

Planning Committee Agenda



Reigate & Banstead
BOROUGH COUNCIL
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8 May 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

J. P. King
S. McKenna
S. Parnall
J. Paul
D. T. Powell

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

Substitutes

Conservatives:

Councillors:

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

Residents' Group:

R. Harper, N. D. Harrison, B. A. Stead and J. C. White

Liberal Democrat:

A. F. Tarrant

Green Party:

J. C. S. Essex

For a meeting of the **PLANNING COMMITTEE** to be held on **WEDNESDAY, 16 MAY 2018** at **7.30 pm** in the New Council Chamber - Town Hall.

John Jory
Chief Executive

1. MINUTES

(Pages 5 - 18)

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 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. 17/02542/F: BELLWAY HOUSE, 241 LONDON ROAD NORTH, MERSTHAM (Pages 19 - 58)

Demolition of existing buildings and the erection of 33 apartments (including affordable housing), provision of car parking, amenity space and associated infrastructure.

6. 17/01676/F: ELGAR WORKS, NUTFIELD ROAD, MERSTHAM (Pages 59 - 92)

Demolition of existing industrial and commercial buildings and erection of fourteen new dwellings (six three-bedroom and eight four-bedroom) together with access, parking and landscaping.

7. 18/00326/F AND 18/00327/LBC: DUNOTTAR SCHOOL, 36 HIGH TREES ROAD, REIGATE (Pages 93 - 142)

Series of phased developments at Dunottar School:

Phase 1: new sixth form centre and refurbishment of the stable block and Pelican Centre ; and

Phase 2: new assembly and exam hall, classrooms and orangery.

Prior to the commencement of phase 2 two existing temporary classrooms are to be removed.

8. 18/00375/F: THE LIMES PUBLIC HOUSE, 58 ALBURY ROAD, MERSTHAM (Pages 143 - 180)

Demolition of a public house with flat over, and construction of ten new dwellings consisting of five houses and a block of five flats, with associated parking and landscaping.

9. 18/00312/F AND 18/00313/LBC: OAKLEY CENTRE, RADSTOCK WAY, MERSTHAM (Pages 181 - 228)

Demolition of modern extension and conversion of existing listed building to provide eight flats. Conversion of existing outbuilding into two houses. Residential development of surrounding land to provide 12 houses with associated access, parking and refuse storage.

10. 17/02905/F: GARAGE BLOCK, KINGSLEY GROVE, REIGATE (Pages 229 - 254)

Demolition of existing 44 disused garages and creation of six new dwellings, comprising of four three-bedroom and two two-bedroom semi detached houses.

11. 17/02969/F: ROWGARDENS WOOD, COLLENDEAN LANE, HORLEY (Pages 255 - 270)

Livestock housing and general purpose hay, forage and machinery building.

12. 17/02732/F: LAND TO THE REAR OF 77-83 BELL STREET, REIGATE (Pages 271 - 296)

Redevelopment of existing surface car park and construction of three studio flats and three one-bedroom flats with associated cycle parking, refuse store and landscaping.

13. 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
18 April 2018

Minutes

BOROUGH OF REIGATE AND BANSTEAD

PLANNING COMMITTEE

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

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

147. MINUTES

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

148. APOLOGIES FOR ABSENCE

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

149. DECLARATIONS OF INTEREST

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

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

150. ADDENDUM TO THE AGENDA

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

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

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

Reasons for refusal were proposed and seconded.

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

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

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

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

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

Reasons for refusal were proposed and seconded.

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

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

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

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

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

It was also proposed that:

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

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

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

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

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

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

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

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

Reason:

To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

Note: Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations or Section 73 of the Act for minor material alterations. An application must be made using the standard application forms and you should consult with us, to establish the correct type of application to be made.

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

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

Reason:

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

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

Reason:

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

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

Reason:

To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction – Recommendations' and policies Pc4 of the Reigate and Banstead Borough Local Plan.

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

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

- (a) parking and turning for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) provision of boundary hoarding behind any visibility zones
- (e) construction vehicle routing to and from the site

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

Reason:

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

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

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

Reason:

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

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

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

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

Reason:

To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

9. The development hereby approved shall be carried out in accordance with the recommendations for mitigation, construction practice and ecological enhancement identified in the Preliminary Ecological Appraisal by The Landscape Partnership (dated November 2017).

Reason:

In order to preserve and enhance the wildlife and habitat interest on the site and ensure species present on the site are afforded appropriate protection during construction works with regard to Reigate and Banstead Borough Local Plan 2005 policy Pc2G.

10. The development hereby approved shall be carried out in strict accordance with the drainage details set out in the Initial Foul and Surface Water Drainage Statement (Ref: FS0391-MAC-XX-XX-SP-P-002 Rev P2) by MACE and the accompany drainage layout plan (34310 P 002 Rev 02).

Reason:

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

11. The Delivery & Servicing Plan by Robert West (Ref: 2915/054/R04 dated December 2017) shall be implemented prior to occupation of the development hereby approved and shall be monitored and reviewed in accordance with the approved document.

Reason:

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

12. Notwithstanding the approved plans, the development hereby approved shall not be occupied unless and until the proposed revised access at the junction of Taynton Drive and Sutton Gardens has been constructed out in accordance with a detailed scheme to be submitted to and approved in writing with the Local Planning Authority.

Reason:

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

13. The development hereby approved shall not be first occupied unless and until the space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking/turning areas shall be retained and maintained for their designated purpose.

Reason:

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

14. The development hereby approved shall not be first occupied unless and until facilities for the secure and covered parking of 52 bicycles have been provided within the development site in accordance with the approved plans and Transport Statement. Thereafter, the said facilities shall be provided, retained and maintained in perpetuity in accordance with the approved details to the satisfaction of the Local Planning Authority.

Reason:

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

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

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

Reason:

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

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

Reason:

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

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

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

Reason:

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

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

Reason:

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

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. The applicant is advised that prior to the occupation of the development, adequate provision should be made for waste storage and collection in accordance with condition 11 above. You are advised to contact the Council's Recycling and Cleansing team to discuss the required number and specification of wheeled bins on rc@reigate-banstead.gov.uk or on the Council's website at http://www.reigate-banstead.gov.uk/info/20051/commercial_waste.
4. ***You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:***
 - (a) ***Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;***
 - (b) ***The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators is necessary, they should be enclosed to reduce noise levels;***
 - (c) Deliveries should only be received within the hours detailed in (a) above;

- (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;**
- (e) There should be no burning on site;
- (f) Only minimal security lighting should be used outside the hours stated above; and**
- (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.**

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit. In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

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

The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.

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

7. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

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

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

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

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

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

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

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

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

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

Reason:

To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

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

Reason:

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

4. No development shall take place until written details of the materials to be used in the construction of the external surfaces, including fenestration and roof, have been submitted to and approved in writing by the Local Planning Authority, and on development shall be carried out in accordance with the approved details.

Reason:

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

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

Reason:

To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction – Recommendations' and policies Pc4 and Ho9 and of the Reigate and Banstead Borough Local Plan.

6. No development shall commence on site until a scheme for the landscaping of the site including the retention of existing landscape features has been submitted to and approved in writing by the LPA. Landscaping schemes shall include details of hard and soft landscaping, including any tree removal/retention, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation and management programme.
All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing with the local planning authority.
Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, shrubs of the same size and species.

Reason

To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4, Pc12, Ho9 of the Reigate and Banstead Borough Local Plan 2005.

7. No development shall commence on site until a Method of Construction Statement, to include details of:
- (a) Parking for vehicles of site personnel, operatives and visitors;
 - (b) Loading and unloading of plant and materials;
 - (c) Storage of plant and materials
- has been submitted to and been approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

Reason:

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

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

Reason:

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

9. The first floor windows in the north and south side elevations of the development hereby permitted shall be glazed with obscured glass which shall be fixed shut, apart from a top hung opening fanlight whose cill height shall not be less than 1.7 metres above internal floor level, and shall be maintained as such at all times.

Reason:

To ensure that the development does not affect the amenity of the neighbouring property by overlooking with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions permitted by Classes A or B of Part 1 of the Second Schedule of the 2015 Order shall be constructed (other than those expressly authorised by this permission).

Reason:

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

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

Reason:

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

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.

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

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

4. ***You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:***

(a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;

(b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;

(c) Deliveries should only be received within the hours detailed in (a) above;

(d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;

(e) There should be no burning on site;

(f) Only minimal security lighting should be used outside the hours stated above; and

(g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

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

155. Q4 PERFORMANCE REPORT

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

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

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

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

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

156. ANY OTHER URGENT BUSINESS

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


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

The Meeting closed at 10.17 pm

Agenda Item 5

Planning Committee
16th May 2018

Agenda Item: 5
17/02542/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	16 th May 2018
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Billy Clements
	TELEPHONE:	01737 276087
	EMAIL:	billy.clements@reigate-banstead.gov.uk
AGENDA ITEM:	5	WARD: Merstham

APPLICATION NUMBER:	17/02542/F	VALID:	13 November 2017
APPLICANT:	Bellway Homes (South London) & SAL Pension Fund	AGENT:	Savills
LOCATION:	BELLWAY HOUSE, 241 LONDON ROAD NORTH, MERSTHAM		
DESCRIPTION:	Demolition of existing buildings and the erection of 33 apartments (including affordable housing), provision of car parking, amenity space and associated infrastructure.		
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.			

SUMMARY

This is a full application for the demolition of Bellway House and the erection of a building comprising 33 apartments (10 affordable) with associated car parking and amenity space.

The scheme has been developed through extensive pre-application negotiation with Officers, including the Conservation Officer given the proximity to Merstham Conservation Area, and further marked improvements to the footprint, massing and height of the northern end of the building have also been secured during the course of the application in order to reach what is considered to be an acceptable solution.

The resultant building takes the form of a linear block along the full length of frontage onto the adjoining A23, following the siting of the existing office building in terms of its building line onto Station Road North. The height, scale and massing at the corner with Station Road North would be near identical to the existing office building and the building would be four storeys as it moves north along the A23, this part of the site is significantly lower than the adjoining road, such that the perceived scale of the building would be a storey or more lower than its true height and would not appear unduly dominant or out of scale. Whilst the scheme would present a relatively long elevation onto London Road North, the design and articulation is considered to be successful in breaking this elevation up into a series of elements - through the use of projecting gables, variation in eaves and ridge height and a varied but appropriate palette of materials – in order to respond to the scale, grain and character of the Conservation Area and surrounding street scene. The revised layout and footprint negotiated during the course of the application would provide scope for amenity space and landscaping within the site which would be a benefit compared to the existing

hard landscaped dominated car parking. The Conservation Officer raises no objection to the proposals in terms of impact on nearby heritage assets.

Given the separation distances involved and design/layout of the site, the proposals are not considered to give rise to amenity concerns for neighbouring properties, particularly when compared to the existing situation and that which could arise through the fall-back prior approval conversion.

A total of 21 parking spaces are proposed to serve the development, served by the existing access from London Road North. Whilst the parking is below the local maximum standards, the application is supported by analysis of local car ownership data to justify the level of parking and proposes provision and membership of a car club for future occupants and improvements to local bus facilities. Taking the above into account and mindful of the advice and response of the Highway Authority, it is considered that the development would be balanced in favour of sustainable travel (as required by both local policy and the Framework) and that the proposed parking level – whilst below local maximum standards – would not give rise to highway or other harm which would warrant refusal.

Under Core Strategy policy, the development should provide on-site affordable housing at a rate of 30% of the proposed dwellings. In this case, the scheme provides the full 10 units which would be required by this policy, with a mix of 1 and 2 bedroom units. Whilst the affordable housing units would be all shared ownership tenure (rather than a mix as advised in the Affordable Housing SPD), the applicant has provided evidence from registered providers that a mixed tenure would not be attractive in this case given the number units proposed.

The proposals would result in the loss of employment floorspace; however, the principle of residential conversion has already been established through a previous prior approval application which is considered to be a realistic fall-back. Refusal on this point is not therefore considered to be sustainable.

The scheme would contribute to meeting local housing requirements, including affordable housing, and would bring consequent social, economic and financial benefits all of which weigh in favour of the proposal. Whilst the scheme would represent a more dense use of the site than present, with the improvements made to the massing and footprint of the building, it is considered that it strikes an appropriate balance between making optimal use of a brownfield site whilst also preserving and enhancing the character of the area and adjoining heritage assets.

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) 10 units of affordable housing (shared ownership tenure)
- (ii) Provision of one car club vehicle on-site or in an otherwise accessible location to the development for a minimum of two years, with all costs associated with the provision of the vehicle including parking space and pump priming being met by the developer

- (iii) Free car club membership for all households for a period of two years with the equivalent of 25 miles free drive-time credit for residents of the proposed development using the car club vehicle
- (iv) 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 affordable housing and is therefore contrary to policy CS15 of the Reigate and Banstead Core Strategy 2014.

Consultations:

Conservation Officer: Originally raised concerns regarding the height and massing of the north end of the building (particularly in winter views), the low ratio of parking and proposed improvements to the north bound bus shelter on High Street. Based on the amended plans, raises no objection subject to conditions to control external details, finishing materials and bus stop improvement details.

County Highway Authority: No objection subject to conditions. Response contains the following commentary:

"I can confirm that the proposed replacement of the existing B1 office use on this site with a residential development is acceptable in principle, given its location in the centre of Merstham. The existing access to the site is located off Station Road North, which is a private road. For this reason, the County Highway Authority (CHA) would only really be concerned with the impact of the proposed development at the point where Station Road North meets the public highway, at its junction with the A23 High Street/London Road North. Nevertheless, I am satisfied from the TRICS data output provided that the proposed residential development would generate less vehicular trips per day than the existing office use, including during the AM and PM peak hours. The site access is therefore considered to be adequate to serve the proposed development.

With regard to car parking, the proposed provision of 23 car parking spaces for 39 apartments equates to a ratio of 0.59 spaces per unit. This is not ideal, given that the site is not located within or close to a town centre. However, the CHA will only raise objections to a shortfall in parking if it is considered that the shortfall would lead to danger on the adjoining public highway. In this case, the site is situated in a relatively accessible location, within 150m of Merstham railway station, and within 200m of the bus stops on High Street.

Furthermore, there are double yellow line waiting restrictions on Station Road North and the A23 High Street / London Road North in the vicinity of the site, which would prevent on street parking from taking place in locations where it would be considered dangerous. For these reasons, the CHA would be unlikely to object to the proposed level of on-site car parking provision for the development. With regard to turning, I am satisfied based on the vehicle tracking plan provided that a 2.5m by 10.3m refuse vehicle would be able to turn around within the site and exit in a forward gear."

Tree Officer: No objection subject to conditions – comments as follows:

"The arboricultural report produced by Simon Jones Associates (SJA air 17063 -01a dated November 2017) demonstrates the redevelopment of this site can be completed without the need to remove any trees. In addition, there is unlikely to be significant post development placed on the trees which often leads to pressure to remove or prune trees which degrades their natural appearance. Therefore, based on the existing information I support this application subject to the following conditions being attached to the decision notice."

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

Surrey Lead Local Flood Authority: Comments outstanding

UK Power Networks: No objections

Environmental Health – Air Quality: No objection subject to conditions

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

Representations:

In respect of the original plans, letters were sent to neighbouring properties on 22nd November 2017; a site notice was posted 6th December 2017 and the application was advertised in local press on 7th December 2017.

Letters were sent to neighbouring properties in respect of the revised plans on 28th March 2018 and a site notice posted on 4th April 2018.

One response was received in relation to the original plans and a further two responses following re-consultation on the amended scheme. The following issues were raised:

Issue	Response
Inadequate parking	Paragraphs 6.24 to 6.29, conditions 13, 14, 15 and 16 and proposed heads of terms for planning obligation (as above)
Increase in traffic and congestion	Paragraphs 6.24 to 6.30, conditions 13, 14, 15 and 16 and proposed heads of terms for planning obligation (as above)
Hazard to highway safety	Paragraphs 6.24 to 6.30, conditions 4 and 13
Overdevelopment	Paragraphs 6.3 to 6.15
Poor design	Paragraphs 6.3 to 6.15
Inconvenience during construction	Paragraph 6.22 and condition 4
Noise and disturbance	Paragraph 6.22
Crime fears	Paragraph 6.45
No need for the development	Paragraph 6.42 - each case on its own merits
Property devaluation	Not a material planning consideration

1.0 Site and Character Appraisal

- 1.1 The site comprises a part 2, part 2.5 storey office block of traditional pitched roof design, situated at the corner of Station Road North with the A23/High Street. The office block was extended in the early 2000s. There is also a garage outbuilding in the north east corner of the site.
- 1.2 The site is set down at a lower land level than the adjoining A23, and slopes such that the northern part of the site is lower than the frontage on Station Road North. The boundary along the A23 is formed by hedging and post and rail fencing, giving

way to denser tree cover and screening to the more northern reaches of this boundary.

- 1.3 The surrounding area is characterised by a mix of uses including residential (which includes the two dwellings immediately adjacent to the site to the east) along with retail, pub and community uses consistent with the designation of the adjoining areas as a Local Centre. There is a telephone exchange and depot (used for bus storage) adjoining the site to the north east.
- 1.4 The site is immediately adjacent to the Merstham Conservation Area which covers buildings on the opposite side of A23/High Street and the opposite side of Station Road North, including the Grade II listed Feathers public house. The special interest of the Conservation Area derives from its cohesive traditional village format, complemented by later arts and crafts development. There are a number of other statutory and locally listed buildings in the immediate vicinity of the site, including the Old Fire Station opposite on Station Road North.
- 1.5 As a whole, the application site extends to approximately 0.20ha.

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 form and design of the buildings, including in relation to the adjoining heritage assets.
- 2.2 Improvements secured during the course of the application: Amendments to the roof form and reduction in the height of northern end of the building and reduction in the width of the rear return leg (by 11.9m) (resulting in a reduction from 39 units to 33 units) with associated additional landscaping and ground floor amenity space Changes to fenestration to improve relationship to The Old Sweet Shop.
- 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. Conditions to obscure glaze particular windows to safeguard neighbour amenity. Conditions to secure highway requirements, including bus stop improvements, are also recommended. A legal agreement will be required to secure the on-site affordable housing provision.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|----------------|--|--|
| 3.1 | 17/01771/PAP3O | Notification of proposed change of use of class b1(a) office to class c3 (dwellings house) consisting of 15no. flats. | Prior approval not required
25 September 2017 |
| | 16/01312/CLE | Planning permission was originally granted in 1986 with a number of conditions including a restrictive condition on the type of occupier. The certificate is required to clarify the | Approved
22 July 2016 |

current use of the site as an unfettered office (b1a)

3.2 There is other planning history associated with the use of the site as offices (including Advertisement applications); however, these are not considered to be relevant to this case.

4.0 Proposal and Design Approach

4.1 The proposed development seeks planning permission for the demolition of the existing dwellings on the site and the erection of a building comprising 33 one and two bedroom with associated parking and communal gardens.

4.2 The replacement building would be a single block largely following the building line and siting of the existing office building, but extending along the full depth of the sites frontage along the A23. The building would be a mixture of 3 and 4 storeys (partly reflected the change in levels across the site) and for the most part the top storey would be set partially or wholly within the roof.

4.3 The building would be of traditional form and design with a mixture of hipped and gable roof forms and employment gabled projections. The predominant materials palette would be brick and tile hanging, with some accents of render and timber boarding.

4.4 A parking area would be created within the site, served by a sloped access which would be in the same position as that which serves the existing offices. Parking would be a mixture of surface spaces and undercroft bays. Communal gardens would be created in the north-east corner 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	This site is in a village setting on the edge of Merstham Village Conservation Area. The site itself is a corner site, with a long and narrow shape running along the edge of the London Road and then opening out to the rear behind the Old Sweet Shop and Old Post Office. The levels vary across the site, dropping by c.3m from station road north. Buildings on the opposite side of London Road North are few in number but include the Georgian pub (Railway Arms) and the short terrace with Paxton Watson entrance arch. To the south is the Feathers Hotel which is one of the principal
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	<p>buildings in the village with an arts and crafts frontage contributing to the impression of the historic village centre.</p> <p>Mature tree planting along the verge also provides a screen between the site and the dual carriageway. These trees are off site and it is important that any new building does not undermine these trees.</p>
Involvement	<p>Pre-application advice was sought from the Council in early and the design evolved in response. A public consultation meeting was held in October 2017 with c.400 leaflets delivered locally, 19 people attended. Comments received through the public consultation have been incorporated into the design. The only concerns noted were a preference for a mix of houses and apartments and concerns regarding parking provision.</p>
Evaluation	<p>The D&A identifies this as a challenging site with steep changes in level away from the road, limited direct frontage and access onto the street. The design concept was for a terrace of buildings along London Road extending the established building line with a 3 storey building at the front and 4 storey building to the rear. This was evolved in response to pre-application advice which raised concerns about the scale of buildings, eaves height and roof form as well as advising that a more traditional approach with more direct reference to the Conservation Area would be preferred.</p>
Design	<p>The applicant's justification for the chosen design is that it makes best use of an accessible brownfield site. The building makes use of the steep fall in the land levels across the site to provide a lower ground floor to the rear and space for undercroft parking. The proposed development retains the established building line onto Station Road and London Road North extending this line along London Road to create a new terrace of buildings along the north west edge of the site. The arrangement of the buildings is configured to avoid overlooking from the new apartments onto neighbouring properties. The design ethos was to break the building down into small block to reflect the scale and character of the Conservation Area, but with a more contemporary appearance. The scale has been designed to respect views around the site and from the Conservation Area.</p>

4.7 Further details of the development are as follows:

Site area	0.20ha
Existing use	Offices (B1(a))
Proposed use	Residential
Net increase in dwellings	33
<i>Of which affordable housing</i>	10
Proposed site density	165 dwellings per hectare (dph)

Density of the surrounding area	112dph – Fintrax House/Stephenson Place 90dph – Station Road North (west side)/Station Road (north side) 70dph – A23 (opposite site) inc. Old Mill Lane 40dph – Quality Street (east side)
Proposed parking spaces	21
Parking standard	BLP 2005 – 47 (1 space per 1 bed and 1.5 spaces per 2 bed)
Estimated CIL contribution	c.£185,000 (pre-indexation and any affordable housing relief)

5.0 Policy Context

5.1 Designation

Urban Area
Adj. to Merstham Village Conservation Area
Flood Zone 1

5.2 Reigate and Banstead Core Strategy

CS1 (Presumption in favour of sustainable development)
CS4 (Valued townscapes and historic environment)
CS5 (Valued people and 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, Pc2G
Heritage	Pc8, Pc9, Pc10, Pc13
Housing	Ho9, Ho10, Ho13, Ho16
Employment	Em1A
Movement	Mo4, Mo5, Mo6, Mo7
Utilities	Ut4

5.4 Other Material Considerations

National Planning Policy Framework
National Planning Practice Guidance

Merstham Conservation Area Appraisal

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 2017
Planning (Listed Buildings and
Conservation Areas) Act 1990

6.0 Assessment

6.1 The application site is situated in the urban area and comprises of an existing office block and its large car parking area. The site is adjacent to the Merstham Conservation Area.

6.2 The main issues to consider are therefore:

- Loss of employment
- Design and impact on the character of the area, including Conservation Area
- Effects on the amenity of neighbouring properties
- Access, parking and highway implications
- Trees and landscaping
- CIL and infrastructure contributions
- Other matters

Loss of employment

6.4 The site currently comprises an office block which is in active use. However, as set out in the planning history above, the recent prior approval application (17/01771/PAP30) has established that the existing offices and surrounding curtilage could be converted to residential flats through permitted development. This is a significant material consideration.

6.5 Whilst this application would technically conflict with Policy Em1A, the permitted development route is considered to be a realistic fall-back position such that objection to the loss of the offices is not considered to be sustainable and justifies departure from this policy. It is also noted that the emerging Development Management Plan proposes to allocate this site for residential development; however, given the stage of progression, the prior approval fall-back is considered to be the weightier consideration.

6.6 In addition, the applicant notes that – even if the PD fall-back did not exist – the existing building is inefficient and dated and would require significant investment to attract another employment use (the inference being that viability of continued employment use is questionable).

- 6.7 Given the established prior approval fall-back, it is considered that refusal of the proposals on the basis of loss of employment would not be sustainable. In coming to this view, regard has also been given to paragraph 51 of the Framework which is supportive of residential redevelopment of commercial sites where there are not “strong economic reasons” why such development would be inappropriate.

Design and impact on the character of the area

- 6.3 The building itself takes the form of a largely linear block along the full length of frontage onto the adjoining A23, following the siting of the existing office building in terms of its building line onto Station Road North. Whilst the proposed building would be tight to the north-eastern boundary of the site, due to the depth of the adjoining highway bank, the building would retain a generous set back from the road and would not appear unduly prominent in this respect.
- 6.8 The portion of the building fronting Station Road North would adopt the same height, scale and massing as the office building presently on site – three storeys with the top storey being wholly within the roof. This approach is considered to help ensure that the building would continue to appear appropriately subservient and recessive in the backdrop to views out of the adjoining Conservation Area and the listed Feathers Public House).
- 6.9 Behind this frontage element, the building would increase to four storeys, making use of the falling land across the northern end of the site. However, at this point, the site is significantly lower than the adjoining A23, such that - in most views along this key thoroughfare into the Conservation Area – the perceived scale of the building would more than a storey lower than its true height. As a result, it is considered that it would not appear out of scale with, or excessively tall in relation to its surroundings. The top floor would again be wholly with the roof which further helps to achieve an acceptable townscape impact on the approach to the Conservation Area.
- 6.10 During the course of the application specific concerns were raised with the applicant regarding the height, footprint and massing of the northernmost end of the building. In response, this element of the building has been significantly amended. The original submission included a full four storey element on the northern corner with a ridge height significantly above the majority of the building, giving this element undue prominence, particularly in winter views when the adjoining tree screen is sparser. By setting the top storey of this part of the building into the roof (as per the rest of the building) and through design changes, this element of the building has been significantly reduced in height (by approximately 3.7m). The changes also allow for a gently staggered ridgeline, helping to break up the apparent length of the elevation whilst also giving the impression of scale building towards the main village. The Conservation Officer has confirmed that he has no objection to the scale and massing of the building from the perspective of impact on the Conservation Area or nearby listed buildings.
- 6.11 The footprint and extent of built form has also been reduced markedly during the course of the application. The initial plans included a long return “leg” on the building which ran across the full width of the northern end of the site, leaving

limited open space – particularly given its size – and giving the perception of the building filling the plot when viewed in behind buildings on Station Road North and thus appearing as an overdevelopment of the site. Through the amendments negotiated with the applicant, this rear “leg” has now been largely removed (reduced in width by nearly 12m and resulting cumulatively in a reduction from 39 to 33 units) such that overall, when coupled with the reduced height – the building is now felt to fit more comfortably within the site and achieve an appropriate balance between built form and landscaping.

- 6.12 Whilst a single block would occupy the London Road North frontage, the design and articulation is considered to be successful in breaking this elevation up into a series of elements - through the use of projecting gables, variation in eaves and ridge height and a varied but appropriate palette of materials – in order to respond to the scale, grain and character of the Conservation Area and surrounding street scene. In terms of materials, the proposed palette of predominantly brick and clay tile with elements of traditional cream/white render and timber boarding is considered to reflect local distinctiveness. The Conservation Officer has recommended a condition to control various architectural details and materials to ensure a high quality development – given the prominent location of the site and its relationship to the Conservation Area, this level of specificity is considered reasonable, necessary and appropriate.
- 6.13 Access to the site would be taken from broadly the same point on Station Road North as the existing site, serving a car parking area to the rear comprising of a mixture of surface and undercroft car parking spaces. Whilst the development would be a comparatively dense use of the site – particularly compared to existing – there would nonetheless be ample opportunity for landscaping to be introduced given the reduced footprint discussed above. Unlike the current arrangement, the scheme would allow for some landscaping along the access road as – including along the boundary with The Old Sweet Shop – which will help soften this presently quite urban feature, whilst also providing scope for soft landscaping and tree planting within the parking areas and communal amenity space.
- 6.14 The one remaining aspect of concern raised by the Conservation Officer relates to suggested improvements to the bus stops in Merstham, particularly the significant engineering works suggested for the north bound stop which is sited on the old village green. Any forthcoming improvements to the stop would need to be sensitively designed, taking account of this historic interest and the Conservation Area more generally. A condition requiring details of the bus stop improvements to be submitted and approved prior to implementation would ensure that the Borough Council would have control over future design through the planning process.
- 6.15 Overall, whilst the scale, massing and built footprint would be greater than the existing office building, with the improvements secured during the course of the application, it is considered that the proposal would respect the character of the area and create an appropriate frontage on the approach to Merstham Village. Furthermore, it is concluded that the proposals would not cause harm to the setting of adjoining heritage assets, including the Conservation Area. The proposal is therefore considered to comply with policies Pc9, Pc13, Ho9, Ho13 and Ho16 of the 2005 Borough Local Plan and policies CS4 and CS10 of the Core Strategy.

Effects on the amenity of neighbouring properties

- 6.16 Two residential properties – The Old Sweet Shop and The Old Post Office – adjoin the site on Station Road North. The next nearest residential properties are on the opposite side of London Road North.
- 6.17 The Old Sweet Shop is a single two storey residential dwelling with a modest rear garden, recently converted from former commercial premises. Whilst the proposed building would extend deeper into the site than the existing offices, the height, scale and massing of the proposed building adjacent to this neighbour and their garden area would not be dissimilar to that of the existing office building. Given this, and mindful of the separation which would be retained between the proposed building and this neighbour's boundary (c.6.5m), it is not considered that the building would give rise to an unacceptable overbearing or overshadowing effect for this neighbour.
- 6.18 In terms of overlooking, the proposal would have windows facing towards The Old Sweet Shop. Given the position of these windows, views towards the rear windows of The Old Sweet Shop would be at an oblique angle and thus would not cause unacceptable mutual overlooking. Whilst some habitable residential windows in the proposed building would potentially have views over the garden area of The Old Sweet Shop, given many of the existing office windows similarly afford such views and mindful of the fact that the building could reasonably be converted to residential through the recently approved prior approval, the current proposal is not considered to result in a harmful loss of privacy when compared to the existing/potential situation.
- 6.19 Unlike the current situation, the scheme would also provide a landscaped buffer between the access road and the flank wall of The Old Sweet Shop, which – together with the reduced parking – may offer benefit to this neighbour in terms of vehicle noise and disturbance.
- 6.20 Turning to The Old Post Office, given the separation distances involved, it is not considered that the building would cause an overbearing or overshadowing effect on this neighbour. Mutual views between residential windows would be at significant distances (minimum 17.5m) and at acute angles. Whilst there may be some overlooking of the outdoor area of The Old Post Office, this would again be at distances and – as the building is split into flats – it is considered to be less sensitive than a private residential garden.
- 6.21 The residential properties on the opposite side of London Road North (Ivor House/Ivor Villas), these would be approximately 25m distant and separated from the site by the main road such that they would not experience an unacceptable loss of amenity.
- 6.22 Concerns have been raised in relation to noise and disturbance. In this respect, introduction of a residential development on this urban site, in an existing local centre location and close to major road infrastructure, is not – in itself – considered to be incompatible or objectionable in terms of potential noise and disturbance for neighbours. As above, other legislative regimes would protect neighbours from

unneighbourly or anti-social behaviour of new occupants. A construction transport management plan is proposed to be secured through condition which would help to control any disturbance or disruption in this respect.

