

BOROUGH OF REIGATE AND BANSTEAD

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held at the New Council Chamber - Town Hall on 16 May 2018.

Present: Councillors M. A. Brunt (Chairman), M. S. Blacker, J. S. Bray, G. P. Crome, J. M. Ellacott, J. P. King, S. McKenna, S. Parnall, J. Paul, M. J. Selby, J. M. Stephenson, C. Stevens, B. J. Thomson, R. S. Turner and J. E. Durrant (Substitute)

Also present Councillors R. Absalom, C. Whinney and J.F. White

157. MINUTES

RESOLVED that the minutes of the meeting held on 18 April 2018 be approved and signed as a correct record subject to:

- the addition of Councillor Turner to the list of those present; and
- to the meeting end time being shown as 10.17 pm.

158. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Allcard (substitute: Councillor Durrant) and from Councillor Powell.

159. DECLARATIONS OF INTEREST

Councillor Blacker declared a non-pecuniary interest in two items:

- agenda item 6 (17/01676/F) because he had undertaken previous design work for the applicant, and
- agenda item 8 (18/00375/F) because he was a member of the Limes Action Group.

Councillor Blacker advised that he would be leaving the meeting throughout the debate and vote on both these items.

160. ADDENDUM TO THE AGENDA

An addendum was tabled at the meeting, providing an update on matters arising and advising of any changes made to recommendations following publication of the agenda.

RESOLVED that the addendum be noted.

161. 17/02542/F: BELLWAY HOUSE, 241 LONDON ROAD NORTH, MERSTHAM

The Committee considered an application for the demolition of the existing buildings and for the erection of 33 apartments, full details of which were as set out in the report.

It was noted that an accompanied site inspection was undertaken in respect of this application.

Reasons for refusal were proposed and seconded, and upon a vote it was

RESOLVED that the application be **REFUSED** on the following grounds:

1. The proposal would, by virtue of the height, scale, massing and design of the building, result in an overly dominant feature along the A23 London Road North and in a prominent position on the approach to the Merstham Village which would be harmful to the character of the area and the setting of the Conservation Area. The proposal would therefore be contrary to Policies Ho9, Ho13 and Pc13 of the Reigate and Banstead Borough Local Plan 2005, Policy CS4 of the Reigate and Banstead Core Strategy 2014 and the provisions of the Framework in relation to 'Requiring Good Design'.
2. The proposed building would, by virtue of its height, scale massing and proximity to the neighbours at the Old Sweet Shop and the Old Post Office, result in a dominant and overbearing effect, harmful to the amenities and living conditions thereof. The proposal would therefore be contrary to Policies Ho9 and Ho13 of the Reigate and Banstead Borough Local Plan 2005 and the provisions of the Framework in relation to 'Requiring Good Design'.
3. The proposed building would, by virtue of the number, height and positioning of balconies and windows on its south-eastern elevation, give rise to a significant level of overlooking of the rear private gardens and rear windows of the Old Sweet Shop and the Old Post Office and a consequent loss of privacy which would be harmful to the amenities thereof. The proposal would therefore be contrary to Policies Ho9 and Ho13 of the Reigate and Banstead Borough Local Plan 2005 and the provisions of the Framework in relation to 'Requiring Good Design'.

162. 17/01676/F: ELGAR WORKS, NUTFIELD ROAD, MERSTHAM

The Committee considered an application for the demolition of the existing industrial and commercial buildings and the erection of 14 new dwellings, full details of which were as set out in the report and addendum tabled at the meeting.

It was noted that an accompanied site inspection was undertaken in respect of this application.

RESOLVED that planning permission be **GRANTED with conditions**, as set out in the report and addendum.

Note: Councillor Blacker left the meeting throughout the debate and vote on this item.

163. 18/00326/F AND 18/00327/LBC: DUNOTTAR SCHOOL, 36 HIGH TREES ROAD, REIGATE

The Committee considered an application for phased development works to be undertaken at the school, full details of which were as set out in the report and addendum.

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

The main concerns of residents centred upon parking issues and the increase in the volume of traffic, both during the school week and at the weekends when the premises were let for other activities.

The applicant's agent sought to reassure residents that the school was mindful of their concerns and would be reviewing its letting policy to make sure the availability of on-site parking was balanced against bookings. It would also be closing some clubs and changing the start times of others to avoid peak school times, although it would not be able to make the changes until September. The school also intended to liaise closely with residents and would be providing a dedicated email address through which they could be contacted if there were particular issues or concerns.

