

# Planning Committee Agenda



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

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10 April 2018

## To the Members of the PLANNING COMMITTEE

**Councillors:** M. A. Brunt (Chairman),

D. Allcard  
M. S. Blacker  
J. S. Bray  
G. P. Crome  
J. M. Ellacott  
Z. Grant-Duff

J. P. King  
S. A. Kulka  
S. McKenna  
S. Parnall  
J. Paul  
D. J. Pay

D. T. Powell  
M. J. Selby  
J. M. Stephenson  
C. Stevens  
B. J. Thomson  
R. S. Turner

## Substitutes

### Councillors:

**Conservatives:**

L. S. Ascough, R. H. Ashford, R. W. Coad, G. R. Curry,  
K. Foreman, J. S. Godden, L. R. Hack, A. C. J. Horwood,  
G. J. Knight and D. A. Ross-Tomlin

**Residents' Group:**

R. Harper and N. D. Harrison

**Liberal Democrat:**

A. F. Tarrant

**Green Party:**

J. C. S. Essex

For a meeting of the **PLANNING COMMITTEE** to be held on **WEDNESDAY, 18 APRIL 2018** at **7.30 pm** in the New Council Chamber - Town Hall.

John Jory  
Chief Executive

**1. MINUTES** (Pages 5 - 38)

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. 18/00068/F: 2 BLANFORD ROAD, REIGATE** (Pages 39 - 76)

Construction of nine apartments with 12 parking spaces following demolition of the existing residential property.

**6. 18/00172/F: MOUNT PLEASANT, COPPICE LANE, REIGATE** (Pages 77 - 106)

Demolition of existing residential dwelling and erection of six apartments and one five-bedroom dwelling house, with associated hard and soft landscaping measures.

**7. 17/02891/F: ST NICHOLAS SCHOOL, TAYNTON DRIVE, MERSTHAM** (Pages 107 - 140)

Erection of modular school accommodation, car parking, access works, play space, landscaping and ancillary works required for a temporary period of two years.

**8. 18/00213/F: HEDGESIDE, WALPOLE AVENUE, CHIPSTEAD** (Pages 141 - 164)

Construction of two detached two-storey properties and arboricultural works with new site access off Hazel Way.

**9. Q4 PERFORMANCE REPORT** (Pages 165 - 168)

To receive the quarterly performance report for the period January to March 2018 and to note annual performance in 2017-18.

**10. ANY OTHER URGENT BUSINESS**

To consider any item(s) which, in the opinion of the Chairman, should be considered as a matter of urgency.

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# Agenda Item 1

Planning Committee  
21 March 2018

Minutes

## BOROUGH OF REIGATE AND BANSTEAD

### PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held at the New Council Chamber on 21 March 2018 at 7.30 pm.

Present: Councillors M. A. Brunt (Chairman), D. Allcard (Vice-Chair), M. S. Blacker, G. P. Crome, J. M. Ellacott, Z. Grant-Duff, J. P. King, S. A. Kulka, S. McKenna, M. J. Selby, J. M. Stephenson, C. Stevens, B. J. Thomson, S. Parnall, D. J. Pay, J. Paul and D. T. Powell

#### 120. MINUTES

**RESOLVED** that the minutes of the meeting held on 21 February 2018 be confirmed as a correct record and signed.

#### 121. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Bray (substitute: Councillor Whinney).

#### 122. DECLARATIONS OF INTEREST

There were no declarations of interest.

#### 123. ADDENDUM TO THE AGENDA

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

#### 124. 17/02876/F: REDHILL YOUTH ASSOCIATION HALL, MARKETFIELD ROAD, REDHILL

The Committee considered an application for demolition of the existing building to provide 50 residential units (including affordable housing) and a community hall, together with bicycle spaces, plant, internal refuse storage, roof-garden and associated landscaping.

Members asked for an informative to be added to the permission, in respect of the Construction Transport Management Plan, encouraging the developer to liaise closely with other developers in the area to ensure that traffic management across all sites was designed to cause the least disturbance possible.

The Committee also agreed that an informative should be added, encouraging Network Rail to take the opportunity to upgrade the subway and clear the neighbouring pathways which would enhance the overall landscaping.

**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) **seven units of affordable housing as shared equity tenure;**
- (ii) **the provision of a new community facility to an agreed shell & core specification and transfer of a long-leasehold interest in the facility to the Borough Council at a peppercorn and otherwise reasonable terms;**
- (iii) **a contribution of £200,000 towards the internal fit-out of the community facility;**
- (iv) **car club membership for all residents for a period of three years;**
- (v) **a contribution of £4,600 towards the monitoring of a Travel Plan for the development; and**
- (vi) the Council's legal costs in preparing the agreement.

***In the event that a satisfactorily completed obligation is not received by 31 June 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: affordable housing, the satisfactory replacement of the existing community use and measures to promote sustainable travel and is therefore contrary to policies Cf1, Mo4 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and policies CS12, CS15 and CS17 of the Reigate and Banstead Core Strategy 2014.

- (b) an informative encouraging the developer to liaise with other developers in the area on their Construction Management Plans to mitigate disturbance;
- (c) an informative encouraging the neighbouring landowner to undertake improvements to the subway and pathways; and
- (d) 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:

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Layout Plan	A1-001	1	07.12.2017
Existing Plans	A2-003	0	07.12.2017
Site Layout Plan	A2-002	0	07.12.2017

Location Plan	A2-001	0	07.12.2017
Proposed Plans	A1-104	2	07.12.2017
Elevation Plan	A1-103	2	07.12.2017
Floor Plan	A1-102	1	07.12.2017
Floor Plan	A1-101	1	07.12.2017
Site Layout Plan	UNNUMBERED		07.12.2017
Site Layout Plan	UNNUMBERED		07.12.2017
Site Layout Plan	UNNUMBERED		07.12.2017

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 commence until a Construction Transport Management Plan, 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
  - (d) Programme of works (including measures for traffic management)
  - (e) Provision of boundary hoarding behind any visibility zones
  - (f) Measures to prevent the deposit of materials on the highway
  - (g) Measures to encourage use of non-car modes of transport to the site during construction

has been submitted to and approved in writing by the Local Planning Authority. 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.

4. No development shall commence until details of measures to safeguard the Redhill Brook culvert have been submitted to and approved in writing by the Local Planning Authority. Such measures shall include:

- (a) Confirmation of the exact location, alignment, depth and dimensions of the culvert in the vicinity of the site, including a CCTV condition survey for the culvert length adjacent to the site boundary
- (b) Detailed design drawings and structural calculations for any works within 8 metres of the outer most edge of the culvert to demonstrate that the structural integrity of the culvert will not be undermined due to the proximity of any proposed works
- (c) a construction method statement including timing of works, methods used for all works within 8 metres of the culvert, machinery to be employed on site (including location and storage of plant, materials and fuel, access routes) and details of site supervision (including supervision of works within 8 metres of the culvert)

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

Reason:

In order that the development does not increase the risk of flooding by compromising the structural integrity of the Redhill Brook or its ability to convey water in accordance with policy Ut4 of the Reigate and Banstead Borough Local Plan 2005 and Policy CS10 of the Reigate and Banstead Core Strategy.

5. No development shall commence on site until a scheme for the landscaping of the site, including the new public realm area between Marketfield Way and the subway, has been submitted and approved in writing by the Local Planning Authority. The landscaping scheme shall details of:
  - a) hard landscaping including materials and street furniture,
  - b) planting plans including schedules of plants noting species, plant sizes and proposed numbers/densities,
  - c) specifications for tree, shrub, and hedge or grass planting and establishment, including details of planting pits/trenches, soils, guying, aeration, drainage and irrigation
  - d) an implementation programme

All hard and soft landscaping work, including the new public realm area, shall be completed in full accordance with the approved scheme, prior to occupation or use of the approved development or in accordance with a programme agreed in writing with the Local Planning Authority.

All new tree planting shall be positioned in accordance with guidelines and advice contained in the current British Standard 5837: Trees in relation to construction.



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 policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan 2005.

6. No development shall commence until details of the proposed finished floor levels and flood mitigation works as detailed in the approved Flood Risk Assessment (FRA) revision 6 produced by AECOM dated 19 January 2018 have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- (a) The finished floor level of the residential section of the ground floor unit shall have a finished floor level of no less 77.5m AOD which is set 600mm above the 1% annual probability event flood level
- (b) Safe access shall be provided to the east side of the building, whilst egress from the ground level residential unit shall be achieved by a raised entrance to the south of the building out of the floodplain
- (c) The plant section of the building which has proposed ground levels below the 1% annual probability event shall include flood resistant construction required to protect vulnerable equipment
- (d) Flood plain compensation shall be provided in the void underneath the residential ground floor unit

**Reason:**

To reduce the risk of flooding and ensure the development will be safe over its lifetime in accordance with policy Ut4 of the Reigate and Banstead Borough Local Plan 2005 and Policy CS10 of the Reigate and Banstead Core Strategy.

7. No development shall commence until the detailed design of the surface water drainage scheme has been submitted to an approved in writing by the Local Planning Authority. Such details should include:

- a) A design that satisfies the SuDS Hierarchy and is compliant with the national non-statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS
- b) Evidence that the proposed solution will effectively manage the 1 in 30 and 1 in 100 (+40% CC allowance) for climate change storm events, during all stages of the development (pre, post and during), associated

discharge rates and storage volumes shall be provided using a Greenfield discharge rate of 2 litres per second

- c) Detailed drawings to include: a finalised drainage layout detailing the location of SuDS elements, pipe diameters, levels, details of how SuDS elements will be protected from root damage and long and cross sections of each SuDS element including details of any flow restrictions and how they will be protected from blockage
- d) Details of the remedial works required to utilise the existing surface water outfall
- e) Details of management and maintenance regimes and responsibilities
- f) A plan showing exceedance flows and how property on and off site will be protected

Reason:

To ensure that the development is served by an adequate and approved means of drainage which would not increase flood risk on or off site and is suitably maintained throughout its lifetime 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.

8. No development shall commence until updated contaminated land desktop study and contaminated land site investigations have been undertaken, the results of which shall be submitted to and approved in writing by the Local Planning Authority and should address the following points:

- a) An updated desktop study for the site, including a revised and updated site walkover and identification of any changes to site environs
- b) Updated testing of shallow soils for similar determinants to those tested in the Ground Investigation Report by Geo-Environmental (ref: GE8630C dated September 2012) and taking account of any Asbestos Containing Materials that may have degraded and affected site soils in the intervening period;
- c) A further report on the knotweed status of the site
- d) Ground gas monitoring data from a minimum of 3no. boreholes for a minimum of 6no. visits with regard to the frequency and monitoring periods stipulated in Tables 5.5a and 5.5b of CIRIA C665 "Assessing risks posed by hazardous ground gases to buildings guidance document".

The above investigations shall be carried out in accordance with a proposal to be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that contamination risks on the site are fully assessed on the basis of up to date information and to ensure that any remediation and subsequent development will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 and the NPPF.

9. Prior to commencement of development or remediation on site and following submission of the updated desktop study and site investigations required in Condition 8, a detailed remediation method statement shall be submitted to and approved in writing by the Local Planning Authority.

The statement shall explain the extent and method(s) by which the site is to be remediated, including any ground gas protection, to ensure that unacceptable risks are not posed to identified receptors. The statement shall also identify the information to be included in any validation report.

Any remediation works shall be completed in strict accordance with the approved method statement and the Local Planning Authority shall be given a minimum of two weeks' notice before the relevant remediation works commence on site.

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 Reigate and Banstead Borough Council Local Plan 2005 and the NPPF.

10. Any 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.

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 Reigate and Banstead Borough Council Local Plan 2005 and the NPPF.

11. Notwithstanding the approved plans, no development above ground floor slab level of any part of the development hereby approved shall take place until written details of the materials to be used in the construction of the external

surfaces, including fenestration, balconies 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.

12. No development above ground floor slab level of any part of the development hereby approved shall take place until a scheme for the soundproofing of the floors and walls between the proposed Community Use unit and any vertically or horizontally adjoining residential accommodation has been submitted to and approved in writing by the Local Planning Authority.

The measures shall be implemented in strict accordance with the approved details prior to first occupation of the development and shall thereafter be retained as such.

Reason:

In order to safeguard the residential amenities of adjoining occupiers of the development with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

13. The community unit (identified as Community use on approved drawing A1-101 P Rev 1) hereby approved shall be occupied for purposes falling within Use Class D1 and/or as offices falling within Use Class B1(a) provided the latter is carried on only by a charitable, voluntary sector, community sector or similar organisation as may be agreed by the Local Planning Authority.

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 change of use shall occur without planning permission obtained from the Local Planning Authority.

Reason:

To ensure there is adequate control over the use of the unit in order to safeguard the availability of the accommodation for community uses and organisations with regard to Reigate and Banstead Borough Local Plan 2005 policy Cf1.

14. The development hereby approved shall be carried out in accordance the approved Noise and Vibration Assessment produced by Sharps Redmore (dated 30 November 2017)

The window systems installed to the residential units shall meet the specifications set out in paragraphs 4.9 and 4.10 (including the corresponding figure on paragraph 4.11) unless an alternative specification is agreed in writing with the Local Planning Authority.

Reason:

To ensure that future occupants would not be exposed to unacceptable levels of noise and in order to achieve an adequate level of residential amenity with regard to policies Ho9 and Ho10 of the Reigate and Banstead Borough Local Plan 2005 and policy CS10 of the Reigate and Banstead Core Strategy.

15. The development hereby approved shall be carried out in accordance with the approved Air Quality Assessment produced by AECOM dated 26 November 2017, with particular regard to the use of a low NOx emission (<40 mg/kWhr) boiler/heating plant as specified in Section 4 and the recommendations in Appendix C with regard to Construction Phase Mitigation.

Reason:

To ensure that the development would not give rise to unacceptable impacts on air quality or put future occupants at unacceptable risk of poor air quality with regard to policy Ho9 of the Reigate and Banstead Borough Local Plan 2005 and policy CS10 of the Reigate and Banstead Core Strategy.

16. The development hereby approved shall be carried out in accordance with the Energy and Sustainability Statement by Building Services Design dated December 2017 (revision 03).

Notwithstanding the approved plans, details of the final siting and positioning of the proposed solar photovoltaic panels shall be submitted to an approved in writing by the Local Planning Authority prior to the occupation of the first residential unit. Thereafter, the panels shall be installed and operational prior to the occupation of the first residential units.

Reason:

In order to promote renewable energy and to ensure that the development would minimise carbon emissions with regard to Policy CS10 of the Reigate and Banstead Core Strategy.

17. The development hereby permitted shall be carried out in accordance with the approved Ecological Survey Including Bat Emergence Surveys Report by Furesfen dated September 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.

- 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.

19. Notwithstanding the approved plans, the development hereby approved shall not be first occupied until the proposed restricted layby loading bay within Marketfield Way and the associated Traffic Regulation Order have been designed and fully implemented in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, with all associated costs met by the developer.

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.

20. The development hereby approved shall not be first occupied until facilities for the secure, accessible storage of a minimum of 50 bicycles has been provided within the site in accordance with the approved plans.

Thereafter, the bicycle storage facility shall be retained and maintained for its designated purpose 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.

21. Notwithstanding the submitted Travel Plan, the development hereby approved shall not be first occupied until a revised final Travel Plan in accordance with the aims and objectives of the National Planning Policy Framework and Surrey County Council's Travel Plan Guidance has been submitted to and approved in writing by the Local Planning Authority.

The applicant shall then implement the approved Travel Plan upon first occupation and for each subsequent occupation of the development and thereafter maintain and develop the Travel Plan 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

22. The residential units hereby approved shall not be first marketed for sale, rent or other occupation until details of the Travel Packs to be provided to purchasers have been submitted to and approved in writing by the Local Planning Authority.

The Travel Packs shall include, as a minimum the following details:

- a) The location of leisure, retail, employment, education and health facilities within a 2km walking distance and a 5km cycling distances of the site
- b) Bus and train facilities within 400 metres walking distance of the site
- c) The nearest car club vehicles and details of the membership to be provided to each household

The approved Travel Packs shall be given to each household and shall be updated appropriately as required.

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.

23. The development hereby approved shall not be first occupied until refuse storage facilities have been provided in accordance with the approved plans. The said facilities shall thereafter be retained exclusively for its designated purpose.

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.

24. The development hereby approved shall not be first occupied until details of any external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereafter retained and maintained as such.

Reason:

To ensure safeguard the visual and residential amenities of adjoining occupiers and the surrounding area with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

25. The development hereby approved shall not be first occupied unless and until a remediation validation report detailing 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, has been submitted to and approved in writing by the Local Planning Authority.

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 Reigate and Banstead Borough Council Local Plan 2005 Policy Ho9 and the NPPF.

26. The development hereby approved shall not be first occupied unless and until a verification report demonstrating that the sustainable urban drainage system has been constructed as per the agreed scheme has been submitted to and approved in writing by the Local Planning Authority. The validation report should be carried out by a qualified drainage engineer.

Reason:

To ensure that the development is served by an adequate and approved means of drainage which would not increase flood risk on or off site and is



suitably maintained throughout its lifetime to comply with Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005, Policy CS10 of the Reigate and Banstead Core Strategy 2014 and the requirements of non-statutory technical standards.

## 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](http://www.firesprinklers.info).

2. The applicant is advised that prior to the occupation of the development, adequate provision should be made for waste storage and collection. 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](mailto:rc@reigate-banstead.gov.uk) or on the Council's website at [http://www.reigate-banstead.gov.uk/info/20051/commercial\\_waste](http://www.reigate-banstead.gov.uk/info/20051/commercial_waste).

3. Your attention is drawn to the benefits of using the Secured by Design award scheme.

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](http://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: [www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme](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](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice)***
6. ***The applicant is advised that the submitted Travel Plan shall be revised to include details of how the car club vehicles are to be marketed to site occupants including details of how those residents would obtain free three years car club membership as specified in paragraph 7.7. The applicant shall include the information that is within paragraphs 3.8 to 3.18 of the submitted Transport Assessment and the information within table 3.4 and figure 3.11 of the submitted Transport Assessment, including details of how the travel packs will be kept up to date.***
7. ***When a temporary access is approved or an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense.***
8. ***The developer is advised that as part of the detailed design of the highway works required by the above condition(s), 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.***
9. ***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).***
10. ***The culverted section of the Redhill Brook at this location is an Environment Agency designated Main River. Therefore any permanent or temporary activities within 8 metres of the outer most edge may require a Flood Risk Activity Permit. For further information, please see [www.gov.uk/guidance/flood-risk-activities-environmental-permits](http://www.gov.uk/guidance/flood-risk-activities-environmental-permits)***
11. ***If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written consent.***
12. ***The developer is reminded of the need to comply with Network Rail requirements and standards for the safe operation of the railway and the protection of Network Rail's adjoining land, both during construction and after completion of works.***

13. ***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.***

14. ***The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. Replacement planting of trees and shrubs shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate structural landscape 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 street trees will be of Advanced Nursery Stock sizes with initial planting heights of not less than 4.5m with girth measurements at 1m above ground level in excess of 16/18cm.***

**125. 17/02662/F: FAIRLAWN, THE GLADE, KINGSWOOD**

The Committee considered an application for demolition of an existing house and construction of a new building containing seven flats and a basement car park.

An accompanied site inspection was undertaken in respect of this application.

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

The reasons for refusal were proposed and seconded.

**RESOLVED** that Planning permission be **REFUSED**.

**126. 17/02942/F: 31 BLACKBOROUGH ROAD, REIGATE**

The Committee considered an application for demolition of the existing commercial buildings and erection of five dwellings with associated external works.

**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:

<b>Plan</b>	<b>Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date</b>
<b>Received</b>				
Site Layout Plan		76-17-01		14.12.2017
Floor Plan		40-17-02		14.12.2017

Elevation Plan	40-17-03		14.12.2017
Floor Plan	76-17-04		14.12.2017
Elevation Plan	76-17-05		14.12.2017
Section Plan	62-17-06	A	14.12.2017
Existing Plans	40-17-07		14.12.2017
Existing Plans	40-17-08		14.12.2017
Location Plan	UNNUMBERED		27.12.2017

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. Notwithstanding the drawings, the proposed external finishing materials and details shall be carried out using the external facing materials and details specified below and there shall be no variation without the prior approval in writing of the Local Planning Authority;
  - a) The roof shall be of the north block shall be of handmade or handcrafted clay plain tiles with clay ridge tiles and the roof of the house to Blackborough Road shall be of natural slate with clay ridge tiles unless otherwise agreed in writing by the LPA.
  - b) The walls shall be of handmade sandfaced multistock brick in flemish bond unless otherwise agreed in writing by the LPA.
  - c) The windows of the house to Blackborough Road shall be white painted timber vertically sliding sashes with external glazing bars of traditional profile set back behind the reveal at one brick depth, with gauged brick arches.
  - d) The windows to the northern block shall be white painted timber casements with casements in each opening to ensure equal sightlines or vertically sliding sashes, with external glazing bars of traditional profile, set back behind the reveal at one brick depth, with gauged brick arches.

- e) The first floor elevations facing the cemetery shall be tile hung in handmade sandfaced plain clay tiles.
- f) The rooflights shall be black painted metal conservation rooflights with single vertical glazing bars of traditional profile.
- g) All bargeboards shall be of white painted timber with architrave mouldings and straight edges with box ends omitted.
- h) All external joinery shall be of painted timber.
- i) All dormers shall have an ogee cornice.
- j) This permission does not purport to grant consent for the front elevation of the new house fronting Blackborough Road, revised details of which shall be submitted to and approved in writing by the LPA before works commence, showing lower cills to increase the verticality of the sashes to match the neighbouring properties.
- k) This consent does not purport to grant consent for the use, siting or extent of the proposed photovoltaic and solar pane, details of which shall be submitted to and approved in writing by the LPA before works commence. If the extent and position of the panels is acceptable they shall be flat panels, fully flush with the plane of the roof, with black frames and no silvered elements and sited within the axial symmetry of the elevations. Where the siting of the panels is considered unacceptable details of alternative provision shall be submitted to and approved in writing before the works commence.

Reason:

To ensure that a satisfactory external appearance of the development is achieved and to maintain the character of the adjacent Conservation Area with regard to Reigate and Banstead Borough Local Plan 2005 policies Pc13, Ho9 and Pc13.

5. No development shall commence including demolition and or groundworks preparation until a detailed, scaled Tree Protection Plan (TPP) and the related 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-start meeting, 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, Pc12 and Ho9 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. The development hereby approved shall not be first occupied unless and until the existing section of dropped kerb in front of the proposed flats (plots 1 and 2) has been permanently closed and any kerbs, verge, footway, fully reinstated.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in order to meet the objectives of the NPPF (2012), and to satisfy policy Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

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 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 purposes.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in order to meet the objectives of the NPPF (2012), and to satisfy policy Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

9. No development shall commence until a Construction Transport Management Plan, 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
- (d) measures to prevent the deposit of materials on the highway

has been submitted to and approved in writing by the Local Planning Authority. 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 and in order to meet the objectives of the NPPF (2012), and to satisfy policy Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

10. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for:

- (a) The secure parking of bicycles within the development site, and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012 and to satisfy policy Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

11. 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 Model Procedures for the Management of Contaminated Land (CLR 11) 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 Reigate and Banstead Borough Council Local Plan 2005 Policy Ho9 and the NPPF.

12. In follow-up to the environmental desktop study report and prior to the commencement of development, 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.

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 Reigate and Banstead Borough Council Local Plan 2005 Policy Ho9 and the NPPF.

13. 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 Model Procedures for the Management of Contaminated Land (CLR 11) 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 to Reigate and Banstead Borough Council Local Plan 2005 Policy Ho9 and the NPPF.

14. (a) 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 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.
- (b) 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 Reigate and Banstead Borough Council Local Plan 2005 Policy Ho9 and the NPPF.

15. 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 Reigate and Banstead Borough Council Local Plan 2005 Policy Ho9 and the NPPF.

16. 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.

17. Prior to the commencement of the development full details (and plans where appropriate) of the waste management collection points, (and pulling distances where applicable), throughout the development shall be submitted to and approved in writing by the Local Planning Authority.

All waste storage and collection points should be of an adequate size to accommodate the bins and containers required for the dwelling(s) which they are intended to serve in accordance with the Council's guidance contained within Making Space for Waste Management in New Development.

Each dwelling or flat shall be provided with the above facilities in accordance with the approved details prior to occupation of the relevant dwellings.

Reason:

To provide adequate waste facilities in the interests of the amenities of the area and to encourage in accordance with Reigate and Banstead Borough Local Plan (2005) policy Ho9.

18. 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 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.

19. 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 B and C of Part 1 of the Second Schedule of the 2015 Order shall be constructed.

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

20. The first floor windows in the side elevations of the detached flat building and terrace building 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.

## 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](http://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](http://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](http://www.ccscheme.org.uk/index.php/site-registration).

**5. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as: (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme; (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them; (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours; (iv) the name and contact details of the site manager who will be able to deal with complaints; and (v) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.**

**127. 18/00036/F: LAND TO THE REAR OF 4A CROYDON LANE, BANSTEAD**

The Committee considered an application for demolition of the stable and storage barn and the erection of two bungalows with associated parking.

The Committee commented on the extensive use of brickwork in the proposed plans, and expressed a preference for greater use of wood cladding to reflect the character of the Green Belt. It was noted that use of materials would be controlled by condition and that the Chairman and Ward Members would be consulted and invited to comment in the usual manner.

**RESOLVED** that planning permission be **GRANTED** subject to the following 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.

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Survey Plan	UNNUMBERED		05.01.2018
Block Plan	UNNUMBERED	A	02.03.2018
Combined Plan	UNNUMBERED	A	02.03.2018
Site Layout Plan	UNNUMBERED	A	02.03.2018
Location Plan	UNNUMBERED	A	02.03.2018
Elevation Plan	UNNUMBERED	A	02.03.2018

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 until samples 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.

4. No development shall commence until details of hard and soft landscaping is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include frontage tree and hedge planting and any other existing or proposed, soft or hard, landscaping in the front garden area, or adjacent to boundaries where appropriate. The soft landscape details shall include an establishment maintenance schedule for a minimum of 2 years, full planting specifications, planting sizes & densities. Upon implementation of the approved development all the landscaping works shall be carried out in strict accordance with the landscape details as approved, and these shall be completed, before building completion, occupation or use of the approved development whichever is the earliest.

If any of the new or existing tree/s or hedge/s, detailed and approved under this condition, are removed, die, or become significantly damaged or diseased within 5 years of completion, it/they shall be replaced before the expiry of one calendar year, to a planting specification agreed in writing by the Local Planning Authority. The hedges detailed shall be retained at a minimum height of 1 metre, or if new, once grown to this height thereafter.

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, Ho9, and Ho13 of the Reigate and Banstead Borough Local Plan 2005.

5. 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 fencing shall be of an open, ranch style and maintained as such thereafter. 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 the openness of the Metropolitan Green Belt with regard to the Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Co1.

6. No development shall commence until a Construction Transport Management Plan, 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
  - (d) programme of works (including measures for traffic management)
  - (e) measures to prevent the deposit of materials on the highway
  - (f) on-site turning for construction vehicles has been submitted to and approved in writing by the Local Planning Authority.

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

Reason:

The above condition is required in order the development should not prejudice highway safety nor cause inconvenience to other highway users and to meet the objectives of the NPPF (2012) and to satisfy policy Mo7 of the Reigate and Banstead Borough Local Plan (2005).

7. The development hereby approved shall not be first occupied unless and until facilities for the storage of bins have been provided in accordance with a

scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved bin store 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.

8. 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, B, C, D or E 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 policy Ho9, and to restrict the enlargement of dwellings in this rural area with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho24, and Co1.

9. 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 demonstrably 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.

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 NPPF

10. Prior to occupation, the Local Planning Authority shall require the applicant to demonstrate that areas of private gardens and public open space are suitable for its new intended use. The applicant shall provide in writing to the Local Planning Authority a brief methodology of how they shall demonstrate this. This could comprise a simple soil sampling exercise in garden/landscaped areas that shall also incorporate chemical analysis of any soils brought onto site. Once agreed in writing by the Local Planning Authority the applicant shall submit the results in writing, and said results shall require written sign off prior to occupation of the site.

Reason:

To comply with paragraph 122 of the NPPF to demonstrate that the site is suitable for its new use as residential accommodation.

**11. There shall be no first floor or mezzanine accommodation provided within the dwellings hereby permitted.**

Reason:

In order that the size, scale and intensity of the dwellings be controlled to ensure that there is no harm to the openness of the Metropolitan Green Belt with regard to Policy Co1 of the Reigate and Banstead Borough Local Plan 2005.

**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;
- (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 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).

4. The use of suitably experienced landscape architects is recommended to satisfactorily address both the design and implementation of the landscape details of the above condition although such landscaping is



often straightforward and small scale in proportion to the approved development.

**128. 17/02491/F: 8 PILGRIMS WAY REIGATE**

The Committee considered an application for erection of two dwellings, garaging, parking, gates and associated access on land to the rear of 8 Pilgrims Way, with access from Brokes Road.

**RESOLVED** that planning permission be **GRANTED** subject to the following 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.

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Survey Plan	UNNUMBERED		05.01.2018
Block Plan	UNNUMBERED	A	02.03.2018
Combined Plan	UNNUMBERED	A	02.03.2018
Site Layout Plan	UNNUMBERED	A	02.03.2018
Location Plan	UNNUMBERED	A	02.03.2018
Elevation Plan	UNNUMBERED	A	02.03.2018

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 until samples 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.

4. No development shall commence until details of hard and soft landscaping is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include frontage tree and hedge planting and any other existing or proposed, soft or hard, landscaping in the front garden area, or adjacent to boundaries where appropriate. The soft landscape details shall include an establishment maintenance schedule for a minimum of 2 years, full planting specifications, planting sizes & densities. Upon implementation of the approved development all the landscaping works shall be carried out in strict accordance with the landscape details as approved, and these shall be completed, before building completion, occupation or use of the approved development whichever is the earliest.

If any of the new or existing tree/s or hedge/s, detailed and approved under this condition, are removed, die, or become significantly damaged or diseased within 5 years of completion, it/they shall be replaced before the expiry of one calendar year, to a planting specification agreed in writing by the Local Planning Authority. The hedges detailed shall be retained at a minimum height of 1 metre, or if new, once grown to this height thereafter.

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, Ho9, and Ho13 of the Reigate and Banstead Borough Local Plan 2005.

5. 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 fencing shall be of an open, ranch style and maintained as such thereafter. 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 the openness of the Metropolitan Green Belt with regard to the Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Co1.

6. No development shall commence until a Construction Transport Management Plan, 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
  - (d) programme of works (including measures for traffic management)
  - (e) measures to prevent the deposit of materials on the highway
  - (f) on-site turning for construction vehicles has been submitted to and approved in writing by the Local Planning Authority.

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

Reason:

The above condition is required in order the development should not prejudice highway safety nor cause inconvenience to other highway users and to meet the objectives of the NPPF (2012) and to satisfy policy Mo7 of the Reigate and Banstead Borough Local Plan (2005).

7. The development hereby approved shall not be first occupied unless and until facilities for the storage of bins have been provided in accordance with a

scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved bin store 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.

8. 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, B, C, D or E 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 policy Ho9, and to restrict the enlargement of dwellings in this rural area with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho24, and Co1.

9. 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 demonstrably 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.

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 NPPF

10. Prior to occupation, the Local Planning Authority shall require the applicant to demonstrate that areas of private gardens and public open space are suitable for its new intended use. The applicant shall provide in writing to the Local Planning Authority a brief methodology of how they shall demonstrate this. This could comprise a simple soil sampling exercise in garden/landscaped areas that shall also incorporate chemical analysis of any soils brought onto site. Once agreed in writing by the Local Planning Authority the applicant shall submit the results in writing, and said results shall require written sign off prior to occupation of the site.

Reason:

To comply with paragraph 122 of the NPPF to demonstrate that the site is suitable for its new use as residential accommodation.

**11. There shall be no first floor or mezzanine accommodation provided within the dwellings hereby permitted.**

Reason:

In order that the size, scale and intensity of the dwellings be controlled to ensure that there is no harm to the openness of the Metropolitan Green Belt with regard to Policy Co1 of the Reigate and Banstead Borough Local Plan 2005.

**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;
- (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 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).

4. The use of suitably experienced landscape architects is recommended to satisfactorily address both the design and implementation of the landscape details of the above condition although such landscaping is often straightforward and small scale in proportion to the approved development.

## **129. LOCAL ENFORCEMENT PLAN**

The Committee received a report proposing the adoption of a Local Enforcement Plan.

It was noted that there was no statutory requirement for such a plan but that it was strongly recommended and good practice to set out how the authority will investigate and what action it may take where a breach in planning has been confirmed.

Officers reported that the draft Plan had been previously circulated to the Committee, and that the response had been positive. Minor amendments to the Plan had been made to take account of the comments received.

If adopted, the Plan would become an advisory document and a material consideration in the management of planning enforcement.

In respect of listed buildings, members suggested that it would be helpful to include a reference to what may happen in the case of neglect, deliberate or otherwise.

It was also suggested that officers may wish to review the presentation of the flowchart before publication of the Plan.

Officers took note of these comments and confirmed that they would review the Plan and make any necessary amendments or additions before it was published

In conclusion, the Committee expressed its full support for the Plan and expressed its appreciation to officers involved in its preparation.

**RESOLVED** that the Local Enforcement Plan as set out in the annex to the report, subject to minor amendment to reflect comments made at the meeting, be adopted as an advisory document in the operation of planning enforcement.

## **130. ANY OTHER URGENT BUSINESS**

None.


The Meeting closed at 10.27 pm

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# Agenda Item 5

Planning Committee  
21 March 2018

Agenda Item: 5  
17/02876/F

 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	21 <sup>st</sup> March 2018
	<b>REPORT OF:</b>	HEAD OF PLACES & PLANNING
	<b>AUTHOR:</b>	Billy Clements
	<b>TELEPHONE:</b>	01737 276087
	<b>EMAIL:</b>	billy.clements@reigate-banstead.gov.uk
<b>AGENDA ITEM:</b>	5	<b>WARD:</b> Redhill East

<b>APPLICATION NUMBER:</b>	17/02876/F	<b>VALID:</b>	11 December 2017
<b>APPLICANT:</b>	Solum Regeneration (Redhill) LLP	<b>AGENT:</b>	WYG
<b>LOCATION:</b>	<b>REDHILL YOUTH ASSOCIATION HALL, MARKETFIELD ROAD, REDHILL</b>		
<b>DESCRIPTION:</b>	<b>Demolition of existing building to provide 50 residential units (including affordable housing) and a community hall, together with bicycle spaces, plant, internal refuse storage, roof-garden and associated 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>			

## SUMMARY

This is a full application for the demolition of the existing building and redevelopment of the site to include a new community use, 50 residential units, new public realm and associated works.

The existing hall has been in active use by a number of community groups, most notably the Redhill Corps of Drums and is clearly considered to be a community use for the purposes of local policy. Whilst these existing more “active” D2 type community uses would not be accommodated in the replacement unit, evidence has been provided to demonstrate that there would be adequate alternative facilities for such groups in the surrounding area, a position supported by the Council’s Community Development Team. Correspondence has also been received from the existing tenants confirming the support, including financial, which the applicant has provided in helping them to relocate to these alternatives.

In terms of the replacement hall, whilst smaller than the existing, it would be of much improved quality and modern facility for which there is considered to be a need. The applicant has agreed to transfer the unit to the Council on a long-leasehold interest. This is felt to be the optimal solution, giving the Council long-term control over the future use and management of the premises to make sure it is available to best meet the needs of Redhill. A contribution of £200,000 towards the fit-out of the unit for future use has also

been negotiated with the applicant. Taking all into account, the replacement unit is felt to meet the requirements of local policies.

Whilst the proposal would represent an increase in scale of built form compared to the existing low level community hall, the height, scale and massing is felt to be acceptable given the existing and emerging context of larger scale development along the A23 and responds appropriately to the two larger landmark buildings proposed on the Liquid & Envy and Marketfield Way schemes. In particular, the staggered height reflects the “stepping down” in scale which was designed into the adjoining Liquid & Envy scheme and avoids a too dominant feel onto Marketfield Way. The appearance, detailing and materials palette also takes some cues from these two schemes, ensuring there is a degree of design consistency between them but without appearing monotonous or repetitive. A new area of public realm is proposed to the north of the building. This would provide a much improved pedestrian link between Marketfield Way and railway underpass and is felt to be a welcome addition.

The application proposes a car-free scheme with no on-site parking. Given the highly accessible nature of the site, the absence of dedicated parking is not felt to be objectionable and the County Highway Authority have raised no concerns in respect of highway safety. Through conditions and the legal agreement, measures to promote sustainable travel – including provision of car club membership for future occupiers – will be secured.

No material harm is identified to the amenity of neighbouring properties and, subject to conditions, it is considered that the development would offer a good standard of accommodation and amenity for future occupants. In addition, whilst the scheme is partially in Flood Zone 2, it is felt to pass the Sequential Test and the Environment Agency are satisfied that subject to conditions, the development would be acceptable in terms of impact on flooding and safety of future occupants.

In terms of affordable housing, the application was accompanied by an open book viability appraisal which has been independently appraised by consultants on behalf of the Council. Following this review, Officers have engaged in negotiations with the applicant and through this have secured an improved affordable housing offer of 7 units (equivalent to 14% and up from 5 units originally offered) of shared equity tenure. Based on the conclusions of the independent review – which are discussed in fuller detail in the main body of the report – this level of provision is felt to be reasonable and justified given the viability of the scheme, the provision of the new community unit and costs associated with both the realigned and improved station subway works and remediation necessary. It is therefore acceptable in the context of Policy CS15 of the Core Strategy.

The scheme would contribute to meeting local housing requirements and would bring consequent social, economic and financial benefits all of which weigh in favour of the scheme.

## **RECOMMENDATION(S)**

Subject to 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) 7 units of affordable housing as shared equity tenure;
- (ii) The provision of a new community facility to an agreed shell & core specification and transfer of a long-leasehold interest in the facility to the Borough Council at a peppercorn and otherwise reasonable terms
- (iii) A contribution of £200,000 towards the internal fit-out of the community facility
- (iv) Car club membership for all residents for a period of 3 years
- (v) A contribution of £4,600 towards the monitoring of a Travel Plan for the development
- (vi) The Council's legal costs in preparing the agreement;

Planning permission is **GRANTED** subject to conditions.

In the event that a satisfactorily completed obligation is not received by 31 June 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: affordable housing, the satisfactory replacement of the existing community use and measures to promote sustainable travel and is therefore contrary to policies Cf1, Mo4 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and policies CS12, CS15 and CS17 of the Reigate and Banstead Core Strategy 2014.

## **Consultations:**

County Highway Authority: No objection subject to conditions and appropriate agreement to secure funding for Travel Plan monitoring. Response contains the following commentary:

*“The proposed development is car free which is appropriate for the location of the site.*

*The site is located within a suitable location, being within 400 metres of the bus and train station and within 1000 metres of Redhill town centre and its key every day facilities. The streets surrounding the site have either double yellow or single yellow line parking restrictions. They also have controlled parking bays. This means that it is not legally possible to park in a dangerous location. Given the location of the site and the parking restrictions on the roads surrounding the site, it is likely that the proposed development would be attractive to no car owning residents. To support this, there are three nearby car club vehicles, which the developer is proposing to offer free three years membership of the car club.”*

Tree Officer: No objection subject to conditions

Community Development Manager: Supports application, comments as follows:

*“In my view, there are a range of church halls and other community facilities in Redhill and surrounding areas which can be used for noisy / highly active community uses, including (but not limited to) Redhill Baptist Church, Redhill Methodist Church, Holy Trinity Church, Christ Central, St Matthew’s, St Joseph’s, the Salvation Army, and local scout halls. The fact that the current tenants have found alternative premises in my mind confirms this view.*

*Given the proposed residential development, in my view, highly active community uses are not best suited to the proposed community space. However, other community uses, such as co-location of voluntary organisations would be much better suited to the space. There is a real lack of suitable space in Redhill and the surrounding area for this type of activity at the moment. Providing an affordable opportunity for some of our voluntary sector partners to co-locate would provide real tangible and lasting benefits to our residents. The back office activities, combined with some resident facing activities (such as 1:1 appointments), would comfortably co-exist with the residential neighbours above.*

*My team and I fully support the proposed community space in this application.”*

Contaminated Land Officer: Identifies potential for ground contamination to be present on and/or in close proximity to the site and therefore recommends conditions.

Noise Officer: No objection subject to conditions regarding noise mitigation and to manage the impact of the proposed community use

Air Quality Officer: No objection subject to conditions

Surrey Lead Local Flood Authority: No objection subject to conditions

Environment Agency: No objection subject to conditions

UK Power Networks: No objections

Surrey Crime Prevention Design Adviser: Objects due to lack of information and reference to security or creation of a safe environment.

Reigate Society: Objects due to concerns about ‘canyonised’ effect on Marketfield Road with effects on daylight, sunlight, wind and pollution. Considers height of building to be too tall and objects to the lack of parking, inadequate provision for servicing and no landscaping proposals.

### **Representations:**

Letters were sent to neighbouring properties on 22<sup>nd</sup> November 2017; a site notice was posted 6<sup>th</sup> December 2017 and the application was advertised in local press on 7<sup>th</sup> December 2017.

A number of responses (neither objecting nor supporting) were received from one individual raising issues relating to waste collection, fire safety, the visual interpretations submitted with the application, tree replacement and crime and security.

A letter of support for the application has also been received from the Redhill Youth Association and a further letter from the Redhill Corps of Drums (the current users of the existing hall) setting out how the applicant has supported them in finding alternative accommodation has also been received.

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

- 1.1 The site is located on the eastern side of Marketfield Way which is adjacent to Redhill Town Centre and in close proximity to the railway station.
- 1.2 The site presently comprises a single storey, low slung building which is used as a community hall. The building is set back within the site, with an area of open grounds and a belt of trees fronting onto Marketfield Way. The site slopes up relatively steeply from the road, such that the existing building is at a markedly higher level than the road. To the rear (east) of the site runs a pedestrian footpath which serves an underpass under the railway lines. There is a dense belt of trees to the east of the site on the railway embankment.
- 1.3 The site is partially within Flood Zone 2 according to EA Flood Maps and the Redhill Brook runs close to the site along Marketfield Way (although culverted).
- 1.4 The area surrounding the site is of mixed character both in terms of use and built form. Whilst presently typified by low level development (save for the Kingsgate House office development to the south), this edge of the town is in the process of transition with planning permissions granted for large developments to the north (former Liquid and Envy up to 10 storeys) and opposite on the western side of Marketfield Way (the mixed use scheme ranging up to 13 storeys). These prospective schemes are intended to act as the “landmark” buildings in this part of the town.
- 1.5 As a whole, the application site extends to approximately 0.19ha.

## **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: Pre-application advice relating to the redevelopment of the site was sought earlier this year. Advice was given in respect of the need to reconsider the height and bulk of the building, amenity of future and neighbouring occupants and the need to retain a community use.
- 2.2 Improvements secured during the course of the application: None
- 2.3 Further improvements to be secured through planning conditions or legal agreement: Various conditions are recommended to control landscaping, materials and other works to ensure a high quality development. A legal agreement will be required to secure the on-site affordable housing provision, the transfer of the community space on a long-lease to the Council, a capital contribution towards the fit out of the unit for future tenants and various provisions relating to sustainable travel.

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

- 3.1 There is no relevant planning history

## **4.0 Proposal and Design Approach**

- 4.1 The proposed development seeks planning permission for the demolition of the existing community hall and the erection of a new building comprising 50 one and two bedroom apartments and a new community facility with new public realm, landscaping and associated works.
- 4.2 The new building fronts on Marketfield Way and comprises two conjoined blocks, one slightly set back at upper floors. The blocks range in height from 6 storeys to the front adjacent to Marketfield Way, rising to the equivalent of 8 storeys to the rear adjacent to the railway line (partially owing to the change in levels across the site). The design approach in part reflects a contemporary grid composition, albeit the two "blocks" would have a separate visual identity.
- 4.3 An area of public realm incorporating new hard and soft landscaping is proposed around the building, including a new public space/pedestrian route to the north of the building between Marketfield Way and the underpass. The development is proposed to be car free with no parking provision made on site.
- 4.4 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.

4.5 Evidence of the applicant's design approach is set out below:

<p>Assessment</p>	<p>There is a varied townscape, architecture and public realm around the station and the town centre. The quality of architecture is mixed without a distinct character style. There is limited enclosure and activity along Marketfield Way at present with the west side occupied by a large open car park and the rear elevations of the High Street. The existing trees provide some enclosure. To the east the character of this locality is dominated by the rail line and station which are elevated above the application site. The existing building is of poor architectural quality and does not contribute positively to the townscape.</p>
	<p>The trees adjacent to the site provide a positive contribution but the quality and condition is not the best quality for this location.</p>
<p>Involvement</p>	<p>Pre-application advice was sought from the Council in 2017 and design of the scheme amended in response. The applicant held a public exhibition on 20<sup>th</sup> November 2017 within the town which was advertised in the local press and through leafletting. The most common concern raised amongst local consultation was car parking.</p>
<p>Evaluation</p>	<p>The Design &amp; Access Statement sets out the evolution of the design of the scheme, as a result of the pre-application discussions. This includes a revisions to the form, height and massing of the building as well as inclusion of a community use. The Design &amp; Access Statement discusses the various options considered through the design process in respect of footprint and massing of the building and elements of design detailing (incl. balconies for e.g.)</p>
<p>Design</p>	<p>The applicant's justification for the chosen design is that it responds to and achieves an appropriate relationship with the emerging context of the Liquid &amp; Envy and Marketfield Way developments. The development seeks to contribute to continuity of townscape and enclosure along Marketfield Way. The scheme seeks to deliver a new, improved public realm link to the underpass and create a public realm setting to the development. The appearance of the elevations are designed to sit comfortably with these two emerging developments.</p>

4.6 Further details of the development are as follows:

Site area	0.19ha
Existing use	Community hall (D2)
Proposed use	Residential (flats) and community facility
Net increase in dwellings	50
<i>Of which affordable</i>	7 (14%)
Proposed site density	263 dwellings per hectare (dph)
Density of the surrounding area	Varied 493dph – Liquid & Envy (as approved) 260dph – Marketfield Way (as approved) 382dph – Nobel House (as built)
Proposed parking spaces	Nil
Parking standard	BLP 2005 – 58 spaces (maximum)
Estimated CIL contribution	Nil (within Town Centre nil rated zone)

**5.0 Policy Context**

5.1 Designation

Urban Area  
Flood Zone 2  
Air Quality Management Area  
Integrated Mixed Use Scheme

5.2 Reigate and Banstead Core Strategy

CS1(Presumption in favour of sustainable development)  
CS4 (Valued townscapes and historic environment)  
CS5 (Valued people/economic development),  
CS10 (Sustainable development),  
CS11 (Sustainable construction),  
CS12 (Infrastructure delivery)  
CS13 (Housing delivery)  
CS14 (Housing needs of the community)  
CS15 (Affordable housing)  
CS17 (Travel options and accessibility)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Housing	Ho9, Ho10, Ho13, Ho16
Employment	Em7
Community Facilities	Cf1, Cf2, Cf3
Movement	Mo4, Mo5, Mo6, Mo7

Utilities  
Redhill Town Centre

Ut4  
Rd3

#### 5.4 Other Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

Redhill Town Centre Area Action Plan Consultation Draft 2012

Supplementary Planning Guidance

Developer Contributions SPD

Affordable Housing SPD

Local Distinctiveness Design Guide

Surrey Design

Other

Human Rights Act 1998

Community Infrastructure Levy Regulations  
2010 (as amended)

Conservation of Habitats and Species  
Regulations 2010

#### 6.0 **Assessment**

6.1 The application site comprises the Redhill Youth Association Community Hall, an active existing community use. The site is adjacent to Redhill Town Centre boundary (as per the 2005 Borough Local Plan) and falls within a designated Integrated Mixed Use development area. The site is partially within Flood Zone 2.

6.2 The main issues to consider are therefore:

- community use
- design and impact on the character of the area
- effects on the amenity of neighbouring properties
- access, parking and highway implications
- trees and landscaping
- affordable housing and infrastructure contributions
- noise and air quality
- flooding and drainage
- other matters

#### Principle of development and loss of community use

6.3 The existing site comprises the Redhill Youth Association Community Hall and is therefore in active community use. In this respect, the provisions of Policy Cf1 (and similar provisions of Core Strategy Policy CS12) apply. Both of these policies seek to resist the loss of community facilities unless the existing use is surplus to requirements or equivalent/better provision is to be made.

6.4 The hall presently provides space for – and is actively use by – a number of community groups, most notably the Redhill Corps of Drums. As part of the submission supporting the application, the applicants have provided details of a number of alternative community facilities and halls in the surrounding area which

have capacity for, and would be available to, the groups and activities which presently use the Youth Association Hall. This includes a variety of school and church halls as well as community and village halls. The Council's Community Development Team was consulted on the application and confirmed that – based on their experience and knowledge in this area – they agree with this conclusion.