- 6.23 On this basis, whilst giving rise to a degree of change in relationship to surrounding properties, the proposal is not considered to give rise to any seriously adverse impacts on neighbour amenity and therefore complies with policies Ho9, Ho13 and Ho16 of the Borough Local Plan 2005.

Accessibility, parking and highway implications

- 6.24 As discussed above, the development would be accessed from Station Road North, with the access road sited in broadly the same position as existing. Parking for 21 vehicles (equivalent to 0.64 per unit) would be provided through a combination of surface parking bays and undercroft spaces.

- 6.25 The applicant argues – through their Transport Statement – that the proposed level of parking is appropriate taking account of the sustainable location of the site (close to train station, bus services and the shopping parade) and the policy thrust towards reducing private car reliance. Whilst the nearby local centre offers relatively limited shops and services to meet day-to-day needs, it is agreed that the site benefits from relatively high accessibility to public transport which would offer direct access to nearby major centres such as Redhill. In addition, applying typical levels of car ownership amongst flat dwellers in the Merstham area (which taken from the 2011 Census and suggests 0.96 cars per household for owner-occupied flats/0.53 for rented/shared ownership tenure) and taking account of the effect of the proposed car club space (for which they cite evidence demonstrating that access to/membership of a car club reduces car ownership levels by a third), the applicant concludes that parking demand from the original 33 unit scheme would be 18 spaces, i.e. less than the proposed 21 spaces. If the impact of the car club provision is disregarded, the car ownership data cited by the applicant would suggest a requirement for 27 spaces.

- 6.26 Mindful of the reduced level of parking, the County Highway Authority has requested that provision is made for both cycle parking, provision of a car club and an allowance for free membership and “drive time” for future occupants of the development as well as improvements to nearby bus stops. Given the location of the site, nature of the surrounding area and the below standard level of car parking proposed, all of the above requirements are considered to be necessary in order to ensure that there is a variety of sustainable travel options available such that not owning a car would be a realistic option and alternative. Furthermore, the County Highway Authority have confirmed that the extent of parking restrictions in the surrounding area (on Station Road North, High Street and London Road North) would prevent displacement on-street parking from taking place in locations where it would give rise to a dangerous situation or compromise highway safety.

- 6.27 Subject to securing the measures set out above and mindful of the advice of the Highway Authority regarding highway safety, it is considered that the development would be balanced in favour of sustainable travel (as required by both local policy

and the Framework) and that the proposed parking level – whilst below local maximum standards – would not give rise to harm which would warrant refusal.

- 6.28 According to the applicants Transport Statement, using industry recognised data and modal share information from the Census the proposal is calculated to result in a negligible difference with regards to the number of overall trips associated with the site and a reduction in the number of private car trips compared to the existing offices. For this reason, it would be unlikely to result in unacceptable traffic or congestion.
- 6.29 As above, the access point from Station Road North would be broadly located in a similar position to the existing office access. Although Station Road North is a private road, the County Highway Authority has confirmed that – given the access is broadly similar to existing and mindful of the likely reduction in vehicular movements – the access is considered to be adequate to serve the proposed development. The applicant has provided in their Transport Statement vehicle tracking which demonstrates that both a refused vehicle and fire tender would be able to enter from either direction on London Road North, turn within the site and exit in forward gear. On this basis, the layout of the site and design of the access is considered acceptable in terms of highway safety.
- 6.30 Taking account of the considerations and consultation responses discussed above, it is concluded that, subject to conditions and securing the sustainable travel measures discussed, the scheme provides an acceptable level of parking and would not give rise to adverse effects on highway safety or operation in the locality in terms of its access or servicing. It therefore complies with the requirements of policies Ho9, Mo5 and Mo7 of the Local Plan 2005 and the provisions of Policy CS17 of the Core Strategy.

Trees and landscaping

- 6.31 In its current state, the site is largely devoid of any tree cover and landscaping; however, there are a number of existing trees off-site along the adjoining highway bank/verge which contribute to the visual amenity of the area and the approach to the Conservation Area.
- 6.32 The application was supported by an arboricultural report which demonstrates that the development can be completed without the need to remove any trees. This has been reviewed by the Council's Tree Officer who agrees with this conclusion and further comments that there is unlikely to be any significant post development pressure placed on the trees (e.g. for removal or pruning which might degrade the visual amenity and appearance). On this basis, subject to conditions, the Tree Officer has raised no objection.
- 6.33 As above, the site is presently occupied either by buildings or hardstanding for car parking with no soft landscaping or planting giving a relatively harsh urban appearance. The scheme, whilst a relatively dense use of the site, would enable more meaningful landscaping to be introduced within the site including along the access road, within the rear parking court and in the communal amenity space. The detail of the landscaping will be secured through condition.

- 6.34 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 landscape character and 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

- 6.35 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.
- 6.36 The proposal, being for a C3 residential use, falls within the uses which attract a charge based on the Council's adopted Charging Schedule and as such the development would be liable to pay CIL. The amount due would be formally determined in due course should permission be granted; however, based on the plans submitted the indicative charge would be in the region of £185,000 (prior to indexation and any relief claimed on the affordable housing units). In terms of other contributions and planning obligations, the Community Infrastructure Levy (CIL) Regulations which 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.
- 6.37 In this case, the County Highway Authority has requested improvements to nearby bus stops in the village. Given the reduced parking provision proposed within the scheme, the above contributions are considered to meet the above tests and are necessary in terms of ensuring public transport options are genuine alternatives to private car use and ownership, particularly for shorter journeys such as the day-to-day shops, services and leisure facilities which are not available in Merstham Village but can be accessed in nearby Redhill for example. These improvements will be secured by condition. The provision of the car club measures proposed by the applicant in their Transport Statement will also be secured through a legal agreement.

Affordable housing

- 6.38 Core Strategy Policy CS15 and the Council's Affordable Housing SPD sets out that, on schemes of 15 or more net units such as this, the Council will expect 30% of units on-site to be provided as affordable housing.
- 6.39 The scheme includes provision for 10 affordable housing units on-site. The affordable housing units would be a mixture of 1 and 2 bedrooms which is broadly consistent with the market housing mix as required by the Council's SPD. Whilst all of the units are proposed as shared ownership tenure (rather than mixed tenure

advised through the SPD), this is justified by evidence from registered providers who have indicated that mixed tenure would not be attractive on this scheme due to the associated management and service charge complications for a relatively small number of units. A similar position was accepted on the Liquid and Envy scheme which provided 15 units. The affordable housing will be secured through a legal agreement.

- 6.40 The scheme therefore meets, in full, the requirements of Policy CS15 in respect of the amount of affordable housing and size mix and the approach to tenure is justified. The benefits of affordable housing provision would not be realised were the scheme to come forward for a conversion under prior approval.

Other matters

- 6.41 The proposal would make a positive contribution towards meeting the identified housing needs and requirements of the borough, with consequent local financial, economic and social benefits. There is no requirement for the applicant to demonstrate a specific need for this development, in this location. The development would make effective use of a previously developed (brownfield) site, consistent with national and local policies which prioritise the use of sustainable urban sites. Both of these are considered to add further, albeit modest, weight in favour of the proposal.
- 6.42 The site is partially within the A23 Merstham High Street Air Quality Management Area. Given this situation, the application was accompanied by an Air Quality Assessment. This has been reviewed by the Council's Environmental Health team who has confirmed that that assessment is acceptable and that air quality would meet legal standards. They therefore have no objection from an air quality perspective subject to securing the mitigation advised in the applicant's report (including provision of electric vehicle charging points and use of low NOx boilers). These measures are proposed to be secured through condition.
- 6.43 The site is in Flood Zone 1 according to Environment Agency Flood Maps and is therefore at low risk of river flooding. The application was supported by a Drainage Impact Assessment which, due to underlying geology, concludes that infiltration is unfeasible. On this basis, a system of permeable paving and storage with controlled discharge to the surface water sewer is proposed. Following dialogue and additional information from Thames Water (provided by the applicant) to confirm that there is sufficient capacity in the sewer network to accept the discharge from this site, Surrey CC SUDs Consenting Team have confirmed that they have no objection subject to conditions regarding the final design, implementation and maintenance of the system.
- 6.44 Whilst concerns were raised in respect of crime, no specific issues have been cited within the representations nor otherwise identified. The proposals are not considered to cause any particular crime risk than any other conventional residential development.

CONDITIONS

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

Plan Type	Reference	Version	Date Received
Floor Plan	1823_0151	A	08.11.2017
Floor Plan	1823_0152	A	08.11.2017
Floor Plan	1823_0150	A	08.11.2017
Elevation Plan	1823_0250	B	08.11.2017
Location Plan	1823_0001	B	01.11.2017
Site Layout Plan	1823_0020	G	27.03.2018
Site Layout Plan	1823_0030	C	27.03.2018
Floor Plan	1823_0109	V	27.03.2018
Floor Plan	1823_0110	Q	27.03.2018
Floor Plan	1823_0111	P	27.03.2018
Floor Plan	1823_0112	Q	27.03.2018
Roof Plan	1823_0113	N	27.03.2018
Elevation Plan	1823_0200	E	27.03.2018
Elevation Plan	1823_0201	E	27.03.2018
Section Plan	1823_0202	B	27.03.2018
Other Plan	161661-002	C	27.03.2018
Other Plan	161661-003	A	27.03.2018

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. No development shall commence including groundworks preparation and demolition until all related arboricultural matters, including arboricultural supervision, monitoring and tree protection measures are implemented in strict accordance with the approved details contained in the Tree Protection Plan and Arboricultural Method Statement compiled by SJA air 17063 -01a dated November 2017

Reason:

To ensure good arboricultural 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.

4. 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
- 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.

5. 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 and approved in writing by the Local Planning Authority. Landscaping schemes shall include details of hard landscaping, 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 programme.

All hard and soft landscaping work 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 a written comprehensive Phase 1 environmental desktop study report is required to identify and evaluate possible on and off site contamination sources, pathways and receptors and enable the presentation of all plausible pollutant linkages in a preliminary conceptual site model. The study shall include any 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 broad

accordance with the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR11) 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 policy CS10 of the Reigate and Banstead Core Strategy 2014 and the NPPF.

7. Should the Phase 1 study identify ground contamination which requires remediation, the following additional information, and any additional requirements that the Local Planning Authority may specify, should be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and prior to any activities specified:
- (a) A contaminated land site investigation proposal detailing the extent and methodologies of sampling, analyses and proposed assessment criteria to enable the characterisation of the plausible pollutant linkages identified in the preliminary conceptual model
 - (b) Prior to any site investigation work being commenced on site, a contaminated land site investigation and risk assessment undertaken in accordance with the above site investigation proposal as approved and reported in accordance the standards of DEFRA's and the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS10175 which determines the nature and extent of contamination on the site
 - (c) If applicable, ground gas assessments completed in line with CIRIA C665 guidance
 - (d) Prior to any remediation being commenced on site, a detailed remediation method statement that explains the extent and method(s) by which the site is to be remediated and provides details of the information to be included in a validation report
 - (e) 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 by the Local Planning Authority, 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.

Following approval of the details in relation to parts (b) and (d) above, the Local Planning Authority shall be given a minimum of two weeks before the relevant investigation or 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.

8. No development shall commence until an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 has been carried out and submitted to and approved in writing by the Local Planning Authority. The

survey shall be carried out by a suitably qualified person and shall include details of removal and mitigation.

Reason:

To ensure that a strategy is put in place for addressing contamination before development commences and to make the land/buildings suitable for development without resulting in risk to construction workers, future users, nearby occupiers and the environment with regard to policy CS10 of the Reigate and Banstead Core Strategy and the National Planning Policy Framework.

9. Notwithstanding the drawings, the development should be carried out using the external finishing materials and details specified below and there shall be no variation without the prior approval in writing of the Local Planning Authority:
- (a) All brickwork shall be of handmade sandfaced brick in Flemish bond, a sample to be submitted
 - (b) All tiles and tile hanging shall be of Wealden handmade sandfaced plain clay tiles, the hanging tile being lighter in the colour than the roof tiles, samples to be submitted
 - (c) All tile hanging to gables should be of straight lines with no Winchester cut
 - (d) All external joinery shall be of painted timber with architraved bargeboards with no box ends
 - (e) All windows shall be casement windows shall be of white painted timber with casements in each opening and external glazing bars of traditional profile
 - (f) All fascias shall be no more than two bricks depth
 - (g) All rainwater goods shall be of black finished cast metal or cast metal profile guttering and downpipes, written details to be submitted
 - (h) All rooflights shall be black painted metal conservation rooflight with a single vertical glazing bar, written details to be submitted
 - (i) All window arches shall be of gauged brick arches and the soldier brick arches shown on the approved shall be omitted
 - (j) All footpaths and drives shall be of fixed gravel

Where specified above, samples or written details of the materials to be used shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any above ground or superstructure works on the building hereby approved. The development shall thereafter be carried out in strict 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, Ho13, Pc10, Pc12 and Pc13.

10. No development shall take place 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 finalised design and strategy that follows the principles set out in the approved drainage strategy (Flood Risk Statement by Ardent Consulting dated October 2017 ref: 161661-05)
 - b) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+CC%) allowance for climate change storm events during all stages of the development and in occupation. Associated discharge rates shall be provided

using a discharge rate as close as practical to the Greenfield run-off rates of 0.8 litres/second for 1 in 1 year, 2.2 litres/second for 1 in 30 year and 3.2 litres/second for a 1 in 100 year + climate change event unless otherwise agreed with the Local Planning Authority

- c) Detailed drawings to include: a finalised drainage layout detailing the location of SuDS elements, pipe diameters, levels, long or cross sections of each drainage element including details of flow restrictions and how they will be protected from blockage
- d) Details of how SuDS elements will be protected against ingress of debris and siltation and root damage
- e) Details of construction phasing, including how SuDS and any temporary drainage will be managed during the works including dealing with flows, silt, prevention of pollution and construction loading.
- f) A plan showing exceedance or system failure flows and directions, building finished floor levels, external finished levels and how property on and off site will be protected.
- g) Details of management and maintenance regimes and who will be responsible for the maintenance of the SuDS.

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.

11. The development hereby permitted shall be carried out in accordance with the approved Air Quality Assessment produced by Ardent Consulting dated October 2017, with particular regard to the recommendations in relation to:
 - (a) mitigating construction activities (Table 6.1)
 - (b) the provision of at least 5 Electric Vehicle charge points which should have a minimum power of 7kW
 - (c) the use of low NOx emission boilers meeting a standard of <40mg NOx/kWh

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.

12. The development hereby permitted shall be carried out in accordance with the approved Noise Impact Assessment produced by Ardent Consulting dated March 2018 (reference 161661-08A), with particular regard to the recommendations in relation to external building fabric (including ventilation and glazing) to prevent noise intrusion into residential units

Reason:

To ensure that the development would not give rise to unacceptable impacts on noise pollution or put future occupants at unacceptable risk of noise disturbance 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.

13. The development hereby approved shall not be first occupied 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 improvements to the northbound and southbound bus stops on the A23 High Street have been completed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Such improvements shall be confined to land within the ownership of either the Local Planning Authority or the County Highway Authority and shall be in broad accordance with those set out on pages 17 and 18 of the Transport Statement and the objectives of the Merstham Conservation Area Appraisal.

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 residential units hereby approved shall not be first occupied unless and until a 'Residents Travel Pack' containing details of the availability of and whereabouts of local public transport (including up to date bus and travel information), walking and cycling routes, cycle storage, promotion of car sharing schemes and the nearest local amenities, leisure, health facilities and schools has been submitted to and approved in writing by the Local Planning Authority.

The Travel Packs shall thereafter be provided to each household within the development upon their taking occupation.

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 facilities for the secure, accessible storage of a minimum of 33 bicycles have 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.

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

17. The development hereby approved shall not be first occupied until details of external lighting within the site have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed prior to occupation and thereafter maintained 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.

18. 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.

19. 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.

20. The development hereby approved shall not be first occupied unless and until 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 be in accordance with CIRIA C735 guidance document entitled 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases'.

Reason:

To demonstrate the effectiveness of remediation works and demonstrate 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 and the NPPF.

21. No plant or machinery, including fume extraction, ventilation and air conditioning, which may be required by reason of granting this permission, shall be installed within or on the building without the prior approval in writing of the Local Planning Authority. Any approved plant or machinery shall be installed and thereafter

maintained in accordance with the approved details and any manufacturer's recommendations.

Reason:

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

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. The applicant is advised that prior to the occupation of the development, adequate provision should be made for waste storage and collection. You are advised to contact the Council's Recycling and Cleansing team to discuss the required number and specification of wheeled bins on rc@reigate-banstead.gov.uk or on the Council's website at http://www.reigate-banstead.gov.uk/info/20051/commercial_waste.
4. Your attention is drawn to the benefits of using the Secured by Design award scheme.
5. 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.

6. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
7. 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.
8. 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, including along the Albury Road frontage and any landscaping submission will be expected to reflect this. It is expected that the replacement structural landscape 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 as a minimum.
9. The applicant's attention is drawn to the specific requirements of the contaminated land conditions, particularly in respect of the timing of submissions and requirements for prior notice to be given before commencement of site investigations and/or remediation. The submission of information not in accordance with the specific timing requirements can lead to delays in discharging conditions, potentially result in conditions being unable to be discharged or even enforcement action should the required level of evidence/information be unable to be supplied.
10. With respect to the bus stop improvements required by Condition 14, whilst regard should be had to the scope of works and type of improvements proposed on pages 17 and 18 of the submitted Transport Statement (by Ardent Consulting), the final design and details of any improvements will need to be sympathetic to the character and appearance of the Merstham Village Conservation Area and protection and enhancement of the village green where the northbound shelter is located. For example, full bus boarders and extensive new footways are unlikely to be appropriate for the northbound bus stop. You are advised to seek advice from the Borough Council (and in particular the Conservation Officer) on any emerging proposals prior to submission for discharging the condition.

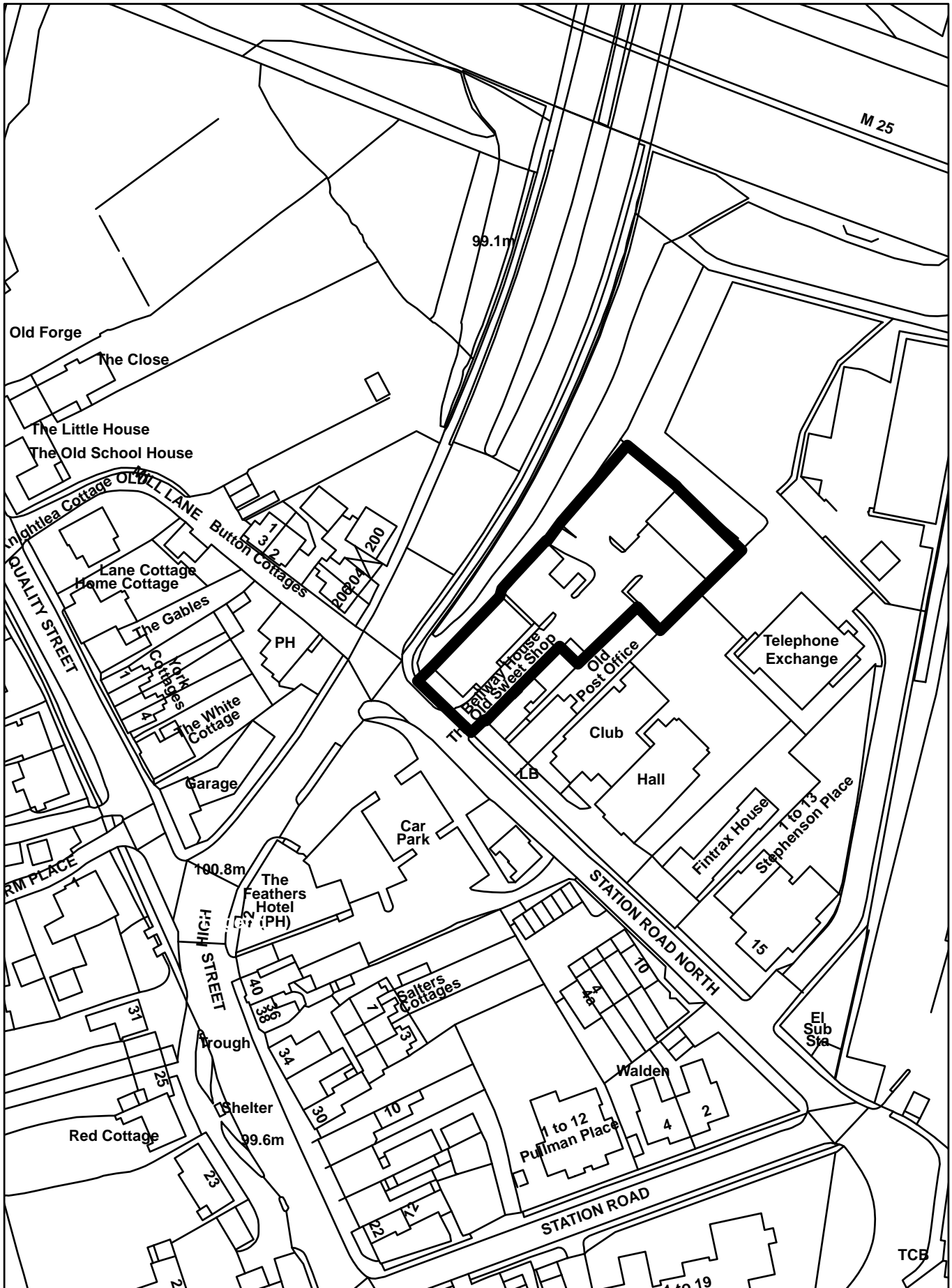
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies CS1, CS4, CS5, CS10, CS11, CS12, CS13, CS14, CS15, CS17, Pc2G, Pc8, Pc9, Pc10, Pc13, Ho9, Ho10, Ho13, Ho16, Em1A, Mo4, 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.

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.

17/02542/F - Bellway House, 241 London Road North, Merstham





Notes:

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Diagram Key

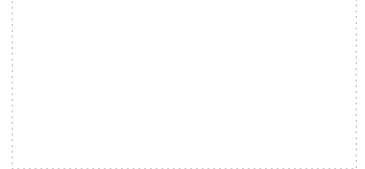


Rev	Date	Description	By	Chkd
C	23.03.18	RE-ISSUED FOR TOWN PLANNING	KH	AM
B	20.03.18	Block D removed	KH	AM
A	31.10.17	ISSUED FOR TOWN PLANNING	LL	AM
-	17.10.17	Design fix for consultants	LL	AM



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Key Plan



Project
Bellway House
 Station Road North
 Merstham RHI 3YU

Client
Bellway Homes
 (South London) and
SAL Pension Fund Ltd






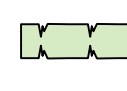


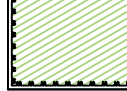
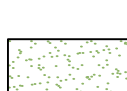


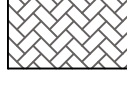

Scale	Date	By	Checked
1:500	October 2017	LL	AM

Drawing Title
Proposed Site Plan
 with combined
 Ground Floor Levels

Drawing Status	Drawing No	Revision
TOWN PLANNING	1823_0030	C

SPECIFICATION
All works generally, to comply with the written Soft Landscape Specification.
NOTE: DO NOT SCALE FROM DRAWING

Legend

-  Existing trees and hedges to be retained and protected during construction
-  Proposed tree planting within soft landscape. See detail on sheet
-  Proposed specimen shrub planting to receive 75mm bark mulch after planting operations
-  Proposed climbing plants to be trained up adjacent wall/ fence/pergola with galvanised wires and hook set 250mm apart with support canes removed prior to planting
-  Proposed *Prunus lusitania* (portuguese laurel) hedge planting to be planted in a double staggered row 300mm apart and at 500mm centres in each row. To be maintained at 1.2m height
-  Proposed shrub planting to receive 75mm bark mulch after planting operations
-  Proposed decorative mix shrub planting to be planted in groups of 5-7no. of each species and as above
-  Proposed grass areas to receive good quality amenity grass turves laid in line with good horticultural practices
-  Proposed bitmac surface, installed in line with engineer's specification
-  Proposed 'Original Tegula' block paving, 120mm x 160mm, 120mm x 120mm and 120mm x 80mm in pennant grey colour. Available from Marshalls or similar. Installed in line with engineer's specification
-  Proposed 'Perfecta Smooth Ground' flag paving, 600mm x 600mm in natural colour. Available from Marshalls or similar. Installed in line with engineer's specification
-  Proposed 'Original Tegula' block paving, 120mm x 160mm, 120mm x 120mm and 120mm x 80mm in harvest colour. Available from Marshalls or similar. Installed in line with engineer's specification
-  Proposed locally sourced, decorative gravel to be laid to a minimum depth of 50mm on a weed proof membrane.
-  Proposed close board timber fence, 1.8m high.



Rev	Date	Details	Drawn



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Malmesbury, SN16 0ES
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Courttyard House, Mill Lane, Godalming, GU7 1EY
Tel: 01483 425714

Suite 6, Crescent House, Yonge Close, Eastleigh, SO50 9SX
Tel: 02382 026300

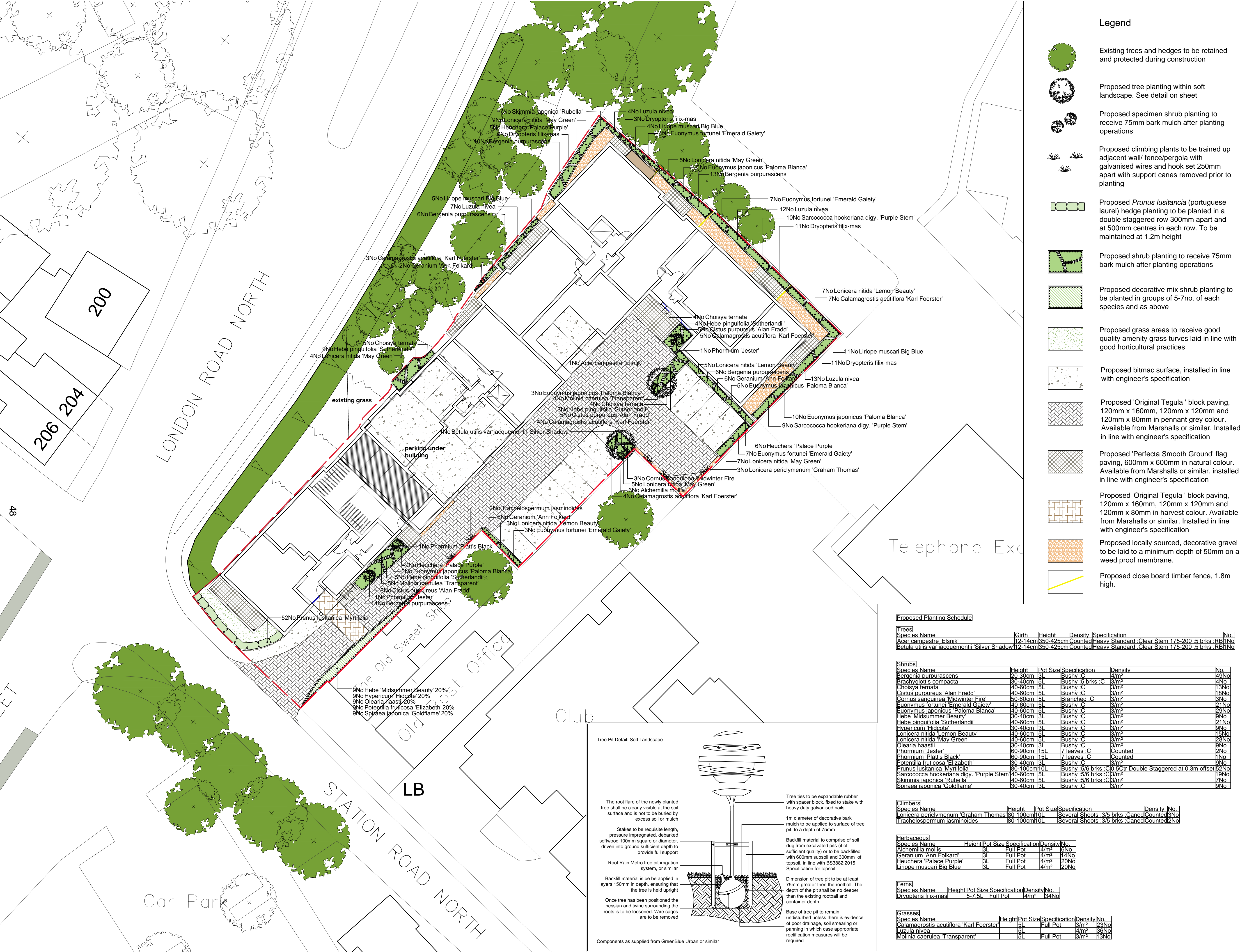
9 Brownlow Road, Cambridge, CB4 3NG
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email: mail@acdenvy.co.uk
www.acdenvironmental.co.uk



scheme: Bellway House, Station Road North, Merstham
client: Bellway Homes (South London) Ltd
SAL Pension Fund Ltd
drawing: Landscape Proposals
date: Oct 2017
scale: 1:200@A1
drawing no: BELL21481-11
drawn: DPM checked: ALK

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Proposed Planting Schedule

Trees	Species Name	Girth	Height	Density	Specification	No.
	Acer campestre 'Elsrijk'	12-14cm	350-425cm	Counted	Heavy Standard, Clear Stem 175-200, 5 brks, RBf	1No
	Betula utilis var jacquemontii 'Silver Shadow'	12-14cm	350-425cm	Counted	Heavy Standard, Clear Stem 175-200, 5 brks, RBf	1No

