

# Agenda

## Planning Committee

Wednesday, 22 November 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 (Chair)

M. S. Blacker  
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  
M. Tary

### Substitutes:

**Conservatives:** J. Baker, G. Buttironi, J. Dwight and B. Green

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

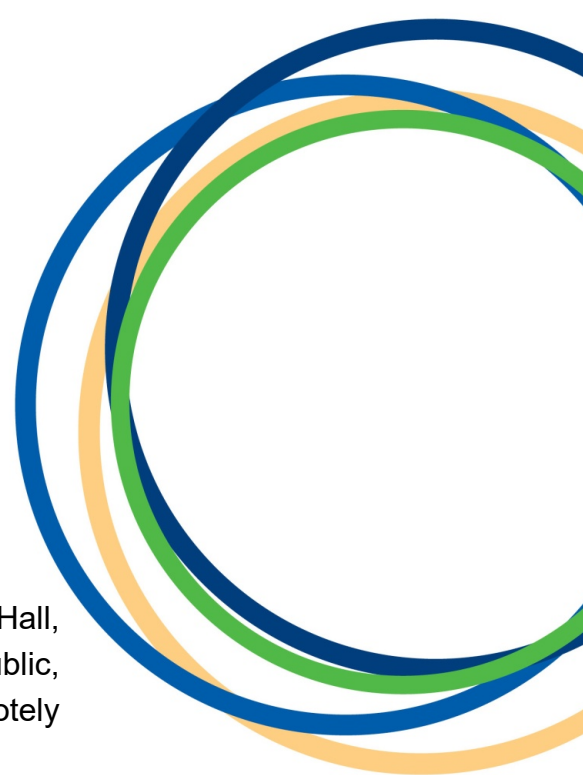
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Published 14 November 2023

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



**Green Party:**

J. Booton, V. Chester, J. C. S. Essex, S. Khan, A. Proudfoot,  
R. Ritter and S. Sinden

**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. 23/01653/F - 2 and 4 Fairfield Avenue, Horley** (Pages 9 - 36)

Demolition of No. 2 Fairfield Avenue and erection of 1 detached 4 bedroom dwelling and a pair of semi-detached two storey 3 bed room family dwellings with associated parking and landscaping.

**6. 23/02199/HHOLD - 42 Dovers Green Road, Reigate** (Pages 37 - 44)

Remove existing rear conservatory UPVC frame and glazing. Build up existing walls to create new single storey rear extension with flat roof, parapet wall and lantern.

**7. Development Management Quarter 2 2023-24 Performance** (Pages 45 - 48)

To inform members of the Q2 2023/24 Development Management performance against a range of indicators.

**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.

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


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 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	22 November 2023
	<b>REPORT OF:</b>	HEAD OF PLANNING
	<b>AUTHOR:</b>	Matthew Holdsworth
	<b>TELEPHONE:</b>	01737 276752
	<b>EMAIL:</b>	Matthew.Holdsworth@reigate-banstead.gov.uk
<b>AGENDA ITEM:</b>		<b>WARD:</b> Horley Central and South

<b>APPLICATION NUMBER:</b>	23/01653/F	<b>VALID:</b>	29/07/2022
<b>APPLICANT:</b>	Fairfield Horley	<b>AGENT:</b>	Nova Planning
<b>LOCATION:</b>	<b>2 AND 4 FAIRFIELD AVENUE, HORLEY</b>		
<b>DESCRIPTION:</b>	<b>Demolition of No. 2 Fairfield Avenue and erection of 1 No detached 4 bedroom dwelling and a pair of semi-detached two storey 3 bed room family dwellings with associated parking and landscaping.</b>		
<b>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.</b>			

**This application is referred to Committee in accordance with the Constitution as the application site is for net 2 dwellings.**

## SUMMARY

The application is for the erection of two semi-detached 3-bedroom dwellings and one detached 4-bedroomed dwelling along with off road car parking following the demolition of no.2 Fairfield Avenue and the subdivision of the plot of no.4 Fairfield Avenue in Horley. The resultant plot sizes would be commensurate with the surrounding area and the design and appearance of the properties would be in keeping with the 1950s vernacular seen in the surrounding area.

The properties would have access from Fairfield Avenue and would have driveways to allow for two off road car parking spaces per dwelling which complies with TAP1 and Annexe 4 of the DMP.

In terms of neighbour amenity, the proposed dwellings would be sufficiently spaced away from the donor property and other properties in Fairfield Avenue and Cheyne Walk to the north so as not to materially impact the amenity of those properties. There would be no significant overlooking as no non-obscured side facing windows are proposed at first floor level to the north or south.

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**RECOMMENDATION(S)**

Planning permission is GRANTED subject to conditions.

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## **Consultations:**

Highway Authority: No objections subject to conditions relating to the access, parking, and the provision of electrical charging points for cars and storage and charging points for e-bikes.

Tree Officer: The proposed plan is accompanied with an Arboricultural Method Statement (AMS), and a Tree Protection Plan (TPP), in accordance with the British Standard BS5837: 2012. There are no Tree Preservation Orders (TPOs) on the site, and the site is not located in a Conservation Area.

To facilitate the development and for arboricultural reasons two trees (an ash tree and a goat willow) and a small hedge are proposed to be removed. All those trees are low quality, with a BS 5837 quality category C. and are the only trees that will be affected by the proposed plan.

To compensate the loss of two trees, two new trees are proposed to be planted. Tree protection fencing will be installed, for protecting the rest of the trees on or near the site.

In light of the above, I do not have objections to the proposal development, the effect to the trees will be acceptable and the removal of the trees is considered reasonable and acceptable by the British Standard BS5837:2012.

Horley Town Council: No objections

Contaminated Land Officer: Recommends conditions relating to asbestos and contaminated land.

## **Representations:**

Letters were sent to neighbouring properties on 23 August 2023 and 20 October 2023. Three letters of representation from local residents have been received raising the following concerns:

<b>Issue</b>	<b>Number</b>	<b>Response</b>
Drainage	3	See paragraph 6.26
Flooding	3	See paragraph 6.26
Inadequate parking	1	See paragraph 6.18

Six letters of support from local residents have also been received.

### **1.0 Site and Character Appraisal**

1.1 The site currently consists of a detached bungalow (no.2) and a detached dwelling (no.4) set within substantial plots. The properties were built in the middle of the 20th century and are typical of the properties of that period. The

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surrounding area is typified by semi-detached and detached properties dating from the latter half of the twentieth century.

- 1.2 The site consists of part of the northern garden of no.4 and the whole of the plot of no.2 Fairfield Avenue. The site is relatively flat. There are mature trees to the rear of the plot and a substantial hedge along the northern boundary that could be impacted by the proposal.

## **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: Reduction in the size of the dwellings to allow for increased spacing in keeping with the wider townscape.
- 2.2 Further improvements could be secured: Materials, landscaping, tree protection condition, broadband condition, water condition, highways conditions, removal of permitted development rights for loft conversions, obscure glazing to first floor side facing window.

## **3.0 Relevant Planning and Enforcement History**

- 3.1 No relevant planning or enforcement history.

## **4.0 Proposal and Design Approach**

- 4.1 The proposal is for the demolition of no.2 Fairfield Avenue and the sub-division of no.4 Fairfield Avenue and the erection of two 3 bedroom semi-detached dwellings and one detached 4 bedroom dwelling on the resulting plot.
- 4.2 The proposed scheme has been amended with the removal of crown roofs to the dwellings, along with some increased spacing and reduction in size of the dwellings.
- 4.3 The design of the properties broadly reflects the properties in the vicinity that date from the 1950s and 20<sup>th</sup> Century with a traditional design and materials with tiled roofs and brickwork, and hipped gable features to the front.
- 4.4 Parking has been provided for each property with two off road car parking spaces per property.
- 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	The layout maximises the use of an otherwise under-developed site without appearing imposing on the street scene, presenting an efficient solution for residential development. In terms of scale, materiality and architectural style, the proposal remains sympathetic to the established character of the area while seeking to improve and enhance the local streetscape.
Involvement	No community consultation took place.
Evaluation	N/A
Design	Inspiration has been sought from the shapes and forms of the adjacent developments. The elevations incorporate hipped roofs and feature gable walls. The gable walls at the front elevations are designed to honour the front elevations of the already existing houses across Fairfield avenue, while in the same time creating a playful pattern across the elevations of the newly proposed dwellings.

4.6 Further details of the development are as follows:

Site area	975sqm (approx. 0.1ha)
Proposed parking spaces	6
Parking standard	6
Net increase in dwellings	2

## 5.0 Policy Context

### 5.1 Designation

Urban Area

### 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)

### 5.2 Reigate & Banstead Development Management Plan 2019

Natural Environment	NHE3
Design, Character, and amenity	DES1, DES2, DES5, DES8

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Transport, Access, and parking	TAP1
Climate Change resilience	CCF1
Infrastructure to support growth	INF3

## 5.3 Other Material Considerations

National Planning Policy Framework

Supplementary Planning Guidance      Surrey Design  
Local Distinctiveness Design Guide  
Householder Extensions and  
Alterations

Other      Human Rights Act 1998

## 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 development is acceptable in land use terms.

6.2 The main issues to consider are:

- Impact on local character
- Neighbour amenity
- Amenity of occupiers
- Highway and parking matters
- Trees and landscaping
- CIL
- Affordable housing
- Sustainability and Climate Change
- Other matters

### Impact on local character

6.3 The application is for the demolition of no.2 Fairfield Avenue and the sub-division of no.4 Fairfield Avenue and the erection of two 3 bedroom semi-detached properties and one detached 4 bedroom dwelling on the resulting plot along with off road car parking spaces for 2 cars for each property to the front of the houses and rear garden laid to lawn to the rear.

6.4 Policy DES2 refers to development within residential garden land. It is considered that the sub-division of the plots as proposed would comply with policy DES2 as the new houses will respect the scale, form and external materials of the existing buildings in the locality. In addition, the height of the houses and mass will correspond with the others in the street-scene, the elevations provided show that detached house would match the height of other detached houses on this side of the road and the semi-detached properties would be of a similar height to the other semi-detached properties.

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- 6.5 It is considered that the plot widths and front garden depths are consistent with other houses in the road. The spacing between the buildings would ensure that houses are in keeping with the prevailing layout of the area including the properties opposite.
- 6.6 The development will not cause undue disruption to the character and appearance of the existing street frontage and would continue the spacing of properties on this side of the road. It is noted that no.2 Fairfield Avenue is the only bungalow in the road at present and has a wider plot than other properties. The resultant width of the plots is commensurate with other plots on this side of the road.
- 6.7 The proposed dwellings would be of a broadly traditional design typical of the 1950 style designs of the other properties in Fairfield Avenue. Amended plans have been received during the course of the application which removed the crown roofs of the buildings and added hipped gables to the front which is in keeping with other properties in the area, including the donor property at no.4. The plans and design statement show that the proposed dwellings would be constructed out of traditional materials. It is considered important that the external materials are secured by condition to ensure that the materials are in keeping with the surrounding area.
- 6.8 A street scene has been provided and this shows that the properties are of similar heights to the properties within Fairfield Avenue. Amended plans have been received which have reduced the heights of the proposed dwellings and removed their crown roofs. In addition, it is considered pertinent to remove permitted development rights for loft conversions (classes B and C) in order that these might be fully assessed against planning regulations and to maintain the character of the area.
- 6.9 There would be some planting proposed to the front of the properties in order to soften up the proposed parking areas. Whilst it is noted that there is a substantial amount of hard landscaping to the front of the properties, this is similar to a number of other properties in the road, including the dwellings directly opposite.
- 6.10 The three dwellings exceed the minimum sizes as stated within the nationally prescribed space standards and complies with policy DES5. All three dwellings would have spacious rear gardens, with depths of these gardens being at least 20m which is commensurate with other plots in the road.
- 6.11 It is considered therefore that the quantum of development and the design of the buildings are appropriate on this site and the proposal complies with both policies DES1 and DES2 in this regard.

