

BOROUGH OF REIGATE AND BANSTEAD

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held at the New Council Chamber - Town Hall on 18 April 2018 at 7.30 pm.

Present: Councillors M. A. Brunt (Chairman), M. S. Blacker, J. S. Bray, G. P. Crome, J. M. Ellacott, Z. Grant-Duff, J. P. King, S. A. Kulka, J. Paul, D. J. Pay, M. J. Selby, J. M. Stephenson, C. Stevens, B. J. Thomson, R. S. Turner, R. Absalom (Substitute), J. E. Durrant (Substitute), J. C. S. Essex (Substitute) and C. T. H. Whinney (Substitute)

Also present: C. T. H. Whinney (Substitute)

147. MINUTES

RESOLVED that the minutes of the meeting held on 21 March 2018 be confirmed as a correct record.

148. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Allcard (substitute: Councillor Absalom) .

149. DECLARATIONS OF INTEREST

Councillor Durrant declared a non-pecuniary interest in agenda item 7 (17/02891/F) because he lived in the vicinity of the school.

Councillor Crome declared a disclosable pecuniary interest in agenda item 7 (17/02891/F) because he sat on the school Board which had made the application.

150. ADDENDUM TO THE AGENDA

An addendum was circulated at the meeting to provide an update on matters arising after the agenda was published.

151. 18/00068/F: 2 BLANFORD ROAD, REIGATE

The Committee considered an application for the construction of nine apartments with 12 parking spaces following demolition of the existing residential property.

Reasons for refusal were proposed and seconded.

RESOLVED that planning permission be **REFUSED** on the following grounds:

- 1. The proposed building would, by reason of its rearward scale, depth and dominance of the fenestration at second floor level, result in an overly dominant visual massing on this prominent corner site that would be harmful upon the character and appearance of the area. The proposal is therefore contrary to Policies CS1, CS4, CS10 of the adopted Reigate and Banstead Core Strategy 2014, Policies Ho9, Ho13 and Ho16 of the Reigate and Banstead Local Plan 2005,***

the National Planning Policy Framework and The Reigate and Banstead (Supplementary Planning Guidance) Local Distinctiveness Design Guide.

152. 18/00172/F: MOUNT PLEASANT, COPPICE LANE, REIGATE

The Committee considered an application for demolition of existing residential dwelling and erection of six apartments and one five-bedroom dwelling house, with associated hard and soft landscaping measures

Two members of the public spoke against the application and the applicant's agenda spoke in its favour.

Reasons for refusal were proposed and seconded.

RESOLVED that planning permission be **REFUSED** on the following grounds:

1. The proposed development, by virtue of the size and scale of buildings, when combined with the intensification of use and extent of surface car parking, would be harmful to the openness of the Metropolitan Green Belt, contrary to Policy Co1 of the Reigate and Banstead Borough Local Plan 2005, Policy CS3 of the Core Strategy 2014 and the National Planning Policy Framework.

153. 17/02891/F: ST NICHOLAS SCHOOL, TAYNTON DRIVE, MERSTHAM

The Committee considered an application for the erection of modular school accommodation, car parking, access works, play space, landscaping and ancillary works required for a temporary period of two years.

During consideration of this item, members sought clarification on whether the the proposed hardstanding would be constructed of a permanent or temporary surface and asked for this to be controlled through a condition. There was some discussion about whether the surfacing should be agreed in advance and officers undertook to take into account the views expressed in formulating the condition.

It was also proposed that:

- Condition 4 on heights should be checked against flood levels because the site was within a flood plain.
- Condition 6 on the Construction Management Plan should include a control on the start and finish times of the works, rather than just an informative.
- Condition 7 should include reference to environment performance quality, as was the case with Surrey County Council applications.

Officers undertook to review the wording of these conditions, in consultation with the Chairman and Ward Members.

RESOLVED that planning permission be **GRANTED** subject to:

- (a) the completion of all documentation required to create a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure:
- (i) **a contribution of £3,000 towards a review and implementation of parking restrictions for up to two years past full occupation of the site; and**
 - (ii) the Council's legal costs in preparing the agreement

In the event that a satisfactorily completed obligation is not received by 31 July 2018 or such longer period as may be agreed, the Head of Places and Planning be authorised to refuse permission for the following reason:

The proposal fails to make adequate provision for the monitoring and subsequent management of off-site impacts on local parking demand and therefore could give rise to a situation prejudicial to highway safety, contrary to policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005.