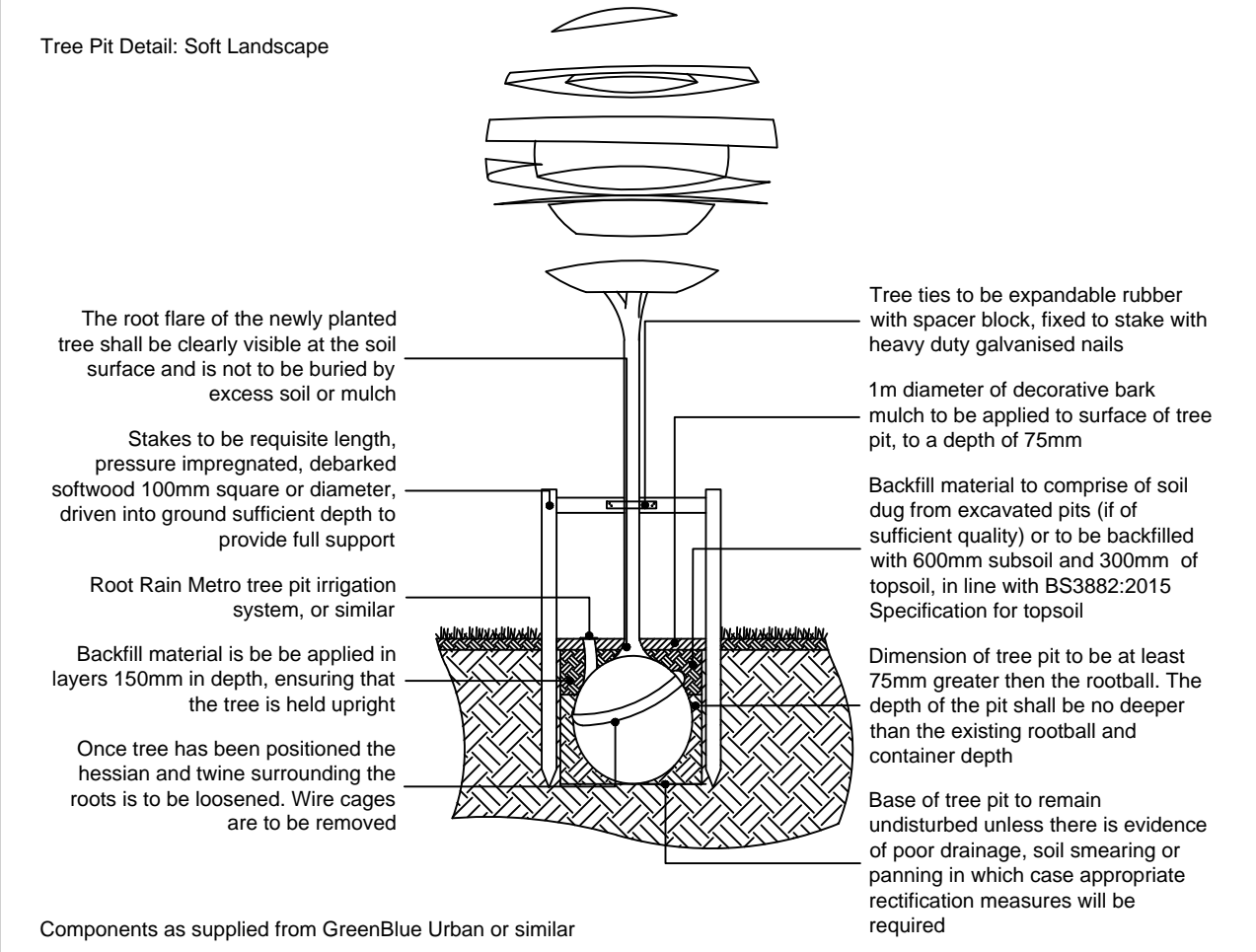
Shrubs	Species Name	Height	Pot Size	Specification	Density	No.
	Bergenia purpurascens	20-30cm	3L	Bushy C	4/m ²	49No
	Brachyotus compacta	30-40cm	5L	Bushy 5 brks C	3/m ²	4No
	Choisya ternata	40-60cm	5L	Bushy C	3/m ²	13No
	Cistus purpureus 'Alan Fradd'	40-60cm	5L	Bushy C	3/m ²	18No
	Cornus sanguinea 'Midwinter Fire'	50-60cm	5L	Branched C	3/m ²	3No
	Euonymus fortunei 'Emerald Gaiety'	40-60cm	5L	Bushy C	3/m ²	21No
	Euonymus japonicus 'Paloma Blanca'	40-60cm	5L	Bushy C	3/m ²	29No
	Hebe 'Midsummer Beauty'	30-40cm	3L	Bushy C	3/m ²	9No
	Hebe pinguifolia 'Sutherlandii'	40-60cm	5L	Bushy C	3/m ²	21No
	Hypericum 'Hidcote'	30-40cm	3L	Bushy C	3/m ²	9No
	Lonicera nitida 'Lemon Beauty'	40-60cm	5L	Bushy C	3/m ²	15No
	Lonicera nitida 'May Green'	40-60cm	5L	Bushy C	3/m ²	28No
	Pearla haagii	30-40cm	3L	Bushy C	3/m ²	9No
	Phormium 'Jester'	60-90cm	15L	7 leaves C	Counted	2No
	Phormium 'Platt's Black'	60-90cm	15L	7 leaves C	Counted	1No
	Potentilla fruticosa 'Elizabeth'	30-40cm	3L	Bushy C	3/m ²	9No
	Prunus lusitania 'Myrtifolia'	80-100cm	10L	Bushy 5/6 brks C	0.5Ctr Double Staggered at 0.3m	5/2No
	Sarcococca hookeriana digy. 'Purple Stem'	40-60cm	5L	Bushy 5/6 brks C	3/m ²	18No
	Skimmia japonica 'Rubella'	40-60cm	5L	Bushy 5/6 brks C	3/m ²	7No
	Spiraea japonica 'Goldflame'	30-40cm	3L	Bushy C	3/m ²	9No

Climbers	Species Name	Height	Pot Size	Specification	Density	No.
	Lonicera periclymenum 'Graham Thomas'	80-100cm	10L	Several Shoots 3/5 brks C	Caned/Counted	3No
	Trachelospermum jasminoides	80-100cm	10L	Several Shoots 3/5 brks C	Caned/Counted	2No

Herbaceous	Species Name	Height	Pot Size	Specification	Density	No.
	Alchemilla mollis	9L	Full Pot	4/m ²	6No	
	Geranium 'Ann Folkard'	3L	Full Pot	4/m ²	14No	
	Heuchera 'Palace Purple'	3L	Full Pot	4/m ²	20No	
	Liriope muscari 'Big Blue'	3L	Full Pot	4/m ²	20No	

Ferns	Species Name	Height	Pot Size	Specification	Density	No.
	Dryopteris filix-mas	5-7.5L	Full Pot	4/m ²	134No	

Grasses	Species Name	Height	Pot Size	Specification	Density	No.
	Calamagrostis acutiflora 'Karl Foerster'	5L	Full Pot	3/m ²	23No	
	Luzula nivea	5L	Full Pot	4/m ²	36No	
	Molinia caerulea 'Transparent'	5L	Full Pot	3/m ²	13No	



KEY
 — Pavement Groundline
 — Existing Groundline

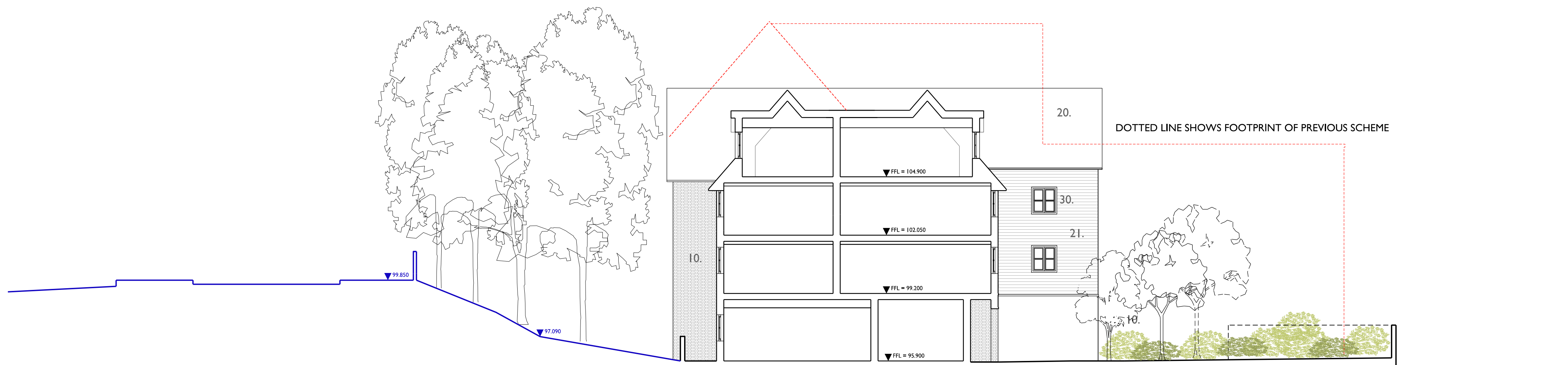
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SCALE BAR: 1:125 @A1, 1:250 @A3
 0 2 4 6 8 10m

Diagram Key



Cross Section and South West Elevation within site

Rev	Date	Description	By	Chkd
B	23.03.18	RE-ISSUED FOR TOWN PLANNING	KH	AM
A	31.10.17	ISSUED FOR TOWN PLANNING	LL	AM
-	27.10.17	Issued for Comment	LL	AM

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Key Plan

Project

**Bellway House
 Station Road North
 Merstham RHI 3YU**

Client

**Bellway Homes
 (South London) and
 SAL Pension Fund Ltd**

Scale	Date	By	Checked
1:125 @A1	May 2017	LL	AM
1:250 @A3			

Drawing Title

**Proposed Cross Section
 and South West Elevation
 within site**

Drawing Status

PLANNING

Drawing No	Revision
1823_0202	B

Materials Key

- 10. Red stock brick
- 11. Soldier course to window head
- 12. Brick on edge sub sill
- 13. Brick banding detail
- 14. Projecting quoin detail
- 15. Corbel detail
- 16. Bricked window opening

- 20. Plain tile roof
- 21. Patterned tile hanging
- 22. Dark stained timber boarding
- 23. Cream coloured render

- 30. White small pane windows and doors
- 31. White bargeboards, fascias and soffits
- 32. Black rainwater goods
- 33. Conservation roof light

- 40. Black and white painted balcony
- 41. Black and white painted Juliet balustrade

PROPOSED NORTH
WEST ELEVATION
(VIEWED FROM
LONDON ROAD)

50



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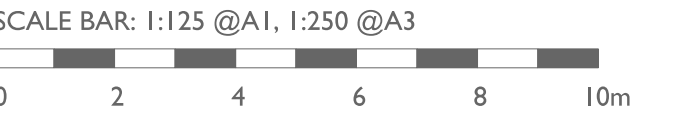


Diagram Key



South East Elevation



North East Elevation

Rev	Date	Description	By	Chkd
E	23.03.18	RE-ISSUED FOR TOWN PLANNING	KH	AM
D	14.02.18	Block D removed	KH	AM
C	30.01.18	- Block C roofline lowered + Block C south east wall pulled back	KH	AM
B	31.10.17	ISSUED FOR TOWN PLANNING	LL	AM
A	27.10.17	Issued for Comment	LL	AM



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Project
**Bellway House
Station Road North
Merstham RHI 3YU**

Client
**Bellway Homes
(South London) and
SAL Pension Fund Ltd**

Scale	Date	By	Checked
1:125 @A1	May 2017	LL	AM
1:250 @A3			

Drawing Title
**Proposed
North East & South East
Elevations**

Drawing Status
PLANNING

Drawing No	Revision
1823_0201	E

Materials Key

10.	Red stock brick
11.	Soldier course to window head
12.	Brick on edge sub sill
13.	Brick banding detail
14.	Projecting quoin detail
15.	Corbel detail
16.	Bricked window opening
20.	Plain tile roof
21.	Patterned tile hanging
22.	Dark stained timber boarding
23.	Cream coloured render
30.	White small pane windows and doors
31.	White bargeboards, fascias and soffits
32.	Black rainwater goods
33.	Conservation roof light
40.	Black and white painted balcony
41.	Black and white painted Juliet balustrade

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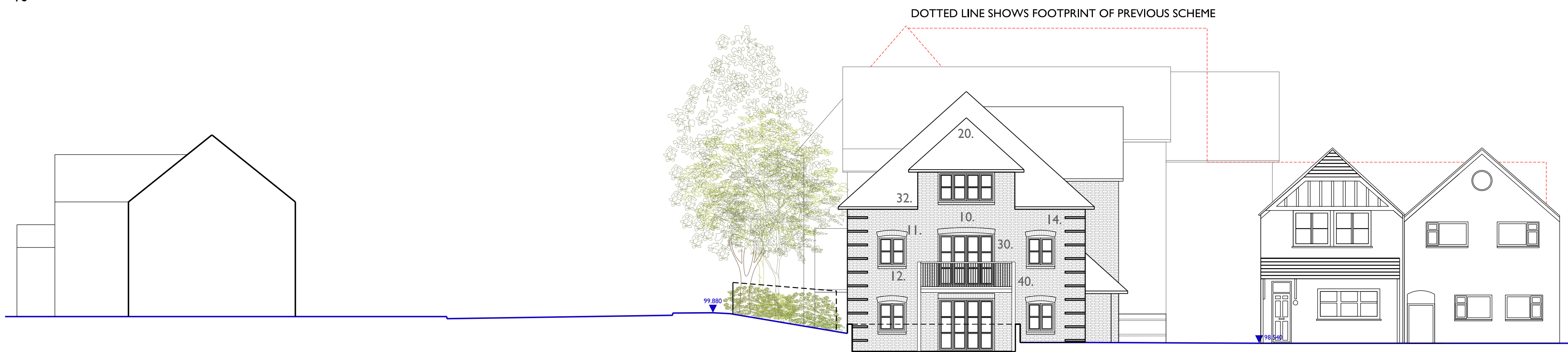
SCALE BAR: 1:125 @A1, 1:250 @A3

Diagram Key



North West Elevation

52



South West Elevation

KEY

- London Road Pavement Groundline
- Existing Groundline

Materials Key

- 10. Red stock brick
- 11. Soldier course to window head
- 12. Brick on edge sub sill
- 13. Brick banding detail
- 14. Projecting quoin detail
- 15. Corbel detail
- 16. Bricked window opening
- 20. Plain tile roof
- 21. Patterned tile hanging
- 22. Dark stained timber boarding
- 23. Cream coloured render
- 30. White small pane windows and doors
- 31. White bargeboards, fascias and soffits
- 32. Black rainwater goods
- 33. Conservation roof light
- 40. Black and white painted balcony
- 41. Black and white painted Juliet balustrade

Rev	Date	Description	By	Chkd
E	23.03.18	RE-ISSUED FOR TOWN PLANNING	KH	AM
D	14.02.18	Block D removed	KH	AM
C	30.01.18	Block C roofline lowered	KH	AM
B	31.10.17	ISSUED FOR TOWN PLANNING	LL	AM
A	27.10.17	Issued for Comment	LL	AM
-	19.10.17	First issued	LL	AM

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Project
**Bellway House
Station Road North
Merstham RHI 3YU**

Client
**Bellway Homes
(South London) and
SAL Pension Fund Ltd**

Scale	Date	By	Checked
1:125 @A1	May 2017	LL	AM
1:250 @A3			

Drawing Title
**Proposed
North West & South West
Elevations**

Drawing Status	Drawing No	Revision
PLANNING	1823_0200	E



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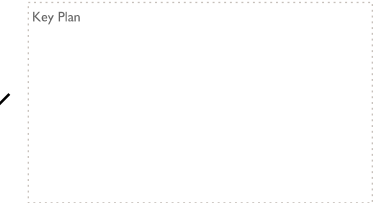
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Diagram Key

Rev	Date	Description	By	Chkd
Q	23.03.18	RE-ISSUED FOR TOWN PLANNING	KH	AM
P	12.02.18	Step back amended to 903mm	KH	AM
H	08.02.18	Block D removed	KH	AM
M	31.10.17	ISSUED FOR TOWN PLANNING	LL	AM
L	17.10.17	Design fix for consultants	LL	AM
K	09.10.17	Updated to Client Comments	KH	AM
J	05.10.17	Updated to Client Comments	KH	AM
H	28.09.17	Flat units updated	LL	AM
G	27.09.17	Flat units and windows added	LL	AM
F	08.05.17	Amenity Space note added	LL	AM
E	05.05.17	Design Development	LL	AM
D	27.04.17	Design Development	LL	AM
C	12.04.17	Core D - Lift added	LL	CT
B	07.04.17	Re-Planned following Pre App Meeting	AM	AM

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Project
Bellway House
 Station Road North
 Merstham RHI 3YU

Client
Bellway Homes
 (South London) and
 SAL Pension Fund Ltd

Scale 1:250 Date March 2017 By GS Checked AM
 Drawing Title
Proposed
Upper Ground Floor Plan
Street Level

Drawing Status
TOWN PLANNING
 Drawing No 1823_0110 Revision Q

LONDON ROAD NORTH

53



12033

DOTTED LINE SHOWS FOOTPRINT OF PREVIOUS SCHEME

The Old Sweet Shop

Old Post Office

Club



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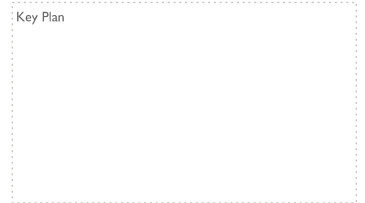


Diagram Key

Rev	Date	Description	By	Chkd
Q	23.03.18	RE-ISSUED FOR TOWN PLANNING	KH	AM
P	12.02.18	Step back amended to 9033mm	KH	AM
N	08.02.18	Block D removed	KH	AM
M	31.10.17	ISSUED FOR TOWN PLANNING	LL	AM
L	17.10.17	Design fit for consultants	LL	AM
K	09.10.17	Updated to Client Comments	KH	AM
J	05.10.17	• 1.9m head height area hatched • Bedrooms re-arranged to allow 600mm around beds.	KH	AM
H	28.09.17	Flat units updated	LL	AM
G	24.05.17	Unit Type amended to A06 & B09	LL	AM
F	22.05.17	Blocks B & C amended to dropped roof at 49° pitch	LL	AM
E	08.05.17	Amenity Space note added	LL	AM
D	05.05.17	Design Development	LL	AM
C	27.04.17	Design Development	LL	AM
B	17.04.17	Core D - Lift added	LL	CT
A	07.04.17	Re-Planned following Pre App Meeting	AM	AM



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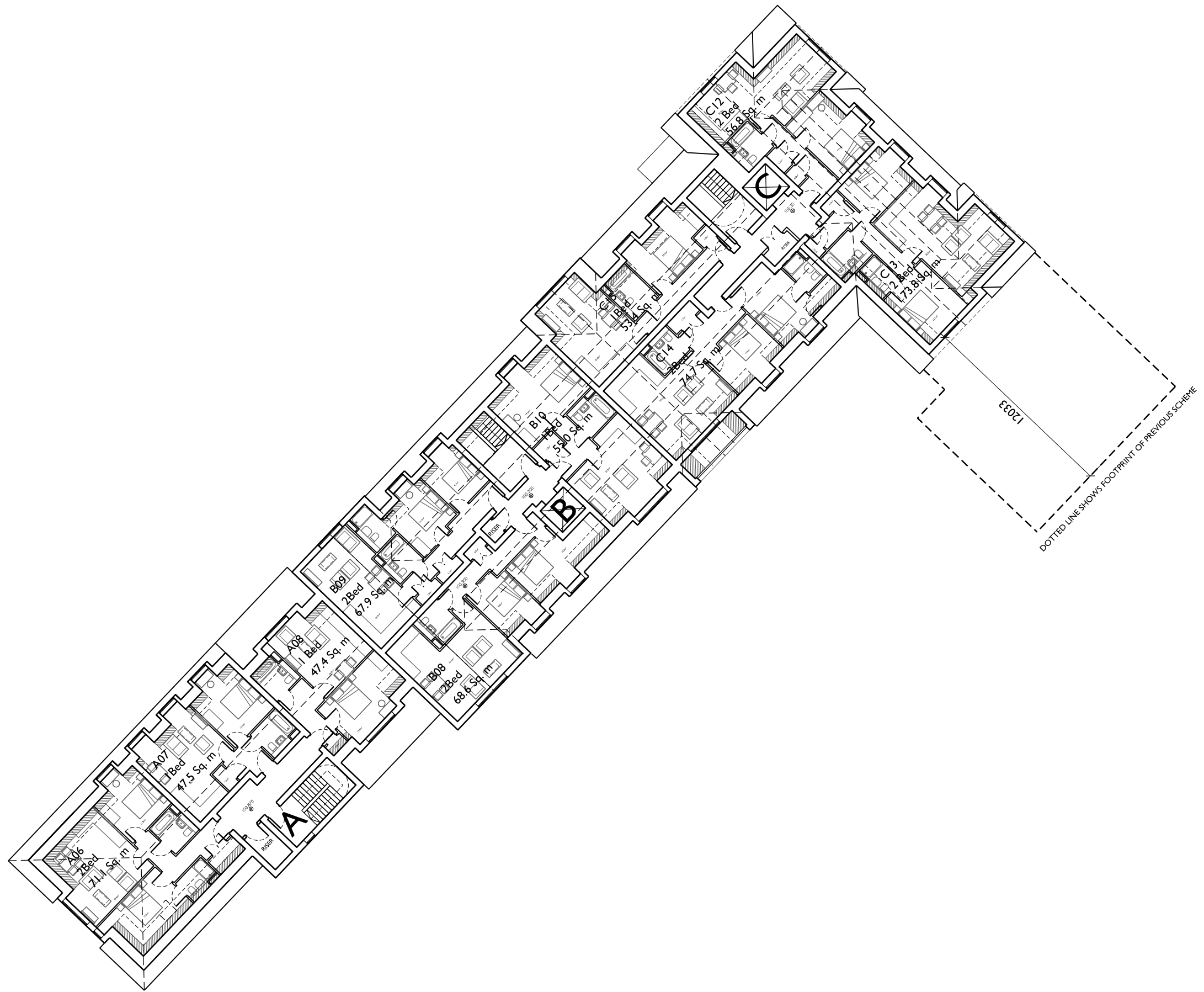
Project
**Bellway House
Station Road North
Merstham RHI 3YU**

Client
**Bellway Homes
(South London) and
SAL Pension Fund Ltd**

Scale	Date	By	Checked
1:250	March 2017	GS	AM

Drawing Title
**Proposed
Second Floor Plan**

Drawing Status	Drawing No	Revision
TOWN PLANNING	1823_0112	Q



55
LONDON ROAD NORTH



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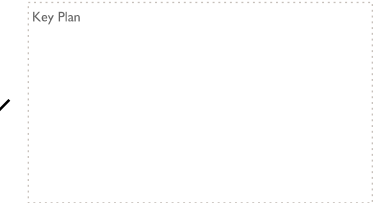
SCALE BAR: 1:250 @A3



Diagram Key

Rev	Date	Description	By	Chkd
V	23.03.18	RE-ISSUED FOR TOWN PLANNING	KH	AM
U	19.02.18	Unit areas increased	KH	AM
T	12.02.18	Step back amended to 903mm	KH	AM
S	08.02.18	Block D removed	KH	AM
R	31.10.17	ISSUED FOR TOWN PLANNING	LL	AM
P	17.10.17	Design fix for consultants	LL	AM
M	9.10.17	Updated to Client Comments	KH	AM
L	5.10.17	Updated to Client Comments	KH	AM
K	28.09.17	Flat units updated	LL	AM
J	27.09.17	Flat units added	LL	AM
H	08.05.17	Amenity Space note added	LL	AM
G	05.05.17	Design Development	LL	AM
F	27.04.17	Design Development	LL	AM
E	12.04.17	Core D - Lift added	LL	CT
D	07.04.17	Re-Planned following Pre App Meeting	AM	AM

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Client

Bellway Homes
 (South London) and
 SAL Pension Fund Ltd

Scale	Date	By	Checked
1:250	March 2017	GS	AM

Drawing Title

Proposed
Lower Ground Floor Plan

Drawing Status

TOWN PLANNING

Drawing No	Revision
1823_0109	V

The Old Sweet Shop
 Post Office

COMMUNAL AMENITY SPACE
 1203
 2560
 DOTTED LINE SHOWS FOOTPRINT OF PREVIOUS SCHEME





- Notes:
- Do not scale from this drawing; work to figured dimensions only.
 - All information is to be checked on site for accuracy and fit.
 - Report any discrepancies and omissions to RMA Architects.

H&S Notes - "ERIC" (Eliminate, Reduce, Isolate, Control)

- Where RMA services on a project do not include for site inspections and works surveys, RMA do not warrant that 'as built' issue drawings are a complete and accurate record of what has been constructed.
- Unless notified specifically by the responsible party, changes made on site to RMA design information has not been incorporated in this drawing.

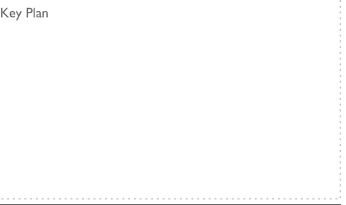


Diagram Key

Rev	Date	Description	By	Chkd
P	23.03.18	RE-ISSUED FOR TOWN PLANNING	KH	AM
N	12.02.18	Step back amended to 9033mm	KH	AM
M	08.02.18	Block D removed	KH	AM
L	31.10.17	ISSUED FOR TOWN PLANNING	LL	AM
K	17.10.17	Design fix for consultants	LL	AM
J	09.10.17	Updated to Client Comments	KH	AM
H	05.10.17	Updated to Client Comments	KH	AM
G	28.09.17	Flat units updated	LL	AM
F	27.09.17	Flat units added	LL	AM
E	08.05.17	Amenity Space note added	LL	AM
D	05.05.17	Design Development	LL	AM
C	27.04.17	Design Development	LL	AM
B	12.04.17	Core D - Lift added	LL	CT
A	07.04.17	Re-Planned following Pre App Meeting	AM	AM



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Project
**Bellway House
Station Road North
Merstham RHI 3YU**

Client
**Bellway Homes
(South London) and
SAL Pension Fund Ltd**

Scale	Date	By	Checked
1:250	March 2017	GS	AM

Drawing Title
**Proposed
First Floor Plan**

Drawing Status	
TOWN PLANNING	
Drawing No 1823_0111	Revision P



57




58



Agenda Item 6

Planning Committee
16th May 2018

Agenda Item: 6
17/01676/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	16 th MAY 2018
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Hollie Marshall
	TELEPHONE:	01737 276010
	EMAIL:	Hollie.marshall@reigate-banstead.gov.uk
AGENDA ITEM:	6	WARD: Merstham

APPLICATION NUMBER:	17/01676/F	VALID:	20th September 2017
APPLICANT:	CRC Riders Ltd	AGENT:	Colin Smith Planning Ltd
LOCATION:	ELGAR WORKS NUTFIELD ROAD MERSTHAM SURREY RH1 3EP		
DESCRIPTION:	Demolition of existing industrial and commercial buildings and erection of fourteen new dwellings (6 x 3 bed, 8 x 4 bed) together with access, parking and landscaping. As amended on 06/11/2017 and on 09/11/2017 and on 07/12/2017 and on 05/04/2018.		
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.			

SUMMARY

This is a full application for the demolition of the existing industrial and commercial buildings and erection of fourteen new dwellings together with access, parking and landscaping. The proposed dwellings would comprise of 6 x 3 bedroom houses and 8 x 4 bedroom houses, arranged in pairs of semi detached dwellings, terraces of three houses and two detached houses. The dwellings would be traditional in design and would be two storeys in height with rooms in the roof. The dwellings would include a mix of front, side or rear facing dormer windows and the roofs would be of a barn hip design.

The application follows a recent proposal for the erection of two blocks of flats and was whilst there was no in principle objection to a residential development, the application was refused on the grounds the proposal would result in a cramped, overdevelopment of the site, would result in an overbearing impact on properties within The Crossways and Nutfield Road and overlooking and would fail to provide an affordable housing contribution. This decision was appealed (decision attached) and in dismissing the appeal the Planning Inspectorate found the proposal 'would appear cramped between block 1 and block 2 and the Crossways boundary, and for this reason it would appear as overdevelopment.'

No objection was raised to the loss of the commercial use of the site during the course of the previous application or subsequent appeal. Although the site is located within the local shopping area and currently has a commercial use, due to its location immediately adjacent to residential dwellings, it is not considered that the site is suitably located for an industrial use. As a result of this, no objection is raised to the principle of the redevelopment of the site for residential use.

During the course of the application amendments have been sought to the design and scale of the dwellings to overcome initial concerns, in particular the design of the roofs and the scale of the dwellings. The reduction in the height of the roof and relocation of some dormer windows to the rear elevations has addressed the previously bulky appearance of the dwellings. Features have been added such as bay windows, gable roof features and hipped roof dormers to provide greater visual interest to the dwellings and the cumulative impact of the amendments sought and received during the application are considered to overcome initial concerns over the design. Overall the proposal is considered to overcome the issues raised by the Planning Inspectorate and the proposal would accord with the traditional 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 the County Highways Authority has raised no objection subject to recommended conditions.

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 £221,821 towards the provision of affordable housing
- (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 15th 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

1. The proposal fails to provide an agreed contribution to fund affordable housing provision within the Borough of Reigate & Banstead, and is therefore contrary to policy CS15 of the Reigate and Banstead Core Strategy 2014.

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 subject to conditions.

Sustainable Drainage SCC – requested additional information be provided. Additional information has since been received and final comments are awaited at this time. This will be updated within the Addendum prior to the Planning Committee Meeting

UK Power Networks – objects on the grounds the applicant has neither served notice in accordance with the Party Wall ect. Act 1996 nor satisfied the company that the works are not notifiable.

Contaminated Land Officer – no objection subject to conditions

Divisional Crime Prevention Design Advisor – unable to advise on sustained by design credentials without sufficient information

Representations:

Letters were sent to neighbouring properties on 27th September 2017, a site notice was posted 2nd October 2017 and advertised in local press on 12th October 2017. Neighbours were re-notified on the revised plans for a 14 day period commencing on the 12th December 2017 and again on further revisions on 23rd April 2018.