## Neighbour amenity

- 6.12 The proposal would increase the bulk and quantum of development on the site. A site visit has been undertaken to assess the impact of the new dwellings on neighbouring properties. It is considered that the impact to the properties to the

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east, at 1-3 Fairfield Avenue are limited as they are on the opposite side of the road, and this would be a typical street layout. Whilst it is appreciated that the outlook of those houses would change, it would not cause a significant loss of amenity to those properties.

- 6.13 The rear gardens of the properties to the north, nos 21-25 Cheyne Walk are around 25m in depth and would face onto the side of the proposed detached dwelling. It is noted that these properties are bungalows but due to the distance between properties the relationship between them is considered acceptable. Additionally, the roof of the new dwelling is hipped away from that boundary and a replacement hedge is proposed along the boundary to replace the existing hedge (This will be secured as part of the landscaping condition). There is a side facing window and door at ground floor level and some high-level roof lights, but due to the distances, screening and high level of the roof lights the relationship is considered acceptable. A condition requiring further permission for new openings at first floor level is recommended.
- 6.14 The proposed semi-detached dwellings would be built alongside the donor property at no4. Fairfield Avenue. The plans show a gap of between 2-3m between each property which is commensurate with other gaps in the street scene. In addition, the proposed dwellings only extend marginally beyond the two-storey element of no.4 reducing any significant or material impact to that property. No side facing windows at first floor level are proposed.
- 6.15 Consequently, it is considered that the proposal would not cause significant or material harm to the amenity of neighbouring properties and therefore, the proposal complies in this regard with policy DES1.

## Amenity of occupiers

- 6.16 Policy DES5 requires that all new residential development must provide high quality adaptable accommodation and provide good living conditions for future occupants. It further advises that new accommodation must meet the relevant nationally prescribed internal space standard (NDSS) for each individual unit unless the Council considers that an exception should be made.
- 6.17 In this case the proposed properties exceed NDSS standards for a 3 and 4 bed units and each habitable room would be served by a window as shown on the proposed floor plans. There is also a good sized garden to the rear of each property. It is considered therefore that the proposal complies in this regard with Policy DES5.

## Highway and Parking Matters

- 6.18 The County Highways Authority has assessed the proposed development on safety, capacity and policy grounds and have recommended that conditions should be imposed on the permission relating to the new access, parking and turning, and the provision of electrical charging points for cars along with storage and charging for e-bikes and bikes.



- 6.19 DMP policy TAP1 states that new residential development should: "Include car parking and cycle storage for residential and non-residential development in accordance with adopted local standards (see Annex 4). The applicant has stated that each dwelling would include two car parking spaces per dwelling within the development, and this is considered compliant with policy.
- 6.20 It is noted that there is local concern that this part of the road has historically had issues with parking on the bend of the road at this point which has restricted visibility. The increase in dropped kerbs at the site should alleviate some of the worst parking and it is not considered that this would displace a significant amount of on-street car parking. Most, if not all the neighbouring properties have off street parking space for one or more cars, meaning that alternative off street parking is available for residents to park their cars off street if they are not already doing so. In addition, as noted above, there is sufficient off-road car parking for new dwellings.

### Trees and Landscaping

- 6.21 There are a number of mature trees to the rear of the site along with significant and substantial boundary planting along northern boundary. The council's tree officer has been consulted and has made the following comments:  
"The proposed plan is accompanied with an Arboricultural Method Statement (AMS), and a Tree Protection Plan (TPP), in accordance with the British Standard BS5837: 2012. There are no Tree Preservation Orders (TPOs) on the site, and the site is not located in a Conservation Area.

To facilitate the development and for arboricultural reasons two trees (an ash tree and a goat willow) and a small hedge are proposed to be removed. Having all those trees low quality, and with a BS 5837 quality category C. Being the only trees that will be affected by the proposed plan.

To compensate the loss of two trees, two new trees are proposed to be planted. Tree protection fencing will be installed, for protecting the rest of the trees.

In light of the above, I do not have objections to the proposal development, the affection to the trees will be acceptable and the removal of the trees is considered reasonable and acceptable by the British Standard BS5837:2012."

- 6.22 The Tree Officer has recommended that a tree planting condition and a tree protection implementation condition are added to the permission in order to facilitate good tree management and protection.
- 6.23 In addition, a landscaping condition will be added to the permission to ensure that hard and soft landscaping proposed is of a suitable standard and will enhance the character of the area. This includes details to the front boundaries that will include hedging and the replacement hedge adjacent to the boundary with Cheyne Walk. Subject to these conditions being complied with, it is considered that the proposal complies in this regard with policy NHE3.

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## CIL

- 6.24 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.

## Affordable Housing

- 6.25 Development Management Plan DES6 states that on developments providing 11 or more homes, 30% of the homes on site should provide affordable housing. This supersedes the Core Strategy policy CS15 in its entirety.
- 6.26 In view of this, the Council is not presently requiring financial contributions from applications such as this resulting in a net gain of 10 units or less.

## Sustainability and Climate Change

- 6.27 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 is granted, a condition requiring demonstration that it will meet the national water efficiency standard of 110litres/person/day will be attached.

## Other Matters

- 6.28 Concern was raised from local residents in terms of potential flooding and drainage issues. It is noted that the site is within flood zone 1 which carries the lowest risk of flooding. In addition, the site is not within an area of high surface water drainage, although it is noted that the road and the junction with Cheyne Walk to the north is in an area of relatively high surface water flooding (1:100). The highways authority have requested a condition to ensure that the new access will be provided with a means to prevent private water from entering the highway and this will help to prevent any additional surface water flooding in the immediate area.
- 6.29 Electronic communication networks: Policy INF3 criteria 1 states that "The Council will require all new development to be connected with high speed and reliable broadband". A condition has been added to the permission to this effect.

## 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
Floor Plan	2101	P1	07.08.2023
Floor Plan	1100	P1	07.08.2023
Site Layout Plan	1000	P1	07.08.2023
Elevation Plan	1200	P1	07.08.2023
Site Layout Plan	0003	P1	08.11.2023
Floor Plan	2100	P4	13.11.2023
Elevation Plan	2200	P4	13.11.2023
Roof Plan	2102	P3	08.11.2023
Site Layout Plan	2000	P5	08.11.2023
Location Plan	0002	P4	08.11.2023
Street Scene	2250	P2	19.10.2023
Elevation Plan	2201	P2	19.10.2023
Site Layout Plan	2001	P3	17.08.2023

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 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. 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

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accordance with the approved details contained in the Tree Protection Plan compiled by David Archer Associates.

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. No development shall commence on site until a scheme replacement tree planting of the site has been submitted and approved in writing by the local planning authority. two native trees (as oak, field maple, goat willow, hornbeam trees) are requested to be planted to compensate the lost of two trees. The scheme shall include details of tree location, schedules of tree species and size with proposed numbers.

All trees shall comply with the requirements of BS 8545:2014 Trees from nursery to independence in the landscape – Recommendations, British Standard 4043:1989 Transplanting root-balled trees. All pre planting site preparation, planting and post-planting maintenance work shall be carried out in accordance with the requirements of British Standard 4428 (1989) Code of Practice for general landscape operations (excluding hard surfaces).

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.

Any trees planted in accordance with this condition which are removed, die or become damaged or diseased within five years of planting shall be replaced within the next planting season by trees 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, DES1 and DES3 of the Reigate and Banstead Development Management Plan 2019.

6. The development shall not be occupied until a scheme for the landscaping of the site including the retention of existing landscape features has been submitted to and approved in writing by the local planning authority. Landscaping schemes shall include details of hard and soft landscaping, along with the replacement hedge to the boundary with Cheyne Walk, including any tree removal/retention, planting plans, written specifications (including 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 program.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to first occupation or within the first planting season following completion of the development hereby approved or in accordance with a program 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, and shrubs of the same size and species.

Reason: To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with Reigate and Banstead Borough Development Management Plan 2019 policies NHE3, DES1 and DES3, and the recommendations within British Standards including BS8545:2014 and British Standard 5837:2012.

7. Notwithstanding the submitted plan numbered 2001 Rev P5 no vehicle shall access the site from Fairfield Avenue unless and until the proposed vehicular accesses hereby approved has been constructed and provided with a means within the private land of preventing private water from entering the highway in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.60m high above the ground.

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, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

8. 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 thereafter the parking area shall be retained and maintained for their designated purposes.

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, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

9. 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 of the Development Management Plan.

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10. The development hereby approved shall not be first occupied unless and until facilities for the secure, covered parking of bicycles and the provision of a charging point with timer for e-bikes by said facilities have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities shall be provided, 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 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 of the Development Management Plan.

11. 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.

12. 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.

13. Prior to commencement of development a written comprehensive environmental desktop study report 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.

14. Prior to commencement of development, in follow-up to the environmental desktop study, 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.

15. 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 inline 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.

- 16a. 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

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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.

- 16b. 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.

17. 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.

18. The developer must either submit evidence that the building was built post 2000 or provide an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers. The scheme must be written by a suitably qualified person and shall be submitted to the LPA and must be approved prior to commencement to the development. The scheme as submitted shall identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not



required but the scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation. The development shall then be undertaken in accordance with the approved details.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land before development commences and to make the land suitable for the development without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment with regard to the Reigate and Banstead Local Plan Development Management Plan 2019 and the NPPF.

19. The first floor windows in the side elevations 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.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions or roof enlargements permitted by Classes B & C of Part 1 of the Second Schedule of the 2015 Order (as amended) shall be constructed without the prior approval of the Local Planning Authority.

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 policy DES1.

## 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;

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(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](http://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](http://www.firesprinklers.info).
3. 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.reigate-banstead.gov.uk/info/20277/street naming and numbering](http://www.reigate-banstead.gov.uk/info/20277/street_naming_and_numbering)
4. 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 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](https://www.reigate-banstead.gov.uk/info/20062/recycling_and_refuse/392/fees_for_recycling_and_refuse_services/3).
5. 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](#).
6. 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).

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7. 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.
8. 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. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.
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. It is the responsibility of the developer to provide e-bike charging points with socket timers to prevent them constantly drawing a current over night or for longer than required. Signage should be considered regarding damaged or shock impacted batteries, indicating that these should not be used/charged. The design of communal bike areas should consider fire spread and there should be detection in areas where charging takes place. With regard to an e-bike socket in a domestic dwelling, the residence should have detection, and an official e-bike charger should be used. Guidance on detection can be found in BS 5839-6 for fire detection and fire alarm systems in both new and existing domestic premises and BS 5839-1 the code of practice for designing, installing, commissioning, and maintaining fire detection and alarm systems in non-domestic buildings.
11. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. Replacement planting of trees should reflect the species lost through development and 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

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22 November 2023

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will be of Extra Heavy Standard with initial planting heights of not less than 4m with girth measurements at 1m above ground level in excess 14/16cm.