- (b) Conditions 4, 6 and 7 to be reviewed in respect of the suggestions put forward, with the final wording to be agreed in consultation with the Chairman and Ward Members;
- (c) a condition controlling the surface of the hardstanding; and
- (c) the following conditions:
1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Type	Reference	Version	Date Received
Location Plan	34074 A 001		11.12.2017
Block Plan	34074 A 002		11.12.2017
Block Plan	34074 A 003		11.12.2017
Section Plan	34074 A 004		11.12.2017
Section Plan	34074 A 005		11.12.2017
Site Layout Plan	SK - 01	P3	11.12.2017
Floor Plan	34074 A 006A		13.12.2017
Floor Plan	34074 A 006B		13.12.2017
Floor Plan	34074 A 006C		13.12.2017
Elevation Plan	34074 A 007A		13.12.2017
Elevation Plan	34074 A 007B		13.12.2017
Elevation Plan	34074 A 007C		13.12.2017
Landscaping Plan	UNNUMBERED	C	04.04.2018
Site Layout Plan	34310 P 002	2	08.03.2018

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.

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 use of the modular accommodation hereby approved shall cease on 1 September 2020 and within six months of this date the buildings, ancillary structures and associated works hereby approved shall be removed from the site and the land restored to its former condition to the satisfaction of the Local Planning Authority.

Reason:

To ensure that the impact on the openness of the Metropolitan Green Belt, which is justified by the specific short term need for school provision, is appropriately managed and in recognition of the local transport impacts with regard to policies Co1, Cf3 and Mo4 of the Reigate and Banstead Borough Local Plan 2005 and policies CS3 and CS12 of the Reigate and Banstead Core Strategy 2014.

4. No development shall take place until details of the proposed ground levels within the site and finished ground floor levels of the modular buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved levels.

Reason:

To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to policy Cf2 of the Reigate and Banstead Borough Local Plan 2005.

5. No development shall commence including demolition or any groundworks preparation until a detailed, scaled finalised Tree Protection Plan (TPP) and the related Finalised Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of service routings. The AMS shall also include a pre commencement meeting with the LPA, supervisory regime for their implementation & monitoring with an agreed reporting process to the LPA. All works shall be carried out in strict accordance with these details when approved.

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 Pc4 of the Reigate and Banstead Borough Local Plan.

6. No development shall commence until a final Construction Transport Management Plan, which should be in broad accordance with the Preliminary Construction

Traffic Management Plan by Robert West (Ref: 2915/054/R05_Rev A dated December 2017), has been submitted to and approved in writing by the Local Planning Authority. The final plan shall include details of:

- (a) parking and turning for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials

- (c) storage of plant and materials
- (d) provision of boundary hoarding behind any visibility zones
- (e) construction vehicle routing to and from the site
- (f) no HGV movements to or from the site shall take place at school and nursery drop off or pick up times (between 08:00 and 09:00 and between 15:00 and 16:00), nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting in Taynton Drive, Sutton Gardens, Weldon Way, Worsted Green and Bletchingley Road during these times
- (g) measures to prevent the deposit of materials on the highway
- (h) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused

Only the approved details shall be implemented during the construction of the development.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

7. Prior to the erection, construction or installation of the modular units on site, details of the specification of the modular units, including the external elevations, appearance and materials, shall be submitted to and approved in writing by the Local Planning Authority, and on development shall be carried out in strict accordance with the approved details.

Details for this condition shall ensure that the modular units do not exceed the floor area and height parameters identified on the approved plans and within the approved Design & Access Statement.

Reason:

To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Borough Local Plan 2005 policy Cf2.

8. All hard and soft landscaping work shall be completed in full accordance with the scheme as detailed on the approved drawing entitled "Temporary Scheme Chartwood 70 Sen + Temporary 240 Planting Scheme rev C" and associated specification set out in the External Works-Soft Landscaping Details document (ref: E03540-L-Spec_20180221-WP).

The approved scheme shall be implemented prior to occupation or within the first planting season following completion or as otherwise agreed in writing with the Local Planning Authority.

Any trees shrubs or plants planted in accordance with the approved scheme which are removed, die or become damaged or diseased within two years of planting shall be replaced within the next planting season by trees, shrubs of the same size, species and in the same location.

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 Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