- 6.5 In addition, the applicant has been proactively working with the present tenants to support them in finding appropriate alternative accommodation as well as assisting them to ensure any such move is affordable (through a £12,500 grant). This is confirmed in a letter which has been received from the existing tenants (Redhill Youth Association and Redhill Corps of Drums) in response to this application.
- 6.6 On this basis, given the availability of alternative facilities in the surrounding area, it is not considered that the loss of the existing hall would prejudice the ability of the types of clubs, groups and activities which presently run out of the hall to continue operating in the area.
- 6.7 However, whilst this is the case, this alone is not considered to prove that a community use of this site is surplus to requirements. No marketing has been undertaken on the current building to demonstrate whether it would be attractive to any other community uses. On this basis, through the pre-application process, the applicant was advised that any redevelopment would need to incorporate a replacement community facility.
- 6.8 This is reflected in the current application which includes provision of a new community space of c.250sqm. Although slightly smaller than the existing premises, it would be of demonstrably better quality and more modern accommodation. Whilst its siting alongside residential uses may introduce some limitations on the activities which might be appropriate within the unit, the Council's Community Development Team have confirmed that it would nonetheless be a valuable, useful and viable unit for a community use. In particular, they identify – for example – a specific need for accommodation to provide a “hub” for voluntary sector organisations operating within the local area (to provide a space from which they could offer their services as well as running courses, training and the like for local people) for which the proposed unit would likely be appropriate. It is therefore considered that a unit in this location, and of the size and configuration proposed, would represent an “equivalent or better provision in terms of quantity and quality” compared to the existing hall.
- 6.9 However, in addition to the physical accommodation, the management and “ownership” of the community space is also material. Whilst the specific future tenant(s) is not a material planning consideration and not appropriate to determine at this stage, it is appropriate to ensure that – through the planning process - adequate measures and mechanisms are in place to ensure that the space would be genuinely available for, and affordable to, community groups in the same way as the existing premises.
- 6.10 In this respect, through negotiation, the applicant has agreed to transfer the community space to the Borough Council on a long-leasehold interest (at a peppercorn rent and on otherwise reasonable terms). This would be secured



through a legal agreement and would provide the Council with long-term control over the future use of the premises to ensure that they are used and made available in a way which would best meet the needs of Redhill and the borough more generally. This is considered to be the optimal solution in terms of the future management of the space. Discussions as to the specific future tenants would be a separate matter for the Council in due course. In addition to the above provisions, a contribution from the developer of £200,000 toward the fit out of the community space has also been negotiated and this will be again be secured through a legal agreement.

- 6.11 It is therefore considered that, subject to securing the provisions above through an appropriate legal agreement, the community space proposed within the scheme, both physically and in terms of the management thereof, would represent an adequate replacement for the existing use. In this respect, the proposals therefore comply with policy Cf1 of the Local Plan, CS12 of the Core Strategy and the relevant provisions of the Framework.

#### Design and impact on the character of the area

- 6.12 The proposals were subject to extensive pre-applications discussions with Officers regarding the proposed scale and design. Improvements were secured through this process, including a reduction in height and changes to the form of the building to improve its overall massing, in particular onto Marketfield Way.
- 6.13 The application is supported by a detailed design and access statement and townscape assessment which explain the rationale and impact of the proposed development, including in relation to the emerging schemes at Liquid & Envy and Marketfield Way.
- 6.14 In response to concerns about massing and scale onto the public realm, the building has been designed as two co-joined side-by-side blocks, the northernmost of which has been set back above first floor level and angled slightly away from the road frontage. The height of the building is also staggered, with a taller 8 storey element adjacent to the railway line and a lower 6 storey element fronting onto Marketfield Way.
- 6.15 This approach to the form, footprint and height of the building is considered to help achieve an appropriate relationship onto the public realm on the key thoroughfare of Marketfield Way, as well as an acceptable relationship in townscape terms to the emerging schemes in this part of the town. The angling and setting back of the two blocks helps break up the massing onto Marketfield Way and opens up the space and views between this proposal and the building on the former Liquid & Envy site to avoid them appearing as a consistent, unbroken elevation. This visual separation between the buildings is further aided by the proposed new corridor of public realm.
- 6.16 The height of the building, at 6 and 8 storeys, also represents a continuation of the "stepping down" and transition in scale which was designed into the front block of the Liquid & Envy scheme. Furthermore, the height is considered to offer this proposal a degree of subservience to the taller buildings on Liquid & Envy and Marketfield Way schemes, ensuring that it would complement rather than compete

with these two key landmark features. Given the set back of part of the taller part of the building and the more subservient height of the frontage, it is not considered that the proposals would give rise to an unacceptable “canyon” effect along Marketfield Way.

- 6.17 The appearance, detailing and materials palette is considered to be appropriate given the emerging townscape and architectural context in this part of the town. The two different “blocks” of the building have a degree of variety in terms of architectural style, detailing and materials which further helps to break up the mass of the building. The main element of the building fronting Marketfield Way would adopt the grid composition which is employed on the Liquid & Envy and Marketfield schemes, ensuring a degree of consistency between them. As with these schemes, the grid would be articulated with the use of inset recessed balconies and feature brick panels, including on the southernmost end of the building, which would ensure visual interest on this key and visually prominent element of the building. Whilst the less prominent railway elevations are of a simpler appearance, they are nonetheless felt to be appropriately designed.
- 6.18 As above, the plans include a new area of public realm around the building, principally to the north between it and the proposed Liquid & Envy scheme providing a new, improved link between Marketfield Way and the railway underpass which would be interspersed with areas of landscaping and planting to help soften this area. Furthermore, the proposed community facility would face onto and be accessed from the new public realm which would help to activate and provide natural surveillance to the new approach to the underpass. Overall, the proposed public realm is considered to be well designed as an integral part of the overall design and layout of the scheme (as required by Policy Ho9 (viii)).
- 6.19 Overall, it is recognised that the proposal would represent a demonstrable increase in scale of built form on the site compared to the existing community hall; however, on balance the height, scale, massing and design of the building is felt to be acceptable and complementary to the existing and emerging context of larger scale development in the surrounding area along the A23. The proposed public realm would represent a significant improvement to the pedestrian environment on this part of Marketfield Way and is a positive benefit of the scheme.

#### Effects on the amenity of neighbouring properties

- 6.20 The location of the site is such that, at present, the nearest existing neighbouring properties – particularly residential – are a considerable distance from the proposed building and would not experience any significant loss of amenity as a result of the proposed building.
- 6.21 However, in addition to the existing buildings, further residential units could be introduced in the immediate locality through the two approved schemes at former Liquid & Envy Station and Marketfield Car Park. These neighbours would potentially experience some change in relationship and amenity as a result of the development and an assessment needs to be made with regard to the level of harm in terms of privacy, light and overbearing.

- 6.22 During the course of pre-application discussions on the proposals, concerns were particularly raised regarding the proximity of the proposed building to, and its relationship with, the residential units in the southern end of the proposed Liquid & Envy scheme. To address this, improvements were secured at that stage which involved setting back the upper floors of the northern part of the proposed building. This change, coupled with the separation distance (c.11m), is considered to ensure that the proposed building would not be unduly overbearing on the future occupants of the Liquid & Envy scheme, particularly recognising the dense urban environment. The separation distances to the Marketfield Way scheme would similarly ensure the proposed block would not be overbearing or dominating.
- 6.23 The application was also supported by a detailed daylight and sunlight assessment which provides a comprehensive assessment of the impact of the proposed block on the consented schemes at Marketfield and Liquid & Envy. The Council's own Supplementary Planning Guidance advocates 45 and 25 degree rules; however, these mechanisms are simplistic and the findings of a more in depth analysis of vertical sky component, average daylight factors and sunlight hours should be favoured for complex schemes and urban environments such as this.
- 6.24 The submitted assessment demonstrates that, whilst there would be some daylight/sunlight impact on these developments, the vast majority of rooms in the proposed dwellings would continue to meet guidelines for daylight distribution (sky visibility) and for average daylight factors. In the small number of instances where guidelines would not be met, the transgression would be relatively small and/or the room would still achieve daylighting levels comparable to other rooms in the development. Mindful of the fact that the BRE Guidance stresses that the numerical guidelines should be interpreted flexibly and taking account of the town centre location of the site (where daylight expectations are generally somewhat lower than other locations), it is considered that the results demonstrate that the proposals would not give rise to serious overshadowing or loss of light so as to warrant refusal.
- 6.25 The northern end flank of the proposed development has been designed such that the only side facing windows towards the Liquid & Envy development would be towards the rear of the building. Given the respective siting of the building in relation to that development, any views would be at a tight angle and would thus not give rise to a harmful loss of privacy. The intervening tree cover would further restrict any views. The residential blocks proposed as part of the Marketfield Way approval would be sited further south than the southernmost part of the building and some 22-23m from it. Whilst these would ultimately be the closest residential properties to the site, the separation distances are such that future occupants of these properties would not experience undue loss of privacy.
- 6.26 Overall, the proposed building is not considered to give rise to an unacceptable loss of amenity and would achieve acceptable relationships to neighbours – existing and proposed – which would not be uncharacteristic in a central urban town centre environment such as this. It therefore complies with policy Ho9 and Ho13 of the Borough Local Plan 2005.

Accessibility, parking and highway implications

- 6.27 The development is proposed to be a car-free development, with no parking provided on site for either the residential dwellings or the community use.
- 6.28 Given the highly accessible location of the site, close to the centre of Redhill (with a wide range of shops and services available nearby), a short walk from the railway and bus stations, the absence of dedicated parking for the development in this highly accessible location is not considered to be objectionable. The County Highway Authority has confirmed in their response to the application that the absence of parking is not considered to give rise to a highway safety issue, noting that *“the proposed development is proposed to be car free which is appropriate for the location of the site...the streets surrounding the site have either double yellow or single yellow line parking restrictions. They also have controlled parking bays. This means that it is not legally possible to park in a dangerous location.”*
- 6.29 Mindful of the lack of parking, there is however a clear need for the development to promote and support future residents in accessing other sustainable travel options. In this respect, the applicant’s Transport Statement recommends a number of measures including provision of secure cycle storage, Travel Information Packs to be provided to occupants of the new homes and 3 year car club membership for each household. These measures, which will variously be secured through condition or legal agreement are considered proportionate and adequate to ensure that it would be a realistic option for future residents to be non-car owning.
- 6.30 Concerns have been raised in representations regarding the servicing of the development. In this regard, the proposals incorporate provision of a new restricted loading bay to the front of the building on Marketfield Way which would provide opportunity for servicing, waste collections and deliveries to take place without the need for vehicles to stop on, or obstruct, the carriageway. On this basis, it is considered that the development would make adequate provision for servicing as required by policy Mo6.
- 6.31 As discussed above, the proposals also incorporate a new area of public realm between the proposed building and adjoining former Liquid & Envy development. These works would benefit the pedestrian environment along Marketfield Way and particularly the link to the underpass beneath the railway line, providing a more direct and welcoming route into town.
- 6.32 Subject to the conditions proposed by the County Highway Authority, the proposal is considered to comply with policies Ho9, Mo4, Mo5, Mo7 and Mo10 of the Borough Local Plan and policy CS17 of the Core Strategy.

Flooding and drainage

- 6.33 As identified in the applicant’s Flood Risk Assessment, the site is largely within Flood Zone 1; however, a small part is within Flood Zone 2 according to EA Flood Mapping. In addition, the FRA notes some potential for pluvial (surface water) flood risk affecting a small part of the site.

- 6.34 Given the location of the site partially in Flood Zone 2, the applicant has undertaken a Sequential Test as required by national policy and concludes that there are no reasonably available sites in areas at lower probability of flooding capable of delivering the development proposed.
- 6.35 The Sequential Test provided by the applicant is considered to be sound. The search area within the Sequential Test is, broadly speaking, focussed on Redhill Town Centre: this is considered appropriate in this case given the specific regeneration ambitions and aspirations for the town centre as well as the fact that the development seeks to replace the existing community use. The sites reviewed and conclusions reached on each by the applicant are considered by Officers to be reasonable and, based on this, it is agreed that the Sequential Test is passed for this site.
- 6.36 The Flood Risk Assessment includes within it a series of mitigation measures to ensure that the development would be resilient to, and safe in the event of, a flooding event and would not give rise to risk of flooding elsewhere. These measures include flood resilient construction to ground floor plant areas, raising the floor level of the ground floor apartment above the 1% annual probability level (plus an appropriate freeboard), an appropriate drainage system and inclusion of a storage void to manage any displaced floodwater (with a volume far exceeding that which is calculated to be required).
- 6.37 The Flood Risk Assessment has been reviewed by the Environment Agency who has confirmed that they have no objection subject to conditions primarily related to the Redhill Brook. Surrey CC as the Lead Local Flood Authority have also responded to the application and, on the basis of the revised drainage strategy, raise no objection subject to conditions.
- 6.38 Based on the above, and taking account of the expert advice of the relevant consultees, it is concluded that the application passes the Sequential Test and, furthermore, would respond to the flood risk on site appropriately in terms of drainage, storage, resilience and safety measures. On this basis, the proposal complies with Policy CS10 of the Core Strategy, Ut4 of the Local Plan and the relevant national policy provisions.

Amenity for future occupants (including noise and air quality)

- 6.39 In terms of internal accommodation, the proposed units would be a combination of 1 and 2 bedrooms, ranging from 50sqm to 75sqm which meets the nationally described standard. In this respect, the units are considered to provide adequate internal space to meet the needs of day to day life.
- 6.40 The vast majority of the flats would have access to a modest private balcony providing some amenity space. In addition, a communal roof terrace and some small areas of outdoor amenity space at ground floor level are also proposed. Whilst outdoor amenity provision would therefore be relatively limited, future occupants would have very close access to the town centre and Memorial Park and would benefit from the amenities these provide. On balance, it is therefore

considered that the provision would be acceptable and not inconsistent with such an urban setting.

- 6.41 Given the position of the site between Marketfield Way and the railway line, it is considered to be sensitive in terms of noise and air pollution. The site specifically falls within an Air Quality Management Area.
- 6.42 The application was accompanied by an Air Quality Assessment which has been reviewed by the Council's Environmental Health team who have confirmed that they have no objection subject to the development following the ventilation approach set out in the applicant's Air Quality Assessment report. In terms of the proposed residential units, whilst the site is within the A23/Redhill Town Centre Air Quality Management area, Environmental Health has confirmed that due to the set back from the road. Furthermore, latest monitoring of NO<sub>2</sub> concentrations in the vicinity of the site shows a steady improvement in air quality over the past 5 years, with annual mean concentrations now comfortably below targets.
- 6.43 The application was also supported by a noise and vibration assessment, which identifies the level of noise likely to be experienced and potential noise intrusion into dwellings. The report specifies the measures required to ensure that acceptable internal noise levels would be achieved, including recommendations as to the specification of fabric and glazing on the building and the need to incorporate mechanical ventilation. This report has been reviewed by Environmental Health who confirms that they consider an acceptable level of amenity could be achieved for future occupants subject to conditions to secure the specified mitigation. Whilst noise levels on external amenity areas are likely to exceed recommended criteria, it is recognised that in an urban area such as this such guidelines are often unattainable. The report includes recommendations at the measures to reduce noise to lowest practicable levels including screening and balustrades to balconies. In terms of vibration, the report identifies that the levels experienced on site are comfortably below levels at which vibration is judged to become an issue.
- 6.44 In terms of the relationship between the proposed community use and the residential properties, the Council's Environmental Health department has identified this as a concern. On this basis, they encourage imposition of appropriate measures to manage the types of activities, hours of use (as appropriate) and sound insulation in the construction. These measures will be secured through a combination of conditions (see below) and through lease provisions on the community unit which are to be embodied in the legal agreement. Subject to these measures, it is considered that these two uses can co-exist without detriment to residential amenity.
- 6.45 In view of the above, the proposed development is considered to offer an acceptable level of amenity for future occupants and complies with the requirements of Policy Ho9 of the Borough Local Plan 2005 in this regard.

Trees and landscaping

- 6.46 Whilst in an urban environment, there are presently a number of trees on site – notably along the frontage with Marketfield Way – as well as tree cover along the railway embankment to the rear of the site, all of which contribute to the character and visual amenity of the area.
- 6.47 To accommodate the development, all of the trees along the frontage with Marketfield Way (which are a mixture of Grade B, C and U classified trees) are proposed to be removed. These are however proposed to be replaced with five new trees along the Marketfield Way frontage, and a further four trees within the area of public realm to the north of the site. The group of mature trees on the railway land to the rear of the site would be retained and protected during the course of the development.
- 6.48 The Tree Officer was consulted on the application and confirmed that whilst the trees to be lost make some contribution to the local landscape, they are of limited value as individual specimens. He also notes that the trees lost can be adequately replaced and that there is significant opportunity to add value to this development through replacement planting and landscaping on both the site frontage and to the rear of the development. With regards to the off-site trees, and most notably the off-site Horse Chestnut, the Tree Officer concludes that has raised no objections or concerns to the protection/monitoring measures proposed to safeguard off-site trees.
- 6.49 The conclusions of the Tree Officer are agreed. Whilst tree losses would occur, these would be adequately replaced with locally appropriate species and there would be ample opportunity for soft landscaping and planting to private areas around the building and within the new area of public realm.
- 6.50 Concerns have been raised in representations regarding the lack of detail regarding proposed landscaping; however, as above, the Design and Access statement submitted with the application provides a clear, well developed design which sets out the principles for the proposed hard and soft landscaping (including tree replacement) and examples of the likely planting and materials, all of which are felt to be acceptable. Final details would be secured through condition; however, from the information and plans submitted, it is considered that a high quality landscaping scheme which would be appropriate to the locale and which would contribute to the visual amenity of the area could be achieved.
- 6.51 Accordingly subject to conditions requiring submission and implementation of a landscaping scheme and tree protection the proposal would not have an undue impact on the arboricultural interest of the site and has the potential to enhance the visual amenity of the locality and would therefore comply with policies Pc4 and Ho9 of the Borough Local Plan 2005.

### Community Infrastructure Levy (CIL) and requested contributions

- 6.52 As the proposals involve the creation of new dwellings, the development would technically be CIL liable. However, the site falls within the Redhill and Horley town centre charging zone (Zone 1) which is subject to a nil charge for residential development, reflecting the viability challenges which can be associated with high density town centre development. As such, no contributions would be due through this mechanism.
- 6.53 The Community Infrastructure Levy (CIL) Regulations were introduced in April 2010 which states that it is unlawful to take a planning obligation into account unless its requirements are (i) relevant to planning; (ii) necessary to make the proposed development acceptable in planning terms; and (iii) directly related to the proposed development. As such only contributions that are directly required as a consequence of development can be requested and such requests must be fully justified with evidence including costed spending plans to demonstrate what the money requested would be spent on.
- 6.54 In this case, as above, in addition to securing the provision of the replacement community facility and its transfer to the Borough Council (as a long-leasehold), a contribution of £200,000 has been agreed with the applicant towards its fit out. This is considered to be justified in order to secure a fit for purpose facility. Contributions towards the monitoring of Travel Plan provisions and to secure Car Club membership for future residents are considered necessary in order to promote sustainable travel and in view of the fact that the development is proposed to be car free.

### Affordable housing

- 6.55 Under Policy CS15 of the Council's Core Strategy and the Affordable Housing SPD 2014, the development should provide affordable housing as an on-site provision at a rate of 30%. Both the Policy and SPD make allowance for a lower level to be negotiated where it is demonstrated that the provision of affordable housing would make the development unviable, in accordance with national policy.
- 6.56 The application was accompanied by an open book viability appraisal was submitted which indicated that, with the 5 units of affordable housing proposed, the margin/developer profit generated by the scheme would be only 10.6% of gross development value (GDV), which the applicant considered to be below the level at which a willing developer would proceed.
- 6.57 This appraisal was scrutinised by independent development viability experts Aspinall Verdi appointed by the Council who managed to extract further value from the scheme in their own appraisal, particularly through adjustments to a number of variables – most notably in relation to site preparation (e.g. demolition), construction costs and contingency. With these adjustments taken into account, they conclude that – whilst a policy compliant scheme is unviable - the development may be able to provide 9 affordable housing units.



- 6.58 Aspinall Verdi's review does however acknowledge that delivering 9 units of affordable housing on the scheme is only viable on the basis that no allowance is made for land value (which is contrary to standard practice, industry guidance and national policy all of which dictate that appraisals should provide a "competitive return to a willing landowner"). If a realistic land value were allowed for, they conclude that the offer of 5 units put forward by the Applicant would be reasonable. It should also be noted that the original appraisals also include a much lower contribution towards the fit-out of the community use than the £200,000 agreed (as above) – were this to be included, it would potentially reduce viability further.
- 6.59 Following the findings of this independent review, the Officers have engaged in negotiations with the applicant regarding the acceptable and appropriate level of affordable housing for the scheme. Through this, an improved affordable housing offer of 7 units (increased from the 5 originally proposed and equivalent to 14%) has been secured.
- 6.60 Whilst the units are proposed as shared equity tenure only, this is considered acceptable as the small number of units would make mixed tenure unattractive due to management and service charge complications. The proposed shared equity tenure is also supported by the Council's Housing Strategy Manager given it would meet a need for affordable home ownership products in the Redhill area and the borough more generally.
- 6.61 Mindful of the conclusions of the independent review which are summarised above, together with the increased contribution towards fit-out of the community unit than originally allowed for by the applicant, this increased provision of 7 units is considered to be reasonable given the viability of the scheme and acceptable in the context of Policy CS15 of the Core Strategy and the provisions of the Framework. Requiring a greater contribution (or requiring a clawback arrangement) would risk stalling the development and, given the prevailing appeal decisions, would likely be considered unreasonable at appeal.

#### Other matters

- 6.62 The application was accompanied by an ecological survey, including bat surveys. This concludes that the site and existing building has low potential for bat interest and no evidence of bat activity was identified during emergence surveys undertaken on site. Nonetheless, as bats are a protected species, the report makes a number of precautionary recommendations to avoid impacts on bats. Compliance with these recommendations will be secured through condition.
- 6.63 Concerns have been raised regarding fire safety and installation of sprinklers. Issues of fire safety would be addressed by the developer at Building Control stage and any plans submitted for Building Regulations approval would need to demonstrate compliance with the relevant requirements of Approved Document B in terms of means of escape, fire spread and access for the fire service. Concerns have also been raised regarding crime and anti-social behaviour. In this respect, the Design & Access Statement clearly identifies the measures to be employed to ensure a safe and secure environment. Surrey Police Crime Prevention were consulted on the application but no comments were received. In terms of the

underpass, it is considered that the opening up of a wider, more welcoming access to the underpass, associated creation of new public realm and the introduction of both community uses and residential properties overlooking this area will increase natural surveillance of this area and would therefore likely be beneficial in terms of acting against crime and anti-social behaviour.

- 6.64 Potential for contaminated land and ground gas risks has been identified by the Council's Environmental Health Team and through the applicant's own initial ground investigations. Given the age of the investigations previously carried out on site, the Contaminated Land Officer considers that an updated Ground Investigations are required. On this basis, conditions are recommended requiring appropriate further investigations and remediation.

## 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:

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Layout Plan	A1-001	1	07.12.2017
Existing Plans	A2-003	0	07.12.2017
Site Layout Plan	A2-002	0	07.12.2017
Location Plan	A2-001	0	07.12.2017
Proposed Plans	A1-104	2	07.12.2017
Elevation Plan	A1-103	2	07.12.2017
Floor Plan	A1-102	1	07.12.2017
Floor Plan	A1-101	1	07.12.2017
Site Layout Plan	UNNUMBERED		07.12.2017
Site Layout Plan	UNNUMBERED		07.12.2017
Site Layout Plan	UNNUMBERED		07.12.2017

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 commence until a Construction Transport Management Plan, 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
  - (d) Programme of works (including measures for traffic management)
  - (e) Provision of boundary hoarding behind any visibility zones
  - (f) Measures to prevent the deposit of materials on the highway

(g) Measures to encourage use of non-car modes of transport to the site during construction

Has been submitted to and approved in writing by the Local Planning Authority. 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.

4. No development shall commence until details of measures to safeguard the Redhill Brook culvert have been submitted to and approved in writing by the Local Planning Authority. Such measures shall include:

- (a) Confirmation of the exact location, alignment, depth and dimensions of the culvert in the vicinity of the site
- (b) A condition survey of the culvert and any identified repairs to be undertaken
- (c) Detailed design drawings and structural calculations for any works within 8 metres of the outer most edge of the culvert to demonstrate that the structural integrity of the culvert will not be undermined due to the proximity of any proposed works
- (d) a construction method statement including timing of works, methods used for all works within 8 metres of the culvert, machinery to be employed on site (including location and storage of plant, materials and fuel, access routes) and details of site supervision (including supervision of works within 8 metres of the culvert)

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

Reason:

In order that the development does not increase the risk of flooding by compromising the structural integrity of the Redhill Brook or its ability to convey water in accordance with policy Ut4 of the Reigate and Banstead Borough Local Plan 2005 and Policy CS10 of the Reigate and Banstead Core Strategy.

5. No development shall commence on site until a scheme for the landscaping of the site, including the new public realm area between Marketfield Way and the subway, has been submitted and approved in writing by the Local Planning Authority. The landscaping scheme shall details of:

- a) hard landscaping including materials and street furniture,
- b) planting plans including schedules of plants noting species, plant sizes and proposed numbers/densities,
- c) specifications for tree, shrub, and hedge or grass planting and establishment, including details of planting pits/trenches, soils, guying, aeration, drainage and irrigation
- d) an implementation programme

All hard and soft landscaping work, including the new public realm area, shall be completed in full accordance with the approved scheme, prior to occupation or use of the approved development or in accordance with a programme agreed in writing with the Local Planning Authority.

All new tree planting shall be positioned in accordance with guidelines and advice contained in the current British Standard 5837: Trees in relation to construction.

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 policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan 2005.

6. No development shall commence until details of the proposed finished floor levels and flood mitigation works as detailed in the approved Flood Risk Assessment (FRA) revision 6 produced by AECOM dated 19 January 2018 have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
- a) The finished floor level of the residential section of the ground floor unit shall have a finished floor level of no less 77.5m AOD which is set 600mm above the 1% annual probability event flood level
  - b) Safe access shall be provided to the east side of the building, whilst egress from the ground level residential unit shall be achieved by a raised entrance to the south of the building out of the floodplain
  - c) The plant section of the building which has proposed ground levels below the 1% annual probability event shall include flood resistant construction required to protect vulnerable equipment
  - d) Flood plain compensation shall be provided in the void underneath the residential ground floor unit

Reason:

To reduce the risk of flooding and ensure the development will be safe over its lifetime in accordance with policy Ut4 of the Reigate and Banstead Borough Local Plan 2005 and Policy CS10 of the Reigate and Banstead Core Strategy.

7. No development shall commence until the detailed design of the surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. Such details should include:
- a) A design that satisfies the SuDS Hierarchy and is compliant with the national non-statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS
  - b) Evidence that the proposed solution will effectively manage the 1 in 30 and 1 in 100 (+40% CC allowance) for climate change storm events, during all stages of the development (pre, post and during), associated discharge rates and storage volumes shall be provided using a Greenfield discharge rate of 2 litres per second
  - c) Detailed drawings to include: a finalised drainage layout detailing the location of SuDS elements, pipe diameters, levels, details of how SuDS elements will be protected from root damage and long and cross sections of each SuDS element including details of any flow restrictions and how they will be protected from blockage
  - d) Details of the remedial works required to utilise the existing surface water outfall

- e) Details of management and maintenance regimes and responsibilities
- f) A plan showing exceedance flows and how property on and off site will be protected

Reason:

To ensure that the development is served by an adequate and approved means of drainage which would not increase flood risk on or off site and is suitably maintained throughout its lifetime 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.

8. No development shall commence until updated contaminated land desktop study and contaminated land site investigations have been undertaken, the results of which shall be submitted to and approved in writing by the Local Planning Authority and should address the following points:
- a) An updated desktop study for the site, including a revised and updated site walkover and identification of any changes to site environs
  - b) Updated testing of shallow soils for similar determinants to those tested in the Ground Investigation Report by Geo-Environmental (ref: GE8630C dated September 2012) and taking account of any Asbestos Containing Materials that may have degraded and affected site soils in the intervening period;
  - c) A further report on the knotweed status of the site
  - d) Ground gas monitoring data from a minimum of 3no. boreholes for a minimum of 6no. visits with regard to the frequency and monitoring periods stipulated in Tables 5.5a and 5.5b of CIRIA C665 "Assessing risks posed by hazardous ground gases to buildings guidance document".

The above investigations shall be carried out in accordance with a proposal to be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that contamination risks on the site are fully assessed on the basis of up to date information and to ensure that any remediation and subsequent development will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 and the NPPF.

9. Prior to commencement of development or remediation on site and following submission of the updated desktop study and site investigations required in Condition 8, a detailed remediation method statement shall be submitted to and approved in writing by the Local Planning Authority.

The statement shall explain the extent and method(s) by which the site is to be remediated, including any ground gas protection, to ensure that unacceptable risks are not posed to identified receptors. The statement shall also identify the information to be included in any validation report.

Any remediation works shall be completed in strict accordance with the approved method statement and the Local Planning Authority shall be given a minimum of two weeks' notice before the relevant remediation works commence on site.

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 Reigate and Banstead Borough Council Local Plan 2005 and the NPPF.

10. Any 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.

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 Reigate and Banstead Borough Council Local Plan 2005 and the NPPF.

11. Notwithstanding the approved plans, no development above ground floor slab level of any part of the development hereby approved shall take place until written details of the materials to be used in the construction of the external surfaces, including fenestration, balconies 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.

12. No development above ground floor slab level of any part of the development hereby approved shall take place until a scheme for the soundproofing of the floors and walls between the proposed Community Use unit and any vertically or horizontally adjoining residential accommodation has been submitted to and approved in writing by the Local Planning Authority.

The measures shall be implemented in strict accordance with the approved details prior to first occupation of the development and shall thereafter be retained as such.

Reason:

In order to safeguard the residential amenities of adjoining occupiers of the development with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

13. The community unit (identified as Community use on approved drawing A1-101 P Rev 1) hereby approved shall be occupied for purposes falling within Use Class D1 and/or as offices falling within Use Class B1(a) provided the latter is carried on only by a charitable, voluntary sector, community sector or similar organisation as may be agreed by the Local Planning Authority.

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 change of use shall occur without planning permission obtained from the Local Planning Authority.

Reason:

To ensure there is adequate control over the use of the unit in order to safeguard the availability of the accommodation for community uses and organisations with regard to Reigate and Banstead Borough Local Plan 2005 policy Cf1.

14. The development hereby approved shall be carried out in accordance the approved Noise and Vibration Assessment produced by Sharps Redmore (dated 30 November 2017)

The window systems installed to the residential units shall meet the specifications set out in paragraphs 4.9 and 4.10 (including the corresponding figure on paragraph 4.11) unless an alternative specification is agreed in writing with the Local Planning Authority.

Reason:

To ensure that future occupants would not be exposed to unacceptable levels of noise and in order to achieve an adequate level of residential amenity with regard to policies Ho9 and Ho10 of the Reigate and Banstead Borough Local Plan 2005 and policy CS10 of the Reigate and Banstead Core Strategy.

15. The development hereby approved shall be carried out in accordance with the approved Air Quality Assessment produced by AECOM dated 26 November 2017, with particular regard to the use of a low NOx emission (<40 mg/kWhr) boiler/heating plant as specified in Section 4 and the recommendations in Appendix C with regard to Construction Phase Mitigation.

Reason:

To ensure that the development would not give rise to unacceptable impacts on air quality or put future occupants at unacceptable risk of poor air quality with regard to policy Ho9 of the Reigate and Banstead Borough Local Plan 2005 and policy CS10 of the Reigate and Banstead Core Strategy.

16. The development hereby approved shall be carried out in accordance with the Energy and Sustainability Statement by Building Services Design dated December 2017 (revision 03).

Notwithstanding the approved plans, details of the final siting and positioning of the proposed solar photovoltaic panels shall be submitted to an approved in writing by the Local Planning Authority prior to the occupation of the first residential unit. Thereafter, the panels shall be installed and operational prior to the occupation of the first residential units.

Reason:

In order to promote renewable energy and to ensure that the development would minimise carbon emissions with regard to Policy CS10 of the Reigate and Banstead Core Strategy.

17. The development hereby permitted shall be carried out in accordance with the approved Ecological Survey Including Bat Emergence Surveys Report by Furesfen dated September 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.

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.

19. Notwithstanding the approved plans, the development hereby approved shall not be first occupied until the proposed restricted layby loading bay within Marketfield Way and the associated Traffic Regulation Order have been designed and fully implemented in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, with all associated costs met by the developer.

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.

20. The development hereby approved shall not be first occupied until facilities for the secure, accessible storage of a minimum of 50 bicycles has been provided within the site in accordance with the approved plans.

Thereafter, the bicycle storage facility shall be retained and maintained for its designated purpose 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

21. Notwithstanding the submitted Travel Plan, the development hereby approved shall not be first occupied until a revised final Travel Plan in accordance with the aims and objectives of the National Planning Policy Framework and Surrey County Council's Travel Plan Guidance has been submitted to and approved in writing by the Local Planning Authority.

The applicant shall then implement the approved Travel Plan upon first occupation and for each subsequent occupation of the development and thereafter maintain and develop the Travel Plan 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

22. The residential units hereby approved shall not be first marketed for sale, rent or other occupation until details of the Travel Packs to be provided to purchasers have been submitted to and approved in writing by the Local Planning Authority.

The Travel Packs shall include, as a minimum the following details:

- a) The location of leisure, retail, employment, education and health facilities within a 2km walking distance and a 5km cycling distances of the site
- b) Bus and train facilities within 400 metres walking distance of the site
- c) The nearest car club vehicles and details of the membership to be provided to each household

The approved Travel Packs shall be given to each household and shall be updated appropriately as required.

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

23. The development hereby approved shall not be first occupied until refuse storage facilities have been provided in accordance with the approved plans. The said facilities shall thereafter be retained exclusively for its designated purpose.

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.

24. The development hereby approved shall not be first occupied until details of any external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereafter retained and maintained as such.

Reason:

To ensure safeguard the visual and residential amenities of adjoining occupiers and the surrounding area with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

25. The development hereby approved shall not be first occupied unless and until a remediation validation report detailing 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, has been submitted to and approved in writing by the Local Planning Authority.

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 Reigate and Banstead Borough Council Local Plan 2005 Policy Ho9 and the NPPF

26. The development hereby approved shall not be first occupied unless and until a verification report demonstrating that the sustainable urban drainage system has been constructed as per the agreed scheme has been submitted to and approved in writing by the Local Planning Authority. The validation report should be carried out by a qualified drainage engineer.

Reason:

To ensure that the development is served by an adequate and approved means of drainage which would not increase flood risk on or off site and is suitably maintained throughout its lifetime to comply with Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005, Policy CS10 of the Reigate and Banstead Core Strategy 2014 and the requirements of non-statutory technical standards.

## 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](http://www.firesprinklers.info).
2. The applicant is advised that prior to the occupation of the development, adequate provision should be made for waste storage and collection. 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](mailto:rc@reigate-banstead.gov.uk) or on the Council's website at [http://www.reigate-banstead.gov.uk/info/20051/commercial\\_waste](http://www.reigate-banstead.gov.uk/info/20051/commercial_waste).
3. Your attention is drawn to the benefits of using the Secured by Design award scheme.
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](http://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: [www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme](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](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice)
6. The applicant is advised that the submitted Travel Plan shall be revised to include details of how the car club vehicles are to be marketed to site occupants including details of how those residents would obtain free three years car club membership as specified in paragraph 7.7. The applicant shall include the information that is within paragraphs 3.8 to 3.18 of the submitted Transport Assessment and the information within table 3.4 and figure 3.11 of the submitted Transport Assessment, including details of how the travel packs will be kept up to date.
7. When a temporary access is approved or an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense.
8. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), 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.
9. 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).

10. The culverted section of the Redhill Brook at this location is an Environment Agency designated Main River. Therefore any permanent or temporary activities within 8 metres of the outer most edge may require a Flood Risk Activity Permit. For further information, please see [www.gov.uk/guidance/flood-risk-activities-environmental-permits](http://www.gov.uk/guidance/flood-risk-activities-environmental-permits)
11. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written consent.
12. The developer is reminded of the need to comply with Network Rail requirements and standards for the safe operation of the railway and the protection of Network Rail's adjoining land, both during construction and after completion of works.
13. 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.
14. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. Replacement planting of trees and shrubs shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate structural landscape 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 street trees will be of Advanced Nursery Stock sizes with initial planting heights of not less than 4.5m with girth measurements at 1m above ground level in excess of 16/18cm.

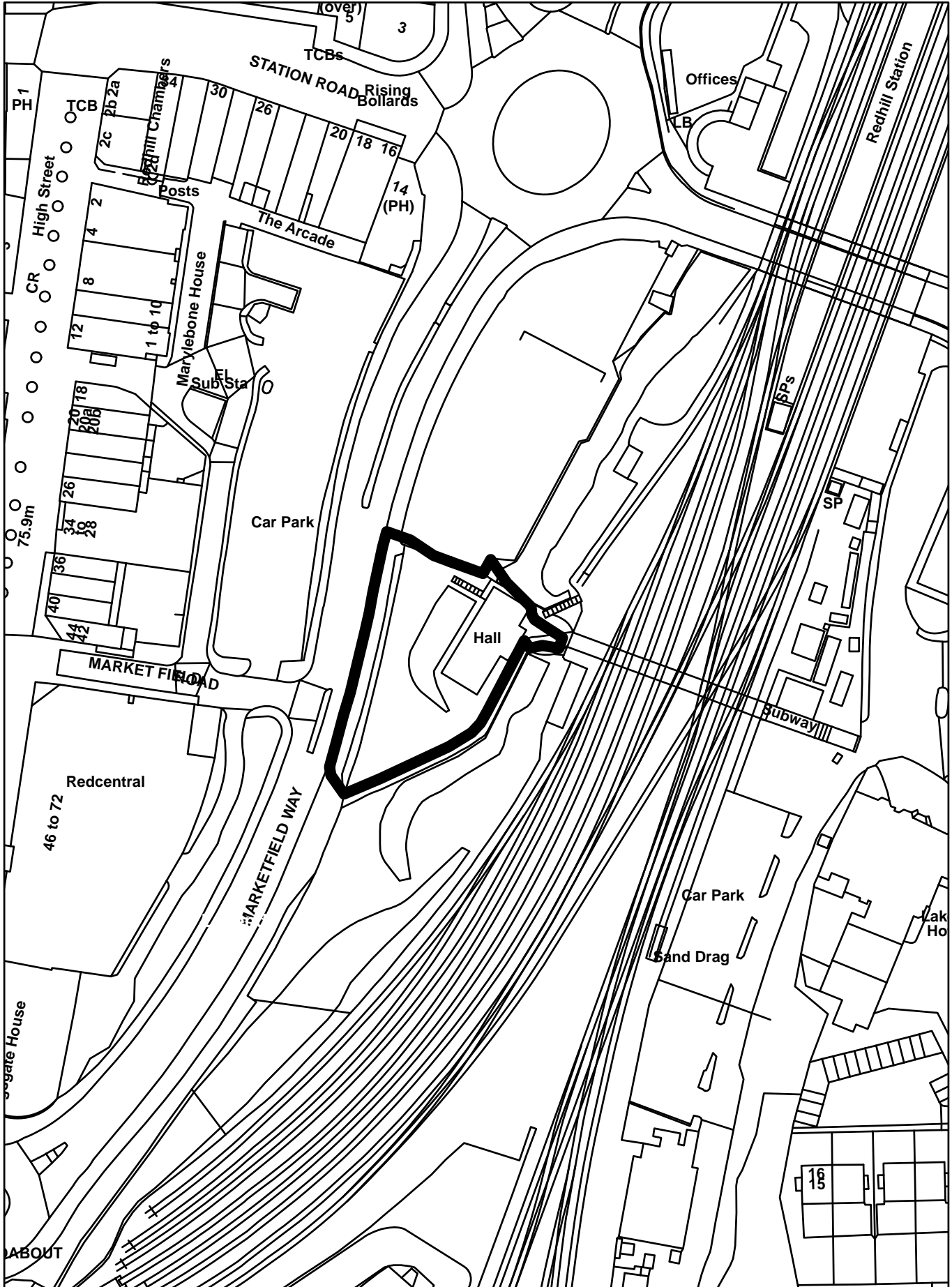
## **REASON FOR PERMISSION**

The development hereby permitted has been assessed against development plan policies CS1, CS4, CS10, CS11, CS12, CS13, CS14, CS15, CS17, Pc2G, Pc4, Cf1, Cf2, Cf3, Ho9, Ho13, Mo5, Mo6, Mo7 and Ut4 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**

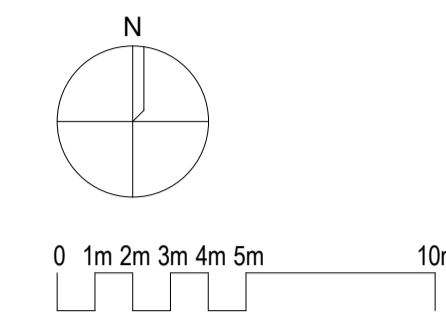
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

17/02876/F - Redhill Youth Association Hall,  
Marketfield Road, Redhill



**NOTES** ORIGINAL A1

1. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies are to be reported to the Architect / Designer.
2. Parties Service: Any discrepancies with site or other information is to be raised to the Architect / Designer and direction or approval is to be sought before the implementation of the detail.
3. Block and site plans are reproduced under license from the Ordnance Survey.
4. The site is a public highway.
5. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.



**PLANNING ISSUE**

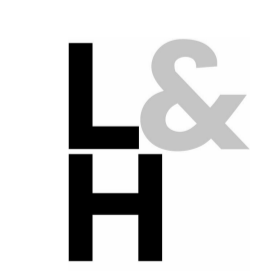
1	29.11.2017	General Updates	LC	MA
0	17.11.2017	Issued for Planning	LC	MA

REV	DATE	DESCRIPTION	DRN	CHEK
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CLIENT  
**Solum**

PROJECT  
**LAND ON MARKETFIELD WAY, REDHILL, SURREY**

DRAWING  
**Proposed Site Plan**



54a Linlodge Street  
London  
W8J 6HL  
Tel: 0207 724 1611  
Email: london@lewisandhickey.com

SCALE	DATE	DRN	CHEKED
1 : 200	16/11/2017	LC	MA

PROJECT No	DRAWING No	STATUS	REV
L2860	A1-001	P	1

**NOTES** ORIGINAL A1

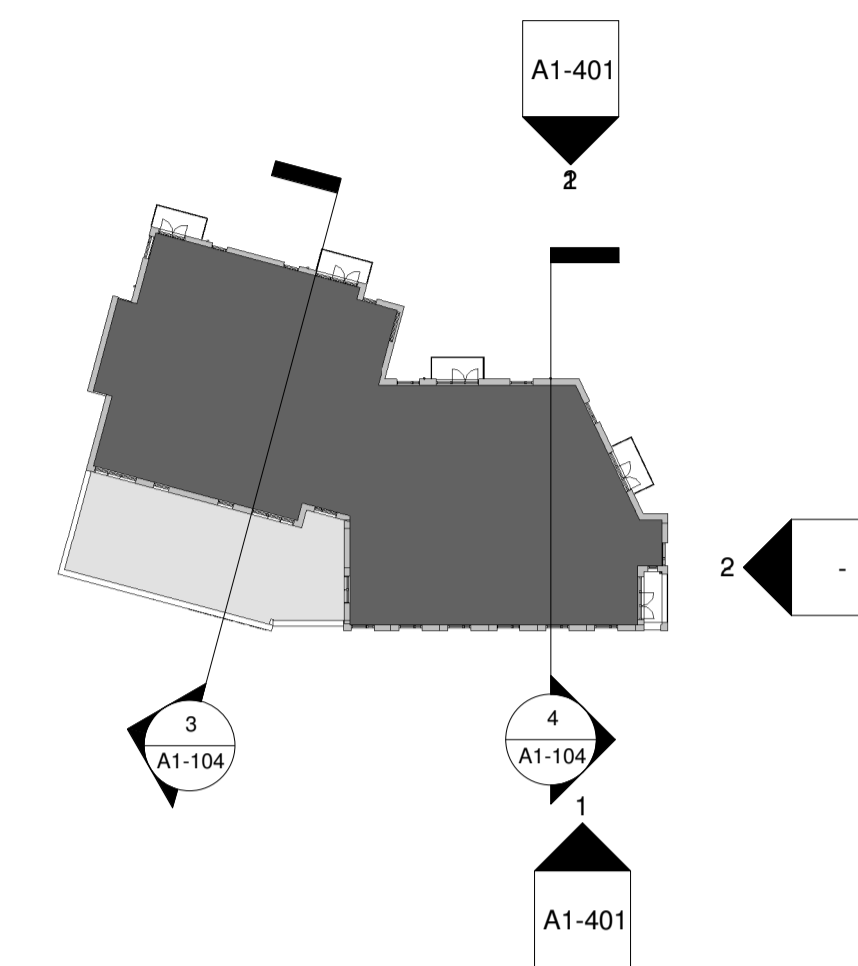
- Lewis & Hickey accept no responsibility for any costs, losses, claims, however arising from these drawings, specifications and related documents unless there is full compliance with the client and any authorised user of the following:
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  - Block and site plans are reproduced under license from the Ordnance Survey.
  - Do not scale drawings.
  - For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.



