

Minutes of a meeting of the **Planning Committee** held at the **New Council Chamber - Town Hall, Reigate** on **Wednesday, 1 November 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, D. Torra and M. Tary

**Visiting Members present:** J. C. S. Essex

**44 Minutes**

**RESOLVED** that the minutes of the previous meeting held on 27 September 2023 be approved as a correct record.

**45 Apologies for absence**

There were no apologies for absence.

**46 Declarations of interest**

There were none.

**47 Addendum to the agenda**

**RESOLVED** that the addendum be noted.

**48 23/00822/F - Land at Partridge Mead, Banstead**

The Committee considered an application for the demolition of existing buildings and erection of 4 residential dwellings with associated parking and landscaping. As amended on 12/06/2023, 02/08/2023, 15/08/2023, 04/10/2023, 10/10/2023, 18/10/2023, 19/10/2023 and 20/10/2023.

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

- Condition 16 - Amended Landscape condition to reflect the need to provide detail of hard landscaping of the access road.
- Condition 25 - Amended refuse condition to require refuse management plan.

**49 23/00821/F - Land at Hatch Gardens, Tadworth**

The Committee considered an application for the demolition of existing buildings and erection of 2 residential dwellings with associated parking and landscaping. As



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amended 12/06/2023, 02/08/2023 06/09/2023 and on 04/10/2023, 12/10/2023 and on 13/10/2023.

**RESOLVED** that planning permission be **GRANTED** subject to conditions as per the recommendation, addendum and an amended condition:

- Condition 25 - Amended refuse condition to require refuse management plan.

**50 23/00816/F - Garage Block, Ferriers Way, Epsom Downs**

The Committee considered an application for the demolition of existing buildings and erection of three residential dwellings with associated parking and landscaping. As amended on 12/06/2023, 02/08/2023, 06/09/2023 and on 04/10/2023.

Councillor Bray proposed and Councillor Blacker seconded a deferment in order for the Council to do its own parking survey. The Committee voted against the deferment.

**RESOLVED** that planning permission be **GRANTED** subject to conditions as per the recommendation, addendum and an amended condition:

- Condition 25 - Amended refuse condition to require refuse management plan.

**51 22/02772/F - F W Mays Honda, 105 - 115 Brighton Road, Redhill**

The Committee considered an application for the full planning application for the demolition of existing buildings and structures and the erection of a 38-unit retirement living scheme (use class c3) with car parking, access, and associated landscaping. As amended on 01/09/2023, 07/09/2023, 11/09/2023 and on 03/10/2023.

Councillor Essex, a visiting member (who was also the County Councillor for the location) explained that there used to be a bus stop at the location which was taken away because more parking had been required. Over time the amount of business had reduced, and residential occupation had increased along with parking. When developing a site with limited off-site parking it was necessary to make it easier to access alternative transport and to stop illegal parking. Two things that could be done to increase bus accessibility at the location: 1) reinstate the bus stop to re-establish the pair of bus stops and/or 2) improve step-free access to the other three bus stops within the vicinity of the location. It was noted that the information on bus stops at this location was incorrectly shown on Google Maps.

**RESOLVED** that planning permission be **GRANTED** as per the addendum (excepting an amendment to condition 33) and amended conditions and additional heads of term for the Section 106 Agreement

Additional heads of term to require that occupiers of the building are unable to obtain a permit for the controlled parking zone.

Condition 24 – redraft condition with regards to the relocation of the parking bay to reflect a new bus stop if provided.

Condition 33 – amend condition further from the addendum changes to read.

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“Before the development is occupied either the two existing bus stops either side of Brighton Road next to the BP garage and the existing bus stop opposite the development have 140mm kerbing for a distance of 9 metres where required or a north bound bus stop is provided in the vicinity of the site in accordance with a scheme to be submitted to and approved in writing with the local Planning Authority.”

**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 2021 and Policy TAP1 Parking, access, and Servicing TAP2 Airport Car Parking of the Reigate and Banstead Local Plan Development Management Plan September 2019.”

**52 Any other urgent business**

There was none.

The meeting finished at 10.02 pm