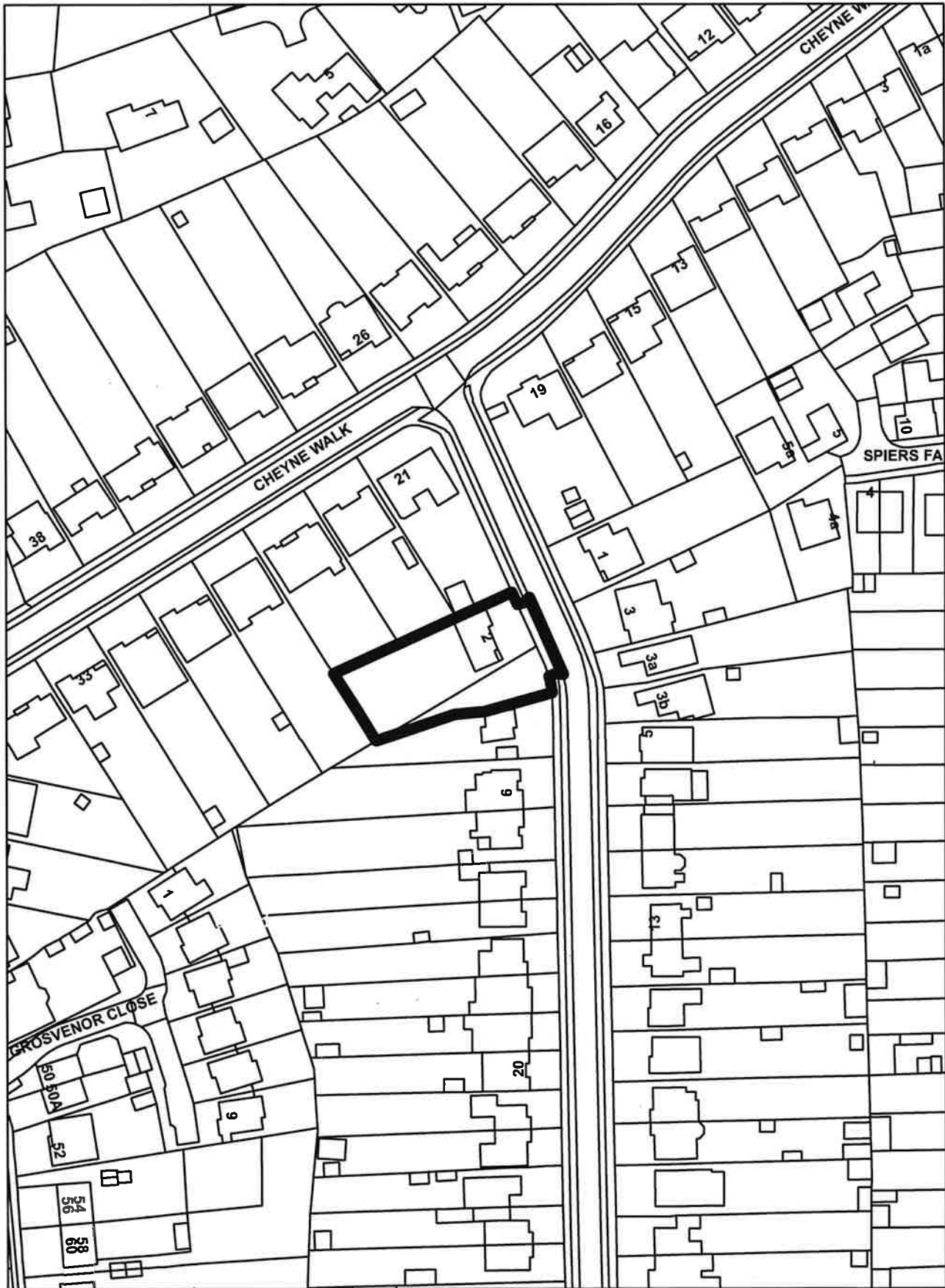
12. The use of a suitably qualified arboricultural consultant is essential to provide acceptable supervision and monitoring in respect of the arboricultural issues in respect of the above condition. All works shall comply with the recommendations and guidelines contained within British Standard 5837.
13. 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.
14. The applicant site is situated on land that may have historically comprised military land. As a result there is the potential for a degree of soil contamination to be present beneath part(s) of the site. In addition there is the potential for the presence of Unexploded Ordnance (UXO) to be present beneath part(s) of the site. Groundworkers should be made aware of the above so suitable mitigation measures and personal protective equipment measures (if required) are put in place and used. Should significant ground contamination be identified or suspect/actual UXO identified the Local Planning Authority should be contacted promptly for further guidance and in relation to UXO the Local Police should also be contacted

## **REASON FOR PERMISSION**

The development hereby permitted has been assessed against development plan policies DES1, DES2, 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.

23/01653/F - 2 And 4 Fairfield Avenue, Horley

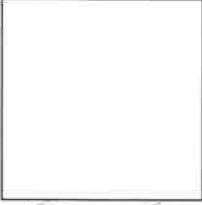


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# Agenda Item 5

DATE 01.11.1920  
SCALE 01.11.1920  
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NOTES  
General Notes to be read in conjunction with the drawings and specifications.  
**Key**  
Existing Trees Outline  
Permissible Street Parking  
Sustainable Pavement  
Minimum Level Road Planning Standards  
Minimum Level Road Planning Standards  
Minimum Level Road Planning Standards  
Minimum Level Road Planning Standards  
Minimum Level Road Planning Standards  
Minimum Level Road Planning Standards  
Minimum Level Road Planning Standards

REV	DATE	NOTES
01	13/07/2019	Check back to back to street
02	13/07/2019	Check back to back to street
03	28/02/2020	Check back to back to street
04	03/01/2020	Check back to back to street
05	18/07/2019	Planning team
06	03/07/2019	General Planning team
07	13/07/2019	General Planning team
08	13/07/2019	General Planning team
09	13/07/2019	General Planning team
10	13/07/2019	General Planning team
11	13/07/2019	General Planning team
12	13/07/2019	General Planning team
13	13/07/2019	General Planning team
14	13/07/2019	General Planning team
15	13/07/2019	General Planning team
16	13/07/2019	General Planning team
17	13/07/2019	General Planning team
18	13/07/2019	General Planning team
19	13/07/2019	General Planning team
20	13/07/2019	General Planning team

PROJECT  
**Fairfield Avenue**

CLIENT  
Fairfield Horley

Redesign of the site  
1 The site  
2 The site  
3 The site  
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**sawkings architects**  
RIBA VA  
100% RIBA VA  
www.sawkingsarchitects.com

STATUS	ISSUED BY	CHECKED BY			
PLANNING	IL	CC			
JOB NO	44495	DRAWING NO	1000	REV	PS
DRAWING TITLE <b>Proposed Site Plan</b>					



PLANNING CLAIMS TO BE MADE, OR OTHERWISE NOT BEING THE  
CONTRACTOR'S RESPONSIBILITY FOR THE DRAWING IS:  
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# Agenda Item 5

SCALE @ A1: 1:500  
SCALE @ A3: 1:200

A1 / A3

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**NOTES**

1. Detail drawings shall be submitted to the Council for approval. 2. All drawings shall be submitted to the Council for approval. 3. All drawings shall be submitted to the Council for approval.

**Key**

- Existing Trees/Planting Revealed
- Proposed Street Parking
- 1. Sustainable Parking
- 2. Existing Parking
- 3. Existing Planting Revealed
- 4. Existing Trees
- 5. Existing Storage
- 6. Existing Storage
- 7. 1.2m Chestnut Fence

REV	DATE	NOTES
01	11/02/2023	Get back to client for review
02	19/02/2023	Get back to client
03	02/07/2023	Get back to client
04	15/07/2023	Review notes
05	01/09/2023	Submit Planning Application
06	11/09/2023	Submit Planning Application

**PROJECT**  
Fairfield Avenue

**CLIENT**  
Fairfield Holiday

**sowkinos architects**

RIBA AH



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www.sowkinosarchitects.com  
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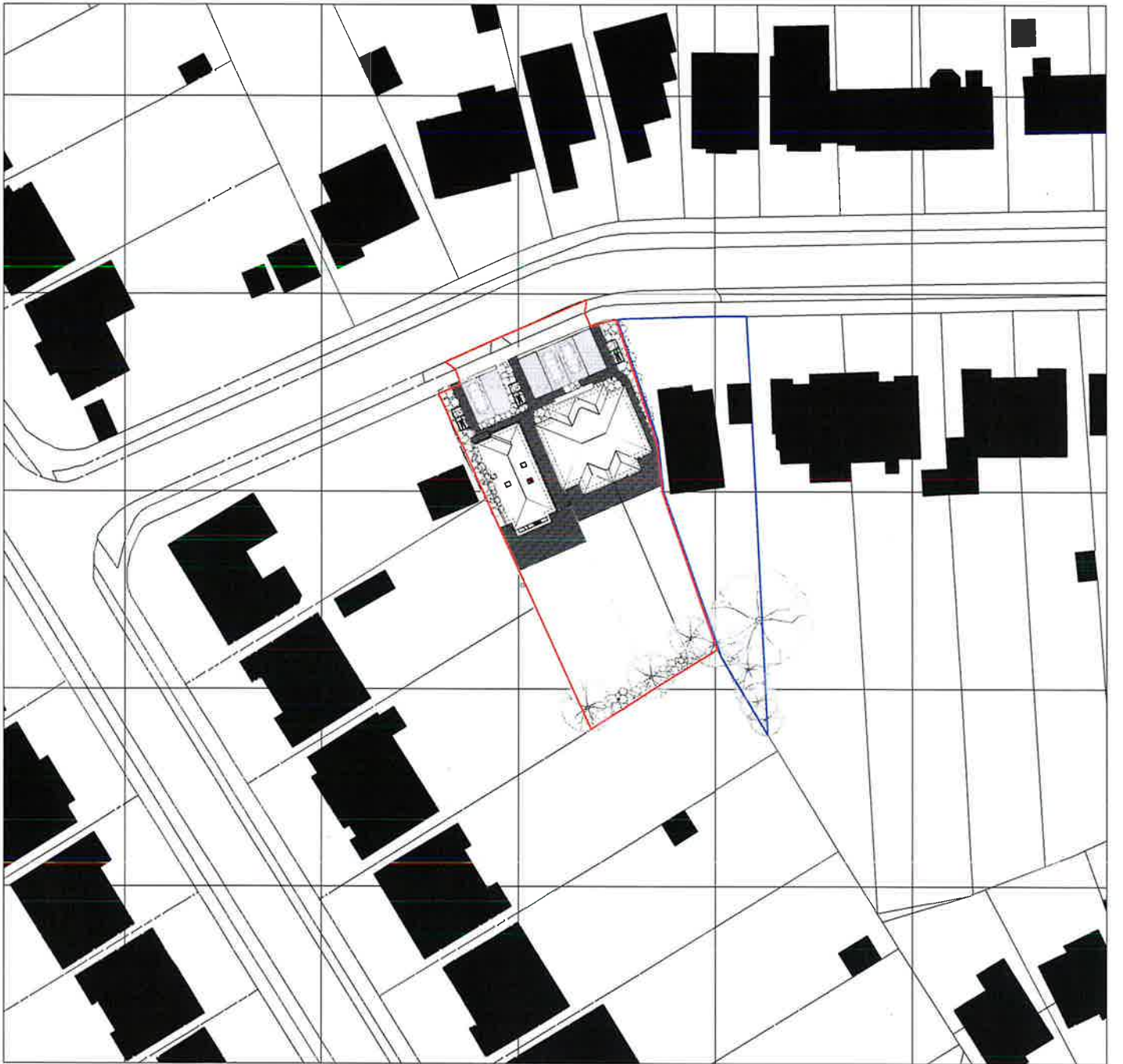
<b>STATUS</b>	PLANNING	<b>DRAWN BY</b>	IL	<b>CHECKED BY</b>	CC
<b>APP NO.</b>	44495	<b>DRAWING NO.</b>	2001	<b>DATE</b>	23
<b>DRAWING TITLE</b> Proposed Site Plan - Ground Floor Level					



PLANNING APPLICATION TO BE MADE TO THE LOCAL AUTHORITY FOR APPROVAL OF THE PROPOSED DEVELOPMENT. THE LOCAL AUTHORITY WILL CONSIDER THE APPLICATION IN ACCORDANCE WITH THE LOCAL AUTHORITY'S PLANNING POLICY AND THE NATIONAL PLANNING SYSTEM. THE LOCAL AUTHORITY WILL CONSIDER THE APPLICATION IN ACCORDANCE WITH THE NATIONAL PLANNING SYSTEM. THE LOCAL AUTHORITY WILL CONSIDER THE APPLICATION IN ACCORDANCE WITH THE NATIONAL PLANNING SYSTEM.

