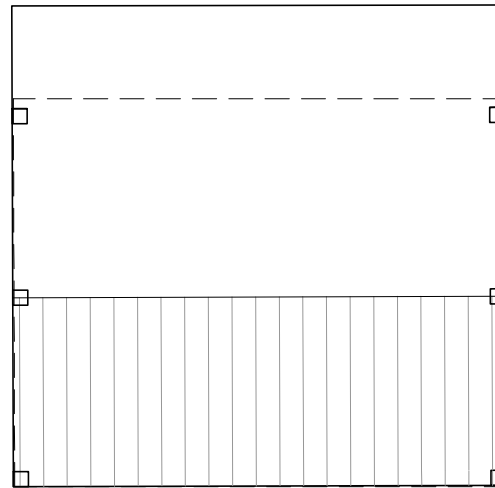
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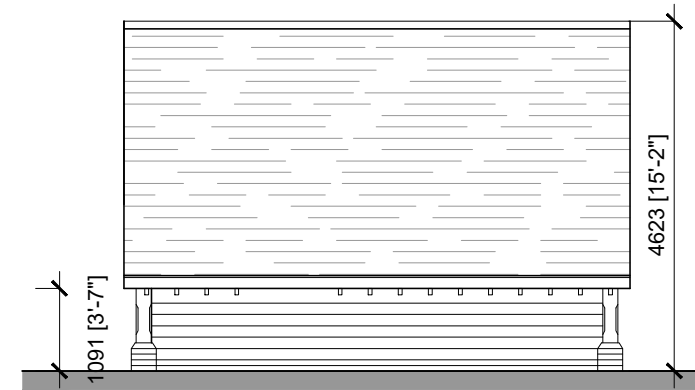
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PLAN



REAR ELEVATION



Scale 1:100

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Timeless architecture

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Status	PLANNING ISSUE
Client	Earlswood Homes
Project Title	Huntersfield Farm, Fairlawn Road, Banstead, SM7 3AU

Rev.	Date	Detail
DRAWING Title CARPORT		
Scale: 1:100@A4	Date OCT '22	Drawn KMB
DRAWING No. 22- J4107-111		Rev. B


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Planning Committee
05 April 2023

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22/01974/S73

 <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	05 April 2023
	REPORT OF:	HEAD OF PLANNING
	AUTHOR:	Matthew Holdsworth
	TELEPHONE:	01737 276752
	EMAIL:	Matthew.Holdsworth@reigate-banstead.gov.uk
AGENDA ITEM:	6	WARD: Chipstead, Kingswood and Woodmansterne

APPLICATION NUMBER:	22/01974/S73	VALID:	05/09/22
APPLICANT:	Mr and Mrs Brown	AGENT:	Gen-PLAN
LOCATION:	DORMER COTTAGE, THE CHASE, KINGSWOOD, KT20 6HY		
DESCRIPTION:	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		
Demolition of existing dwelling; erection of a replacement five bedroom dwelling house with integral triple garage; formation of two new access points and erection of gate piers and gates. Variation of Condition 1 of permission 21/01562/F. Replace approved plans. The building has been positioned closer to the north-eastern side boundary than as shown on the approved site plan. It is necessary to vary the wording of condition 1 to supersede the approved site plan with an updated site plan.			

This application is referred to Committee by Councillor Parnall given the planning enforcement implications of the proposal and in order to assess the impact of the re-position of the new dwelling.

SUMMARY

The proposal is for the variation of condition 1 (the plans condition) of 21/01562/F to vary the position of the approved dwelling so that it is closer to the north-eastern boundary than previously approved. In addition, it is noted that two TPO oak trees have been removed to the rear of the site. No other changes to the design, mass, scale, or bulk of the dwelling are proposed. The works have commenced and the building is now at an advanced state of construction.

It is noted that whilst the position of the property is now 3.6m from the boundary, this element of the property is largely single storey and is not dissimilar to some other properties in The Chase and surrounding areas in that it is built relatively close to the boundary. It is noted that there is a mature laurel hedge along the boundary of at least 3m in height and it is considered that there would not be an adverse impact on the

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neighbouring property due to the distances involved, the retention of the hedge and the neighbouring property's deep footprint.

In addition, as noted above, there is not a significant issue in terms of spacing within the Residential Area of Special Character (RASC) and there is sufficient space for a visual gap and additional landscaping.

In terms of the removal of the two oak trees which were protected under a tree protection order (TPO); this has been subject to separate enforcement investigation. Unauthorised removal of protected trees is a serious matter which can result in criminal prosecution. Following the enforcement investigations, limited evidence has been established to identify the party responsible or that the trees did not present an immediate risk. It is therefore considered that an appropriate remedy in this case is to require the planting of 5 replacement oaks, each of advanced standard, 4.5m-5m in height. This has been submitted as part of this application and the tree officer has raised no objection to this proposal given the immediate and enduring impact they would have at not unsubstantial cost to the applicant.

RECOMMENDATION(S)

Planning permission is **GRANTED** subject to conditions.

Consultations:

Highway Authority: No objections

Tree Officer: The updated arboricultural report by JN Tree Consulting shows the new location of the dwelling in relation to the trees and based on this information there is an incursion into the RPA of one tree (T7), which is minimal and will not affect its stability. Two protected trees (T8 and T20) have been removed that were originally shown to be retained on the approved scheme, the reasons for their removal has been investigated and is claimed to have been as a result of their imminent risk. There is inconclusive evidence to the contrary or to identify the responsible party and therefore there is insufficient evidence to progress enforcement. To compensate for their removal the arboricultural report shows five large oaks to be planted in the area where the two felled oaks were located, and should the Committee be minded to approve this application they would be required to be planted during this planting season as a planning condition.

Kingswood Residents' Association: The structure presently under construction and which is the subject of this retrospective application, The KRA considers that the proposal fails to conform to policy DES1 paragraph 3 which requires due regard to the layout, density and the relationship to neighbouring buildings. Policy DES3 paragraph 3 requires that height, depth and elevations of the development respect the form of neighbouring buildings and the character of the RASC. The height of this development should be checked as it appears overly dominant. Policy DES1 paragraph 4 requires that development should not result in a harmful erosion of the spacing between buildings or lead to an over-dominance of the built form within the plot. The KRA also considers that this building clearly infringes both these requirements. For all the above reasons, the KRA objects to this application.

Representations:

Letters were sent to neighbouring properties on 07 September 2022 and 21 February 2023. Eleven letters of representation from local residents have been received raising the following concerns:

Issue	Number	Response
Overlooking and loss of privacy	11	See paragraphs 6.9-6.14
Overbearing	10	See paragraphs 6.9-6.14
Out of character	8	See paragraphs 6.4-6.8
Poor design	6	See paragraphs 6.4-6.8
Overdevelopment	7	See paragraphs 6.4-6.8
Loss of private view	4	Not a material planning consideration

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1.0 Site and Character Appraisal

- 1.1 The site consists of a large plot with a substantial two storey building with rooms in the roof, along with attached garage and swimming pool complex property currently in advanced construction on the northwest side of The Chase in Kingswood. This follows the demolition of the previous building on the site. The site is situated within a Residential Area of Special Character with detached properties in spacious grounds, some of which are constructed relatively close to the boundaries.
- 1.2 There is a belt of protected trees to the rear of the site. Two of the trees have been removed and this has been subject to separate enforcement action. However, due to the scale of the plot, there are no trees of significance that would be affected by the variation of the position of the property although there is mature hedging to the boundaries. The site is relatively flat throughout.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: None, as no pre-application advice was sought.
- 2.2 Further improvements could be secured: materials, tree conditions, obscure glazing, broadband condition, water and energy efficiency (as per the previous permission – 21/01562/F)

3.0 Relevant Planning and Enforcement History

- 3.1 21/01562/F - Demolition of existing dwelling; erection of a replacement five bedroom dwelling house with integral triple garage; formation of two new access points and erection of gate piers and gates – approved with conditions
- 3.2 20/02607/F - The construction of a 5 bedroom detached dwelling with integral triple garage following the demolition of the existing house and garage, along with the erection of two sets of entrance gates, and associated brick piers – refused
- 3.3 19/01838/F - Demolition of existing dwelling and detached garage and erection of 2 1/2 storey replacement dwelling with integral triple garage. New vehicular access and removal of existing pedestrian access. Existing external swimming pool retained with new single storey pool room. New entrance gates and piers – approved with conditions.
- 3.4 19/00246/F - Demolition of the existing dwelling, detached garage and outbuildings. Erection of two 2.5 storey dwellings with integral garages – refused and appeal dismissed.
- 3.5 17/02798/F - Demolition of the existing dwelling, detached garage and outbuildings. Erection of 2 No. 2 1/2 storey dwellings with integral garages with new vehicular access - refused and appeal dismissed.

- 3.6 17/00390/F - Demolition of existing dwelling and detached garage and erection of 2 and half storey replacement dwelling with internal triple garage. New vehicular access and removal of existing pedestrian access. Existing external swimming pool retained with new single storey pool room. New entrance gates and piers - approved with conditions.
- 3.7 14/01110/F - Demolition of existing dwelling and detached garage and erection of 2 and half storey replacement dwelling with internal triple garage. New vehicular access and removal of existing pedestrian access. Existing external swimming pool retained with new single storey pool room. New entrance gates and piers – approved with conditions.
- 3.8 14/00430/F - Demolition of existing dwelling and detached garage and erection of 2 and half storey replacement dwelling with internal triple garage. New vehicular access and removal of existing pedestrian access. Existing external swimming pool retained with new single storey pool room. As amended by letter dated 13/03/2014 - Refused - Appeal withdrawn.
- 3.9 13/02198/F - Demolition of existing dwelling and detached garage and erection of 2 and half storey replacement dwelling with internal triple garage. New vehicular access and removal of existing pedestrian access. Existing external swimming pool retained with new single storey pool room. New entrance gates and piles. As amended by letter dated 23/12/2013 - Withdrawn

4.0 Proposal and Design Approach

- 4.1 The proposal follows on from the previous application 21/01562/F which granted permission for the demolition of existing dwelling; erection of a replacement five bedroom dwelling house with integral triple garage; formation of two new access points and erection of gate piers and gates.
- 4.2 The application seeks to vary condition 1, the “plans condition” to move the dwelling 4.7m to the north east.
- 4.3 The original dwelling has been demolished and the new dwelling is currently at an advanced stage of construction and therefore the application is retrospective in nature. However, it is important that this aspect is not given weight in the assessment of the planning merits of the case given existing alleged breaches of planning control are not material planning considerations and that planning enforcement is intended to be remedial rather than punitive.
- 4.4 All other aspects of the dwelling, in terms of its size, design, massing etc are as previously approved under 21/01562/F. The change that is being assessed by this application is the position of the building as constructed. The house is currently in an advanced state of construction and the building, including the dormers having being built as per the plans being assessed under this application.

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4.5 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:

- Assessment;
- Involvement;
- Evaluation; and
- Design.

4.6 Evidence of the applicant's design approach is set out below:

Assessment	No design statement was submitted
Involvement	No community consultation took place.
Evaluation	The proposal is for the repositioning of the property 4.2m to the north east.
Design	The design of the dwelling, including the boundary gates is the same as previously approved.

4.7 Further details of the development are as follows:

Site area	0.4 hectares
Proposed parking spaces	4
Parking standard	3
Net increase in dwellings	0

5.0 Policy Context

5.1 Designation

Urban Area, The Glade and Chase Residential Area of Special Character (RASC)

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS15 (Affordable Housing)

5.3 Reigate & Banstead Development Management Plan 2019

Natural Environment	NHE3
Design, Character, and amenity	DES1, DES3, DES5, DES8
Transport, Access, and parking	TAP1

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- 6.6 From the street scene, it is clear that the bulk of the property (the main house) is now situated more centrally within the plot with the ancillary part of the house (garaging and swimming pool) which is largely single storey with rooms in the roof to the side. A gap of 3.6m to the boundary with the adjacent property (Oak Cottage) would be maintained.
- 6.7 Concern has been raised in regard to the positioning of the property and the closeness to the boundary with Oak Cottage. There is a substantial laurel hedge of around 3m in height and a gap of 3.6m in width along that boundary which appears to be shared with both properties that is adjacent to the main bulk of the property and visually to the front appears as an adequate break in built form. Whilst the gap to the boundary is less than previously approved, it is not dissimilar to other properties in the Chase which have substantial single storey elements relatively close to the side boundaries. It is also noted that the property to the south west, Woodend, is situated 4.1m from the shared boundary and this is at two storey level.
- 6.8 It is considered therefore when assessing alongside the approved planning application that changes to the proposal in terms of the siting of the dwelling closer to the north-eastern boundary would not materially harm the character of the area or the wider RASC and therefore complies in this regard with both policies DES1 and DES3.