**1** Elevation 5 - a  
1:200



**2** Elevation 6 - a  
1:200

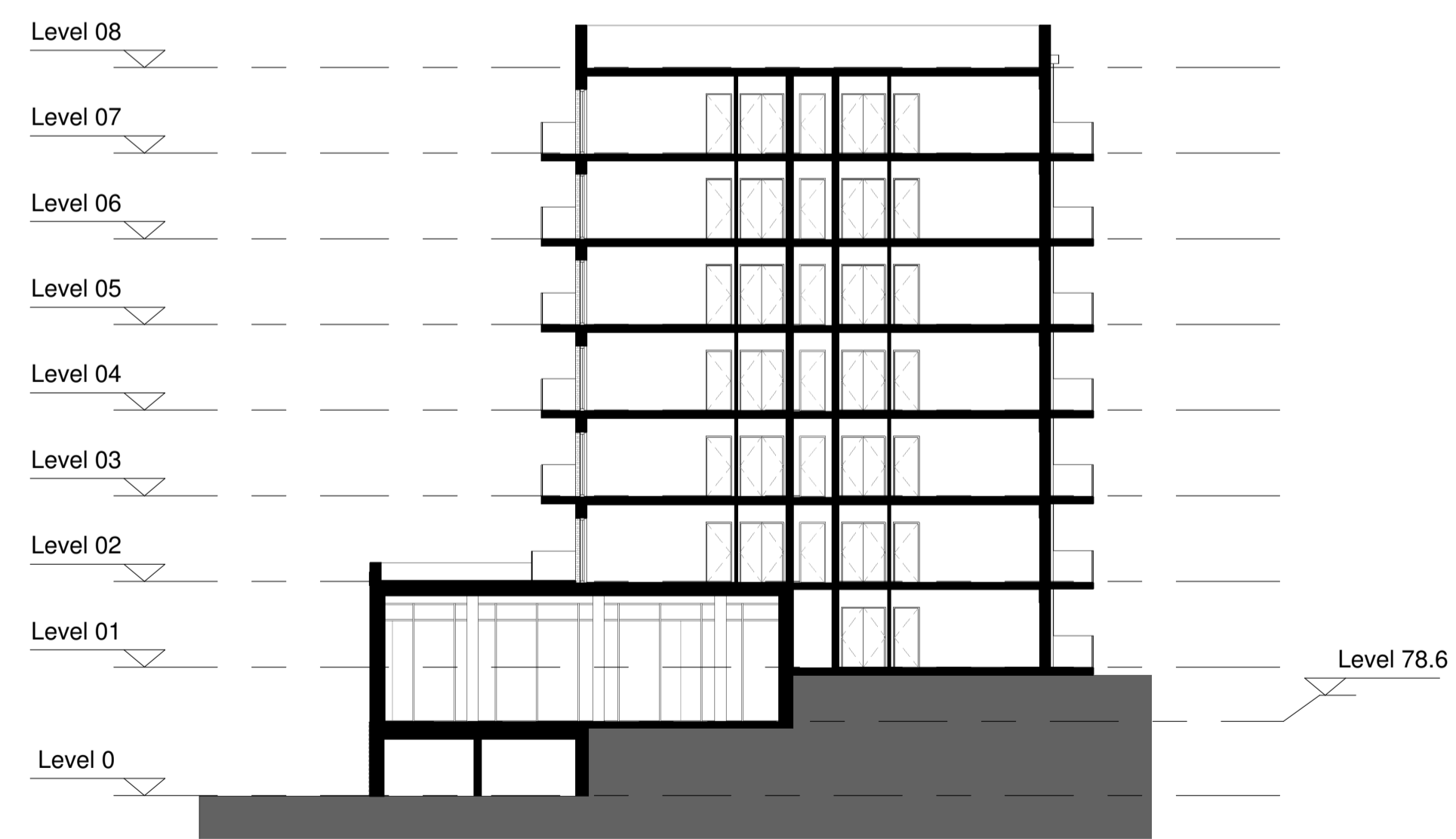


**Material Key:**

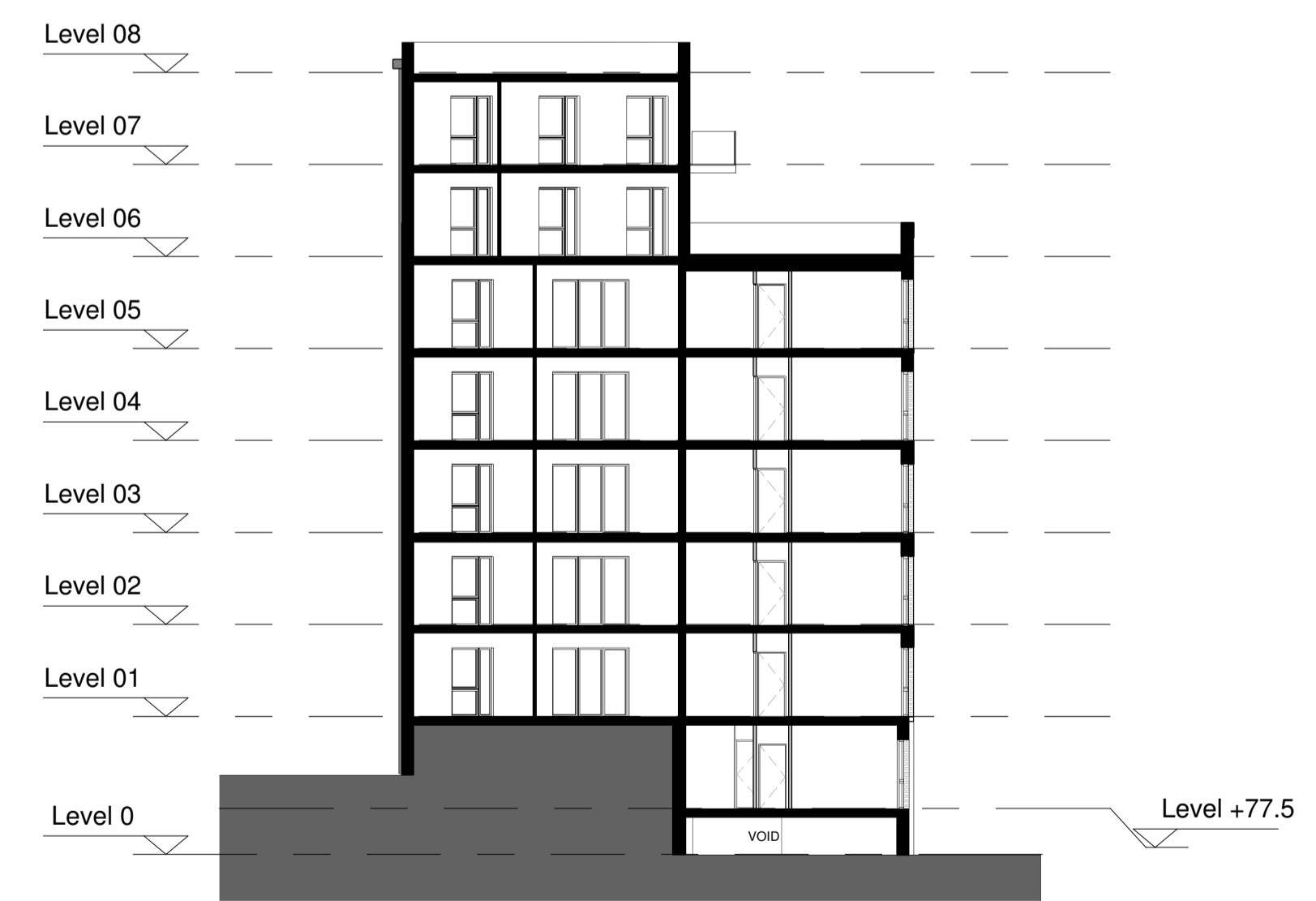
- Facing Brickwork Type A
- Facing Brickwork Type B
- Facing Brickwork Type C
- Cladding Panels
- Windows
- Double doors
- Doors to cycle store and plant room
- Steel balconies with opaque glass
- Railings to terrace
- Rainwater hopper and downpipes
- Spandrel panel
- Glazing
- Cappings/copings
- Perforated Brick Pattern with flood drainage
- Glazed Juliette Balconies

Note\* All windows tilt-turn to facilitate cleaning from inside  
 Note\* Airbricks inlet & outlet required to each flat for MVHR  
 AOV Automatic open window for ventilation

Note\* Project Datum 0.00 Represents +76.00 AOD



**3** Section 1  
1:200



**4** Section 2  
1:200

REV	DATE	DESCRIPTION	DRN	CHEK
2	23.11.2017	General Update	LC	MA
1	22.11.2017	Windows Update	LC	MA
0	17.11.2017	Issued for Planning	LC	MA

CLIENT  
**Solum**

PROJECT  
LAND ON MARKETFIELD WAY, REDHILL,  
SURREY

DRAWING  
Proposed Elevations & Sections



**LEWIS & HICKEY**

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SCALE	DATE	DRN	CHEKED
1:200	16/11/2017	LC	MA
PROJECT No	DRAWING No	STATUS	REV
L2860	A1-104	P	2

**NOTES** ORIGINAL A1

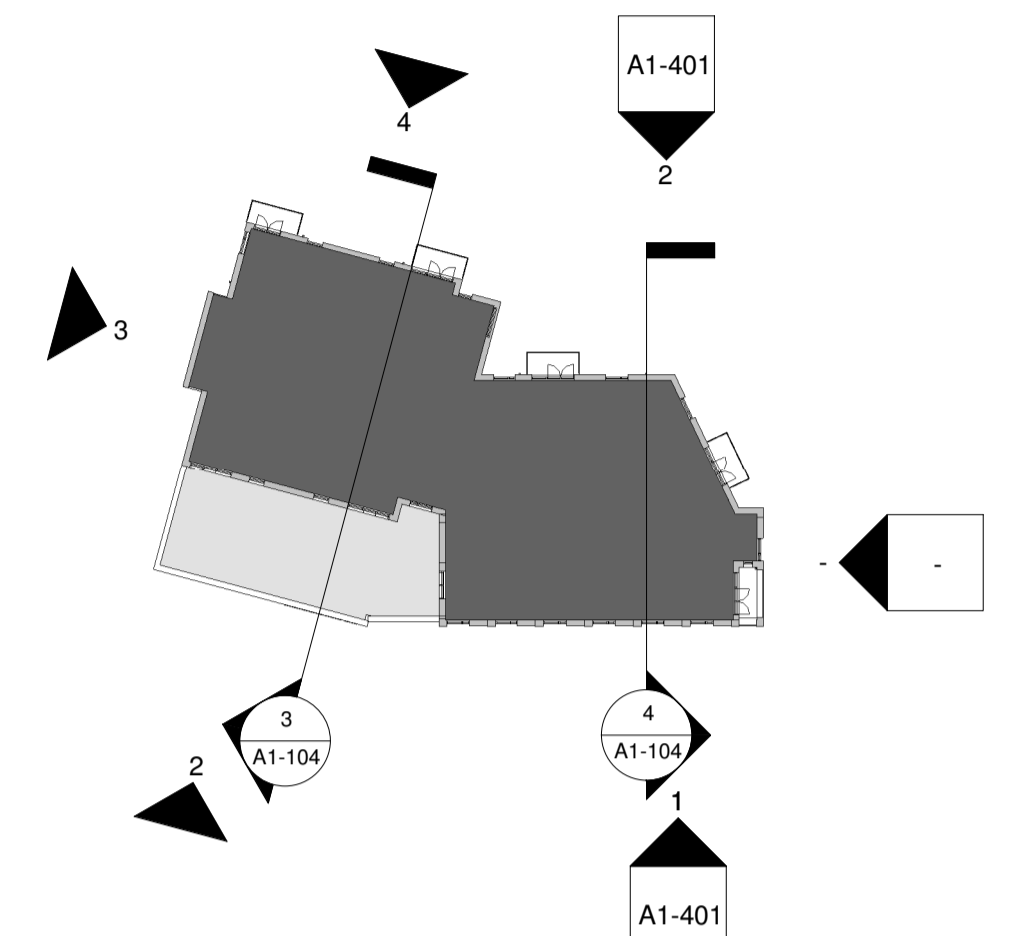
- Lewis & Hickey accept no responsibility for any costs, losses, claims, however arising from these drawings, specifications and related documents unless there is full compliance with the client and any authorised user of the following:
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  2. Parties Service: Any discrepancies with site or other information is to be reported to the Architect / Designer and direction or approval is to be sought before the implementation of the detail.
  3. Block and site plans are reproduced under license from the Ordnance Survey.
  4. This is a preliminary drawing.
  5. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.



**1** Elevation 1 - a  
1 : 200



**2** Elevation 2 - a  
1 : 200



**Material Key:**

1. Facing Brickwork Type A
2. Facing Brickwork Type B
3. Facing Brickwork Type C
4. Cladding Panels
5. Windows
6. Double doors
7. Doors to cycle store and plant room
8. Steel balconies with opaque glass
9. Railings to terrace
10. Rainwater hopper and downpipes
11. Spandrel panel
12. Glazing
13. Cappings/copings
14. Perforated Brick Pattern with flood drainage
15. Glazed Juliette Balconies

Note\* All windows till-turn to facilitate cleaning from inside  
 Note\* Airbricks inlet & outlet required to each flat for MVHR  
 AOV Automatic open window for ventilation

Note\* Project Datum 0.00 Represents +76.00 AOD

2	23.11.2017	General Update	LC	MA
1	22.11.2017	Windows Update	LC	MA
0	17.11.2017	Issued for Planning	LC	MA

REV	DATE	DESCRIPTION	DRWN	CHEK
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CLIENT

**Solum**

PROJECT  
**LAND ON MARKETFIELD WAY, REDHILL,  
 SURREY**

DRAWING  
**Proposed Elevations & Sections**

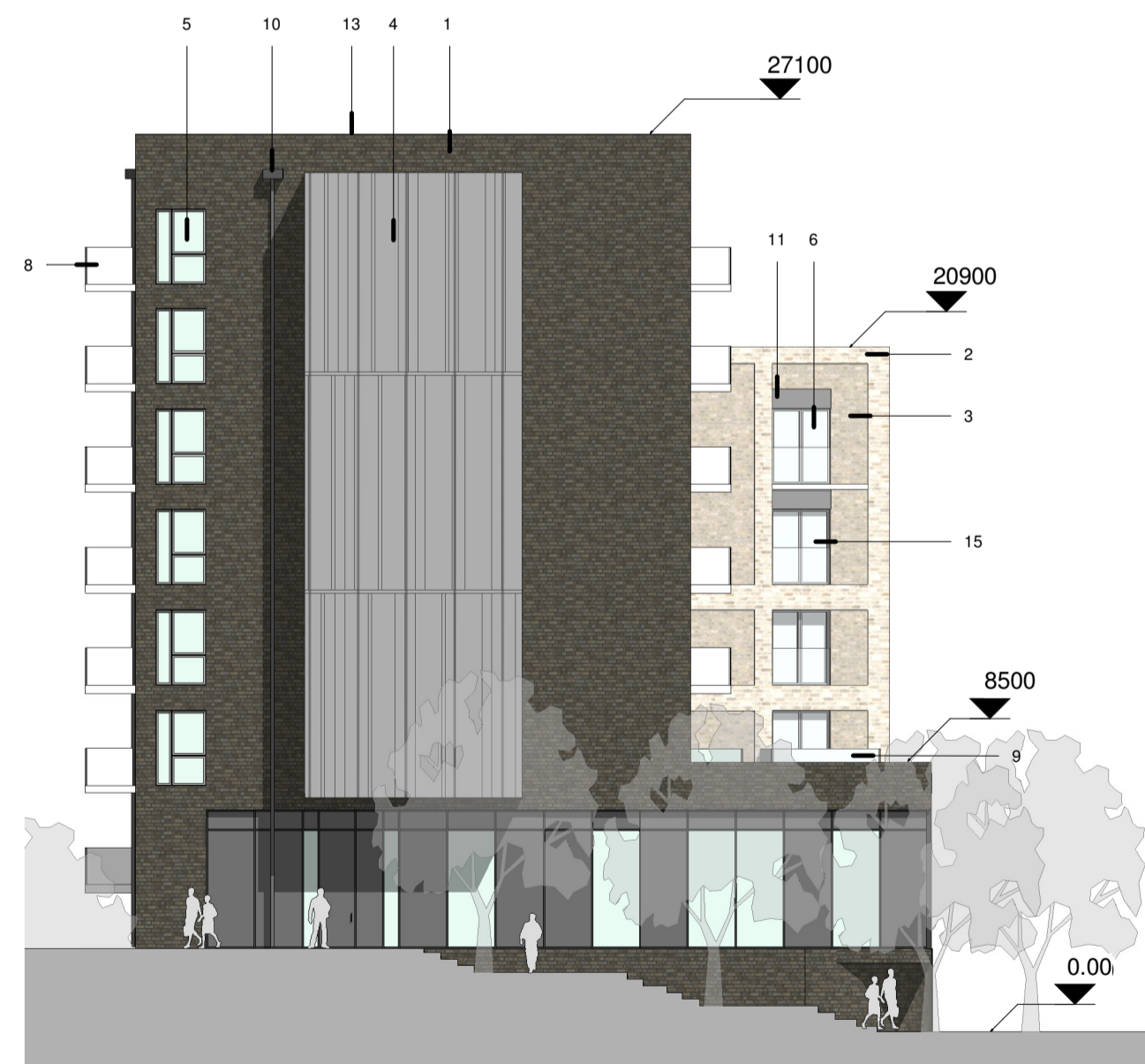


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SCALE	DATE	DRWN	CHECKED
1:200	16/11/2017	LC	MA
PROJECT No	DRAWING No	STATUS	REV
L2860	A1-103	P	2

72



**3** Elevation 3 - a  
1 : 200

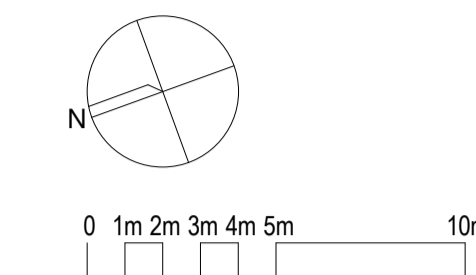


**4** Elevation 4 - a  
1 : 200

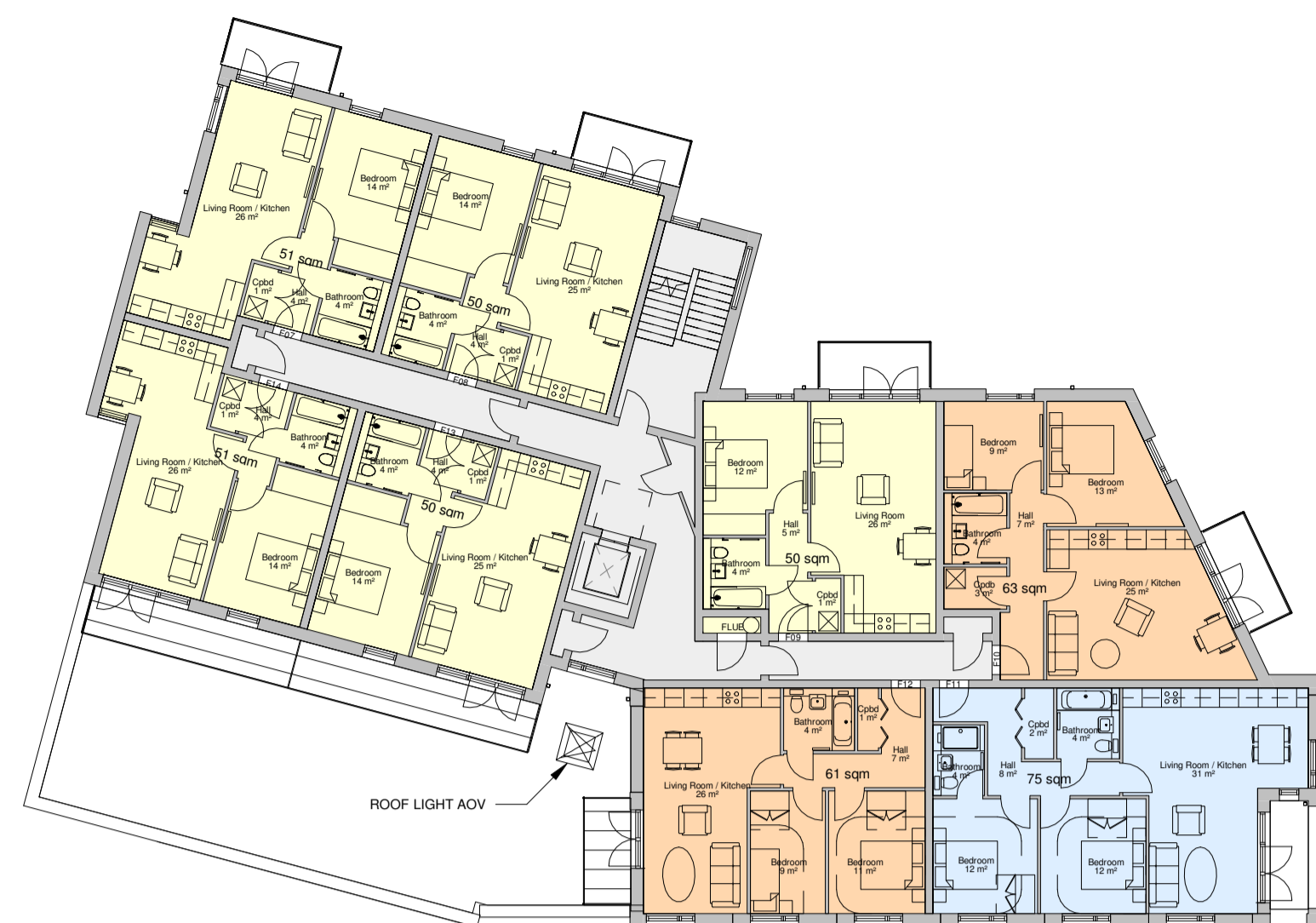


**NOTES** ORIGINAL A1

1. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies are to be reported to the Architect / Designer.
2. Party Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction or approval is to be sought before the implementation of the detail.
3. Block and site plans are reproduced under license from the Ordnance Survey.
4. The scale of this drawing is 1:200.
5. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.



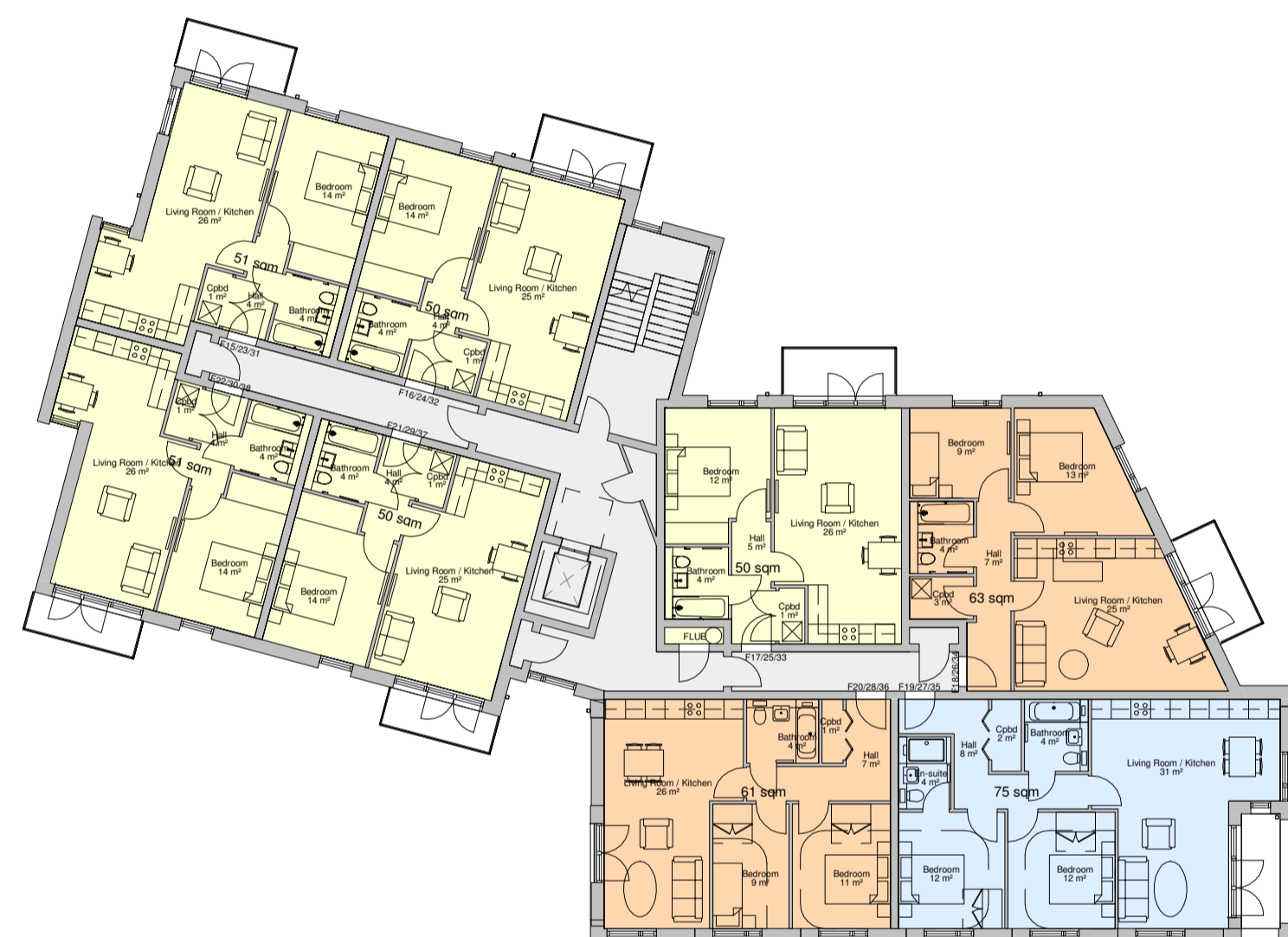
- 1 Bed\_2p
- 2 Bed\_3p
- 2 Bed\_4p
- Circulation
- Plant
- Cycle Store
- Bins
- Terrace
- Community use



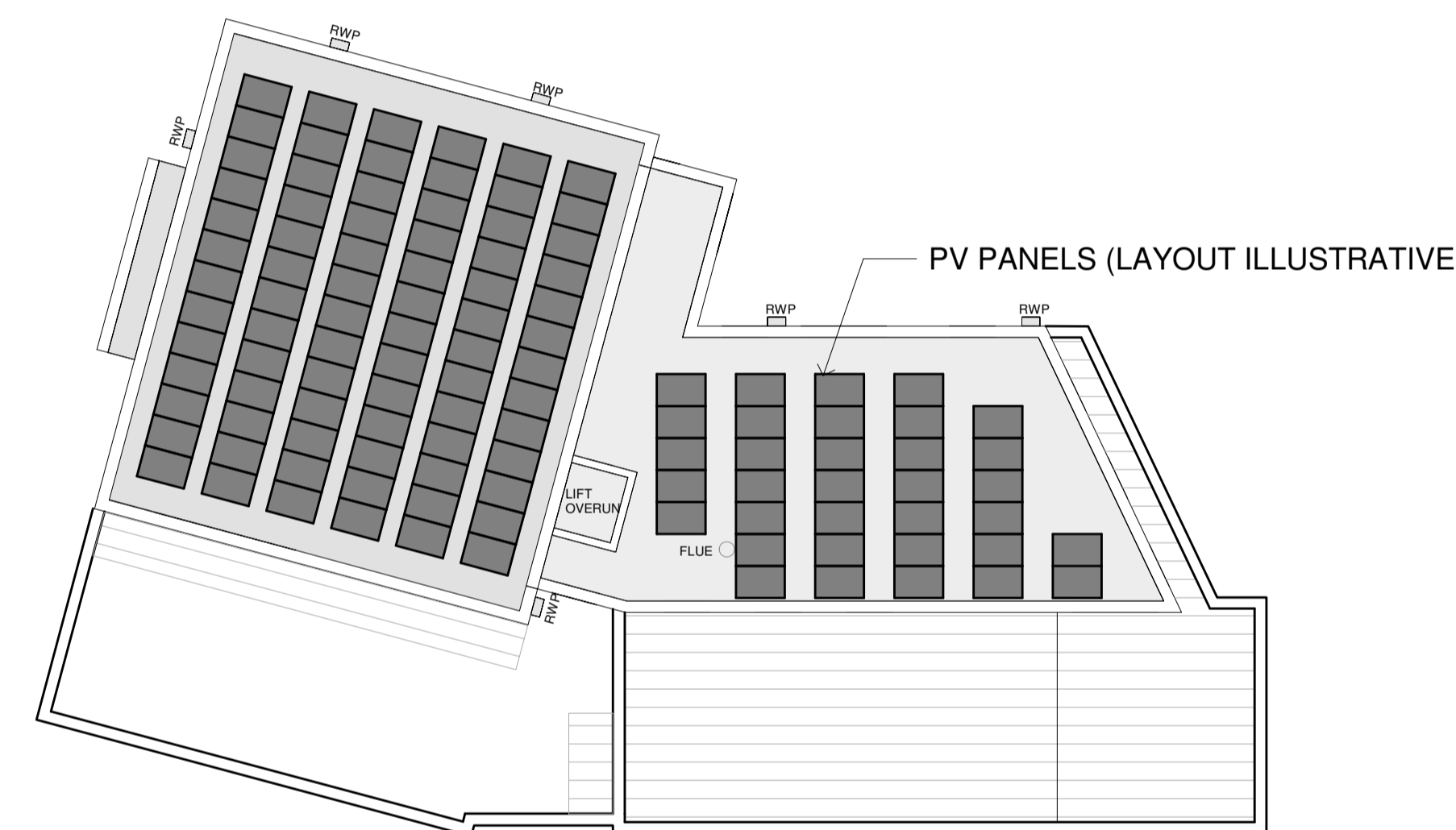
**1** 102 - Level 02  
1 : 200



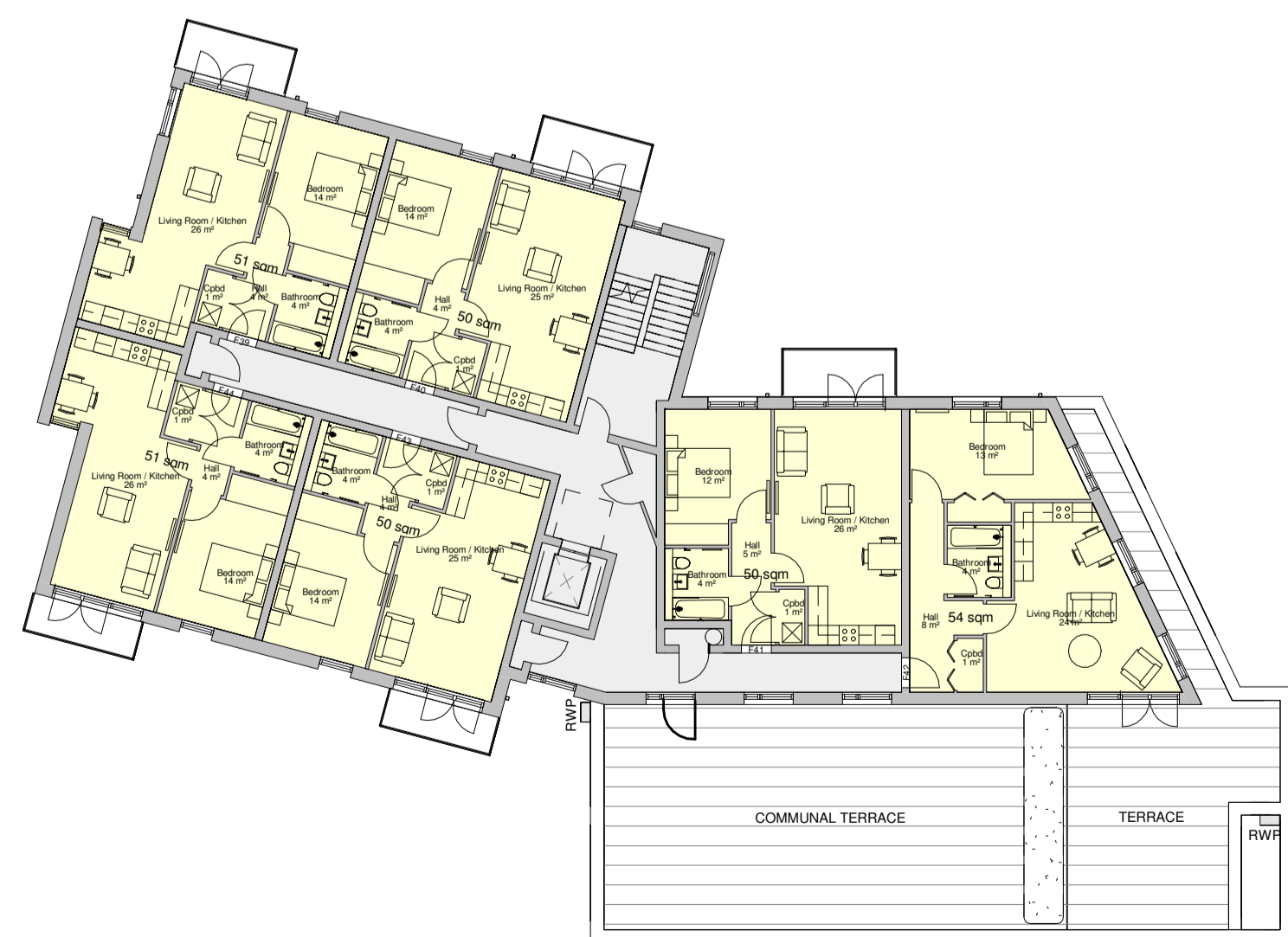
**4** 107 - Level 07  
1 : 200



**2** 103 - Level 03-05  
1 : 200



**5** 108 - Level 08 (Roof)  
1 : 200



**3** 106 - Level 06  
1 : 200

**PLANNING ISSUE**

1	22.11.2017	Windows Update	LC	MA
0	17.11.2017	Issued for Planning	LC	MA

REV	DATE	DESCRIPTION	DRN	CHKD
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CLIENT  
**Solum**

PROJECT  
**LAND ON MARKETFIELD WAY, REDHILL, SURREY**

DRAWING  
**Proposed Floor Plans Level 02 - 08**



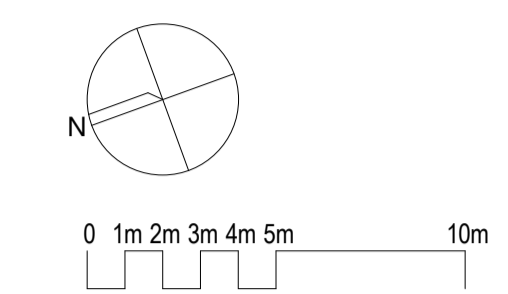
**LEWIS & HICKEY**

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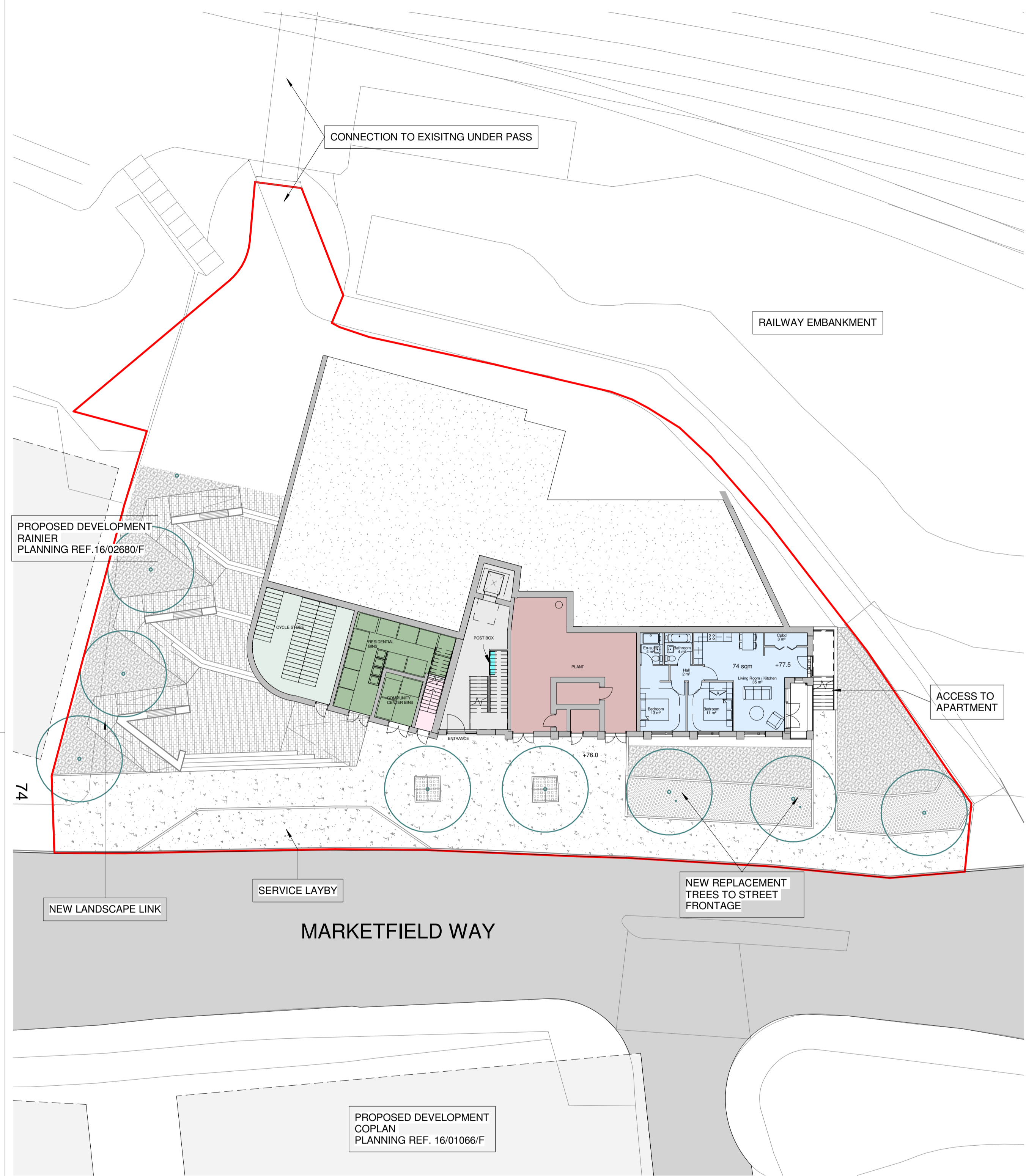
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1 : 200	16/11/2017	LC	MA
PROJECT No	DRAWING No	STATUS	REV
L2860	A1-102	P	1

**NOTES** ORIGINAL A1

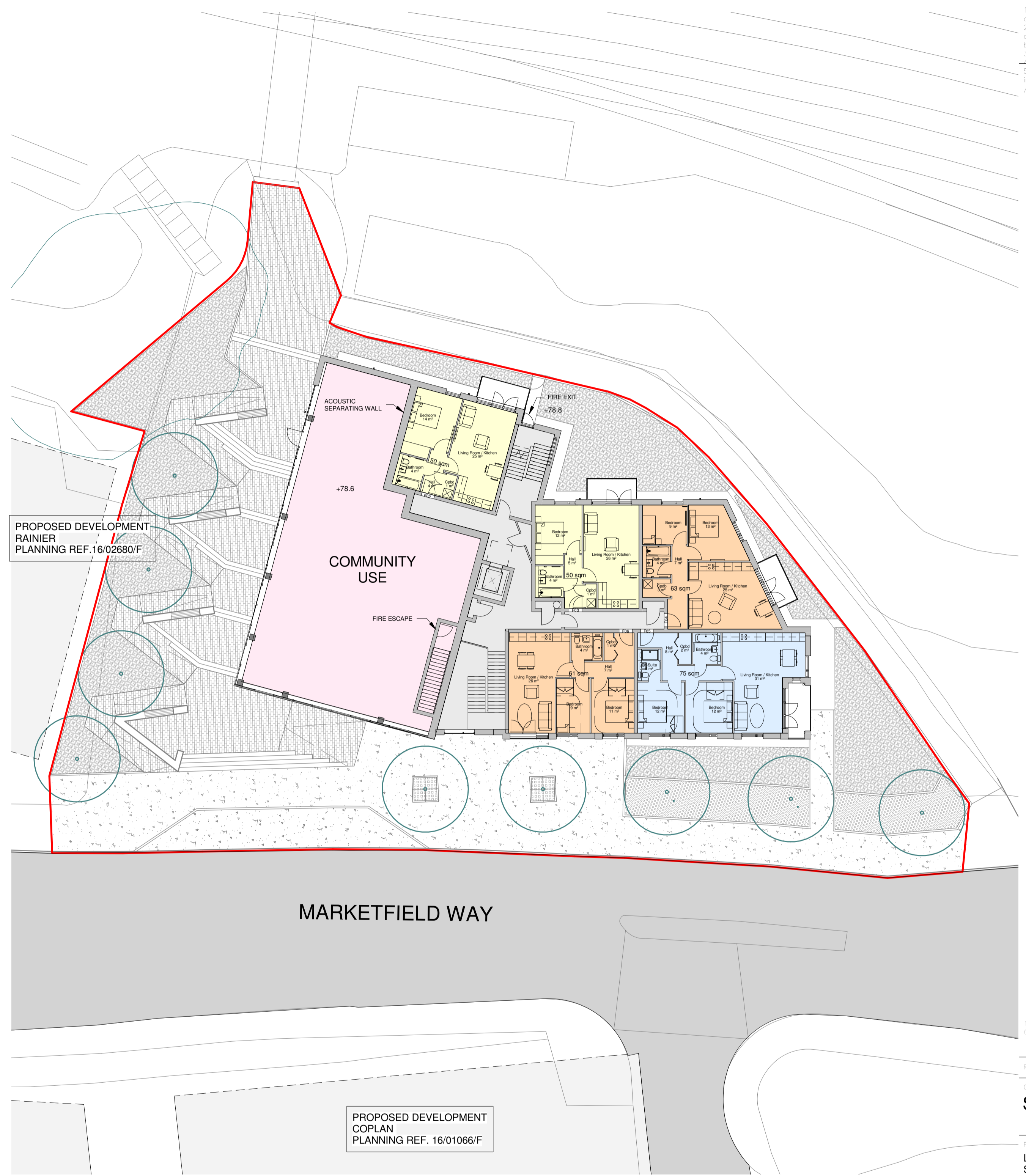
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1 Bed_2p	Circulation	Bins
2 Bed_3p	Plant	Terrace
2 Bed_4p	Cycle Store	Community use



**1** 100 - Level 00  
1:200



**2** 101 - Level 01  
1:200

**PLANNING ISSUE**

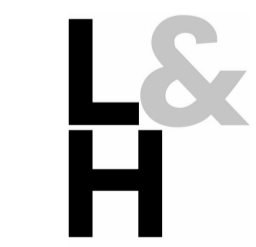
1	22.11.2017	Windows Update	LC	MA
2	17.11.2017	Issued for Planning	LC	MA

REV	DATE	DESCRIPTION	DRN	CHKD
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CLIENT  
**Solum**

PROJECT  
LAND ON MARKETFIELD WAY, REDHILL, SURREY

DRAWING  
Proposed Floor Plans Level 00-01

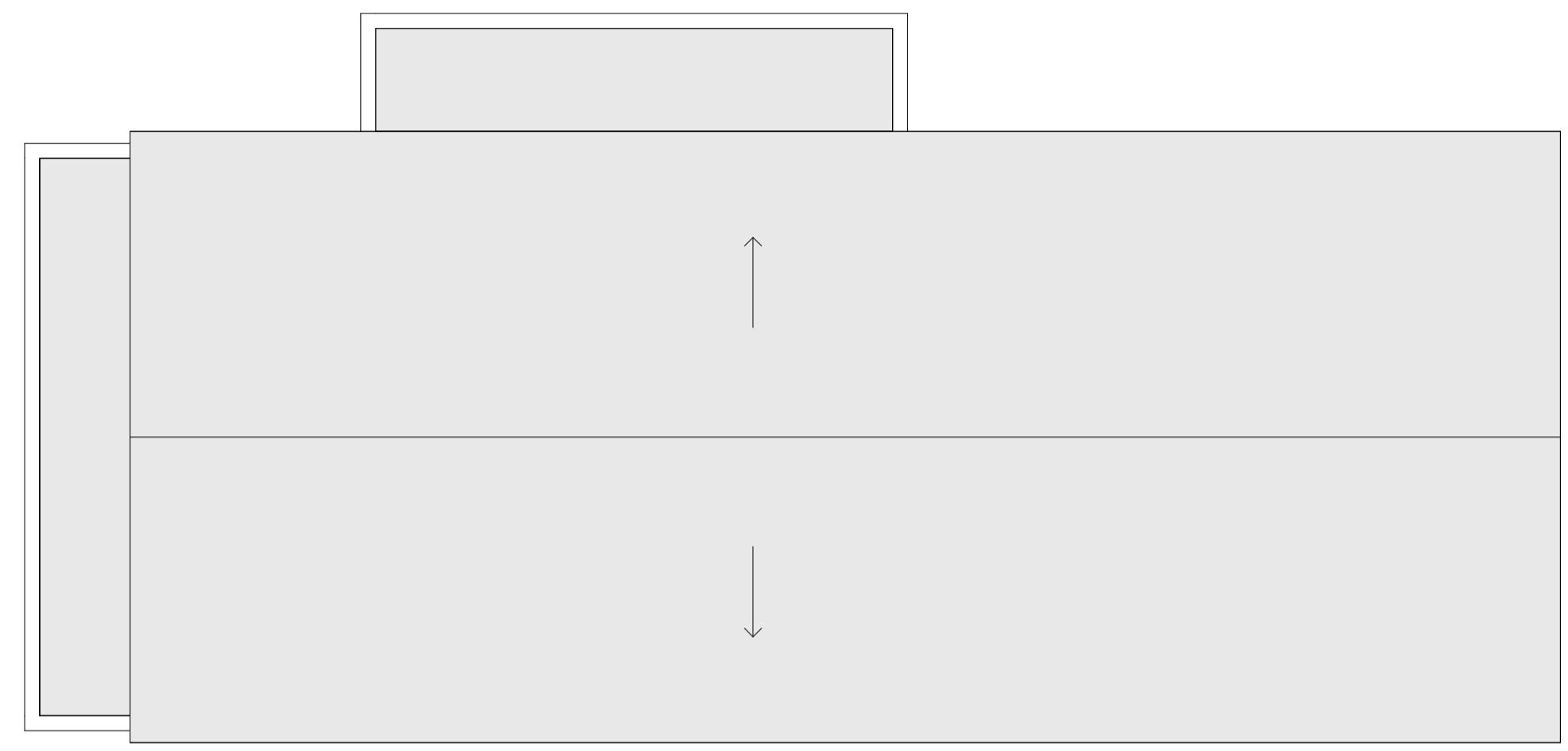
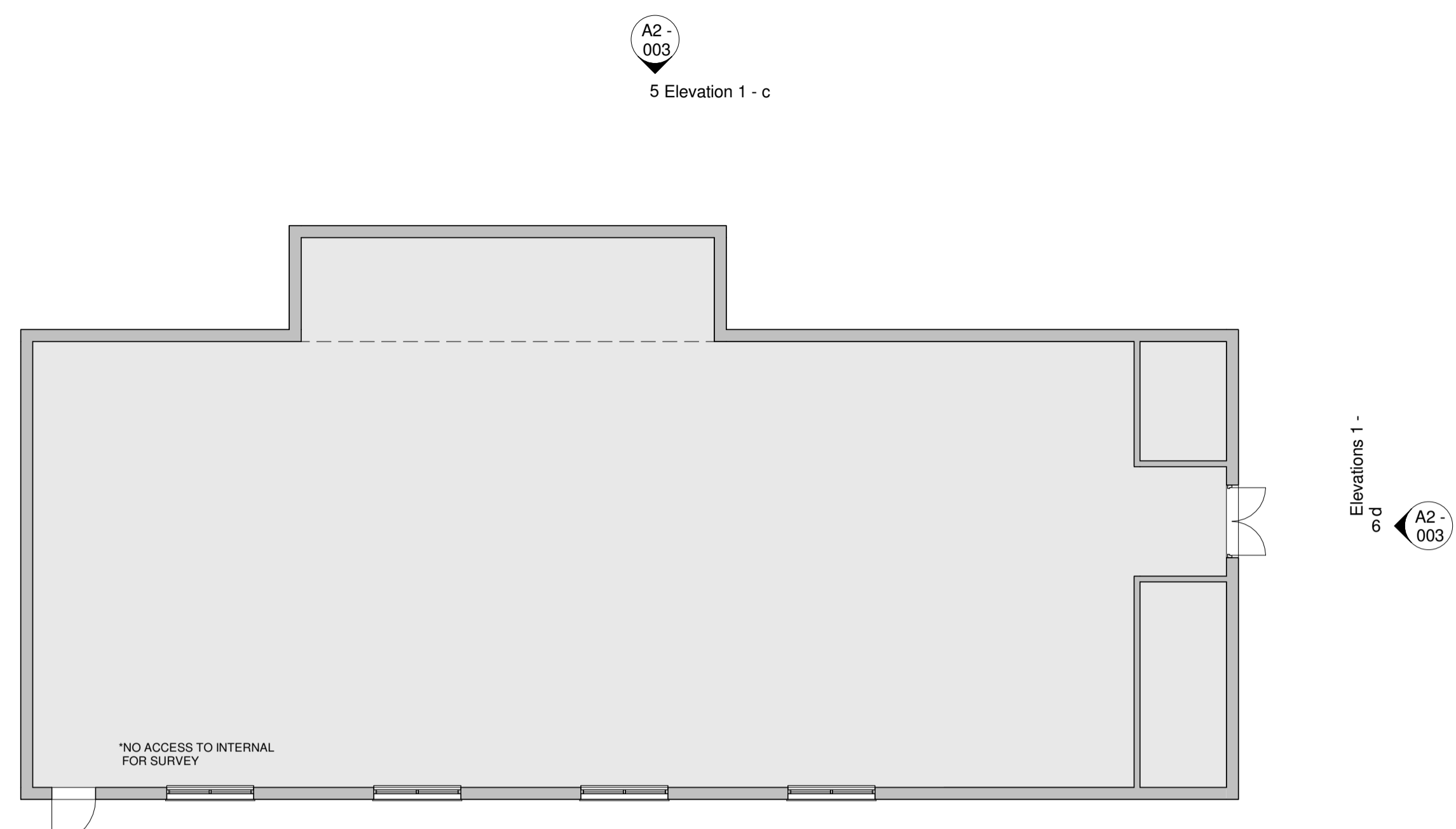
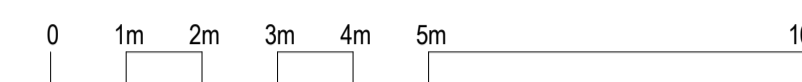
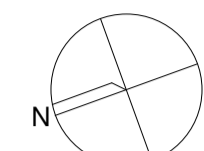


54a Linage Street  
London  
NW1 6HL  
Tel: 0207 724 1611  
Email: london@lewisandhickey.com

SCALE	DATE	DRN	CHECKED
1:200	16/11/2017	LC	MA
PROJECT No	DRAWING No	STATUS	REV
L2860	A1-101	P	1

**NOTES** ORIGINAL A1

1. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies are to be reported to the Architect / Designer.
2. Parties Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction or approval is to be sought before the implementation of the detail.
3. Block and site plans are reproduced under license from the Ordnance Survey.
4. The site is a public highway.
5. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.