# Agenda Item 5

DATE OF PT: 08/20/21 DATE OF AC: 08/20/21 A1 A3 	<b>NOTES</b> Sheet A1 and A3 This drawing is for informational purposes only. It is not to be used for construction.	<b>REVISIONS</b> 1. 08/20/21 Initial drawing 2. 08/20/21 Revised drawing	<b>REV DATE</b> 08/20/21 <b>NOTES</b> Planning Use	<b>PROJECT</b> Fairfield Avenue <b>CLIENT</b> Fairfield Holiday	 <b>sawkin's architects</b> RIBA 144 10010 100th Street Surrey BC V3V 2T7 T: 604.885.8555 F: 604.885.8556 www.sawkinsarchitects.com	<table border="1"> <tr> <td><b>STATUS</b></td> <td><b>DRAWN BY</b></td> <td><b>CHECKED BY</b></td> </tr> <tr> <td>PLANNING</td> <td>IL</td> <td>CC</td> </tr> <tr> <td><b>JOB NO.</b></td> <td><b>DRAWING NO.</b></td> <td><b>REV</b></td> </tr> <tr> <td>A4495</td> <td>0003</td> <td>P1</td> </tr> <tr> <td colspan="3"><b>DRAWING TITLE</b></td> </tr> <tr> <td colspan="3">Fairfield Grand Proposal</td> </tr> </table>	<b>STATUS</b>	<b>DRAWN BY</b>	<b>CHECKED BY</b>	PLANNING	IL	CC	<b>JOB NO.</b>	<b>DRAWING NO.</b>	<b>REV</b>	A4495	0003	P1	<b>DRAWING TITLE</b>			Fairfield Grand Proposal		
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A4495	0003	P1																						
<b>DRAWING TITLE</b>																								
Fairfield Grand Proposal																								



Blue - Strong precedent for proposed units 2b and 2c  
 Red - Strong precedent for proposed unit 2a

PLANNING USE ONLY TO BE USED IN CONJUNCTION WITH THE  
 CONSTRUCTION PERMITS AND EXEMPTS ON THE DRAWING IS  
 UNDER THE CONTROL OF THE CLIENT'S ARCHITECT  
 AND NOT THE ARCHITECT'S LIABILITY FOR THE DRAWING  
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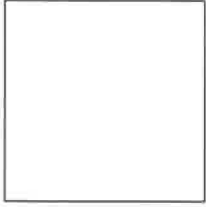




# Agenda Item 5

DATE OF PL: 1/30  
SCALE OF PL: 1/8" = 1'-0"

A1  
A3



**NOTES**

1. Detail drawings are 1/8" = 1'-0" unless otherwise noted.

2. All work shall conform to the latest editions of the International Building Code (IBC) and the International Residential Code (IRC).

3. All materials shall be of the highest quality and shall be installed in accordance with the manufacturer's instructions.

4. All work shall be completed within the specified time frame.

5. All work shall be done in accordance with the latest editions of the International Building Code (IBC) and the International Residential Code (IRC).

REV.	DATE	NOTES
01	1/30/2023	1. Add Notes to Detail for review
02	1/30/2023	2. Add Notes to Detail
03	2/02/2023	3. Add Notes to Detail
04	02/02/2023	4. Add Notes to Detail
05	02/02/2023	5. Add Notes to Detail
06	02/02/2023	6. Add Notes to Detail
07	02/02/2023	7. Add Notes to Detail
08	02/02/2023	8. Add Notes to Detail
09	02/02/2023	9. Add Notes to Detail
10	02/02/2023	10. Add Notes to Detail
11	02/02/2023	11. Add Notes to Detail
12	02/02/2023	12. Add Notes to Detail

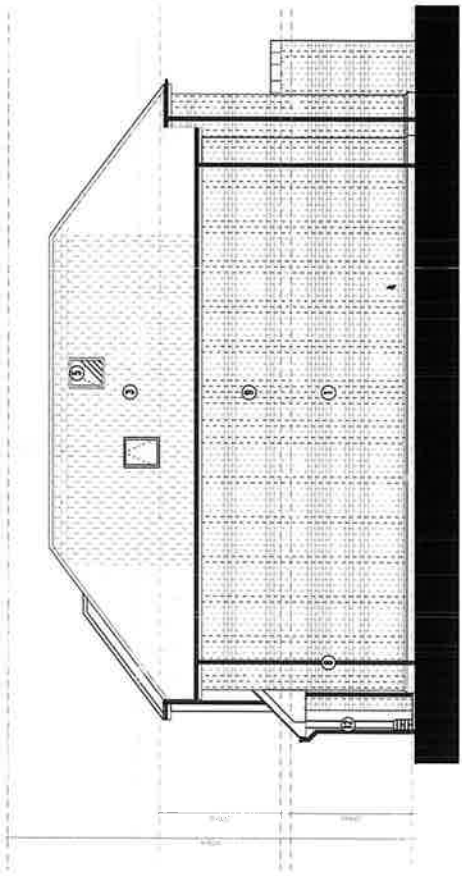
**PROJECT**  
Fairfield Avenue

**CLIENT**  
Fairfield Holyley

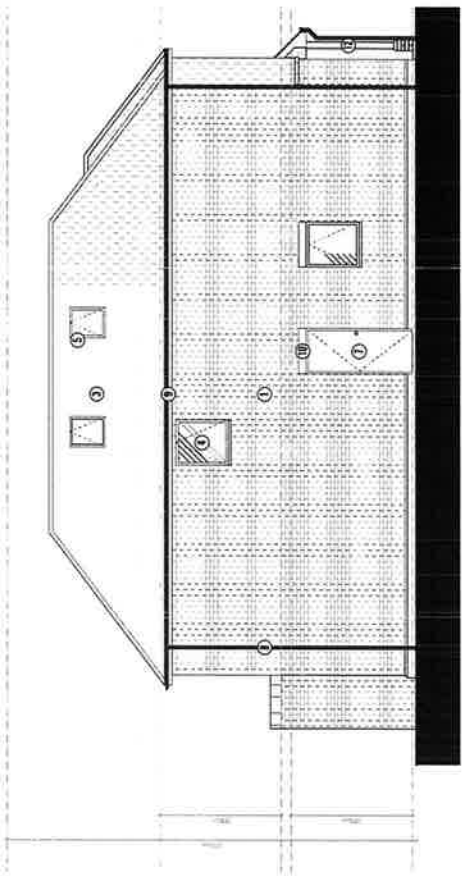
sawkings architects  
R.I.B.A. #R  
0112 845300  
1000 Main Street, Suite 100  
Providence, RI 02903

STATUS	DESIGNED BY	CHECKED BY
PLANNING	RL	CC
REV NO:	A4495	2200
DATE	01/30/23	02/02/23

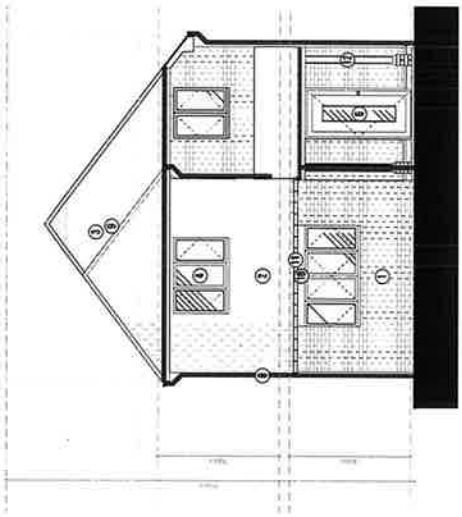
**DRAWING TITLE**  
Proposed GA Elevations -  
Sheet 2a



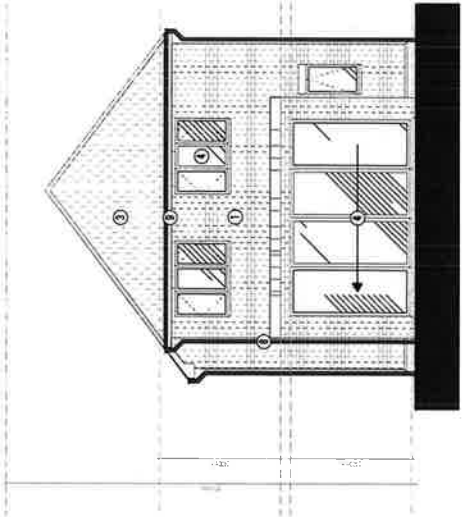
Elevation B



Elevation D



Elevation A



Elevation C

- Key**
1. Brickwork - mixed red/brown bricks (inspired by local context)
  2. Wall - Plain Clay Sand Faced Long Tiles
  3. Roof Tiles - Plain Clay Sand Tiles
  4. Windows - White Double-glazed + galvanized steel frames
  5. Roof Windows - Double-glazed in grey frames
  6. External Doors - White Double-glazed + white galvanized steel frames
  7. Secondary Doors - White Double-glazed + white galvanized steel frames
  8. Reinforcing panels - black UPVC
  9. Fascia - white, unpainted, soffits, bargeboards
  10. Painted Brick/Reinforced Windows Headers/Bricks in Brickwork Walls
  11. Brickwork Carved Detail - in base of the hanging tiles
  12. Porch Support Posts - stained timber

MAINTAINING TO SCALE IN CONFORMANCE WITH THE CONSTRUCTION PRACTICE ACT ENACTED BY THE PARLIAMENT OF UGANDA

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# Agenda Item 5

DATE @ A1: 1.20  
SCALE @ A1: 1:500

A1 / A3

**NOTES**

Based on drawings of 21/11/2019  
Check project and design team for latest

DATE: 19/07/2023  
Drawing issued for approval: 20/07/2023

1. 19/07/2023  
2. 19/07/2023  
3. 19/07/2023  
4. 19/07/2023  
5. 19/07/2023

**PROJECT**  
Fairfield Avenue

**CLIENT**  
Fairfield Hinley

**STATUS**  
PLANNING

**DRAWN BY**  
IL

**CHECKED BY**  
CC

**DATE**  
22/01

**APP NO**  
44495

**REV**  
P2

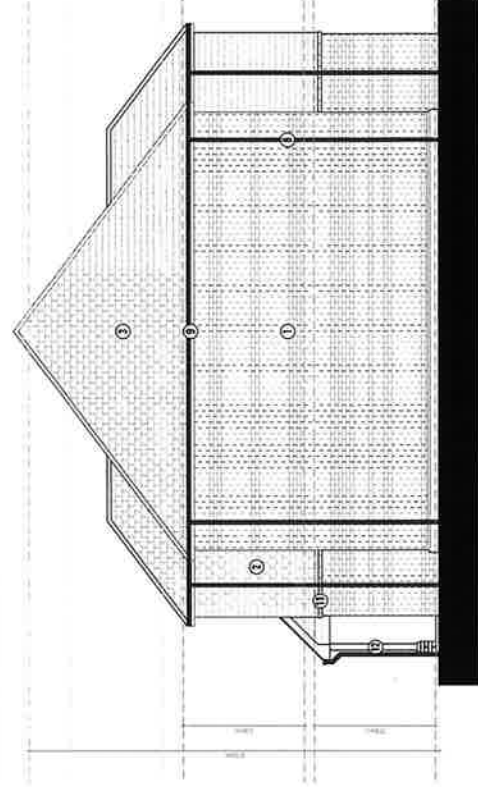
**DRAWING TITLE**  
Proposed GA Elevations -  
Units 2b & 2c