10 responses have been received raising the following issues:

Issue	Response
Inadequate parking	See paragraph 6.19
Increase in traffic and congestion	See paragraph 6.17
Overdevelopment	See paragraph 6.5 – 6.10
Impact on infrastructure	See paragraph 6.27
Loss of/harm to trees	See paragraph 6.8 and conditions 5 and 6
Alternative location/proposal preferred	See paragraph 6.1
Hazard to highway safety	See paragraph 6.17
Out of character with surrounding area	See paragraph 6.5 – 6.10
Overbearing relationship	See paragraph 6.11 – 6.16

Poor design	See paragraph 6.5 – 6.7
Drainage/sewage capacity	See paragraph 6.22 – 6.23 and conditions 8 and 13
Inconvenience during construction	See paragraph 6.26
No need for the development	See paragraph 6.1
Boundary treatments	See condition 9
Asbestos on site	See paragraph 6.24
Overlooking and loss of privacy	See paragraph 6.11 – 6.13

1.0 Site and Character Appraisal

- 1.1 The application site comprises of a series of commercial buildings located to the rear of the local parade of shops within Nutfield Road. The buildings vary in scale and height and the open parts of the site are laid to hardstanding. The shopping parade and application site are a designated Local Shopping Area.
- 1.2 The site has two accesses from Nutfield Road, one adjacent to number 56 and one in between numbers 38 and 36 Nutfield Road. The site is also bounded by residential properties within The Crossways and there are also residential flats above the local shops in Nutfield Road. To the south of the site is an area of open land known as Crossway Gardens. This area comprises of grassed open space bounded by mature trees.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Pre application advice was sought and two schemes were presented, one for flats and one for houses. A strong preference for houses was made and in this scheme concern was raised over spacing, separation to side boundaries and levels of landscaping.
- 2.2 Improvements secured during the course of the application: During the course of the application amendments have been sought in regards to the design, scale and layout of the development. Amended plans were submitted that are considered to overcome the issues raised.
- 2.3 Further improvements could be secured: A condition regarding materials would be attached to a grant of planning permission.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|------------|--|---|
| 3.1 | 16/00802/F | Demolition of existing industrial and commercial buildings and erection of two new residential blocks containing a total of 29 flats (11 x 1 bed, 18 x 2 bed) together with access, parking and landscaping. | Refused
5 th October 2016
Appeal dismissed |
|-----|------------|--|---|

As amended on 26/08/2016

- | | | | |
|-----|------------|---|---|
| 3.2 | 10/01894/F | Retention of new roof and proposed additional extraction flues, new rear south elevation all associated with repairs following fire damage to existing car repair/spraying workshop | Approved with conditions
16 th December
2010 |
|-----|------------|---|---|

4.0 Proposal and Design Approach

- 4.1 This is a full application for the demolition of the existing industrial and commercial buildings and erection of fourteen new dwellings together with access, parking and landscaping. The proposed dwellings would comprise of 6 x 3 bedroom houses and 8 x 4 bedroom houses, arranged in pairs of semi detached dwellings, terraces of three houses and two detached houses.
- 4.2 The site would utilise the existing access to the south and a parking area would be provided in the south western corner of the site. Moving into the site and turning northwards, two pairs of semi-detached houses and one detached house would be sited along the eastern side of the site, and a pair of semi-detached houses, a terrace of three and one detached house would be sited along the western side of the site. At the northern end of the site a terrace of three houses is proposed. All dwellings would have rear garden areas and parking would be provided throughout the site interspersed with landscaping. Two pairs of garages would also provide parking, bringing the total number of proposed parking spaces to 28.
- 4.3 The dwellings would be traditional in design and would be two storeys in height with rooms in the roof. The dwellings would include a mix of front, side or rear facing dormer windows and the roofs would be of a barn hip design.
- 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:

Assessment	The character of the surrounding area is assessed as mixed, including urban open land, residential and commercial uses all in close proximity.
	No site features worthy of retention were identified.

Involvement	No community consultation took place.
Evaluation	The other development options considered were a flatted proposal of 26 units. This was discussed at pre-application stage as well as the proposal for houses. No in principle objection was raised to flats at pre-application stage however preference was given to a development of houses on the site
Design	The applicant's reasons for choosing the proposal from the available options were informed by the previously refused proposal on the site and the appeal decision

4.5 Further details of the development are as follows:

Site area	0.35 hectares
Existing use	Industrial and commercial buildings-use classes B1/B2
Proposed use	Residential
Existing parking spaces	30
Proposed parking spaces	28
Parking standard	28 (maximum)
Net increase in dwellings	14
Proposed site density	40
Density of the surrounding area	38 (The Crossways)

5.0 Policy Context

5.1 Designation

Urban area
Local Shopping Centre

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)
CS7 (Town/Local Centres),
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS14 (Housing Needs)
CS15 (Affordable Housing)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Housing	Ho9, Ho13, Ho16, Ho17,
Employment	Em1, Em1A
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 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 and where the principle of such development is acceptable in land use terms.

6.2 The application follows a recent proposal for residential development on the site. This application sought consent for the erection of two blocks of flats and was whilst there was no in principle objection to a residential development, the application was refused on the grounds the proposal would result in a cramped, overdevelopment of the site, would result in an overbearing impact on properties within The Crossways and Nutfield Road and overlooking and would fail to provide an affordable housing contribution. This decision was appealed and in dismissing the appeal the Planning Inspectorate found the proposal 'would appear cramped between block 1 and block 2 and the Crossways boundary, and for this reason it would appear as overdevelopment.' However the Inspector concluded in regards to impact upon neighbour amenity; 'I do not consider that the proposed development would cause material harm to the living conditions of surrounding occupiers'. This application seeks to overcome the previous application with a revised proposal and layout.

6.3 The main issues to consider are:

- Loss of employment use
- Design appraisal
- Neighbour amenity
- Access and parking

- Other issues
- Infrastructure contributions
- Affordable Housing

Loss of employment use

- 6.3 The application currently has a commercial use. Policy Em1A states that the loss of existing suitably located business, industrial, and storage and distribution uses within those areas defined for employment purposes in Policy Em1 will be resisted. Amplification 2 of policy Em1A states that alternative business, industrial, and storage and distribution uses for a site would be considered first. Only when it can be demonstrated that a site is unsuitable for such uses will other uses, including residential, be acceptable.
- 6.4 During the course of the last application in 2016 and subsequent appeal, no in principle objection was raised to the change of use. Policy Em1A states that the loss of 'suitably' located industrial uses would be resisted, unless it has been demonstrated that a site is unsuitable for such uses will other uses be considered acceptable. Although the site is located within the local shopping area and currently has a commercial use, due to its location immediately adjacent to residential dwellings, it is not considered that the site is suitably located for an industrial use. As a result of this, no objection is raised to the principle of the redevelopment of the site for residential use.

Design and character

- 6.5 The proposed development would result in the demolition of the existing industrial and commercial buildings and the erection of 14 dwellinghouses (6 x 3 bed and 8 x 4 bed). The design of the dwellings would be traditional in appearance and would employ a barn hip roof design. This roof design is not unknown in the locality with examples seen in dwellings fronting Nutfield Road to the north of the site. The roofs would feature front, rear or side facing dormers to serve accommodation in the roof space.
- 6.6 During the course of the application amendments have been sought to the scale and design of the proposed dwellings. The roof and eaves heights of the dwellings have been reduced by 0.8m and 0.1m respectively. The dormer window design has been amended from a flat roof to a hipped roof, bay windows and gable features have been added to the front elevations and the dormer windows of plots 10, 11 and 12 have been moved to the rear elevations. Furthermore, amendments have been sought to the site layout to provide greater spacing between the dwellings to avoid a cramped appearance.
- 6.7 The cumulative impact of the amendments sought and received during the application are considered to overcome initial concerns over the design. The reduction in the height of the roof and relocation of some dormer windows to the rear elevations has addressed the previously bulky appearance of the dwellings. This design alterations combined with the increased separation

distance between the dwellings avoids a cramped appearance. The enhanced dormer design and additions of bay windows and small gable sections to the front elevations of some dwellings would improve the visual appearance of the dwellings, adding features to further break up the appearance and add visual interest to the dwellings. Materials would be of a traditional palette and include tile hanging, render and brick and this approach would integrate well with the wider area where these materials are characteristic of the locality.

- 6.8 Areas of landscaping throughout the site and around the parking areas avoid a parking dominated frontage and provide opportunities to soften the street scene within the development. A landscaping condition is recommended to secure a suitable landscaping scheme. A tree protection condition is recommended to ensure protection of the mature band of trees along the southern boundary of the site with the open area of land at Crossways Garden.
- 6.9 The Council's Local Distinctiveness Guide (Case Study 3) advises that for infill development, generous separation should exist between the proposed access road serving the development and existing properties, in order to provide landscaping and maintain the character of the street scene. The access is relatively tight, and does not benefit from separation with neighbouring properties, but it is acknowledged that this is an existing situation. The proposed development would not have generous separation between the access and existing property to provide landscaping, however the existing trees to the south of the access are shown as being retained and some landscaping is proposed along the northern boundary of the access to provide an acceptable appearance to the development
- 6.10 The Inspector found harm to the character of the area in the earlier scheme, concluding 'the development would appear cramped between block 1 and block 2 and the Crossways boundary'. Plots 9 to 14 would be set away from the rear boundaries of 24 to 30 Crossways by 10m to 10.5m. Plot 8 would be sited 4.3m from the rear boundary of 38 Crossways at the closest point, however due to the angle of the building, staggered side elevation and area of landscaping proposed to the side of the dwelling in the garden area, is not considered to appear cramped or an overdevelopment. To avoid additional development of site, permitted development rights for extensions would be removed. Overall, the revised layout and proposed scheme is considered to address the concerns of the Inspector and is considered acceptable.

Neighbour amenity

- 6.11 In the decision of the appeal Inspector, he concluded that the proposed development would not cause material harm to the living conditions of surrounding occupiers, having particular regard to privacy and outlook. The rear elevations of plots 9 to 14 that would face the rear elevations of 24 to 32 Crossways would have a separation distance of between approximately 27m to 29m. This is considered acceptable so as not to have an

overbearing or dominating impact, nor cause harm to neighbour amenity in regard to overlooking, loss of privacy or loss of light.

- 6.12 The rear elevations of plots 1 to 5 would face the rear elevations of 50 to 52 Nutfield Road with a separation distance of between approximately 23m to 24m and similarly these distances would ensure that there would be no harmful overlooking into the dwellings and rear areas of the buildings in Nutfield road and would be sufficient to avoid an overbearing or dominating impact, or harmful loss of light upon the amenities of these properties.
- 6.13 The side elevations of plots 6 and 8 would be angled in relation to the site boundaries, and given their separation distances and juxtaposition to the neighbouring properties in Nutfield Road and the Crossways are not considered to result in a harmful impact upon neighbour amenity.
- 6.14 The proposed parking area in the south western corner of the site would be softened and separated from the rear boundary of The Crossways by an area of landscaping and is not considered to result in a harmful impact upon amenity in terms of noise and disturbance.

Amenity for future occupants

- 6.15 The proposed dwellings in terms of layout, size, accessibility and access to facilities is considered acceptable. The dwellings are below the nationally described space standards in regard to their internal floor areas, (ranging between 3.6m and 9.3m below). Whilst the units are less in floor area, these standards are not adopted within local policy and an assessment must be made on a case by case basis. All dwellings provide kitchens, lounges and dining space providing adequate living space as well as space for storage and facilities such as a ground floor w/c. Furthermore, all units would be served by private outside amenity space accessed from the living space to the rear of each property. Overall, when judged from a living standard perspective the proposal is considered acceptable.

Access and parking

- 6.16 The application proposes to utilise the existing access into the site from Nutfield Road. One parking space is proposed to the northern most part of the site and would be accessed from Nutfield Road. A total of 28 parking spaces are proposed.
- 6.17 The County Highway Authority (CHA) is satisfied from the information submitted that the proposed residential development would lead to a reduction in the number of vehicular movements at the existing southern vehicular access to Nutfield Road, when compared with the existing industrial/commercial uses on the site and the previous proposed development. It would also lead to a change in the nature and type of vehicles using the access, from larger commercial vehicles to private cars. This is considered to be a benefit in highway safety terms.

- 6.18 The applicant has submitted a site layout plan showing tracking for a refuse vehicle entering and leaving the site in forward gear. This shows that the turning movements of such a vehicle could be accommodated within the development. As such the development would also be able to accommodate the forward gear movement of cars entering and leaving in forward gear.
- 6.19 Based on the Parking Standards in the Reigate and Banstead Borough Local Plan, the proposed development of 6 x 3 bed and 8 x 4 bed dwellings would require the provision of 28 parking spaces. This is the number proposed and is considered acceptable in terms of parking.
- 6.20 The developer is not required to provide cycle parking as each of the residential units is a house with garden. As such the occupiers would be able to store bikes in a shed in the gardens.
- 6.21 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 subject to conditions.

Drainage

- 6.22 The site is within Flood Zone 1 according to the Environment Agency Flood Maps and is not therefore considered to be at particular risk of fluvial flooding. A finalised drainage strategy and SuDS system will be secured through condition, along with appropriate evidence (including infiltration testing) to demonstrate that it will effectively manage surface water flood events.
- 6.23 Consultation with the Sustainable Drainage Team at Surrey County Council is ongoing at the time of this report. Should further conditions or amendment to the conditions be required, this will be updated accordingly and detailed in the Addendum prior to the Planning Committee Meeting.

Other matters

- 6.24 Concern has been raised in regard to the removal of asbestos on site. The duty to manage asbestos is a legal requirement under the Control of Asbestos Regulations 2012 (Regulation 4). It applies to the owners and occupiers of commercial premises. They have a duty to assess the presence and condition of any asbestos-containing materials. If asbestos is present, or is presumed to be present, then it must be managed appropriately.
- 6.25 Objection was received from UK Power Networks on the grounds the applicant has neither served notice in accordance with the Party Wall Act 1996 nor satisfied the company that the works are not notifiable. South Eastern Power Networks is the owner /occupier of the electricity substation

located within 6m of the proposed works. Building works involving work on an existing wall shared with another property; or new building on the boundary with a neighbouring property; or excavating near a neighbouring building, may fall within the scope of the Party Wall, etc. Act 1996 and may require that the applicant serve a Statutory Notice on all affected owners. An informative would be added to a grant of decision to advise the applicant of this.

- 6.26 Objection was raised on the grounds of inconvenience during the construction period. Whilst it is acknowledged there may be a degree of disruption during the construction phase, the proposal would not warrant refusal on this basis and statutory nuisance legislation exists to control any significant disturbance caused during the construction of the proposal. A construction method statement would be secured by planning condition.

Infrastructure Contributions

- 6.27 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 £118,160 being required.

Affordable Housing

- 6.28 Policy Ho2 of the Borough Local Plan requires developments such as this to provide affordable housing as also required by the Core Strategy, and the National Planning Policy Framework. Affordable housing is required to create sustainable communities and help meet the housing needs of the Borough. Policy CS15 of the Core Strategy states that the Council will negotiate to achieve affordable housing taking account of the mix of affordable units proposed and the overall viability of the proposed development at the time the application is made. For residential developments of between 10 and 14 net dwellings, a financial contribution broadly equivalent to provision of 20 percent affordable housing will be sought, so that affordable housing can be provided elsewhere in the borough.
- 6.29 The development would provide 14 units. The applicant has stated that they are willing to pay the affordable housing contribution which equates to £221,821. Subject to securing this contribution by legal agreement the proposal is compliant with policy.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

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

Plan Type	Reference	Version	Date Received
Location Plan	LD01/PA01		19.07.2017
Other Plan	LD01/PL02		19.07.2017
Elevation Plan	LD01/PL03		19.07.2017
Site Layout Plan	PL01 / PL 04	C	05.04.2018
Combined Plan	PL01 / PL 05	B	05.04.2018
Combined Plan	PL01 / PL06	C	05.04.2018
Combined Plan	PL01 / PL08	B	05.04.2018
Combined Plan	PL01 / PL10	B	05.04.2018
Elevation Plan	PL01 / PL11	B	05.04.2018
Elevation Plan	PL01 / PL12	B	05.04.2018
Elevation Plan	PL01 / PL13	C	05.04.2018
Elevation Plan	PL01 / PL14	B	05.04.2018
Elevation Plan	PL01 / PL15	B	05.04.2018
Street Scene	PL01 / PL16	C	05.04.2018
Other Plan	PL01 / PL17	C	05.04.2018
Site Layout Plan	PL01 / PL19	C	05.04.2018
Floor Plan	LD01 / PL 07	A	07.12.2017
Floor Plan	LD01 / PL 09	A	07.12.2017
Elevation Plan	LD01 / PL 18	A	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 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 policy Pc4 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.

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

7. 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) HGV deliveries and hours of operation
- (f) measures to prevent the deposit of materials on the highway
- (g) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (h) on-site turning for construction vehicles
- (i) a construction plan

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 to meet the objectives of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

8. No development shall commence until the following details and drawings have been submitted to and approved in writing by the local planning authority:

- a) A design that satisfied the SuDS Hierarchy and that is compliant with the national non-technical Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS.
- b) The results of infiltration testing completed in accordance with BRE Digest 365
- c) Evidence to confirm that the proposed drainage solution will effectively manage the 1 in 30 & 1 in 100 (+CC%) allowance for climate change storm events, during all stages of the development. Associated discharge rates and storage rates shall be provided using a greenfield discharge rate of 1 litre/second.
- d) Detailed drawings to include: a finalised drainage layout detailing the exact location of SUDs elements, pipe diameters, levels, long and cross sections of each drainage element including details of any flow restrictions and how the elements will be protected from blockage/damage.
- e) A plan showing exceedance flows and how property on and off site will be protected
- f) Details of how the runoff (including any pollutants) from the development site will be managed during construction
- g) Details of maintenance and management regimes and responsibilities for the drainage system

The development shall thereafter be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that the SuDS are adequately planned, delivered and that the development is served by an adequate and approved means of drainage and

to prevent flooding with regard to Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005 and Policy CS10 of the Reigate and Banstead Core Strategy 2014, as well as the requirements of the Non-statutory technical standards.

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. The first floor windows in the 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.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (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.

12. 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

13. The development hereby approved shall not be first occupied unless and until a verification report to demonstrate that the Sustainable Drainage System has been constructed as per the agreed scheme has been submitted to and approved by the Local Planning Authority. Such a report shall be carried out by a suitably qualified drainage engineer.

Reason:

To ensure that the SuDS are adequately planned, delivered 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 and Policy CS10 of the Core Strategy 2014, as well as the requirements of the 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.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, a 140 litre wheeled bin conforming to British Standard BSEN840 and a 60 litre recycling box should be provided for the exclusive use of the occupants of that dwelling. Prior to the initial occupation of any communal dwellings or flats, wheeled refuse bins conforming to British Standard BSEN840, separate recycling bins for paper/card and mixed cans, and storage facilities for the bins should be installed by the developer prior to the initial occupation of any dwelling hereby permitted. Further details on the required number and specification of wheeled bins and recycling boxes is available from the Council's Neighbourhood Services on 01737 276501 or 01737 276097, or on the Council's website at www.reigate-banstead.gov.uk. Bins and boxes meeting the specification may be purchased from any appropriate source, including the Council's Neighbourhood Services Unit on 01737 276775.
4. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and

- (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

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.
6. 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/floodingadvice.
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.

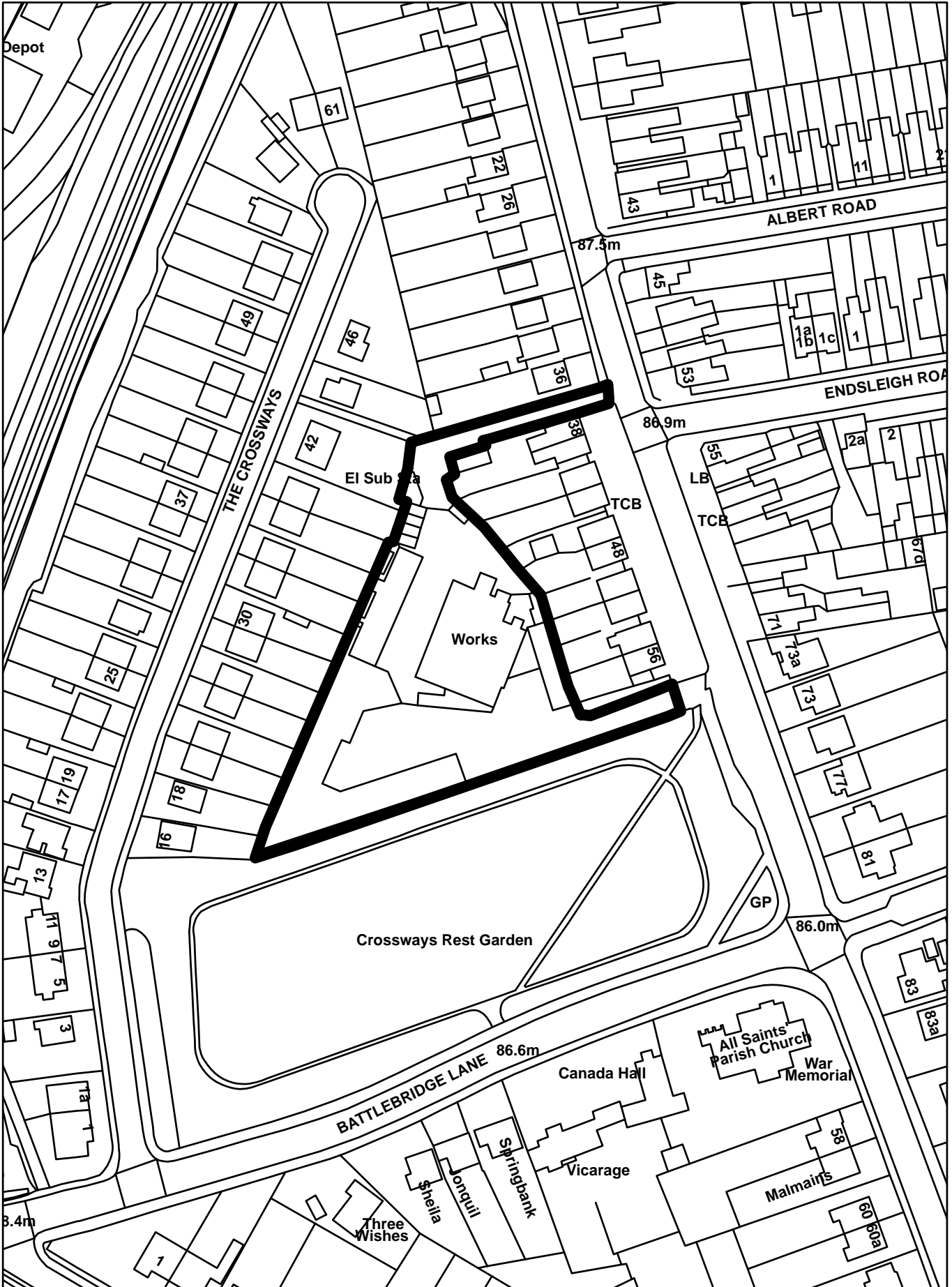
9. Building works involving work on an existing wall shared with another property; or new building on the boundary with a neighbouring property; or excavating near a neighbouring building, may fall within the scope of the Party Wall, etc. Act 1996 and may require that you serve a Statutory Notice on all affected owners. Further guidance is available from <https://www.gov.uk/party-walls-building-works>
10. 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
11. Building works involving work on an existing wall shared with another property; or new building on the boundary with a neighbouring property; or excavating near a neighbouring building, may fall within the scope of the Party Wall, etc. Act 1996 and may require that the applicant serve a Statutory Notice on all affected owners.

REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies CS1, CS4, CS7, CS10, CS11, CS14, CS15, Pc4, Ho9, Ho13, Ho16, Ho17, Em1a, Mo5, 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.

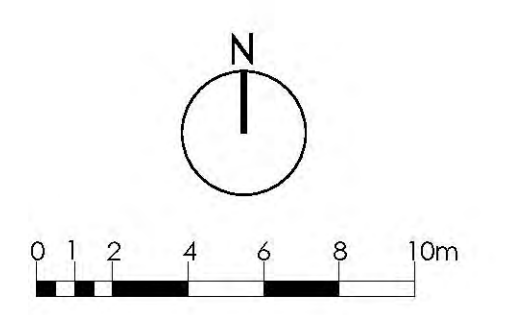
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in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

17/01676/F - Elgar Works, Nutfield Road, Merstham





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Rev	Date	Description
C	4.4.18	Amended after planning comments
B	22.2.18	Amended after planning comments
A	7.12.17	Amended after planning comments



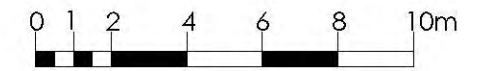
Date	Nov 2017	Drawn	KA
Scale	1:200 @ A1	Checked	-
Client	Earlswood Homes		

Project
Battlebridge Works
 Merstham
 RH1 3EP

Title
Proposed Site Layout

Drawing No.
LD01 / PL 04 C

Plots 1-5



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Plots 6-8



Plots 9-14



80

Rev	Date	Description
C	4.4.18	Amended after planning comments
B	22.2.18	Amended after planning comments
A	6.12.17	Amended after planning comments

Date	June 2017	Drawn	KA
Scale	1:200 @ A3	Checked	*

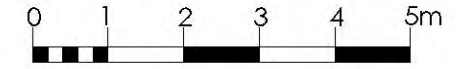
Client
Earlswood Homes

Project
Battlebridge Works
Merstham

Title
Street Elevations

Drawing No
LD01 / PL 16 C

Plots 1 & 2

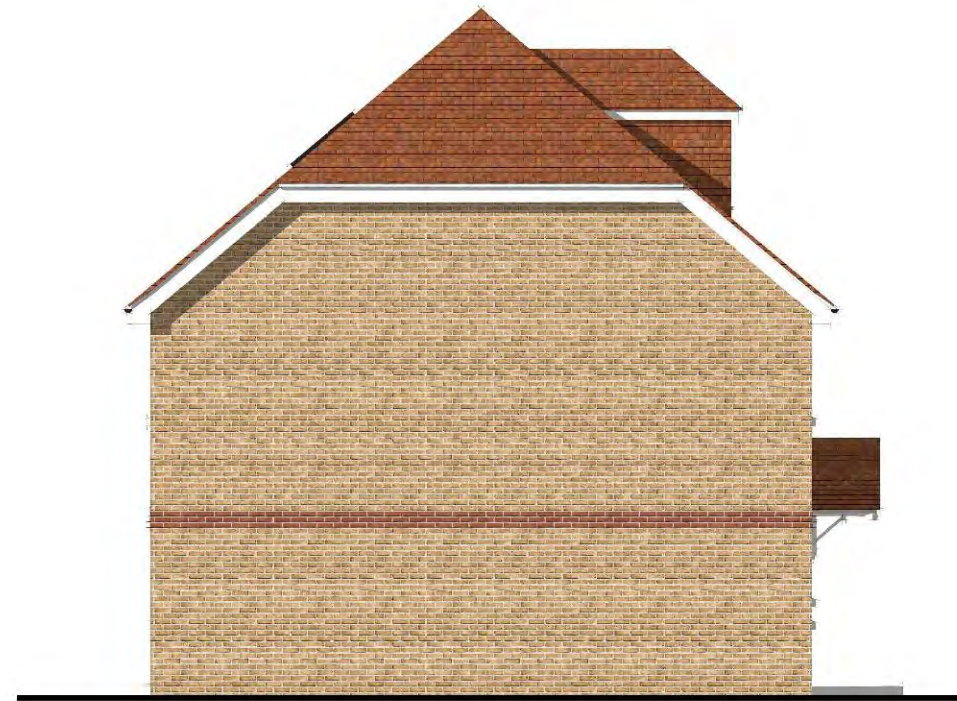


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Front



Side

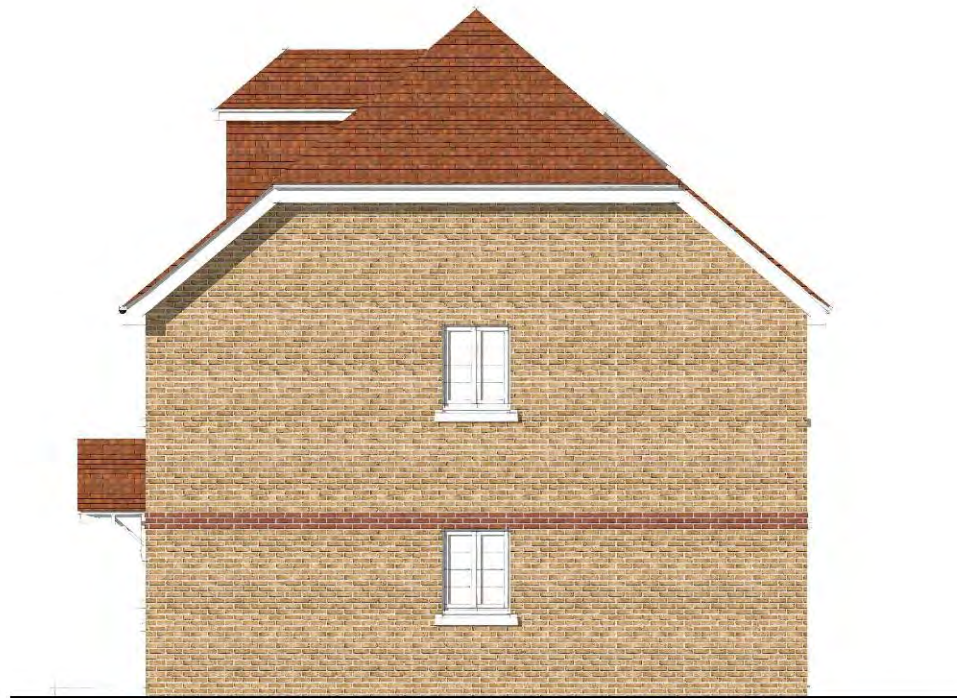


81

Rear



Side



Rev	Date	Description
B	4.4.18	Hipped roof dormers shown
A	7.12.17	Amended after planning comments

Date	June 2017	Drawn	KA
Scale	1:100 @ A3	Checked	*

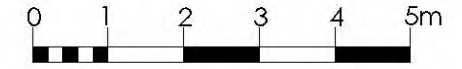
Client
Earlswood Homes

Project
Battlebridge Works
Merstham

Title
House Type Elevations
Sheet 1

Drawing No
LD01 / PL 11 B

Plots 5 & 9



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Front



Side



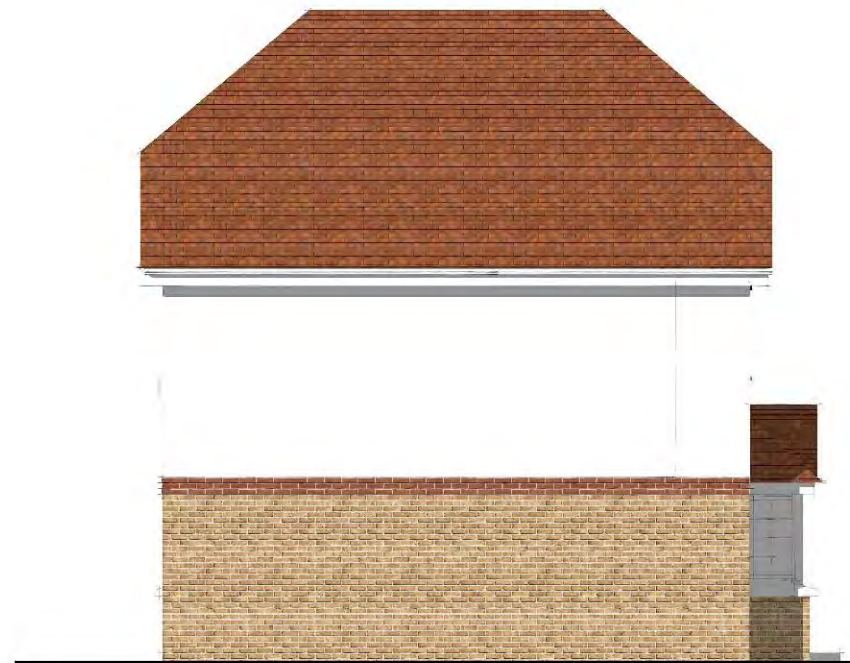
NOTE: PLOT 9 AS SHOWN
PLOT 5 HANDED

82

Rear



Side



Rev	Date	Description
C	4.4.18	Bay/hipped dormer shown
B	Feb 18	Amended after planning comments
A	7.12.17	Amended after planning comments