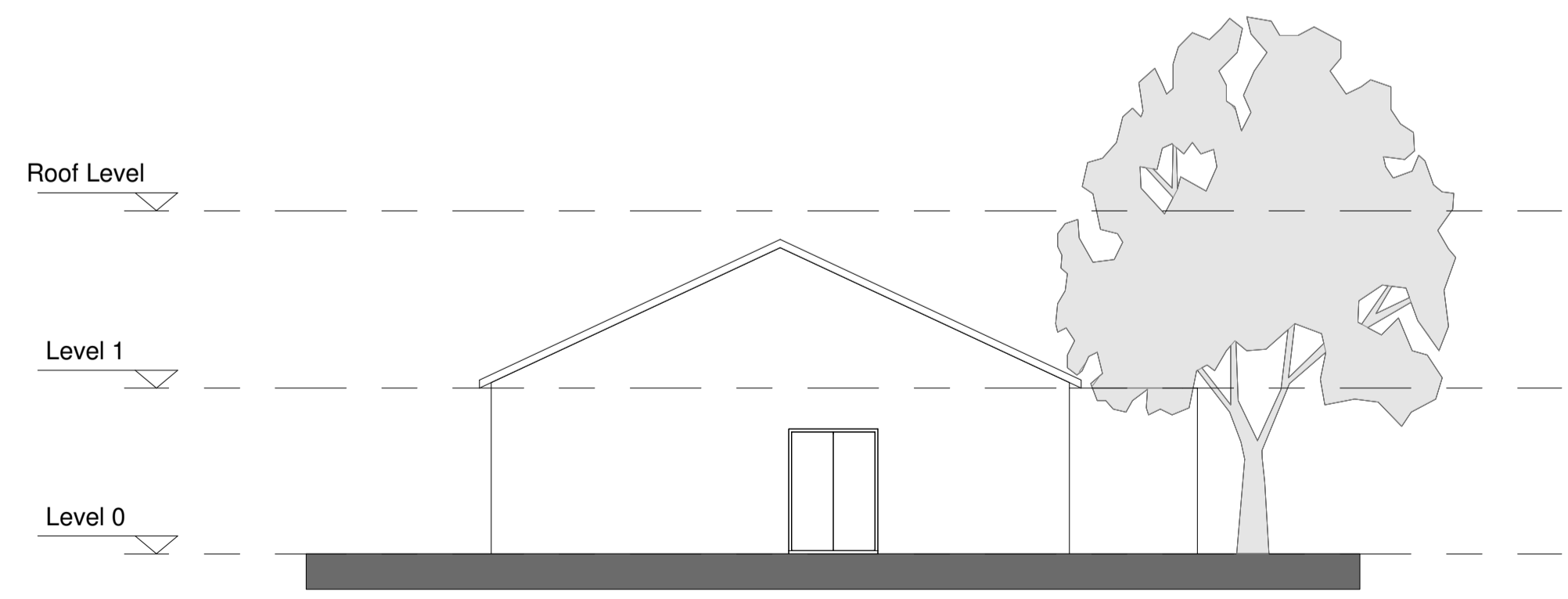
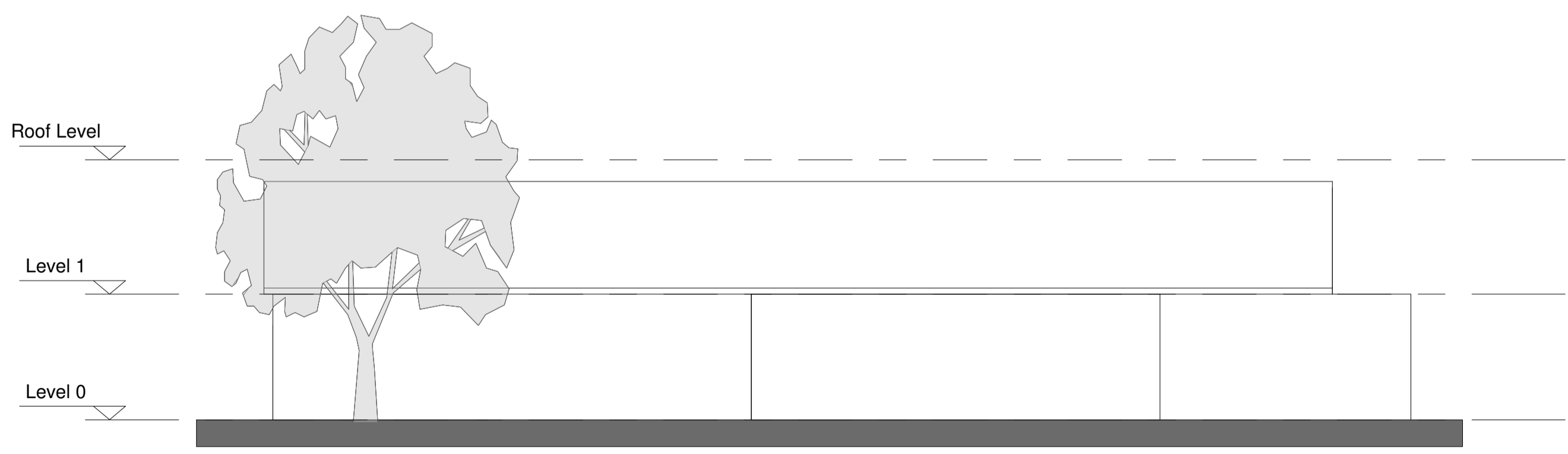
**1** Level 0  
1:100

**2** Roof Level  
1:100



**3** Elevation 1 - a  
1:100

**4** Elevation 1 - b  
1:100



**5** Elevation 1 - c  
1:100

**6** Elevations 1 - d  
1:100

**PLANNING ISSUE**

0 23/11/2017 Planning Issue LC MA

REV	DATE	DESCRIPTION	DRN	CHKD
0	23/11/2017	Planning Issue	LC	MA

CLIENT  
**Solum**

PROJECT  
**LAND ON MARKETFIELD WAY, REDHILL, SURREY**

DRAWING  
**Existing Building to be demolished**



**LEWIS & HICKEY**

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SCALE	DATE	DRN	CHECKED
1:100	22/11/2017	LC	MA
PROJECT No	DRAWING No	STATUS	REV
L2860	A2 - 003	P	0



# Agenda Item 6

Planning Committee  
18 April 2018

Agenda Item: 6  
18/00172/F

 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	18 April 2018
	<b>REPORT OF:</b>	HEAD OF PLACES & PLANNING
	<b>AUTHOR:</b>	John Ford
	<b>TELEPHONE:</b>	01737 276112
	<b>EMAIL:</b>	john.ford@reigate-banstead.gov.uk
<b>AGENDA ITEM:</b>	6	<b>WARD:</b> Reigate Hill

<b>APPLICATION NUMBER:</b>	18/00172/F	<b>VALID:</b>	21 February 2018
<b>APPLICANT:</b>	Montreaux Ltd	<b>AGENT:</b>	GVA
<b>LOCATION:</b>	<b>MOUNT PLEASANT, COPPICE LANE, REIGATE</b>		
<b>DESCRIPTION:</b>	<b>Demolition of existing residential dwelling (Use Class C3) and erection of replacement buildings comprising 6 no. flats and 1 no. 5 bedroom dwelling house, plus associated hard and soft landscaping measures.</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**

## SUMMARY

The application relates to a large detached two storey building standing on the west side of Coppice Lane within the Metropolitan Green Belt (MGB), having a previous lawful C2 (Residential care home) use, understood to have been occupied by retired artists, with current permission for a C3 residential dwelling use. Apart from the self-contained staff flat being occupied by security staff, the building is vacant and remained at the time of the site inspection in its residential care home layout and fittings.

The recent planning history of the site includes planning permission under application no.16/00544/F for demolition of the building and erection of two detached dwelling houses; and under application no. 17/00912/CU for change of use of the extant building to a dwelling. Planning permission was refused on 8 November 2017 (application no. 17/01061/F) for demolition of the building and erection of replacement buildings comprising 6 flats and a detached dwellinghouse on the grounds of harm to openness of the Metropolitan Green Belt by virtue of size and scale of buildings combined with intensification of use and extent of surface car parking. The refusal of application 17/01061/F is currently the subject of an appeal.

The proposal is for erection of two detached buildings following demolition of the extant building, the larger of these (plot 1) accommodating 6 flats rather than the 1 dwellinghouse approved in 2016. Save for reduction in size of chimney stacks and

minor fenestration details, plot 1 is identical in scale, footprint, dimensions and design to the approved dwelling scheme, ref: 16/00544/F. The house on plot 2 is also the same as that approved and extant planning permission.

Thus the scale, design and “envelope” of the proposed buildings is directly comparable with those of the permitted scheme as two single dwellinghouses. The level of activity would be more than the extant permission for two dwellinghouses on the site but be commensurate with the recent and previous lawful C2 use of the building, which by reason of its recent use remains a material consideration.

The site is located within the MGB and it is considered that the site at Mount Pleasant constitutes previously developed land (PDL) for the purposes of the National Planning Policy Framework (NPPF). In these circumstances, the provisions of paragraph 89 of the NPPF come into play; these allow for the “limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development”.

As regards the assessment and conclusion on the development under 16/00544/F, it was concluded that as this would result in one net additional physically separate dwelling it constituted inappropriate development in the MGB and very special circumstances were required to override the harm. It was accepted that the previous residential and care home uses combined with breaking up of the massing presented by the present building, went in favour of the development and amounted to very special circumstances outweighing the harm done to the openness of the MGB. It is concluded that the current proposed development of virtually identical buildings would have a neutral effect in comparison to the built form of the extant planning permission, ref: 16/00544/F and in this regard be acceptable in principle subject to its not having a greater impact on the openness of the MGB and the assessment of all other planning issues, the focus being the effect on local living conditions, provision of hardstanding/car parking and implications for highway safety and free flow of traffic.

The Highway Authority’s writ does not run in Coppice Lane, which is a private road. Nonetheless the Authority does opine that, in the wider context, the proposal “would not have a material impact on the safety and operation of the adjoining public highway.” Moreover the proposal’s traffic generation, it is considered, would not be such as to materially disturb the site’s tranquil setting by reason of disturbance arising from comings and goings of vehicles and attendant noise.

The proposal would not, in summary, bring about a material change in intensification of the use of the site in terms of its vehicular movements and would be comparable to the recent and lawful use as the C2 care home use as to its impact on the openness and other harm of the MGB.

In light of the above considerations the development is therefore on balance considered in the light of the previous use and scale of the building to be consistent with the Previous Development Land approach set out in Paragraph 89 of the NPPF. However if the alternative approach were to be taken that the development

was to amount to inappropriate development in the MGB where Very Special Circumstances are required to outweigh the harm to openness and other harm it is clear that the directly comparable scale with the extant permission for two replacement dwellinghouse and the comparability with the level of use that the care home had potential for means that there would exist Very Special Circumstances to outweigh any harm to the MGB and for the proposal to be consistent with the provisions of the NPPF and Policy Co1 of the Local Plan. In summary the Very Special Circumstances would be: i) breaking up of the bulk and massing of the existing building with opening up of new vistas between the proposed buildings; ii) the proposal's being virtually identical externally speaking to the approved scheme under ref. 16/00544/F; iii) reduction of hardstanding on Plot 1 when compared to the approved scheme from 1816sq m to 1645sq m (9.4% reduction); and, iv) the proposal is in effect, not leading to significant change in impact on the local traffic situation or local residential amenities when compared to the potential and recent lawful use as a C2 care home.

Accordingly with either or both approaches to the assessment under the MGB policy it is concluded that the proposal is consistent with MGB policy and other policies it is recommended that planning permission be granted.

## **RECOMMENDATION**

Planning permission is **GRANTED** subject to conditions.

## Consultations:

### Highway Authority:

*“The application site is accessed via Coppice Lane, which is a private road and does not form part of the public highway, therefore it falls outside the County Highway Authority's jurisdiction. The County Highway Authority has considered the wider impact of the proposed development and considers that it would not have a material impact on the safety and operation of the adjoining public highway.”*

## Representations:

Letters regarding the proposal were sent to neighbouring properties on 5 March 2018: a site notice was posted 6 March 2018.

77 responses have been received raising the following issues:

<b>Issue</b>	<b>Response</b>
Inadequate parking	See paragraph 6.17
No need for the development	Assessment individually
Inconvenience during construction	See paragraph 6.14 and condition no. 8
Out of character with surroundings	See paragraphs 6.3 & 6.4
Crime fears	See paragraph 6.14
Drainage/flooding	See paragraphs 1.2 & 6.25
Harm to MGB	See paragraphs 6.9-6.12 incl
Harm to wildlife habitat	See paragraph 1.2
Scale	See paragraph 6.4
Loss of outlook	Not a planning consideration
Loss of/harm to trees	See paragraphs 6.5 & 6.6
Harmful precedent	See paragraphs 3.1 & 3.2
Overdevelopment	See paragraph 6.9
Overlooking	See paragraph 6.13
Overshadowing	See paragraph 6.13
Overbearing effect	See paragraph 6.13
Poor design	See paragraphs 6.3 & 6.4
Property devaluation	Not a planning consideration
Obtrusiveness of development	See paragraphs 4.2 & 6.4
Increase in traffic congestion/hazards	See paragraph 6.15 & 6.16
Loss of buildings	See paragraph 1.2
Care home use queried	See paragraphs 1.1 & 3.1



Harm to listed building	Building is not listed
Alternative location referred	Examined on individual merits
Hazard to highway safety	See paragraph 6.15
Noise and disturbance	See paragraph 6.14
Harm to Conservation Area	Site not in Conservation Area

## **1.0 Site and Character Appraisal**

- 1.1 The application relates to a vacant large detached 2 storey building of traditional arts and crafts design standing on the west side of Coppice Lane. Area of the site is 1.39ha. The premises have most recently been used as a home occupied by retired artists inclusive of a self-contained flat (occupied at the moment by security staff) and a 3 bedroom staff accommodation unit. The lawful use of the building is therefore C2: residential care home although there is an extant permission for conversion to C3 use. In the application form the use is described as “Residential C3 with Care Home C2” and in the Planning, Design & Access Statement “...The existing current lawful use is as residential (C3) with an element of care home use (C2).” An officer’s inspection has revealed that internally the building gives every sign of a C2 use, which use it is considered could arguably be lawfully resumed as the conversion to a dwellinghouse has not physically taken place.
- 1.2 The building stands in generously sized grounds within the Metropolitan Green Belt (MGB). The site is open in character with built form being concentrated towards its northern end. There are historic gardens to the rear of the site. The building is not listed, either statutorily or locally.
- 1.3 The site is not within a Conservation Area nor is it identified as being of ecological or other wildlife significance or within an area liable to flooding. Mount Pleasant is not listed, statutorily or locally and none of the trees on site is subject of a Tree Preservation Order (TPO). the site is within Flood Risk Zone 1 where there is low risk of flooding.
- 1.4 To the north and south of the site are substantial residential properties, The Coppice and The Red House respectively, in a neighbourhood composed of similarly scaled buildings. Between the south wall of the existing building and the northernmost wall of The Red House is an open gap of some 32m; the northernmost wall of the existing house and outbuildings runs along the northern boundary.

## **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: none.
- 2.2 Improvements secured during the course of the application: none.

- 2.3 Further improvements could be secured: conditions relating to external materials, tree protection measures, landscaping, tree works, Construction Transport Management Plan, boundary treatment, no further upper floor windows (plot 2) and removal of PD rights (plot 2).

### 3.0 Relevant Planning and Enforcement History

- |     |             |   |   |
|-----|-------------|---|---|
| 3.1 | 14/01748/CU | Change of use from C2 residential home to C3 dwelling   | Granted<br>24 October 2014  |
| 3.2 | 16/00544/F  | Demolition of vacant residential care home and two dwelling houses and erection of two single dwelling houses with associated garaging, landscaping and other related works                                     | Granted<br>16 May 2016  |
| 3.3 | 17/00912/CU | Change of use from residential care home (C2) to residential dwelling (C3)  | Granted<br>29 June 2017   |
| 3.4 | 17/01061/F  | Demolition of existing residential dwelling (Use Class C3) and erection of replacement buildings comprising 6 no. flats and 1 no. 5 bedroom dwelling house, plus associated hard and soft landscaping measures. | Refused<br>8 November 2017<br>Appeal Submitted<br>and Pending<br>registration by the<br>Planning<br>Inspectorate. |

### 4.0 Proposal and Design Approach

- 4.1 This is a full planning application for the erection of 6 flats (plot 1) and a detached dwellinghouse (plot 2) following the demolition of the existing property, both buildings of traditional design. The dwellinghouse on plot 2 is identical to that for which permission was granted under application no. 16/00544/F and the building on plot 1 is almost identical to the development on that plot under that permission, differences being reduction in size of chimney stacks and minor fenestration alterations. The rear extensions forming part of the proposal under 17/01061/F have been omitted and the footprint, as well as scale, design and dimensions, follow the approved development including the proposed buildings' being set back from the frontage by virtually the depth of the existing building.

- 4.2 The proposed buildings have up to three floors of accommodation (inclusive of roof space lit by dormers) and are of an Arts and Crafts style. Plot 1 is the more southerly. Both the dwelling and flats would have access via the existing arrangements. The proposed buildings are set back farther from the road than the present building, such that the front walls would be aligned approximately with the main existing rear wall, and the dwelling on plot 1 would also project farther south than the existing. This layout is the same as that approved under application no. 16/00544/F.
- 4.3 Each plot would have separate vehicular access and driveway off Coppice Lane utilising the existing entrances, similar to the arrangement under ref. 16/00544/F.
- 4.4 Most of the tree planting along Coppice Lane would be retained and would be supplemented by new tree and hedge planting (21 trees) including along the northern boundary of plot 2, the boundary between the plots and towards the southern boundary of plot 1. Trees/hedges to be removed would be category B (moderate quality) or C (low quality).
- 4.5 No external materials are specified although the applicant makes reference to use of brickwork and roof/hanging tiles and specified traditional examples in previous applications. Materials details would be the subject of a condition on any permission.
- 4.6 The application includes a Design and Access Statement. The Statement sets out the proposal's details, design philosophy and justification, as follows.
- Plot 1: flat block
- 4.6.1 The proposed flat block entirely accords with the approved scheme under ref. 16/00544/F in terms of bulk, scale, massing, visual appearance and design. The building is located in a central position within the site which allows for a significant area of open land to be retained to the south of the proposed flats and to maintain the openness of the Green Belt. As with the previous approval, the building is located deeper into the site than the dwelling to be demolished. This enables a landscaped setting to be provided to the front of the building and also reduces its prominence when viewed from Coppice Lane. The siting of the building follows the established general building line. The building is set within extensive grounds enhanced by mature planting with vistas to the west across the site.
- 4.6.2 There would be 14 car parking spaces to the front of the proposed flat block, in 2 separate courtyard areas, screened by landscaping, as well as 7 bicycle parking spaces.
- 4.6.3 The proposed flat block is almost identical in terms of its design and external appearance to the dwelling house previously approved. It incorporates features such as projecting two storey gables, some with traditional tile hanging detailing. Feature brick detailing is used in the window surrounds, window heads and banding. The design includes fully glazed two storey bay

windows defined by a stone surround. A varied ridge height would break up the linearity of the building.

- 4.6.4 The northern wing of the flat block is subservient in appearance to the remainder of the building with a much lower eaves and ridge height, which further adds to the increased openness and widening of the gap between the flat block and Plot 2.

Plot 2: detached dwellinghouse

- 4.6.5 The dwellinghouse on Plot 2 is identical to that already approved on the site employing a similar design approach to the flats, with feature brick and stone detailing, projecting front gables, two storey bays, tile hanging and feature chimneys. A covered walkway links the detached double garage fronting the dwelling house in accordance with the Arts and Crafts vernacular (two other spaces would be provided in the driveway). The proposed dwelling house is significantly smaller than and subservient to the adjacent flat block and reflects the current building arrangement of the main house and coach house. There would be new boundary planting along the southern boundary with Plot 1, continuing towards the western boundary of the plot which lies adjacent to Colley Copse and along the boundary perimeter with The Coppice. Where viable, existing trees would be retained along Coppice Lane. Hedgerows would be retained at the corner of east/ north boundary and north boundary with Coppice Lane. The house would be provided with 4 parking spaces, 2 in garaging.

- 4.6.6 The Statement makes further points in favour of the proposal, viz:
- use complementing that of the neighbourhood;
  - provision of new homes;
  - creating greater openness in MGB;
  - high quality landscaping scheme;
  - the proposal accords with relevant national planning policy guidance and development plan policies.

- 4.7 The application also includes an Arboricultural Impact Assessment which concludes that proposal would allow for the long-term viability of retained and appropriate tree cover, and would not result in harm to the wider treescape: the principle of the proposed development, this document continues, is therefore considered supportable from the arboricultural perspective and in terms of Local Policy where it relates to trees, subject to appropriate mitigation planting and the adoption of safeguards for protecting trees. A revised Transport Note also accompanying the application concludes the level of parking is in accordance with standards and the site lends itself to sustainable modes of transport, and that the level of vehicle movements/activity would be comparable to the previous lawful use.

- 4.8 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.

4.9 Evidence of the applicant's design approach is set out below:

Assessment	The character of the surrounding area is assessed as semi-rural bounded by large single dwellings, within the Metropolitan Green Belt (MGB)
	No site features worthy of retention were identified.
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The applicant's reasons for choosing the proposal from the available options were that the design and proposed layout are virtually identical to those of the approved scheme (application no. 16/00544/F).

4.10 Further details of the development are as follows:

Site area	1.4ha
Existing use	C2/C3 (ancillary residential accommodation) See paragraph 1.1 above
Proposed use	C3 (6 flats and 1 detached house)
Existing parking spaces	11
Proposed parking spaces	18 in total, comprising: 14 (2 per proposed flat plus 2 for visitors) and 7 cycle spaces (plot 1); 4 (plot 2)
Parking standard	16+ (maximum recommended)
Net increase in dwellings	5 (7 including approved dwelling on Plot 2 minus 2 units in existing building on Plot 1)
Existing site density	1.4dph (on basis of 2 units in existing building)
Proposed site density	5.03dph

## 5.0 Policy Context

### 5.1 Designation

Metropolitan Green Belt (MGB)

### 5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)  
CS2 (Valued Landscapes and Natural Environment),  
CS3 (Green Belt)  
CS10 (Sustainable Development),  
CS11 (Sustainable Construction)

### 5.3 Reigate & Banstead Borough Local Plan 2005

Metropolitan Green Belt	Co1
Housing	Ho1, Ho9
Housing Outside Urban Areas	Ho24
Movement	Mo7

### 5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide
Other	Human Rights Act 1998

## 6.0 Assessment

6.1 The principle of new residential development on the site has been established with the grant of permission under 16/00544/F with buildings almost identical in design, footprint, scale/dimensions and location to those now proposed. The fundamental topic to be assessed is the impact of 6 residential units as opposed to the approved dwellinghouse on Plot 1.

6.2 The main issues to consider are:

- Design appraisal
- Impact on trees
- Impact on the MGB
- Neighbour amenity
- Highway implications
- Community Infrastructure Levy (CIL)
- Affordable Housing

- Other matters

### Design

- 6.3 Local distinctiveness plays an important role in the application's assessment . The design proposed derives from the Arts & Crafts school, as has already been noted, and in that sense sits comfortably with existing neighbouring properties of individual traditional design. The Council's Conservation Officer has been consulted on this issue and raises no objection, subject to detailed conditions relating to the detailed design, specifications, restoration of features and landscaping. The Conservation Officer's summary of the present house and features is set out below:

*“The existing house was built in 1934 for Sir Francis D'Arcy Cooper, the chairman of Unilever, to the designs of James Lomax-Simpson, the Unilever architect, responsible for the model village, Port Sunlight. The house bears a resemblance to his Port Sunlight buildings. The two sculptures at the north end of the west walk and the east end of the south lawn and the fountain statue on the lower pond fountain should be noted for retention on the garden layout, and will need protection during building works. They were all installed in the 1934. The lower pond fountain statue of a putto on a seahorse is by Gilbert Ledward.*

- 6.4 The proposed flat block and dwelling are of traditional design and materials, harmonising with the imposing residential properties of similar style in the locality and closely following (or identical as regards plot 2), in terms of design, scale, dimensions, footprint and location, the approved scheme under 16/00544/F. Hence the Conservation Officer's views are endorsed. The proposed scheme is also, as revised, of comparable design, quality and almost identical in form and scale to the built form that was previously granted under planning permission, ref. 16/00544/F, and is therefore considered acceptable.

### Trees

- 6.5 The site is distinguished by mature groups of trees and the application includes an Arboricultural Impact Assessment together with indication of additional planting of 21 trees, hedges and shrubs. The Assessment concludes that the proposal gives confidence in the long-term viability of retained and appropriate tree cover. The Council's Tree Officer's comments have been sought: these are as follows.

*“...The arboricultural information which has been submitted to support this application has been compiled by an arboricultural practice known to the Council and who have been involved in some of the larger projects within the borough. The supplied information has been compiled in accordance with the advice guidelines and recommendations contained within British Standard 5837:2012.*

*The AIA (Arboricultural Impact Assessment) has identified trees for removal and trees suitable for long term retention within the proposed development. The information discusses the tree protection measures that will be required and how trees being retained will be protected from construction activity including the incursion into the root protection area of T4 which is considered to be minor.*

*Some trees are lost to the proposed development; these are mainly domestic plantings which are of internal landscape value only. Their removal would not result in any adverse affects on the local and wider landscape. The proposed development would not have any adverse effect on the nearby ancient woodland.*

*The proposed development provides a significant opportunity to secure specimen and structural tree planting along with additional landscaping which will add value, enhance and improve the existing landscape.*

*Subject to replacement planting, tree protection measures, qualified arboricultural supervision and monitoring where required the proposed development is considered to be acceptable in respect of the arboricultural and landscape matters which can be adequately controlled by imposing suitable and appropriate condition, which are attached to these comments.”*

- 6.6 The comments provide a similar approach to the previously approved development and with the required tree protection and landscaping the proposal would have an acceptable impact on the sylvan and landscaped character of the locality. The additional planting would also have a part to play in screening the “clusters” of car parking spaces on plot 1. The proposal in relation to the impact on present and proposed landscaping would therefore be consistent with adopted policies Ho9 and Pc4.

### MGB

- 6.7 The site is located within the MGB which calls for the proposal to be scrutinised under policies Co1 and Ho24 of the Local Plan and CS3 of the Core Strategy and the provisions of in particular paras 89 & 90 of the NPPF. The NPPF counsels that construction of new buildings is inappropriate in the MGB, with certain exceptions. These exceptions include: “...the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces...” The site constitutes previously developed land (PDL) and the NPPF provides that: “...limited infilling or the partial or complete redevelopment of previously developed sites...which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development...” is also not inappropriate development. Policies Co1 and Ho24 contain similar provisions albeit in relation to replacement dwellings in particular and not buildings in general.



6.8 In terms of sizes of buildings, the respective figures for gross external area (GEA) and other data for the existing, approved, refused and proposed schemes are set out below. For example the GEA for the current application would be as for the approved scheme ref. 16/00544/F, a floorspace increase over the existing building in both cases of 8.3%.

	Floorspace GEA (sq m)	Floorspace increase over existing (%)	Parking spaces	Number of dwellings	Height of building in metres	Dwellings per hectare
Existing building (C2 use inc 2 ancillary residential units)	1495	N/A	15	2 (ancillary to main C2 use)	10.27	1.4 (on basis of 2 ancillary dwellings)
GRANTED Application No. 16/00544/F (2 dwellings, Plots 1 & 2))	1224 (Plot 1) 395 (Plot 2)  Total: 1619	8.3%	3+ (Plot 1) 2+ (Plot 2)	2	10.6 (Plot 1) 9.2 (Plot 2)	1.4
Application no. 17/01061/F (REFUSED) (6 dwellings on Plot 1, 1 as approved on Plot 2)	1273 (Plot 1) 395 (Plot 2)  Total: 1668	11.5%	14 (Plot 1) 2+ (Plot 2)	7 (including approved dwelling on Plot 2)	10.45 (Plot 1) 9.2 (Plot 2)	5.03
CURRENT Application no. 18/00172/F (6 dwellings on Plot 1, 1 as approved on Plot 2)	1224 (Plot 1) 395 (Plot 2)  Total: 1619	8.3%	14 (Plot 1) 4 (Plot 2)	7 (including approved dwelling on Plot 2)	10.6 (Plot 1) 9.2 (Plot 2)	5.03

6.9 It is material to reiterate the separation distances between the proposed buildings and their existing neighbours and between each of the proposed buildings, contrasting with the gap between the existing building on the site and The Red House, in understanding to what extent the MGB's openness is impacted. Thus the separation distance between the existing building and The Red House is some 32m; the distances between The Red House and the proposal on Plot 1, 22m; between the buildings on Plots 1 and 2, 7m; and between the Plot 2 development and boundary with The Coppice, 2m; and between the side walls of the dwelling on Plot 2 and The Coppice, 22m. These gaps' dimensions would in total be less than the existing but the MGB's open qualities would be served and perceived by the breaking up of the bulk and mass of the existing building.

- 6.10 The five net additional dwellings (six flats minus two dwellings in the existing building on plot 1 and the already approved detached dwelling on Plot 2) represent a 360% development density increase. This is substantial but the question to be posed is to what extent this magnitude of density increase is harmful, in particular to the MGB. The existence of the flats would not be readily appreciated from the outside; their traffic generation and domestic activities would be more apparent but it is considered that this would not, based on the trip generation assessment, be materially different to the potential traffic generation of the site as a C2 Care home. The Increase over existing floorspace would amount to 8.3% as per the approved 2016 scheme and, in the exact footsteps of that scheme, the proposal involves the breaking up of the massing presented by the present building and creating a situation where at the least there would be no adverse impact on the openness of the MGB and, looked at in the most favourable light, enhancing this quality.
- 6.11 The scale of the development is thereby almost identical to the extant permission and the change in the level of activity would be commensurate with the lawful use of the building as a care home which as a recent lawful use is a material consideration. The vehicular movements emanating from the proposal would not be such as to materially adversely affect the site's setting within the MGB and it is opined that the proposal would have no greater impact on the openness of the MGB than the existing situation or the approved development and is in accord with the appropriate provisions of paragraph 89 of the NPPF, with its constituting PDL, and of the Local Plan.
- 6.12 However if the alternative approach were to be taken that the development was to amount to inappropriate development in the MGB where Very Special Circumstances are required to outweigh the harm to openness and other harm it is clear that the directly comparable scale with the extant permission for two replacement dwellinghouse and the comparability with the level of use that the care home had potential for means that there would exist Very Special Circumstances to outweigh any harm to the MGB and for the proposal to be consistent with the provisions of the NPPF and Policy Co1 of the Local Plan. In summary the Very Special Circumstances would be:
- i) breaking up of the bulk and massing of the existing building with opening up of new vistas between the proposed buildings;
  - ii) the proposal's being virtually identical externally speaking to the approved scheme under ref. 16/00544/F;
  - iii) reduction of hardstanding on Plot 1 when compared to the approved scheme from 1816sq m to 1645sq m (9.4% reduction); and,
  - iv) the proposal is in effect, not leading to significant change in impact on the local traffic situation or local residential amenities when compared to the potential and recent lawful use as a C2 care home.
- 6.13 Overall the proposal would be commensurate with the overall building scale on the site, offering new if different vistas, set back from the road and breaking up of mass, with a comparable level of activity in terms of vehicle movements to that of the lawful use as a care home. It is therefore considered that, in accordance with paragraph 89 of the Framework, the development of this brownfield site would not on balance have a greater

impact on the openness of the Green Belt and the purpose of including land within it. For these reasons, the development is not considered to be inappropriate development and would therefore accord with Policy Co1 of the Borough Local Plan 2005, Core Strategy Policy CS3 and the NPPF. However if the alternative approach is taken that the proposal would on balance constitute inappropriate development very special circumstances exists to override any harm. Accordingly with either or both approaches to the assessment under the MGB policy it is concluded that the proposal is consistent with MGB policy.

#### Neighbour amenity

- 6.14 The proposal, given its scale and its reflecting the existing footprint and building line exactly as the approved scheme under 16/00544/F and notwithstanding the increase in number of dwelling units, is not considered to have an adverse impact upon the amenities enjoyed by the occupants of neighbouring properties which are well spaced in generously sized plots and having mature boundary planting. To revisit the various dimensions: the northern main flank wall of the house on Plot 2 (which contains a first floor bedroom window) would be 5.75m from the boundary with The Coppice and some 22m from the flank wall of the latter; the northern flank wall of the proposed flat block on Plot 1 would be approximately 7m from the opposing flank wall of the flat block on Plot 2; and the southern main flank wall of the house on Plot 1 would be 22m from the flank wall of The Red House. It is not considered, given this arrangement, that the living conditions of neighbouring properties would be adversely affected in terms of overlooking, overshadowing or overbearing effect.
- 6.15 Local concerns have been raised about loss of privacy and the visual impact of the development. However, it is not felt that the proposal would lead to any undue harm on these counts to local residential amenities for the reasons set out above. Disturbance from construction activities would be by nature a temporary aberration but a condition regulating these through a Construction Transport Management Plan would be attached to any permission. As regards security matters, the development would be capable of adequate surveillance from neighbouring properties.

#### Highways

- 6.16 The Highway Authority has no remit for Coppice Lane which is a private road but taking a wider view does not adjudge that the development would give rise to highway safety or traffic flow problems. Notwithstanding that the Highway Authority thus makes no recommendations for conditions, it is considered appropriate to impose a condition relating to a Construction Transport Management Plan, as well for traffic safety as amenity justification.
- 6.17 Accompanying the application is a Transport Statement which identifies trip rate and travel demand figures for the existing C2 use and the proposal and concludes that that there would be no material intensification regarding traffic effects and no measurable harm.

- 6.18 The flat block would be provided with 14 parking spaces (2 per flat and 2 for visitors) on the frontage and 7 cycle parking spaces; the proposed detached house would be served by 4 parking spaces, 2 in garages. This provision would exceed the parking standard. In the Transport Statement it is asserted that a review of parking demand based on empirical Census data shows that the provision of 14 parking spaces (2 per apartment and 2 for visitors) would be slightly higher than predicted future demand and should avoid vehicles being displaced onto any surrounding roads, which would affect the character of the locality. The hardstanding/parking areas when compared to the approved scheme has been reduced from 1816sq m to 1645sq m (9.4% less); in the approved development the north parking area on Plot 1 laps up to the front of the flat block, in the current proposal set apart from the front wall with planting intervening; the south element now has a rectilinear form as opposed to turning circle in the approved layout.

### CIL

- 6.19 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

- 6.20 Core Strategy Policy CS15 and the Council's Affordable Housing SPD require financial contributions towards affordable housing to be provided on housing developments of 1-9 units. However, in November 2014, the Government introduced policy changes through a Written Ministerial Statement and changes to the national Planning Practice Guidance which restrict the use of planning obligations to secure affordable housing contributions from developments of 10 units or less. These changes were given legal effect following the Court of Appeal judgement in May 2016.
- 6.21 In view of this, and subsequent local appeal decisions which have afforded greater weight to the Written Ministerial Statement than the Council's adopted policy, the Council is not presently requiring financial contributions from applications such as this resulting in a net gain of 10 units or less. The absence of an agreed undertaking does not therefore warrant a reason for refusal in this case.

### Other Matters

- 6.22 As well as arboricultural and traffic impact submissions which are discussed above, the application is accompanied by air quality and noise technical

notes, energy statement and a flood risk assessment. The applicant has also made comment on affordable housing and developer contributions but these are not required in this instance: see the section "Affordable Housing" above.

- 6.23 As regards air quality the relevant note states that the background concentrations obtained from the Defra website for the year 2017 are well below the relevant Air Quality Strategy (AQS) objective levels and therefore contends that the impact of the proposed development in terms of exposure of future residents is also negligible.
- 6.24 The noise note finds that the neighbouring properties are over 30m from the drives to the development plots and located further from these properties than Coppice Lane. The noise effects of existing traffic on Coppice Lane will predominate and will ensure that the noise from car movements on these drives is negligible at the neighbouring properties, the note opines.
- 6.25 The energy statement specifies flue-gas heat recovery system for each dwelling and roof-mounted solar PV panels as the energy saving measures.
- 6.26 The flood risk assessment concludes that the risk of flooding from fluvial sources is very low; residential development is suitable at this location (Flood Zone 1); and the risk of flooding from other sources such as groundwater, sewers and pluvial sources is low and the risk from tidal or coastal flooding is negligible: the proposal is therefore in accordance with Policies CS10 and Ut4.

## 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:

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	LP		24.01.2018
Prop Layout	500		24.01.2018
Site Info	501		24.01.2018
Plot 1 GF	502		24.01.2018
Plot 1 F/F	503		24.01.2018
Plot 1 S/F	504		24.01.2018
Plot 1 Els E/S	505		24.01.2018

Plot 1 Els W/N	506		24.01.2018
Plot 2 Plans/Els	407		24.01.2018
Plot 2 Garage	408		24.01.2018
Street Scene	509		24.01.2018
Exg Floor Plans	411		24.01.2018
Exg Elevns	412		24.01.2018
Bin store detts	419	B	24.01.2018

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. Notwithstanding the drawings, the development hereby permitted shall be carried out using the external facing materials and details specified below.
- a) All tiles and tile hanging shall be of Wealden handmade sandfaced plain clay tiles and all elevations shall be tile hung above ground floor level.
  - b) All external joinery shall be of painted timber with architraved bargeboards and no box ends omitted.
  - c) All dormers shall have an ogee cornice.
  - d) All casement windows shall be of painted timber with casements in each opening.
  - e) All fascias shall be no more than two bricks depth.
  - f) All brickwork shall be of handmade sandfaced multistockbrick
  - g) The front courtyard, parking areas and drives shall be of gravel or fixed gravel.
  - h) The rooflight to the porch shall be a blacked painted metal conservation rooflights with a single vertical glazing bar.
  - i) All stonework, except the cills, shall be of natural sandstone.
  - j) All brick arches shall be of gauged brick.
  - k) The entrance gates shall be of dark stained timber.
  - l) The existing front hedge adjacent to the highway boundary shall be retained on an ongoing basis and managed to maintain a height of at least 1 metre hereafter. Any gaps or losses through death or disease shall be remedied by replacement in holly, to current landscape standards, within 1 year to maintain this feature.
  - m) Before works commence a specification and plan for the repair and retention of the garden sculpture shall be submitted to and approved in writing by the LPA before works commence, including the two sculptures at the north end of the west walk and the east end of the south lawn and the fountain statue on the lower pond fountain. Before works commence, protective fencing for the sculpture shall be erected and shall be maintained during the building process.
- There shall be no variation to the above specifications without the prior approval in writing of the Local Planning Authority.

Reason:

In the interests of the visual amenities of the locality having regard to policies Co1, Ho9 and Ho24 of the Reigate and Banstead Borough Local Plan 2005 and the provisions of the NPPF

4. No development shall commence including demolition and or groundworks preparation until a detailed, scaled Tree Protection Plan (TPP) and the related 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, 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 and Ho9 of the Reigate and Banstead Borough Local Plan.

5. No development, groundworks or demolition processes shall be undertaken until an agreed scheme of supervision for the arboricultural protection measures have been submitted to and approved in writing by the local planning authority. The pre commencement meeting, supervision and monitoring shall be undertaken in accordance with these approved details. The submitted details shall include:

Pre commencement meeting between the retained arboricultural consultant, Local Planning Authority Tree Officer and individuals and personnel responsible for the implementation of the approved development;  
timings, frequency of the supervision and monitoring regime and an agreed reporting process to the local planning authority;  
the supervision monitoring and reporting process to be undertaken by a qualified arboriculturist.

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 of the Reigate and Banstead Borough Local Plan.

6. No development shall commence until details of hard and soft landscaping have been submitted to and approved in writing by the Local Planning Authority (LPA). These shall include frontage tree and hedge planting, planting around the refuse store and any other existing or proposed, soft or hard, landscaping in the front garden area, or adjacent to boundaries where appropriate. Specifically included shall be details that the existing front hedge adjacent to the highway boundary shall be retained on an ongoing basis and managed to maintain a height of at least 1 metre thereafter. Any gaps or

losses through death or disease shall be remedied by replacement in holly, to current landscape standards, within 1 year to maintain this feature.

The soft landscape details shall include an establishment maintenance schedule for a minimum of 2 years, full planting specifications, planting sizes & densities. Upon implementation of the approved development all the landscaping works shall be carried out in strict accordance with the landscape details as approved, and these shall be completed, before building completion, occupation or use of the approved development whichever is the earliest.

If any of the new or existing tree/s or hedge/s, detailed and approved under this condition, are removed, die, or become significantly damaged or diseased within 5 years of completion, it/they shall be replaced before the expiry of one calendar year by trees or shrubs of the same size and species. The hedges detailed shall be retained at a minimum height of 1 metre, or if new, once grown to this height thereafter.

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, Ho9, and Ho13 of the Reigate and Banstead Borough Local Plan 2005.

7. No pruning, removal or other works to the retained trees and hedges located both within and overhanging the site, shall take place during construction, or for one year after completion except with the prior written approval of the Local Planning Authority. Any tree work already approved as part of this consent and any other work undertaken should be done in accordance with British Standard 3998 'Recommendations for Tree Work'. If any of the retained trees or hedges, within the site, controlled by this condition, are removed, die, or become damaged or diseased within one year of completion, it/they shall be replaced before the expiry of one calendar year by tree/s or hedge/s, to a planting specification agreed in writing by the Local Planning Authority.

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 policy Pc4 of the Reigate and Banstead Borough Local Plan 2005.

8. No development shall commence until a Construction Transport Management Plan, 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
  - (d) programme of works (including measures for traffic management)
  - (e) measures to prevent the deposit of materials on the highway
  - (f) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
  - (g) on-site turning for construction vehicles
- has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason:



The above conditions are required 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.

9. 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.

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, B, C, D or E of Part 1 of the Second Schedule of the 2015 Order in regard to the dwellinghouse hereby permitted on plot 2 shall be constructed.

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 policy Ho9 and to restrict the enlargement of dwellings in this rural area with regard to Reigate and Banstead Borough Local Plan 2005 policies Co1 and Ho24.

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 as regards the dwellinghouse hereby permitted on plot 2.

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 and to restrict the enlargement of dwellings in this rural area with regard to the Reigate and Banstead Borough Local Plan 2005 policy Ho24.

## 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](http://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](http://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](http://www.ccscheme.org.uk/index.php/site-registration).

5. The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837.

6. The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837.
7. The use of suitably experienced landscape architects is recommended to satisfactorily address both the design and implementation of the landscape details of the above condition although such landscaping is often straightforward and small scale in proportion to the approved development.
8. The planting of trees and shrubs 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 will be of Extra Heavy Standard size with initial planting heights of not less than 4m, with girth measurements at 1m above ground level in excess of 14/16cm.
9. The applicant is advised that they will likely be required to restore/make good any damage to Coppice Lane or its verges resulting from construction vehicle activity associated with the proposed development.

## **REASON FOR PERMISSION**

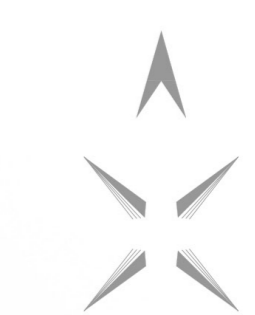
The development hereby permitted has been assessed against development policies CS1, CS2, CS3, CS10, CS11, Co1, Ho1, Ho9, Ho24, Mo7, Pc4 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.



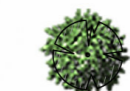

## **Proactive and Positive Statements**

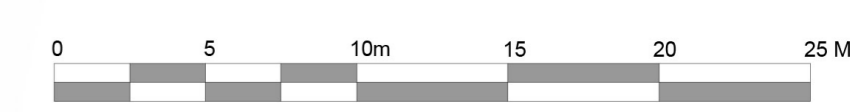
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

18/00172/F - Mount Pleasant, Coppice Lane, Reigate





- KEY**
-  TREES TO BE RETAINED
  -  EXISTING HEDGROW
  -  PROPOSED TREES
  -  INDICATIVE PROPOSED PLANTING



SCALE BAR 1:250

Rev.	Date	Detail
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Status **PLANNING ISSUE**



**ASCOT DESIGN**  
Timeless architecture

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Tel: 01344 299330 Fax: 01344 299331 Email: info@ascotdesign.com  
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Client **JAVA ASSET MANAGEMENT LTD**

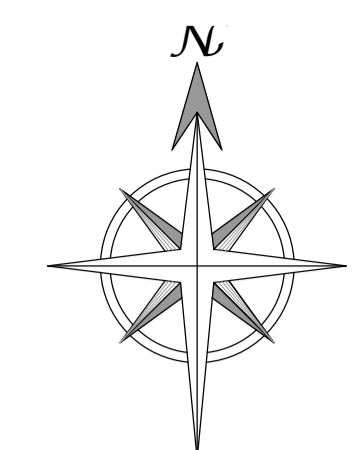
Project Title **MOUNT PLEASANT, COPPICE LANE, REIGATE, SURREY, RH2 9JF.**

Drawings Title **PROPOSED SITE LAYOUT**

Scale	Date	Drawn
1:250 @ A1	ARR '18	CG

Drawing No	Rev.
15 - P1122 - 500	-

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- KEY**
- DASHED LINE INDICATES BUILDING TO BE DEMOLISHED
  - TREES TO BE RETAINED
  - EXISTING HEDGEROW
  - PROPOSED TREES
  - INDICATIVE PROPOSED PLANTING
  - TREES TO BE REMOVED
  - EXISTING TREE ROOT PROTECTION AREA
  - EXISTING SPOT SITE LEVELS
  - PROPOSED LEVELS  
Footprint to be shown, unless specified and site conditions
  - PROPOSED HOUSE FINISHED FLOOR LEVELS (SUBJECT TO CONFIRMATION AT WORKING DRAWINGS STAGE)
  - FOOTPRINT OF PROPOSED NEW DWELLING
  - OUTLINE OF CONSENTED SCHEME



SCALE BAR 1:250

Rev.	Date	Detail

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**CLIENT**  
**JAVA ASSET MANAGEMENT LTD**

**PROJECT TITLE**  
**MOUNT PLEASANT, COPPIC LANE, REIGATE, SURREY, RH2 9JF.**

**DRAWING TITLE**  
**PROPOSED SITE INFORMATION PLAN**

Scale	Date	Drawn
1:250 @ A1	DEC '17	CG

DRAWING No.	Rev.
15 - P1122 - 501	-

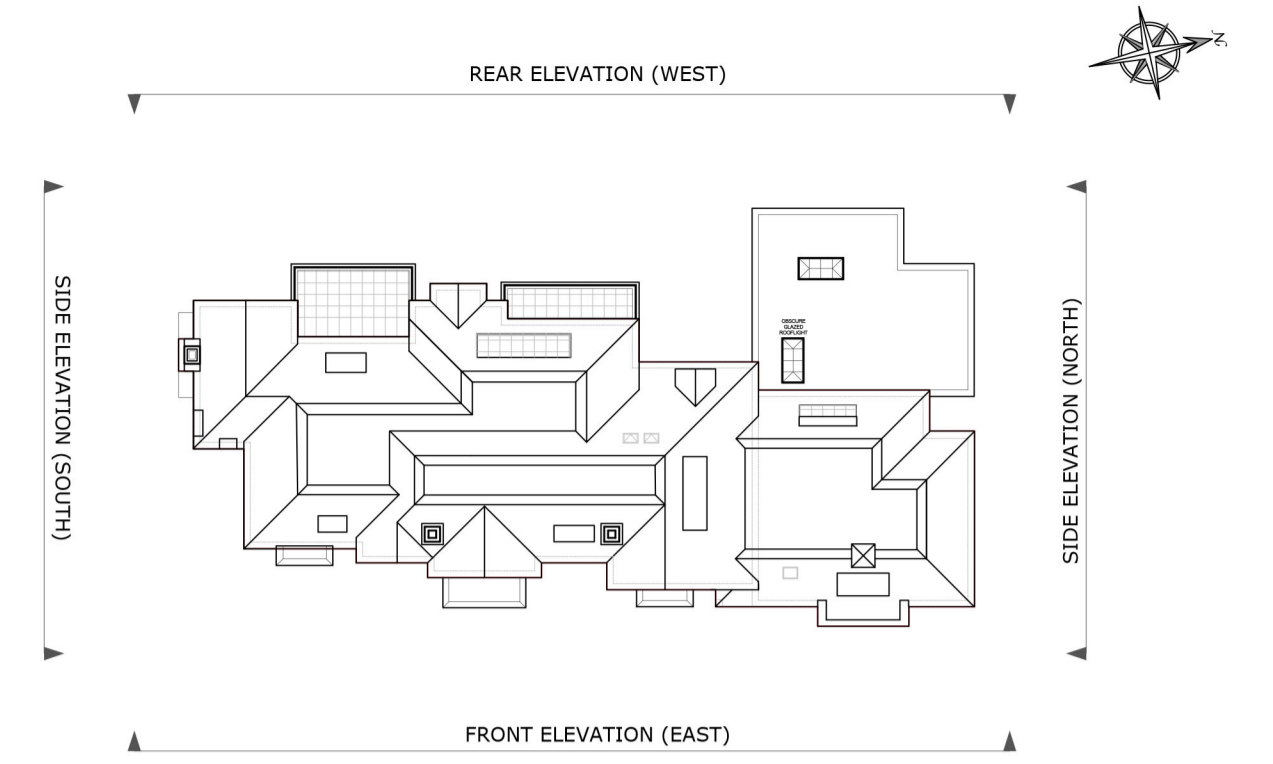
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OUTLINE OF CONSENTED HOUSE SHOWN RED

REAR ELEVATION (WEST)



ORIENTATION PLAN (NOT TO SCALE)




SIDE ELEVATION (NORTH)



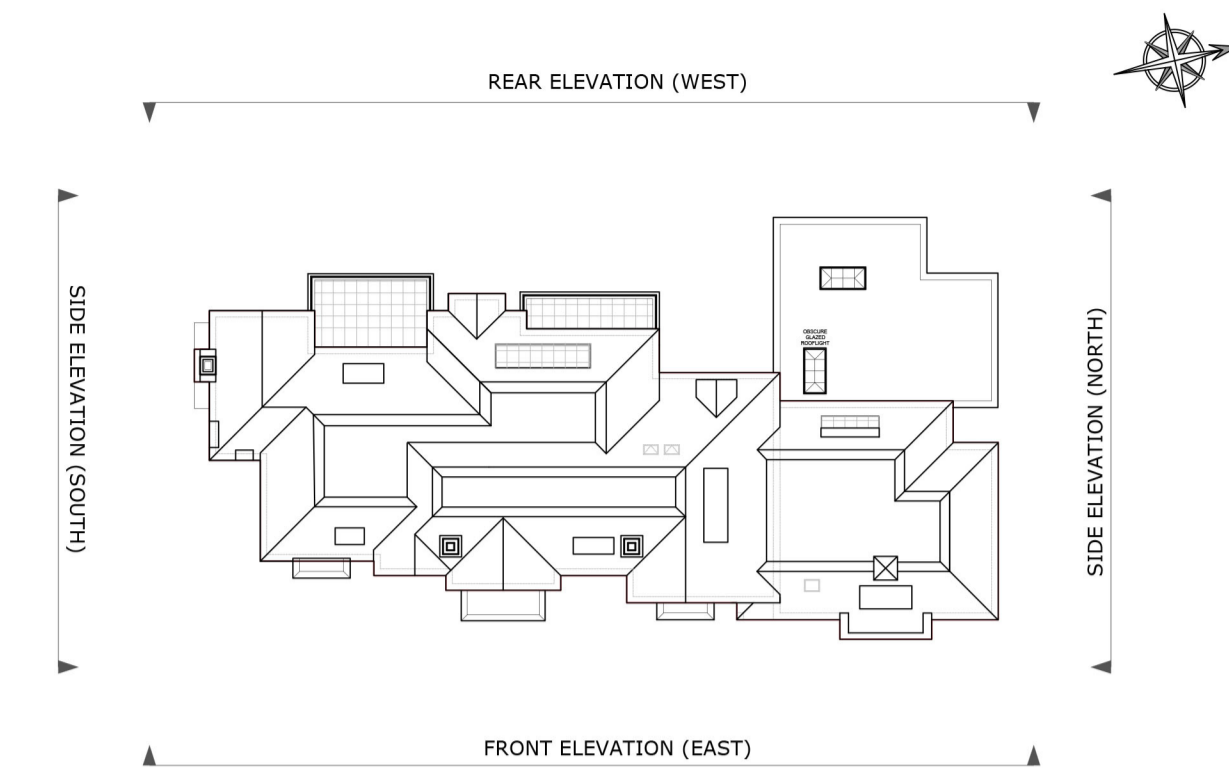
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Rev.	Date	Detail
<b>PLANNING ISSUE</b>		
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<b>Client</b>		
<b>JAVA ASSET MANAGEMENT LTD</b>		
<b>Project Title</b>		
<b>MOUNT PLEASANT, COPPICE LANE, REIGATE, SURREY, RH2 9JF.</b>		
<b>DRAWING Title</b>		
<b>PLOT ONE PROPOSED REAR ELEVATION (WEST) &amp; SIDE ELEVATION (NORTH)</b>		
<b>Scale</b>	<b>Date</b>	<b>Drawn</b>
1:100 @ A1	JAN '18	KMB
<b>DRAWING No.</b>	<b>Rev.</b>	
15 - P1122 - 506	-	
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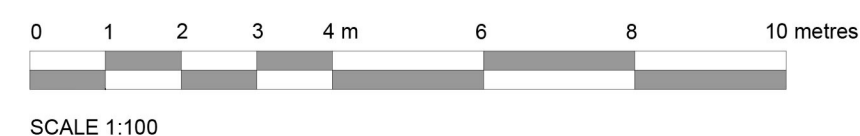
FRONT ELEVATION (EAST)