Neighbour amenity

- 6.9 The development that is under construction has been considered in terms of its potential impact on the amenities of the neighbouring properties. The previous application was not deemed to result in a relationship that would be harmful to neighbour amenity. The dwelling is the same size as the previously approved application both in terms of footprint and scale. The dwelling has moved further from the boundary with Woodend to the south west (11m from the boundary). In addition, there is a substantial hedge along the boundary. Whilst it is noted that the proposed dwelling would be significantly deeper than Woodend, due to the distances involved, there would be not a material increase in overshadowing to that property.
- 6.10 Turning to the property to the north east, Oak Cottage, the changes to the siting of the development would clearly have a greater presence due to its siting and depth and would have some adverse impact over and above the previously approved scheme.
- 6.11 The main section of Oak Cottage is approximately as deep as the two / three storey element of the proposed dwelling and this would ameliorate any significant overshadowing from the proposed dwelling.
- 6.12 The dwelling has been moved closer to the boundary with Oak Cottage and is now 3.6m to the shared boundary and this has been re-checked on site. Due to the substantial hedge along this boundary and the distances between the two properties, this is not considered to be unduly harmful such that it would in Officers view justify refusal.

- 6.13 The element closest to the boundary is single storey in nature (with rooms in the roof above the garage). There is a mature and substantial laurel hedge along the boundary at a height of at least 3m. Whilst the building is being constructed closer to the boundary, it is not considered to give rise to a significant or material loss of amenity to Oak Cottage as it is considered that there is sufficient spacing between the two properties. The impact is further mitigated by the screening of the mature hedgerow and the retention of a significant fence along the boundary of around 2.8m in height. In addition, it is noted that the position of the building is similar to the refused application 20/02607/F which was refused on design grounds but was found satisfactory on amenity grounds.
- 6.14 As per the previous application, a condition relating to obscure glazing to first floor side facing windows has been imposed, and it is noted that the plans show privacy glass at 1.7m in height to the side of the balcony to the rear. The spacing between the dwellings given the size of the plot would be so sufficient that there would not be an issue in terms of the dwelling being overbearing or have a harmful impact on natural light to key amenity areas. The proposal therefore complies with policy DES1 in this regard.

Trees and Landscaping

- 6.15 The council's arboricultural officer has been consulted and his comments are as follows:
"The updated arboricultural report by JN Tree Consulting shows the new location of the dwelling in relation to the trees and based on this information there is an incursion into the RPA of one tree (T7), which is minimal and will not affect its stability. Two protected trees (T8 and T20) have been removed that were originally shown to be retained on the approved scheme, the reasons for their removal has been investigated and is claimed to have been as a result of their imminent risk. There is inconclusive evidence to the contrary or to identify the responsible party and therefore there is insufficient evidence to progress enforcement. To compensate for their removal the arboricultural report shows five large oaks to be planted in the area where the two felled oaks were located, and should the Committee be minded to approve this application they would be required to be planted during this planting season as a planning condition
- 6.16 The removal of the oaks at the rear of the garden is not due to the changing of location of the dwelling and was the subject of a separate planning enforcement investigation. This has found inconclusive evidence of either who the responsible party was or whether the felled trees did or did not pose any immediate risks. A submitted plan includes five replacement oak trees which are shown on the plans as being 4.5-5m in height and with a girth of 25-30cm. This is an advanced standard tree and will provide immediate and enduring benefit to compensate for the unauthorised felling of the two oaks. This is considered appropriate in terms of their size and location and a better outcome than could be secured through formal enforcement action/prosecution and would be secured by condition. In terms of the tree protection plan, this also protects the mature laurel hedge along the boundary.

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- 6.17 In addition, in terms of the landscaping, a condition will be imposed in order to ensure additional landscaping to the front of the property and in order for the proposal to comply with the policies relating to the RASC. Subject to these conditions being complied with, it is considered that the application complies in this regard with policy NHE3.

Other Matters

- 6.18 The application is a section 73 application varying the plans condition only, namely the site layout and the street scene plans. All other plans would remain as per the previous application. Therefore, it is considered pertinent to copy across the conditions from 21/01562/F in order that other matters such as the materials, landscaping and the need for obscure glazed side facing windows etc are as per the previous approval.

CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans.

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.

Note: Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations or Section 73 of the Act for minor material alterations. An application must be made using the standard application forms and you should consult with us, to establish the correct type of application to be made.

Plan Type	Reference	Version	Date Received
Tree Protection Plan	TPP04		23.10.2022
Floor Plan	009		07.06.2021
Elevation Plan	010		07.06.2021
Location Plan	101 A		23.09.2021
Proposed Plans	103 A		23.09.2021
Floor Plan	102 A		23.09.2021
Elevation Plan	104 B		23.09.2021
Proposed Plans	105 A		23.09.2021
Site Layout Plan	201 B		07.03.2023
Proposed street scene	205 A		17.02.2022
Landscaping Plan	RG2027 D2	G	17.03.2023

2. The proposed external materials shall be those as approved under 21/01562/DET03

Reason: To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Development Management Plan policies DES1 and DES3.

3. The first floor windows and rooflights in the side elevations of the development hereby permitted shall be glazed with obscured glass which shall be fixed shut, apart from a top hung opening fanlight whose cill height shall not be less than 1.7 metres above internal floor level, and shall be maintained as such at all times.

Reason: To ensure that the development does not affect the amenity of the neighbouring property by overlooking with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order, with or without modification) no extensions or roof extensions shall be erected other than those expressly authorised by this permission.

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and DES3.

5. Prior to 31st December 2023, the five advanced standard replacement oak trees shall be planted in strict accordance with the approved details contained in the Tree Protection Plan and Arboricultural Method Statement 04 compiled by JN Tree Consultancy, dated 23rd October 2022. All related arboricultural matters, including arboricultural supervision, monitoring and tree protection measures shall also be implemented in accordance with this statement.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction - Recommendations' and policies NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019.

6. The development shall not be occupied until details of all other hard and soft landscaping is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include frontage tree and hedge planting and any other existing or proposed, soft or hard, landscaping in the front garden area in order to create a more sylvan appearance, or adjacent to boundaries where appropriate, and shall include details of recued brick piers and hedge gap filling.

The soft landscape details shall include an establishment maintenance schedule for a minimum of 2 years, full planting specifications, planting sizes & densities. Upon implementation of the approved development all the landscaping works shall be carried out in strict accordance with the landscape details as approved, and these shall be completed, before building completion,

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occupation or use of the approved development whichever is the earliest, or as otherwise agreed in writing by the LPA.

All new tree planting shall be positioned in accordance with guidelines and advice contained in the current British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations.

If any of the new or existing tree/s or hedge/s, detailed and approved under this condition, or condition 5, are removed, die, or become significantly damaged or diseased within 5 years of completion, it/they shall be replaced before the expiry of one calendar year, to a planting specification agreed in writing by the Local Planning Authority. The hedges detailed shall be retained at a minimum height of 1 metre, or if new, once grown to this height thereafter.

Reason: To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies DES1 and NHE3 of the Reigate and Banstead Development Management Plan 2019.

7. The dwelling within development hereby approved shall be provided with the necessary infrastructure to facilitate connection to a high speed broadband. Unless otherwise agreed in writing with the Local Planning Authority, this shall include as a minimum:
 - a) A broadband connection accessed directly from the nearest exchange or cabinet,
 - b) Cabling and associated installations which enable easy access for future repair, replacement or upgrading.

Reason: To ensure that the development promotes access to, and the expansion of, a high quality electronic communications network in accordance with Policy INF3 of the Reigate & Banstead Development Management Plan 2019.

8. The development hereby approved shall not be first occupied unless and until a Water Efficiency Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail how the development will ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day,

The development shall be carried out in accordance with the approved details and any measures specific to an individual dwelling(s) shall be implemented, installed and operational prior to its occupation.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions with regard to Policy CS10 of the Reigate & Banstead Core Strategy 2014 and Policy CCF1 of the Reigate & Banstead Development Management Plan 2019.

INFORMATIVES

1. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

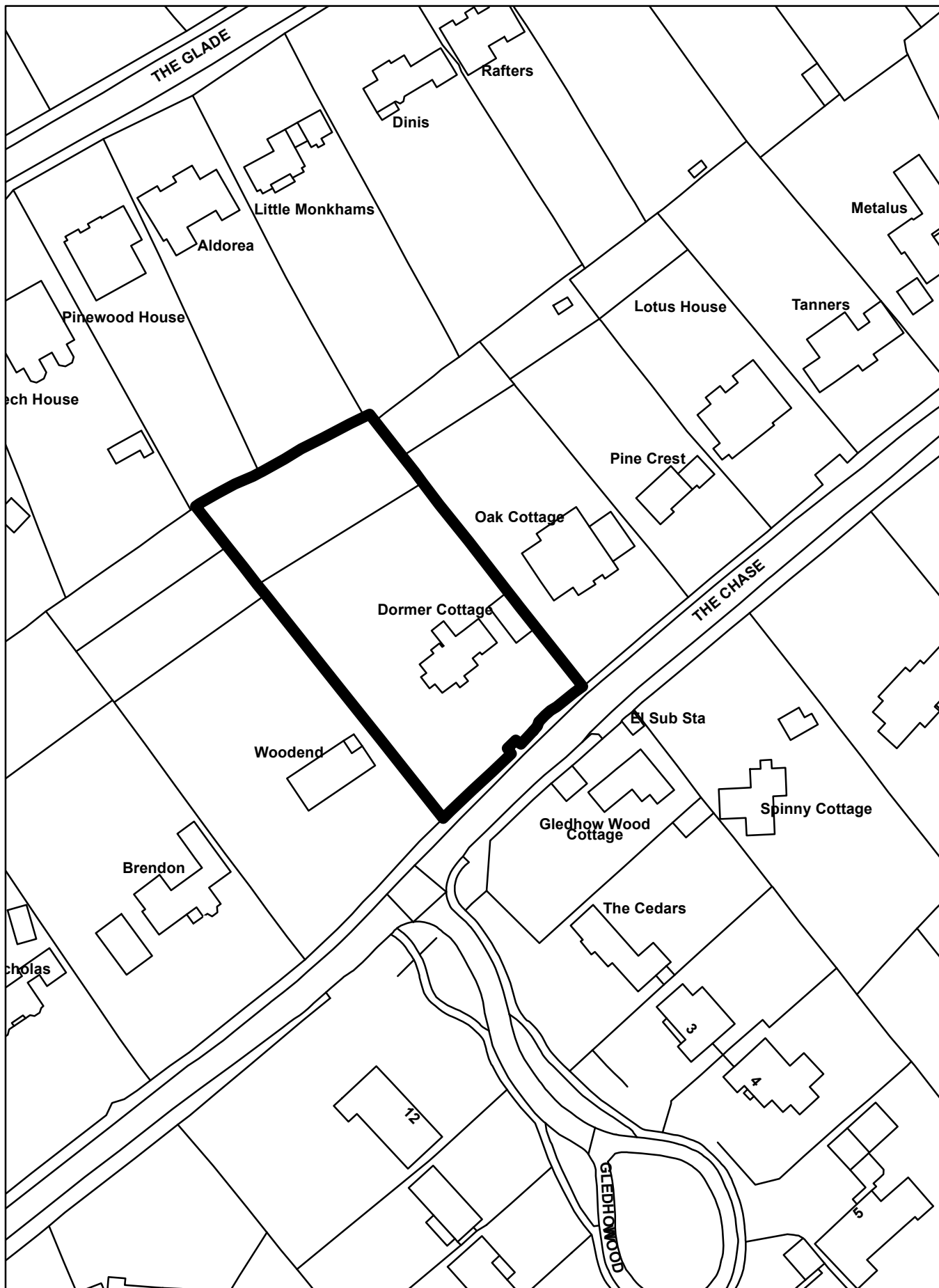
2. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
3. The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837

REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies DES1, DES3, DES5, DES8, TAP1, NHE3, CCF1, INF3, and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

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.

