

Minutes of a meeting of the **Planning Committee** held at the **New Council Chamber - Town Hall, Reigate** on **Wednesday, 30 August 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, K. Sachdeva, C. Stevens, J. Thorne, M. Tary and J. C. S. Essex (Substitute)

**Visiting Members present:** Councillors N. D. Harrison and S. T. Walsh (attended remotely).



**27 Minutes**

**RESOLVED** that the minutes of the previous meeting held on 25 July 2023 be approved as a correct record.

**28 Apologies for absence**

An apology for absence had been received from Councillor Torra, Councillor Essex attended as her substitute.

**29 Declarations of interest**

Councillors Blacker and Hudson declared a non-pecuniary interest in item 6 of the agenda, Mitchells of Horley Ltd, Victory Works, 1-9 Station Road, Horley, as they were members of Horley Town Council and Councillor Blacker was a member of its Planning Committee.

Councillor Kulka declared a non-pecuniary interest in item 8, 21 Palmer Close, Redhill, as he knew the applicant well and therefore agreed not to speak on this item.

**30 Addendum to the agenda**

It was noted that in reference to item 6 of the addendum, (page 8), d was a repetition of c.

**RESOLVED** that the addendum be noted.

**31 23/00823/F - Land to the north of Downland Close, Epsom Downs, Surrey**

The Committee considered an application for the Demolition of existing buildings and erection of 3 dwellings with associated parking and landscaping. As amended on 12/06/2023 and on 02/08/2023.

Councillor Harrison, a visiting member, addressed the Committee stating that within the garage area there could be up to 8 cars whose owners were habitual users of the

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site, however there was sufficient space in the adjacent roads to accommodate parking, despite high demand for parking during the daytime.

All properties should have an acceptable amenity space; however, the middle property did have a smaller garden than would normally be considered as acceptable. In respect of the impact on neighbour amenity, the main concern was in relation to numbers 8-14 Downland Way. With regards to design, the proposed properties were out of character, and it was acknowledged by the Planners that this simple form was not entirely in keeping with the surrounding area. Policy DES 1 required a positive contribution to the character and appearance of the surrounding area. It was acknowledged that other issues such as flooding had been dealt with by conditions. In conclusion it was felt that the following were of concern:

- Amenity space of the middle property;
- The design; and
- The development was overbearing in relation to Downland Way.

The Committee discussed the rent type, and it was confirmed that the Housing Association would be renting these on an affordable rent basis.

The following reasons for refusal were proposed by Councillor Bray and seconded by Councillor Harp:

1) The proposal, by reason of the quantum, scale and bulk of the proposed dwellings, the unsympathetic materials and blandness of design (contrasting with the features of neighbouring properties, for example tile hanging, roofing features, porches), the limited plot sizes, the lack of adequate spacing to the site boundaries and lack of soft landscaping within the site would result in an overly dense, incongruous and cramped overdevelopment of the site, out of keeping with and harmful to the character and appearance of the locality contrary to policies DES1 of the Reigate and Banstead Development Management Plan 2019 and chapter 12 of the NPPF.

2) The proposal, by reason of the small size of the middle unit's (unit 2) garden and its position to the north of the building, would result in a scheme which does not provide adequate outdoor amenity space for the future occupants and would therefore fail to provide an appropriate environment or good living conditions for future occupants. The scheme would therefore be contrary to policies DES1 and DES5 of the Reigate and Banstead Development Management Plan 2019 and chapter 12 of the NPPF.

The Committee voted on the reasons for refusal and the motion was **DEFEATED**.

**RESOLVED** that planning permission be **GRANTED** subject to conditions as per the recommendation and addendum, plus an amendment to condition 3 c) to include communication with existing garage tenants.

### 32 22/01816/F - Mitchells of Horley Ltd Victory Works, 1-9 Station Road, Horley

The Committee considered an application at Mitchells of Horley Ltd Victory Works, 1-9 Station Road, Horley for the Mixed-use redevelopment of the site comprising restoration, partial demolition and conversion of the Former Albert Brewery building for class E uses; demolition of existing builders' merchant to provide seven new-build use class E/B2/B8 (flexible) units; and erection of a mixed-use building comprising ground floor flexible Class E use and ten C3 residential apartments with associated vehicle

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parking, landscaping, and other required works. As amended on 14/09/2022 and on 21/12/2022 and on 28.02.2023 and on 26/04/2023.

The Planning officer explained that the report lacked detail on potential noise impacts. However, as part of the application this matter had been considered and the Council's noise consultant had been consulted to assess matters of potential noise generated by the proposal and also in relation to noise generated by the railway line. The consultant recommended a number of conditions (shown in the report as conditions 18 to 26). These have been considered by the case officer to provide the necessary mitigation for the scheme. In light of this, noise and vibration impacts were considered acceptable for both future occupants and neighbouring residents.

**RESOLVED** that planning permission be **GRANTED** subject to conditions and as per the addendum, and the following amendments to conditions and additional informative:

- Condition 3: criteria d) omitted as duplicate of c).
- Condition 15: remove reference to 'proposed dwellings' and replace with 'The development'.
- Condition 28: add in an additional requirement to – “ensure that the new non-residential part of the development includes renewable or low-carbon energy generation to provide 10% of the expected energy usage of the development.
- Additional informative: “In relation to condition 30 the applicant is encouraged to engage with Reigate and Banstead Borough Council, in particular the Economic Prosperity team and local members to ensure that the Employment and Skills Plan makes best use of the opportunity to promote local training and employment.”

### 33 23/01113/S73 - Dormer Cottage, The Chase, Kingswood

This application was withdrawn by the applicant prior to Committee.

### 34 23/01050/HHOLD - 21 Palmer Close, Redhill

The Committee considered an application at 21 Palmer Close, Redhill for the addition of solar panel system on flat roof.

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

### 35 Any other urgent business

There was none.

The meeting finished at 9.02 pm