Date	June 2017	Drawn	KA
Scale	1:100 @ A3	Checked	*

Client
Earlswood Homes

Project
Battlebridge Works
Merstham

Title
House Type Elevations
Sheet 3

Drawing No
LD01 / PL 13 C

Plots 10,11 & 12

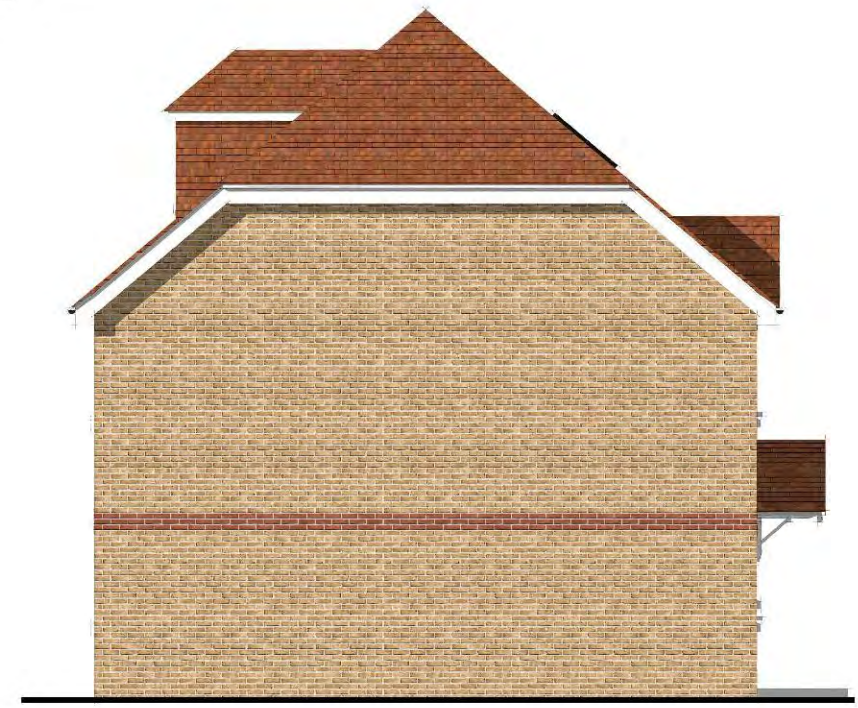


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Front



Side



83

Rear



Side



Rev	Date	Description
B	4.4.18	Hipped roof dormers moved to rear: gables added
A	7.12.17	Amended after planning comments

Date	June 2017	Drawn	KA
Scale	1:100 @ A3	Checked	*

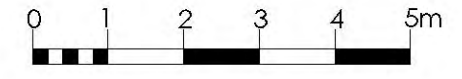
Client
Earlswood Homes

Project
Battlebridge Works
Merstham

Title
House Type Elevations
Sheet 5

Drawing No
LD01 / PL 15 B

Plots 3,4, 13 & 14

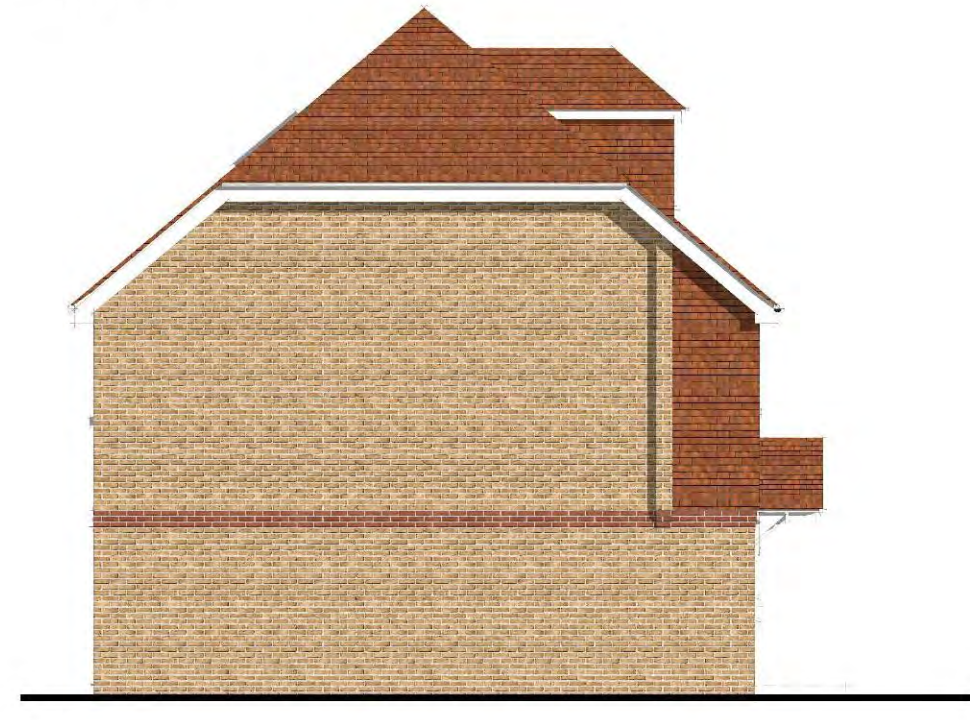


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Front



Side

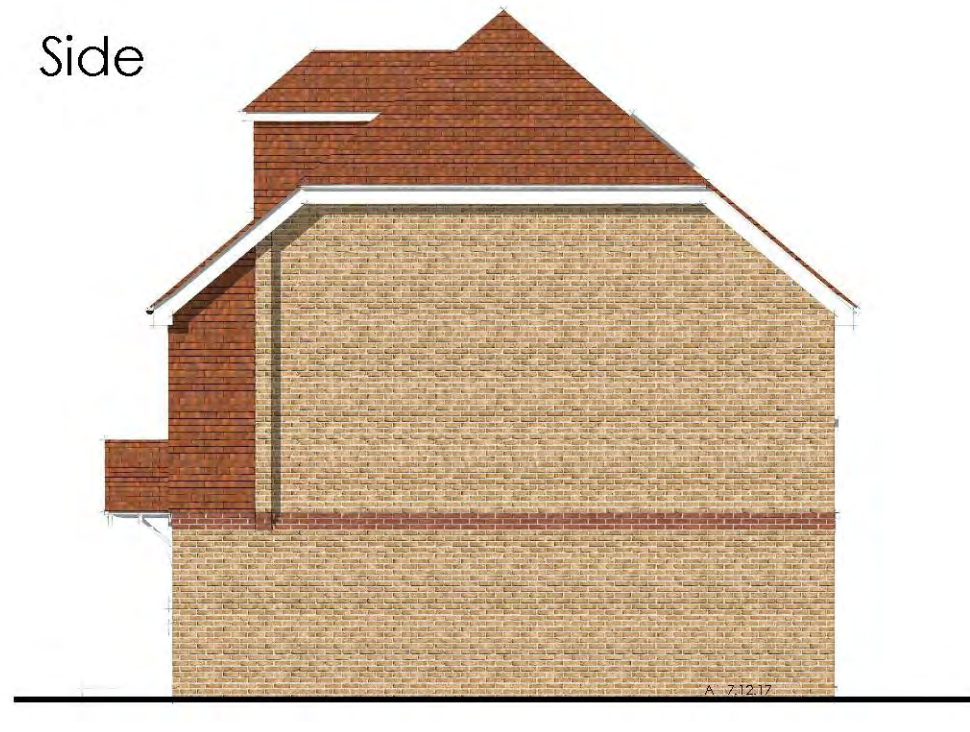


84

Rear



Side



Rev	Date	Description
B	4.4.18	Hipped roof dormers shown
A	7.12.17	Amended after planning comments

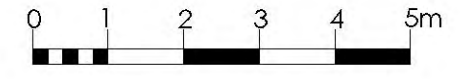
Date	June 2017	Drawn	KA
Scale	1:100 @ A3	Checked	*
Client	Earlswood Homes		

Project
Battlebridge Works
Merstham

Title
House Type Elevations
Sheet 2

Drawing No
LD01 / PL 12 B

Plots 6, 7 & 8

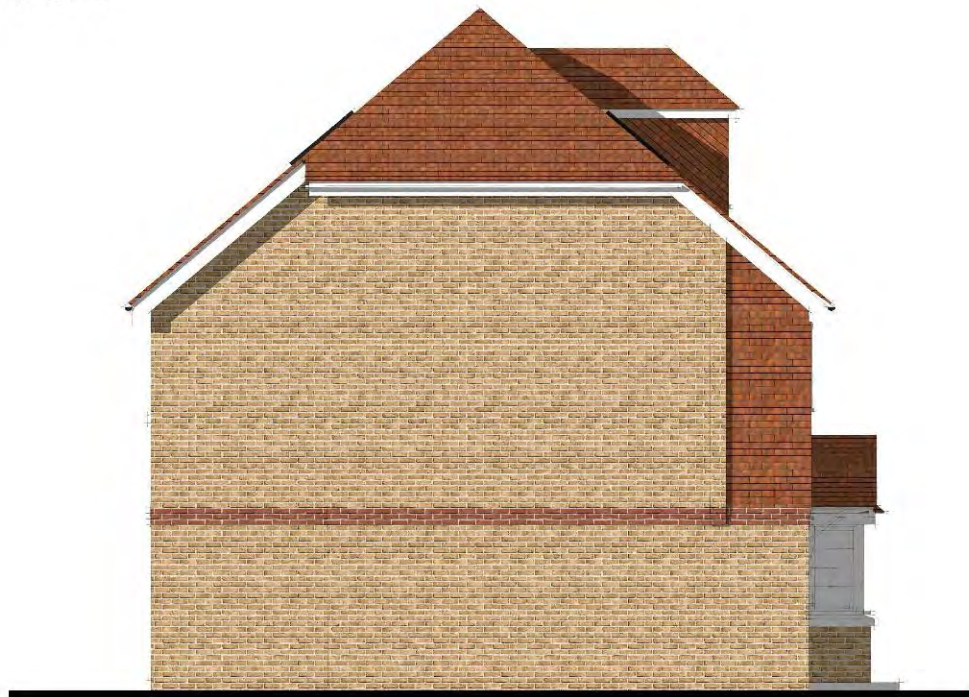


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Front



Side

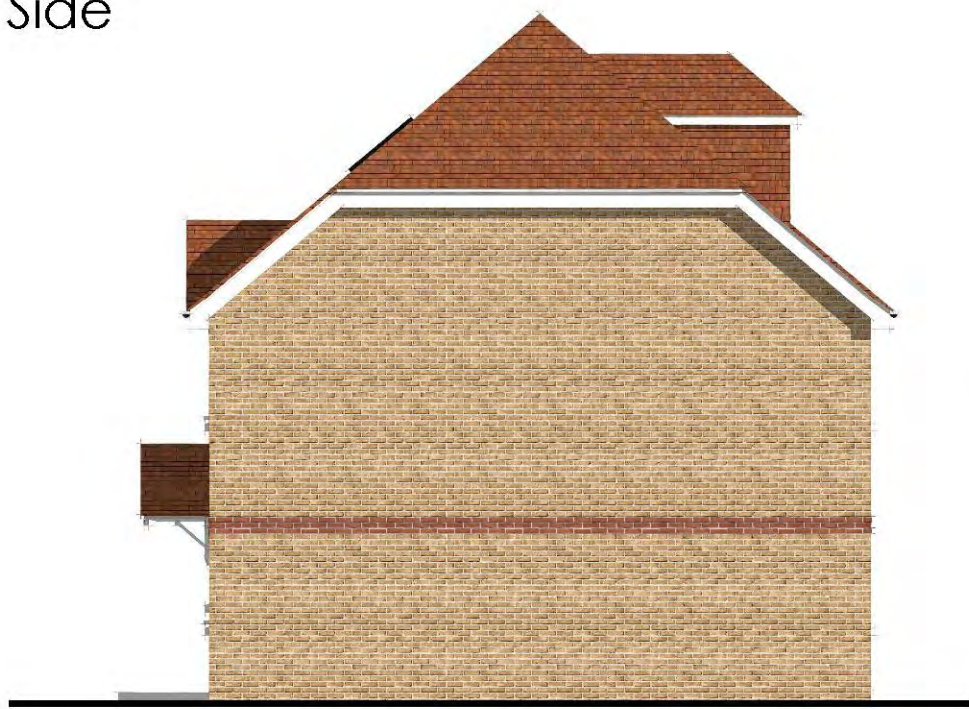


85

Rear



Side



Rev	Date	Description
B	4.4.18	Hipped roof dormers/bays shown
A	7.12.17	Amended after planning comment

Date	June 2017	Drawn	KA
Scale	1:100 @ A3	Checked	*

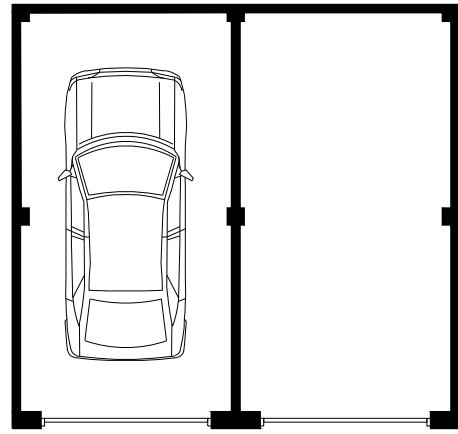
Client
Earlswood Homes

Project
Battlebridge Works
Merstham

Title
House Type Elevations
Sheet 4

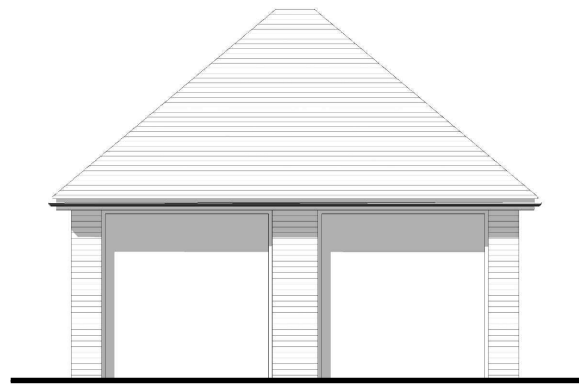
Drawing No
LD01 / PL 14 B

Plan

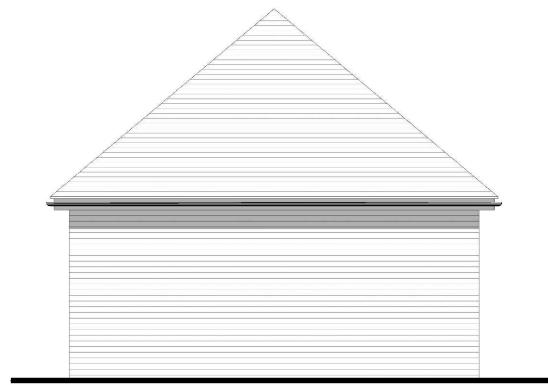


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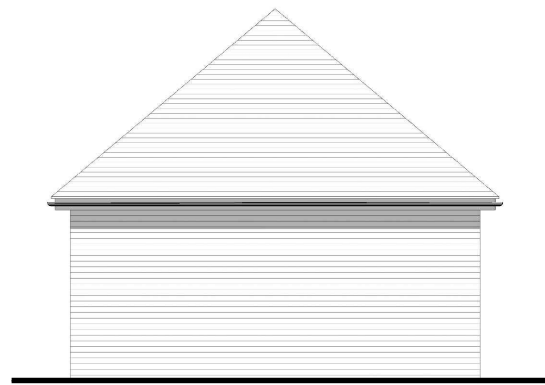
Front



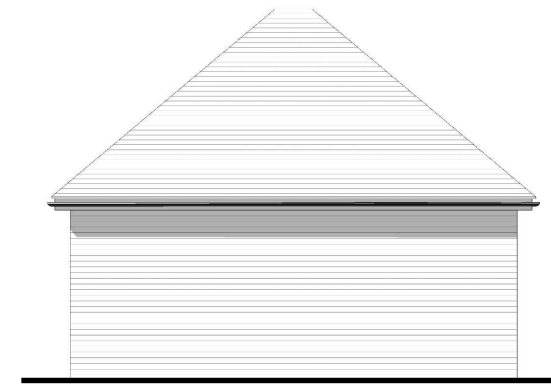
Side



Side



Rear



98

Rev	Date	Description
A	7.12.17	Roof pitch reduced to 40 deg.

Date	June 2017	Drawn	KA
Scale	1:100 @ A3	Checked	*

Client
Earlswood Homes

Project
**Battlebridge Works
Merstham**

Title
**Garages
Plans & Elevations**

Drawing No
LD01 / PL 18 A

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87

Rev	Date	Description
C	4.4.18	Flipped dormers shown, updated
B	22.2.18	Amended after planning comments
A	5.12.17	Amended after planning comments

Date	June 2017	Drawn	KA
Scale	NTS	Checked	*

Client
 Earlswood Homes

Project
 Battlebridge Works
 Merstham

Title
 Perspective View

Drawing No
 LD01 / PL 17 C

Appeal Decision

Site visit made on 7 February 2017

by Patrick Whelan BA(Hons) Dip Arch MA MSc ARB RIBA RTPI

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

Decision date: 6th March 2017

Appeal Ref: APP/L3625/W/16/3161771

Elgar Works, Nutfield Road, Merstham RH1 3EP

- 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 Kearns, CRC Riders Ltd, against the decision of Reigate & Banstead Borough Council.
 - The application Ref 16/00802/F, dated 7 April 2016, was refused by notice dated 5 October 2016.
 - The development proposed is demolition of existing industrial and commercial buildings and erection of two new residential blocks containing a total of 29 flats (11 x 1 bed, 18 x 2 bed) together with access, parking and landscaping.
-

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are:
 - the effect of the proposed development on the character of the area
 - the effect of the proposed development on the living conditions of surrounding occupiers, having particular regard to privacy and outlook, and
 - whether the proposed development should provide affordable housing.

Reasons

The character of the area

3. The Council objects to the lack of space around the proposed blocks, their proximity to site boundaries, and the dominance of hard landscape, concluding that a cramped character of overdevelopment would result.
4. I appreciate that the space between the proposed blocks would be dominated by cars, but the approach to compress the car-parking into as small a place as possible on a small site has the advantage of maximising the areas of soft or green space. Properly balanced by sufficient surrounding soft space, this strategy in the block layout seems appropriate here. While there are some pinch points in the soft space, for instance by the flanks of block 1, the retained width for planting would still be substantial. The overall effect, taking into account the green edge along the boundary to Crossways Gardens and the area of planting behind block 2, would strike the right balance.

5. However, block 1 and block 2 would appear uncomfortably close to the Crossways boundary. Block 1 would be only a few metres from the back fence of 22 The Crossways. Given the 2-storey scale of the block, the space between it and the boundary would appear pinched, and the relationship of building to boundary, out of character with the immediate, suburban context.
6. The terrace area of the ground floor flat in block 2 would almost merge into the footway link to Nutfield Road, so close is the block to the Crossways boundary. This block is three storeys in part, and in such proximity to the Crossways boundary would appear uncharacteristically close in the immediate context of the distinctive pattern of development of the pairs of semi-detached houses set substantially back from the common boundary.
7. The development would appear cramped between block 1 and block 2 and the Crossways boundary, and for this reason it would appear as overdevelopment. I acknowledge that the roofs of both blocks would be flat, which would diminish their scale in relation to the site boundaries. I have taken into account the existing building volumes and their relationships to the site boundaries; however, this does not outweigh the harm to the character of the area which would result from this proposal. While I see less relevance with Policy Ho16 of the Local Plan 2005 (LP) to which the Council refers and which concerns frontage plots or extensions, it would conflict with LP Policies Ho9 and Ho13, which require redevelopment to maintain the character of the area and to reinforce local distinctiveness.
8. It would be at odds too with the Framework¹ which says that decisions should aim to ensure that developments respond to local character and reinforce local distinctiveness. It would also be contrary to advice in the Planning Practice Guidance² which advises that development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development.

The living conditions of the occupiers in The Crossways

9. The closest house in The Crossways to block 1 would be around 20m distant from the 2-storey part of the block, and around 36m from the 3-storey part of the block. This separation distance would not result in materially harmful overlooking from the openings in block 1. I note that the second floor flat would have a terrace facing towards The Crossways, and the first floor flats would have balconies on the front and rear elevations. However, given their limited depth and the separation distances, I do not consider they would risk disturbing or harmfully overlooking the occupiers in The Crossways.
10. Given the proximity and height of the existing buildings on site to The Crossways, block 1 would not have an adverse impact on the outlooks from the houses or gardens in The Crossways. It would be sufficiently distant from the houses in The Crossways not to reduce to a harmful degree the diffuse light and sunlight in the houses and gardens.
11. From the closest houses in The Crossways, the first floor of block 2 would be around 23m distant and the second floor, around 28m distant. With these separation distances and given the flat roofs of the proposal, block 2 would not

¹ National Planning Policy Framework, paragraphs 58 and 60

² Planning Practice Guidance, DCLG 2014 as amended, paragraph:007, ID 26-007-20140306

result in an overbearing relationship on the occupiers in The Crossways. Nor would it materially harm the diffuse light or sunlight they presently enjoy.

12. The first floor opening and rear balconies in block 2, given their separation distances from The Crossways, would not result in harmful overlooking into the houses or gardens in The Crossways. I note the second floor terrace of block 2 facing The Crossways, but given the separation distance and its modest size, it too would not harmfully overlook the occupiers in The Crossways. Moreover, the balconies and terrace would be limited in size and would relate more to the interior spaces than as amenity spaces where people might gather or undertake activities which could disturb surrounding occupiers.
13. Given the distance of block 2 from the openings in the houses in The Crossways and their back gardens, and the existing structures on-site along the boundary, I find no harm to the living conditions of the occupiers of houses in The Crossways.

The living conditions of the occupiers in Nutfield Road

14. Block 2 would be around 24m from the rear elevations of the closest buildings in Nutfield Road. While it would have a third storey, this would be around 28m from the backs of these buildings. Given the heights of block 2 and the corresponding separation distances to Nutfield Road, there would be no adverse impact on the outlook of the occupiers in Nutfield Road.
15. These distances would ensure that there would be no harmful overlooking into the dwellings and rear areas of the buildings in Nutfield road. While I note a first floor rear balcony and a terrace to the second floor flat in block 2, given their limited depth and their separation from Nutfield Road, I do not consider they would risk disturbing the occupiers of dwellings in Nutfield Road. Similarly, given the length of the gardens behind Nutfield Road, block 2 would not reduce to a harmful degree the amount of diffuse light and sunlight entering the dwellings on Nutfield Road or their gardens.
16. I appreciate that the outlooks from neighbouring dwellings would change as a result of the development, and that there may be some limited overlooking where there is presently none. However, I take into account the scale and location of the existing buildings on the site as well as the risk of disturbance from an alternative commercial use on the site, together with the commonly accepted degree of mutual overlooking between opposite plots in suburban locations like this.
17. Weighing these factors in the balance, I do not consider that the proposed development would cause material harm to the living conditions of surrounding occupiers, having particular regard to privacy and outlook. There would thus be no conflict from the proposal with Policies Ho9 and Ho13 of the Local Plan 2005 which require development not to seriously or unreasonably affect the amenities of adjoining properties.

Affordable housing

18. While one of the reasons for refusal of the planning application was the failure to provide affordable housing, the appellant submitted a unilateral undertaking late in the course of the appeal to secure 9 of the 29 dwellings as affordable housing.

19. Whilst I am dismissing the appeal, the undertaking appears to address the **shortcomings identified in the Council's statement**. It would accord with Policy CS15 of the Core Strategy 2014 (CS) which in schemes of 15 or more dwellings seeks 30% of them as affordable.
20. Taking into account the statutory tests contained at Article 122 of the Community Infrastructure Levy Regulations 2010 as amended, and in paragraph 204 of the Framework, I conclude that an obligation is necessary to secure affordable housing and that the proposal would be in accordance with CS Policy CS15.

Other Matters

21. The views of local residents have been taken into consideration and I have already dealt with what I regard as the main planning issues. There is no compelling evidence to reject the proposal on the insufficiency of its off-street parking provision, resulting traffic congestion, or risks to highway safety. I note that the Council and highway authority do not object to the level of parking, the access, or the number of trips generated. Taking into account the accessibility of the location and the alternative of continued commercial use, I have no reason to disagree with their conclusions.
22. I note the objections to the height of the proposed blocks and their appearance. However, their overall height would be similar to the ridge heights of the surrounding buildings. The parts of the blocks which would stand closest to the surrounding buildings would step down to 2-storeys, and would have a similar eaves height to their neighbours. I appreciate the surrounding buildings tend to have pitched roofs. However, given the almost land-locked nature of the site which already breaks from the surrounding pattern of development, together with the character of its commercial buildings, I see no conflict from the flat roofs proposed and the character of the area.

Conclusion

23. The proposed development would not harm the living conditions of surrounding occupiers and would provide a significant benefit of 29 dwellings, including 9 as affordable, to local housing supply, a significant boost to which is anticipated by paragraph 47 of the Framework. However, this is outweighed by the unacceptable harm it would cause to the character of the area, which is in clear conflict with the policies of the development plan. For the reasons given above, and taking account of all matters raised, I conclude that the appeal should be dismissed.

Patrick Whelan


INSPECTOR

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Agenda Item 7

Planning Committee
16th May 2018

Agenda Item: 7a and 7b
18/00326/F and 18/00327/LBC

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	16 th May 2018
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Billy Clements
	TELEPHONE:	01737 276087
	EMAIL:	billy.clements@reigate-banstead.gov.uk
AGENDA ITEM:	7a and 7b	WARD: Meadvale and St Johns

APPLICATION NUMBER:	7a. 18/00326/F 7b. 18/00327/LBC	VALID:	(A) 6 February 2018 (B) 6 February 2018
APPLICANT:	United Church Schools Trust	AGENT:	Miller Bourne Architects & HW Planning Ltd
LOCATION:	DUNOTTAR SCHOOL, 36 HIGH TREES ROAD, REIGATE		
DESCRIPTION:	Series of phased developments at Dunottar School comprising a new sixth form centre and refurbishment of the stable block and pelican centre (phase 1), and a new assembly & exam hall, classrooms and orangery (phase 2). Prior to the commencement of phase 2 two existing temporary classrooms be removed. Associated external works.		
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.			

SUMMARY

This report covers the full and listed building consent applications for the proposed development at Dunottar School to create a new sixth form centre, new assembly hall, classrooms and dining room extension with various associated refurbishment and external works.

The site is designated as Urban Open Land (UOL) and the proposals would involve the erection of new buildings thereon. Whilst policy Pc6 normally resists development on Urban Open Land, it does allow for ancillary buildings and extension to existing buildings subject to consideration of the impact which the proposals would have on the contribution the UOL makes to visual amenity and the functioning of any essential social, community or educational use. In this case, it is considered that – given the location of the sites and nature of development proposed – there would not be any harm to visual amenity and the proposals would actually support rather than conflict with the educational use. On this basis, there is not felt to be any conflict with the UOL policy.

The proposals are considered to be well-designed and sympathetic to the Grade II listing of Dunottar and the historic garden designation. The Assembly Hall would be more discretely located and has been designed to follow the conventions of the buildings around it in terms of height and massing, with appropriate detailing and architectural interest on

the more prominent southern elevation. The new Sixth Form Centre would be more prominently located on the gardens to the front of listed mansion; however, its more contemporary low profile design with extensive glazing is an appropriate design response and – together with the new and proposed landscaping – is considered to ensure that this extension would not appear unduly prominent or disruptive to the approach to the mansion.

The proposals have been considered in detail by both the Conservation Officer and the Tree Officer, both of whom raise no objection in respect of the impact on the historic or arboricultural interest on the site subject to conditions.

With respect to highways and parking, the school is subject to a long-standing cap on pupil numbers (460) and there is no proposal to change or increase this in the current application. The current proposals would not therefore lead to an increase in pupils and thus travel over and above what could already occur at present, albeit it is recognised that there may be some change in demographic of the school. As a consequence, it is proposed to secure – through condition – a School Travel Plan which would be required to include specific targets for reducing single occupancy car travel to the school and specific improvements to school bus provision. With this condition, the County Highway Authority has raised no objection to the proposals. Local concerns regarding the impact of non-school use of facilities on the site are recognised and a management plan to control this is proposed to be secured by condition. Whilst sympathetic to concerns regarding injudicious parking by parents, etc. at pick-up and drop-off times, such issues are matters of highway enforcement and not planning, particularly as the County Highway Authority has not raised any highway safety concerns.

RECOMMENDATION

7a – 18/00326/F - Planning permission is **GRANTED** subject to conditions.

7b – 18/00327/LBC – Listed Building Consent is **GRANTED** subject to conditions.

Consultations:

County Highway Authority (18/00326/F): No objection subject to conditions. Comments summarised below:

The developer is not proposing to allow site personal to park within the site. I have no objection to parking taking place on the highway so long as it is carried out in accordance with highway safety and road markings, as indicated in the submitted Construction Management Plan. The developer is also proposing to prevent vehicles arriving before and after the school shuts, according to the submitted Construction Management Plan

The developer has not provided targets for children arriving at the school with their parents in otherwise "single occupancy" vehicles. The travel plan does not include remedial measures should the travel plan targets be missed. These omissions should be provided in the revised travel plan.

Tree Officer (18/00326/F): No objection subject to conditions. Detailed comments as follows:

Both myself and John McInally held a pre application meeting at the site...the on-site meeting provided an opportunity for all parties to discuss the effects of the development and the mitigation measures to ensure that no lasting harm to existing retained trees, shrubbery, or adverse effect on the historic garden would occur as a result of the proposed development if approved. Whilst some trees and low level shrubbery would be lost to the proposal they are mainly lower quality trees of internal landscape value only. We also held positive discussions on the mitigation measures that would be required to address the loss of trees and shrubbery.

The arboricultural information as supplied in the form of an arboricultural impact assessment (AIA), arboricultural method Statement (AMS) and tree protection plans (TPPs) are as expected from the consultancy practice and is thorough in detail and compiled in accordance with the current British Standard 5837 and other relevant standards and research.

The tree protection measures would subject to qualified supervision and monitoring by the retained arboricultural consultant, avoid any long lasting damage or adverse effects on retained trees and shrubbery; trees and shrubbery lost can be adequately mitigated by a considered and meaningful landscape strategy, which has been dealt with as a separate set of documents.

In some circumstances areas of existing hard landscape will be returned to soft landscape areas and compacted soils from concentrated traffic movement within the site will be subject to remedial works to provide improvements to the soil structure and rooting environments.