ORIENTATION PLAN (NOT TO SCALE)

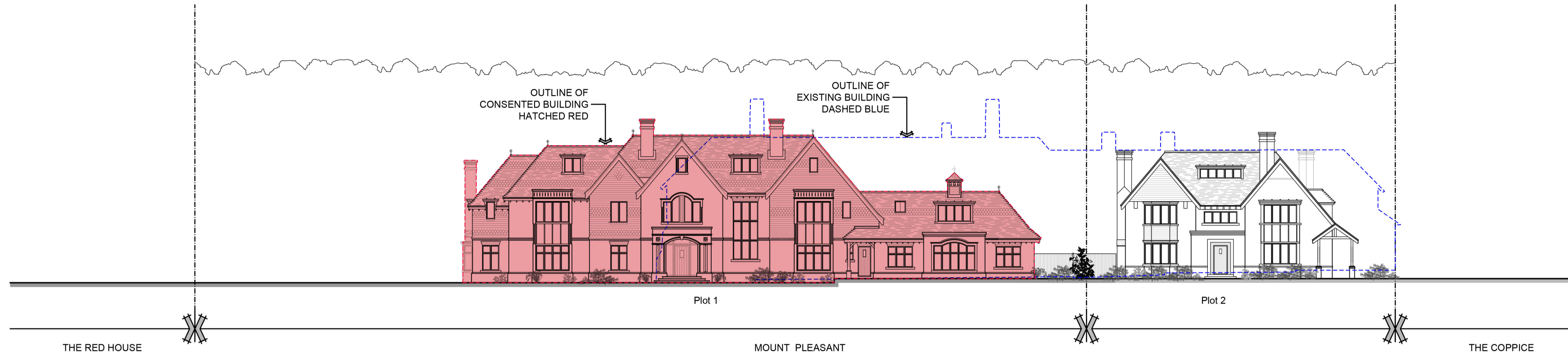


SIDE ELEVATION (SOUTH)



Rev.	Date	Detail
-	-	-
<b>PLANNING ISSUE</b>		
 <b>ASCOT DESIGN</b> Timeless architecture <small>Ascot Design Ltd, Berkshire House 39-51 High Street, Ascot, Berkshire, SL5 7HY          Tel: 01344 299330 Fax: 01344 299331 Email: info@ascotdesign.com          www.ascotdesign.com</small>		
<b>Client</b>		
<b>JAVA ASSET MANAGEMENT LTD</b>		
<b>Project Title</b>		
<b>MOUNT PLEASANT, COPPICE LANE, REIGATE, SURREY, RH2 9JF.</b>		
<b>DRAWING Title</b>		
<b>PLOT ONE FRONT ELEVATION (EAST) &amp; SIDE ELEVATION (SOUTH)</b>		
Scale	Date	Drawn
1:100 @ A1	JAN '18	KMB
<b>DRAWING No.</b>		<b>Rev.</b>
15 - P1122 - 505		-
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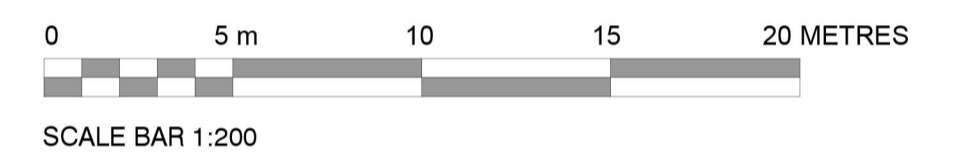




PROPOSED SITE SECTION- COMPARISON WITH EXISTING & CONSENTED BUILDINGS



PROPOSED SITE SECTION



PROPOSED STREET SCENE

Rev.	Date	Detail
-	-	-

Status **PLANNING ISSUE**



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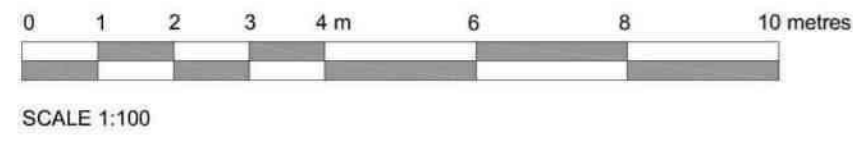
Project Title **MOUNT PLEASANT, COPPICE LANE, REIGATE, SURREY, RH2 9JF.**

DRAWING Title **PROPOSED SITE SECTION AND STREET SCENE**

Scale:	Date:	Drawn:
1:200 @ A1	JAN'18	CG

DRAWING No. <b>15 - P1122 - 509</b>	Rev. <b>-</b>
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FRONT ELEVATION



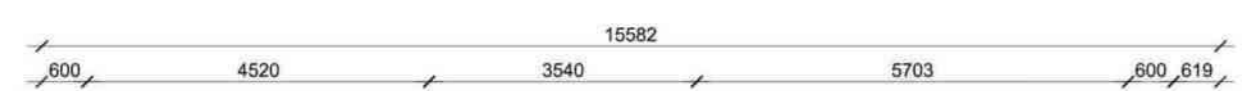
SIDE ELEVATION



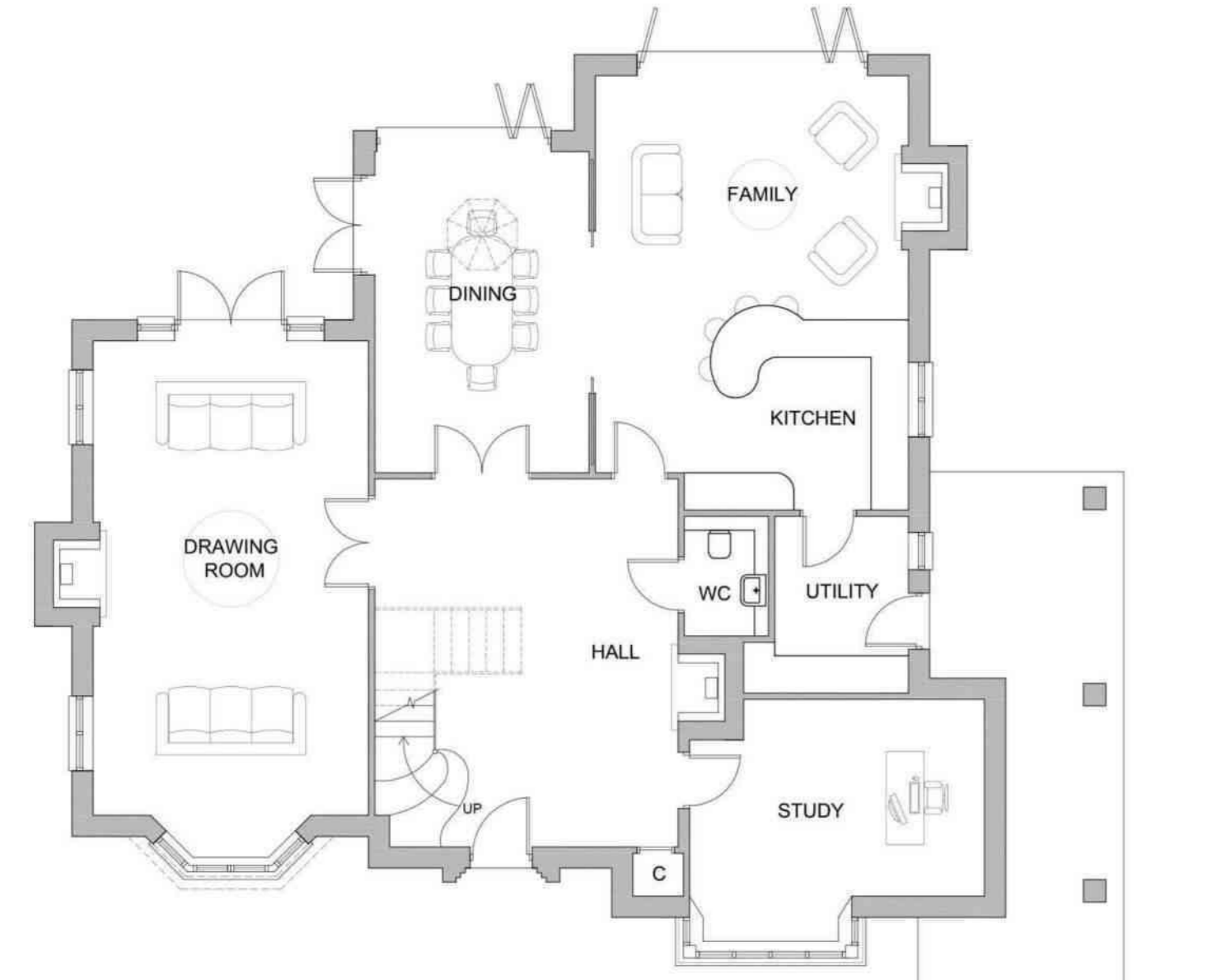
REAR ELEVATION



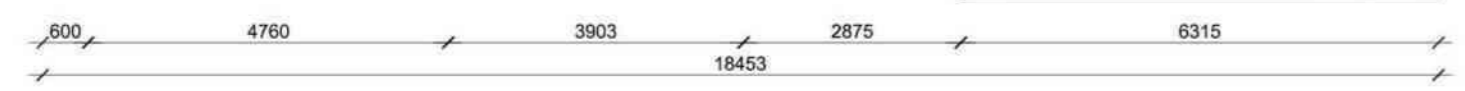
FLANK ELEVATION



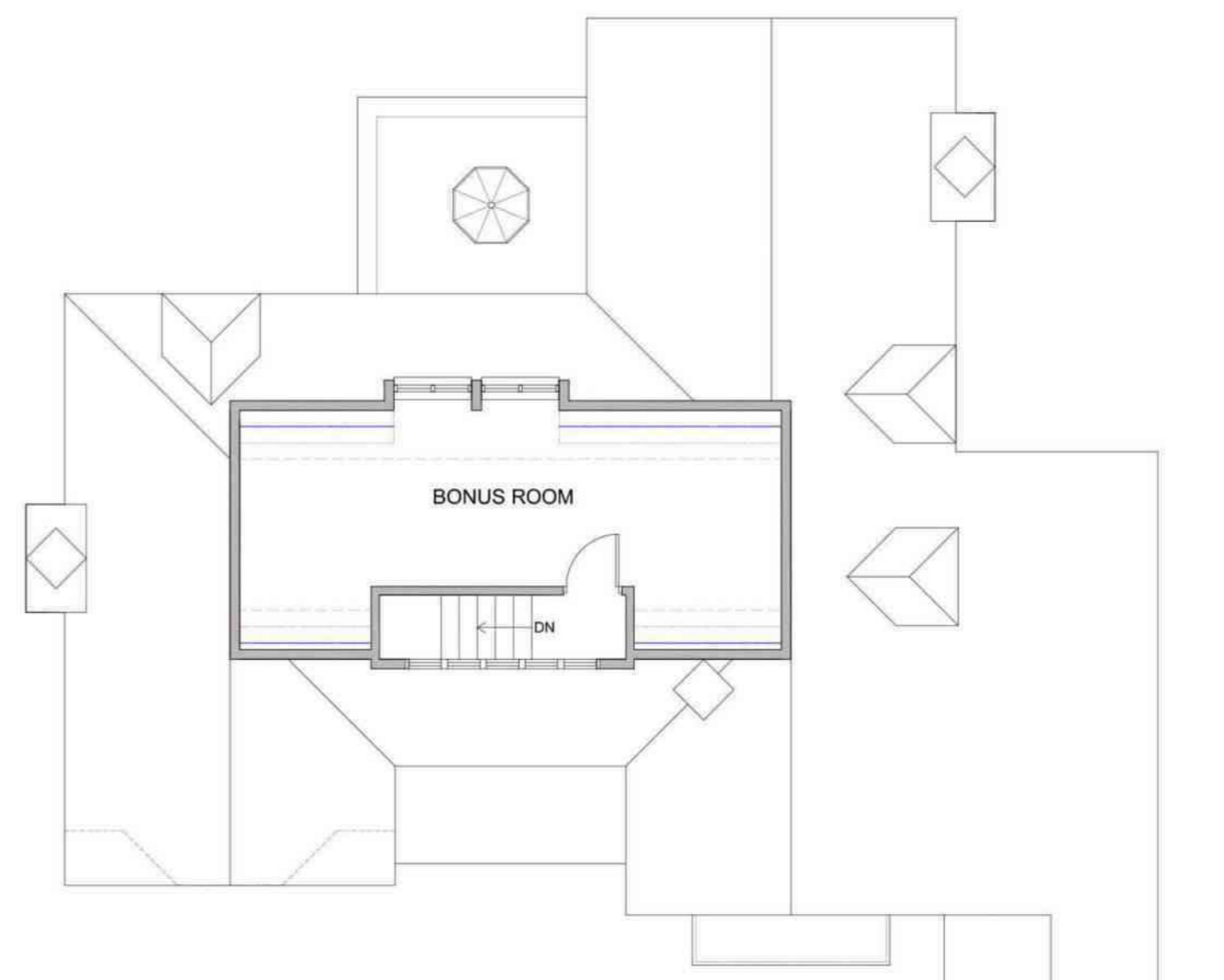
106




**GROUND FLOOR**  
GIA : 149sqm / 1593sqft  
GEA: 168sqm / 1808sqft  
  
TOTAL GIA 309sqm / 3328sqft  
TOTAL GEA 356sqm / 3832sqft



**FIRST FLOOR PLAN**  
GIA : 129sqm / 1389sqft  
GEA: 152sqm / 1636sqft




**SECOND FLOOR PLAN**  
GIA : 32sqm / 345sqft  
GEA: 36sqm / 388sqft  
  
2400mm ABOVE FFL  
2100mm ABOVE FFL  
1800mm ABOVE FFL  
1500mm ABOVE FFL

Rev.	Date	Detail
<b>PLANNING ISSUE</b>		
 <b>ASCOT DESIGN</b> Timeless architecture <small>Ascot Design Ltd, Berkshire House 39-51 High Street, Ascot, Berkshire, SL5 7HY          Tel: 01344 299330 Fax: 01344 299331 Email: info@ascotdesign.com          www.ascotdesign.com</small>		
Client		
<b>MR. D. BURKE</b>		
Project Title		
<b>MOUNT PLEASANT, COPPICE LANE REIGATE, SURREY, RH2 9JF</b>		
DRAWING Title		
<b>PLOT 2 PLANS AND ELEVATIONS</b>		
Scale:	Date:	Drawn:
1:200 @ A1	APR'17	KMB
DRAWING No.	Rev.	
15-P1122-407		
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# Agenda Item 7

Planning Committee  
18<sup>th</sup> April 2018

Agenda Item: 7  
17/02891/F

 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	18 April 2018
	<b>REPORT OF:</b>	HEAD OF PLACES & PLANNING
	<b>AUTHOR:</b>	Billy Clements
	<b>TELEPHONE:</b>	01737 276087
	<b>EMAIL:</b>	billy.clements@reigate-banstead.gov.uk
<b>AGENDA ITEM:</b>	7	<b>WARD:</b> Merstham

<b>APPLICATION NUMBER:</b>	17/02891/F	<b>VALID:</b>	11 December 2017
<b>APPLICANT:</b>	Education And Skills Funding Agency	<b>AGENT:</b>	JLL
<b>LOCATION:</b>	<b>ST NICHOLAS SCHOOL, TAYNTON DRIVE, MERSTHAM</b>		
<b>DESCRIPTION:</b>	<b>Erection of modular school accommodation, car parking, access works, play space, landscaping and ancillary works required for a temporary period of two years</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>			

## SUMMARY

This application seeks full planning permission for the erection of modular school accommodation with associated works on part of the grounds of St Nicholas School. The modular accommodation is sought for a temporary period of two years whilst a replacement permanent secondary school (for which a separate outline application has also been made) is constructed.

The site is within the Metropolitan Green Belt. Whilst the proposed modular buildings would be temporary in nature; the structures and associated works nonetheless constitute inappropriate development and therefore should only be approved in very special circumstances.

To this end, the applicant has provided clear evidence of an immediate need for new secondary school provision (from September 2018) to serve the Merstham/Redhill/Reigate area, a fact which is supported by commentary from Surrey County Council and by this Council's own infrastructure needs evidence. Furthermore, the applicant has demonstrated through an alternative site search that this immediate need could not be met elsewhere, particularly not given the rapid delivery required. The benefits of meeting this pressing educational need through providing the temporary accommodation whilst a permanent school is built is considered sufficient to establish very special circumstances, particularly in light of advice in the National Planning Policy Framework which advises that "great weight" should be given to the need for new schools in planning decisions and mindful of the fact that any harm to the Green Belt would be "time-limited" due to the temporary nature of the modular accommodation.

The proposed modular accommodation would comprise a number of single storey units, arranged in a horseshoe around a central hard landscaped area. Whilst the units are likely to be relatively functional in appearance, given their height, siting and temporary nature, it is concluded that they would not be unduly prominent or detrimental to the character of the area. Some additional landscaping and planting is proposed to help screen the modular provision and proposed car parking.

Access to the site would be via the existing vehicular access to the school opposite Sutton Gardens, with a new car park and turning head created to the rear of properties on Taynton Drive to serve the temporary school. The County Highway Authority has considered the transport and highways implications of the temporary provision (including operating alongside the existing school) and considers them to be acceptable in terms of safety and operation, subject to conditions, including a Travel Plan and a legal agreement to secure funding for a review of local parking restrictions. Additional modelling of the impact on the School Hill/A23 junction has been provided by the applicant on the basis of feedback from Officers and consultees during the course of the application: this modelling has been assessed by the County Highway Authority who have confirmed that they have no objection to the temporary provision as the modelling confirms that during the two years of temporary provision, traffic queuing at the School Hill junction with the A23 does not affect new junctions further back and thus is not considered to give rise to an unacceptable impact.

Given their height and separation to the boundary with properties to the north, it is concluded that the modular provision would not give rise to an unacceptable impact on surrounding residential amenity. Noise and disturbance arising from the car park and use of the outdoor areas around the temporary school has been assessed and is not considered to be detrimental to neighbouring residential properties.

### **RECOMMENDATION(S)**

Subject to 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

Planning permission is **GRANTED** subject to conditions.

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.

## Consultations:

County Highway Authority: No objection on highway safety or capacity grounds subject to conditions and a legal agreement to secure contributions towards a parking review. Comments as follows:

*"I am happy to support the application for the two temporary years - that is 2018/19 and 2019/20. This is because the junction modelling shows that during those two years traffic queuing at the School Hill junction with the A23 does not affect new junctions further back. However the modelling shows that by 2025 queuing back from the junction would affect Nutfield Road, due to the new school. I am therefore only able to support the first two temporary years.*

*This is on the condition that the proposed highway works at the Taynton Drive junction with Sutton Gardens at the access is carried out in accordance with details to be submitted for entering into a full Section 278 Agreement.*

*In addition a revised travel plan would need to be submitted and agreed. The proposed development will increase parking demand so I will need a contribution of £3,000 toward reviewing and implementing parking restrictions for up to two years past full occupation of the site, in the event that parking demand is causing a highway safety problem. If we do not use this money for up to two years post full occupation, then the school can have the contribution back with interest. This can be entered into a section 106."*

Tree Officer: No objection subject to conditions. Summary of conclusion as follows:

*In conclusion, I consider that the removal of the tree through their existing poor quality or as a direct result of the redevelopment, construction processes and activities would not result in any substantial long term loss of visual amenity, nor would the tree losses have any adverse effects on the local and wider landscape. Subject to adequate tree protection measures and a finalised arboricultural method statement and tree protection plan with the require levels of qualified arboricultural supervision and monitoring existing trees can be successfully incorporated into the proposed schemes.*

Environment Agency: No objection subject to conditions in respect of flooding risk or impact on groundwater. Comments summarised as follows:

*The site was deemed not to have a high potential for ground contamination to be present. The ground investigation did not reveal any elevated contaminant concentrations that would represent a significant risk to Controlled Waters and we agree that on the basis of the information provided, remedial measures are not required.*

*Our flood risk advisor has reviewed the FRA and we can be confident that the development is all being undertaken in FZ1.*

Surrey Wildlife Trust: Recommends conditions to secure ecological mitigation and further bat surveys. Comments as follows:

*The Trust would advise that the Preliminary Ecological Appraisal Report by The Landscape Partnership dated November 2017...provides much useful information for the Local Authority to be able to assess the potential status of protected and important species on the proposed development site and the likely effect of the development on them.*

*We would therefore advise the Local Authority that should they be minded to grant this planning application...the applicant should be required to undertake all the recommended actions in Section 5 of the Report, including biodiversity enhancements detailed in sub-section 5.4.*

*We would further advise the Local Authority, that as the applicant's Ecologist has advised in their report, that further bat activity surveys are advised to help ascertain the status of bats in the buildings currently on site (which are to be demolished/removed).*

County Archaeologist: No objection and no further requirements for investigations/conditions. Comments as follows:

*I have reviewed the desk based assessment and the archaeological potential for the site is clearly low and the area of the proposed new build will have been disturbed by the previous buildings on the site reducing further the potential for significant archaeology to survive. The site is close to the Banstead ammunition depot that is designated as being a County Site of Archaeological Importance, but any remains associated with this important complex will be within the boundary of the depot site and so I can confirm that there is no requirement for any further archaeological investigations as a consequence of this proposal.*

UK Power Networks: No objections

Natural England: No comments

### **Representations:**

Letters were sent to neighbouring properties on 3<sup>rd</sup> January 2018; a site notice was posted 5<sup>th</sup> January 2018 and the application was advertised in local press on 18<sup>th</sup> January 2018.

6 responses have been received raising the following main issues as set out below.

<b>Issue</b>	<b>Response</b>
Overlooking and loss of privacy	See paragraphs 6.28-6.32
Hazard to highway safety	See paragraphs 6.33-6.42, proposed legal agreement and conditions 5, 10, 11, 12, 13 and 14
Inadequate parking	See paragraphs 6.33-6.42, proposed legal agreement and conditions 5, 10, 11, 12, 13 and 14
Increase in traffic and congestion	See paragraphs 6.33-6.42 and condition 14
Inconvenience during construction	See paragraphs 6.54 and condition 5
Noise & disturbance	See paragraph 6.31 and condition 17
Crime fears	See paragraph 6.55
Health fears	See paragraphs 6.28-6.32 and condition 17
Drainage/sewage capacity	See paragraphs 6.43-6.45 and conditions 9 and 16
Flooding	See paragraphs 6.43-6.45 and conditions 9

and 16

Alternative location/proposal preferred

See paragraphs 6.7-6.17

Loss of private view

This is not a material planning consideration

Objection was also received regarding the relationship between the existing school and proposed school in terms of Health & Safety and welfare of pupils, as well as lack of consultation with the 'service users' of the school.

Letters of support for the proposals were received from GLF Schools (the intended operator).

## **1.0 Site and Character Appraisal**

- 1.1 The site consists of part of the grounds of the existing St Nicholas special school which is located on the southern edge of the Merstham urban area. The site is wholly within the Metropolitan Green Belt.
- 1.2 The site comprises open grounds to the north and east of the main school buildings. The grounds are currently a mixture of amenity land to the front of the school, an area of semi-natural open space and a small area of current playing field.
- 1.3 The site is bounded by the Merstham estate to the north which comprises mainly inter/post-war housing. To the south, the site is bounded by a narrow belt of trees, beyond which are public allotments and which are within the Green Belt. To the east, the belt of trees is more pronounced and separates the site from the adjoining lake/body of water. The character transitions very quickly from urban to rural countryside to the south of Merstham, all of which is within the Green Belt.
- 1.4 As a whole, the application site extends to approximately 2.22ha.

## **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: Pre-application advice relating to the redevelopment of the site has been sought on several occasions since 2015. Advice was given in relation to the Green Belt and very special circumstances, design/layout and accessibility, highways and parking.
- 2.2 Improvements secured during the course of the application: Additional information regarding transport impacts was provided by the applicant. Details of proposed landscaping were also provided.
- 2.3 Further improvements to be secured through planning conditions or legal agreement: Conditions will be used to secure details of appearance and materiality of the proposed temporary units as well as external landscaping. Conditions will also be used to deal with highway matters and limit the temporary provision to the period of two years as requested.

### 3.0 Relevant Planning and Enforcement History

- 3.1 There is various planning history associated with the expansion and operation of St Nicholas School, with most applications determined by SCC as the Local Planning Authority for such works.
- 3.2 A separate, related outline planning application (17/02890/OUT) for the demolition of the existing school and erection of a replacement secondary school with play space, car parking and associated works.

### 4.0 Proposal and Design Approach

- 4.1 The proposed development seeks full planning permission for the erection of modular school accommodation with associated car parking and landscaping works for a temporary period of two years.
- 4.2 The accommodation will accommodate students aged between 11 and 16 years old in September 2018 with one year intake (120 pupils) followed by a further intake of 120 pupils in September 2019. The facilities are required to meet educational needs whilst the main school is redeveloped and under construction.
- 4.3 The accommodation would comprise a set of single storey units situated on the playing fields to the east of the existing school and arranged in a horseshoe complex around a central plaza.
- 4.4 Access would be via the existing main entrance onto Taynton Drive, with a new temporary access, car park for 42 vehicles and turning head created along the northern boundary of the site.
- 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 site is located within the Metropolitan Green Belt. The site is largely flat, surrounded by trees and hedgerows. The existing buildings are largely two storey and set back deeply into the site. To the north, the school is adjacent to residential dwellings and to the west also although separated by Taynton Drive. To the south are allotment gardens and to the east another school.
	Most of the trees on the site will be retained to maintain



	screening.
Involvement	The Planning Statement and Statement of Community Involvement identifies that pre-application advice was undertaken and that a public consultation event held in the school in November. Feedback is summarised as being largely positive with the main issues being traffic, parking and issues of privacy/impact on residential amenity.
Evaluation	The Design Statement set out how the proposals have evolved in relation to the pre-application advice and the space requirements for the temporary school.
Design	The Design Statement identifies that, as the accommodation is proposed to be temporary, in terms of design and layout, priority has been given to minimising disruption to local residents. The location of the Temporary School is intended to keep all buildings close to existing housing line so as to minimise the impact of built forms within the greenbelt space, whilst retaining enough distance from the boundary line so as to minimise any visual or noise impact upon neighbours.

4.7 Further details of the development are as follows:

Site area	2.22ha
Existing use	School (grounds of)
Proposed use	Temporary secondary school
Floor area of temporary buildings	809sqm
Number of pupils	Up to 240 (temporary 2 years) (120 pupils in year 1 with a further 120 in year 2).
Number of staff	15 FTE in year 1 rising to 28 FTE in year 2
Proposed parking spaces	42
Parking standard	BLP 2005 - individual assessment – BLP states that <i>“only operational requirements should be provided for...Pupil parking and drop off/pick up</i>

**5.0 Policy Context**

5.1 Designation

Metropolitan Green Belt  
Adjacent to Site of Nature Conservation Importance

5.2 Reigate and Banstead Core Strategy

CS1(Presumption in favour of sustainable development)  
CS3 (Green Belt)  
CS4 (Valued townscapes and historic environment)  
CS5 (Valued people/economic development),  
CS8 (Area 2a (Redhill))  
CS10 (Sustainable development),  
CS11 (Sustainable construction),  
CS12 (Infrastructure delivery)  
CS17 (Travel options and accessibility)

### 5.3 Reigate & Banstead Borough Local Plan 2005

Countryside	Co1
Landscape & Nature Conservation	Pc2C, Pc2G, Pc4, Pc8
Community Facilities	Cf1, Cf2
Recreation	Re11
Movement	Mo4, Mo5, Mo6, Mo7, Mo13
Utilities	Ut4

### 5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	Local Distinctiveness Design Guide Developer Contributions SPD Surrey Design
Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010 (as amended) Conservation of Habitats and Species Regulations 2010

## 6.0 **Assessment**

6.1 The application site forms part of the grounds of the existing Chart Wood school (formerly St Nicholas) within the Metropolitan Green Belt but adjoining the defined urban area. The proposals seek full planning permission for the erection of temporary modular school accommodation for a period of two years.

6.2 The main issues to consider are therefore:

- development within the Metropolitan Green Belt
- design and impact on the character of the area
- effects on the amenity of neighbouring properties
- access, parking and highway implications
- other matters

Development within the Metropolitan Green Belt

- 6.4 The site is within the Metropolitan Green Belt where the erection of new buildings is normally considered to be inappropriate.
- 6.5 Even though the modular units proposed in this case are intended for a temporary period of 2 years, they would nonetheless constitute new development and would not fall within any of the exceptions set out in paragraphs 89 or 90 of the Framework. On this basis, they are concluded to be inappropriate development.
- 6.6 To justify the development, the applicants have advanced a number of considerations and benefits, most notably the need for secondary school provision. Many of the factors advanced by the applicant apply to both this application and to the separate application for permanent provision on the site. The various considerations, and the respective evidence for each, is discussed below:

*Need*

- 6.7 The applicant provides evidence of the need for new secondary school provision in this area. Firstly, the applicant highlights that the Secretary of State has approved the Glyn Learning Foundation (GLF) Trust's application to create a new secondary free school. The application process used by the Government for free schools includes a requirement to *"provide valid evidence that there is a need or demand for this school in the area"*. The fact that this application has been approved therefore provides some credence to the argument that there is a genuine need.
- 6.8 In addition, the applicant has provided within their Planning Statement a letter of support from Surrey County Council – the Local Education Authority – for the opening of a new Free School on the Chart Wood/St Nicholas site. This letter confirms Surrey CC's view that *"the proposed new school is justified in terms of increased pupil demand in the secondary sector that will continue to grow, over the short to medium-term (driven by a historic rise in pupil numbers that are feeding through from the primary sector)*. More specifically, the letter from SCC highlights that *"At present, our pupil projections show a need for an additional four secondary forms of entry in the Reigate/Redhill Planning Area for September 2018, increasing to five forms of entry by September 2019, six forms of entry by 2021 and eight-to-nine forms of entry thereafter. These forecasts take into account the additional one form of entry already supplied at both The Warwick and St Bede's School, meaning that the aforementioned deficits represent demand that will not be met if the new Merstham Park Free School is not forthcoming"*.
- 6.9 The letter of support from Surrey CC is considered to be unambiguous evidence of the clear and immediate need for additional secondary provision to serve the Reigate/Redhill area. Furthermore, the commentary regarding The Warwick and St Bede's School demonstrates that options to provide for the need within the existing school estate within the urban area have been explored and exhausted, thus necessitating the opening of a new school. SCC's letter of support concludes that *"the proposal to deliver a new, six form entry school in Merstham, with a phased opening in temporary accommodation for the first two academic years (at a four form entry intake) is well aligned with the forecast demand profile in the area..."*.

- 6.10 The Council's own policies and evidence also support the need for new secondary provision in this area. Policy CS8 (Area 2a) of the Core Strategy identifies a "new 6-form entry secondary school" as one of the infrastructure priorities for the Redhill area and at that point it was envisaged that it would be needed by 2017. Furthermore, evidence prepared to support the Development Management Plan (Regulation 18 Stage) consultation concludes that "*Urban growth in the Redhill/Reigate catchment is projected to generate a need for an additional 10 forms of entry (300 places) at YR 7 by 2022. Potential urban extension sites are projected to generated demand for a further 27 places at YR 7 (i.e. a further 1FE) over and above this baseline urban growth*".
- 6.11 Particularly relevant to the temporary provision is the evidence that additional forms of entry are required almost immediately (from September 2018), thus necessitating a rapid delivery which would render permanent provision unfeasible. The confirmation in Surrey's letter that options for expansion within the existing secondary school network suggests that temporary or bulge provision within existing schools would similarly be unlikely to be achievable.
- 6.12 The combination of the Government's approval of a free school application for this area, together with the County Council's support and school needs projections and this Council's own evidence and policy position (as set out in the Core Strategy) is considered to be conclusive evidence of a clear need for secondary provision in the Redhill/Reigate catchment. The imminent timing of this need is considered to support the case for temporary provision, particularly as the existing buildings are required to be redeveloped for a replacement permanent school.
- 6.13 Mindful of the Framework and subsequent Government Policy Statement "Planning for Schools Development", both of which advise that "great weight" should be attached to the need for new or expanded schools in planning decisions and that "there should be a presumption in favour of the development of state-funded schools", it is considered that this evidence of need is compelling and attracts significant weight. The consequent social benefits of meeting this need also weigh in favour of the proposal.

*Lack of alternative sites*

- 6.14 The applicants also demonstrate that there are no alternative, available sites upon which the proposed new school to serve the Reigate/Redhill catchment could be accommodated given the specific requirements. This argument is supported by a "Sequential Site Assessment".
- 6.15 The alternative site search considers both land and buildings of sufficient size to provide a school meeting Department for Education/ESFA standard guidelines within a suitably wide search area covering Redhill, Reigate and as far south as Salfords but limited by the M25 and M23 motorways to the north and east. These governing criteria are considered to be appropriate and proportionate.
- 6.16 A total of 10 sites were identified, including large sites within the Green Belt, large office buildings and sites within industrial areas. However, the majority of these are

assessed by the applicant– as a result of investigations with the landowners – as not being available for development of a school, particularly for a short term temporary provision and this position is agreed. Others were considered inappropriate for school provision.

- 6.17 Overall, it is acknowledged and accepted that the particular requirements for a temporary school is likely to significantly reduce the available pool of suitable sites. Furthermore, the findings of the site search are considered to be robust and it is therefore accepted that the short term need for temporary provision whilst the permanent school is constructed could not be met on an alternative site within the catchment. This attracts further significant weight in favour of the application. The logistical benefit to both the school and pupils of the temporary school being on the same site as the future permanent provision (as set out in the report for that application, it is also agreed that there are no available alternative sites for the permanent school), is also considered to be relevant and weighs in favour of the scheme.

*Overall conclusions in relation to Green Belt*

- 6.18 As above, although for a temporary period, the proposed modular units constitute inappropriate development with the Green Belt and should therefore only be approved in very special circumstances.
- 6.19 In this case, it is considered that very special circumstances have been demonstrated as the harm to the Green Belt (which would be time limited with reversion of the site to its present open character secured through condition) would be clearly and demonstrably outweighed by the significant benefits associated with providing the short term accommodation required to meet the immediate need for secondary provision within the Reigate/Redhill catchment, a need which it is agreed could not reasonably be met on any other alternative site.
- 6.20 In coming to this balance, account has been taken of the support in Policy CS5 of the Core Strategy for delivering improved and increased education facilities and the clear national policy support for meeting education needs in both the Framework and associated policy statements.
- 6.21 The development would therefore accord with Policy Co1 of the Borough Local Plan, CS3 of the Core Strategy and the relevant provisions of the NPPF.

Design and impact on the character of the area

- 6.22 The application would comprise eight modular units which would be located to the north-east of the existing school buildings on part of the existing playing fields. The application was supported by a Landscape and Visual Impact Assessment which concludes that the temporary provision would not have any significant adverse landscape effects and any visual effects would likely be moderate/minor adverse at worst, with proposed landscaping and tree planting helping to mitigate these.
- 6.23 The modular units are proposed to be single storey structures of relatively modest height (3.6m) and would be arranged in a horseshoe configuration around a central

hard landscaped plaza. Rather than a single large unit, the temporary accommodation is proposed to be a number of smaller modules which will help break up their overall visual mass. The structures are proposed to be of relatively simple form and functional appearance; however, full details of the appearance and materiality of the modular units have not been provided at this stage. These details will be secured through condition to ensure an acceptable appearance.

- 6.24 As above, some landscaping in the form of a new hedge and tree planting is proposed as part of the temporary provision, both to screen the car parking and the modular units themselves. In principle, it is agreed that this may have some value in terms of mitigating visual impact but is not considered critical given the low scale of the buildings. Concerns have been raised by neighbours regarding the lack of detail regarding proposed planting and potential for an oppressive impact on their gardens. Final details of proposed landscaping will be secured through condition.
- 6.25 A new car parking area and access road – which will be taken from the main access opposite Sutton Gardens - will also be created to serve the temporary provision. Whilst this would introduce a new area of hardstanding – part of which will be visible in the street scene - the main car parking area will be screened from view by the houses fronting Taynton Drive and the layout will enable the majority of the existing tree screening and an area of soft landscaping/amenity space to be retained along the Taynton Drive frontage. Additional tree planting to help screen and break up the parking area is also proposed. On this basis, it is considered that the parking area would not unduly urbanise or erode the open, soft landscaped street scene.
- 6.26 The site area for the temporary school will be separate from the main school, both for operational purposes and to ensure safety of pupils at the temporary school during any construction works. A condition is proposed to secure details of the proposed boundary treatment and its removal once the temporary provision ceases.
- 6.27 Overall, given the siting, scale and height of the modular units and the layout of the parking area, it is agreed that they would not have an unacceptable adverse landscape. Furthermore, it is considered that they will not be dominant within the street scene or unduly detrimental to the character of the area. They are therefore considered to comply with policy Cf2 of the Local Plan.

#### Effects on the amenity of neighbouring properties

- 6.28 The proposed temporary units and new access/parking area would be located to the rear of properties on Taynton Drive and therefore have the potential to impact on their amenity.
- 6.29 In terms of the modular buildings themselves, these are proposed to be low height (3.6m) and would be positioned such that they would be a minimum of 11m to the rear boundaries of properties on Taynton Drive. At this height and distance, it is not considered that they would give rise to an overbearing or overshadowing effect on neighbours. Whilst there would be windows facing towards properties on Taynton Drive, these would be ground floor only and would not cause an unacceptable loss of privacy.

- 6.30 As above, the layout for the temporary provision includes some tree planting, both to replace losses within the site and to screen the temporary provision. Some concern has been raised by neighbours that the proposed planting may give rise to a loss of outlook and overshadowing effect on their gardens. The planting shown on the plans is considered to strike an appropriate balance between providing some screening and softening of the temporary modular units whilst avoiding an oppressive effect on neighbouring properties. The species would be planted in small groups or as isolated trees with spacing between them such that views between the trees would remain and they would be planted a sufficient distance off the boundary with neighbouring properties.
- 6.31 A new access road, car park (for 42 vehicles) and turning head would be introduced to the rear of the neighbouring residential properties on Taynton Drive to provide access and servicing for the temporary school. A Noise Impact Assessment was submitted with the application which concludes that the noise level experienced at the rear windows of the nearest adjoining residential properties from the activity in the car park during the peak morning period (including vehicle engine noise, car doors and conversations) would be 45dB, i.e. less than the background noise level which was measured at 49dB. On this basis, it is not considered that the indicated siting of the car park would give rise to unacceptable noise and disturbance for neighbouring properties. A similar conclusion is reached in respect of the use of outdoor play areas.
- 6.32 On this basis, the proposal is not considered to give rise to any serious adverse impacts on neighbour amenity and therefore complies with policies Cf2 and Cf3 the Borough Local Plan 2005.

Accessibility, parking and highway implications

- 6.33 The temporary school would be accessed from the existing main school access onto Taynton Drive, with a new car parking area and turning head created. A new separate pedestrian access from Taynton Drive would also be created.
- 6.34 The application was accompanied by a Transport Assessment which examines the travel patterns, parking demand and trip generation which would be associated with the temporary school (of 240 pupils when fully operational in year 2). The Transport Statement also included modelling of the impact of the proposals on local roads and junctions.
- 6.35 The Transport Assessment was reviewed by the County Highway Authority (CHA) who raised a number of queries about its contents and the modelling undertaken, including the absence of modelling of the School Hill/A23 junction. In response to this, the applicant undertook further revised modelling – the scope of which was discussed and agreed with the CHA – and provided a further Transport Note responding to the more detailed matters and requests raised by the County.
- 6.36 Trip generation has been calculated by reference to planned staff and pupil numbers and the modal share has been informed by data from both the School Census and the 2011 Census in respect of Travel to Work for staff. In terms of vehicular movements, the distribution and routing of likely trips has been informed

by existing pupil postcode data from the likely feeder primary schools which has been corroborated by postcode data for the first 50 pupil applications to the proposed new school. On this basis, the approach taken is considered to be robust and realistic. The modelling identifies that the new school would result in a net increase of up to 68 additional vehicle trips in year 1 (assuming the school operates alongside the existing Chart Wood School) falling to an additional 31 total vehicle trips (staff and pupils) in year 2 (due to the closure of Chart Wood). It is concluded that this would have a negligible impact on the three main junctions tested and the local highway network more generally, a conclusion which is accepted by the County Highway Authority.

- 6.37 During the course of the application, concerns were raised with the applicant regarding the absence of modelling of the School Hill/A23 junction which has previously identified as experiencing congestion at peak times due to the throughput and geometry of the junction. As a consequence, the applicant undertook further specific modelling of this junction with input from the County Council. The outputs of this have been reviewed by the CHA who confirm that, during the operation of the temporary school, there would not be an unacceptable impact on School Hill/A23 junction and, in particular, any queuing would not affect junctions further back. Based on the specific modelling of School Hill and the conclusions above, the temporary school is not therefore considered to give rise to a severe impact on the operation of the surrounding highway network which would warrant refusal under the Framework. The impact of the permanent replacement school (subject of a separate application for which discussions are on-going) or any future expansion of the temporary provision on this junction would need to be considered separately and on their own merits from a highway perspective.
- 6.38 The application was supported by a draft School Travel Plan which details the various measures to be introduced by the school in order to promote sustainable travel. The draft Travel Plan follows the Modeshift STARS programme (a national programme for schools) and sets out the intention for initiatives to be in place for the school to meet the Bronze accreditation on opening of the temporary accommodation and to subsequently transition to Silver accreditation upon opening of any temporary school. Subject to some matters of detail to be addressed in the final Travel Plan, this is considered to be appropriate. Pedestrian improvements in the immediate vicinity of the school at the Taynton Drive/Sutton Gardens junction are proposed along with a new pedestrian access from Taynton Drive: these are considered to be adequate and proportionate to connect the site into the surrounding local footway network.
- 6.39 Given the anticipated staffing levels (up to 28 FTE over the two years), likely visitors and the proposed travel plan measures, the parking provision of 42 spaces for the temporary school is considered to be acceptable. Provision for parent/pupil parking or pick up/drop off within the site itself is not included, this is in full accordance with standards in the Borough Local Plan which specifically state that *“only operational requirements should be provided for...Pupil parking and drop off/pick up areas are discouraged as this encourages car usage”*.
- 6.40 The application was also supported by a delivery and servicing plan which identifies how such movements will be accommodated and managed. The Plan demonstrates



that the proposed turning head would be adequately sized to enable large service vehicles (including delivery lorries, fire appliances and refuse trucks) to manoeuvre so that they can enter and exit the site in forward gear. These arrangements are felt to be acceptable and will ensure highway safety is maintained, including for school pupils.

- 6.41 Having reviewed the application and supporting material, the CHA has confirmed they have no objection to the proposed temporary school for a period of 2 years subject to conditions and an agreement to secure funding from the application to cover the cost of reviewing and implementing local parking restrictions as identified in the Transport Statement (including restrictions on Taynton Drive/Sutton Gardens junction and School markings outside the entrance to the school).
- 6.42 Taking all of the above into account, include the expert advice of the CHA following their detailed review of the application, it is considered that the scheme complies with policies Mo4, Mo5, Mo6 and Mo7 of the Local Plan and Policy CS17 of the Core Strategy.

#### Flooding and drainage

- 6.43 Unlike the wider school site, the area proposed for the modular units is within Flood Zone 1, with only a very small part of the existing access falling within Flood Zone 2/3. Even if the site were assessed on the basis of the worst risk of flooding, it is considered to pass the Sequential Test by virtue of the lack of reasonably available alternatives (as discussed above). Furthermore, none of the proposed built form would be within Flood Zone 1 and, whilst a small part of the access is in Flood Zone 2/3 according to EA maps, there would be alternative pedestrian access/egress onto Taynton Drive which would be outside of higher flood zones. On this basis, it is considered to pass the Exception Test. No objection has been received from the Environment Agency.
- 6.44 The application was supported by a drainage strategy statement which sets out the proposed layout of both foul and surface water drainage for the site. The County Council – as the Lead Local Flood Authority – has reviewed this information and considers it to sufficient for them to recommend approval, subject conditions.
- 6.45 On this basis, the proposal complies with policy Ut4 of the Local Plan, CS10 of the Core Strategy and the relevant provisions of national policy in relation to flooding and drainage.

#### Community Infrastructure Levy (CIL) and requested contributions

- 6.46 The proposal, being for a new school, falls outside of the uses which attract a charge based on the Council's adopted Charging Schedule and as such the development would not be liable to pay CIL.
- 6.47 Community Infrastructure Levy (CIL) Regulations were introduced in April 2010 which states that it is unlawful to take a planning obligation into account unless its requirements are (i) relevant to planning; (ii) necessary to make the proposed development acceptable in planning terms; and (iii) directly related to the proposed

development. As such only contributions, works or other obligations that are directly required as a consequence of development can be requested and such requests must be fully justified with evidence including costed spending plans to demonstrate what the money requested would be spent on.

- 6.48 As above, the County Highway Authority has requested a contribution of £3,000 towards review and implementation of highway and parking restrictions on nearby roads. This will be secured by a legal agreement.

#### Other matters

- 6.49 The application was supported by a Tree Survey, Arboricultural Impact Assessment and Method Statement showing the implications of the development for trees and tree cover and the site and the tree protection measures to be put in place.
- 6.50 A number of tree losses are proposed; however, these are confined to lower category trees and mainly small specimens which are typical of a school environment. The Tree Officer has considered the submission and concludes that the tree losses will not result in any significant loss of visual amenity and can easily be replaced. Crucially, the tree planting along the front boundary of the site with Taynton Drive – which forms a key part of the street scene – would be retained. Tree protection measures and supervision are recommended.
- 6.51 The temporary application is supported by a landscaping proposal which shows intended replacement planting. This includes tree and hedge planting between the car park/modular units and the residential properties to the north, as well as some planting within the central “plaza” around which the modular units are grouped. As above, the tree planting is considered appropriate and, given the siting and spacing of the trees, would not give rise to an unacceptable effect on neighbours. Through the course of the application, some to ensure more indigenous species and to maximise the biodiversity opportunities of the proposed hedge have been secured. With these changes, the landscaping is considered acceptable and implementation will be secured by condition.
- 6.52 Although the site itself is not subject to any specific nature conservation designations, it is located adjacent to the Holmethorpe Sandpits Complex Site of Nature Conservation Importance which covers the adjoining lagoon and allotments as well as a much larger area to the south. Being a large land area, there is also potential for the site to support various habitat and, as such, the application was supported by a Preliminary Ecological Appraisal. This concludes that the habitats within the site are generally of lower value. The appraisal identifies some potential for protected species to be present on the site and makes recommendations as to mitigation to ensure that the development would have a neutral effect on these. A condition will be imposed to ensure compliance with these recommendations.
- 6.53 The application was accompanied by a Desk Based Archaeological Assessment which is required due its size (over 0.4ha). The study concludes that the site has low archaeological potential and that any archaeological remains are likely to be of local significance only. It also notes that the replacement school, being located largely on the footprint of the existing, is likely to have little or no impact on

archaeology. The County Archaeological Officer was consulted on the application and concludes that no further investigation is required.

- 6.54 Whilst some disturbance might arise during the construction process, this would by its nature be a temporary impact. Other environmental and statutory nuisance legislation exists to protect neighbours and the public should any particular issues arise.
- 6.55 Concerns have been raised in relation to crime; however, no specific issues have been identified. Whilst the presence of the school would give rise to an increase in the number of pupils and level of activity, there is no clear evidence in this case that this in itself would give rise to additional crime. Policies and monitoring/management of pupil behaviour – including anti-social behaviour – would be a matter for the school, assisted as appropriate by local policing.

## 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>
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		22.02.2018
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" 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 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](http://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](mailto:rc@reigate-banstead.gov.uk) or on the Council's website at [http://www.reigate-banstead.gov.uk/info/20051/commercial\\_waste](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](http://www.ccscheme.org.uk/index.php/site-registration).

