

Minutes of a meeting of the **Planning Committee** held at the **New Council Chamber - Town Hall, Reigate** on **Tuesday, 25 April 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, R. Michalowski, C. Stevens, D. Torra, R. Absalom (Substitute) and S. Sinden (Substitute)



116 Minutes

RESOLVED that the minutes of the previous meeting held on 5 April 2023 be approved as a correct record.

117 Apologies for absence

Apologies for absence were received from Councillors McKenna and Walsh, Councillors Sinden and Absalom attended as their respective substitutes.

Councillor Stevens left the meeting at 10.30pm and was not in attendance for consideration of item 7, Aberdour School, Brighton Road, Burgh Heath.

118 Declarations of interest

Councillor Blacker declared an interest in item 5 of the agenda, Land to the Merrywood Park, Reigate due to a private email being published on a public portal and concerns regarding predetermination. Councillor Blacker was not present for this item and therefore did not vote.

119 Addendum to the agenda

RESOLVED that the addendum be noted.

120 22/02228/S73 - Land to the North of Merrywood Park, Reigate

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

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at the grass verge that requires tree protection. Condition 8: Amended wording to remove plan that is no longer required by removing car parking. As amended on 01/11/2022 and on 17/11/2022.

Reasons for refusal were proposed by Councillor Absalom and seconded by Councillor Cooper as follows:

Due to the high levels of parking stress and a lack of available on-street parking available to residents and visitors, the alterations to the site layout and landscaping design to omit the additional 7 parking spaces would result in unacceptable harm to 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 DES and TAP1 of the Reigate and Banstead Local Plan Development Management Plan 2019.

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

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

RESOLVED that the Council would have been minded to **GRANT** the application as per the report, with changes to the parking management condition:

Within 1 month of the approval of the application, the Applicant shall submit a Car Park Management Plan, to be approved in writing with the Local planning Authority.

The Car Park Management Plan shall include details of measures to ensure the northern car park remains permanently accessible and convenient for parking by residents of Merrywood Park. Including

- a) Means of access and egress, including the operation of gates or barriers
- b) Areas of parking made available to the residents of Merrywood Park and signage
- c) How residents are notified of parking operation and able to obtain access and/or use of the parking
- d) Details of reasonable costs
- e) Details of enforcement regime

The Car Park Management Plan shall be implemented upon approval by the Local Planning Authority. Thereafter the parking spaces shall be retained and maintained, in accordance with the approved Car Park Management Plan, for their designated purpose.

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 and Policy TAP1 Parking, access, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

121 22/00685/F - Merstham Recreation Ground, Albury Road, Merstham

The Committee considered an application at Merstham Recreation Ground, Albury Road, Merstham for the regeneration of Merstham Recreation Ground, to include a new pavilion, play area, fitness facilities, access and wider communal amenity uses.

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As amended on 16/05/2022 and on 13/07/2022, 05/10/2022, 15/11/2022 and on 01/12/2022.

Subject to referral to the Secretary of State in accordance with the Town and Country Planning (Consultation) (England) Direction 2021 and subject to there being no direction by the Secretary of State under section 77 of the Town and Country Planning Act 1990 in respect of that application, it was **RESOLVED** that planning permission be **GRANTED** subject to conditions with the following amendment to condition 10 and additional informative.

Condition 10:

Prior to commencement of development, a Sensitive Lighting Management Plan (SLMP), scheme of wayfinding and any ancillary structures such as benches, bins etc shall be submitted to and approved by the Local Planning Authority. Reason: to maintain the character and appearance of the area, manage the use of the space and to ensure that the development does not result in harm to the existing biodiversity of the site and in the interests of retaining and enhancing other valued priority habitats and features of biodiversity importance with regard to Reigate and Banstead Development Management Plan 2019 policies DES1, NHE2 and NHE3.

Additional informative:

The applicant is encouraged explore the possibilities of allowing for regular Park Run or Junior Park Run at Merstham Recreation Ground.

122 23/00307/F - Aberdour School, Brighton Road, Burgh Heath

The Committee considered an application at Aberdour School, Brighton Road, Burgh Heath to temporarily relocate the children to a temporary classroom environment on one of the back fields during the summer term 2023 (During the redevelopment of our pre-prep department - approved under reference 22/01410/F).

RESOLVED that planning permission be **GRANTED** subject to conditions.

123 22/02352/F - 80 Croydon Road , Reigate

The Committee considered an application at 80 Croydon Road, Reigate for the demolition of existing single-storey permanent structures (used as garages and storage) and the erection of 2No. self-built semi-detached 3-bedroom family dwellings with associated access, external amenity spaces, refuse storage and car and cycle parking.

Mr Alex Maunders, spoke on behalf of the resident in the neighbouring property, in objection to the application. He cited the Tate Modern's recent Supreme Court case regarding visual intrusion, which had formed part of the neighbour's planning appeal statement in respect of the originally refused application that was currently being considered by the Planning Inspectorate. There had been no substantial change on footprint, positioning, massing, parking, nor the overbearing nature of the development. There had only been a desktop survey, rather than a site visit. There would be a 20% loss of light in the neighbouring garden. There was only a 0.4m reduction in ridge height and the application would still deprive the neighbour of sufficient light, privacy, and had the same number of floors. There were no other 3 storey properties next 2 storey properties. Parking on the road was already strained

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and parking for the development met the minimum standard only. It was understood that a dwelling would be built on the plot, but this was an over-development. This application seemed to be an attempt to subvert the appeals process by submitting, effectively, the same application that was being appealed for reconsideration by the Committee. It was requested that this application be refused, and the merits of the application be decided by the Planning Inspectorate.

Reasons for refusal were proposed by Councillor Blacker and seconded by Councillor Absalom.

1. The proposed dwellings, by virtue of their height, scale and proximity to the shared north side boundary, and the depth of the ground and first floor rear projections, would result in an unacceptable overbearing presence and impact on 84 Croydon Road, and would cause harmful overshadowing to the rear garden. The proposal would therefore be contrary to Policies CS1 and CS10 of the Reigate and Banstead Local Plan Core Strategy and Policy DES1 of the Development Management Plan 2019 and the Householder Extensions and Alterations Supplementary Planning Guidance.
2. The location of the proposed development is considered to fall within an area of medium accessibility as defined within the Reigate and Banstead Development Management Plan 2019, for which two parking spaces would be required per dwelling. The proposed shortfall in parking provision would result in an increased demand for on-street parking on Croydon Road, to the detriment of the amenities of the local area. The proposal would therefore be contrary to 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.

Members voted on each reason for refusal individually. Following a vote by Members of the Committee, the tabled motion at the meeting giving reasons to refuse planning permission, set out above, was defeated.

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

RESOLVED that planning permission be **GRANTED** subject to conditions as per the recommendation, with a note that ward Councillors be consulted on discharge details of condition 7 relating to electric vehicle charging points.

124 Development Management Quarter 4 2022-23 Performance

This item was deferred to the next meeting of the Committee due to lack of time at the meeting.

125 Any other urgent business

There was none.

The Chairman thanked the Committee for their work over the last municipal year.

The meeting finished at 10.32 pm