Conservation Officer (18/00326/F and 18/00327/LBC): No objection subject to conditions, comments as follows:

Dunottar School is a grade II listed building, built in 1867, located in a locally listed garden set out at the same time. The proposals were subject to pre application discussions and I

have no objection in principle but have identified a couple of issues where further information is required or revisions to details such as fenestration are needed.

There will be a need to condition the completion of the improvements of the landscaping, car park and coach house south west wing elevations before occupation of the buildings or similar wording.

[Note that the revisions to details and additional information requested by the Conservation Officer have been secured and are considered acceptable.]

Historic England (18/00326/F and 18/00327/LBC): No comments – seek view of local specialist conservation and archaeological advisers as relevant.

UK Power Networks (18/00326/F): no objection but notes that the scheme is very close to UKPN cables supplying the school (an informative will be added).

Environmental Health – Contaminated Land (18/00326/F): Recommends conditions in relation to asbestos and unexpected ground contamination.

Representations:

Letters were sent to neighbouring properties on 27th February 2018 in respect of the listed building consent application and on 3rd March 2018 in respect of the full planning application.

Site notices were posted in respect of both applications on 7th March 2018. The LBC application was advertised in the local press on 8th March and the full application on 15th March 2018. 17 responses were received raising the following issues:

Issue	Response
Out of character with the surrounding area	Paragraphs 6.10 to 6.18 and conditions 9, 10 and 11
Hazard to highway safety	Paragraphs 6.19 – 6.26 and conditions 6, 8, 13, 14 and 16
Inadequate parking	Paragraphs 6.19 – 6.26 and conditions 13, 14 and 16
Increase in traffic and congestion	Paragraphs 6.19 – 6.26 and conditions 13, 14 and 16
Inconvenience during construction	Paragraph 6.26 and conditions 6 and 8
Noise and disturbance	Paragraph 6.26
Health fears	Paragraph 6.39
Loss of/harm to trees	Paragraphs 6.31 to 6.34 and conditions 4 and 11
Overdevelopment	Paragraph 6.38
Overbearing relationship	Paragraphs 6.27 to 6.28

Harm to Conservation Area	Paragraph 6.39
No need for development	Paragraphs 6.7 to 6.8
Property devaluation	Not a material planning consideration

One response specifically supporting the proposals but expressing concerns regarding congestion and identifying the need for this issue to be addressed was also received.

1.0 Site and Character Appraisal

- 1.1 The application site comprises the site and grounds of Dunottar School. Dunottar itself is a Grade II listed building with a locally listed garden. The listing also incorporates the stable block and water tower. The design for the gardens was drawn up in 1864 (in the style of Edward Kemp). The school site has developed and evolved over the years, with a number of extensions and additional buildings added – particularly on the eastern part of the site.
- 1.2 The two main sites proposed for new development are adjacent to the Grade II listed buildings (the Phase 1 site being in the frontage of the main mansion building and the Phase 2 site being adjacent to the stable block/water tower). The entirety of the school grounds are also designated as Urban Open Land in the 2005 Local Plan.
- 1.3 There is significant arboricultural interest across the site, including an area order TPOs (RE13) which covers the northern and southern parts of the site. The gardens to the north of the mansion building incorporate an avenue which consists of a number of specimen and rare trees. Much of the southern part of the site comprises of dense woodland of typically more common species set on a very steep slope.
- 1.4 The site is within the urban area and the wider locality is characterised almost exclusively by low density detached properties in generous plots. The High Trees Road Residential Area of Special Character borders the northern part of the school.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Pre-application advice was sought on two occasions prior to submission. Detailed advice was given regarding the size, scale and design of extensions, particularly Phase 1 in order to respect the sensitivities of the listed building and gardens and refinements were made to the proposals as a result. Advice was also given regarding the need to address landscaping, trees and car parking.
- 2.2 Improvements secured during the course of the application: Improvements to design details and additional information regarding the landscaping proposals were sought and secured.
- 2.3 Further improvements could be secured: Conditions are proposed to control landscaping, materials and other improvements as well as ensuring the restoration and maintenance of the listed coach house and improvements to landscaping are secured and implemented in full accordance with details to be provided. A revised,

finalised Travel Plan and compliance with the measures therein will also be secured through condition. A management plan to control non-school use of the proposed facilities (notably the Assembly Hall) is also proposed.

3.0 Relevant Planning and Enforcement History

3.1 There is extensive planning history associated with the use and development of the site as a school, including various tree works. The most substantive elements of the history are set out below:

3.2	89/13460/F	Demolition of existing single storey physics laboratory and construction of new two storey building adjoining present assembly hall and tower comprising 2 no preparation rooms and 4 no science laboratories	Approved 3 rd January 1990
	95/14240/F	New classroom building containing eight classrooms with ancillary accommodation and the provision of three temporary accesses	Approved with Conditions 21 st February 1996
	97/06540/F	Extension to existing car park.	Approved with Conditions 16 th July 1997
	00/52622/F	Erection of multi-purpose sports hall/gym with ancillary changing, shower lavatory accomm, office, plan room & equip store.	Approved with Conditions 6 th July 2001
	02/01048/F	Re-grading and lowering of existing sports field	Approved with Conditions 5 th August 2002
	05/00516/F	Renewal of planning permission ref. 97P/0575 for temporary classroom buildings for six years.	Approved with Conditions 28 th April 2005
	11/00589/F	Existing temporary classrooms. Renewal of planning permission ref. P/05/00516/F after expiry on 28 April 2011	Approved with Conditions 17 th June 2011
	14/00996/F	Amended description: replacement of existing fenced tennis/netball court (court 3) with a new multi-use games area (MUGA).	Withdrawn by Applicant 10 th February 2017

3.3 The permission granted under 95/14240/F was for a new classroom building was subject to a condition (number 11) restricting the number of children attending Dunottar School at any one time to 460. This condition remains in force but shall be re-applied for clarity.

4.0 Proposal and Design Approach

4.1 The proposed development seeks planning permission and separately listed building consent for two phases of development to create new classroom, assembly, dining and sixth form facilities for the school.

- 4.2 Phase 1 comprises the erection of a new single storey sixth form centre building adjacent to the “Pelican Block”. The extension would have a low profile, flat roof form and be of a more contemporary design with a predominance of glazing to the elevations. Associated internal reconfiguration and refurbishment of the “Pelican Block” and stable block would also be carried to provide improved classroom spaces. Features of the listed stable block would also be restored.
- 4.3 Phase 2 comprises the erection of a larger two storey building, situated between the current science block and the Sports Hall. This building would be of more traditional design and detailing, with pitched roof following that of the main school buildings, and would provide a new Assembly Hall and additional classrooms. A separate additional single storey extension to the existing dining hall is also proposed.
- 4.4 Landscaping works would be carried out as part of both phases, including removal of the existing temporary classrooms which presently exist to the south of the Sports Hall. Measures to address the configuration and landscaping of the main car park are also proposed.
- 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	<p>Dunottar School is set on the southern side of High Trees Road at the top of Ringley Park Road to the south-east of Reigate town centre. The main school building comprises a Grade II Listed, Palladian style mansion set in 15 acres of grounds. The listed also includes the stable block and water tower. The southern part of the site, which is set down from the element on which the school buildings are set, includes a large area of dense woodland. The upper element of the site comprises the more formally laid out gardens with a number of specimen trees. The whole of the grounds of the school are designated as Urban Open Land. The site lies adjacent to, but outside, the Residential Area of Special Character. This designation comprises large detached dwellings typically set in spacious and well landscaped gardens, where the landscaping is dominant over built form.</p>
	<p>Preservation of the listed buildings and retention of key landscape features and trees. The heritage considerations, including the Grade II listed buildings and historic gardens, are the key constraints determining the layout, form and design of</p>

	development.
Involvement	The Design Statement identifies the pre-application engagement undertaken with the Council and the response to the issues raised. The applicant also sought views from parents of children at the school and an open event was held on 19 th January for local residents. Comments were generally positive regarding design; however, the main concerns related to traffic congestion and parking.
Evaluation	The Planning Statement has explained how the development has evolved through the pre-application discussions, including design development.
Design	The design seeks to respond to the needs of the school for additional accommodation and the constraints of the site. The proposals seek to make use of existing buildings through refurbishment and reconfiguration but also provide new buildings on the limited areas where new buildings are considered appropriate. The scale of the new assembly hall has been led by the need to respect the height and scale of the adjacent Waterlow building and the existing science labs. The new 6th Form Centre has been designed to be subservient to the existing buildings to limit any impact on the setting of the Listed Buildings. It is set into the ground and designed with a low profile to help assimilate the building into the landscape. Improvements to the parking area and refurbishment of some of the existing buildings, including the stable block, are design to return the building back to something akin to its former appearance.

4.7 Further details of the development are as follows:

Site area	1.1ha (area of development)
Existing use	School
Proposed use	School
Net increase in floorspace	6 th Form Centre: 213sqm Assembly building: 666sqm Orangery: 51sqm
Parking provision	51 spaces plus 3 minibus spaces (reconfigured but no overall change)

5.0 Policy Context

5.1 Designation

Urban area
Urban Open Land
Grade II listed building – Dunottar (inc. stable block and water tower)

Historic garden
Tree Preservation Order REI3

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)
CS17 (Travel options and accessibility)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4, Pc6
Heritage	Pc9, Pc11
Community Facilities	Cf1, Cf2, Cf3
Movement	Mo4, Mo5, Mo6, Mo7

5.4 Other Material Considerations

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

6.0 **Assessment**

- 6.1 The application site comprises the Dunottar School. The main school building is a Grade II listed mansion set within large grounds which are designated as Urban Open Land and the majority of the site is also a Historic Garden.
- 6.2 The proposals involve the refurbishment/reorganisation of some existing buildings, together with the construction of two main new buildings to provide a Sixth Form centre and Assembly Hall.
- 6.3 The applicant has confirmed that there is no proposed increase to the existing established cap on pupil numbers (of 460 as per 95/14240/F) as a result of the proposed extensions.
- 6.4 The main issues to consider are therefore:
- Principle of development on Urban Open Land
 - Design, character and effect on the historic interest of the site
 - Transport, parking and highways implications
 - Effects on the amenity of neighbouring properties

- Impact on trees and landscaping proposals

Principle of development on Urban Open Land

- 6.3 The Dunottar School site is wholly designated as Urban Open Land in the 2005 Borough Local Plan.
- 6.4 In this regard, policy Pc6 – which generally seeks to control development on, and resist the loss of, Urban Open Land – is applicable. Policy Pc6 does however allow for proposals for ancillary buildings or for the extension or replacement of existing buildings subject to consideration of the relevant design policies, the contribution made by the UOL to the character of the area and to the functioning of any essential social, community or educational use. All of the proposed buildings are considered to be extensions to the existing school complex.
- 6.5 With regard to the Assembly Hall, this would be sited on an area of Urban Open Land which is largely contained within the envelope of the built complex of the school, surrounded to the north and east by the main school classroom buildings and to the west by the Sports Hall. In this regard, it is considered to make a relatively limited contribution to the character of the area. Furthermore, whilst it is a grassed area, it is not used as a formal play/recreation area for the school and has no public access. Loss of this area of UOL is not therefore considered to give rise to any material harm. A similar conclusion is reached in respect of the more modest area to be occupied by the proposed orangery.
- 6.6 The site of the Sixth Form centre is more prominently located to the front of the Grade II listed mansion and within the historic gardens. This part of the site is again not actively used or an integral part of the functioning of the educational/recreational use of the site but rather its primary role is as gardens providing a setting to the listed building. However, as described below, the design of the extension and proposed replacement landscaping is such that they are considered to comply with the relevant design policies and, as a result, building on this area of the site is not considered to harm the character of the area or the heritage assets. With regards to the considerations in Policy Pc6, this extension on UOL is not therefore considered to be objectionable.
- 6.7 In coming to this view, account has also been taken of the need for additional accommodation to support the development of the school as a co-educational facility. The Design Statement particularly notes that a number of the existing older school buildings have classroom spaces which fall short of DfE and Ofsted recommendations, the use of temporary classrooms and a lack of space for larger pupil congregations such as assemblies and exams (without causing logistical issues by using, for example the Dining Hall). The Design Statement also provides details of the space audit undertaken which demonstrates that opportunities to re-organise existing accommodation were explored and maximised (such as refurbishment and reconfiguration of the stable block and Pelican Building) before new buildings/extensions were considered.
- 6.8 In this regard, it is agreed that there is a requirement for additional facilities to meet an educational need and ensure the efficient functioning of the school and - in

accordance with national policy - “*great weight*” should be afforded to the need to expand and improve schools. Furthermore, evidence has been provided to demonstrate that realistic opportunities to re-use existing buildings have been taken up and that, therefore, new/additional buildings are necessary.

- 6.9 Taking these considerations together with the conclusion above that development on the two main areas of Urban Open Land proposed would not give rise to harm to character or conflict with any essential social, community or educational use, it is felt that proposal is consistent with the thrust of Urban Open Land policy and would not conflict with Policy Pc6 of the 2005 Borough Local Plan.

Design, character and effect on the historic interest of the site

- 6.10 As above, the main mansion building, stable block and water tower are all Grade II listed and therefore constitute designated heritage assets for the purposes of national policy. The historic garden is locally designated and, as such, a non-designated heritage asset.
- 6.11 An orangery extension is proposed to the south of the existing dining hall. This part of the building is a relatively unsympathetic modern addition which in its current form is somewhat of a detracting feature in the southern elevation. The proposed orangery would be a comparatively modest addition in footprint and would follow the southern building line of these existing additions, which are set back from the rear elevation of the main mansion. In this regard, it would continue to appear as a subservient element. The orangery has been designed in a way which broadly reflects the conventions and grander proportions of the colonnade style Victoria wing to the west of the original mansion. The architectural detailing and materials proposed for the orangery are considered appropriate, particularly following the improvements to secure more articulation around the entrance. Overall, this extension is considered to improve the overall coherence and appearance of the southern elevation, particularly when compared to the blander and more utilitarian ground floor elevation which presently exists.
- 6.12 The assembly/exam hall would be the largest of the three buildings, and would be situated in an opening between the existing science block and the more recently built sports hall to the east which is set at a lower ground level. Whilst the hall would be a relatively large building, it is in a relatively discrete location and is considered to fit comfortably amongst the adjoining buildings. The building would follow the eaves height of the science block and be slightly set down in ridge height, ensuring that the building would not appear out of scale or unduly prominent. The hipped slated roof with relatively low pitch reflects the main listed building and is considered to be an acceptable design response. In terms of appearance the elevations are well ordered and articulated, particularly the more exposed southern elevation which would adopt the same style, detailing and broad proportions as the orangery (with similar improvements secured during the course of the application to the entrance here also).
- 6.13 A new sixth form centre is proposed as part of the works. This would be facilitated in part through reconfiguration and refurbishment of existing buildings, including the

listed coach house, and in part through the erection of a new single storey extension.

- 6.14 The works to the stable block include internal reconfiguration at ground and first floor along with new fenestration externally. The replacement of the existing unsympathetic uPVC windows to part of the coach house is welcomed and an improved design for the large arch window has also been secured during the course of the application. Subject to conditions, the external works to the listed buildings are felt to be acceptable and preserve its significance. With regards to the internal reconfiguration, during the course of the application, additional information was provided which confirms that the proposals would not have an unacceptable impact on more substantial internal features such as fireplaces which would be preserved. Full internal surveys will be secured through condition prior to commencement to ensure that other interior architectural and decorative features are also identified and appropriately preserved. Subject to these conditions, the works to the listed building are felt to be acceptable.
- 6.15 The proposed internal and external reconfiguration and refurbishment of the more modern, art deco style Pelican block is also felt to be acceptable following improvements to the design of the replacement windows secured during the course of the application.
- 6.16 The new single storey extension to form the sixth form communal space is considered to be the most sensitive aspect of the scheme, occupying part of the locally listed gardens on the approach to the Grade II listed mansion. The proposed extension would be of a more contemporary single storey, flat roofed form with highly glazed elevations. The extension would follow existing ground floor level of the adjoining Pelican Block and, as a result of the rising ground; the northern end of the extension would be partially “dug in” to the ground with the adjoining gardens banked up around the building. The combination of this approach to levels and the low profile design is such that the building would appear subservient and largely screened by the existing and proposed landscaping, ensuring that it is not unduly prominent or conspicuous on the approach to and views of the front of the mansion. The predominance of glazing to the elevations is considered an appropriate response, avoiding excessive solidity and giving a reflective quality which will help melt the building into the landscape. Some loss of existing landscaping and trees would result; however, replacement planting is proposed to mitigate this and ensure adequate screening of the building. Overall, whilst in a sensitive location, it is not considered that the sixth form centre extension would have an adverse effect on the setting of the Grade II listed mansion building.
- 6.17 In terms of the locally listed gardens, the footprint of the extension would inevitably result in a modest erosion of the extent of the gardens and, as above, some existing landscaping and trees would be lost. The specific arboricultural implications are discussed further below and replacement planting is proposed around the sixth form centre. In addition, to offset and compensate the encroachment into the locally listed gardens, a number of improvements elsewhere in the grounds – such as additional landscaping to soften and screen the parking areas and tennis courts to the west of the mansion, which are currently quite prominent and visually intrusive -

are proposed which cumulatively are considered to ensure that there would be no overall harm to the locally listed gardens.

- 6.18 Overall the proposed buildings and associated landscaping are considered to be well-designed acceptable in terms of their impact on the character and appearance of the Grade II listed Dunottar, the historic gardens and the wider area more generally. It is concluded that the proposals – subject to the various recommended conditions – would not give rise to harm to the heritage assets. As such, the applications are considered to comply with Policy CS4 of the Core Strategy, Borough Local Plan 2005 policies Cf2, Pc9 and Pc11 and the provisions of the NPPF.

Accessibility, parking and traffic implications

- 6.19 The proposed development would not change the existing access arrangements for the site, which would continue to be from High Trees Road. Minor reconfiguration of the existing car park on site is proposed: these changes would improve the functionality of the car parking whilst also addressing some existing issues regarding screening and informal parking encroaching onto trees but would not change the capacity of the car park (which would be 51 car spaces and 3 minibus parking spaces). Given the nature of – and designations affecting – the site, opportunities to increase on-site parking beyond this level are felt to be very limited.
- 6.20 Concerns have been raised by numerous nearby residents regarding the impact of the proposals in terms of highways and parking. In this regard, as noted above, whilst the proposals would give rise to an increase in the size and amount of school accommodation on the site, there is no proposal to increase the existing established cap on pupil numbers of 460 (as per condition 11 to 95/14240/F). The school could therefore lawfully operate with 460 pupils at present with the consequent number of transport movements and parking demand which this brings. The current proposals would not therefore lead to an increase in travel over and above what could occur at present. This is an important material consideration.
- 6.21 Furthermore, it is acknowledged that the current proposals could lead to a change in the profile and “demographic” of the school due to the improvements to the Sixth Form accommodation and offer and, as a result, some change in the profile of how students travel to the school. However, there is no evidence to suggest that this would lead to a significant or harmful increase in private car movements. Older students are generally more “independent” and whilst it is acknowledged that some older sixth form students may seek to drive to school, data from National Travel Surveys actually suggests that the propensity to travel to school by car decreases with age.¹ On this basis, there is no evidence that any change in age profile at the school would be likely to give rise to a demonstrable or harmful increase in car movements or parking demand. In terms of staffing, until recently the school operated a lower school (taking children from 4-11) which necessitated higher

¹ For example data from the 2016 National Travel Survey indicates that the proportion of school journeys by 11-16 year olds which are taken by car/van is 26%, compared with 48% for younger pupils. Additionally, the propensity to take the bus (local bus or private bus) to school rises from 29% amongst 11-16 year olds, compared with 6% amongst younger children.

staffing ratios due to the younger children and the current proposals are not expected to result in staffing exceeding these previous levels.

- 6.22 As part of the application, the school has proposed an updated School Travel Plan in order to better manage school travel and encourage more sustainable travel options. The draft Travel Plan particularly highlights that *“there is scope to encourage more pupils to travel by bus”* but notes that in order to accommodate more pupils, capacity on existing routes will need to be increased and potentially new routes proposed. Given the National Travel Survey evidence above regarding propensity to take the bus amongst older students, a focus on encouraging and facilitating bus travel is felt to be appropriate in principle. However, to ensure this would be effective, greater detail is required through the final Travel Plan as to exactly how the school bus services are to be enhanced in order to achieve this. The County Council has also reviewed the Travel Plan and notes that no targets are included regarding modal shift (in particular discouraging single child private car journeys) or remedial actions should such targets be missed. A condition requiring submission and approval of a revised Travel Plan and its subsequent implementation will therefore be imposed. No other objections have been raised by the County Highway Authority in respect of the proposals. Given the limited opportunities for increased on-site parking and the thrust of national policy towards promoting sustainable travel, imposing a Travel Plan is considered to be an appropriate solution.
- 6.23 It is noted that concerns have been raised in representations regarding the use of the school sports facilities in evening and weekends by clubs and groups. Whilst this issue is noted, the impact of use of existing facilities cannot reasonably be remedied through this planning application. Whilst the school has confirmed that they have no intention to make the new facilities (notably the Assembly Hall) available for others, it is considered reasonable and necessary to impose a condition to requiring a management plan to be submitted detailing how any non-school use of the Assembly Hall will be managed in order to provide safeguards in respect of local amenity and local traffic conditions. As set out in the condition, such a plan would be expected to cover times of use, availability of parking and restrictions to prevent the hall being used at times where other facilities are booked by the public (in order to manage cumulative effects).
- 6.24 Inconsiderate or injudicious parking (blocking driveways, etc.) are matters of highway enforcement where on the public highway (e.g. Ringley Park Avenue): the County Highway Authority has not raised any concerns or objections in relation to highway safety conflicts arising from on-street parking.
- 6.25 The County Highway Authority has also recommended a requirement for a Construction Transport Management Plan. An appropriate plan for Phase 1 works has been provided (following the provision of additional information during the course of the application) and further information would be required in due course for Phase 2. This is proposed to be secured by condition. Such a plan would assist in minimising transport and highway disruption during construction. Other legislation exists, such as statutory nuisance, to protect neighbours from unneighbourly (e.g. uncontrolled noise or dust) construction activities.

- 6.26 In view of the above, subject to the recommended conditions, the proposal would not give rise to harm to highway safety, capacity or operation and would incorporate measures to promote sustainable travel. It therefore complies with policies Cf2, Mo4, Mo4 and Mo7 of the 2005 Borough Local Plan and policy CS17 of the Core Strategy. Whilst the local concerns regarding parking are noted, given the above, refusal on the basis of transport impacts is felt to be sustainable.

Effects on the amenity of neighbouring properties

- 6.27 The Assembly Hall would be sited between the existing Sports Hall building and the Science Block. In this location, it would be in excess of 40m from the boundary of the site with the nearest residential property. As such, whilst acknowledging that the ridge height of the Assembly Hall would be slightly above that of the adjoining Sports Hall, it is not considered that it would give rise to any material adverse impact on neighbour amenity in terms of overbearing, overshadowing or overlooking.
- 6.28 The proposed Sixth Form centre extension would similarly be internal within the site. The nearest residential property (“The Lodge”) would be almost 60m from the proposed extension. Given its siting and low profile single storey nature, the Sixth Form building would have no discernible impact on neighbour amenity. The proposed refuse store within the car park is considered to be sufficiently distant from the boundary with neighbouring properties (over 4m) and landscaping is proposed to help screen this – on this basis, it is not considered to give rise to undue adverse impact on neighbour amenity.
- 6.29 Concerns have been raised by neighbouring properties regarding noise and disturbance, predominantly arising from the activity along Ringley Park Avenue and High Tree Road associated with movements to and from the school. Whilst it is acknowledged that waiting vehicles during drop-off/pick up may be viewed as a nuisance for surrounding residents, given the nature of Ringley Park Avenue, the generally ample set back of houses from the road, the fact that it is a public highway and mindful of the fact that the disturbance will only occur at specific times during the day, it is not considered that this would cause a serious detriment to amenity warranting refusal.
- 6.30 On this basis, the proposal would is not considered to give rise to any serious adverse impacts on neighbour amenity and therefore complies with policy Cf2 of the Borough Local Plan 2005.

Impact on trees and landscaping proposals

- 6.31 As described above, most of the grounds of Dunottar School – including those areas where development is proposed – are a locally listed historic garden in the style of Edward Kemp. There is also significant arboricultural interest in the site with the woodland to the south and trees along the front boundary with High Trees Road covered by a preservation order.
- 6.32 The application was accompanied by a full Arboricultural Implications Assessment. This identifies that some trees and low level shrubbery would be removed to

facilitate the construction of the new Sixth Form centre to the front of the site. The Tree Officer has reviewed the information submitted and considers that it is thorough in detail and confirms that, whilst some losses would occur, these are mainly lower quality trees of internal landscape value only. None of the specimen trees or key arboricultural features within the site (such as the Monkey Puzzle or Lebanon Cedar within the car park) would be affected. Tree protection measures and appropriate supervision and monitoring are proposed and the Tree Officer has confirmed that these should be adequate to avoid any long lasting damage or adverse impacts on retained trees.

- 6.33 To compensate for the trees and shrubs to be removed, and to ensure that – overall – the proposals would not have a negative effect on the historic garden, a detailed landscaping strategy was provided with the application. This identifies a programme of replacement planting within the area around the Sixth Form Centre as well as additional planting in the grounds to the south of the Assembly Hall and as screening to the car park. The landscaping proposals have been reviewed by the Conservation Officer and the Tree Officer and are considered to the character of the area and the original style of the historic gardens in terms of the species proposed. Through the course of the application, some enhancement to initial planting sizes has been secured in order to ensure that the landscaping will provide effective screening and a meaningful contribution to landscape character from the outset. Conditions are proposed to ensure that the landscaping is completed in step with the individual phases of the development (and the improvements around the car park secured up front) rather than being left until completion.
- 6.34 Accordingly subject to the conditions identified above, the proposal would not have an undue adverse effect on the arboricultural interest of the site and would preserve the overall character of the listed gardens. Consequently, the proposals would comply with policies Pc4 and Pc11 of the Borough Local Plan 2005 and policy CS4 S10 of the Core Strategy.

Infrastructure, CIL and other matters

- 6.35 As it involves the creation of new school accommodation, the proposals fall outside of the uses which are chargeable according to the Council's Charging Schedule. On this basis, it would not be liable for CIL.
- 6.36 Beyond CIL, legislation and national policy requires that only contributions that are directly required as a consequence of development can be secured through planning obligations. Requests of this nature must be fully justified with evidence including costed spending plans to demonstrate what the money requested would be spent on. In this case, no such site specific contributions have been requested.
- 6.37 The site is not in an area at risk of flooding and falls within Flood Zone 1 according to the Environment Agency flood maps and is also considered to be at very low risk of surface water flooding.
- 6.38 Given the conclusions reached above in relation to Urban Open Land and character, and mindful of the fact that there is no proposal to increase the

established cap on pupil numbers, the proposals are not considered to represent an overdevelopment or harmful intensification of the site.

- 6.39 Concerns have been raised in regards to health; however, these would appear to be related to highway safety and the risk of accidents which are addressed above. No other specific issues have been identified nor raised in the representations. Harm to Conservation Area is alleged in some representations; however, the application site is not within, nor adjacent to a Conservation Area. Matters relating to the impact on other heritage assets are discussed above.

CONDITIONS

A - PLANNING APPLICATION 18/00326/F

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

Plan Type	Reference	Version	Date Received
Location Plan	AD 101	C	17.04.2018
Block Plan	AD 102	B	09.02.2018
Roof Plan	AD 103	A	09.02.2018
Other Plan	AD 104	F	17.04.2018
Other Plan	AD 105	B	09.02.2018
Other Plan	AD 106	B	19.04.2018
Proposed Plan	AD 107	A	09.02.2018
Combined Plan	AD 108	D	17.04.2018
Site Layout Plan	AD 109	B	17.04.2018
Other Plan	AD 110	A	23.04.2018
Floor Plan	AD 201	A	09.02.2018
Floor Plan	AD 202	A	09.02.2018
Section Plan	AD 203	A	09.02.2018
Section Plan	AD 204	A	09.02.2018
Section Plan	AD 205	A	09.02.2018
Section Plan	AD 206	A	09.02.2018
Floor Plan	AD 207	C	17.04.2018
Floor Plan	AD 208	B	17.04.2018
Elevation Plan	AD 209	B	27.04.2018
Elevation Plan	AD 210	B	27.04.2018
Elevation Plan	AD 211	B	27.04.2018
Elevation Plan	AD 212	B	27.04.2018
Elevation Plan	AD 213	B	27.04.2018
Section Plan	AD 214	B	09.02.2018
Other Plan	AD 216	A	17.04.2018
Section Plan	AD 303	A	09.02.2018
Section Plan	AD 305	A	09.02.2018
Combined Plan	AD 307	A	09.02.2018
Floor Plan	AD 308	A	09.02.2018
Floor Plan	AD 309	A	09.02.2018
Elevation Plan	AD 310	C	30.04.2018
Elevation Plan	AD 311	C	09.02.2018

Elevation Plan	AD 312	C	30.04.2018
Elevation Plan	AD 313	B	09.02.2018
Elevation Plan	AD 314	B	09.02.2018
Elevation Plan	AD 315	B	09.02.2018
Elevation Plan	AD 316	A	09.02.2018
Combined Plan	AD 318	A	09.02.2018
Site Layout Plan	AD 401	D	17.04.2018
Proposed Plan	AD 402	B	09.02.2018
Proposed Plan	AD 403	C	09.02.2018
Proposed Plan	AD 501	A	09.02.2018
Proposed Plan	AD 502	A	09.02.2018
Floor Plan	SK 03	A	17.04.2018
Arboricultural Plan	TLP 01		09.02.2018
Arboricultural Plan	PP 02		03.05.2018

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. No development, including demolition, site clearance or any refurbishment works to existing buildings, shall commence until:

- a) the additional Bat Emergence Surveys (as recommended in the approved Preliminary Ecological Appraisal) have been carried out and a report detailing the results and any necessary measures for mitigation, compensation or habitat enhancement

- b) a precautionary working method statement for site clearance and construction works with consideration to badgers, nesting birds, small mammals and reptiles. Have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with any approved details.

Reason:

To ensure that any protected species or the habitats thereof are safeguarded with respect to policy Pc2G of the Reigate and Banstead Borough Local Plan 2005, policy CS10 of the Reigate and Banstead Core Strategy and the provisions of the NPPF.

4. No development shall commence on any phase (including groundworks preparation and demolition) until all related arboricultural matters for that phase of works including tree protection measures, pre commencement meeting, arboricultural

supervision and monitoring are implemented in accordance with the approved details contained in the Arboricultural Impact Assessment, Arboricultural Method Statement dated 2nd February 2018 and the Tree protection Plans Ref: TPP02 dated 2nd February 2018 compiled by David Archer and Associates.