The Committee asked whether any on-site parking provision could be made, for coach pick-up and drop-offs in particular, and whether the Travel Plan and pupil number conditions could be strengthened and also expanded to cover weekend lettings.

Members proposed that a site visit would be of benefit and it was accordingly

RESOLVED that the application be **DEFERRED** for a site inspection.

164. 18/00375/F: THE LIMES PUBLIC HOUSE, 58 ALBURY ROAD, MERSTHAM

The Committee considered an application for the demolition of the Public House and the construction of ten new dwellings, full details of which were as set out in the report and addendum.

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

RESOLVED that planning permission be **GRANTED with conditions** as set out in the report and addendum.

Note: Councillor Blacker left the meeting throughout the debate and vote on this item.

165. 18/00312/F AND 18/00313/LBC: OAKLEY CENTRE, RADSTOCK WAY, MERSTHAM

The Committee considered an application for demolition of the modern extension and conversion of the listed building, and residential development of the surrounding land, full details of which were as set out in the report.

The application was for both full permission and for listed building consent.

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

Reasons for refusal were proposed and seconded and it was consequently

RESOLVED that application 18/00312/F be **REFUSED** on the following grounds:

1. The proposal would, by virtue of the revised layout, siting and design of units 15 to 22, result in an unacceptable encroachment into the open grounds of the Grade II listed Oakley Court, harmful to the setting and significance thereof. This harm would not be outweighed by the public benefits of the scheme. The proposal would therefore be contrary to Policies Pc9 and Ho9 of the Reigate and Banstead Borough Local Plan 2005, Policy CS4 of the Reigate and Banstead Core Strategy and the provisions of the Framework.

RESOLVED that application 18/00312/LBC be **REFUSED** on the following grounds:

1. The proposal would, by virtue of the revised layout, siting and design of units 15 to 22, result in an unacceptable encroachment into the open grounds of the Grade II listed Oakley Court, harmful to the setting and significance thereof. This harm would not be outweighed by the public benefits of the scheme. The proposal would therefore be contrary to Policies Pc9 and Ho9 of the Reigate and Banstead Borough Local Plan 2005, Policy CS4 of the Reigate and Banstead Core Strategy and the provisions of the Framework.

166. 17/02905/F: GARAGE BLOCK, KINGSLEY GROVE, REIGATE

The Committee considered an application for demolition of the garages and construction of six new dwellings, full details of which were as set out in the report.

RESOLVED that planning permission be **GRANTED with conditions** as set out in the report.

167. 17/02969/F: ROWGARDENS WOOD, COLLENDEAN LANE, HORLEY

The Committee considered an application for livestock housing and a general purpose hay, forage and machinery building, full details of which were as set out in the report and addendum.

RESOLVED that planning permission be **GRANTED with conditions** as set out in the report and addendum.

Note: Councillor Stephenson did not take part in the debate and vote on this item as he absented himself from the room during its consideration.

168. 17/02732/F: LAND TO THE REAR OF 77-83 BELL STREET, REIGATE

The Committee considered an application for redevelopment of the existing surface carpark and the construction of three studio flats and three one-bedroom flats, full details of which were as set out in the report.

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

Reasons for refusal were proposed and seconded and it was consequently

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

1. The proposed development, by virtue of the bulk, scale and massing of the buildings coupled with the tight spacing to the boundaries and existing frontage buildings and the lack of opportunity for meaningful landscaping and amenity space, would result in a cramped overdevelopment of the site which would be harmful to the character of the locality. The proposal would therefore be contrary to Policies Ho9, Ho13 and Pc13 of the Reigate and Banstead Borough Local Plan 2005, Policy CS4 of the Reigate and Banstead Core Strategy 2014 and the provisions of the Framework in relation to 'Requiring Good Design'.

169. ANY OTHER URGENT BUSINESS

Councillor Brunt announced that he would be stepping down as Chairman of the Planning Committee, after six years in the role, to take up other duties in the Council.

He placed on record his thanks and appreciation, to the Committee and officers alike, for all the support they had given him throughout this time and commended the progress made in developing the role of decision making in development management.

On behalf of all members of the Committee, Councillor Ellacott moved a formal vote of thanks to Councillor Brunt for his excellent chairmanship in steering the committee forward in its role and ensuring that its decisions were always fully debated, balanced and based on sound planning grounds .

The Meeting closed at 10.23 pm