**PROJECT**  
Fairfield Avenue

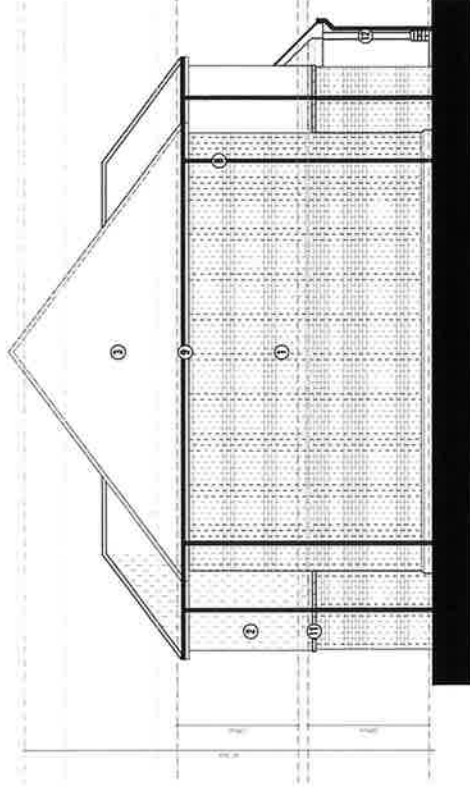
**CLIENT**  
Fairfield Hinley

**DATE**  
19/07/2023

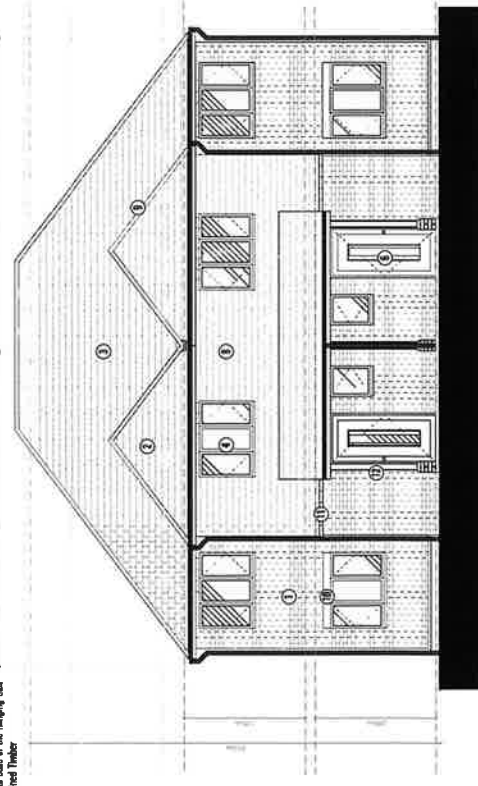
**NOTES**  
1. 19/07/2023  
2. 19/07/2023  
3. 19/07/2023  
4. 19/07/2023  
5. 19/07/2023



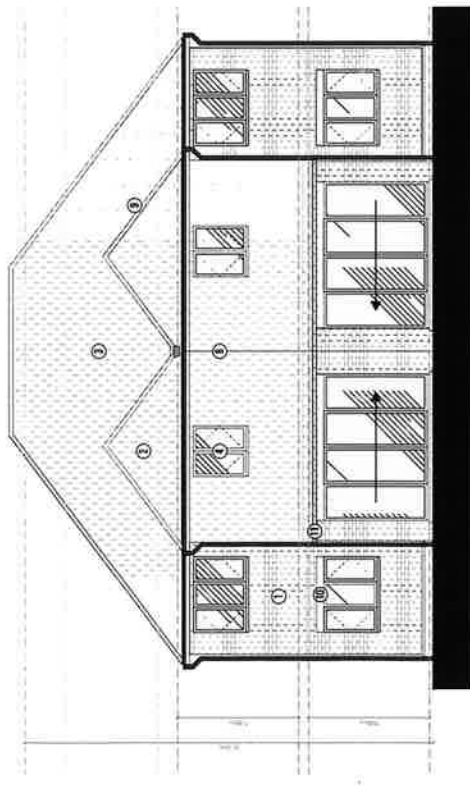
Elevation B



Elevation D



Elevation A



Elevation C

- Key**
1. Brickwork - mixed red/brown bricks (inspired by local context)
  2. Wall - Plain Clay Sand Faced Flint Tiles
  3. Roof Tiles - Plain Clay Sand Tiles
  4. Window Frames - Dark Grey UPVC
  5. Door Frames - Dark Grey UPVC
  6. Metal Windows - Dark Grey UPVC
  7. Entrance Door - Grey Composite in white frame + double glazed sightlight
  8. Secondary Door - TIC
  9. Basement ground - black UPVC
  10. Porches - white, supported, rafters, large windows
  11. Painted Brick/Rendered Window Headers/ Details in Brickwork Walls
  12. Porch Support Posts - stained Timber

PLEASE LEAVE TO BE OPENED IN COMPLETE AND SOUND STATE  
CONTRACTOR PROVIDES ALL SERVICES TO THE BUILDING IS  
SHOWN UNLESS OTHERWISE NOTED

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# Agenda Item 5

 <p><b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate</p>	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	22 November 2023
	<b>REPORT OF:</b>	HEAD OF PLANNING
	<b>AUTHOR:</b>	Helen Love
	<b>TELEPHONE:</b>	01737 276174
	<b>EMAIL:</b>	helen.love@reigate-banstead.gov.uk
<b>AGENDA ITEM:</b>		<b>WARD:</b> <i>South Park and Woodhatch</i>

<b>APPLICATION NUMBER:</b>	23/02199/HHOLD	<b>VALID:</b>	25/10/23
<b>APPLICANT:</b>	Mr and Mrs Johnson	<b>AGENT:</b>	LT Pickering Architects Ltd
<b>LOCATION:</b>	<b>42 DOVERS GREEN ROAD, REIGATE, SURREY RH2 8BT</b>		
<b>DESCRIPTION:</b>	<b>Remove existing rear conservatory UPVC frame and glazing. Build up existing walls to create new single storey rear extension with flat roof, parapet wall and lantern.</b>		
<b>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.</b>			

**The matter is referred to the Planning Committee in accordance with the Constitution as the applicant is an Officer of the Borough Council.**

## **SUMMARY**

The proposal is a householder planning application for the removal of an existing rear conservatory UPVC frame and glazing, and its replacement with a single storey ground floor rear extension with flat roof, parapet wall and roof lantern. The extension is of similar footprint to the existing conservatory.

The site is a semi-detached two-storey dwelling with an attached garage and rear conservatory. The property sits within a good-sized plot on the western side of Dovers Green Road in Reigate. The character of the area is residential comprising of similar styles of property. The site is relatively flat throughout and no protected trees would be affected by the development.

The proposal is well designed and would not have a harmful impact upon the character and appearance of the area. The extension is similar in scale, albeit higher and of greater presence of the existing conservatory and has been assessed as having no harmful impact upon the surrounding neighbouring properties and occupiers.

The planning consultation period runs until 23/11/23 prior to the time of publication and post decision. At the time of writing no objections to the proposed scheme have been received. Should any objections be received then they will be reported in the

# Agenda Item 6

addendum. Should any objection be received post the committee resolution the matter will be determined in consultation with the chairman.

## **RECOMMENDATION**

Subject to no significant or adverse comments being received within the site notice notification period, the Head of Planning in consultation with the Chairman, be authorised to **GRANT** consent, subject to conditions.

## **Consultations:**

No comments received

## **Representations:**

No comments received

### **1.0 Site and Character Appraisal**

The site is a semi detached two storey dwelling with an attached garage and rear conservatory. The property sits within a good sized plot on the western side of Dovers Green Road. The character of the area is residential comprising of reasonably similar styles of property which sit in a uniform line alongside the application site. The site is relatively flat throughout and no protected trees would be affected.

### **2.0 Added Value**

2.1 Improvements secured at the pre-application stage: No pre application advice was sought as such but this application follows the submission of a proposed lawful development certificate application. This previous application was withdrawn as it would have been refused due to the depth would not have accorded with the guidelines in the current General Permitted Development Order

2.2 Improvements secured during the course of the application: None were required.

2.3 Further improvements to be secured through conditions: Materials would be conditioned to match the main dwelling.

### **3.0 Relevant Planning and Enforcement History**

None.

### **4.0 Proposal and Design Approach**

4.1 This is a householder planning application for the removal of the existing rear conservatory UPVC frame and glazing. Build up existing walls to create new single storey rear extension with flat roof, parapet wall and lantern.

4.2 The proposed footprint of the rear addition would not be increased, and materials would match the existing dwelling.

### **5.0 Policy Context**

#### **5.1 Designation**

Urban area

# Agenda Item 6

## 5.2 Reigate and Banstead Development Management Plan 2019

DES1 (Design of New development)

## 5.3 Other Material Considerations

National Planning Policy Framework  
2023

National Planning Practice Guidance

Supplementary Planning Guidance

## **6.0 Assessment**

The application site is within the urban area. As such there is no in principle objection to the proposed alterations as the footprint of additions to the rear are not increased and subject to the main issues outlined below.

### 6.1 The main issues to consider are:

- Design appraisal
- Neighbour amenity

#### Design appraisal

6.2 Policy DES1 of the DMP relates to the design of new development, requiring that new development be of a high-quality design that makes a positive contribution to the character and appearance of its surroundings.

6.3 The current conservatory is located to the rear of the property and not visible from the street scene. The proposal comprises of the removal of the conservatory frame including the roof and replacing with a brick structure with a flat roof and parapet wall and a lantern style roof light. The materials would match the existing dwelling.

6.4 Whilst the appearance of the rear addition would be altered, the alterations would retain the subservient character of the rear addition and not harm the appearance of the property or the wider area.

6.5 The proposal is therefore considered to be in accordance with relevant local planning policy and supplementary guidance upon design.

#### Neighbour amenity

6.6 Policy DES1 of the DMP requires new development to not adversely impact the amenity of occupants of existing nearby buildings, including by way of overbearing, obtrusiveness, overshadowing, overlooking and loss of privacy.

6.7 The height to the top of the parapet wall would be 3.47 metres, the depth would remain at 3 metres along the shared boundary with the attached



neighbour. The addition has a central projection of 0.5 metres that is 2.6 metres from the boundary. The changes and additions would accord with the guidance in section 5.2.2 of the Supplementary Planning Guidance for Householder Extensions and Alterations as the depth does not exceed that of 3.3 metres along a shared boundary with an attached dwelling.

- 6.8 There are two neighbours on which the scheme could potentially have an impact upon. These would be the attached neighbour to the south and the detached neighbour to the north.
- 6.9 Due to the limited depth of along the shared boundary and the current footprint of the conservatory the relationship would remain largely unchanged. While the additional bulk of the extension would increase the presence of the extension and to a degree alter the relationships between properties, there would not be a harmful impact on the attached neighbour to the south.
- 6.10 The proposed addition would retain a gap of 1 metre from the boundary with the neighbour to the north. There would be a 1.7 metre gap between the proposed scheme and their rear addition. Their rear addition is of a similar depth to this scheme.
- 6.11 Again, while the additional height and bulk of the extension would increase the presence of the extension and to a degree alter the relationships between properties, there would not be a harmful impact on the attached neighbour to the north.
- 6.12 The proposal is therefore considered to be in accordance with relevant local planning policy and supplementary guidance upon amenity.

### Other issues

- 6.13 There are no other known material considerations that have been identified for consideration.

## **CONDITIONS**

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Existing Combined Plan	0489 EX 21		26/10/23
Proposed Comb Plan	0489 PL 21		26/10/23

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.

# Agenda Item 6

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. The external surfaces of the extension shall match those used in the construction of the exterior of the existing building.

