

# Minutes of a meeting of the **Planning Committee** held at the **New Council Chamber - Town Hall, Reigate** on **Wednesday, 28 June 2023** at **7.30 pm**.

**Present:** Councillors S. Parnall (Chair); M. S. Blacker (Vice-Chair), J. S. Bray, P. Chandler, Z. Cooper, P. Harp, K. Fairhurst, J. Hudson, S. A. Kulka, S. McKenna, C. Stevens, J. Thorne, D. Torra, B. Green (Substitute).

**Visiting Member present:** Councillor R. Biggs.

## **8 Minutes**

**RESOLVED** that the minutes of the previous meeting held on 7 June 2023 be approved as a correct record.

## **9 Apologies for absence**

An apology for absence was received from Councillor Tary, Councillor Green attended as his substitute. An apology for absence was also received from Councillor Sachdeva.

## **10 Declarations of interest**

Councillor Blacker declared a non-pecuniary interest in item 9 of the agenda, 144 Balcombe Road, Horley, as he was a member of Horley Town Council and its Planning Committee.

## **11 Addendum to the agenda**

**RESOLVED** that the addendum be noted.

## **12 22/02132/F - 12-18 High Street, Merstham**

The Committee considered an application at 12-18 High Street, Merstham for the Retention of existing roof and re-use of original roofing timbers (where feasible) including re-use of original roofing slates; reinstatement of chimney stacks; retention and incorporation of remaining original first floor wall in connection with erection of first floor side and rear extension comprising three flats; new shopfront; and retention of single storey flank extension.

**RESOLVED** that planning permission be **GRANTED** subject to conditions as per the recommendation and an amended condition requiring the use of imperial sized bricks unless otherwise agreed in writing by the Local Planning Authority.



**13 23/00654/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 four new apartments together with waste and cycle storage.

**RESOLVED** that planning permission be **GRANTED** subject to conditions as per the recommendation and addendum, plus amended changes to and additional conditions requiring:

- The staircase be painted and thereafter maintained;
- That the car park layout and management thereafter be adhered to and maintained;
- The refuse condition include detailed requirement for the management of waste; and
- The standard broadband condition be added.

**14 22/02835/F - Josil, Waterhouse Lane, Kingswood**

The Committee considered an application at Josil, Waterhouse Lane, Kingswood for the Demolition of existing house, erection of 1 no. detached house with 5 bedrooms and 2 no. semi-detached houses with 4 bedrooms with associated refuse storage and new landscaping; provision of two new vehicular accesses and closure of existing access. As amended on 03/02/2023.

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

The proposed development, by virtue of the introduction of a pair of semi-detached dwellings, with their narrow width, height, car dominated frontage and the overall density of the scheme, would result in an incongruous form of development that is contrary to the spacious, soft landscaped character of the Alcocks Lane and Waterhouse Lane Residential Area of Special Character. The scheme is therefore contrary to the provisions of the National Planning Policy Framework 2021, Policies DES1, DES2 and DES3 of the Reigate and Banstead Development Management Plan 2019, and the Reigate and Banstead Local Character & Distinctiveness Design Guide Supplementary Planning Document.

**15 23/01104/F - The Pavilion, Priory Park, Bell Street, Reigate**

The Committee considered an application at The Pavilion, Priory Park, Bell Street, Reigate for the Installation of horizontal solar panels on the roof of the existing detached building to provide all future electrical power for the exclusive use of restaurant/cafe tenants. External elevations to remain unchanged. Internal plan to remain unchanged.

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

**16 23/00970/HHOLD - 144 Balcombe Road, Horley**

The Committee considered an application at 144 Balcombe Road, Horley for First floor extension to the existing single storey extension built in 1976 and conversion of existing garage.

**RESOLVED** that planning permission be **GRANTED** subject to conditions as per the recommendation with the addition of a standard informative regarding sprinklers.

**17 Any other urgent business**

There was none.

The meeting finished at 8.54 pm