Agenda Item 6
22/01974/S73 - Dormer Cottage, The Chase, Kingswood



SURFACES

- S1 Lawn
- S2 Planting Beds
- S3 Mix of woodland planting, lawn and mulch
- S4 Porcelain Paving
- S5 Composite Decking
- S6 Decorative Aggregate

NEW TREES

- Quercus robur

PLANTING STATEMENT FOR NORTH WESTERLY COPSE

Great care will be taken whilst landscaping works are carried out, to adhere to the Root Protection Area (RPA) for all sited trees.

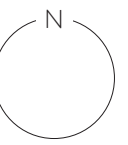
Planting borders will include a mix of grasses and a drought tolerant planting scheme to attract pollinators and offer seasonal variety.



5 x Replacement Trees
Quercus robur (English Oak)
 25-30cm girth @ 1m
 4.5 to 5m tall.
 500 litre pots

Existing *Prunus laurocerasus* 'Rotundifolia' Hedge

Existing *Prunus laurocerasus* 'Rotundifolia' Hedge



This drawing is for reference ONLY.
 Exact construction details to be prepared by
 contractor based on this outline specification.

- NOTES:**
- Not suitable for construction unless stated
 - Contractors must check all dimensions on site
 - Only figured dimensions are to be worked from
 - Drawings to be viewed in association with work of other consultants
 - Discrepancies must be reported before proceeding

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**RACHEL
 GOOZEE**

GARDEN & PLANTING DESIGN

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Project: Dormer Cottage
Client: Lee Brown, B3 Homes
Project No: RG02027
Scale: 1:200 @ A1
Date: 17th March 2023
Drawn: MJG
Drawing Title: Master Plan
Drawing No: D2
Rev: G

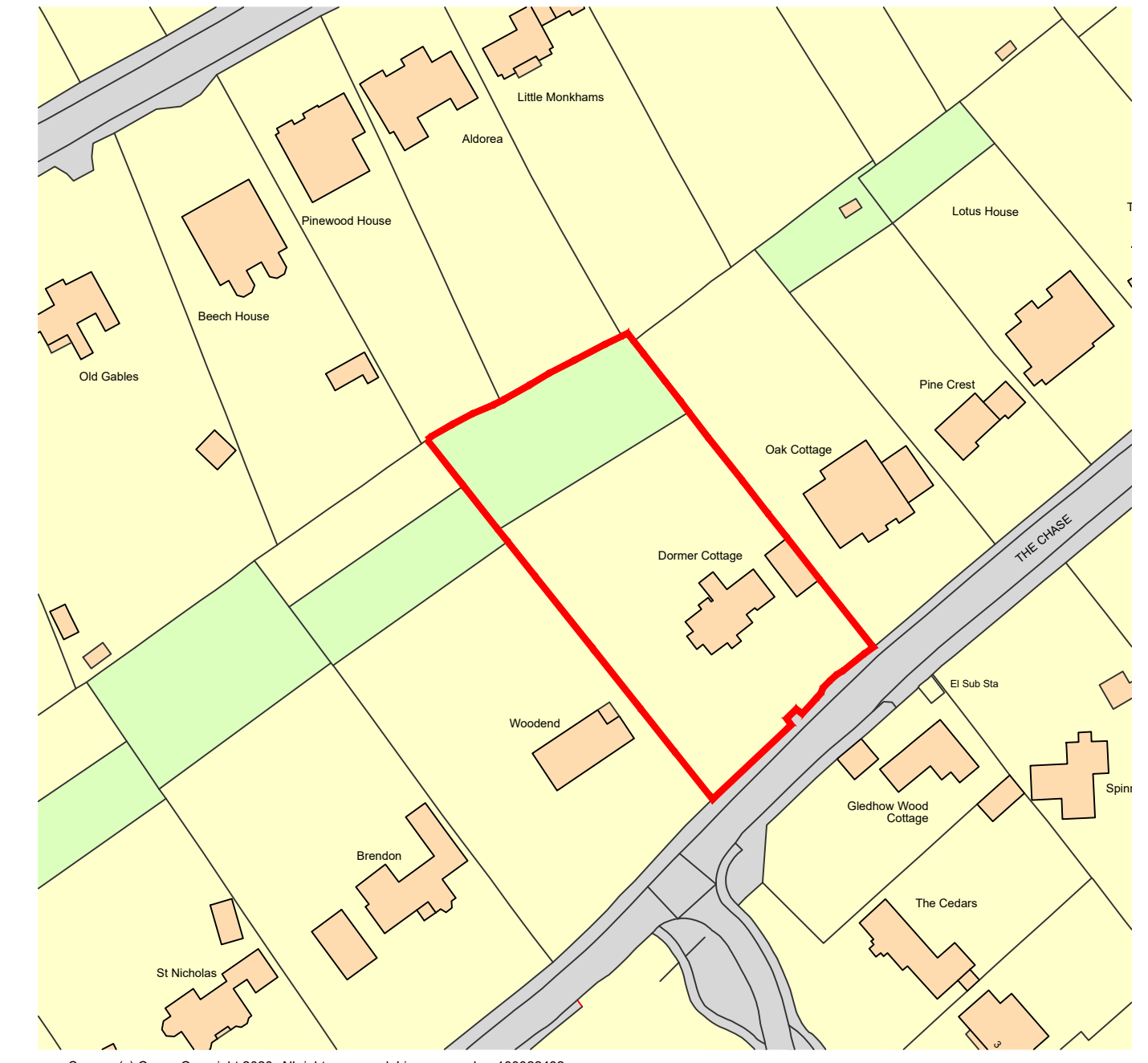
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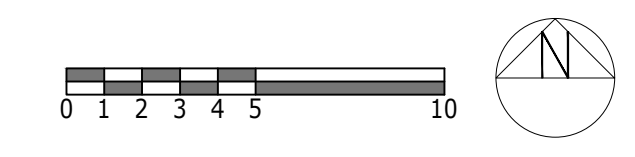


Rev.	Date	Detail
A	13 Feb '23	Side boundary distances amended



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Location Plan
 1:1250 at A1



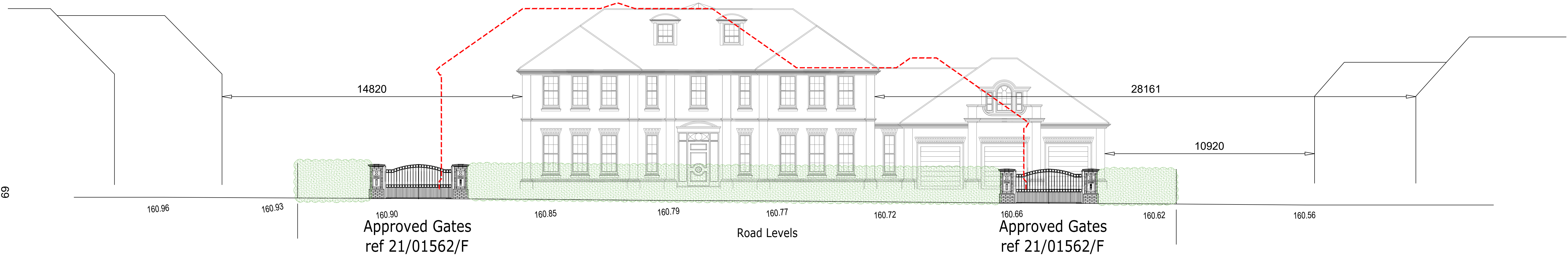
		Abbey House, Wellington Way, Brooklands Business Park, Weybridge, Surrey KT13 0TT tel: 07720 263223 email: planning@iconicad.com									
Client		Project Title		Drawing Title							
Mr & Mrs Brown		Dormer Cottage The Chase Kingswood, Surrey KT20 6HY		Site Plan							
Dwg No.	2020	P	491	201	A	Scale	1:200 & 1:1000 at A1	Date	Aug 2022	Drawn	Andrew Long

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Rev.	Date	Detail
A	20 Feb 23	Distance between two storey elements of neighbours houses added

Approved House position
 ref 21/01562/F



Street view from The Chase

Datum 155.00

Datum 155.00

		Abbey House, Wellington Way, Brooklands Business Park, Weybridge, Surrey KT13 0TT tel: 07720 263223 email: planning@iconicad.com			
Client Mr & Mrs Brown		Project Title Dormer Cottage The Chase Kingswood, Surrey KT20 6HY		Drawing Title Street View	
Dwg No.	2020	P	491	205	A
Scale	1:100 at A1	Date	Aug 2022	Drawn	Andrew Long


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Agenda Item 7

Planning Committee
5th April 2023

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22/01961/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE	
	DATE:	5 th April 2023	
	REPORT OF:	HEAD OF PLACES & PLANNING	
	AUTHOR:	Matthew Sheahan	
	TELEPHONE:	01737 276514	
	EMAIL:	Matthew.sheahan@reigate-banstead.gov.uk	
AGENDA ITEM:	7	WARD:	HRC - Horley Central and South

APPLICATION NUMBER:	22/01961/F	VALID:	07/09/2022
APPLICANT:	Riverhill Ltd	AGENT:	City Planning
LOCATION:	17-19 STATION ROAD HORLEY SURREY RH6 9HW		
DESCRIPTION:	Erection of an additional storey with a flat roof to 19 Station Road and the conversion of the existing two bed flat at first floor level to create three new residential dwellings (four units in total), together with associated balconies, cycle, refuse storage and off-street parking as well as minor alterations to flat at 17a Station Road.		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

SUMMARY

The site related to 17-19 Station Road Horley and is located to the north side of Station Road. The buildings comprise mixed uses, being occupied by retail uses on the ground floor with residential flats above. The ground floor retail unit of 17 Station Road has recently been granted prior approval consent for conversion to residential use.

The proposal would change the existing 2-bedroom first floor flat into 2 x 1-bedroom flats and add a further storey on top, with an additional 2 x 1-bedroom flats.

The character of Station Road is a mix of late 19th/ early 20th Century Victorian properties of more traditional character, and later 20th century flatted developments at the western end of the road. Ground floors are typically occupied by retail units with residential flats above. To the rear of the site are a number of industrial buildings that form part of the Bridge Industrial Estate, which is a designated employment area.

The design of the proposed upward extension would be relatively modest in scale and would not be unduly prominent within the streetscene. The design has sought to reflect that of the existing building.

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The relationship with neighbouring properties would not be dissimilar to the existing situation. Whilst the addition of balconies would result in a change these would not allow for views into the windows of neighbouring flats. They would be provided with privacy screens, the details of which would be secured by condition.

The environment for future residents would be acceptable and would meet the required national standards for living space.

The development would meet the Councils' required standards for residential parking provision, and cycle storage and electric charging point would also be secured by condition.

RECOMMENDATION(S)

Planning permission is **GRANTED** subject to conditions.

Consultations:

Highway Authority: The proposed development has been considered by The County Highway Authority who having assessed the application on safety, capacity and policy grounds, has recommended conditions relating to parking and turning, cycle storage, and electric vehicle charging points.

Contaminated Land Officer: No objections subject to condition and informative in relation to ground contamination.

Horley Town Council: No objections.

Representations:

Letters were sent to neighbouring properties on 14th September 2022.

1 response has been received raising the following issues:

Issue	Response
Inadequate parking	See paragraph 6.14 - 6.17
No need for the development	See paragraph 6.1 - 6.6
Noise & disturbance	See paragraph 6.14 - 6.17
Inconvenience during construction	See paragraph 6.14 - 6.17
Out of character with surrounding area	See paragraph 6.3 - 6.6
Increase in traffic and congestion	See paragraph 6.14 - 6.17

1.0 Site and Character Appraisal

1.1 The site comprises two storey end of terrace commercial unit at ground floor with residential above and a detached single storey commercial storage unit at the rear of the site. Part of the plot is undeveloped adjacent to the existing building and sectioned off from the vehicular access road that runs to the storage unit at the rear. Off street parking is provided on the hardstanding to the side/rear of the building. The unit appears to have a pitched roof behind a parapet that wraps around the front of the building.