9. The development hereby approved shall be carried out in accordance with the recommendations for mitigation, construction practice and ecological enhancement identified in the Preliminary Ecological Appraisal by The Landscape Partnership (dated November 2017).
Reason:
In order to preserve and enhance the wildlife and habitat interest on the site and ensure species present on the site are afforded appropriate protection during construction works with regard to Reigate and Banstead Borough Local Plan 2005 policy Pc2G.
10. The development hereby approved shall be carried out in strict accordance with the drainage details set out in the Initial Foul and Surface Water Drainage Statement (Ref: FS0391-MAC-XX-XX-SP-P-002 Rev P2) by MACE and the accompany drainage layout plan (34310 P 002 Rev 02).
Reason:
To ensure that the SuDS are adequately planned, delivered and maintained and that the development is served by an adequate and approved means of drainage to comply with Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005, Policy CS10 of the Core Strategy 2014 and the requirements of non-statutory technical standards.
11. The Delivery & Servicing Plan by Robert West (Ref: 2915/054/R04 dated December 2017) shall be implemented prior to occupation of the development hereby approved and shall be monitored and reviewed in accordance with the approved document.
Reason:
In order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.
12. Notwithstanding the approved plans, the development hereby approved shall not be occupied unless and until the proposed revised access at the junction of Taynton Drive and Sutton Gardens has been constructed out in accordance with a detailed scheme to be submitted to and approved in writing with the Local Planning Authority.
Reason:
In order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.
13. The development hereby approved shall not be first occupied unless and until the space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking/turning areas shall be retained and maintained for their designated purpose.
Reason:
In order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

14. The development hereby approved shall not be first occupied unless and until facilities for the secure and covered parking of 52 bicycles have been provided within the development site in accordance with the approved plans and Transport Statement.

Thereafter, the said facilities shall be provided, retained and maintained in perpetuity in accordance with the approved details to the satisfaction of the Local Planning Authority.

Reason:

To ensure that the development would promote sustainable transport choices with regard to Policy CS17 of the Reigate and Banstead Core Strategy 2014 and in recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012

15. The development hereby approved shall not be first occupied unless and until a revised final School Travel Plan has been submitted to and approved in writing by the Local Planning Authority. Such a statement should be in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, Surrey County Council's "Travel Plans Good Practice Guide" and in general accordance with the Framework School Travel Plan (Ref: 2915/054/R03_Rev A by Robert West dated December 2017).

The approved Travel Plan shall be implemented upon first occupation and any subsequent occupation of the development and thereafter the Travel Plan shall be maintained and developed to the satisfaction of the Local Planning Authority.

Reason:

To ensure that the development would promote sustainable transport choices with regard to Policy CS17 of the Reigate and Banstead Core Strategy 2014 and in recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012

16. The development hereby approved shall not be first occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected (including to demarcate the temporary school site) has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed and installed before the occupation of the development hereby permitted.

Reason:

To preserve the visual amenity of the area and the openness of the Green Belt with regard to the Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Co1.

17. The development hereby approved shall not be first occupied until the following information has been submitted to and approved by the Local Planning Authority:

- a) a verification report carried out by a qualified drainage engineer and demonstrating that the sustainable urban drainage system has been constructed as per the agreed scheme, has been submitted to and approved by the Local Planning Authority;
- b) details of who will manage the drainage elements during the use of the temporary accommodation, including the maintenance regimes of each drainage element

Reason:

To ensure that the SuDS are adequately planned, delivered and maintained and that the development is served by an adequate and approved means of drainage to comply with Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005, Policy CS10 of the Core Strategy 2014 and the requirements of non-statutory technical standards.

18. No plant or machinery, including fume extraction, ventilation and air conditioning, which may be required by reason of granting this permission, shall be installed within or on the building without the prior approval in writing of the Local Planning Authority. Any approved plant or machinery shall be installed and thereafter maintained in accordance with the approved details and any manufacturer's recommendations.

Reason:

To ensure that a satisfactory external appearance is achieved of the development and to safeguard the amenities of neighbouring occupiers with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

INFORMATIVES

1. 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.

2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.

3. The applicant is advised that prior to the occupation of the development, adequate provision should be made for waste storage and collection in accordance with condition 11 above. You are advised to contact the Council's Recycling and Cleansing team to discuss the required number and specification of wheeled bins on rc@reigate-banstead.gov.uk or on the Council's website at http://www.reigate-banstead.gov.uk/info/20051/commercial_waste.

4. ***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 is 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;

(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.

5. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.

6. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.

7. 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).

8. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.

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.

Note: Councillor Crome left the meeting throughout consideration of this item.

154. 18/00213/F: HEDGESIDE, WALPOLE AVENUE, CHIPSTEAD

The Committee considered an application for construction of two detached two-storey properties and arboricultural works with new site access off Hazel Way.

RESOLVED that planning permission be **GRANTED** subject to the following conditions:

1. 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.

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

Plan Type	Reference	Version	Date Received
Combined Plan	145/PA/102		26.01.2018
Site Layout Plan	145/PA/101		26.01.2018
Combined Plan	145/PA/103	A	06.03.2018
Combined Plan	145/PA/104	A	06.03.2018
Elevation Plan	145/PA/106	A	06.03.2018
Elevation Plan	145/PA/108	A	06.03.2018
Street Scene	145/PA/109	A	06.03.2018
Floor Plan	145/PA/105	A	06.03.2018
Location Plan	145/PA/100		26.01.2018
Floor Plan	145/PA/107	A	06.03.2018

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.