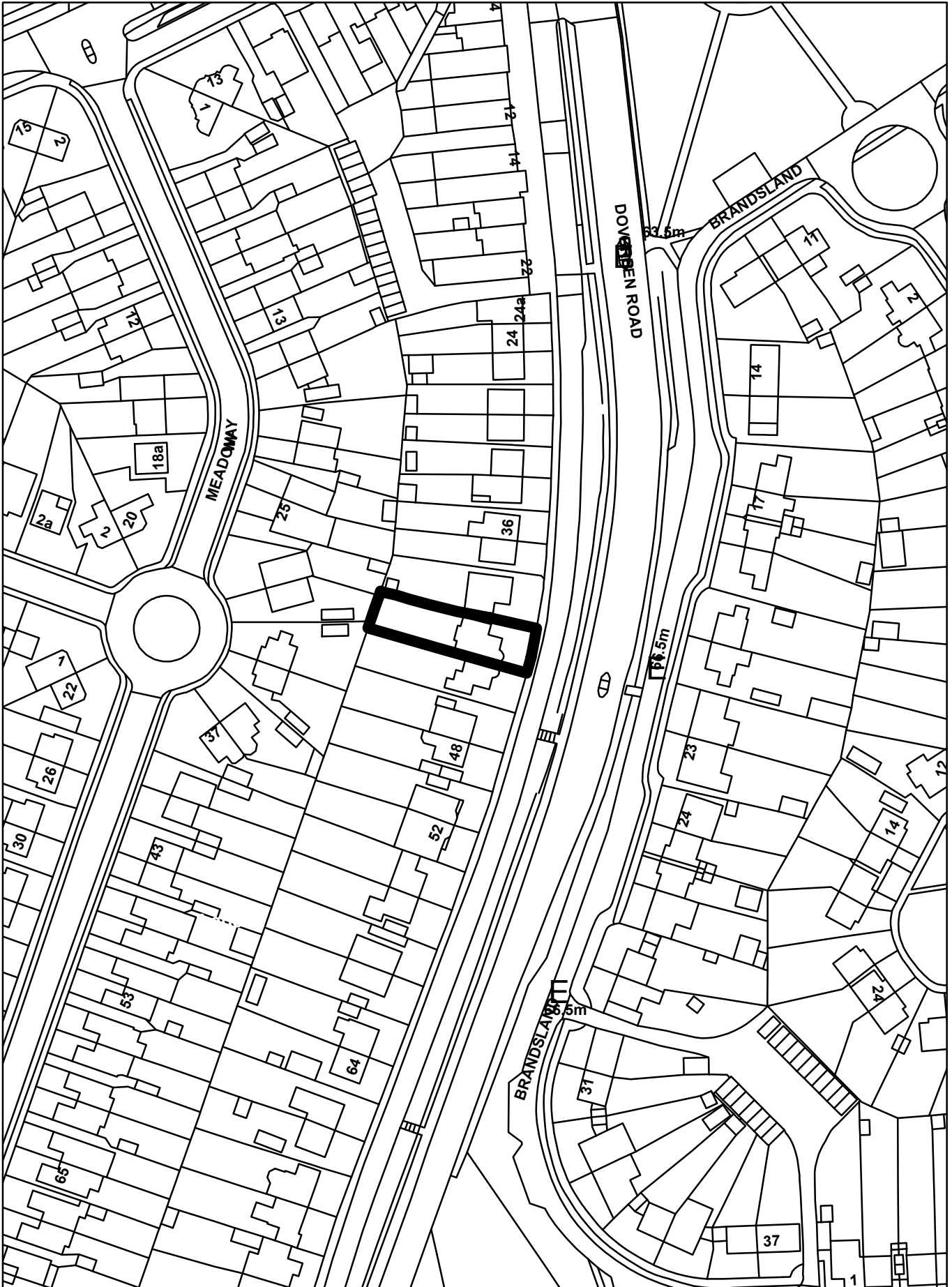
Reason: To ensure that the development hereby permitted is only constructed using the appropriate external facing materials or suitable alternatives in the interest of the visual amenities of the area with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

## **REASON FOR PERMISSION**

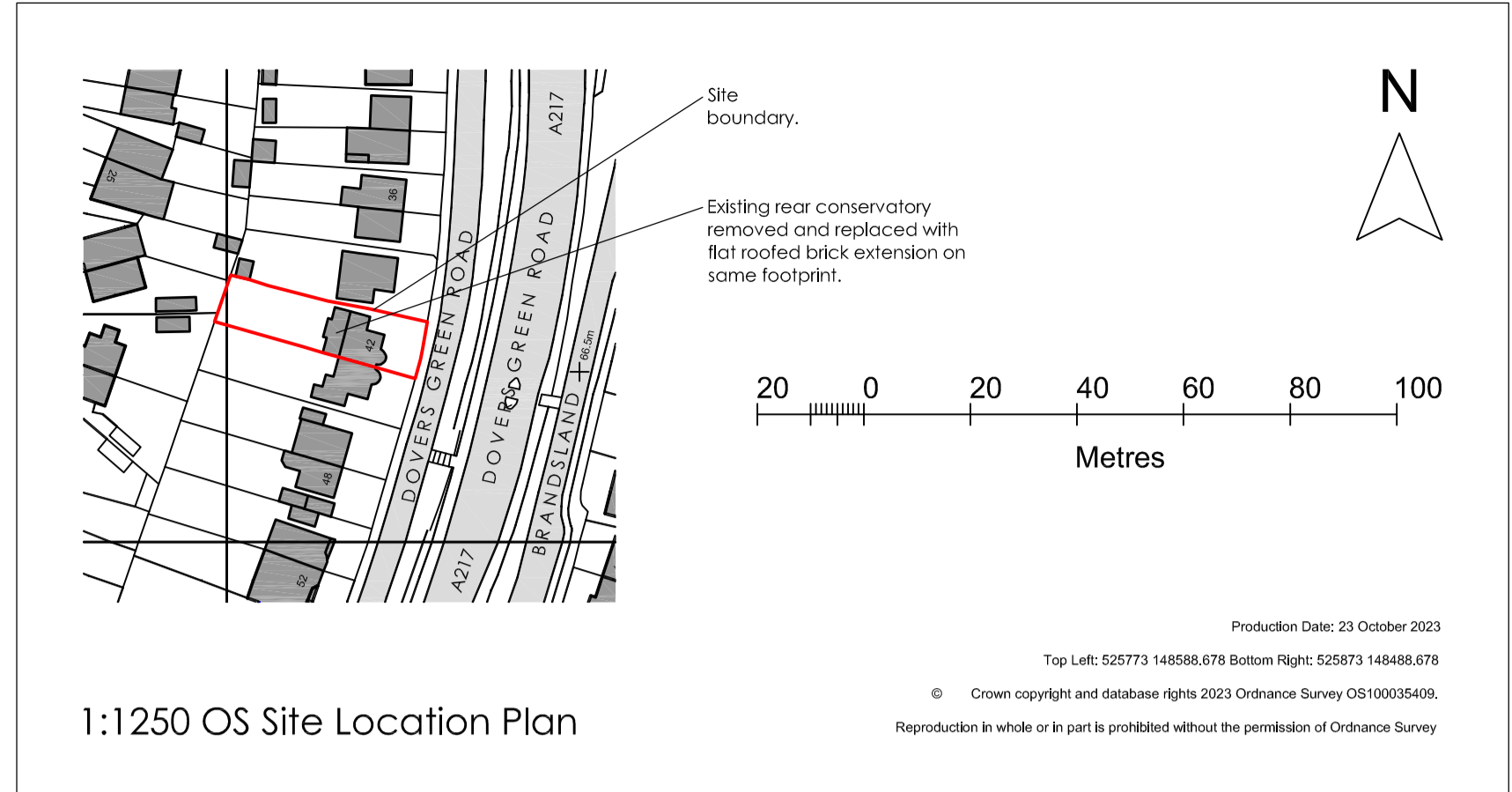
The development hereby permitted has been assessed against development plan policy DES1 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal 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.

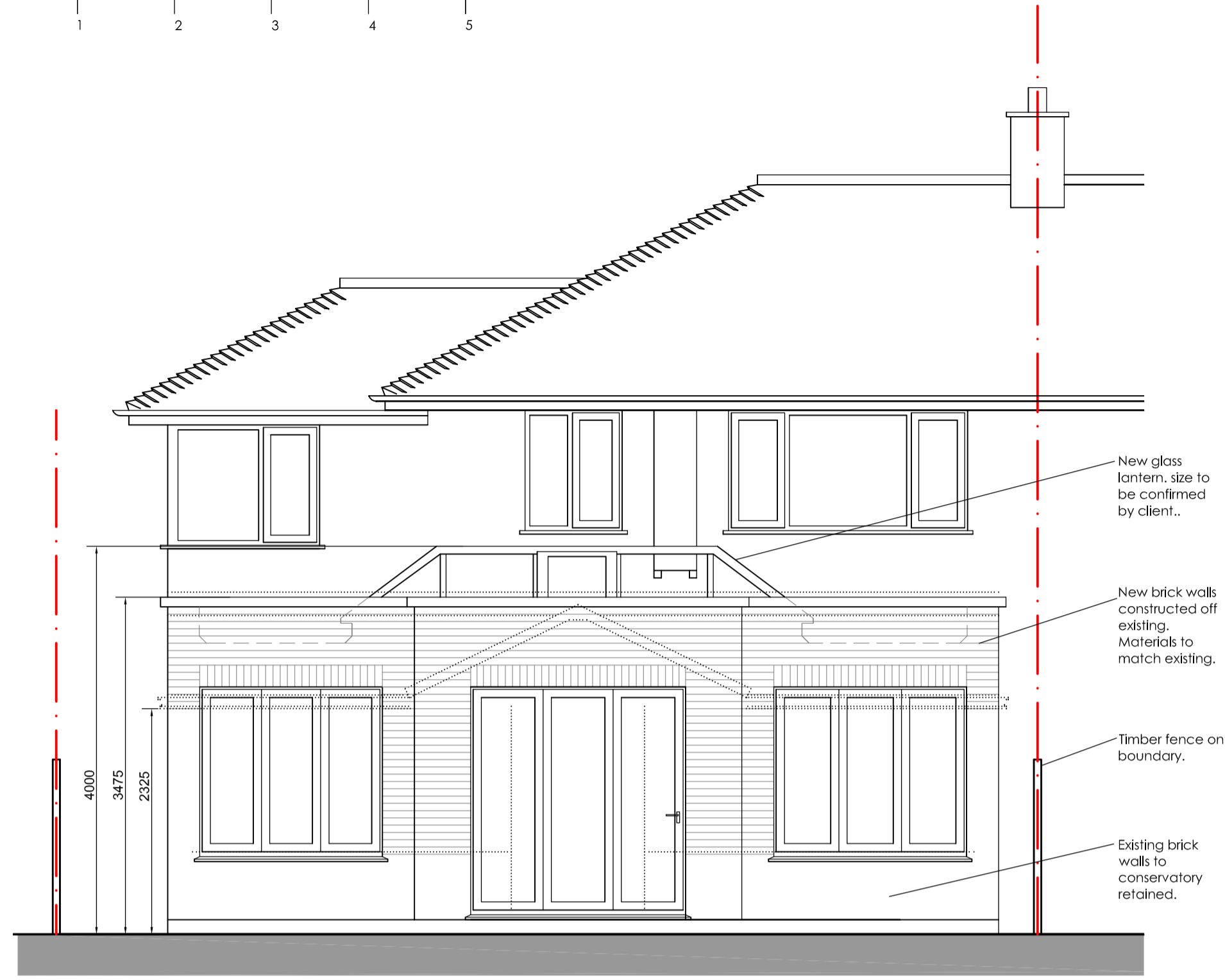
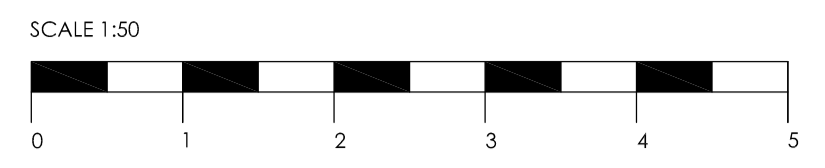


Notes:  
• This drawing is not for construction.  
• Do not scale from this drawing. All dimensions to be checked on site. Notify LT Pickering Architects Ltd of discrepancies.  
• Proposals are subject to approval by relevant statutory regulators including Planning Permission and Building Control.  
• Party Wall Awards to be agreed with adjoining owners.  
• Proposals subject to detailed crane investigations and Structural Engineers design, details and calculations.  
• LT Pickering Architects Ltd owns the copyright of this drawing which must not be reproduced, in whole or part, or given to any third parties, for any reason whatsoever, without the written permission of LT Pickering Architects Ltd.