1.2 The site lies in a local centre around the crossroads of Station Road, Balcombe Road and Smallfield Road and the area includes a number of small businesses separated from the main town centre by the railway line. To the north of the site is the Bridge Industrial Estate centred around Balcombe Road. The scale of buildings varies from these smaller two storey units to the more predominant three storey units with pitched roof. It is noted that a more modern 4 storey building has been constructed opposite the site, with the top floor contained within the mansard roof.

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2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Pre-application advice was sought from the Council prior to the submission of the application. The applicant proposed a four-storey building with a mansard roof. Advised that there would be a significant amount of bulk and mass that would contrast with the streetscene. Considered that the extension to the rear would not give rise to substantial harm to the streetscene. Following on from this the reduced scheme was submitted also with greater parking and bin storage.
- 2.2 Improvements secured during the course of the application: Amended plans have been received to address concerns around the design of the roof and flat/ parapet walls to the rear.
- 2.3 Further improvements could be secured by way of appropriately worded conditions and informatives.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|------------|---|---|
| 3.1 | 07/01866/F | Demolition of two existing stores building and erection of one new stores building. | Approved with conditions
9 th November 2007 |
| 3.2 | 00/05100/F | Demolition of outbuildings and erection of two storey rear extension to create two self contained residential units
Drawing Nos: 11/00/1-3 | Approved with conditions
2 nd May 2000 |

4.0 Proposal and Design Approach

- 4.1 This is a full application for the addition of a further storey at 19 Station Road, to accommodate two additional flats, together with changes to the first floor to change the existing 2-bedroom flat into 1x 2-bedroom flats and minor alterations to 17 Station Road, and associated parking, refuse and cycle storage. The proposal would result in four units in total across the first and second floors of 19 Station Road.
- 4.2 The existing building is of a flat roof design and the extension would maintain this appearance, lifting the height of the building by a further 3m. The design of the front elevation seeks to maintain that of the existing through the incorporation of similar window design and detailing. The rear will be of a fairly plain design, and will feature replacement windows and small glazed balconies.

- 4.3 Parking would be located externally to the north-east of the building as per the existing arrangement, providing four parking spaces. The existing access to these spaces would be maintained. Refuse and cycle storage would also be contained to the front of site behind the existing fence. The existing pedestrian access to the side of the building would be maintained.

- 4.4 The ground floor retail unit of number 19 is to be retained and has historically been used as a barber. Behind this there is a small one bed flat known as 19b Station Road. The existing first floor flat above would also be retained albeit as a one bed studio to the front of the building (currently a two bed flat covering the entire first floor). The remainder of the first floor would become a one bed two person flat. The newly created second floor would contain a 1 bed 1 person studio flat and a 1 bed 2 person flat.

- 4.5 It is also proposed to make minor alterations to the first floor of 17 Station Road, which is occupied by two flats (17a and 17b). Specifically these alterations comprise a new entrance door via the rear and the replacement of the existing entrance door with a window. The ground floor of 17 Station Road has recently gained consent via prior approval application 22/02705/PAP3MA to convert the ground floor retail unit to residential use.

- 4.6 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.

- 4.7 Evidence of the applicant’s design approach is set out below:

Assessment	<p>The D&A statement describes the following: 19 Station Road is part of a small terrace of shops (11-19 Station Road) with residential above and to the rear at ground floor level. Whilst 19 Station Road has a flat roof, 11-17 Station Road all have pitched roofs Directly opposite the site is Jubilee Court, which is a</p>
	<p>contemporary block of flats, which replaced a row of two storey commercial buildings. Jubilee Court has been relied upon when designing the preapplication scheme. It is three storeys in height with further accommodation in a pitched roof and commercial use on the ground floor. The wider area is described as being of mixed residential and commercial in character however the architectural character is not described. It is not stated that there are features present that are worth of retention.</p>

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Involvement	No community consultation is indicated to have taken place.
Evaluation	The submission is in response to pre-application advice received which proposed a taller extension to the roof of the building. The submitted scheme seeks to respond to concerns raised by the Council with regard to the design of the extension.
Design	The submitted scheme seeks to address the comments made at the pre-application stage. The design of the development seeks to conform to the design, scale and character of other properties within Station Road

4.8 Further details of the development are as follows:

Site area	0.03Ha
Existing use	Retail (Class E) and Residential (Class C3).
Proposed use	Retail (Class E) and Residential (Class C3).
Existing parking spaces	4
Proposed parking spaces	4
Parking standard	4 - High accessibility location (1 space per unit (maximum)
Number of affordable units	0
Net increase in dwellings	3

5.0 Policy Context

5.1 Designation

Urban Area
Employment Area (to the rear)

5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)
CS5 (Valued People/Economic Development),
CS7 (Town/Local Centres),
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS14 (Housing Needs)
CS15 (Affordable Housing)

5.3 Reigate & Banstead Development Management Plan 2019

Design	DES1 DES2 DES5 DES8 DES9
Access and Parking	TAP1
Climate change mitigation	CCF1
Electronic communication networks	INF3

5.4 Other Material Considerations

National Planning Policy Framework
2021

National Planning Practice Guidance

Supplementary Planning Guidance

Surrey Design
Local Distinctiveness Design Guide
A Parking Strategy for Surrey
Parking Standards for Development
Householder Extensions and
Alterations
Affordable Housing
Outdoor Playing Space Provision

Other

Human Rights Act 1998
Community Infrastructure Levy
Regulations 2010

6.0 **Assessment**

6.1 The application site is situated within the urban area where there is a presumption in favour of sustainable development and where the principle of such residential development is acceptable in land use terms. The acceptability of the proposal rests with considering whether the creation of five additional flats would be acceptable with regards to the design and the impact on the character of the street and wider conservation area, impact on neighbouring properties, amenity for future occupiers, highway and parking matters, and other material considerations.

6.2 The main issues to consider are:

- Design appraisal
- Neighbour amenity
- Amenity for future occupiers
- Access and parking
- Sustainability, Infrastructure and Climate Change
- CIL (Community Infrastructure Levy)
- Affordable Housing

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Design Appraisal

- 6.3 Policy DES1 of the Councils Development Management Plan 2019 (DMP) requires new development to promote and reinforce local distinctiveness and respects the character of the surrounding area, including positive physical characteristics of local neighbourhoods and the visual appearance of the immediate street scene. Development should have due regard to the layout, density, plot sizes, building siting, scale, massing, height, and roofscapes of the surrounding area, the relationship to neighbouring buildings, and important views into and out of the site.
- 6.4 The proposed design seeks to reflect the character of the existing building by maintaining the flat roof design and simply raising the height. Whilst this would result in the building appearing more prominent within the road its appearance would not be particularly harmful, nor would it appear incongruous within the streetscene. The 3m increase in height would not result in a scale of building that would be out of context with other buildings in the road, where building heights noticeably increase from the south-west to north-east along the north side of the road.
- 6.5 The principal elevation seeks to reflect some of the detailing of the original building, particularly the fenestration and stone edge detailing around the windows. Whilst the building is somewhat plain these elements do add a modest amount of character therefore it is a positive that these have been incorporated into the additional storey and adds some visual interest in to a street that is somewhat lacking in character. The proposed glazed balconies would be a more modern feature, however they would be located to the rear and would not be greatly visible when viewed within the street. The existing bin and cycle storage areas would be contained behind the existing fencing along the front boundary and would therefore be suitably screened from view.
- 6.6 In view of the above considerations the additional storey and associated changes are considered to be acceptable and would not result in harm to the character of the existing building or the wider streetscene. The proposal is therefore deemed to comply with Policy DES1 of the Development Management Plan 2019 (DMP).

Neighbour amenity

- 6.7 The footprint of the existing building would not be changed therefore the relationship between 17-19 Station Road and surrounding properties would be very similar to the existing arrangement. The upper floor of 17 Station Road is currently occupied by two flats and extends beyond the rear of number 19. The rear most flat features a reception room which is served by windows to the rear elevation, which would not be impacted by the proposed development. It is noted that the addition of balconies to the rear would change the relationship to a degree; however these would not allow views into the windows of neighbouring flats therefore there would not be concern about overlooking or loss of privacy. A single window would be inserted into the side of flat 19c however this would be obscure glazed, and

this would be secure by condition. In any case it would not face any opposing windows.

- 6.8 There is a detached pitched roof building to the rear of the site which is in a commercial use. This building features a single window within the apex of the end gable however this is not serving any habitable space, therefore there would not be concern about harm to the amenity of this building.
- 6.9 There would be a gap of approx. 13m between the building and 25 Station Road to the north-east. The two properties would be separated by the existing access and parking area. Numbers 25-29 Station Road are, like many of the properties along the road, commercial at the ground floor with residential flats above. The first floor flat features a small balcony/ terrace area to the rear however this is associated with the ground floor commercial use and is used for access to the flat and commercial storage. Given that the depth of the building is not increasing and the level of separation distance, it is considered that there any harm to the amenity of any of these properties would be acceptable. The proposed balconies serving flat 19a and 19e would feature glazed privacy screens to the side to mitigate against any overlooking that may occur. The provision of these prior to occupation would be controlled by way of condition.
- 6.10 In view of the above considerations the development is not considered to give rise to harm to the amenity of any neighbouring dwellings and would therefore comply with Policy DES1 of the DMP 2019 and the Householder Extensions and Alterations SPG.

Amenity for future occupiers

- 6.11 It is a fundamental objective of planning policy and stated within the National Planning Policy Framework 2021 that we provide high quality housing that is well designed and built to a high standard. The advice is amplified further by policies DES2 and DES5 of the Development Management Plan, which requires developments to demonstrate that dwellings have been designed to ensure that a good standard of amenity for all existing and future occupants and meet the minimum relevant nationally described space standards and be arranged to ensure that habitable rooms are arranged to have an acceptable outlook and where possible receive direct sunlight. Policy DES2 requires developments to be designed to ensure a good standard of amenity for all existing and future occupants.
- 6.12 The scheme would see the creation of three additional flats (4 in total). Each flat would be 1 bedroom (2x1 bed 1 person flats and 2x1 bed 2 person flats). Having considered the submitted floor plans each of the flats would meet the required standards for living space. Therefore they would be acceptable in this regard. Each of the flats would be appropriately laid out, avoiding awkward shaped rooms. Each main habitable room would be appropriately served by windows that would provide a reasonable outlook and level of light. The internal living environment for future occupants would be acceptable. It is noted that there would not be access to dedicated areas

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of communal outdoor amenity space however each unit would have access to a balcony, which would be more than existing flats in the vicinity and acceptable within a town centre location such as this. Policy DES5 encourages the use of balconies where appropriate.

- 6.13 The proposed scheme would be acceptable with regards to amenity provision for future occupants and would therefore comply with Nationally Described space Standards and Policy DES5 of the DMP 2019.

Access and parking

- 6.14 The site is located within an area of high accessibility as defined within the Annex 4 of the DMP 2019. As such, 4 x 1bed properties would be expected to be provided with one parking space each, although the DMP acknowledges that lower parking provision may be acceptable in town centre locations such as this. The submitted site layout shows that each unit would be provided with one space. Each space would comply with the required size standard for a parking space. The scheme would therefore meet the required parking standard. The site is within a sustainable location on the very edge of Horley Town Centre, with access to both the railway station and bus stops along Balcombe Road and Smallfield Road within easy walking distance.

- 6.15 The existing access from Station Road would continue to be utilised. It is also proposed to provide secure cycle storage for four bicycles, one for each unit. This level of provision would also comply with the required standards. The provision of electric vehicle charging points would be secured by way of a condition, which would meet the Councils' aims of promoting more sustainable modes of travel and promoting the use of renewable energy.

- 6.16 It is noted that objection has been raised on the grounds of noise disturbance and inconvenience during construction. Construction would be temporary in nature and therefore not reason to refuse the application. The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users.