Reason:

To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area with regard to policies Pc4 and Pc11 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

5. No development on Phase 1, including any refurbishment works to existing buildings, shall commence until an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 has been carried out and submitted to and approved in writing by the Local Planning Authority. The survey shall be carried out by a suitably qualified person and shall include details of removal and mitigation appropriate for the proposed end use.

Reason:

To ensure that a strategy is put in place for addressing contamination before development commences and to make the land/buildings suitable for development without resulting in risk to construction workers, future users, nearby occupiers and the environment with regard to policy CS10 of the Reigate and Banstead Core Strategy and the National Planning Policy Framework.

6. The Phase 1 development shall be carried out in strict accordance with the Construction Transport Management Plan by Miller Bourne (Rev B. 2018 02 05) and with the details specified on the Phase 1: Site Compound Drawing (no. AD 104 Rev E).

Reason:

To ensure that the development would 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. No development on the Phase 2 Assembly Hall building shall commence until the existing temporary classrooms shown edged dotted red on approved plan AD308 Rev A and any associated works and materials shall be permanently removed from the site.

Thereafter, the Phase 2 External works as identified on approved drawing AD403 shall be completed prior to occupation of the Phase 2 Assembly Hall.

Reason:

To ensure that the unauthorised temporary structures are permanently removed from this area of Urban Open Land and historic garden and the land restored appropriately in order to comply with policies Pc6 and Pc11 of the Reigate and Banstead Borough Local Plan 2005.

8. No development on Phase 2 shall commence until a revised, updated Construction Transport Management Plan specific to that phase, 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) construction vehicles routing to and from the site
- (e) measures to prevent 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:

To ensure that the development would 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. No above ground or superstructure works on the Phase 2 buildings shall commence until full details of the proposed stonework to the southern entrances, including section drawings, have been submitted to and approved in writing by the Local Planning Authority. Only the approved stonework details shall be implemented.

Reason:

To ensure that a satisfactory external appearance is achieved with regard to Reigate and Banstead Borough Local Plan 2005 policies Cf2, Pc9 and Pc11 and Reigate and Banstead Core Strategy policies CS1, CS4 and CS10.

10. The proposed finishing materials and details shall be carried out in accordance with the details specified in the approved Miller Bourne Materials Schedule (Rev B dated 9/4/2018), except where otherwise specified below and there shall be no variation without the prior approval in writing of the Local Planning Authority:

- (a) Notwithstanding the materials schedule, the pitched roofs shall be of natural slates, with Staffordshire blue clay ridge tiles
- (b) All external joinery to the coach house including doors shall be of painted timber
- (c) All internal mouldings and joinery (including doors) to the coach house shall match existing historic joinery
- (d) For the coach house south west wing all casement windows including the round arch window shall be of white painted timber with casements in each opening set back behind the reveal at one brick depth and except on section C-C where the windows shall be white painted timber vertically sliding sashes set back behind the reveal at one brick depth
- (e) All aluminium windows shall have casements in each opening to ensure equal sightlines
- (f) Notwithstanding the details in the approved materials schedule, the bricks to be used in the construction of the buildings shall be Straw Blend by Rijswaard Baksteen and the brick bond shall be of Flemish bond brickwork except for the east elevation of new Assembly Hall.
- (g) The original window frames in the coach house north wing shall be retained, and shall not be replaced without the strict approval in writing of the Local Planning Authority
- (h) The sun pipe shall be finished with a black painted metal conservation rooflight
- (i) The shortened kitchen garden wall shall be protected during building works and made good with matching brickwork before occupation of the Assembly Hall
- (j) The fanlight to coach house south west wing shall be retained

Reason:

To ensure that a satisfactory external appearance is achieved with regard to Reigate and Banstead Borough Local Plan 2005 policies Cf2, Pc9 and Pc11 and Reigate and Banstead Core Strategy policies CS1, CS4 and CS10.

11. All hard and soft landscaping and external works shall be completed in full accordance with the scheme as detailed in the approved Landscaping Plan, Planting Plan, Planting Schedule, Planting Specification, Landscape Maintenance and Management Programme dated 2 May 2018 by David Archer Associates, (including the plans contained therein) and the approved External Works Plans (drawing numbers AD401 Rev D, AD402 Rev B and AD403 Rev C).

Unless otherwise agreed by the Local Planning Authority, the landscaping, planting and external works shall be completed as follows:

- a) The works shown on drawings AD401 Rev D, AD402 Rev B and the inset plans titled "Proposed Car Park Works Landscape Plan" and "Proposed Phase 1 Landscape Plan" on approved drawing PP02 shall be completed prior to occupation of the Sixth Form Extension (Phase 1) or within the first planting season following completion
- b) The works shown on drawing AD403 Rev C and the inset plan titled "Proposed Phase 2 Landscape Plan" on approved drawing PP02 shall be completed prior to occupation of the new Assembly Hall (Phase 2) or within the first planting season following completion
- c) The replacement urn proposed on the pedestal to the south of the Assembly Hall as shown on approved drawing AD110 A shall be installed prior to occupation of the new Assembly Hall.

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 the historic gardens in order to comply with policies Pc4, Pc11 and Cf2 of the Reigate and Banstead Borough Local Plan 2005.

12. The development shall be carried out in strict accordance with the recommendations, avoidance and mitigation measures identified in the Preliminary Ecology Appraisal by David Archer Associates (dated April 2018) in respect of construction working methods, ecological enhancement and provision of replacement or alternative habitat.

All replacement and alternative habitat and other ecological enhancement shall be completed prior to first occupation of the development.

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.

13. Notwithstanding the submitted School Travel Plan, no part of the development shall be occupied unless and until a revised School Travel Plan in accordance with the aims and objectives of the National Planning Policy Framework and Surrey County Council Travel Plan Guidance has been submitted to and approved in writing by the Local Plan Authority. The revised plans shall be in broad accordance with the draft by Bellamy Roberts (ref: ITR/HL/5908/STP.1) but developed to include the following:
- c) Targets to reduce single occupancy vehicle trips by staff and parents of children attending the school and remedial measures should such targets be missed
 - d) Details of specific improvements to the existing school bus service (including proposed new routes or increased capacity on existing routes), a programme for implementation of such measures and a commitment to continued review

The approved Travel Plan shall be implemented prior to first occupation of any phase of the development hereby approved and for each subsequent occupation and shall thereafter 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

14. No part of the development hereby approved shall be first occupied unless and until the following facilities have been provided within the development site in accordance with the approved plans:
- a) secure parking for bicycles
 - b) facilities for the storage of refuse bins
- Thereafter, the aforementioned facilities shall retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

To ensure that the development would promote sustainable transport choices and make adequate provision for waste and recycling with regard to Policy Cf2 of the Reigate and Banstead Local Plan 2005 and 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 Phase 1 Sixth Form block shall not be first occupied unless and until the replacement windows to the coach house and Pelican building have been completed in full accordance with the approved plans and any relevant details specified in Condition 3 above.

Reason:

To ensure that a satisfactory external appearance is achieved and to ensure improvements to the listed buildings are secured with regard to Reigate and Banstead Borough Local Plan 2005 policies Cf2, Pc9 and Pc11 and Reigate and Banstead Core Strategy policies CS1, CS4 and CS10.

16. The Phase 2 Assembly Hall shall not be first occupied unless and until details of how any non-school use of the Hall will be managed have been submitted to and approved in writing by the Local Planning Authority. The submission shall include details of:
- Any restrictions on the times which the facility will be made available for non-school use
 - Measures to control the cumulative effect of non-school use of the various facilities on the site (including the new Assembly Hall) including but not limited to restrictions on the overall number of non-school users/visitors at any one time
 - How parking demand from non-school uses will be managed, including a commitment that on-site parking will be available to any such users
- The applicant shall implement the approved details upon occupation and thereafter.

Reason:

To ensure that any non-school use of the proposed facilities is appropriately controlled with respect to the potential impacts on 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

17. If, prior to or during development, ground contamination is suspected, identified or otherwise manifests itself, the Local Planning Authority shall be notified at the earliest practicable opportunity and no further development (unless otherwise agreed by the Local Planning Authority) shall be carried out until an appropriate remediation strategy has been submitted to and approved in writing by the Local Planning Authority.

Remediation shall thereafter be implemented in accordance with such details as may be approved and the development shall not be first occupied unless and until a remediation validation report demonstrating that the agreed strategy has been complied with has been submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that any contamination risks which might arise on the site are fully assessed and appropriately remediated to ensure that the development will not give rise to risk of harm to human health or pollution of controlled waters with regard to policy CS10 of the Reigate and Banstead Core Strategy 2014 and the NPPF.

18. No more than 460 children shall attend Dunottar School at any one time.

Reason:

In order to maintain control over the intensity of use and associated vehicular movements to prevent any hazard to highway safety or harm to amenity with regard to Reigate and Banstead Borough Local Plan Policy Ho9.

INFORMATIVES 18/00326/F

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

3. 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.

4. 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).
5. 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 FOR 18/00326/F

The development hereby permitted has been assessed against development plan policies CS1, CS4, CS5, CS10, CS11, CS12, CS13, CS15, CS17, Pc4, Pc6, Pc9, Pc11, Cf1, Cf2, Cf3, Mo4, Mo5, Mo6, 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.

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.

CONDITIONS

B – LISTED BUILDING CONSENT 18/00327/LBC

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

Plan Type	Reference	Version	Date Received
Location Plan	AD 101	C	17.04.2018
Block Plan	AD 102	B	09.02.2018
Roof Plan	AD 103	A	09.02.2018
Other Plan	AD 104	F	17.04.2018
Other Plan	AD 105	B	09.02.2018
Other Plan	AD 106	B	19.04.2018
Proposed Plan	AD 107	A	09.02.2018
Combined Plan	AD 108	D	17.04.2018
Site Layout Plan	AD 109	B	17.04.2018
Other Plan	AD 110	A	23.04.2018
Floor Plan	AD 201	A	09.02.2018
Floor Plan	AD 202	A	09.02.2018
Section Plan	AD 203	A	09.02.2018
Section Plan	AD 204	A	09.02.2018
Section Plan	AD 205	A	09.02.2018
Section Plan	AD 206	A	09.02.2018
Floor Plan	AD 207	C	17.04.2018
Floor Plan	AD 208	B	17.04.2018
Elevation Plan	AD 209	B	27.04.2018
Elevation Plan	AD 210	B	27.04.2018
Elevation Plan	AD 211	B	27.04.2018
Elevation Plan	AD 212	B	27.04.2018
Elevation Plan	AD 213	B	27.04.2018
Section Plan	AD 214	B	09.02.2018
Other Plan	AD 216	A	17.04.2018
Section Plan	AD 303	A	09.02.2018
Section Plan	AD 305	A	09.02.2018
Combined Plan	AD 307	A	09.02.2018
Floor Plan	AD 308	A	09.02.2018
Floor Plan	AD 309	A	09.02.2018
Elevation Plan	AD 310	C	30.04.2018
Elevation Plan	AD 311	C	09.02.2018
Elevation Plan	AD 312	C	30.04.2018
Elevation Plan	AD 313	B	09.02.2018
Elevation Plan	AD 314	B	09.02.2018
Elevation Plan	AD 315	B	09.02.2018
Elevation Plan	AD 316	A	09.02.2018
Combined Plan	AD 318	A	09.02.2018

Site Layout Plan	AD 401	D	17.04.2018
Proposed Plan	AD 402	B	09.02.2018
Proposed Plan	AD 403	C	09.02.2018
Proposed Plan	AD 501	A	09.02.2018
Proposed Plan	AD 502	A	09.02.2018
Floor Plan	SK 03	A	17.04.2018
Arboricultural Plan	TLP 01		09.02.2018

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 for which Listed Building Consent is hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

To comply with Section 18(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 52 (4) of the Planning and Compulsory Purchase Act 2005.

3. The proposed finishing materials and details shall be carried out in accordance with the details specified in the approved Miller Bourne Materials Schedule (Rev B dated 9/4/2018), except where otherwise specified below and there shall be no variation without the prior approval in writing of the Local Planning Authority:
 - (a) Notwithstanding the materials schedule, the pitched roofs shall be of natural slates, with Staffordshire blue clay ridge tiles
 - (b) All external joinery to the coach house including doors shall be of painted timber
 - (c) All internal mouldings and joinery (including doors) to the coach house shall match existing historic joinery
 - (d) For the coach house south west wing all casement windows including the round arch window shall be of white painted timber with casements in each opening set back behind the reveal at one brick depth and except on section C-C where the windows shall be white painted timber vertically sliding sashes set back behind the reveal at one brick depth
 - (e) All aluminium windows shall have casements in each opening to ensure equal sightlines
 - (f) The bricks to be used in the construction of the buildings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any above ground works or superstructure works on any phase and, notwithstanding the details in the materials schedule, the brick bond shall be of Flemish bond brickwork except for the east elevation of new Assembly Hall.
 - (g) The original window frames in the coach house north wing shall be retained, and shall not be replaced without the strict approval in writing of the Local Planning Authority
 - (h) The sun pipe shall be finished with a black painted metal conservation rooflight

- (i) The shortened kitchen garden wall shall be protected during building works and made good with matching brickwork before occupation of the Assembly Hall
- (j) The fanlight to coach house south west wing shall be retained

Reason:

To ensure that a satisfactory external appearance is achieved with regard to Reigate and Banstead Borough Local Plan 2005 policies Cf2, Pc9 and Pc11 and Reigate and Banstead Core Strategy policies CS1, CS4 and CS10.

4. The Phase 1 Sixth Form block shall not be first occupied unless and until the replacement windows to the coach house and Pelican building have been completed in full accordance with the approved plans and any relevant details specified in Condition 3 above.

Reason:

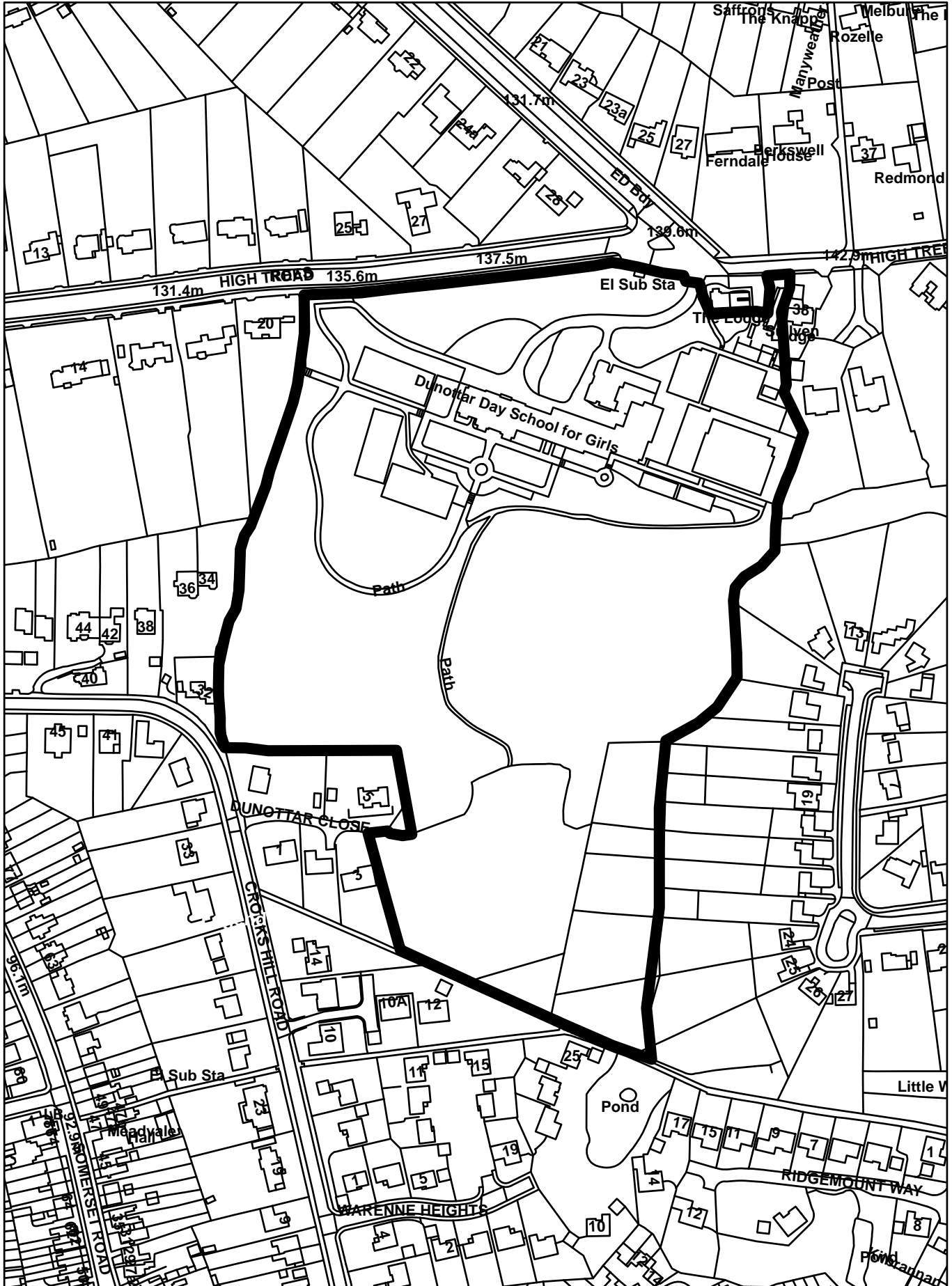
To ensure that a satisfactory external appearance is achieved and to ensure improvements to the listed buildings are secured with regard to Reigate and Banstead Borough Local Plan 2005 policies Cf2, Pc9 and Pc11 and Reigate and Banstead Core Strategy policies CS1, CS4 and CS10.

REASON FOR PERMISSION FOR 18/00327/LBC

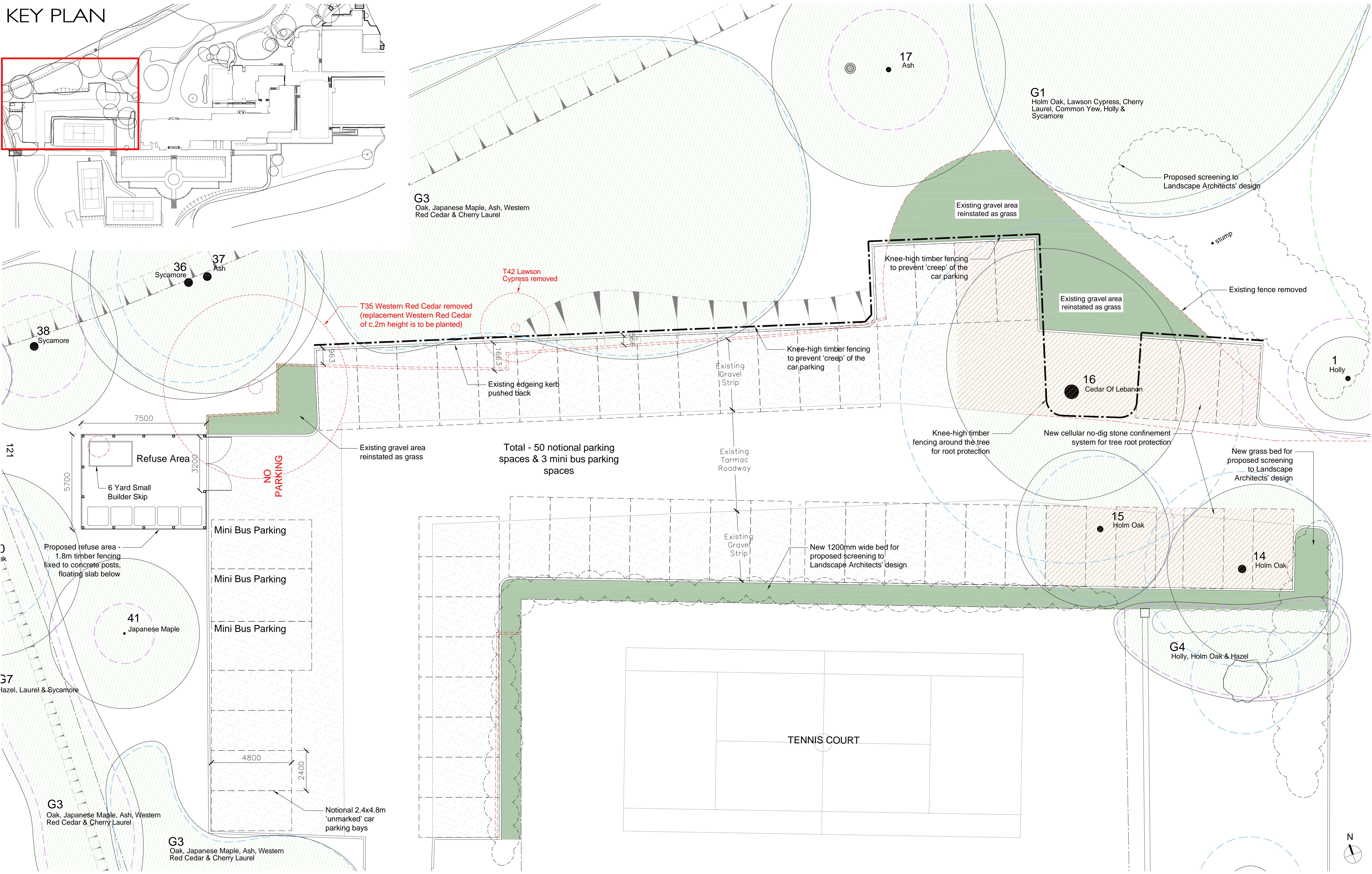
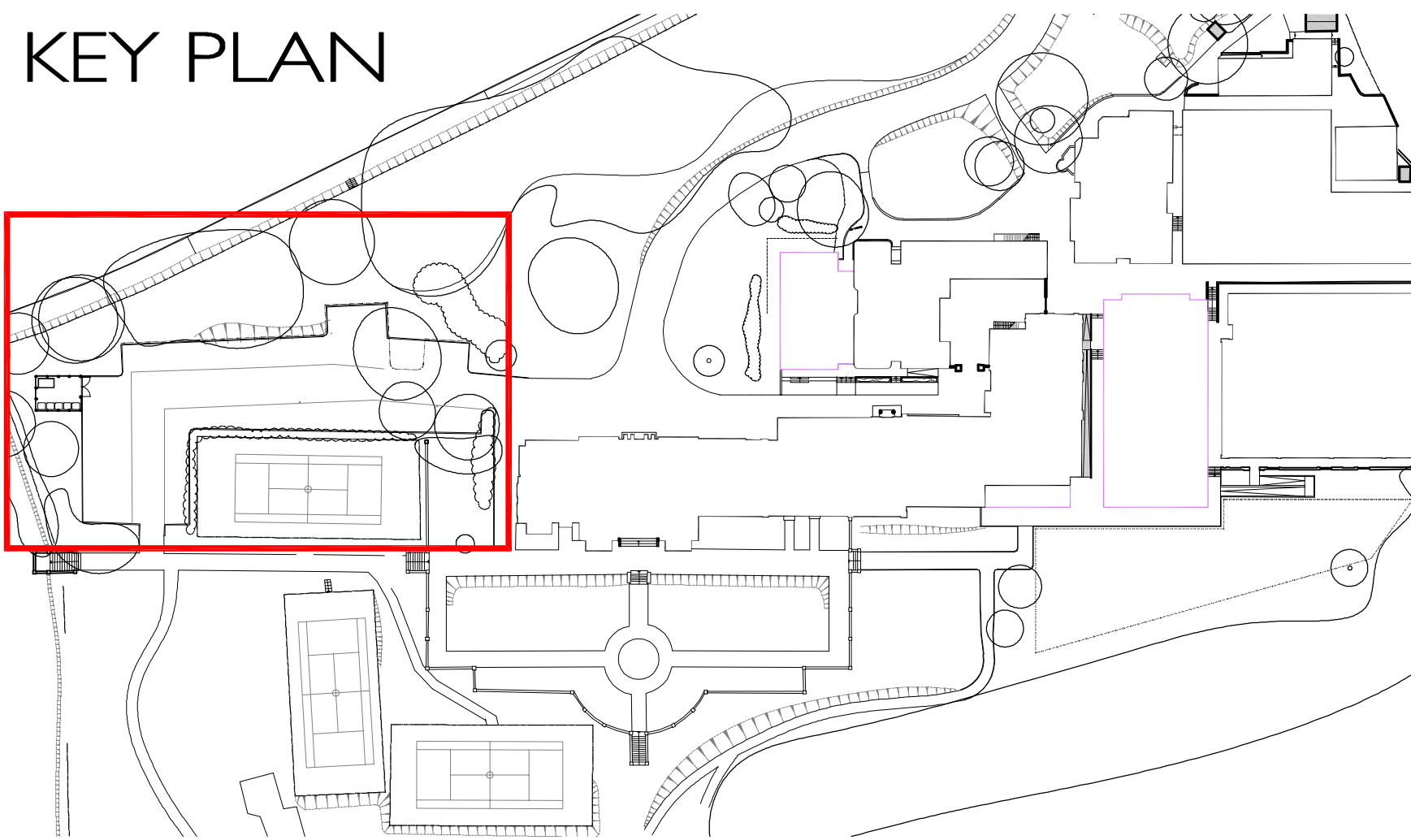
The development hereby permitted has been assessed against development plan policies CS1, CS4 and Pc9 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

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

18/00326/F & 18/00327/LBC - Dunottar School,
36 High Trees Road, Reigate



KEY PLAN



Note:
Do not scale this drawing
All levels and dimensions are to be checked on site.
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Notes

Note: Tree species, No's and RPA's as identified on David Archer Associates tree survey report

Drawing shows the proposed car park and surroundings at the completion of Phase 2.

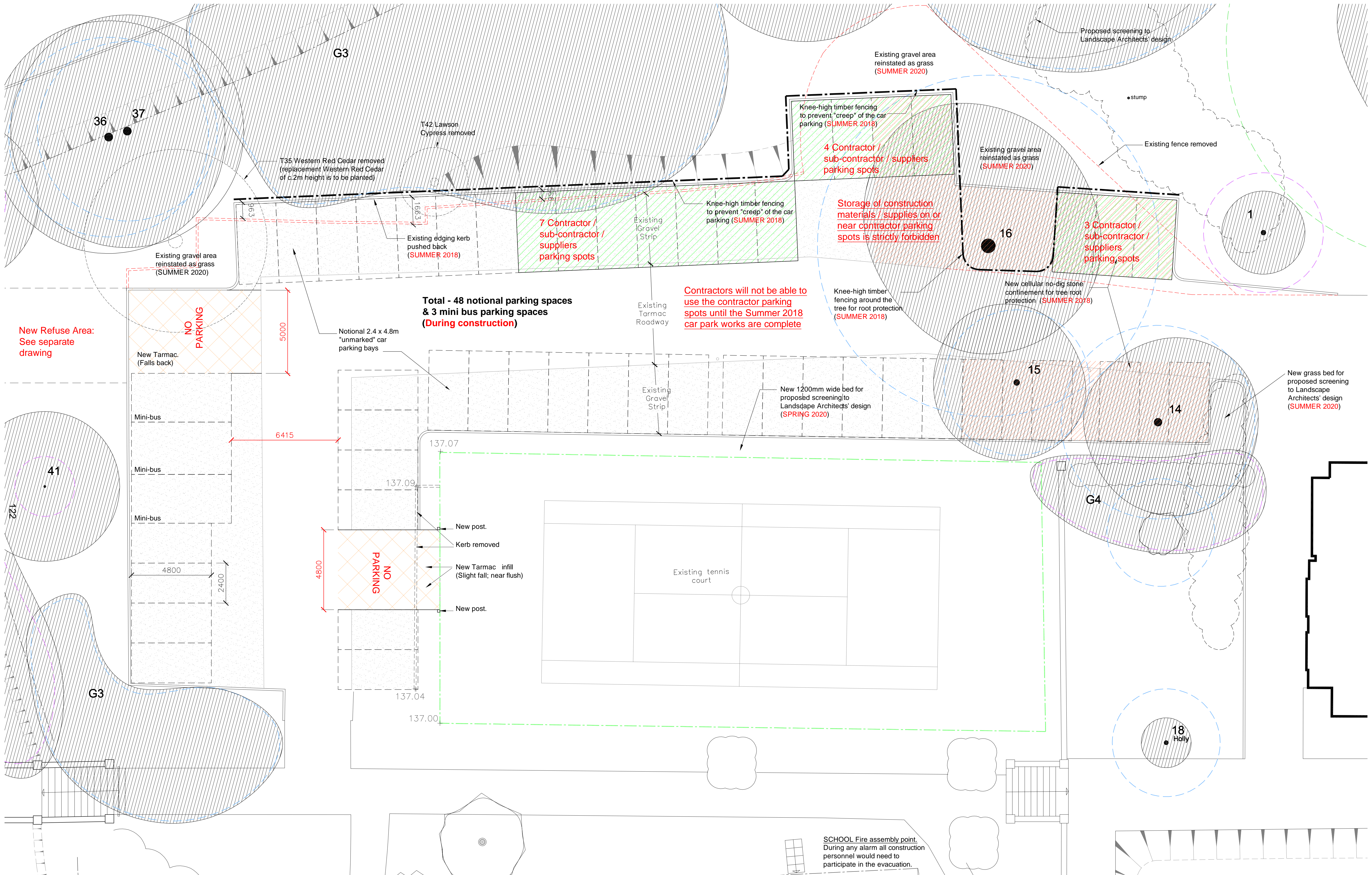
Rev	Date	Description	Drawn	Checked	Status
A	18.01.18	First Issue	AZ	IDH	
B	31.01.18	Key plan updated	AZ	IDH	
C	05.02.18	Tree 42 information added - PLANNING APPLICATION	PSH	IDH	
D	11.04.18	2no. parking spaces directly in front of the refuse store removed - PLANNING APPLICATION	PSH	IDH	

PLANNING

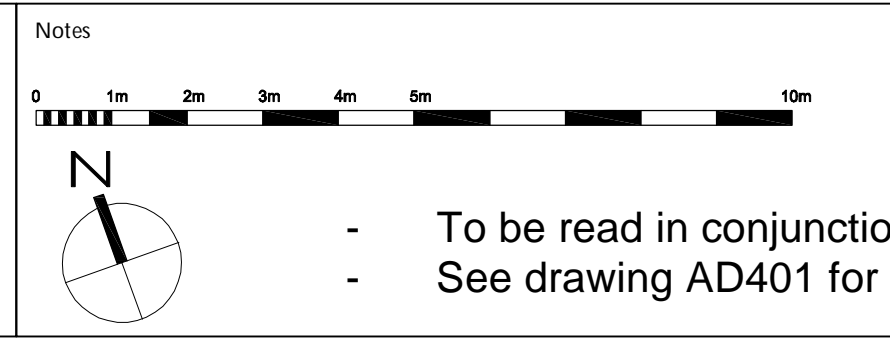
Dunottar School
Phased Development Proposal
Car Park
External Works

Scale: 1:100 @ A1
Job: 4586
Dwg: AD 401
Rev: D

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- To be read in conjunction with drawing AD104
- See drawing AD401 for full landscape details

Rev	Date	Description	Drawn	Checked	Status
A	09.04.18	First Issue	PSH	PSH	
B	11.04.18	Updated - PLANNING APPLICATION	PSH	PSH	

PLANNING

Dunottar School
 Phased Development Proposal
 Car Park: During Construction

Scale: 1:100 @ A1
 Job: 4586
 Dwg: AD 109
 Rev: B

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SCHOOL Fire assembly point.
 During any alarm all construction personnel would need to participate in the evacuation.