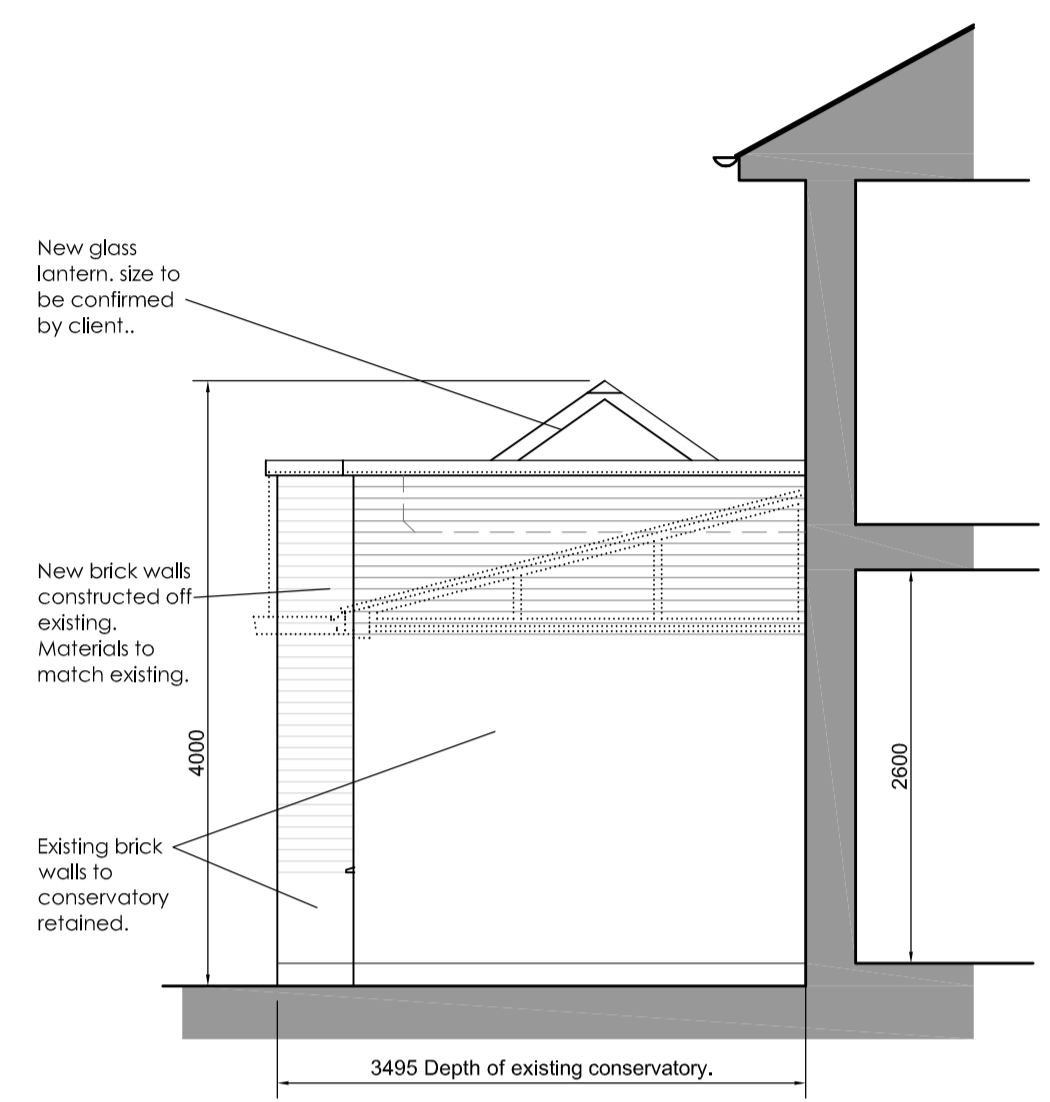


1:1250 OS Site Location Plan

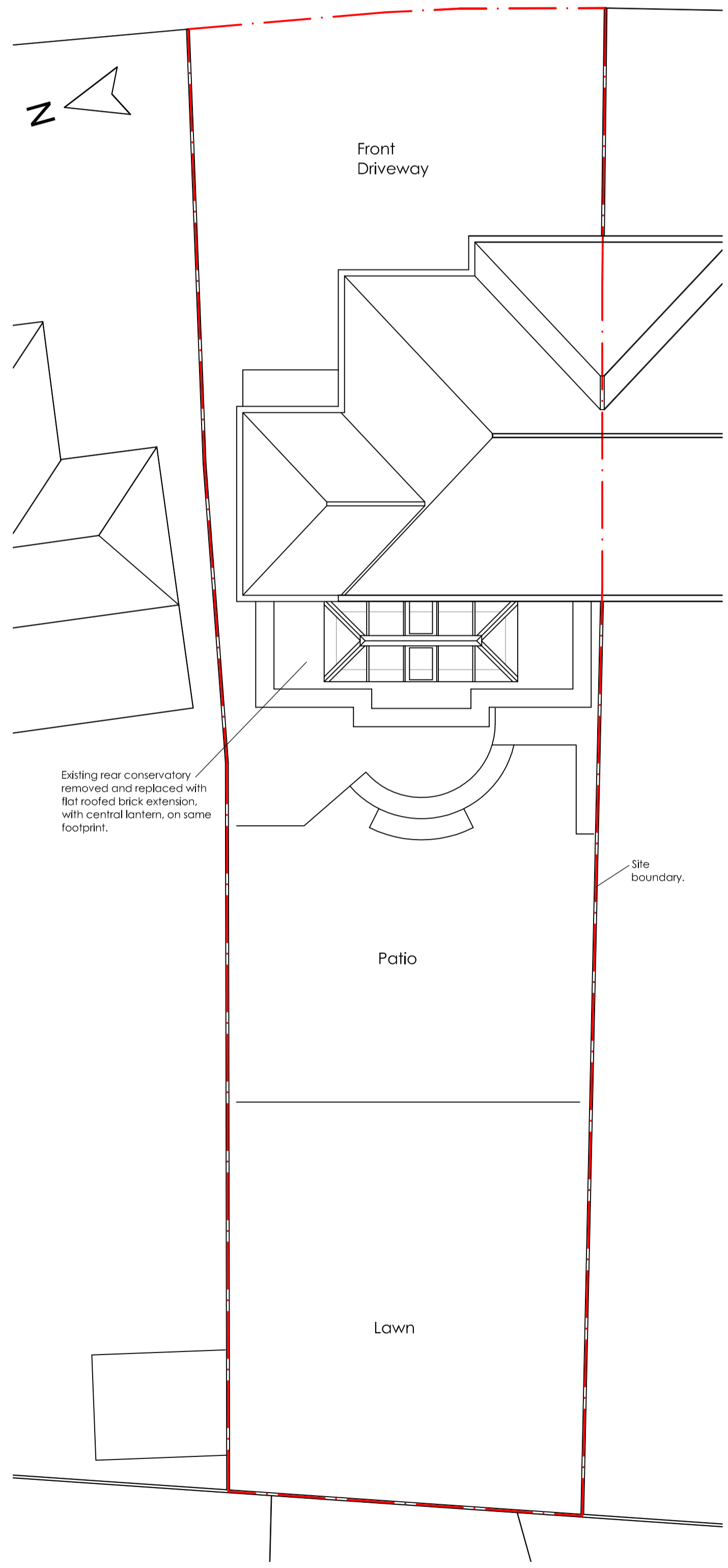
Production Date: 23 October 2023  
Top Left: 525773 148588.678 Bottom Right: 525873 148488.678  
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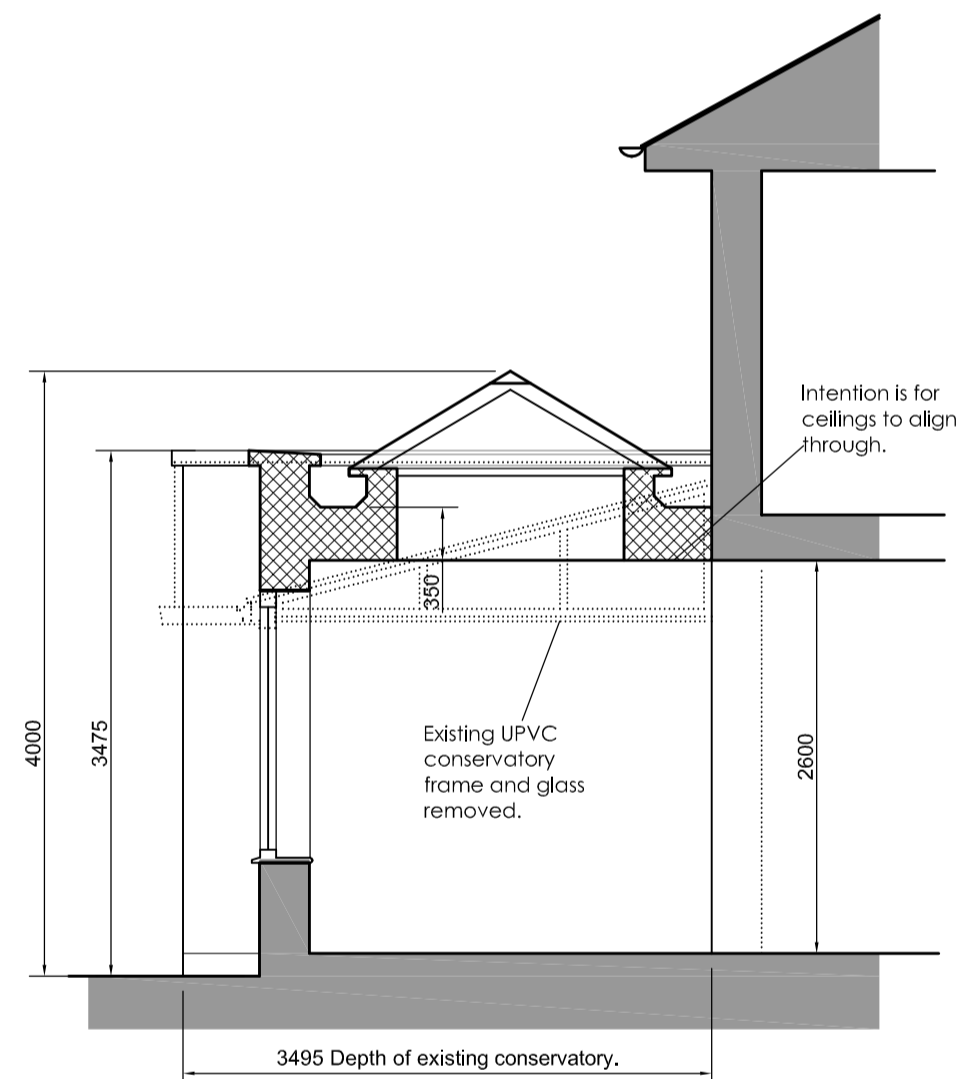
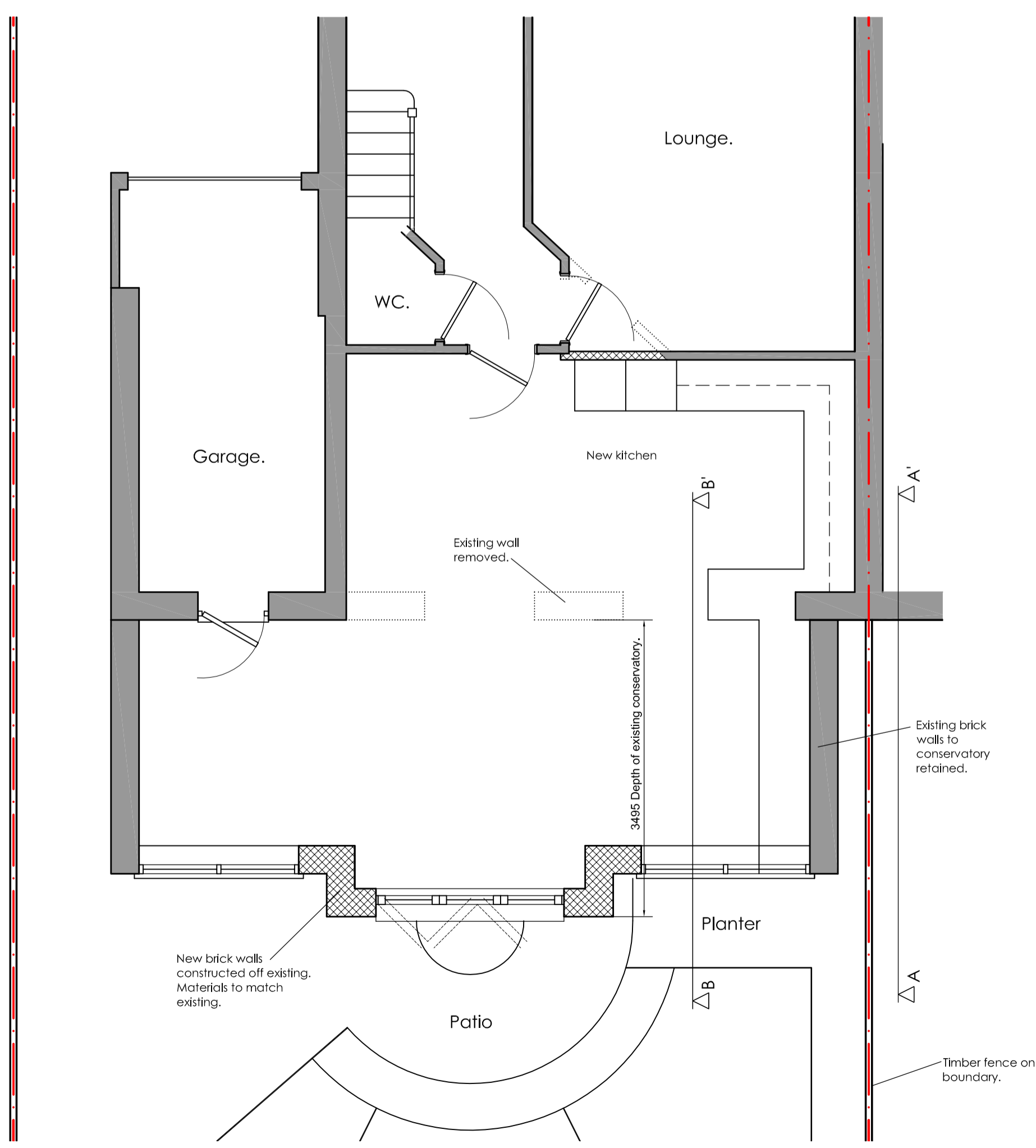
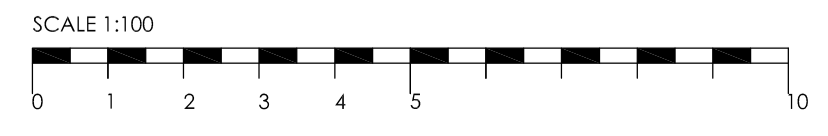
Rear Elevation