- 6.17 In view of the above the proposal is considered to be acceptable with regards to access, parking and highway safety, therefore the proposal would meet the requirements of Policy TAP1 of the DMP 2019.

Sustainability, Infrastructure and Climate Change

- 6.18 Policy CCF1 of the Councils Development Management Plan 2019 seeks to ensure that all new development contributes to reducing carbon emissions. New development will be encouraged to incorporate passive and active energy efficiency measure and climate change resilience measures and renewable energy technologies. In order that the proposed development contributes to achieving these aims, in the event that planning permission

were to be granted, conditions requiring demonstration that it will meet the national water efficiency standard of 110litres/person/day. A further condition requiring the provision of broadband connection, in accordance with Policy INF3 of the DMP 2019, would also be attached to any grant of planning permission.

Affordable Housing

- 6.19 Core Strategy Policy CS15 and the Council's Affordable Housing SPD require financial contributions towards affordable housing to be provided on housing developments of 1-9 units. However, in November 2014, the Government introduced policy changes through a Written Ministerial Statement and changes to the national Planning Practice Guidance which restrict the use of planning obligations to secure affordable housing contributions from developments of 10 units or less. These changes were given legal effect following the Court of Appeal judgement in May 2016.
- 6.20 In view of this, and subsequent local appeal decisions which have afforded greater weight to the Written Ministerial Statement than the Council's adopted policy, the Council is not presently requiring financial contributions from applications such as this resulting in a net gain of 10 units or less. The absence of an agreed undertaking does not therefore warrant a reason for refusal in this case.

CIL

- 6.21 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, roads, public transport and community facilities which are needed to support new development. This development would be CIL liable although, the exact amount would be determined and collected after the grant of planning permission.

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	Received
Elevation Plan	5979-005	A	01.09.2022
Floor Plan	5979-004	G	01.09.2022

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Site Layout Plan	2021-38 S6-02		16.02.2023
Floor Plan	2021-38 S6-10		16.02.2023
Roof Plan	2021-38 S6-11		16.02.2023
Elevation Plan	2021-38 S6-20		16.02.2023
Section Plan	2021-38 S6-30		16.02.2023
Location plan	CP-2021-38-S6-01		20.03.2023

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 above slab level until written details of the materials to be used in the construction of the external surfaces, including fenestration and roof, 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.

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

4. The first floor window in the south west side elevation of the development hereby permitted shall be glazed with obscured glass and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall be maintained as such at all times.

Reason: To ensure that the development does not affect the amenity of the neighbouring property by overlooking with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

5. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking /turning 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 NPPF and Reigate and Banstead Development Management Plan policy TAP1.

6. The development hereby approved shall not be first occupied unless and until the following facilities have been provided, in accordance with drawing no. CP-2021-38 | S6-02 for the secure parking of bicycles within the development site. Thereafter the cycle parking area shall be retained and maintained for its designated purpose.

Reason: In order that the development promotes more sustainable forms of transport, and to accord with the NPPF and Reigate and Banstead Core Strategy 2014 Policy CS17.

7. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are 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.

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. The development hereby approved shall not be first occupied unless and until an Energy and Water Efficiency Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail how the development will:
 - a. Ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day,

The development shall be carried out in accordance with the approved details and any measures specific to an individual dwelling(s) shall be implemented, installed and operational prior to its occupation.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions with regard to Policy CS10 of the Reigate & Banstead Core Strategy 2014 and Policy CCF1 of the Reigate & Banstead Development Management Plan 2019.

9. All dwellings within the development hereby approved shall be provided with the necessary infrastructure to facilitate connection to a high speed broadband. Unless otherwise agreed in writing with the Local Planning Authority, this shall include as a minimum:
 - a. A broadband connection accessed directly from the nearest exchange or cabinet,
 - b. Cabling and associated installations which enable easy access for future repair, replacement or upgrading.

Reason: To ensure that the development promotes access to, and the expansion of, a high quality electronic communications network in accordance with Policy INF3 of the Reigate & Banstead Development Management Plan 2019.

10. Before any works above ground level commence, details of the obscure glazed balcony screens shall be submitted to and approved in writing by the

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Local Planning Authority. Thereafter, only the approved details shall be implemented prior to occupation and maintained thereafter on the site.

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 2019 policies DES1 and NHE9.

11. If, prior to or during development, ground contamination is suspected or manifests itself then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted an appropriate remediation strategy to the Local Planning Authority and the written approval of the Local Planning Authority has been received. The strategy should detail how the contamination shall be managed.

Reason: To comply with the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

12. The remediation strategy shall be implemented in accordance with such details as may be approved and a remediation validation report shall be required to be submitted to Local Planning Authority to demonstrate the agreed strategy has been complied with.

Should no ground contamination be readily identified during the development, confirmation of this should be provided in writing to the Local Planning Authority.”

Reason: To comply with the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.

You are advised that the Council will expect the following measures to be included in the above CMS condition to control noise, pollution and parking:

- (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;

- (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.
- Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

3. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
4. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
5. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
6. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.

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5th April 2023

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7. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
8. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service
9. The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.
10. In seeking to address and discharge the “contamination remediation” condition above, the applicant’s attention is drawn to the fact that the application site is situated on or in close proximity to land that could be potentially contaminated by virtue of previous historical uses of the land.

Visual and olfactory evidence of contamination can take many forms including hydrocarbon or solvent odours, ash and clinker, buried wastes, burnt wastes/objects, metallic objects, staining and discolouration of soils, oily sheen on ground water and fragments of asbestos containing materials (ACMs) (Note: this list is intended to be used as a guide to some common types of contamination and is not exhaustive).

In seeking to address the condition a photographic record of works should be incorporated within the validation report. Should no ground contamination be identified then a brief comment to this effect shall be required to be provided in writing to the Local Planning Authority.

The Local Planning Authority cannot confirm that the condition has been fully discharged until any validation report has been agreed.

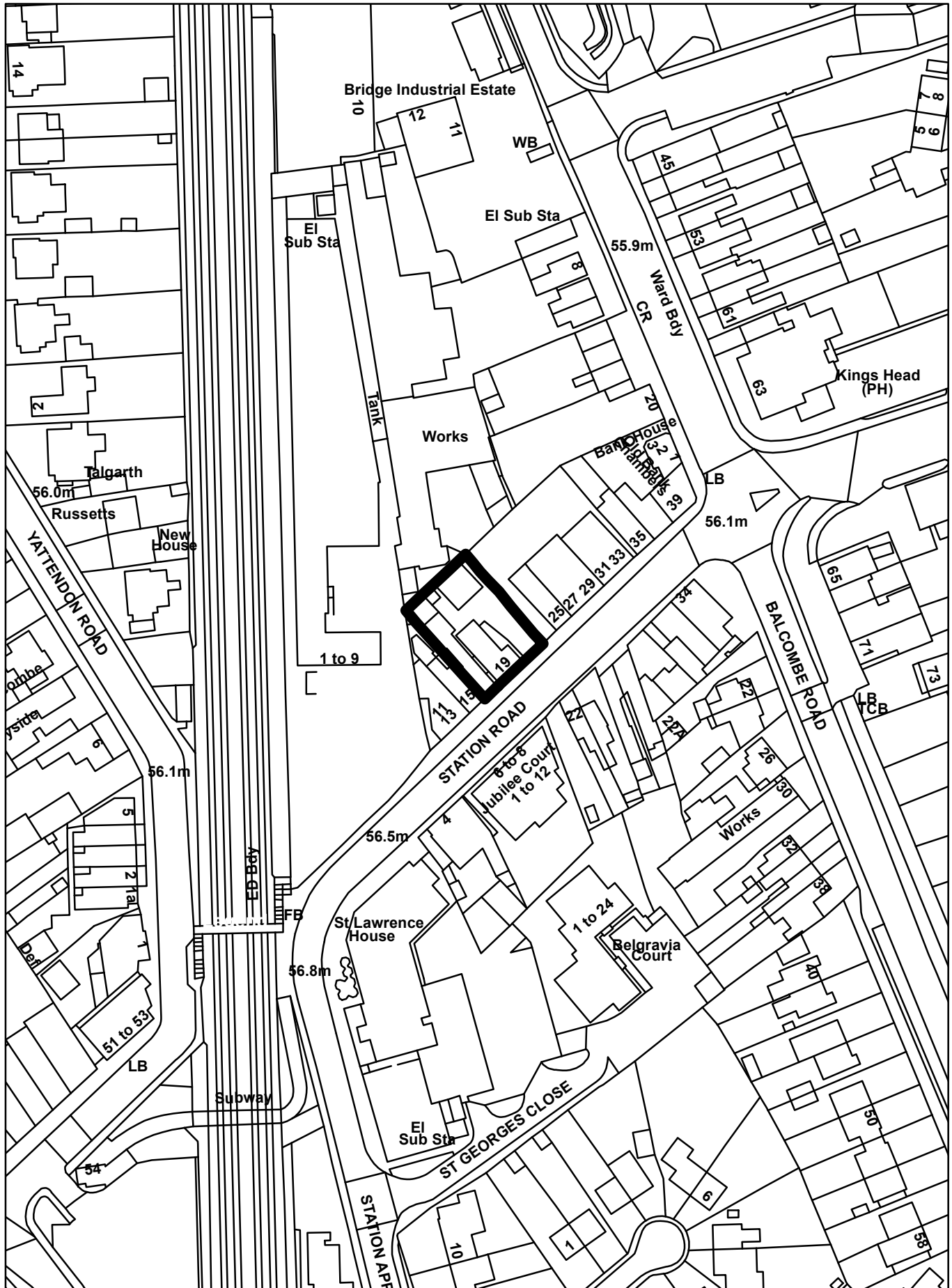
REASON FOR PERMISSION

The development hereby permitted has been assessed against the NPPF 2021 and Development Management Plan policies DES1, DES2, DES5, DES8, DES9, TAP1, CCF1, INF3 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

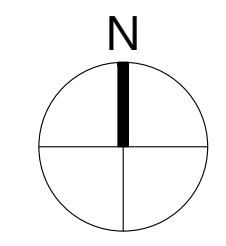
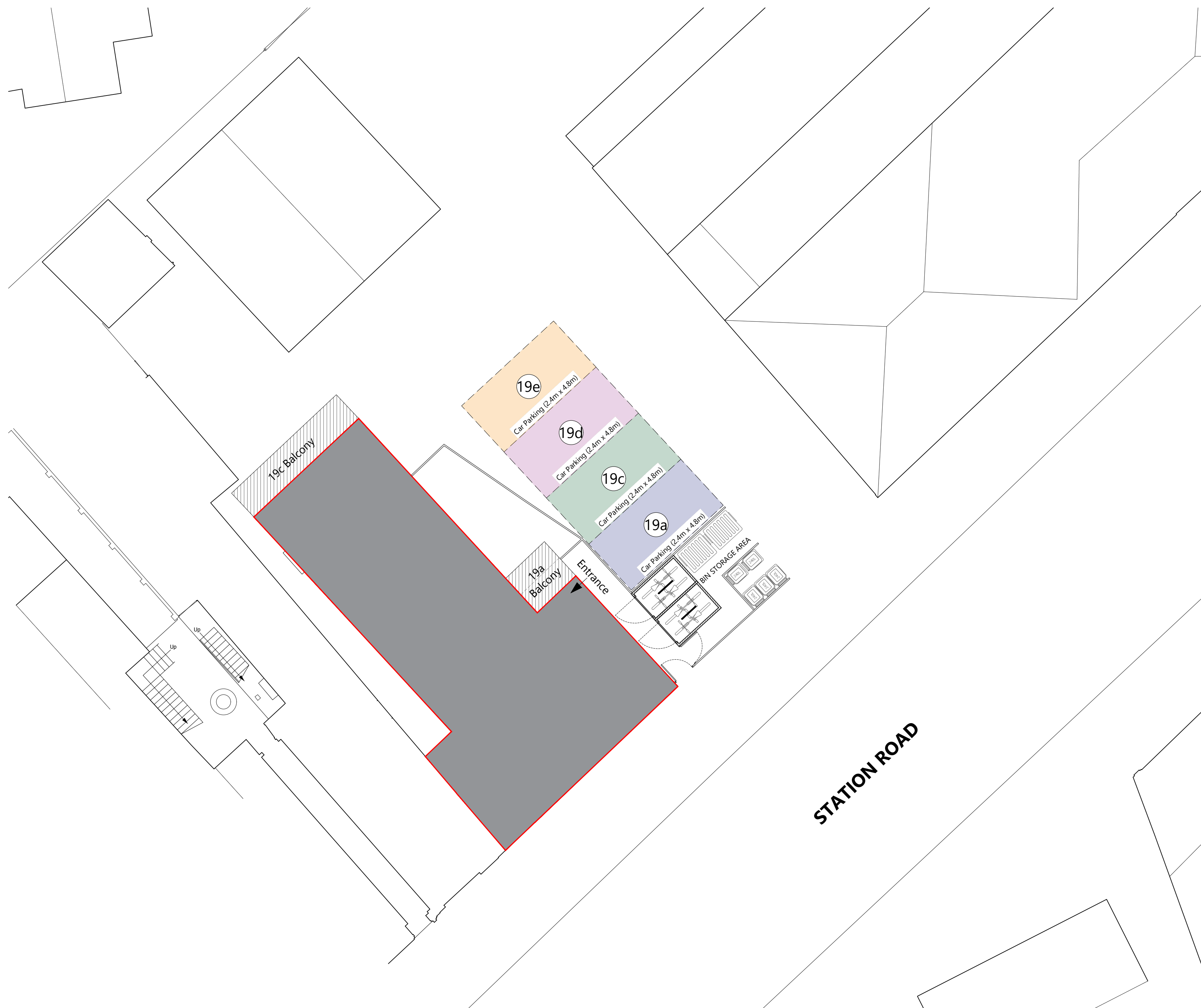
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