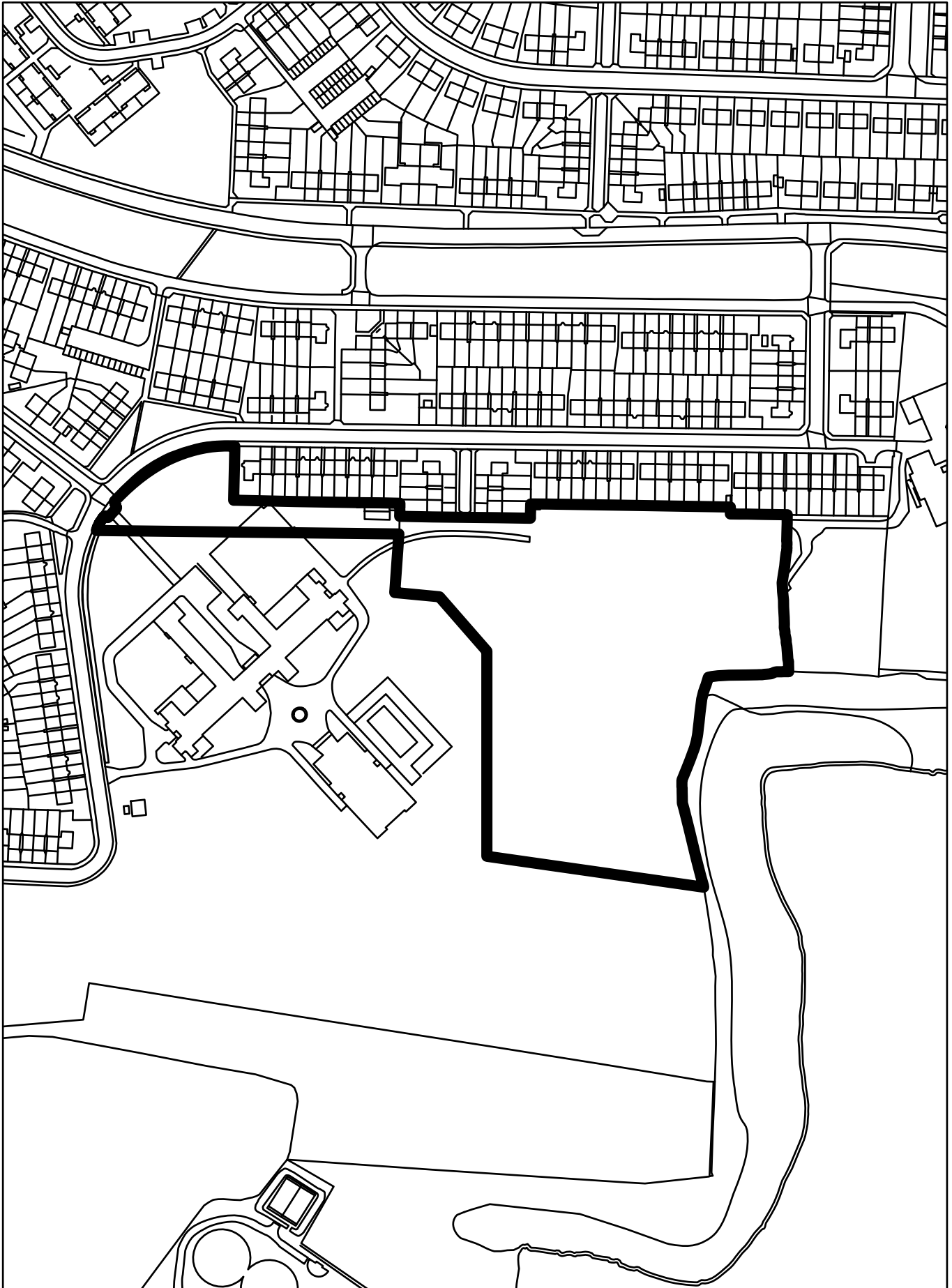
5. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority 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](http://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.
9. The use of a suitably qualified arboricultural consultant is essential to provide acceptable supervision and monitoring in respect of the arboricultural issues in

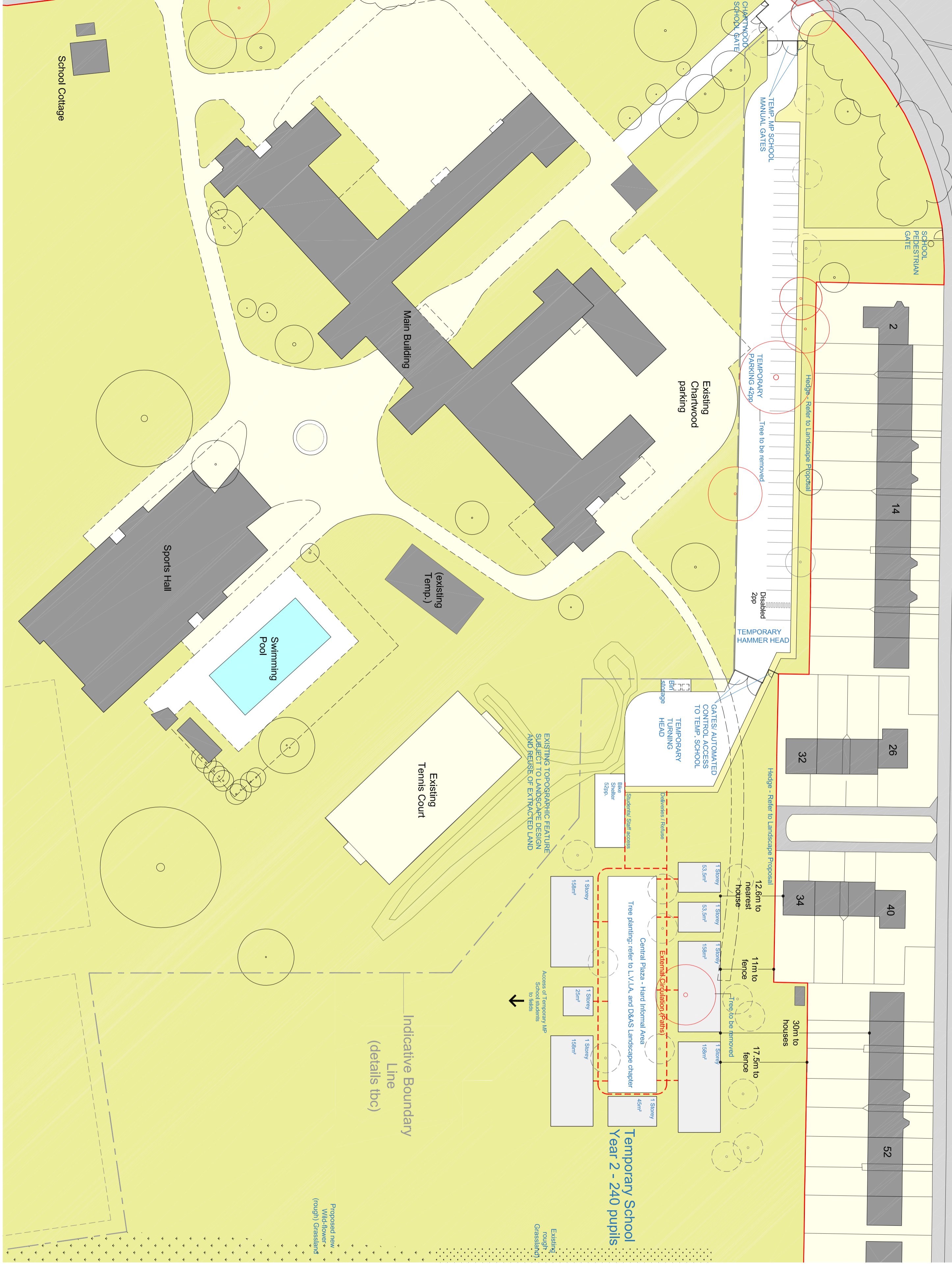
respect of the above condition. All works shall comply with the recommendations and guidelines contained within British Standard 5837.

## **REASON FOR PERMISSION**

The development hereby permitted has been assessed against development plan policies CS1, CS3, CS4, CS5, CS8, CS10, CS11, CS12, CS17, Pc2C, Pc2G, Pc4, Pc8, Co1, Cf1, Cf2, Re11, Mo4, Mo5, Mo6, Mo7, Mo13 and Ut4 and material considerations, including third party representations. It has been concluded that the proposal constitutes inappropriate development within the Metropolitan Green Belt, however very special circumstances are considered to exist which outweighs this harm and it is therefore 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.

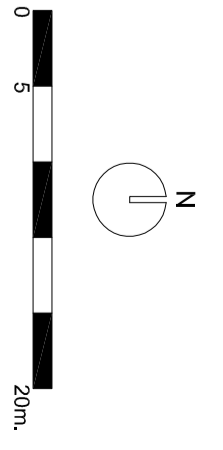




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 CONSTRUCTION.

KEY:

- PROPOSED TEMPORARY ACCOMMODATION  
(Subject to contractor specific design)
- EXISTING SCHOOL FOOTPRINT
- ▨ PEDESTRIAN ACCESS
- ▩ PARKING AND VEHICULAR ACCESS ZONE
- ░ OUTSIDE SOFT AREA
- ░░ ROUGH GRASSLAND AREA
- ▭ SITE BOUNDARY
- ▬ SECURE FENCE
- EXISTING TREES - RETAINED
- ◉ EXISTING TREES - REMOVED
- PROPOSED NEW TREES



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PROJECT  
 MERSTHAM PARK  
 SECONDARY SCHOOL, IN SURREY

DRAWING TITLE  
 PLANNING APPLICATION  
 FOR TEMPORARY ACCOMMODATION  
 BLOCK PLAN - PROPOSED

Drawn By	Checked By	Date	Scale	Rev
JM	PC	04/12/2017	1:300 @ A2	-
34074	A	003		

H2C CLIENT CODE: -  
 Approved for Construction under the Building Regulations Part 7 Code of Practice  
 Approved on 04/02/2017 10:00 AM under the Building Regulations Part 7 Code of Practice

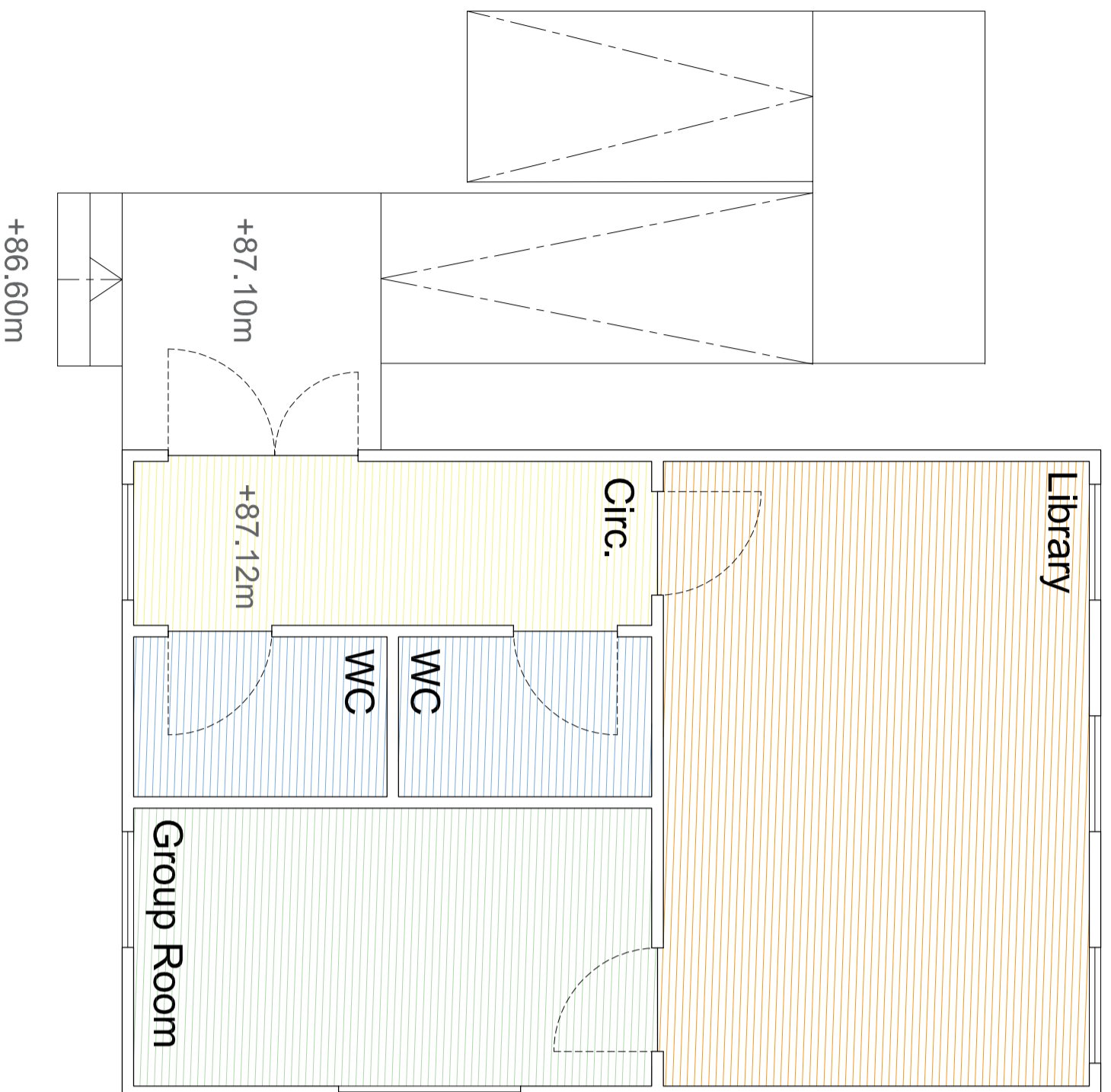
Temporary Accommodation  
 Library Roof Plan



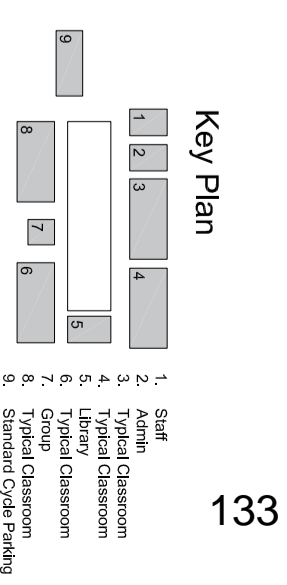
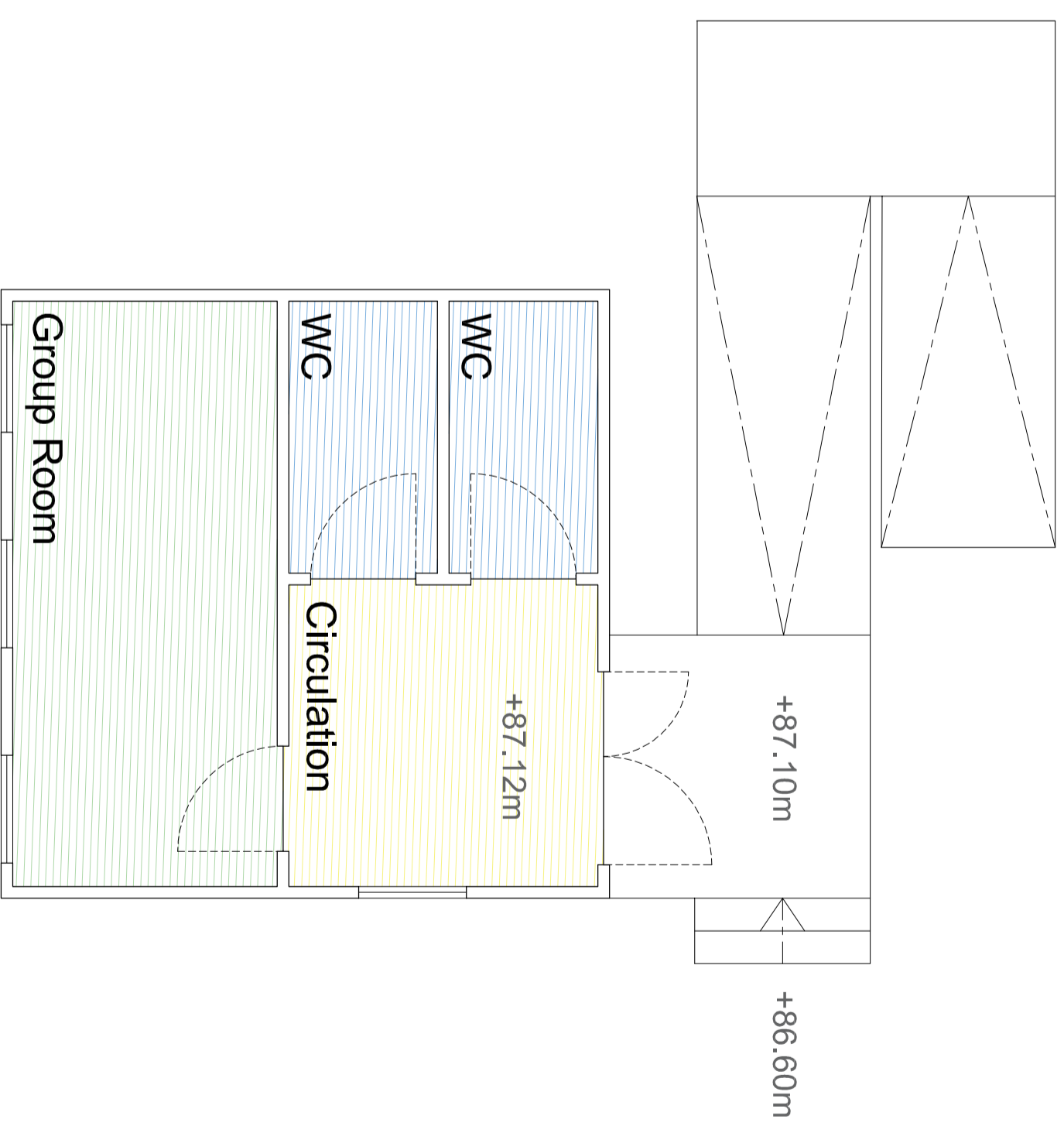
Temporary Accommodation  
 Group Room Roof Plan



Temporary Accommodation  
 Library Plan



Temporary Accommodation  
 Group Room Plan



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Rev	By	Description	Date	Chkd

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**PROJECT**  
 MERTSHAM PARK  
 SECONDARY SCHOOL, IN SURREY

**DRAWING TITLE**  
 PLANNING APPLICATION  
 FOR TEMPORARY ACCOMMODATION  
 PROPOSED TYPICAL LIBRARY AND GROUP BLOCK PLANS

**DRAWN BY** JM      **DATE** 04/12/2017  
**CHECKED** PC      **SCALE** 1:50 @ A2

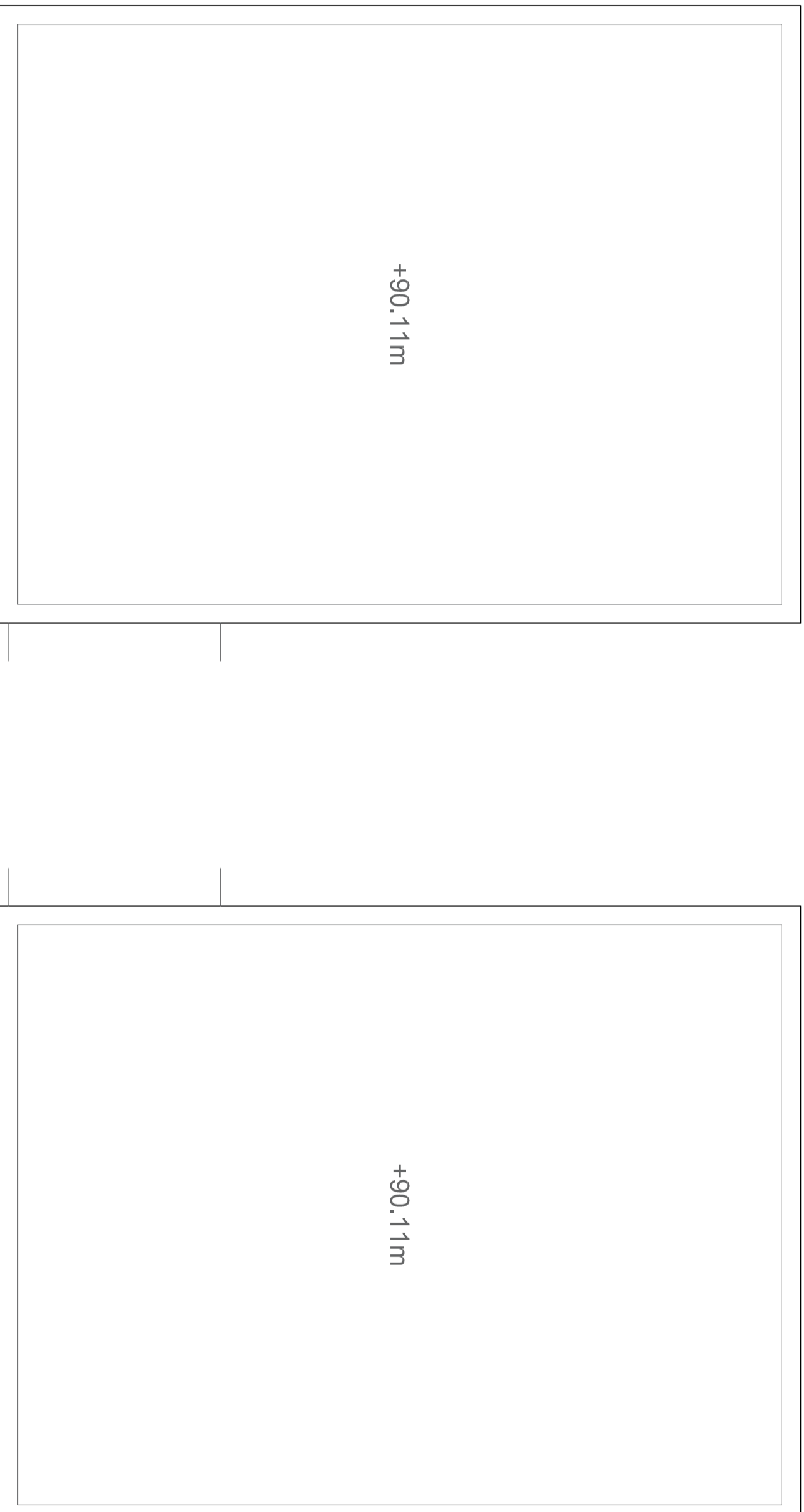
**PROJECT No.** 34074      **DESK CODE** A 006c      **REV** -

**WCA SHEET CODE** -

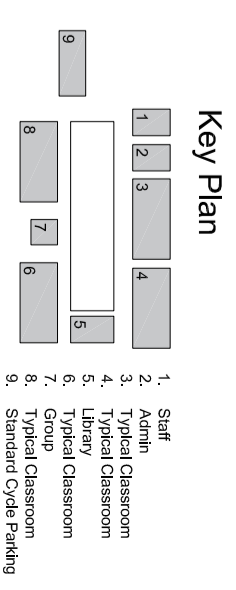
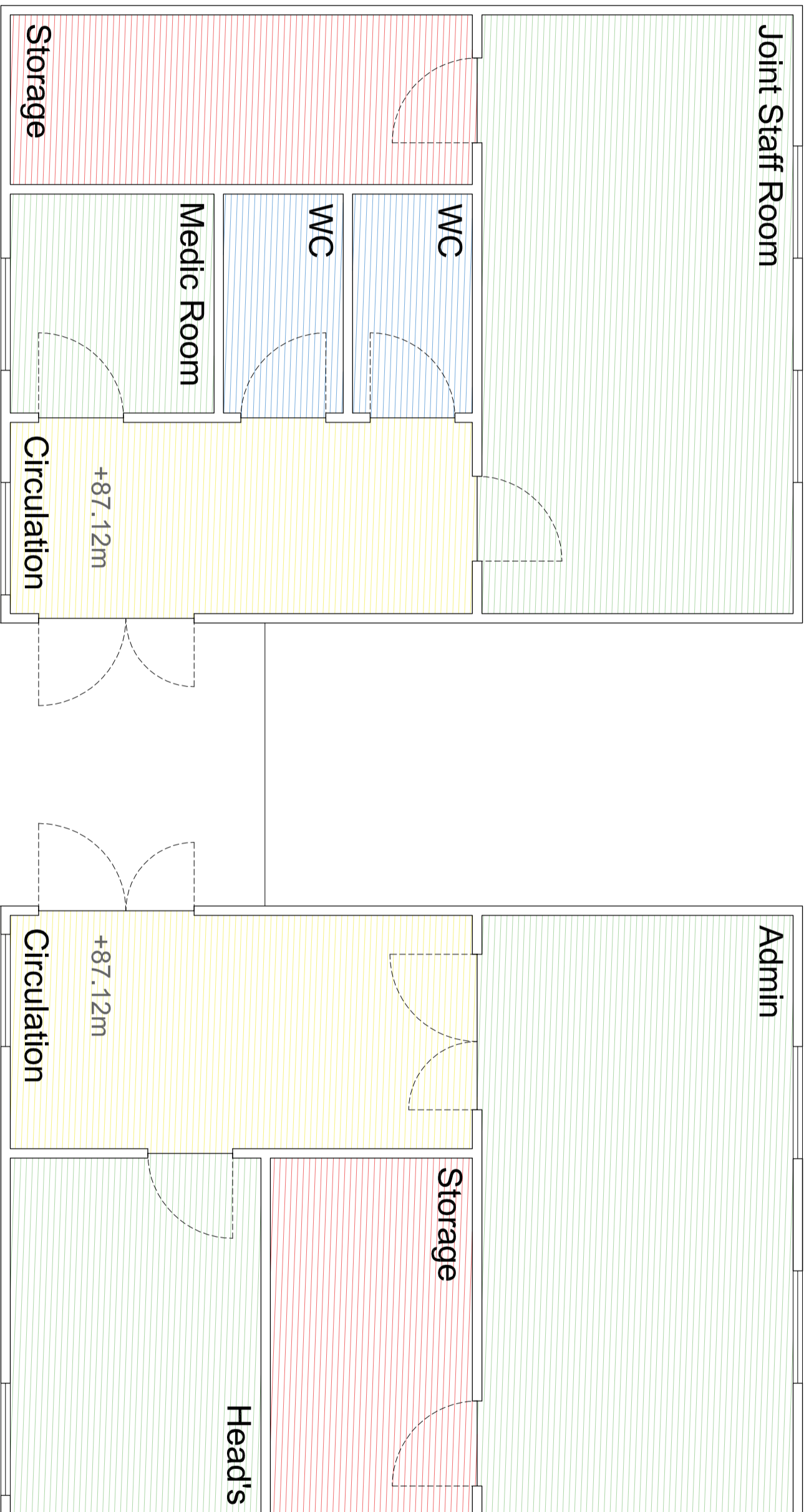
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Temporary Accommodation  
 Admin Offices Roof Plan



Temporary Accommodation  
 Admin Offices Roof Plan



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Rev	By	Description	Date	Chkd

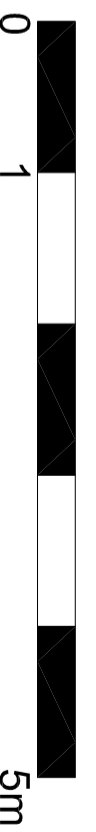
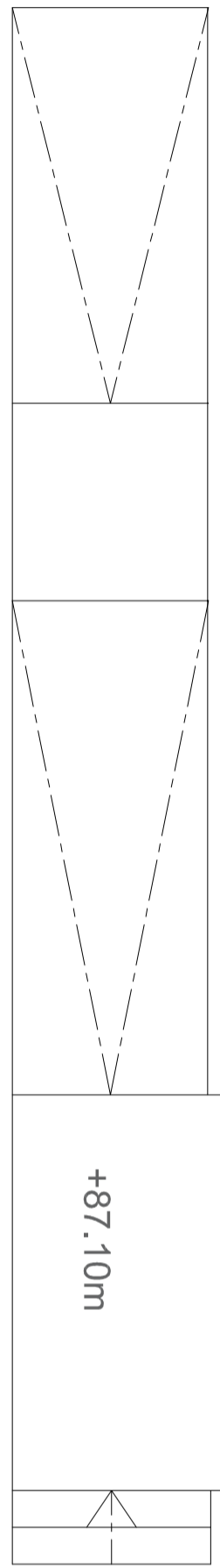
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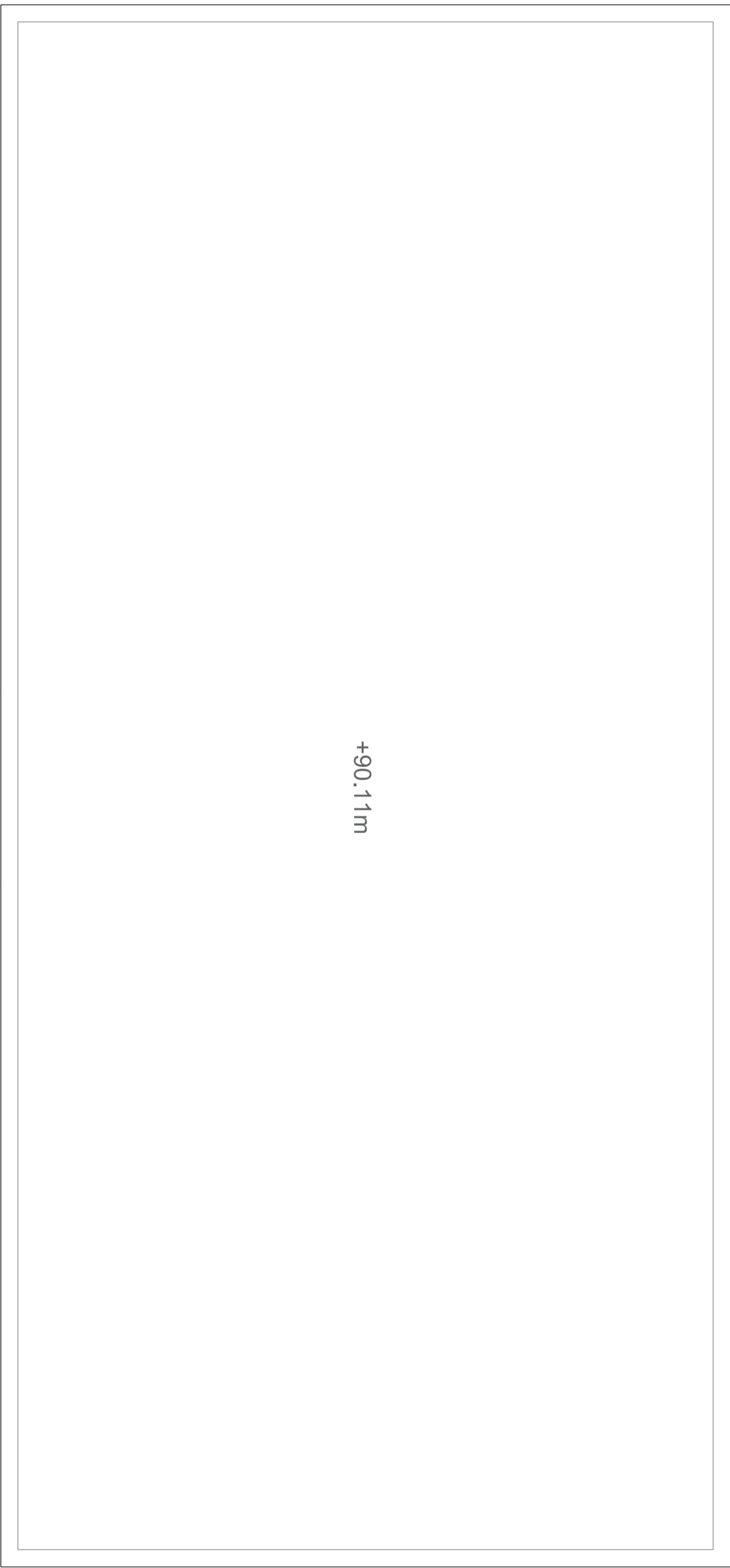
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 PLANNING APPLICATION  
 FOR TEMPORARY ACCOMMODATION  
 PROPOSED STAFF / ADMIN BLOCK PLANS

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PROJECT No.	34074	DWG CODE	A 006b
REV	-		

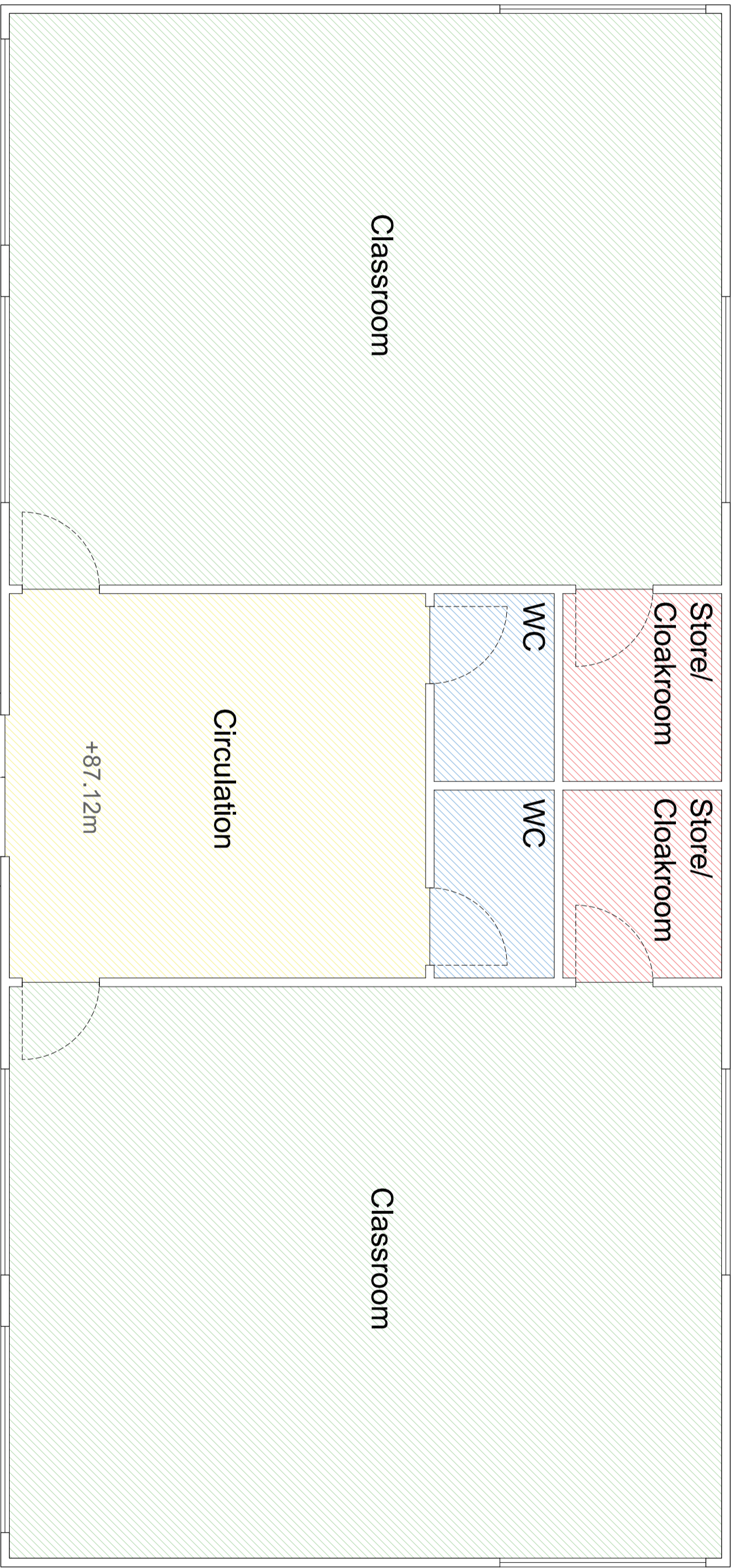
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Temporary Accommodation  
 Admin Offices Plan

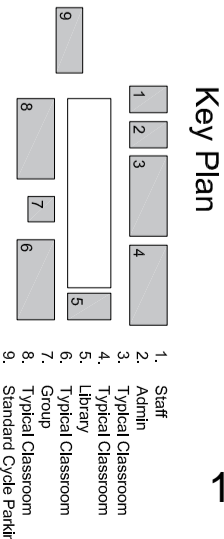
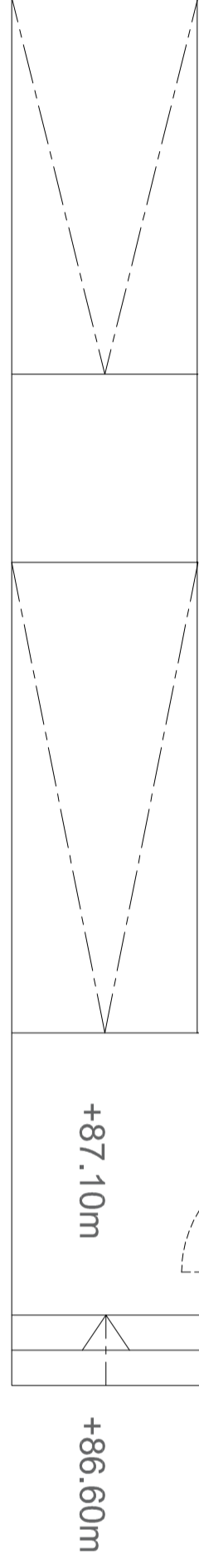




Typical Temporary Accommodation  
 Classroom Roof Plan



Typical Temporary Accommodation  
 Classroom Plan



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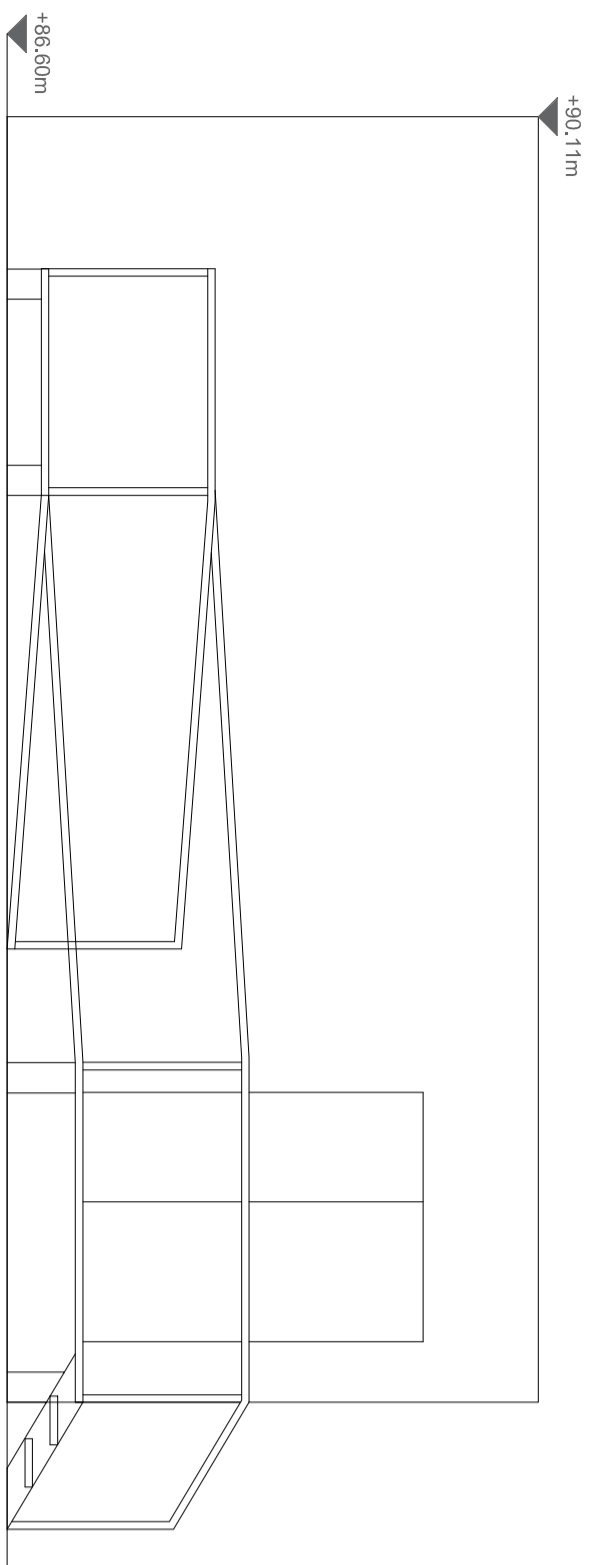
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 SECONDARY SCHOOL IN SURREY

**DRAWING TITLE**  
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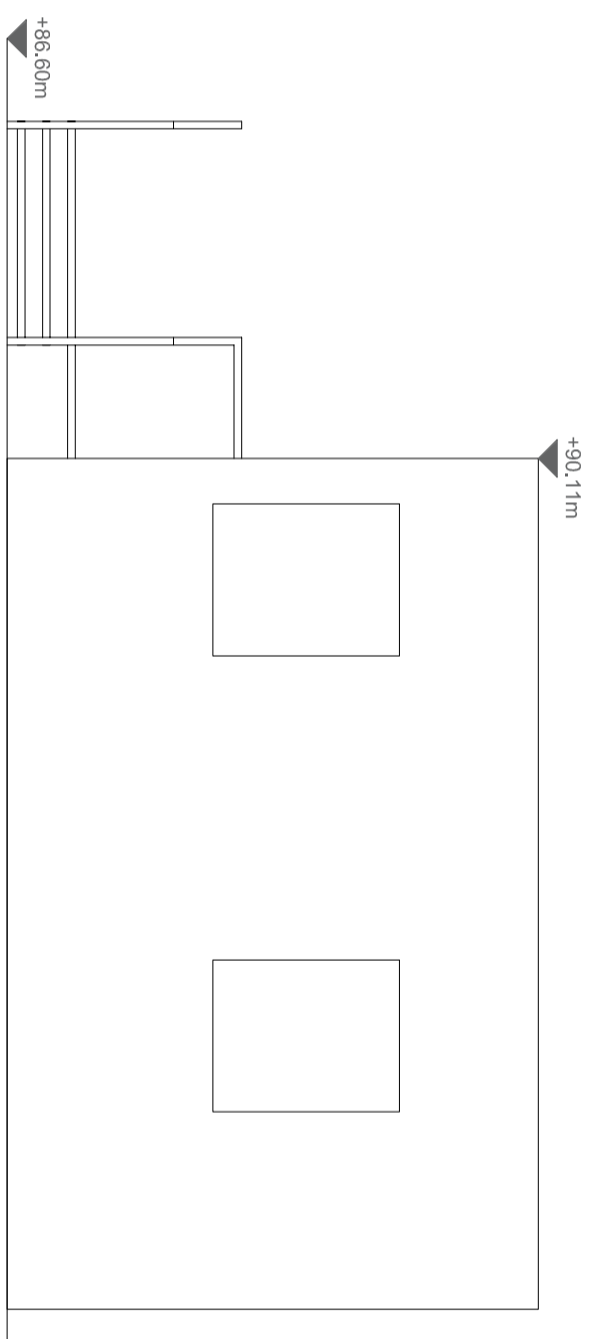
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REV	-		

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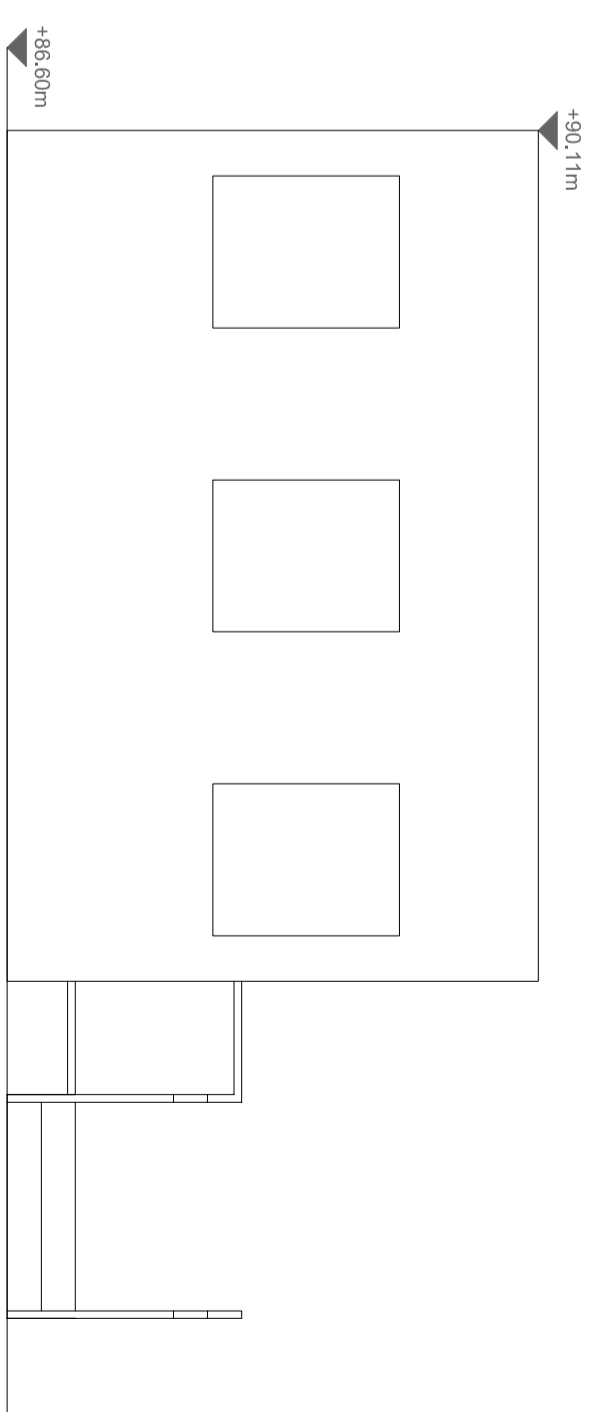
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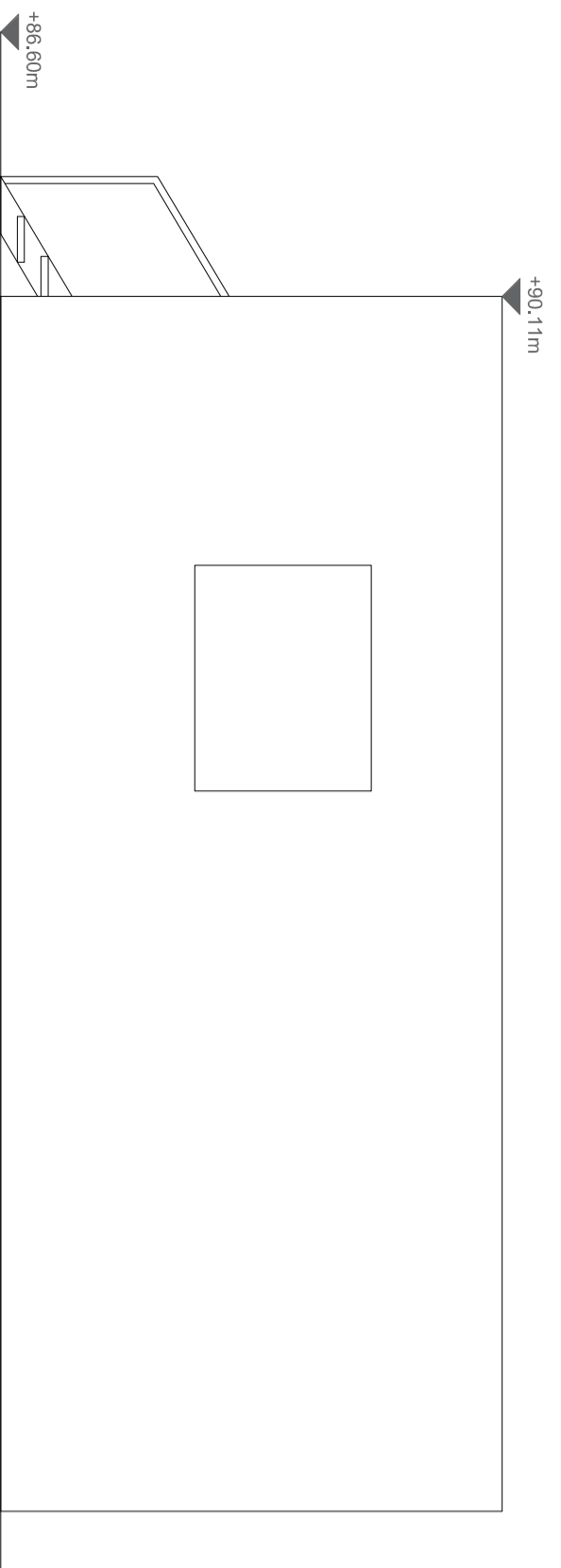
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Rear Facade