Side Elevation (Section A-A')




Site Block and Roof Plan SCALE 1:100



Section B-B'

Revision -  
Project 42 Dovers Green Road, Reigate, RH2 8BT.  
Drawing Proposed Site, Block and Ground Floor Plans, Rear and Side Elevations, Key Section and Photograph - Issued to Planning.  
Date October 2023 Scale As noted @ A1 Dwg 0489 PL 21  
LT Pickering Architects Ltd.  
A 53 New Heritage Way, Leves, BN8 4GD W www.ltpickering.co.uk T 01825 723005

 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	TO:	PLANNING COMMITTEE
	DATE:	22 <sup>nd</sup> November 2023
	REPORT OF:	HEAD OF PLANNING
	AUTHORS:	Andrew Benson
	TELEPHONE:	01737 276175
	EMAIL:	<a href="mailto:Andrew.benson@reigate-banstead.gov.uk">Andrew.benson@reigate-banstead.gov.uk</a>
<b>AGENDA ITEM:</b>	7	WARD: All

<b>SUBJECT:</b>	<b>DEVELOPMENT MANAGEMENT Q1 2023-24 PERFORMANCE</b>
<b>PURPOSE OF REPORT:</b>	To inform members of the Q2 2023/24 Development Management performance against a range of indicators
<b>RECOMMENDATION:</b>	<b>To note the performance of Q2 2023/24</b>

Planning Committee has authority to note the above recommendation

## BACKGROUND

1. Development Management encompasses a wide range of planning activities including pre-application negotiations and engagement; decision making on planning applications through to compliance and enforcement.
2. It puts the Council's locally adopted development plan policies into action and seeks to achieve sustainable development.
3. It is a non-political, legislative system with all Development Management functions falling under the responsibility of the Planning Committee in the Council's Constitution. As such it is a non-Executive function falling outside the scope of the quarterly corporate performance reports that are presented to the Executive and Overview and Scrutiny Committee.
4. Development Management performance has always been monitored and reviewed in line with statutory and local targets with quarterly reports sent to the Department for Levelling Up Housing and Communities. However, given that all functions of the Council as Local Planning Authority fall under the responsibility of the Planning Committee, the performance information has also been shared with the Planning Committee Chairman. This report enables the performance indicators to be noted by the Planning Committee itself.
5. This is the second quarterly report of the 2023/24 municipal year and provides the quarterly performance at Table 1. Also provided at Table 2 is the performance measure, relating to the time taken in total days from receipt of a valid application to its registration.

# Agenda Item 7

Planning Committee  
22nd November 2023

Agenda Item: 7  
DM Performance Q2 2023/24

## PERFORMANCE

	Applications determined	Target	Q2	Q3	Q4	22/23	Q1	Q2
1	Major applications	60%	100%	100%	83%	90%	100%	83%
2	Non-major applications	70%	80%	84%	82%	82%	93%	93%
3	Average days to decision	73	82	78	98	83	82	88
	<b>Appeals</b>							
4	Appeals Received	-	8	13	23	62	16	22
5	Major Appeals Decided	-	1	-	4	5	0	2
6	Major Appeals Dismissed	70%	1 (100%)	-	3 (75%)	4 (80%)	-	1 (50%)
7	Non-major appeals	-	2	10	9	26	9	15
8	Non-major appeals Dismissed	70%	2 (100%)	8 (80%)	6 (66%)	20 (76%)	4 (44%)	11 (73%)
	<b>Enforcement</b>							
9	Reported Breaches		127	111	135	483	110	99
10	Cases Closed		103	123	116	437	117	102
11	On hand at end of period		193	178	192	192	176	149
12	Cases over 6 months old		59	47	45	45	44	40
13	Priority 1 Enforcement	100%	100%	100%	100%	100%	100%	100%
	<b>Application Workload</b>							
14	Received		325 286HH	272 248 HH	316 251 HH	1290 1005 HH	320 219 HH	298 215 HH
15	Determined		334	308	261	1316	305	323
16	On hand at end of period		404	358	410	410	424	381
17	Withdrawn		9	9	13	41	16	20

Table 1 - Development Management performance

Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
3.5	2.6	2.4	3.1	4.5	5.0	2.8	3.1	7.3	10.0	7.3	10.8	12.3	8.2	5.6	8.3	5.8	3.8

Table 2 – Time taken from receipt to registration (working days)

Reason for delay	Number
Awaiting compliance check	1
Awaiting submission of application	9
Awaiting outcome of application	8
Written in past month chasing information/regularisation	1
Open/ongoing prosecution	1
Awaiting Appeal	11
Regularising works commenced but not yet complete	3
Chasing up of costs	1
Temporary Stop Notice Served	1
Awaiting planting of replacement tree	3
Delayed by probate	1

Table 3 – Reason for enforcement investigation over 6 months

## Planning applications

6. 298 planning applications (215 householder) were received in Q2 which is down from the same quarter last year and the previous two quarters. This reduction in planning submissions has been reported across the country, reflecting high interest rates, high building costs and housing market uncertainty. Officer team resources have been impacted by one vacancy (pending recruitment) and one maternity absence, meaning the reduction in submissions has not resulted in a significant reduction in caseloads per Officer. Performance on applications determined has remained strong, with more applications determined than submitted for the period (323s determined, plus 20 withdrawn versus 298 submitted). This has brought the number of cases on hand down from 424 at the last Quarter to 381 this.
7. The Town and Country Planning Development Management Procedure Order 2015 sets the statutory period for the determination of planning applications at 8 weeks for non-major applications and 13 weeks for major applications (10+ dwellings or 1,000+ sqm floorspace). This statutory period is relaxed where an extension of time is agreed between the applicant and local planning authority. In order to monitor the performance of local planning authorities, the Government sets targets for the determination of major and non-major planning applications within the statutory period or agreed extension of time. For major developments, this target is 60% and for non-major developments it is 70%.
8. In this Quarter the time indicator for both majors and non-majors was comfortably met at 83% and 93% respectively.
9. The average days to decision for this quarter was 88 days, skewed by some major applications taking a long time to amend, improve and determine with S106 requirements. Excluding the six majors determined, the determination of all other applications averaged 82 days, which is consistent with the usual determination period, accounting for delays as applications are improved through amendment and further information required to satisfy consultee requirements.

## Planning appeals

10. Alongside the Government performance measures based on speed of determination of planning applications, is the other performance criteria set for local planning authorities aimed at assessing the 'quality' of decision making. This is measured as a percentage of total applications which result in an appeal allowed, broken down between major and non-major development proposals. The relevant target for both types of application is that not more than 10% of applications should be allowed at appeal.

For example –

If 100 major applications are determined by the authority over the qualifying two-year period and 9 are allowed at appeal that would result in a figure of 9% which is acceptable. However, if 100 major applications were determined and 11 of these ended up being appealed and the appeals allowed, this would result in a figure of 11% which fails the 10% target.

The assessment considers appeals allowed against applications refused by each

# Agenda Item 7

Planning Committee  
22<sup>nd</sup> November 2023

Agenda Item: 7  
DM Performance Q2 2023/24

authority across a two year period. Over this latest two-year period 79 major applications were determined meaning 8 or more appeals allowed in the two year period to 31<sup>st</sup> December 2022 will lead to the target being missed and likely poorly performing designation together with the loss of control by virtue of the ability to submit applications directly to the Secretary of State.

11. In this last quarter two major appeals were determined, one dismissed (Fonthill, 58 Reigate Road – 21/03270/F) and one allowed (Reigate and Redhill Golf Club – 22/00595/F). However, the applicants have successfully challenged the Planning Inspectorate’s dismissal of the Fonthill scheme, on the basis that the Inspector’s decision didn’t address the matter of housing supply, meaning that the decision has been quashed and will fall to be redetermined. The refusal of the application for redevelopment of Reigate and Redhill Golf Club was made by Planning Committee in November last year, on character and neighbour amenity grounds, neither of which were upheld by the Inspector. This allowed appeal brings the number across the last two years up to 2, so not immediately risking the trigger of the poor performance criteria but important to be aware of nonetheless.
12. 15 minor appeals were determined of which 11 were dismissed. Of the four allowed, two were decisions of the Planning Committee – 80 Croydon Road, 22/00557/F and 12 Balcombe Road, 21/03185/F. 80 Croydon Road, Reigate was refused on the basis of neighbour amenity and parking, with the site straddling accessibility zones. However, the Inspector concluded the amenity impacts were acceptable and there was sufficient parking space within the locality. 12 Balcombe Road was refused on grounds of character, inadequate outdoor amenity space and insufficient parking. The Inspector deemed the proposal to be well designed, with adequate amenity space and that the parking shortfall against standards would not result in any harmful planning impact.

## Planning Enforcement

13. There were 99 reported enforcement breaches in the quarter, which is a reduction from previous quarters and is closer to the historic norm. This allowed for more cases to be closed than opened, with a reduction in the numbers on hand, including those over 6 months.

## Registration

14. Table 2 shows performance in the time taken from receipt to registration of new applications. This was high at 8.3 days in July, reflecting one vacant post and some summer holiday absence, but then reduced to 5.8 days in August and 3.8 days in September, which reflects positively.

## Summary

15. Performance against criteria has remained good despite two vacancies in the Planning Case Officer team which will be addressed to maintain this going forward. Unfortunately, in the quarter we have had one of the Tree Officers leave their post which creates significant resourcing issues within the Planning Tree team with the remaining postholder only working part-time. We are seeking to address this but it is a challenging post to recruit to given the specialism.