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REVISIONS				
REV	DESCRIPTION	DRAWN	CHKD	DATE

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- NOTES**
- Drawing to be read in conjunction with specification and all relevant drawings.
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PROJECT				
19 Station Road				
Horley, RH6 9HW				
DRAWING TITLE				
Proposed Site Plan				
PROJECT REF. SHEET NO.				
CP-2021-38 S6-02				

SCALE	SHEET SIZE	DATE	CLIENT	PURPOSE
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City Planning

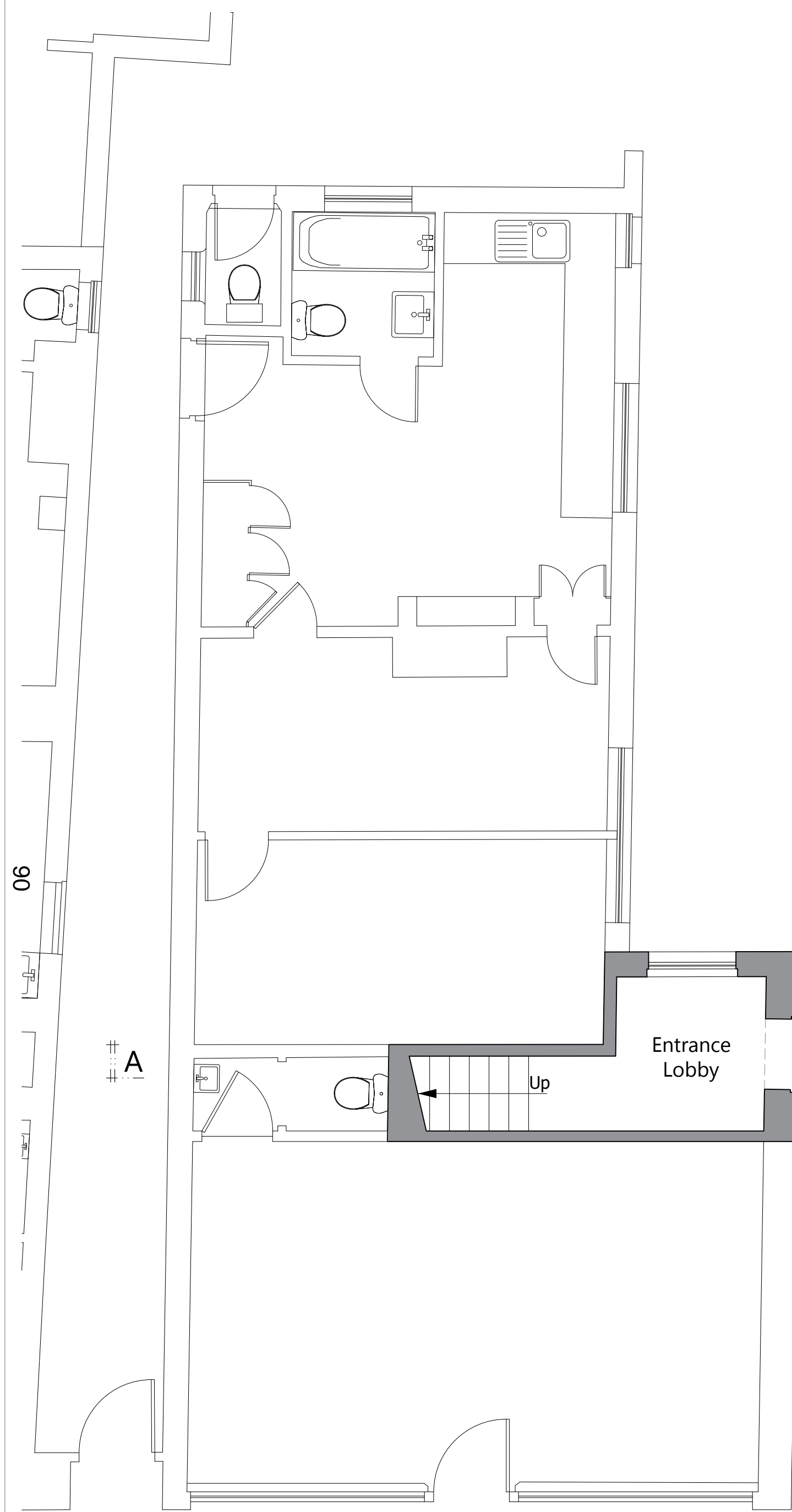
City Planning Ltd.

Third Floor, 244 Vauxhall Bridge Road, London, SW1V 1AU

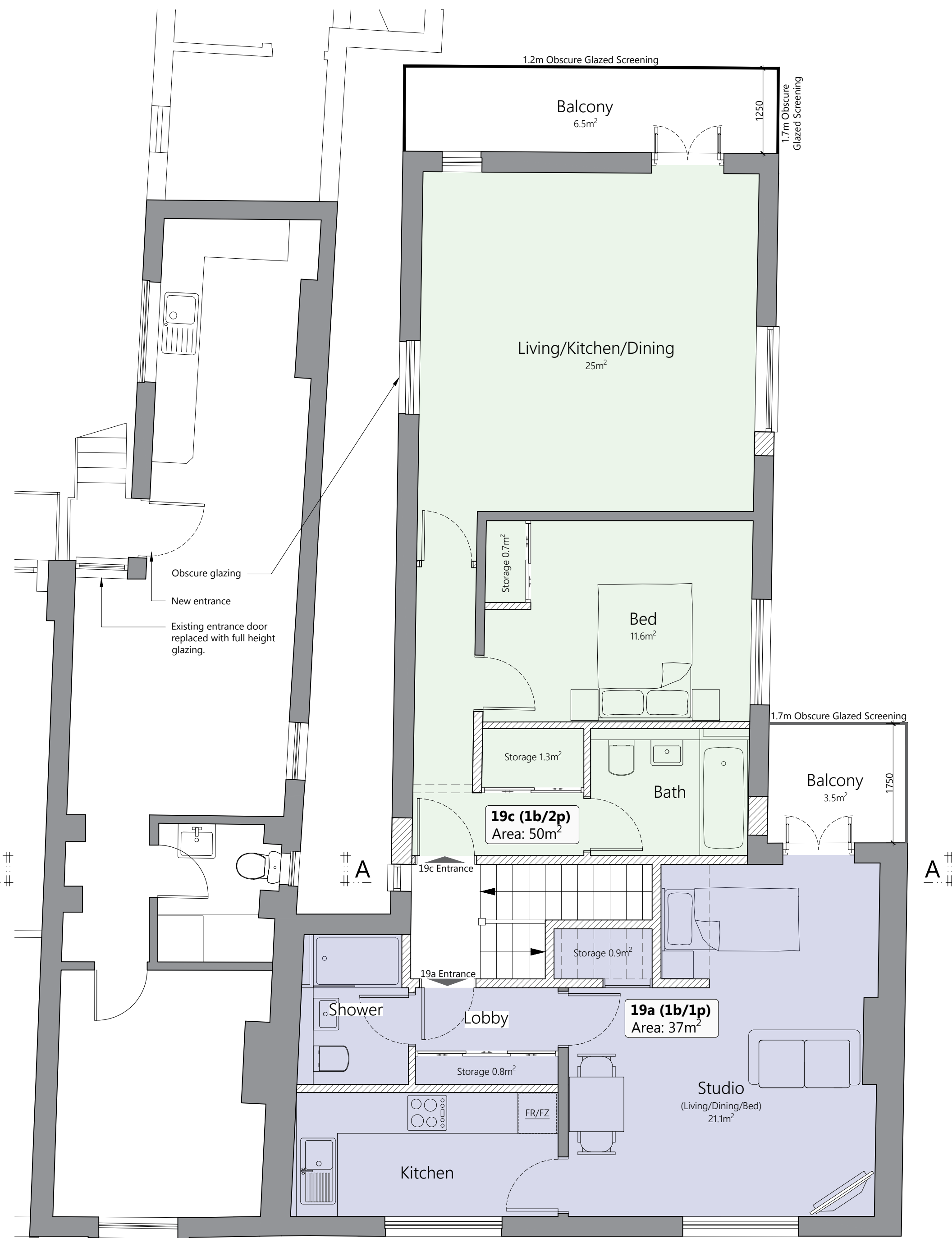
T: 0203 393 2540 www.city-planning.co.uk

Agenda Item 7

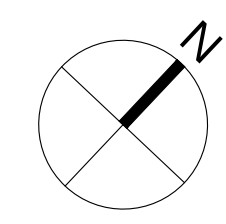
REVISIONS				
REV	DESCRIPTION	DRAWN	CHKD	DATE



Ground Floor
Scale: 1:50 @ A2



First Floor
Scale: 1:50 @ A2



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PROJECT
19 Station Road
Horley, RH6 9HW