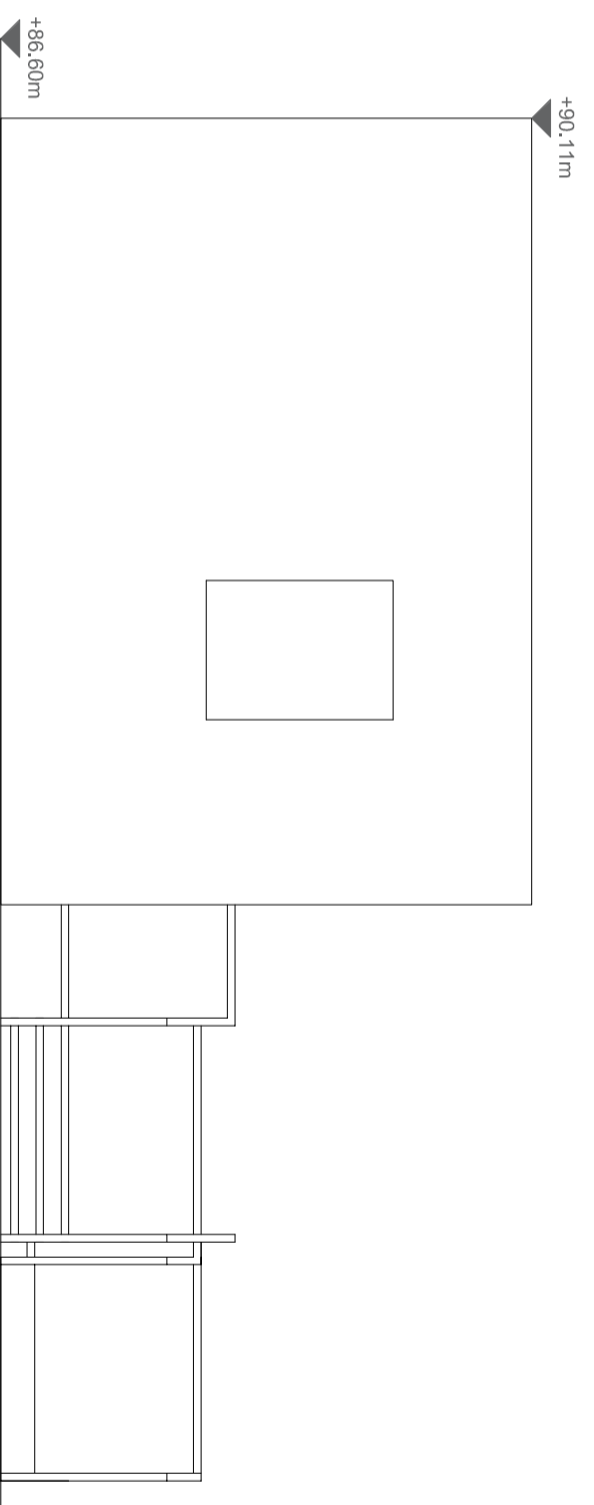
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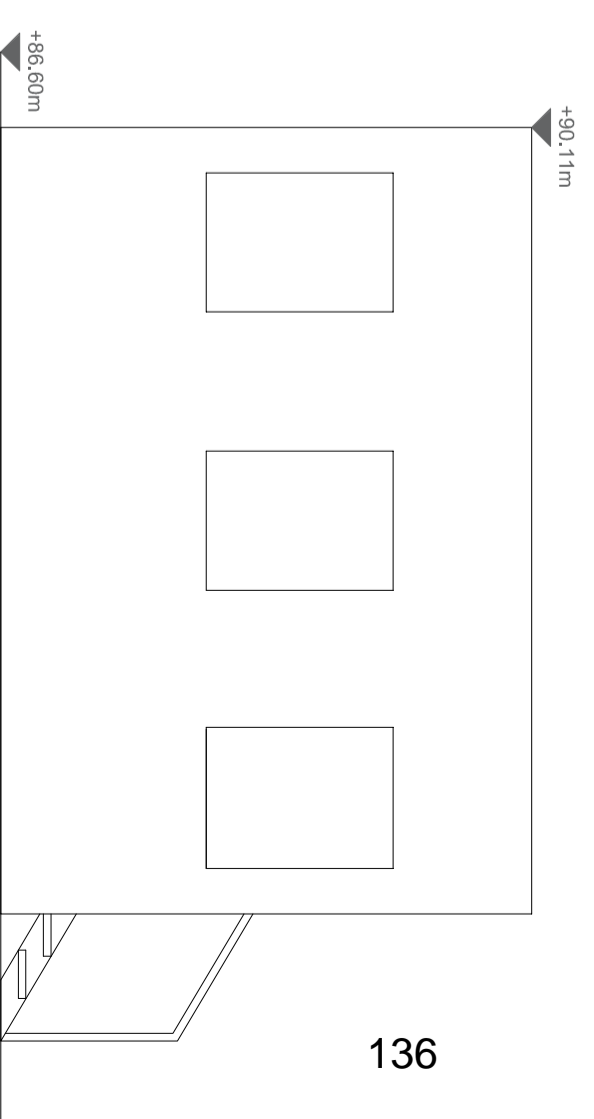
Temporary Accommodation Library  
Front Facade



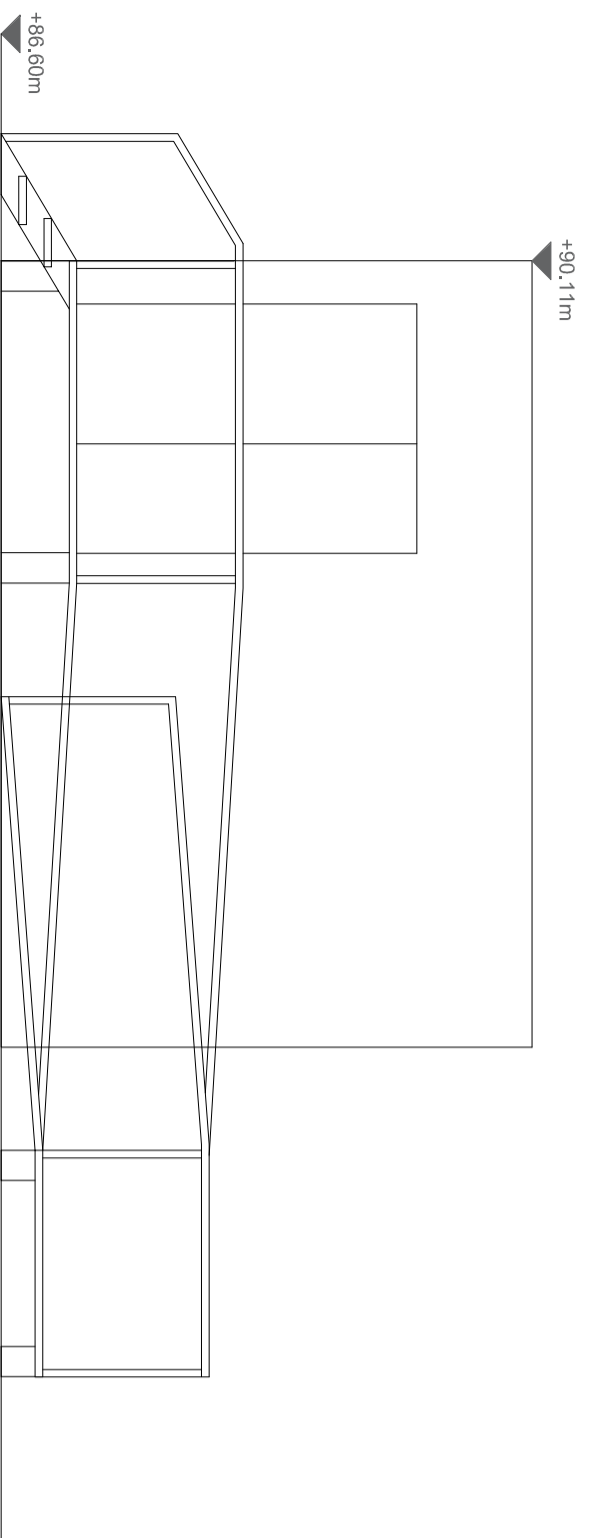
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Rear Facade



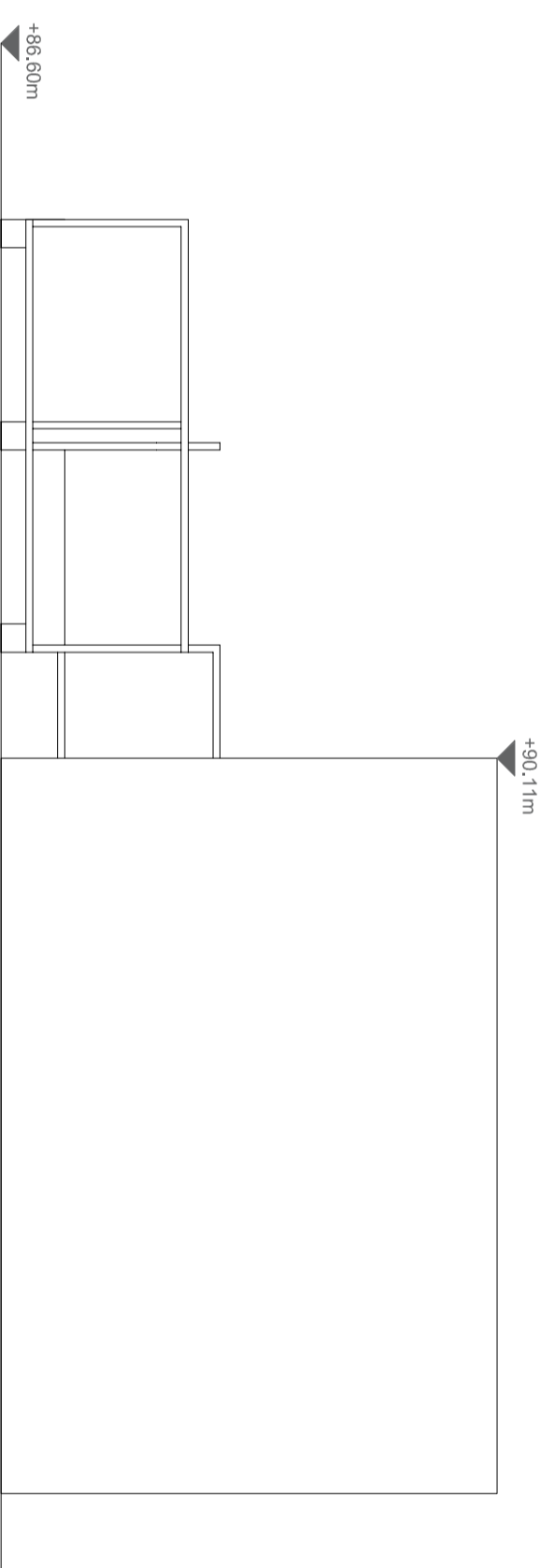
Typical Temporary Accommodation Library  
Rear Facade



Typical Temporary Accommodation Library  
Rear Facade



Temporary Accommodation Group Room  
Front Facade



Temporary Accommodation Group Room  
Rear Facade

- Key Plan**
- 1 Staff
  - 2 Admin
  - 3 Typical Classroom
  - 4 Typical Classroom
  - 5 Typical Classroom
  - 6 Typical Classroom
  - 7 Group
  - 8 Typical Classroom
  - 9 Standard Cycle Parking

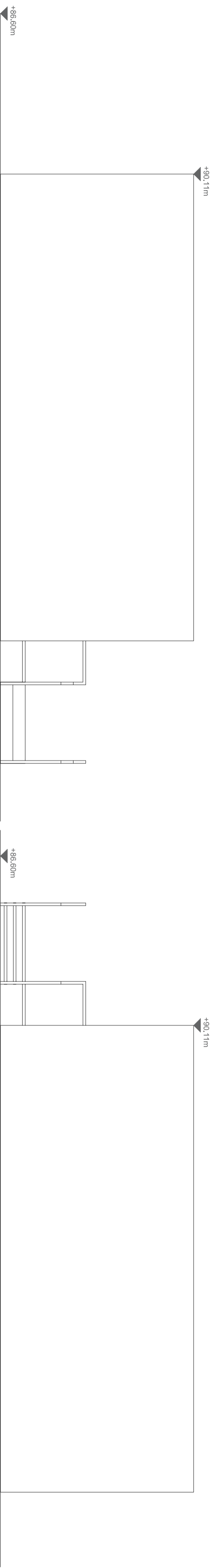
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PROJECT	MERTSHAM PARK SECONDARY SCHOOL IN SURREY
DRAWING TITLE	PLANNING APPLICATION FOR TEMPORARY ACCOMMODATION PROPOSED LIBRARY/ GROUP BLOCK ELEVATIONS
DRAWN BY	JM
CHECKED BY	PC
DATE	04/12/2017
SCALE	1:30 @ A2
PROJECT No.	34074
REV.	A 007C
HGS ASSET CODE	-
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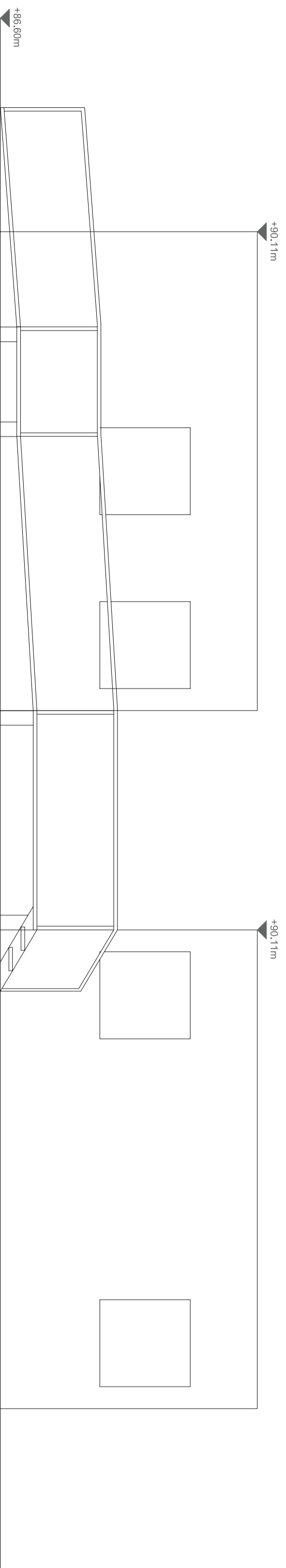




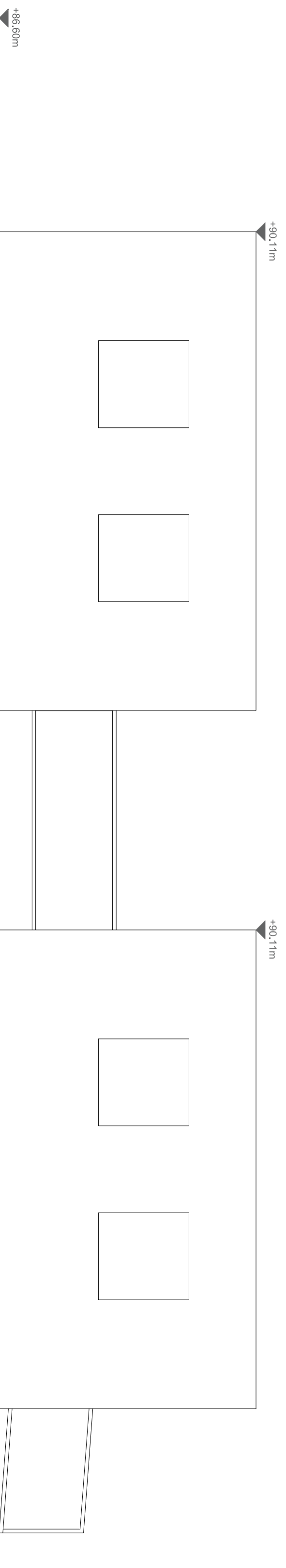


Temporary Accommodation Admin Offices  
 Front Facade

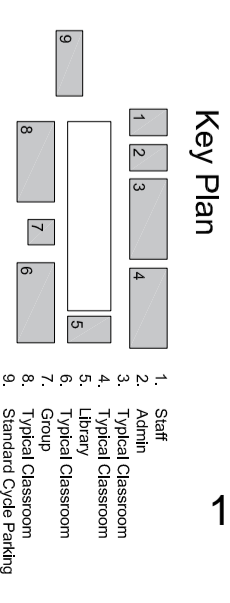
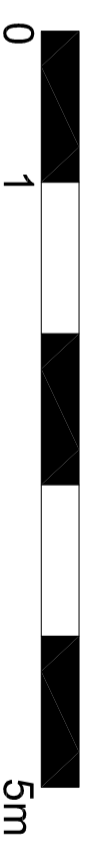
Typical Temporary Accommodation Classroom  
 Rear Facade



Temporary Accommodation Admin Offices  
 Front Facade



Temporary Accommodation Admin Offices  
 Rear Facade



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Rev	By	Description	Date	Chgd



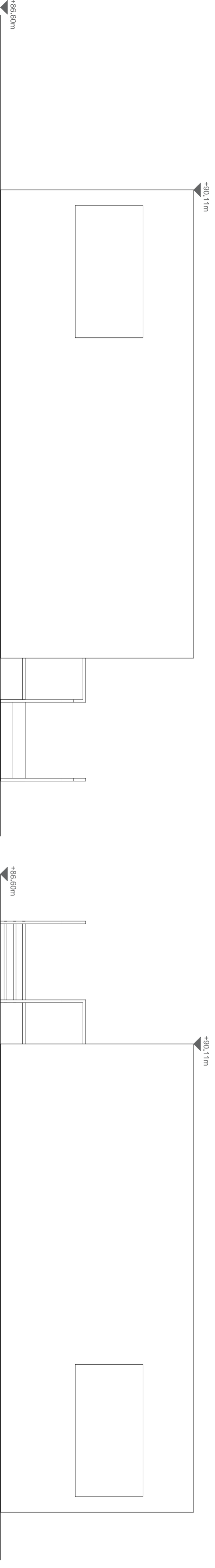
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PROJECT  
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 PROPOSED STAFF/ ADMIN BLOCK ELEVATIONS

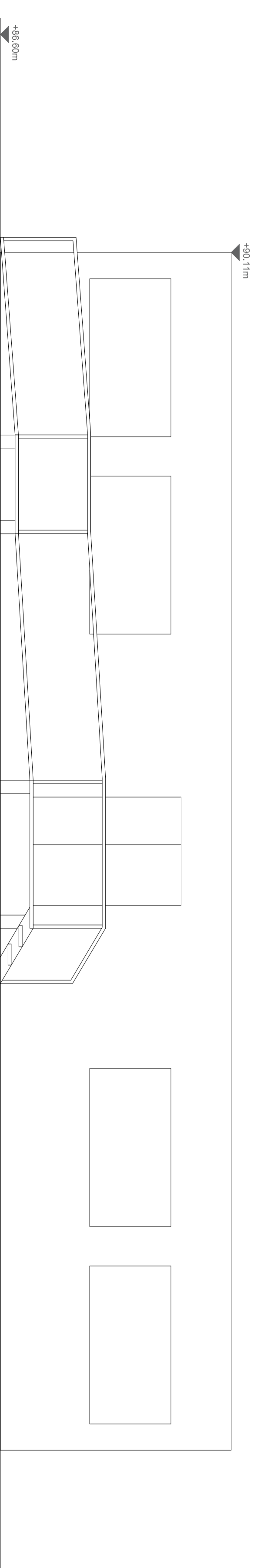
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CHECKED BY	PC	SCALE	1:50 @ A2
PROJECT No.	34074	REQ No.	A007b
REV	-		

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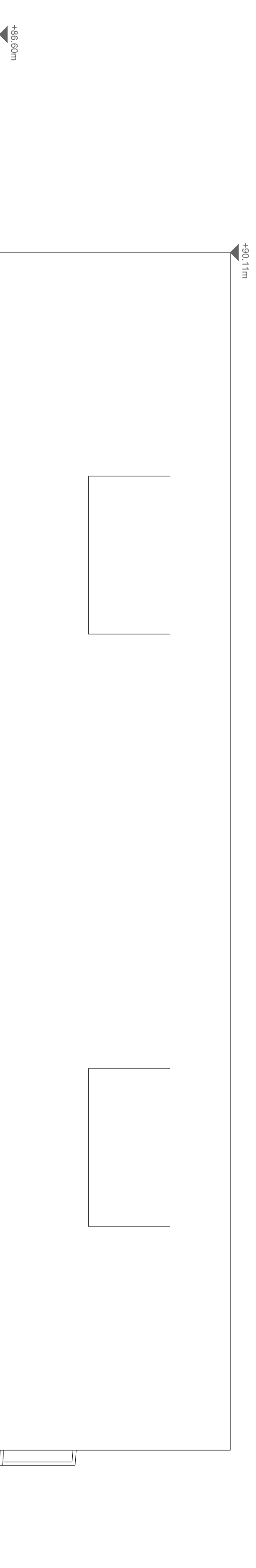


Typical Temporary Accommodation Classroom  
 Front Facade

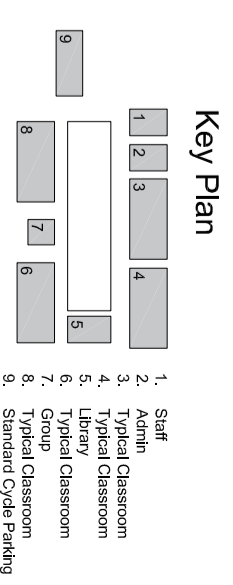
Typical Temporary Accommodation Classroom  
 Rear Facade



Typical Temporary Accommodation Classroom  
 Front Facade



Typical Temporary Accommodation Classroom  
 Rear Facade



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**PROJECT**  
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**DRAWING TITLE**  
 PLANNING APPLICATION  
 FOR TEMPORARY ACCOMMODATION  
 PROPOSED TYPICAL CLASSROOM BLOCK ELEVATIONS

**DRAWN BY** JM      **DATE** 04/12/2017  
**CHECKED** PC      **SCALE** 1:50 @ A2  
**PROJECT No.** 34074      **REV** A007a

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# Agenda Item 8

Planning Committee  
18<sup>th</sup> April 2018

Agenda Item: 8  
18/00213/F

 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	18 <sup>th</sup> April 2018
	<b>REPORT OF:</b>	HEAD OF PLACES & PLANNING
	<b>AUTHOR:</b>	Hollie Marshall
	<b>TELEPHONE:</b>	01737 276010
	<b>EMAIL:</b>	Hollie.marshall@reigate-banstead.gov.uk
<b>AGENDA ITEM:</b>	8	<b>WARD:</b> Chipstead, Hooley And Woodmansterne

<b>APPLICATION NUMBER:</b>	18/00213/F	<b>VALID:</b>	<b>30<sup>th</sup> January 2018</b>
<b>APPLICANT:</b>	Mr R Coughlan	<b>AGENT:</b>	Redsquare Architects Ltd
<b>LOCATION:</b>	<b>HEDGESIDE WALPOLE AVENUE CHIPSTEAD COULSDON SURREY CR5 3PP</b>		
<b>DESCRIPTION:</b>	<b>Construction of 2 new detached 2 storey properties with new site access and arboricultural works off Hazel Way. Note- The proposed arboricultural works and new site entrance have been previously approved under application approval ref: 14/01244/F 20.08.2014. Please refer to drawing 145/PA/101 Existing planning approvals and history. As amended on 06/03/2018.</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>			

## SUMMARY

This is a full planning application seeking consent for construction of two new detached two storey properties with new site access and arboricultural works off Hazel Way, within the Residential Area of Special Character. The site is the rear most part of the garden of Hedgeside, Walpole Avenue. An application for four dwellings on the site, with two fronting Hazel Way and two fronting Walpole Avenue was refused and subsequently appealed. The appeal decision (12/01785/F - attached) raised no in principle objection to the subdivision of this part of the site, however the Planning Inspectorate's main concern was the effect of the two proposed dwellings on the character and appearance of Hazel Way. The opening up of two new driveways and the considerable expanse of hard standing, when combined with the front garages was considered to create an obtrusive feature in the street scene. The Inspector also raised concern in regards to the bulk and mass of the proposed dwellings, which was noted to 'be relatively close to one another in comparison with many other properties in the road' and 'would appear dominant and, notwithstanding the retention of a number of the frontage trees, would detract from the semi-rural character of Hazel Way.'

Planning permission has since been granted for 3 dwellings on the site, two fronting Walpole Avenue and one fronting Hazel Way (14/01244/F and 17/00452/F).

This application seeks to overcome the concerns of the Planning Inspectorate to the 2012 scheme with a revised design approach and site layout. The design of the dwellings has been amended from that of the earlier application. The crown roofs of the previous application have been removed and replaced with fully pitched roofs and reduced eaves heights and this has in turn reduced the bulk and massing of the two dwellings. The separation distance between the dwellings has been increased by 2m whilst still retaining an acceptable level of separation to the side boundaries. The detached front garages have been removed and the proposed dwellings would share a single access point (as granted under applications 14/01244/F and 17/00452/F enabling greater retention of existing trees and hedging along the frontage boundary with Hazel Way. Overall the proposal is considered to overcome the issues raised by the Planning Inspectorate and the proposal would accord with the semi-rural appearance of the locality. As such, the proposal would cause no harm to the character of the area and would be acceptable.

The proposal is not considered to result in a harmful impact upon neighbour amenity and is considered acceptable in all other respects.

## **RECOMMENDATION**

Planning permission is **GRANTED** subject to conditions.

## Consultations:

Highway Authority: The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.

Chipstead Residents Association – objects on the grounds of little difference to proposal refused at appeal, scale, bulk, over dominant, out of character with surrounding area, shared drive uncharacteristic and the current proposal does not overcome issues raised in refused application.

UK Power Networks – no objections

## Representations:

Letters were sent to neighbouring properties on 8<sup>th</sup> February 2018 and 13<sup>th</sup> March 2018.

5 responses have been received. Of these five responses, three objections were subsequently withdrawn. The following issues were raised in the two remaining responses:

Issue	Response
Proposal does not overcome Planning Inspector's reasons for refusal	See paragraph 6.1 – 6.6
Out of character with surrounding area	See paragraph 6.4 – 6.6
Visual amenity benefit	See paragraph 6.6
Benefit to housing need	See paragraph 6.1

## 1.0 Site and Character Appraisal

- 1.1 The application site consists of a large parcel of land which forms the western, rear most part of the garden of Hedgeside, Walpole Avenue. The existing dwelling is accessed from Walpole Avenue and the garden of the dwelling extends down to Hazel Way.
- 1.2 There is a significant fall in land levels from the west to the east of the site and, as a result of this; the existing dwellinghouse on the site is located at a substantially lower level than Walpole Avenue. The site continues to decrease in gradient towards Hazel Way. The western boundary of the site with Hazel Way is formed of mature trees/hedging.
- 1.3 The application site is situated within a Residential Area of Special Character and is characterised by large dwellinghouses situated within generous plots.

The dwellings in Walpole Avenue and Hazel Way are well set back within their plots and there is a variance of architectural style, with the predominant influence being a traditional vernacular taking influence from Arts and Crafts design. The predominant scale of properties within Walpole Avenue is that of two storey, and in Hazel Way although there is a variance, it is primarily one and a half storey to two storey with the first floor accommodation set within the roof.

## 2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant did not approach the Council for pre-application advice therefore the opportunity to secure improvements did not arise
- 2.2 Improvements secured during the course of the application: During the course of the application amendments have been sought to secure greater areas of soft landscaping between the proposed dwellings by reorientating the access to the garage of plot A, and the double garage of plot B has been reduced to a single garage and the accommodation above removed.
- 2.3 Further improvements could be secured: Conditions regarding landscaping and materials would be attached to a grant of planning permission.

## 3.0 Relevant Planning and Enforcement History

- |     |            |   |  |
|-----|------------|---|--|
| 3.1 | 12/00261/F | Demolition of the existing building and the erection of four detached dwellings.  | Withdrawn by applicant<br>15 <sup>th</sup> March 2012                                      |
| 3.2 | 12/01785/F | Demolition of the existing building and the erection of four detached dwellings.  | Refused<br>12 <sup>th</sup> October 2012<br>Appeal dismissed<br>18 <sup>th</sup> June 2013 |
| 3.3 | 13/02191/F | Demolition of the existing dwelling and garage and erection of three detached dwellings with associated access and garaging. Submitted via the planning portal. | Approved with conditions<br>14 <sup>th</sup> March 2014                                    |
| 3.4 | 14/01244/F | Demolition of the existing dwelling and garage and erection of 3 detached dwellings with associated access and garaging   | Approved with conditions<br>20 <sup>th</sup> August 2014                                   |
| 3.5 | 17/00452/F | Demolition of the existing dwelling and garage and erection of 3 dwellings with associated access and garaging.   | Approved with conditions<br>16 <sup>th</sup> June 2018                                     |



#### 4.0 Proposal and Design Approach

- 4.1 This is a full application for the construction of two new detached two storey properties with new site access and arboricultural works off Hazel Way. The proposed dwellings would share one access that would branch off within the site to provide access to the each dwelling. Plot A would be set further back within the site than Plot B created a staggered appearance. The dwellings would have a separation distance between the of 7.7m at the closest point and gaps to the side boundaries of 10m (to the north) and 5.5m (to the south) again at the closest points. Both dwellings would be two storey however the first floor would create rooms in the roof space.
- 4.2 The proposed dwellings are of traditional design with traditional facing materials to meet with local distinctiveness. Each has traditional roof pitches which are broken up and punctuated with dormer windows to add visual interest to the dwellings. Both dwellings would include an integral garage and parking space in front. There would be variety in the design of each dwelling and this design approach would reflect the diversity of styles within the locality.
- 4.3 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.
- 4.4 Evidence of the applicant’s design approach is set out below:

Assessment	The character of the surrounding area is assessed as detached dwellings set within spacious and verdant plots.
	The landscaping to the road frontages would be retained where possible
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The applicant’s reasons for choosing the proposal from the available options were this application has been informed and led by a detailed assessment of the wider context of the surrounding area, including the 2014 appeal decision (APP/L3625/A/13/2193332) and the 2014 approval precedent 14/01244/F 20th August 2014.

4.5 Further details of the development are as follows:

Site area	0.3 hectares
Proposed parking spaces	4
Parking standard	4 (maximum)
Net increase in dwellings	2
Existing site density	2 dwellings per hectare
Proposed site density	6 dwellings per hectare
Density of surrounding area	6 dwellings per hectare (Sunny Patch to West Ridge and Athall Cottage to Copperfield)

**5.0 Policy Context**

5.1 Designation

Urban area  
Walpole Avenue, Chipstead Residential area of special character

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)  
CS4 (Valued Townscapes and Historic Environment)  
CS10 (Sustainable Development),  
CS11 (Sustainable Construction),  
CS14 (Housing Needs)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Housing	Ho9, Ho13, Ho14, Ho15, Ho16
Movement	Mo5, Mo7

5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide A Parking Strategy for Surrey Parking Standards for Development Householder Extensions and Alterations Affordable Housing

Other

Human Rights Act 1998  
Community Infrastructure Levy  
Regulations 2010

## 6.0 Assessment

- 6.1 The application site is situated within the urban area where there is a presumption in favour of sustainable development. The principle of such development is considered to be acceptable, especially in light of the appeal decision at the neighbouring site Whytethorne where the subdivision of the site was considered to be acceptable. The appeal decision on this site (12/01785/F) raised no in principle objection to the subdivision of this part of the site, however the Planning Inspectorate's main concern was:

*'... the effect of the two proposed dwellings on the character and appearance of Hazel Way. The railway runs next to the road on the western side and most of the houses along the eastern side are set back from the road, mainly behind dense frontage vegetation. This gives the road a semi-rural feel. The opening up of two new driveways and the considerable expanse of hard standing, when combined with the front garages (which are not shown on the street scene drawings) would create an obtrusive feature in the street scene. Furthermore, the bulk and mass of the proposed dwellings, which would be relatively close to one another in comparison with many other properties in the road, would appear dominant and, notwithstanding the retention of a number of the frontage trees, would detract from the semi-rural character of Hazel Way.'*

On the basis that the development of residential properties could be acceptable in principle the main issues to consider are:

- o Design and character
- o Neighbour amenity
- o Access and parking
- o Impact on trees
- o Infrastructure contributions
- o Affordable housing

### Design and character

- 6.2 The proposed two dwellings would be served by a single opening in the existing frontage vegetation. This single opening site access has been approved under application 14/01244/F whereby a single dwelling has been approved on this part of the site. The two dwellings would be served by this single access sited to the front of Plot A. The driveway would branch northwards within the site to provide access to Plot B. The retention of the majority of the frontage trees and shrubs would retain the semi-rural appearance of the Hazel Way and provide a greater level of screening, particularly to Plot B.

- 6.3 The previous application proposed two detached garages to be sited forward of both dwellings and sited centrally between the dwellings, eroding the spacious appearance between the two properties. In this application the dwellings would include integral garages and therefore creating visual separation between the two properties. During the course of the application amendments have been sought to reorientate the garage of plot A to be accessed from the front elevation and in turn reducing the levels of hardstanding within the site, specifically the area between the dwellings to provide soft landscaping in this area. Furthermore, the separation distance between the dwellings has been increased by 2m from that of earlier application. This subsequently provides a more verdant appearance and more characteristic relationship between the two dwellings as seen between the existing neighbouring dwelling.
- 6.4 The design of the dwellings has been amended from that of the earlier application. The crown roofs of the previous application have been removed and replaced with fully pitched roofs and reduced eaves heights and this has reduced the bulk and massing of the two dwellings. During the course of the application the integral garage of Plot B has been reduced from a double garage to a single garage and the accommodation above the garage has been removed. The dwellings have been designed to respect the traditional vernacular character and the scale of the dwellings has been informed by neighbouring properties.
- 6.5 The application site is situated within the RASC which is characterised by generous separation distances, spacious gardens, and a visual predominance of tree cover. With regards to separation distances, the proposed dwellings would have a separation distance of approximately 8m with one another and with the side boundaries of between 5.5m and 12.5m. The resultant plot sizes and separation distances are comparable to those within the locality. As a result of this and the retention of the established trees and hedging on the site, the proposed development would accord with the existing grain of development and cause no harm to the character of the RASC.
- 6.6 The reduction in scale, combined with the increased separation distance, single access and removal of the detached garages, it is considered overall the proposal overcomes the issues raised by the Planning Inspectorate and the proposal would accord with the semi-rural appearance of the locality. The proposed development would also enable greater retention of existing trees and hedging along the frontage boundary with Hazel Way. As such, the proposal would cause no harm to the character of the area and would be acceptable.

#### Neighbour amenity

- 6.7 Due to the separation distances with neighbouring properties and intervening boundary screening, the proposed development would cause no adverse harm to the amenity of neighbouring properties and would be acceptable in this regard. No significant loss of light would occur as a result of the proposed

development. First floor side facing windows are proposed, which would be conditioned to be obscure glazed to ensure no overlooking occurs. Ground floor windows would be screened by boundary treatments and would result in no loss of privacy. On this basis the proposal is considered acceptable in its amenity impact.

#### Access and parking

- 6.8 The site would be accessed via a single access point from Hazel Way and two off road parking spaces would be provided for each dwelling. The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.
- 6.9 The County Highways Authority notes the application site is accessed via Hazel Way, which is a private road and does not form part of the public highway, therefore it falls outside The County Highway Authority's jurisdiction. The County Highway Authority has considered the wider impact of the proposed development and considers that it would not have a material impact on the safety and operation of the adjoining public highway.

#### Impact on Trees

- 6.10 The Tree Officer was consulted upon the proposal and confirmed the arboricultural report (BLC140103 Rev B) submitted with the previous application cannot be used for this application because the location of the two dwellings is closer to the boundary trees which is likely to impact on these trees during the course of the development. Failure to identify the relevant protective measures will potentially result in the premature loss of mature trees which will harm the character of the RASC. An updated arboricultural report will address these concerns and can be secured by way of a suitably worded condition.

#### Community Infrastructure Levy

- 6.11 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 a grant of planning permission. However, an informal assessment would indicate a contribution of around £91,980 being required.

#### Affordable Housing

- 6.12 Core Strategy Policy CS15 and the Council's Affordable Housing SPD require financial contributions towards affordable housing to be provided on housing

developments of 1-9 units. However, in November 2014, the Government introduced policy changes through a Written Ministerial Statement and changes to the national Planning Practice Guidance which restrict the use of planning obligations to secure affordable housing contributions from developments of 10 units or less. These changes were given legal effect following the Court of Appeal judgement in May 2016.

- 6.13 In view of this, and subsequent local appeal decisions which have afforded greater weight to the Written Ministerial Statement than the Council's adopted policy, the Council is not presently requiring financial contributions from applications such as this resulting in a net gain of 10 units or less. The absence of an agreed undertaking does not therefore warrant a reason for refusal in this case.

## 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:

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
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](http://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](http://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](http://www.ccscheme.org.uk/index.php/site-registration).

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

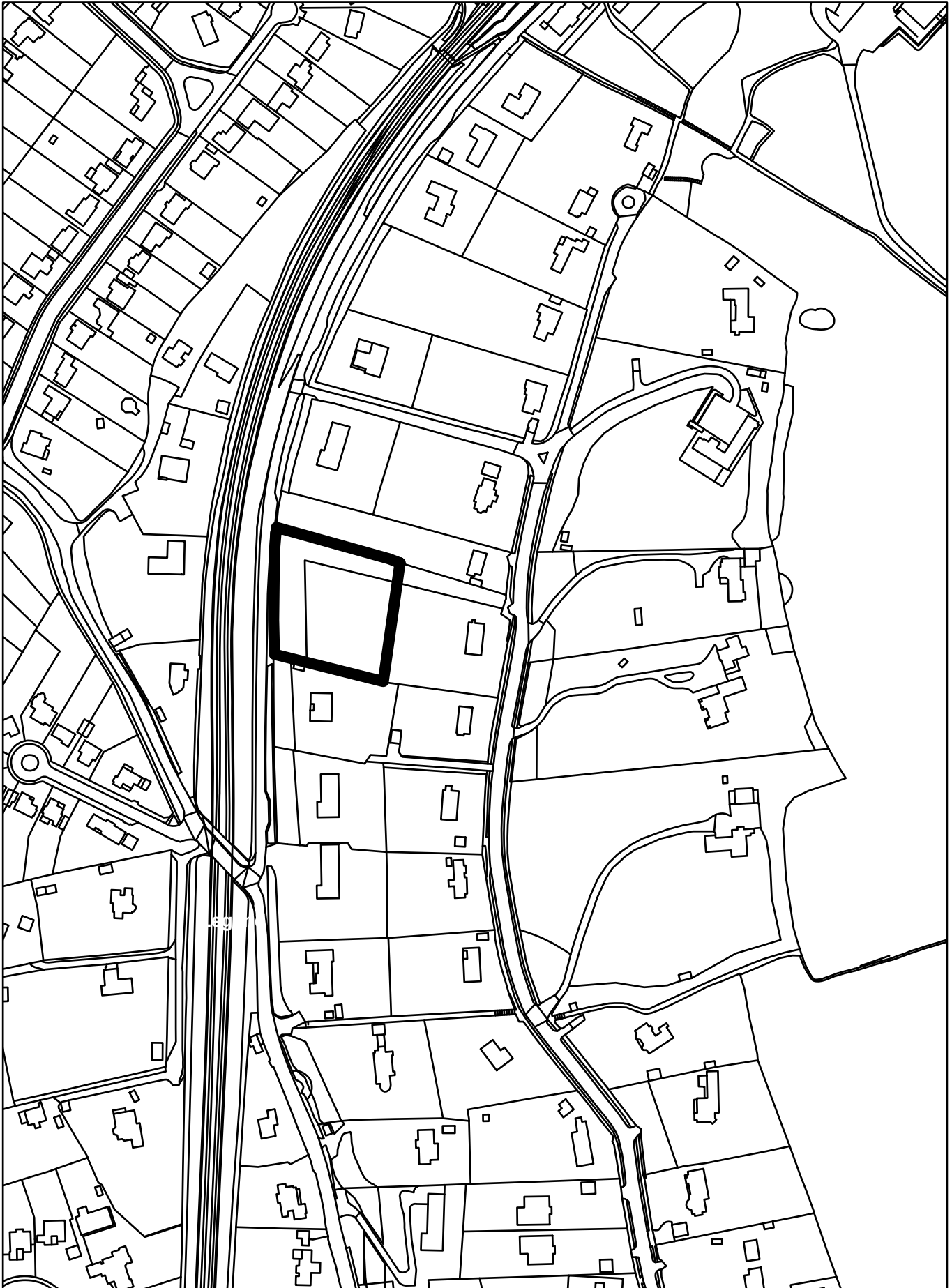
## **REASON FOR PERMISSION**

The development hereby permitted has been assessed against development plan policies Pc4, Ho9, Ho9a, Ho13, Ho14, Ho15, Ho16, Mo5, and Mo7 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.

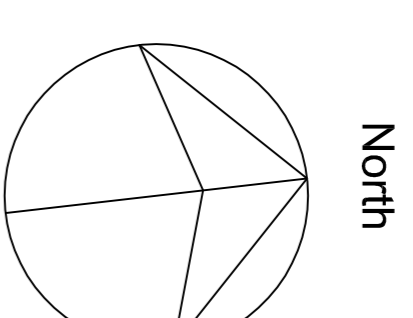
## **Proactive and Positive Statements**

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.

18/00213/F - Hedgeside, Walpole Avenue, Chipstead, Coulsdon



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North

No. & Date	Revision/Issue



www.redsquarearchitects.com

Name and Address

SARFAN DEVELOPMENTS CHIPSTEAD LTD

Project Name and Address

PROPOSED PLOTS A & B  
 HEDGESIDE  
 HAZEL WAY  
 CHIPSTEAD  
 COULSDON  
 SURREY  
 CR9 3PP

Project 145/PA/102

Date JANUARY 2018

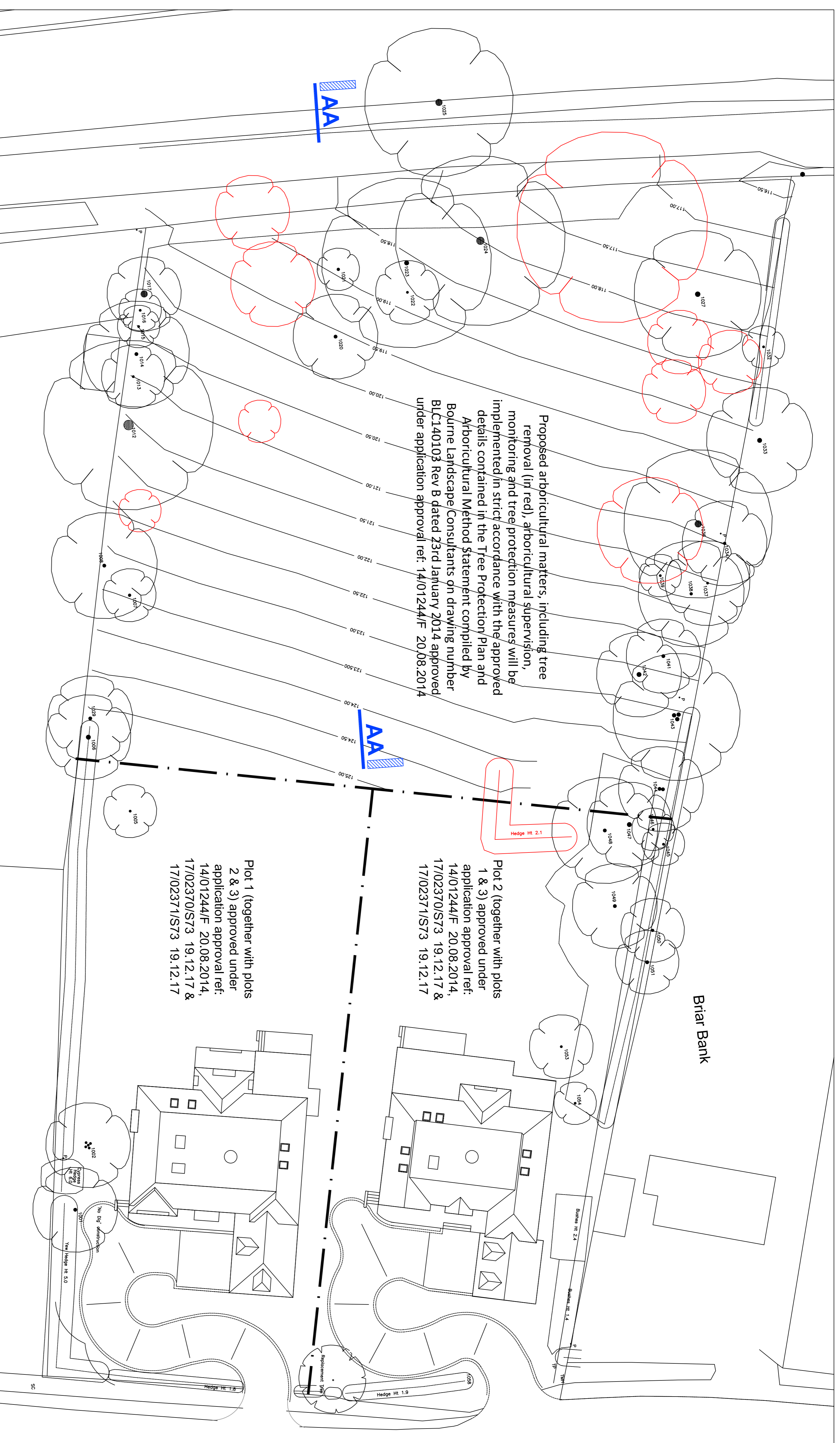
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Sheet

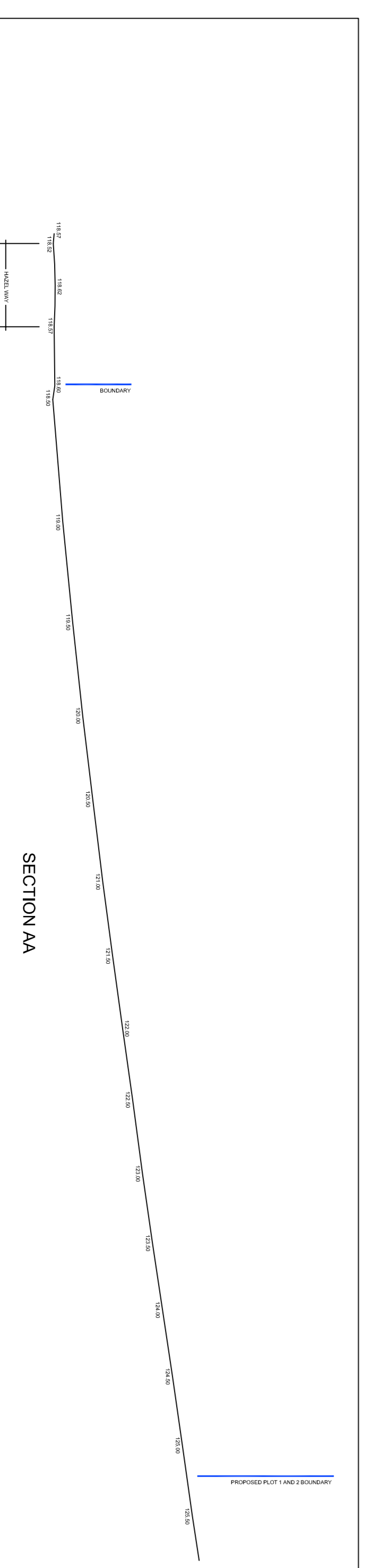
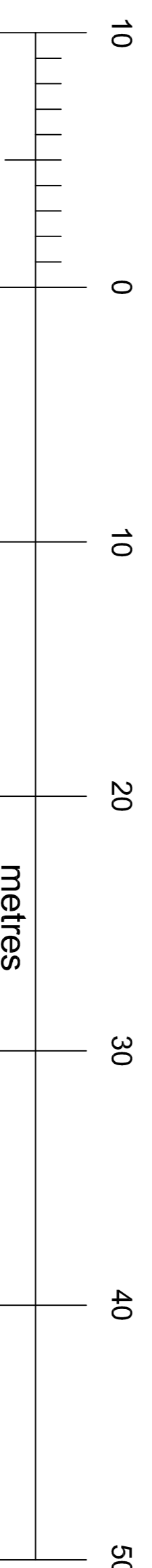
EXISTING:  
 Site contours  
 and site  
 section AA

REDSQUARE ARCHITECTS LTD

07512 469086

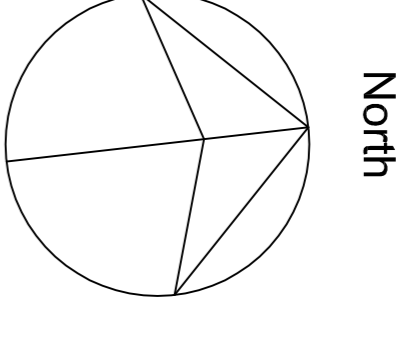


1:200 CONTOURS



1:200 SITE SECTION AA

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North

A 05.03.18	Plot 1 and 2 plan revisions to suit planning comments.
No. & Date	Revision/Issue