3. No development shall take place until the developer obtains the Local Planning Authority's written approval of details of both existing and proposed ground levels and the proposed finished ground floor levels of the buildings. The development shall be carried out in accordance with the approved levels.

Reason:

To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

4. No development shall take place 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 Borough Local Plan 2005 policies Ho9 and Ho13.

5. No development shall commence including groundworks or demolition until a detailed Tree Protection Plan (TPP) shall be submitted to and approved in writing by the local planning authority. The TPP shall contain details of the specification and location of tree protection (barriers and/or ground protection) and any construction activity that may take place within the protected root areas of trees/hedges shown, where retained on the TPP. The tree protection measures shall be installed prior to any development works and will remain in place for the duration of all construction works. The tree protection barriers/ground protection shall only be removed on the completion of all construction activity, including hard landscaping. All works shall be carried out in strict accordance with these details when approved.

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 Pc4 and Ho9 and of the Reigate and Banstead Borough Local Plan.

6. No development shall commence on site 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 LPA. Landscaping schemes shall include details of hard and soft landscaping, 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 programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or within the first planting season following completion of the development hereby approved or in accordance with a programme 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, 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 policies Pc4, Pc12, Ho9 of the Reigate and Banstead Borough Local Plan 2005.

7. No development shall commence on site until a Method of Construction Statement, to include details of:

- (a) Parking for vehicles of site personnel, operatives and visitors;
- (b) Loading and unloading of plant and materials;
- (c) Storage of plant and materials

has been submitted to and been approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to nearby occupiers or other highway users with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Mo7.

8. The development shall not be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the occupation of the development hereby permitted.

Reason:

To preserve the visual amenity of the area and protect neighbouring residential amenities with regard to the Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Pc4.

9. The first floor windows in the north and south side elevations of the development hereby permitted shall be glazed with obscured glass which shall be fixed shut, apart from a top hung opening fanlight whose cill height shall not be less

than 1.7 metres above internal floor level, 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 Borough Local Plan 2005 policy Ho9.

10. 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 permitted by Classes A or B of Part 1 of the Second Schedule of the 2015 Order shall be constructed (other than those expressly authorised by this permission).

Reason:

To control any subsequent enlargements in the interests of the visual and residential amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Ho13, and Ho16.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking and re-enacting that Order with or without modification), no first floor windows, dormer windows or rooflights other than those expressly authorised by this permission shall be constructed.

Reason:

To ensure that the development does not affect the amenity of the neighbouring property by overlooking and to protect the visual amenities of the area in accordance with Reigate and Banstead Borough Local Plan 2005 policy Ho9.

INFORMATIVES

1. 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.

2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.

3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, a 140 litre wheeled bin conforming to British Standard BSEN840 and a 60 litre recycling box should be provided for the exclusive use of the occupants of that dwelling. Prior to the initial occupation of any communal dwellings or flats, wheeled refuse bins conforming to British Standard BSEN840, separate recycling bins for paper/card and mixed cans, and storage facilities for the bins should be installed by the developer prior to the initial occupation of any dwelling hereby permitted. Further details on the required number and specification of wheeled bins and recycling boxes is available from the Council's Neighbourhood Services on 01737 276501 or 01737 276097, or on the Council's website at www.reigate-banstead.gov.uk. Bins and boxes meeting the specification may be purchased from any appropriate source, including the Council's Neighbourhood Services Unit on 01737 276775.

4. 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;
- (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.

The use of a landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant condition.

155. Q4 PERFORMANCE REPORT

The Committee received a report setting out and analysing performance statistics for the final quarter of the year, and summarising performance for the year 2017-18.

It was noted that all performance measures continued to meet or exceed both local and national targets and the Committee expressed its appreciation of this.

Members suggested that it may be helpful to receive a more detailed breakdown of appeal decisions, citing both grounds upheld by an inspector and those that were not. It was agreed that this would be informative for both officers and members, and that a further report could usefully be brought back on this topic.

Officers also undertook to report back outside of the meeting on a query about the application workload figures, which did not appear to tally from year on year.

In conclusion, the Committee praised the team for its achievement in maintaining its high performance standards and for the efficient service it provided.

156. ANY OTHER URGENT BUSINESS

There was no urgent business, however, the Chairman took the opportunity to express his thanks to those members of the Committee who would not be standing for re-election in May.

In particular, he expressed his appreciation for the many years of support and stalwart service to the Committee offered by its former chairman, Councillor Pay. All members concurred with the Chairman in wishing Councillor Pay well for the future and in thanking him for his sterling work on the committee.

The Meeting closed at 10.17 pm