DRAWING TITLE
Proposed Ground & First Floor Plans

PROJECT REF. | SHEET NO.
CP-2021-38 | S6-10

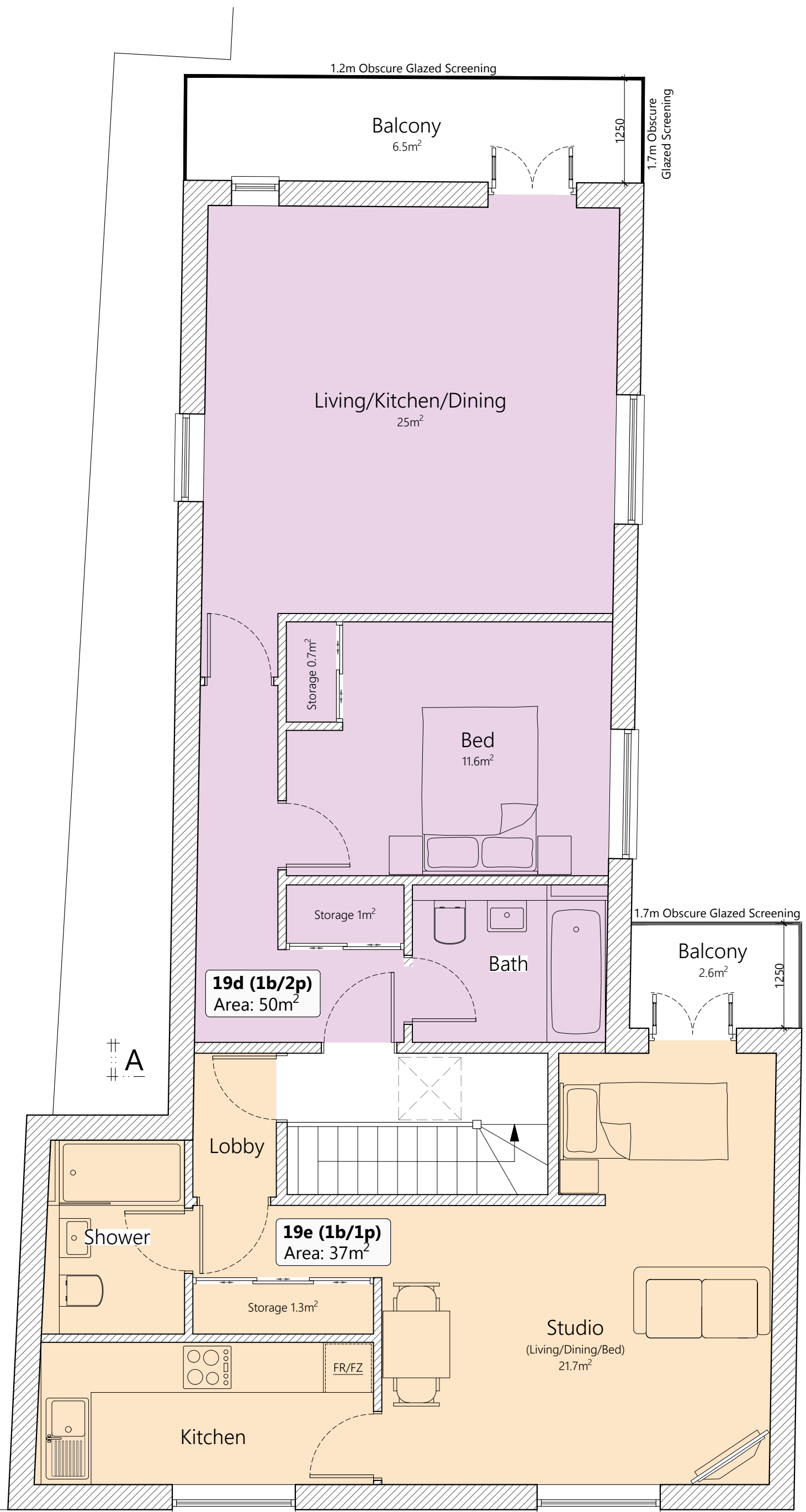
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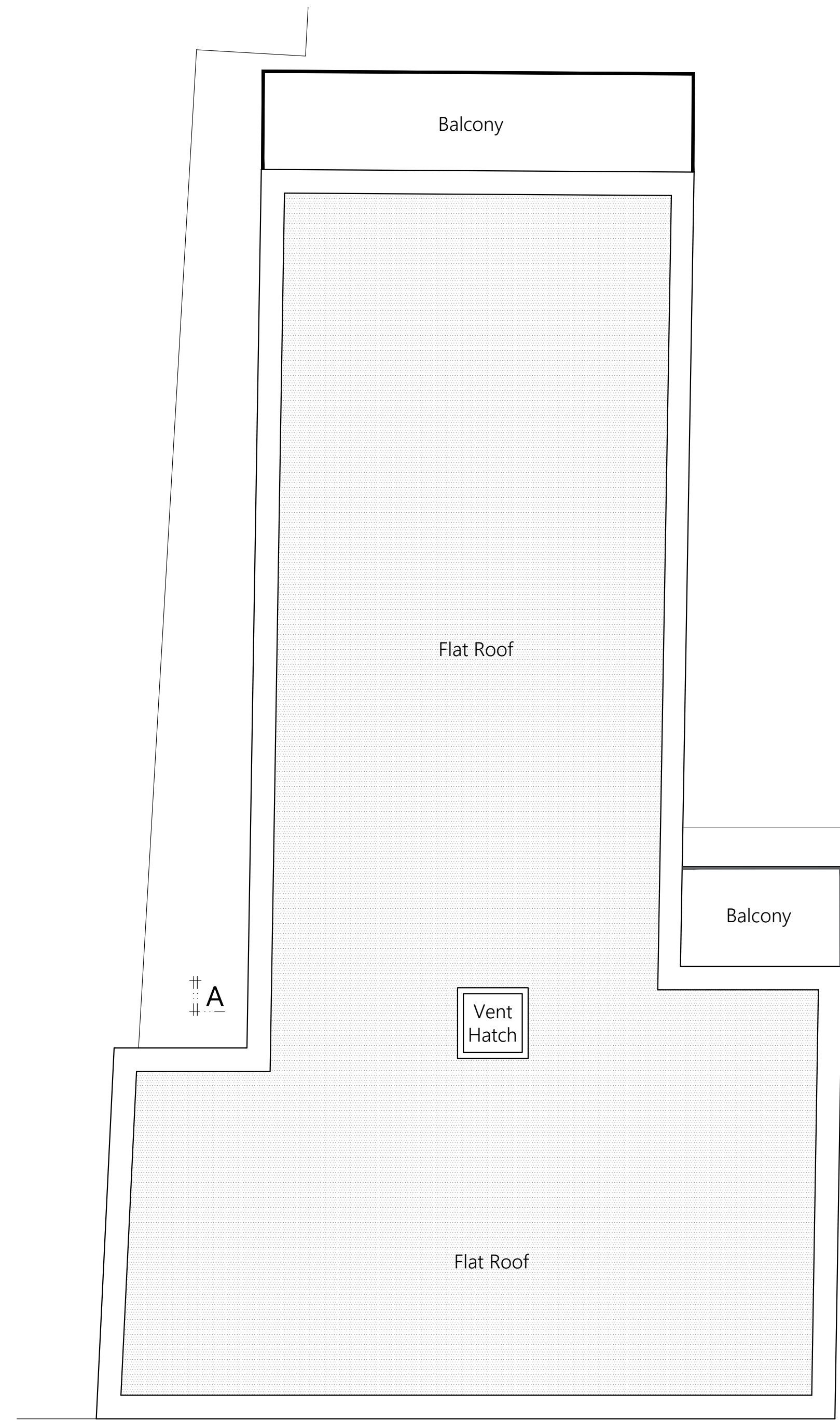
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REVISIONS				
REV	DESCRIPTION	DRAWN	CHKD	DATE

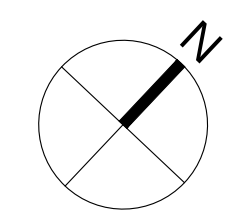
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Second Floor
Scale: 1:50 @ A2



Roof Plan
Scale: 1:50 @ A2



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19 Station Road
Horley, RH6 9HW

DRAWING TITLE
Proposed
Second Floor & Roof Plans

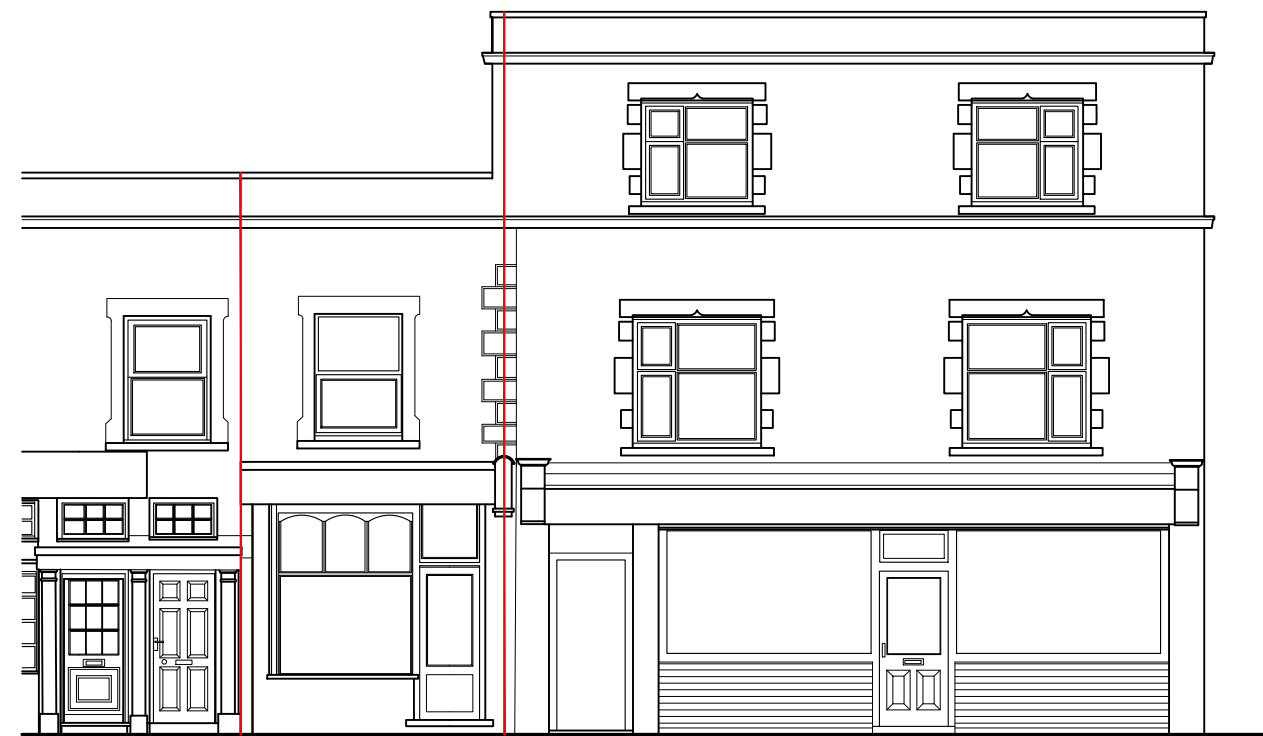
PROJECT REF. | SHEET NO.
CP-2021-38 | S6-11

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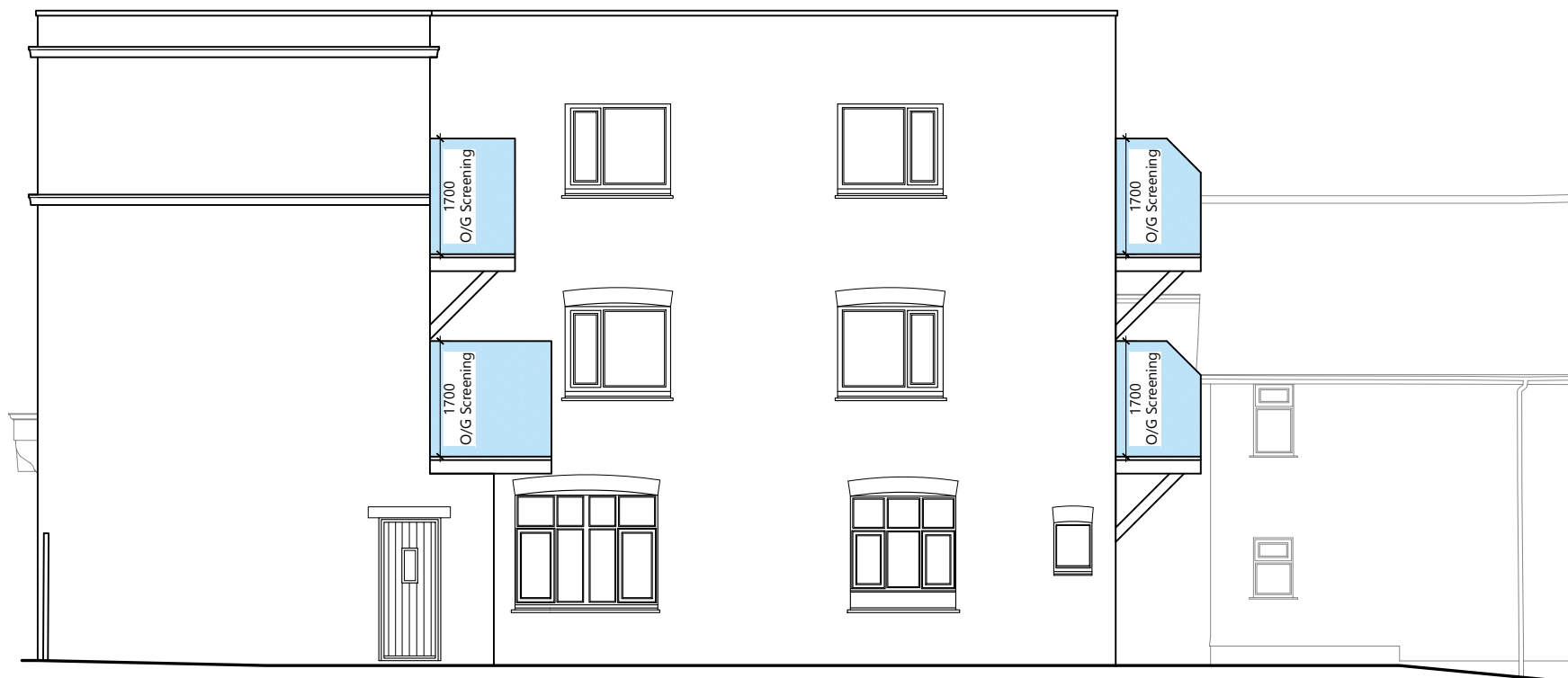