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Name and Address

SAFRAN DEVELOPMENTS CHIPSTEAD LTD

Project Name and Address

PROPOSED PLOTS A & B  
HEDGESIDE  
HAZEL WAY  
CHIPSTEAD  
COUNLSDON  
SURREY  
CR8 3PP

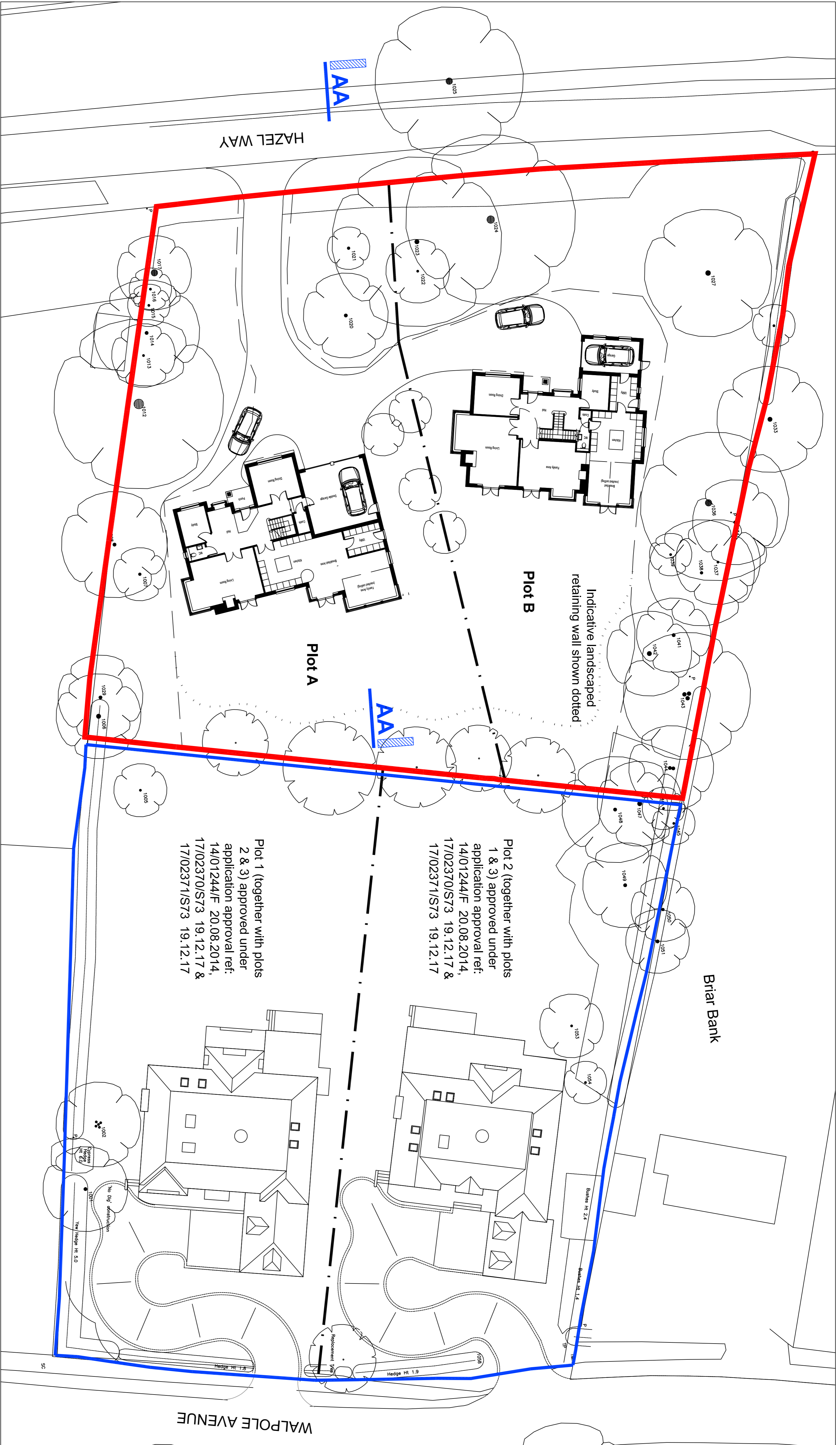
Project 145/PA/103 A

Date JANUARY 2018

Scale 1:1250 & 1:200 @ A1

Sheet  
**PROPOSED:  
Site and  
location plans**

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1:200 SITE PLAN



1:1250 LOCATION PLAN

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A 05.03.18	Plot 1 and 2 plan revisions to suit planning comments.
No. & Date	Revision/Issue

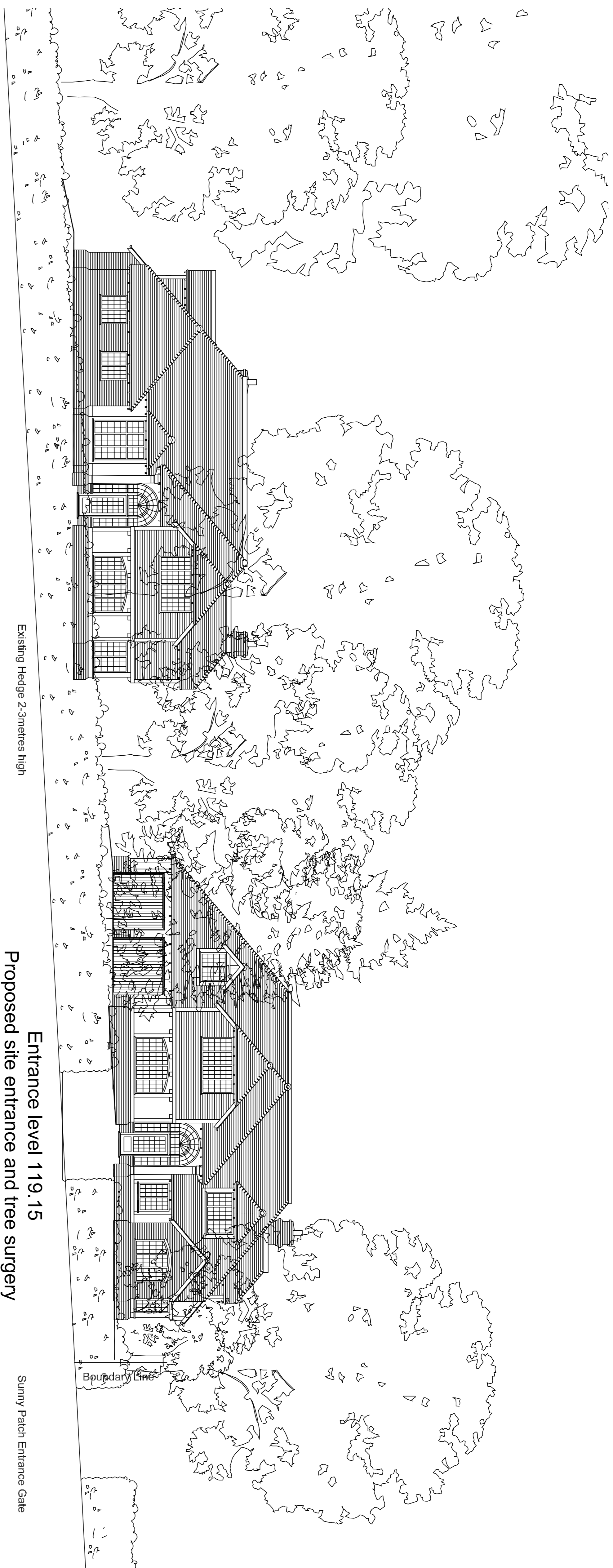


Name and Address  
SAFRAN DEVELOPMENTS CHIPSTEAD LTD

Project Name and Address  
PROPOSED PLOTS A & B  
HEDGESIDE  
HAZEL WAY  
CHIPSTEAD  
COUNLSDON  
SURREY  
CR5 3PP

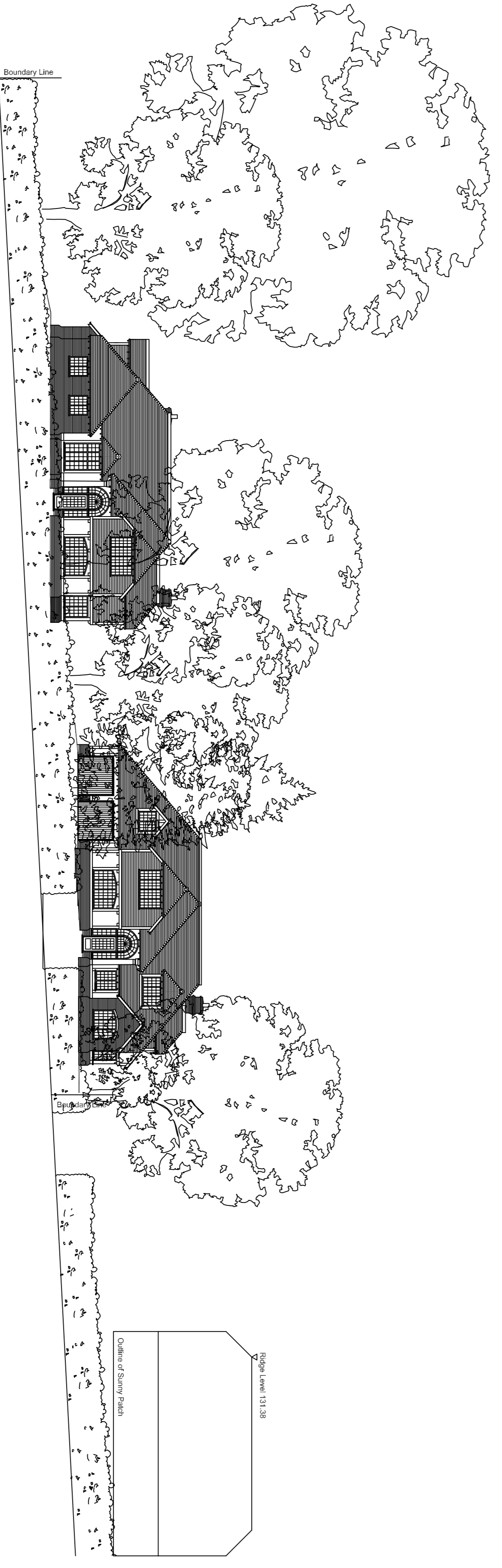
Project 145/PA/109 A	Sheet
Date JANUARY 2018	PROPOSED: Plot A & B - Hazel Way Elevation
Scale 1:100 & 1:200 @ A1	

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1:100 Hazel Way Street Elevation

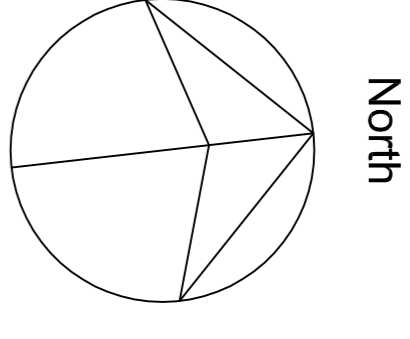
Entrance level 119.15  
Proposed site entrance and tree surgery  
approved under application approval  
ref: 14/01244/F 20.08.2014



1:200 Hazel Way Street Elevation

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North

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No. & Date		Revision/Issue



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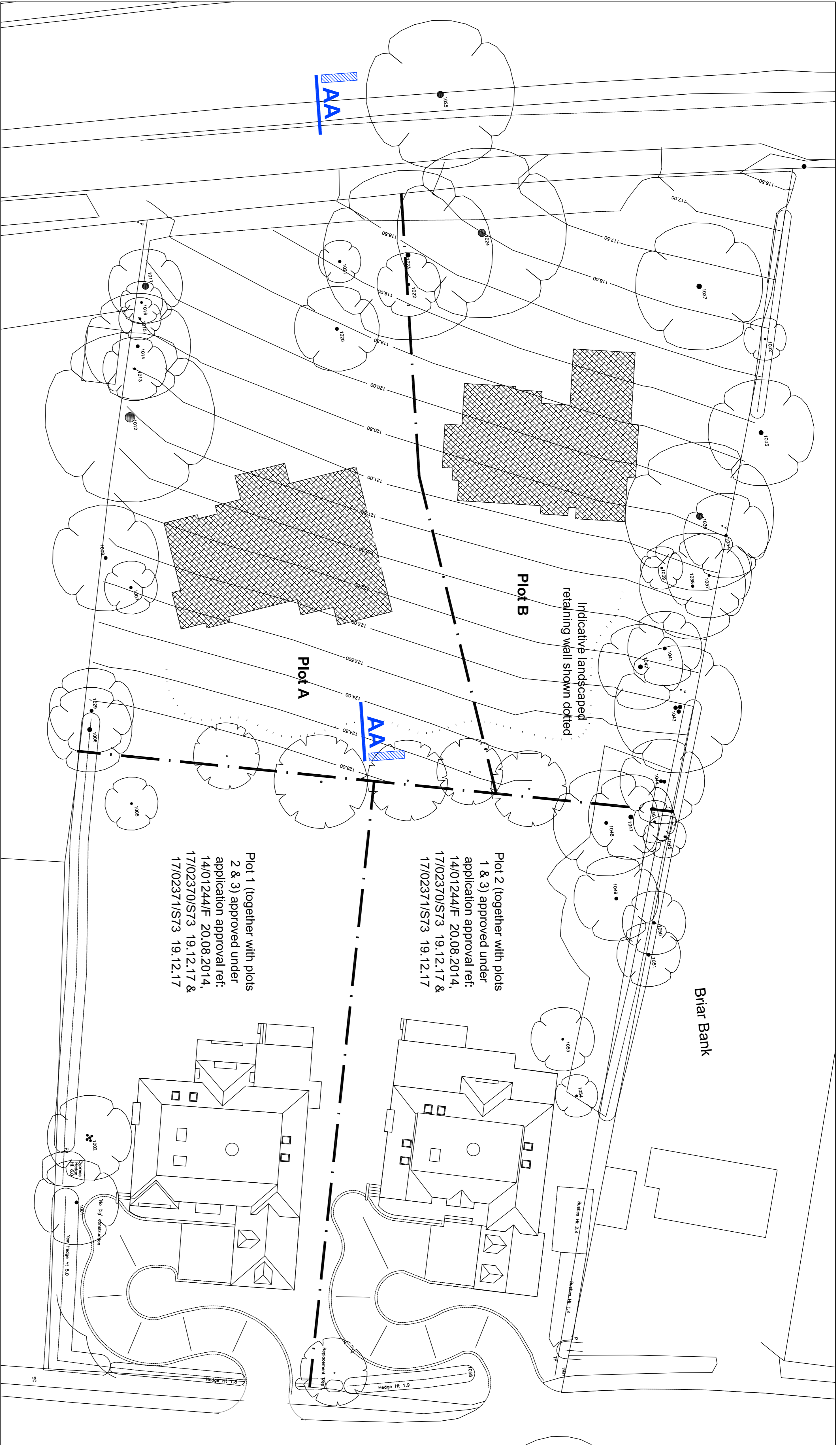
SAFRAN DEVELOPMENTS CHIPSTEAD LTD

Project Name and Address

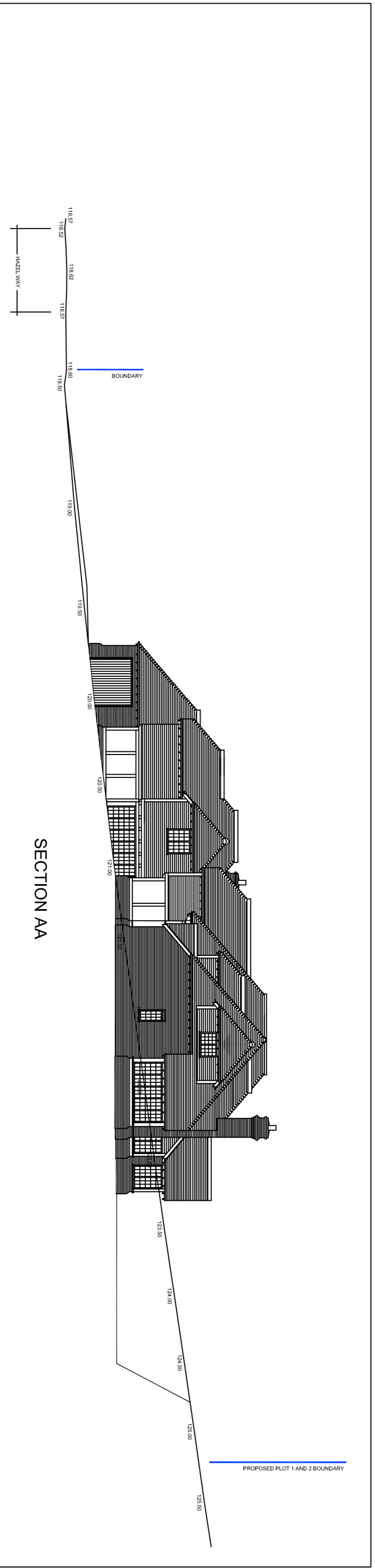
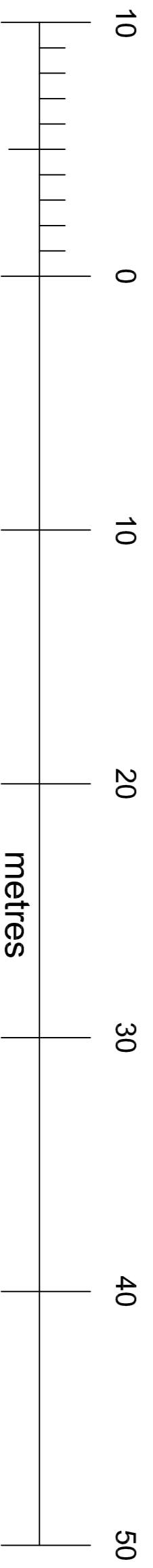
PROPOSED PLOTS A & B  
HEDGESIDE  
HAZEL WAY  
CHIPSTEAD  
COUNLSDON  
SURREY  
CR8 3PP

Project	145/PA/104 A	Sheet	PROPOSED: Site contours and site section AA
Date	JANUARY 2018		
Scale	1:200 @ A1		

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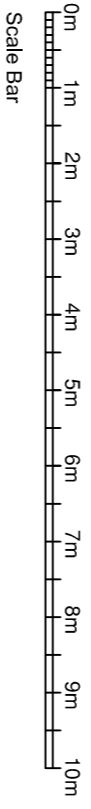
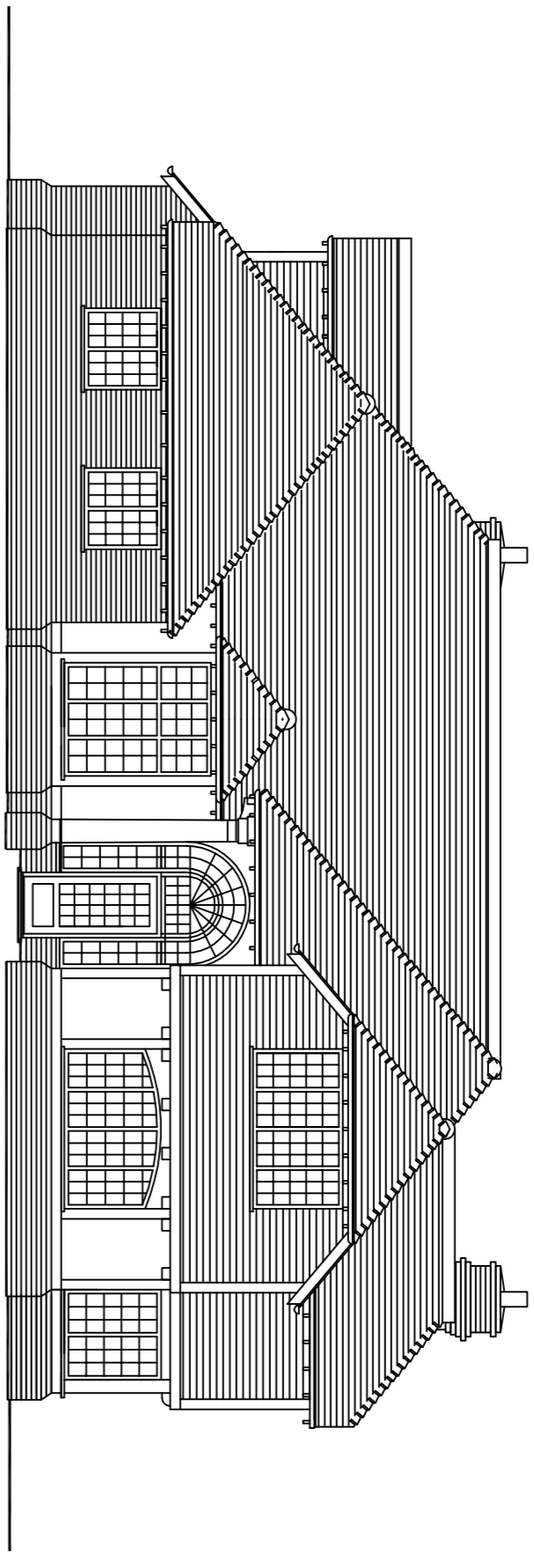


1:200 CONTOURS

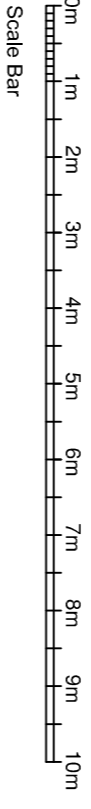
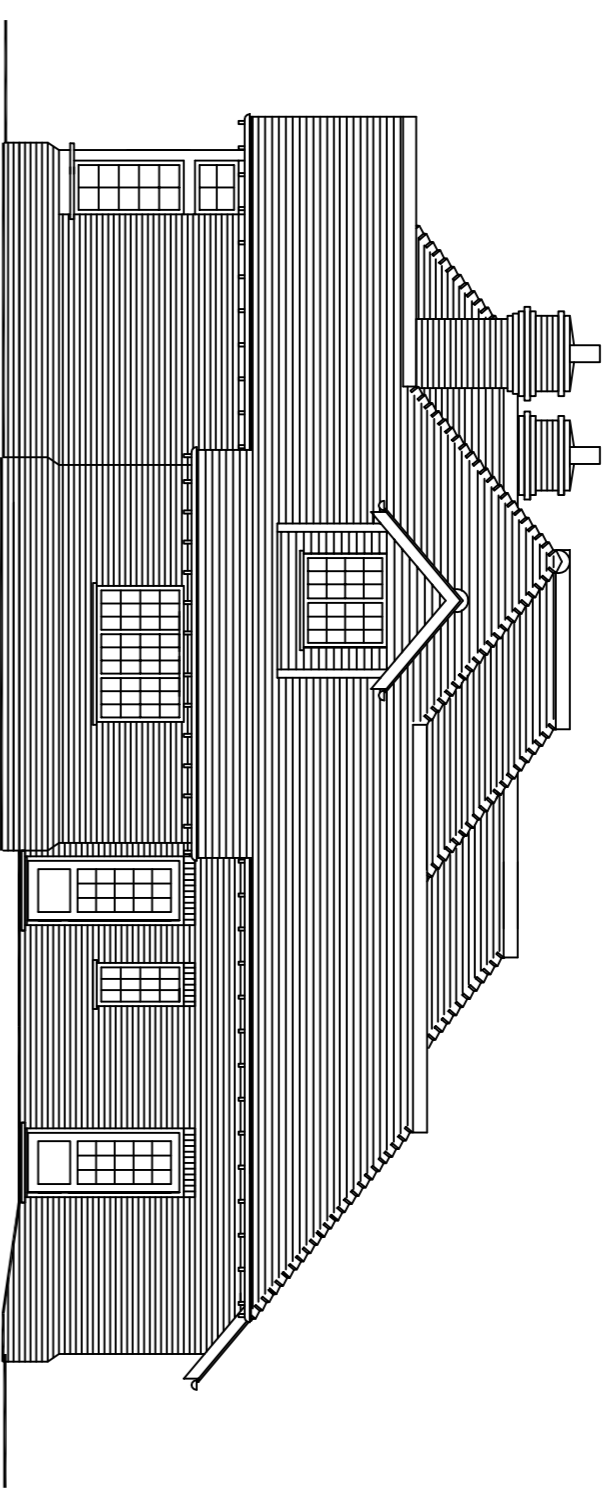


1:200 SITE SECTION AA

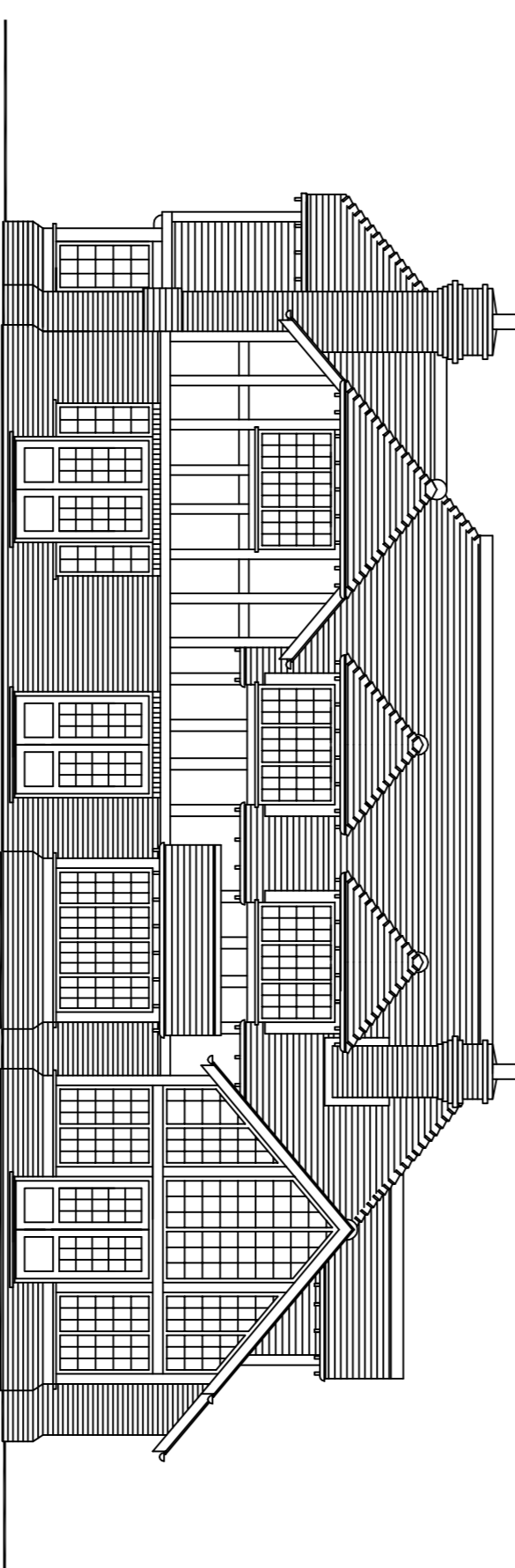
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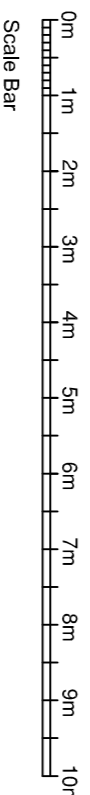
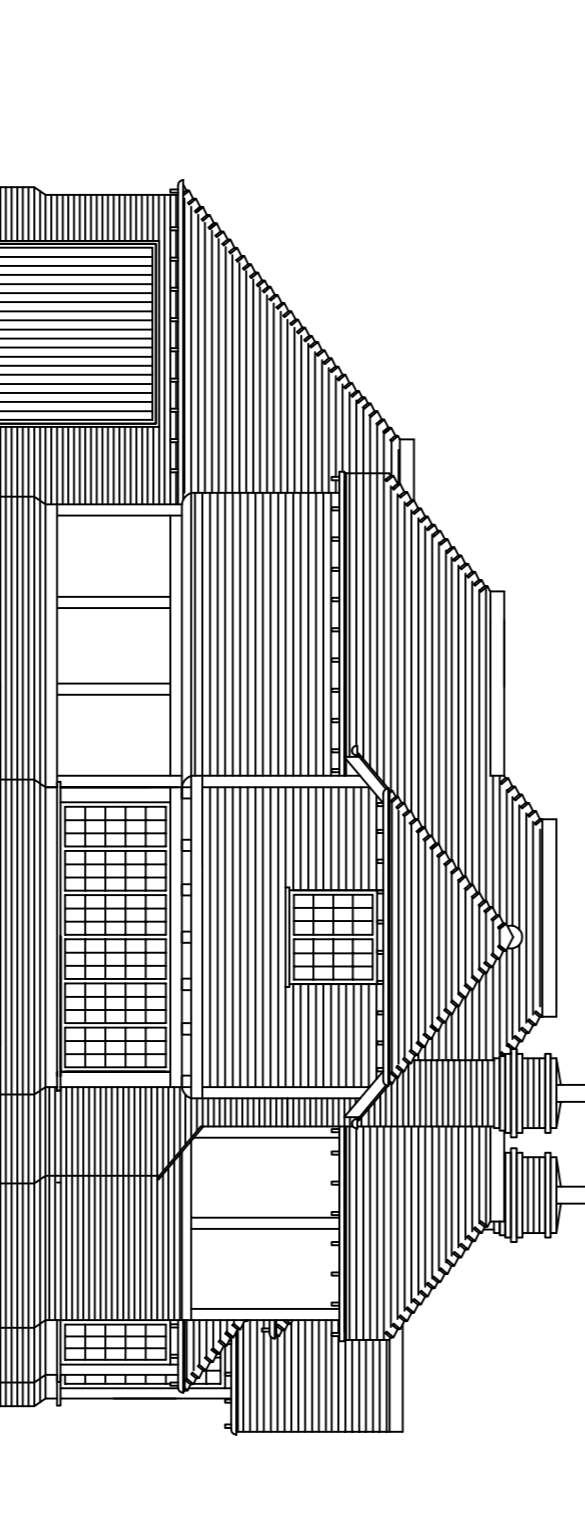
1:100 Front Elevation West



1:100 Side Elevation North



1:100 Rear Elevation East



1:100 Side Elevation South

A 05.03.18	Plot 1 and 2 plan revisions to suit planning comments.
No. & Date	Revision/Issue

**Architect**  
**RED2**  
 www.redsquarearchitects.com

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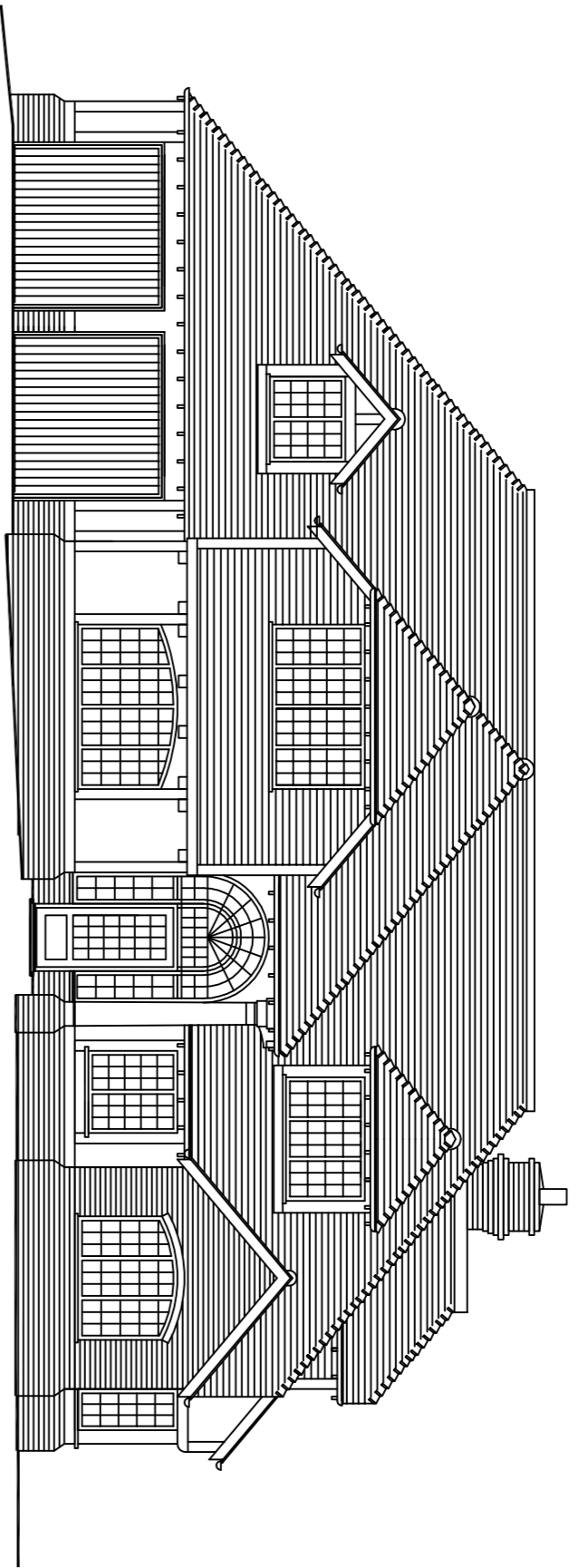
Project Name and Address  
 PROPOSED PLOTS A & B  
 HEDGESIDE  
 HAZEL WAY  
 CHIPSTEAD  
 COULSDON  
 SURREY  
 CR5 3PP

Project	145/PA/108 A	Sheet	PROPOSED: Plot B - Elevations
Date	JANUARY 2018		
Scale	1:100 @ A1		

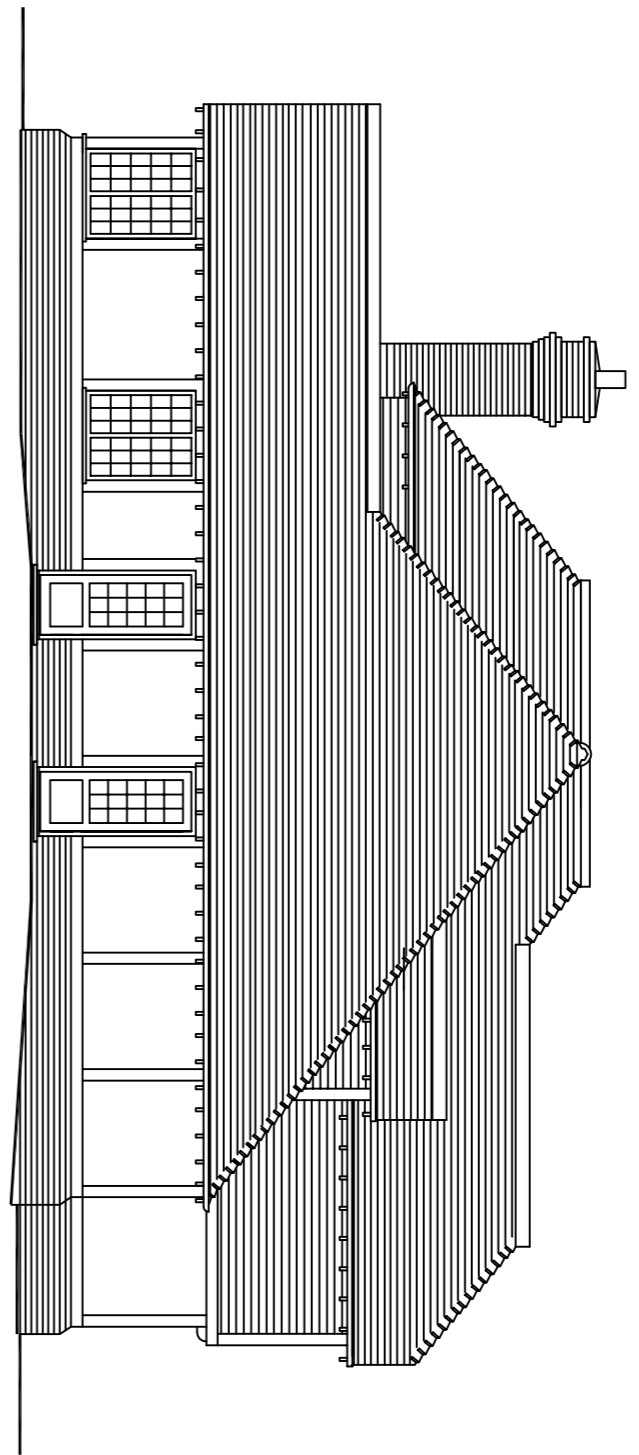
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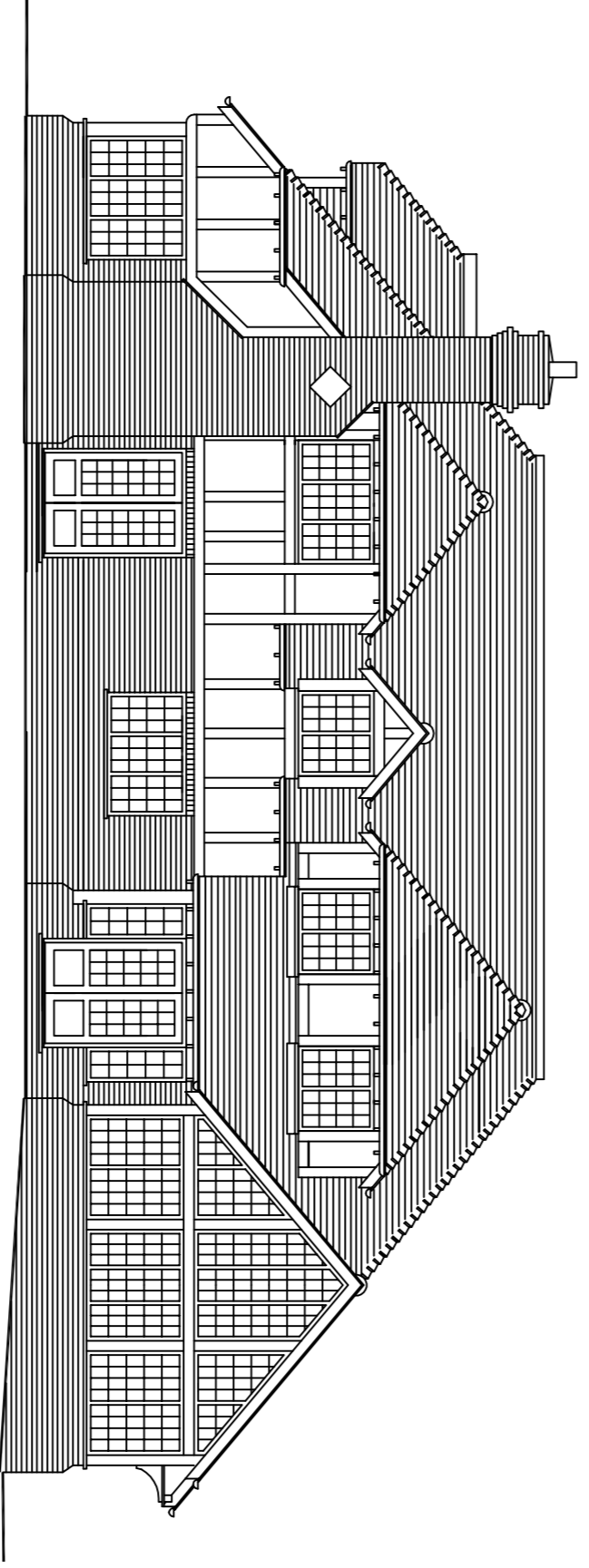
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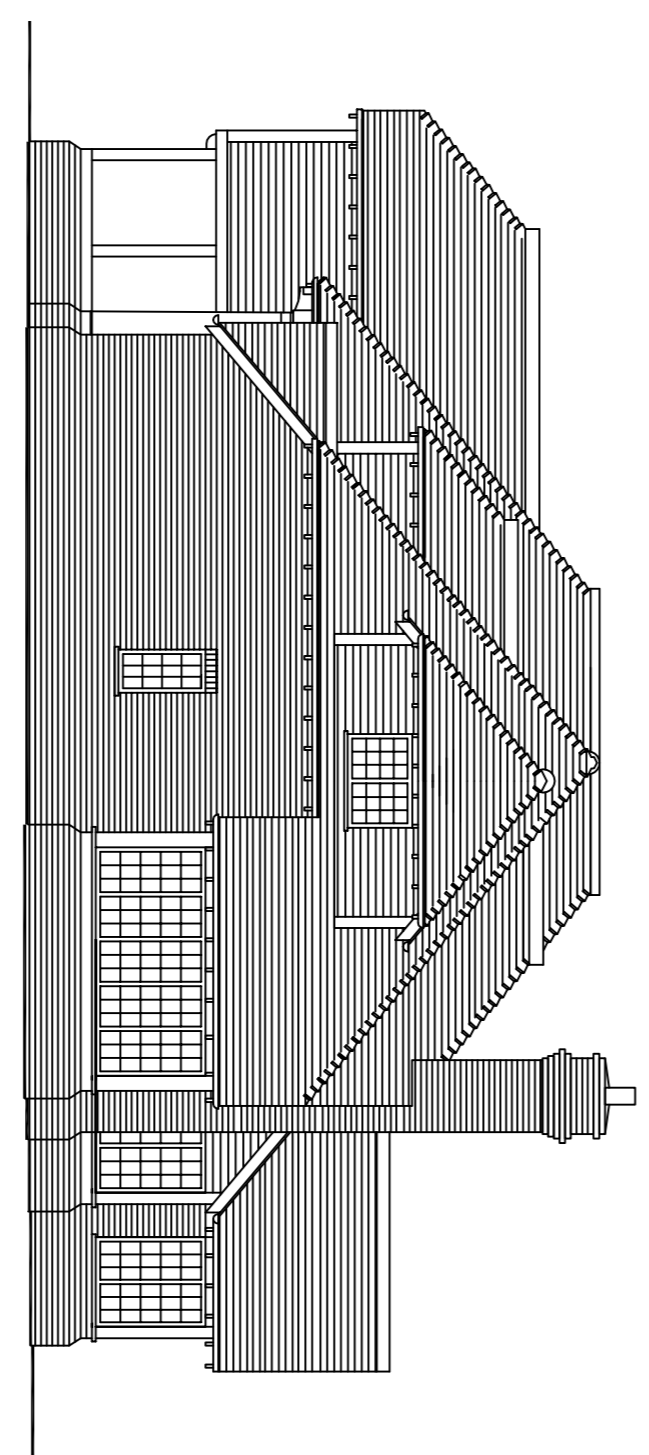
1:100 Front Elevation West



1:100 Side Elevation North



1:100 Rear Elevation East



1:100 Side Elevation South

A	05.03.18	Plot 1 and 2 plan revisions to suit planning comments.
No. & Date		Revision/Issue



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Name and Address  
SAFRAN DEVELOPMENTS CHIPSTEAD LTD

Project Name and Address  
PROPOSED PLOTS A & B  
HEDGESIDE  
HAZEL WAY  
CHIPSTEAD  
COUNLSDON  
SURREY  
CR5 3PP

Project	145/PA/106 A	Sheet	PROPOSED: Plot A - Elevations
Date	JANUARY 2018		
Scale	1:100 @ A1		

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# Appeal Decision

Site visit made on 18 June 2013

**by Isobel McCretton BA(Hons) MRTPI**

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Decision date: 6 August 2013**

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**Appeal Ref: APP/L3625/A/13/2193332**

**Hedgeside, Walpole Avenue, Chipstead, Coulsdon CR5 3PP**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr James Hanah against the decision of Reigate & Banstead Borough Council.
  - The application Ref. P/12/01785/F, dated 12 October 2012, was refused by notice dated 21 December 2012.
  - The development proposed is demolition of existing building and the erection of four detached dwellings.
- 

## Decision

1. The appeal is dismissed.

## Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area.

## Reasons

3. The appeal site comprises a bungalow, detached garage and garden located on the western side of Walpole Avenue. The garden, which is mainly laid to grass, slopes steeply down from Walpole Avenue westwards to Hazel Way, and the bungalow itself is set well below road level. A well established hedge along most of the Walpole Avenue frontage means that, for the most part, only the roof is visible from the street. Along the Hazel Way frontage are trees and fairly dense under storey vegetation.
4. It is proposed to demolish the garage and bungalow and to erect four detached houses, two on the Hazel Way frontage and two fronting Walpole Avenue. The two houses on the Hazel Way frontage would have detached garages in front of the dwellings. The southernmost house on the Walpole Avenue frontage would have an attached garage at right angles to the main house while the other proposed dwelling would have only frontage parking.
5. The site is within the designated Chipstead Residential Area of Special Character (RASC). Local Plan<sup>1</sup> policy Ho 15 indicates that, within the RASCs, redevelopment will not normally be permitted. Infilling, and replacement will be permitted only if a number of criteria are met, including that the development respects, and is compatible with, the existing character of the residential area; maintains the

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<sup>1</sup> Reigate and Banstead Local Plan 2005. The saved policies cited are broadly in accordance with the National Planning Policy Framework 2012 and so, in accordance with para 215 of that document, I accord them considerable weight.

existing visual predominance of tree cover and spacious gardens; maintains generous spacing between buildings; does not result in the removal of trees and other features that make a significant contribution to the area's character; and results in plot sizes not significantly smaller than those prevailing within the surrounding area.

6. The Council argues that the detailed design of the two houses on the Walpole Avenue frontage would have bulky roofs and be out of character with the more traditional/arts and crafts style of development in the street scene. As with a number of houses in the area, the proposed dwellings would have hipped roofs and gable projections. They would also have elements of traditional vernacular design derived from the arts and crafts style amongst the rather eclectic mix of design features. The ridge lines of both houses would be slightly below that of the dwellings to either side (Athall Cottage and Briar Bank) and, with the retention of the front hedge, the dwellings would only be partially visible from the road, as with a number of other dwellings on this side of the street. Given the variety of the design of houses in the wider area I do not consider that the proposed dwellings would appear out of keeping with the prevailing character of the area or unduly prominent in the street scene in Walpole Avenue.
7. Plot widths in the area are generous but, even with the appeal site subdivided into two, I do not find that the resulting plot widths, or the spacing between the existing and proposed houses, would appear uncharacteristically narrow.
8. My main concern is the effect of the two proposed dwellings on the character and appearance of Hazel Way. The railway runs next to the road on the western side and most of the houses along the eastern side are set back from the road, mainly behind dense frontage vegetation. This gives the road a semi-rural feel. The opening up of two new driveways and the considerable expanse of hard standing, when combined with the front garages (which are not shown on the street scene drawings) would create an obtrusive feature in the street scene. Furthermore, the bulk and mass of the proposed dwellings, which would be relatively close to one another in comparison with many other properties in the road, would appear dominant and, notwithstanding the retention of a number of the frontage trees, would detract from the semi-rural character of Hazel Way.
9. In this respect I conclude that the proposed development would not accord with Local Plan policy Ho 15. Nor would it accord with policy Ho 9 which, among other things, requires residential development to promote and reinforce local distinctiveness. Policy Ho 13 sets out that maintenance of the character of the area will normally be the prime consideration when residential development is contemplated and is of particular relevance for infill development and redevelopment. The National Planning Policy Framework (2012), states that planning policies and decisions should not attempt to impose architectural styles etc, but advises that it is proper to seek to promote or reinforce local distinctiveness.

### **Conclusion**

10. For the reasons given above I conclude that the appeal should be dismissed.

*Isobel McCretton*


INSPECTOR



# Agenda Item 9

Planning Committee  
18 April 2018

Agenda Item: 9  
DM Performance Q4 2017/18

 <p><b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	18 April 2018
	REPORT OF:	HEAD OF PLANNING AND PLACES
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<b>AGENDA ITEM:</b>	9	WARD: All

<b>SUBJECT:</b>	<b>DEVELOPMENT MANAGEMENT Q4 PERFORMANCE</b>
<b>PURPOSE OF REPORT:</b>	To inform members of the Q4 and annual 2017/18 Development Management performance against a range of indicators
<b>RECOMMENDATION:</b>	<b>To note the performance of Q4 and whole year of 2017/18</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, quasi-judicial 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 Communities and Local Government. 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 report is the final quarterly report of the 2017/18 municipal year and provides both the fourth quarter and year-whole performance at Table 1. Also provided at Table 2 is the requested performance measure, relating to the time taken in total days from receipt of a valid application to its registration.

## PERFORMANCE

	Performance measure	Target %	16/17	Q1	Q2	Q3	Q4	17/18
	<b>Applications determined (in 8/13 weeks or agreed ext of time)</b>							
1	Major applications	60%	90%	67%	82%	89%	100%	84%
2	Minor applications	65%	78%	87%	91%	88%	88%	88%
3	Other applications	80%	87%	91%	90%	93%	90%	91%
4	Householder applications	85%	86%	92%	92%	94%	89%	90%
5	Average days to decision	73	76	72	67	67	77	69
	<b>Appeals</b>							
6	Appeals Received	-	118	14	27	12	18	70
7	Appeals Decided	-	110	28	21	23	11	84
8	Appeals Allowed	30%	34.5%	15%	29%	30%	36%	29%
	<b>Enforcement</b>							
9	Reported Breaches Received		679	136	126	118	119	487
10	Cases Closed		698	154	105	117	143	482
11	On hand at end of period		154	153	188	179	167	167
12	Cases over 6 months old (no notice)		27	29	28	29	27	27
13	Priority 1 Enforcement cases investigates within 24 hours	100%	100%	100%	100%	100%	100%	100%
	<b>Application Workload</b>							
14	On hand at beginning		409	409	338	326	315	407
15	Received		1634	393	335	394	371	1526
16	Determined		1659	460	354	382	349	1544
17	On hand at end of period		337	323	306	322	329	329

Table 1 - Development Management performance

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
15	14.7	15.8	16.6	10.8	5.7	5.4	4.9	5.3	7.3	6.5	6.5	7.8	6.0	5.6

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

6. All performance targets (reflecting the Government's own targets and against which local planning authorities can be deemed 'poorly performing') for the determination of all types of planning applications are met or exceeded.
7. For minor, other and householder applications the percentage determined within time not only exceeded the target but also improved upon last year's performance. Major applications, whilst not bettering last year's performance, were still far above target and so are reported positively.
8. The average days to decision for Q4 is higher than Q3 reflecting the fact that a large number of these applications were submitted just before or in consideration over the Christmas break. Overall, for 2017/18 as a whole the average days to decision was 69, so meeting the target of 73 and bettering last year's performance of 76.

9. 84 appeals were determined across the year with 29% being allowed (71% dismissed). This therefore meets the target of 30% and reflects a healthy balance of decision making. Appeals dismissed figures that are significantly above or below 30% tend to indicate that the authority is either being too generous or too stringent in its decision making. Unfortunately the Planning Inspectorate continues to experience delays in their determination of appeals with current timescales of 24 weeks for written representations to be determined; 36 weeks for hearings and nearly a year for public inquiries.
10. Enforcement breaches are reported lower for the year than 2016/17. This is considered to be primarily due to a reporting change whereby solicitors enquiries were previously captured for data recording purposes (and reported as planning breaches as a result) but have since been transferred to Land Charges. Following the approval by the Planning Committee of the Local Enforcement Plan last month, a new performance measure has been introduced to assess the percentage of highest priority (1) enforcement cases investigated within 24 hours. This is met across the board at 100%. Finally it should be noted that, whilst the number of enforcement cases over 6 months old remains steady at between 27 and 29 cases across the year, these are not the same cases but reflects the fact that there is a general, healthy, turnover of cases completed.
11. 2016/17 year saw the highest number of planning applications received for ten years at 1634. This has dropped over the past year to 1534, which is still high compared to averages over recent years but is not of the same magnitude as last year.
12. Table 2 provides the performance measure as requested by Members, to report how long in total days applications have taken on average from receipt to registration (if valid on receipt) across a number of months. It shows applications are now being registered on a consistent basis within a week of receipt by the Council which is pleasing and compares well to other Surrey authorities and the nationwide picture. Although January was higher, again due to the Christmas and New Year delay, it is reassuring to report that the time has again dropped in February and again in March.

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