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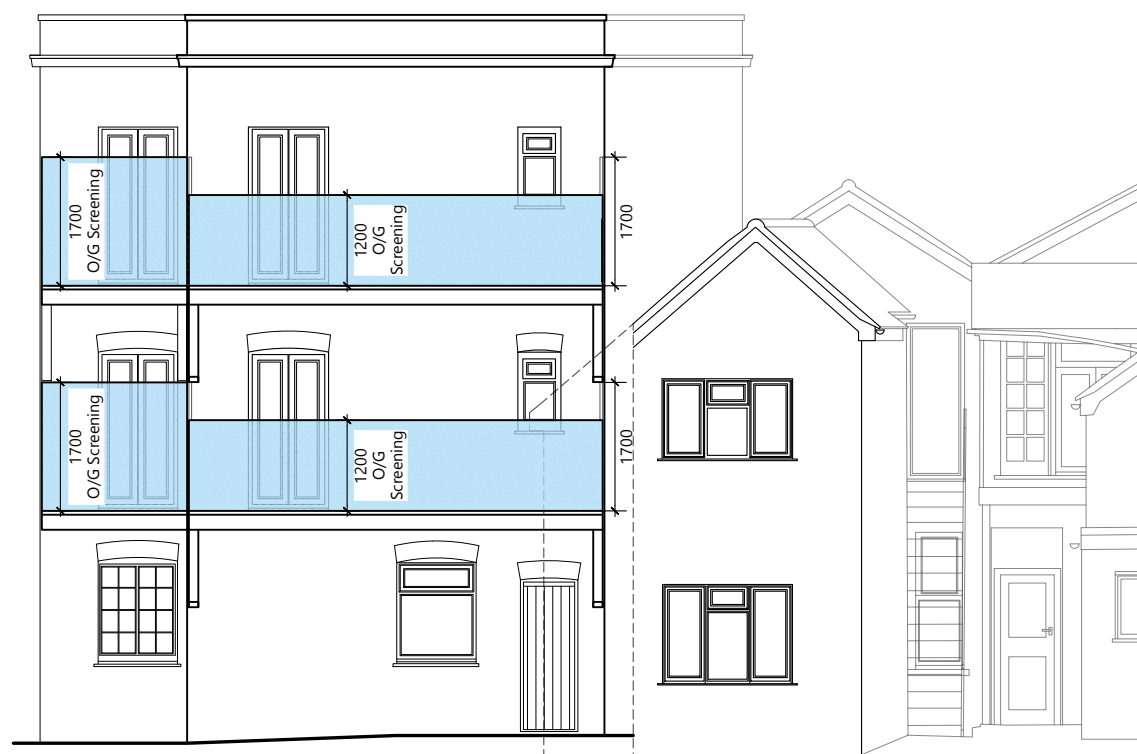
Agenda Item 7



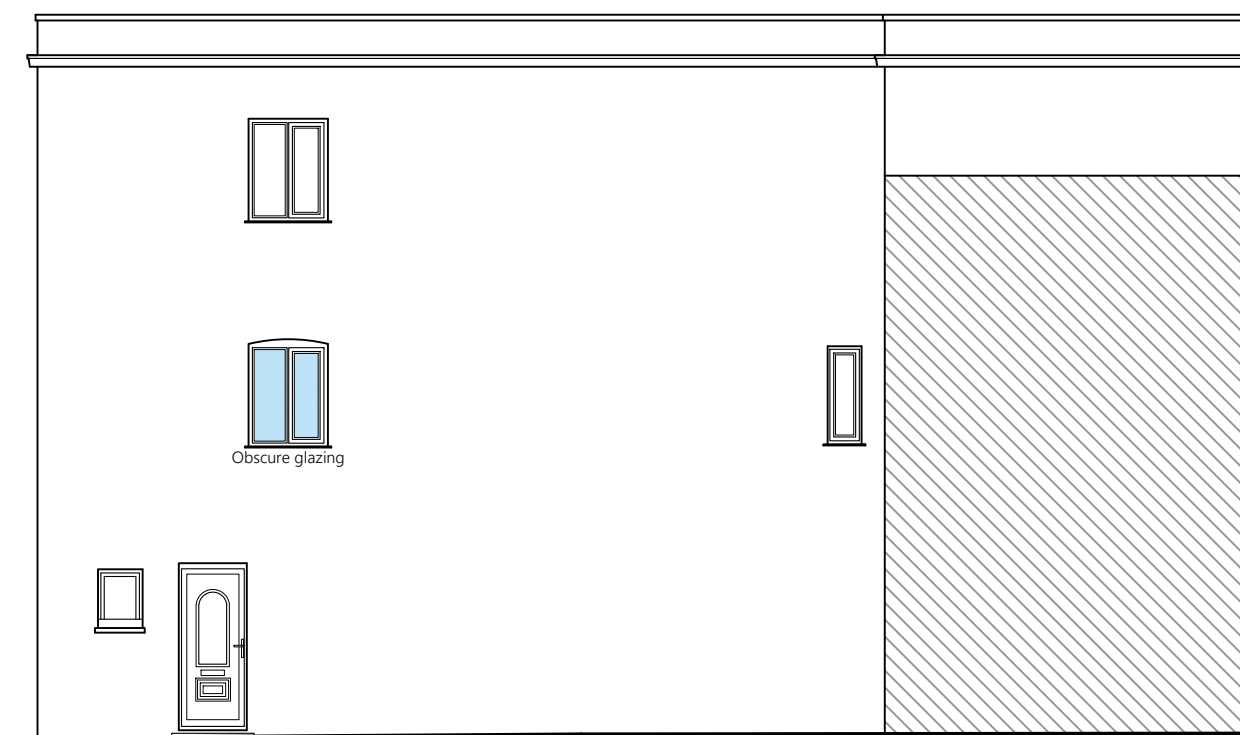
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Scale: 1:100 @ A2



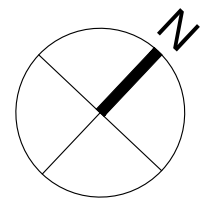
North East Elevation
Scale: 1:100 @ A2



North West Elevation
Scale: 1:100 @ A2



South West Elevation
Scale: 1:100 @ A2



NOTES

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PROJECT

19 Station Road
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DRAWING TITLE

Proposed Elevations

PROJECT REF. | SHEET NO.

CP-2021-38 | S6-20

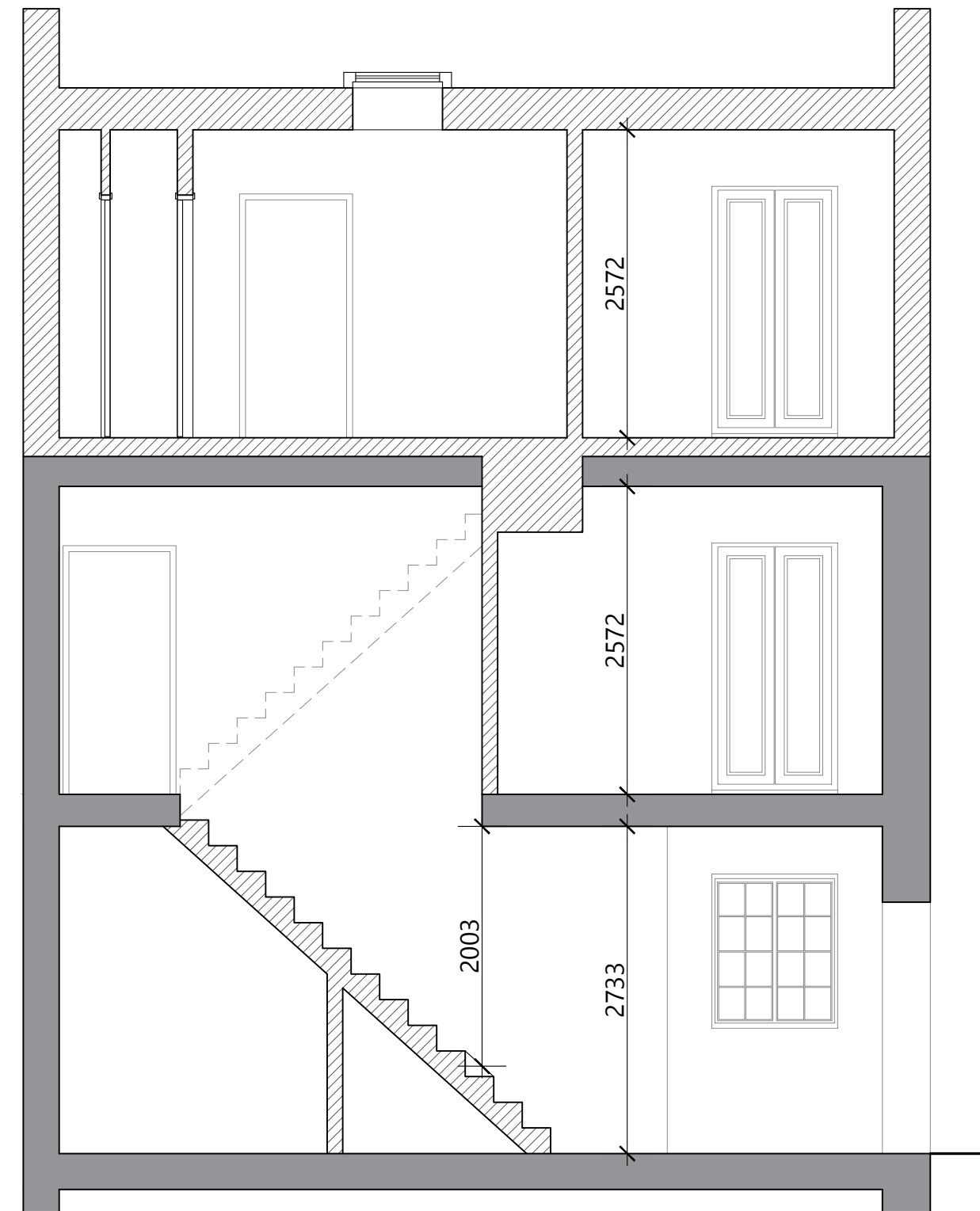
SCALE	SHEET SIZE	DATE	CLIENT	PURPOSE
1:100	A2	10 02 2023	Riverhill Ltd.	Planning



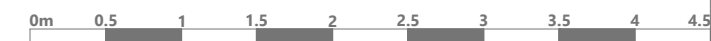
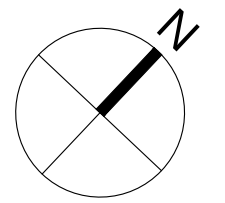
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REV	DESCRIPTION	DRAWN	CHKD	DATE

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Section A-A
Scale: 1:50 @ A2



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PROJECT
19 Station Road
Horley, RH6 9HW

DRAWING TITLE
Proposed Section

PROJECT REF. | SHEET NO.
CP-2021-38 | S6-30

SCALE	SHEET SIZE	DATE	CLIENT	PURPOSE
1:50	A2	10 02 2023	Riverhill Ltd.	Planning



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