West Elevation

NOTE: trees removed for clarity

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Notes

PHASE 1: NEW SIXTH FORM CENTRE

Rev	Date	Description	Drawn	Checked	Status
A	31.01.18	First Issue - PLANNING APPLICATION	EB	IDH	
B	27.04.18	Minor alterations to elevations of proposed extension, replacement windows to existing building changed	AZ	IDH	

PLANNING

Dunottar School
Phased Development Proposal
Phase I:
Proposed Elevations - West

Scale: 1:50 @ A1 Job: 4586 Date: AD 212 Rev: B

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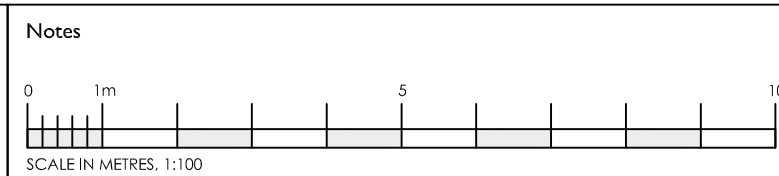
East Elevation

124



West Elevation

Note:
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PHASE 2: NEW ASSEMBLY AND EXAM HALL

Rev	Date	Description	Drawn	Checked	Status
A	18.01.18	First Issue	EB	IDH	
B	31.01.18	General update - PLANNING APPLICATION	PSH	IDH	

PLANNING

Dunottar School
Phased Development Proposal
Phase 2:
Proposed East & West Elevations

Scale: 1:100 @ A1
Job: 4586
Dwg: AD 311
Rev: B

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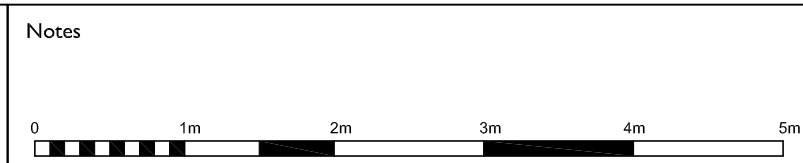
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West Elevation

1. Gable end louvres for ventilation plant
2. Slate roof
3. PPC aluminium gutter, colour - mid-grey
4. PPC aluminium windows, doors and intermediate panels, colour - mid-grey
5. PPC ventilation louvres to be incorporated within window frame
6. PPC aluminium cladding panels, colour mid-grey
7. PPC aluminium RWP, colour mid-grey
8. Reconstituted stone feature, colour - bath stone
9. Reconstituted stone cill, colour - bath stone
10. Reconstituted stone feature and coping, colour - bath stone
11. Reconstituted stone feature panels, colour - bath stone
12. First quality multi facing bricks
13. Brick soldier coursing
14. Brick dentil feature coursing
15. Pitched rooflight over orangery extension
16. Sunpipes to practice rooms

Note:
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PHASE 2: NEW ASSEMBLY AND EXAM HALL

Rev	Date	Description	Drawn	Checked	Status
A	18.01.18	First Issue	EB	IDH	
B	31.01.18	General update - PLANNING APPLICATION	PSH	IDH	

Dunottar School
Phased Development Proposal
Phase 2:
Proposed West Elevation

Scale: 1:50 @ A1
Job: 4586
Dwg: AD 315
Rev: B

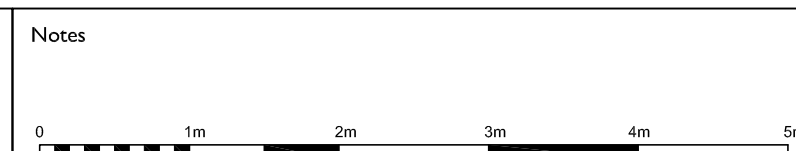
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1. Gable end louvres for ventilation plant
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16. Sunpipes to practice rooms

North Elevation

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PHASE 2: NEW ASSEMBLY AND EXAM HALL

Rev	Date	Description	Drawn	Checked	Status
A	18.01.18	First Issue	EB	IDH	
B	31.01.18	General update - PLANNING APPLICATION	PSH	IDH	

PLANNING	Dunottar School Phased Development Proposal			
	Phase 2: Proposed North Elevation			
	Scale 1:50 @ A1	Job 4586	Dwg AD 313	Rev B

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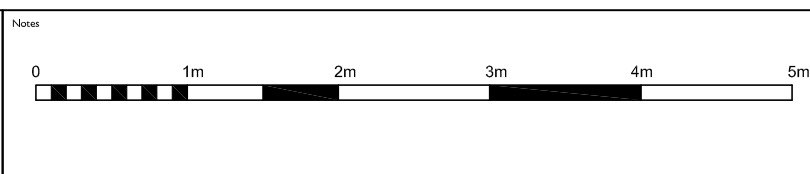


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East Elevation

Note:
Do not scale this drawing.
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Rev	Date	Description	Drawn	Checked	Status
A	31.01.18	First Issue - PLANNING APPLICATION	AZ	IDH	

PLANNING	Dunottar School Phased Development Proposal			
	Phase 2: Proposed Orangery East Elevation			
	Scale 1:50 @ A3	Job 4586	Draw AD 316	Rev A

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West Elevation

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Notes

PHASE 1: NEW SIXTH FORM CENTRE

Rev	Date	Description	Drawn	Checked	Status
A	31.01.18	First Issue - PLANNING APPLICATION	EB	IDH	
B	27.04.18	Minor alterations to elevations of proposed extension, replacement windows to existing building changed	AZ	IDH	

PLANNING

Dunottar School
Phased Development Proposal
Phase I:
Proposed Building West Elevation

Scale: 1:100 @ A1
Job: 4586
Date: AD 210
Rev: B

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North Elevation

129



South Elevation

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Notes
0 1m 2m 3m 4m 5m 10m

PHASE 1: NEW SIXTH FORM CENTRE

Rev	Date	Description	Drawn	Checked	Status
A	31.01.18	First Issue - PLANNING APPLICATION	EB	IDH	
B	27.04.18	Minor alterations to elevations of proposed extension, replacement windows to existing building changed	AZ	IDH	

PLANNING

Dunottar School
Phased Development Proposal
Phase I:
Proposed Building North & South Elevations

Scale: 1:100 @ A1 Job: 4586 Date: AD 209 Rev: B

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South Elevation

1. Gable end louvres for ventilation plant
2. Slate roof
3. PPC aluminium gutter, colour - mid-grey
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16. Sunpipes to practice rooms

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PHASE 2: NEW ASSEMBLY AND EXAM HALL

Rev	Date	Description	Drawn	Checked	Status
A	18.01.18	First Issue	EB	IDH	
B	31.01.18	General update - PLANNING APPLICATION	AZ	IDH	
C	27.04.18	Minor alterations to elevational treatment	AZ	IDH	

PLANNING	Dunottar School Phased Development Proposal			
	Phase 2: Proposed South Elevation			
	Scale 1:50 @ A1	Job 4586	Dwg AD 312	Rev C

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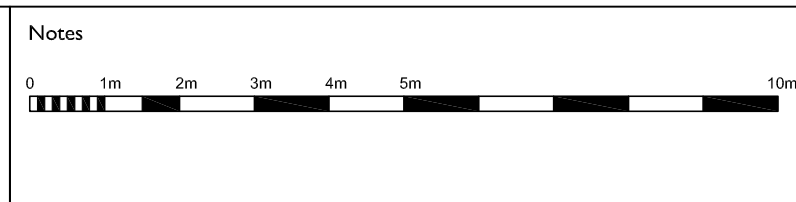
North Elevation

131



South Elevation

Note:
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PHASE 1: NEW SIXTH FORM CENTRE

Rev	Date	Description	Drawn	Checked	Status
A	31.01.18	First Issue - PLANNING APPLICATION	EB	IDH	
B	27.04.18	Minor alterations to elevations of proposed extension, replacement windows to existing building changed	AZ	IDH	

Dunottar School
Phased Development Proposal
Phase I:
Proposed Elevations - North & South

Scale: 1:50 @ A1
Job: 4586
Date: AD 211
Rev: B

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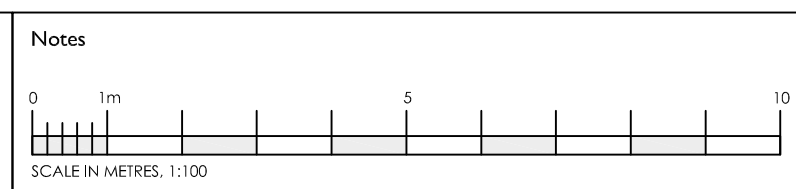
South Elevation

132



North Elevation

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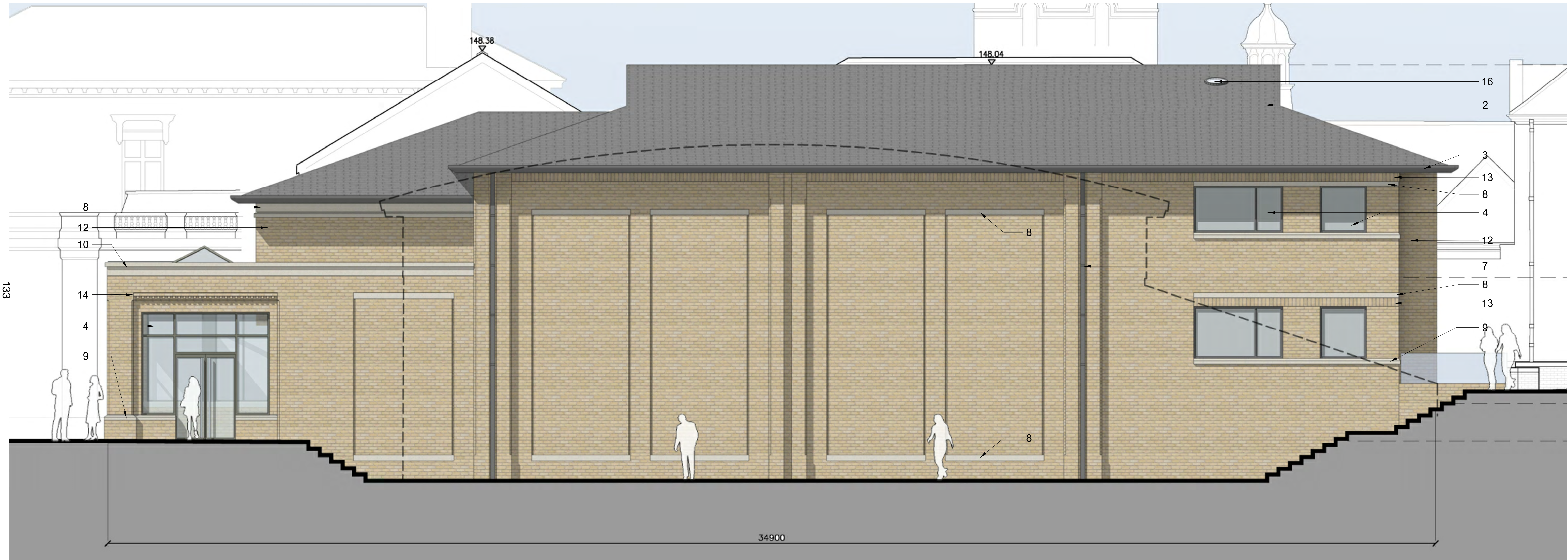


PHASE 2: NEW ASSEMBLY AND EXAM HALL

Rev	Date	Description	Drawn	Checked	Status
A	18.01.18	First Issue	EB	IDH	
B	31.01.18	General update - PLANNING APPLICATION	AZ	IDH	
C	27.04.18	Minor alterations to elevational treatment	AZ	IDH	

PLANNING	Dunottar School Phased Development Proposal			
	Phase 2: Proposed South & North Elevations			
	Scale 1:100 @ A1	Job 4586	Dwg AD 310	Rev C

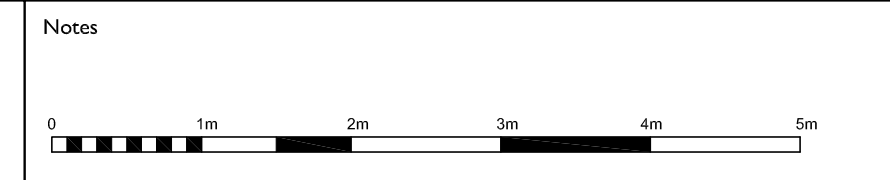
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1. Gable end louvres for ventilation plant
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East Elevation

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PHASE 2: NEW ASSEMBLY AND EXAM HALL

Rev	Date	Description	Drawn	Checked	Status
A	18.01.18	First Issue	EB	IDH	
B	31.01.18	General update - PLANNING APPLICATION	PSH	IDH	

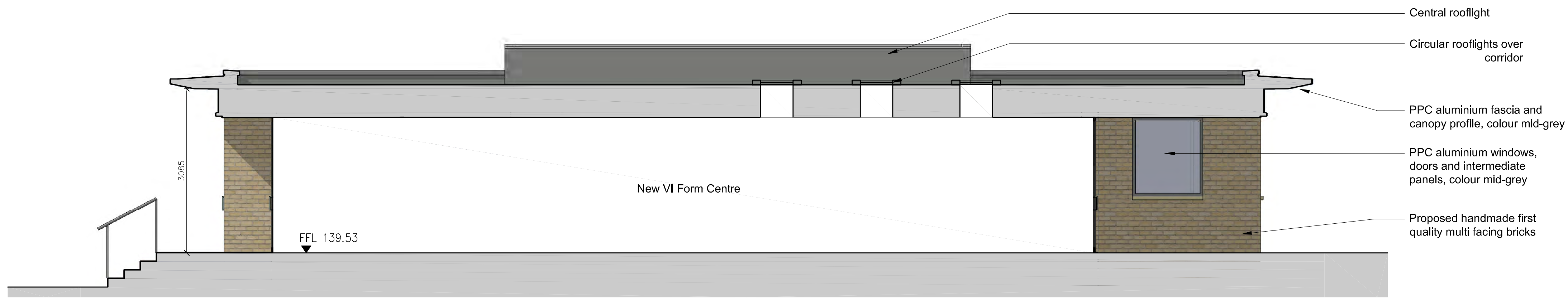
PLANNING

Dunottar School
Phased Development Proposal
Phase 2:
Proposed East Elevation

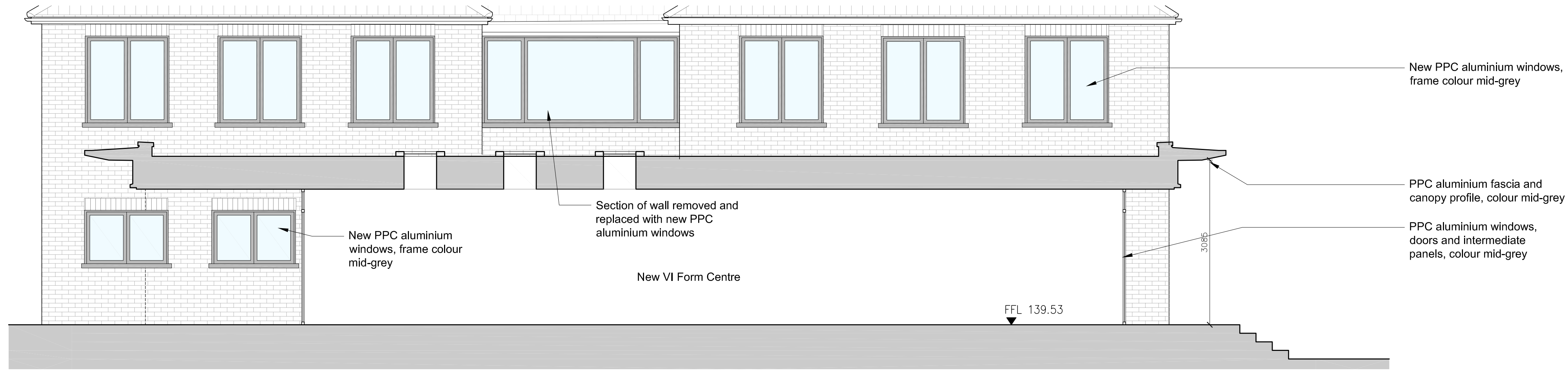
Scale: 1:50 @ A1
Job: 4586
Dwg: AD 314
Rev: B

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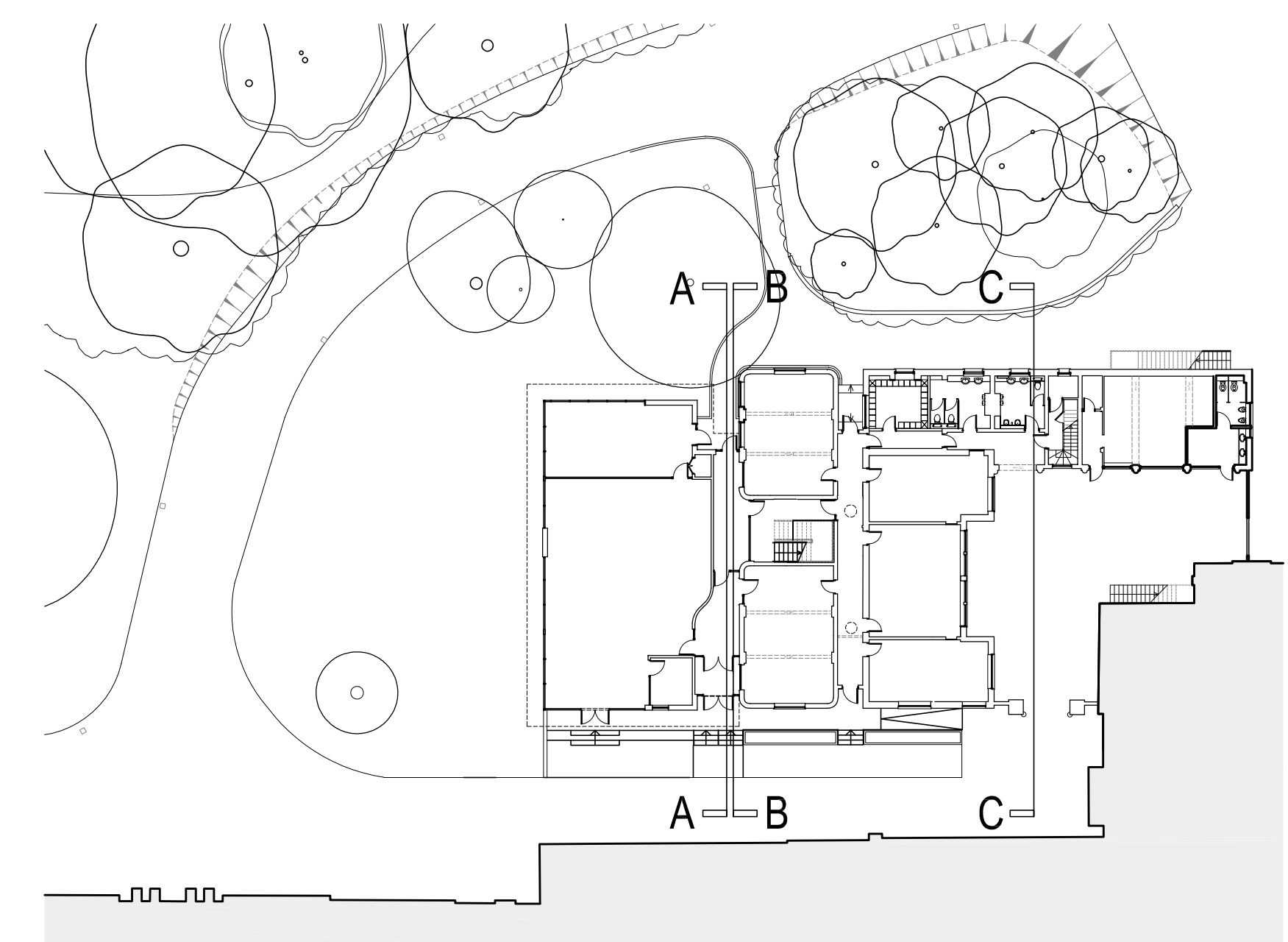
Sectional Elevation A-A



Sectional Elevation B-B

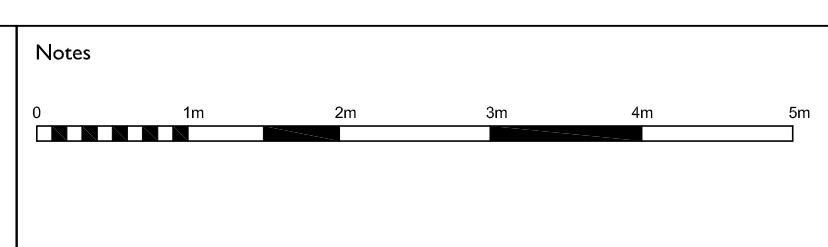


Elevation C-C



Key Plan
NTS

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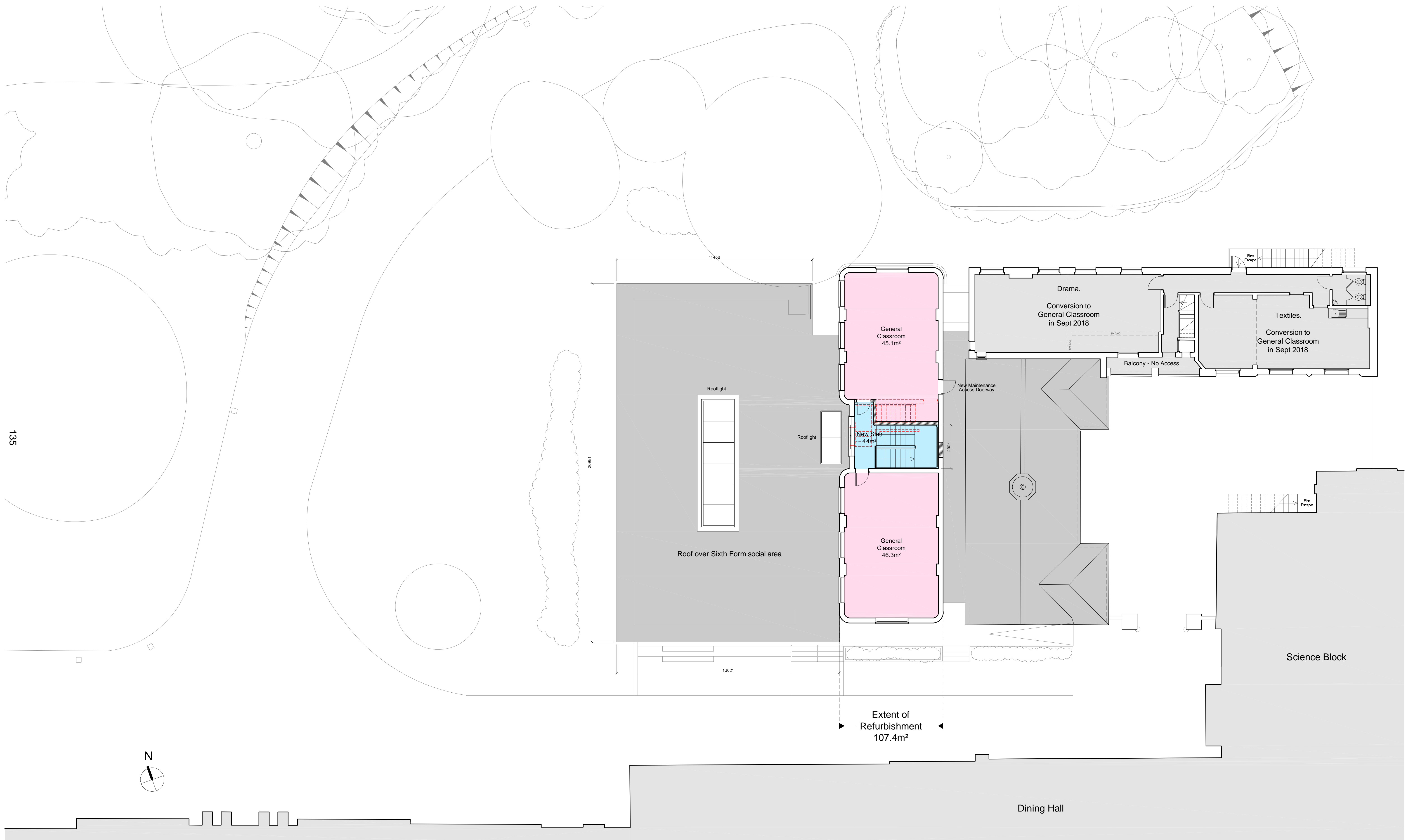
PHASE 1: NEW SIXTH FORM CENTRE

Rev	Date	Description	Drawn	Checked	Status
A	31.01.18	First Issue - PLANNING APPLICATION	AZ/PSH	IDH	
B	27.04.18	Minor alterations to proposed extension, replacement windows to existing building changed	AZ	IDH	

PLANNING
Scale: 1:50 @ A1
Job: 4586
Dwg: AD 213
Rev: B

**Dunottar School
Phased Development Proposal**
**Phase I:
Sectional Elevations**

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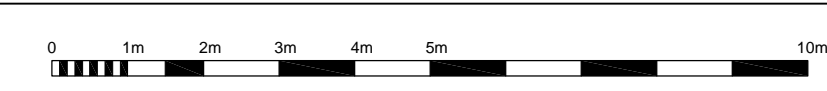


First Floor

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Notes
1:100



See drawing AD216 for fire place information.

- New Walls
- Removed
- General Classroom
- Circulation

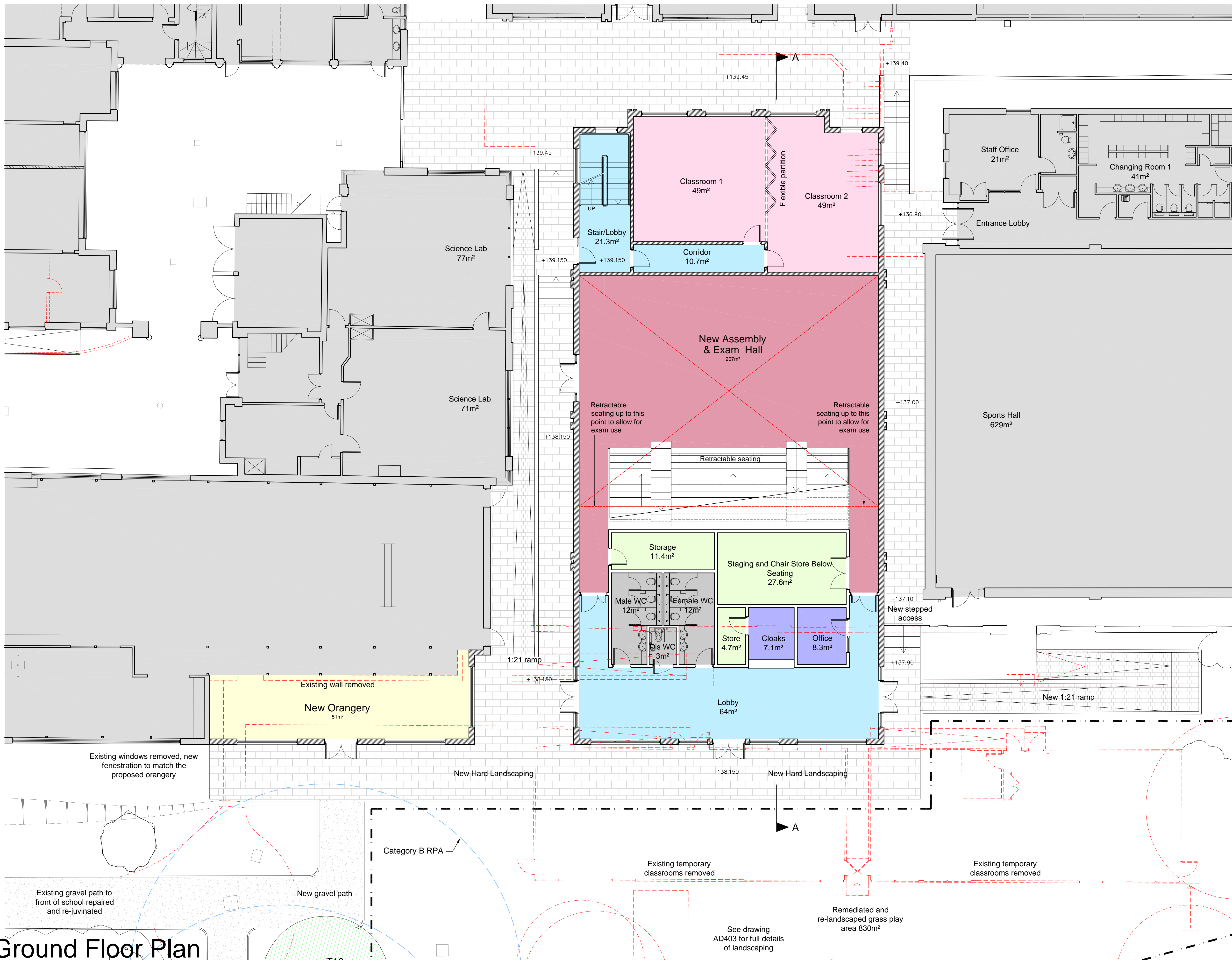
PHASE 1: NEW SIXTH FORM CENTRE

Rev	Date	Description	Drawn	Checked
A	31.01.18	First Issue - PLANNING APPLICATION	AZ	IDH
B	09.04.18	Textiles room extension no longer taking place - PLANNING APPLICATION	PSH	PSH

Status	Scale	Job	Dwg	Rev
PLANNING	1:100 @ A1	4586	AD 208	B

Dunottar School
Phased Development Proposal
Phase 1:
Proposed First Floor Plan

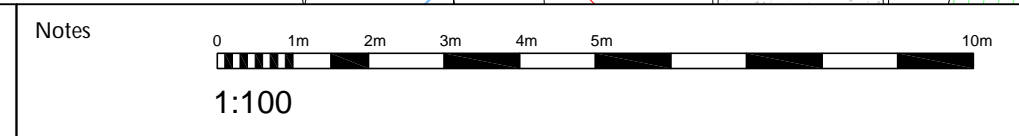
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GROSS INTERNAL FLOOR AREA	
Low Gr Floor	37 m ²
Ground Floor	554 m ²
First Floor	187 m ²
Total	778 m²

Ground Floor Plan

Note:
Do not scale this drawing.
All levels and dimensions are to be checked on site.
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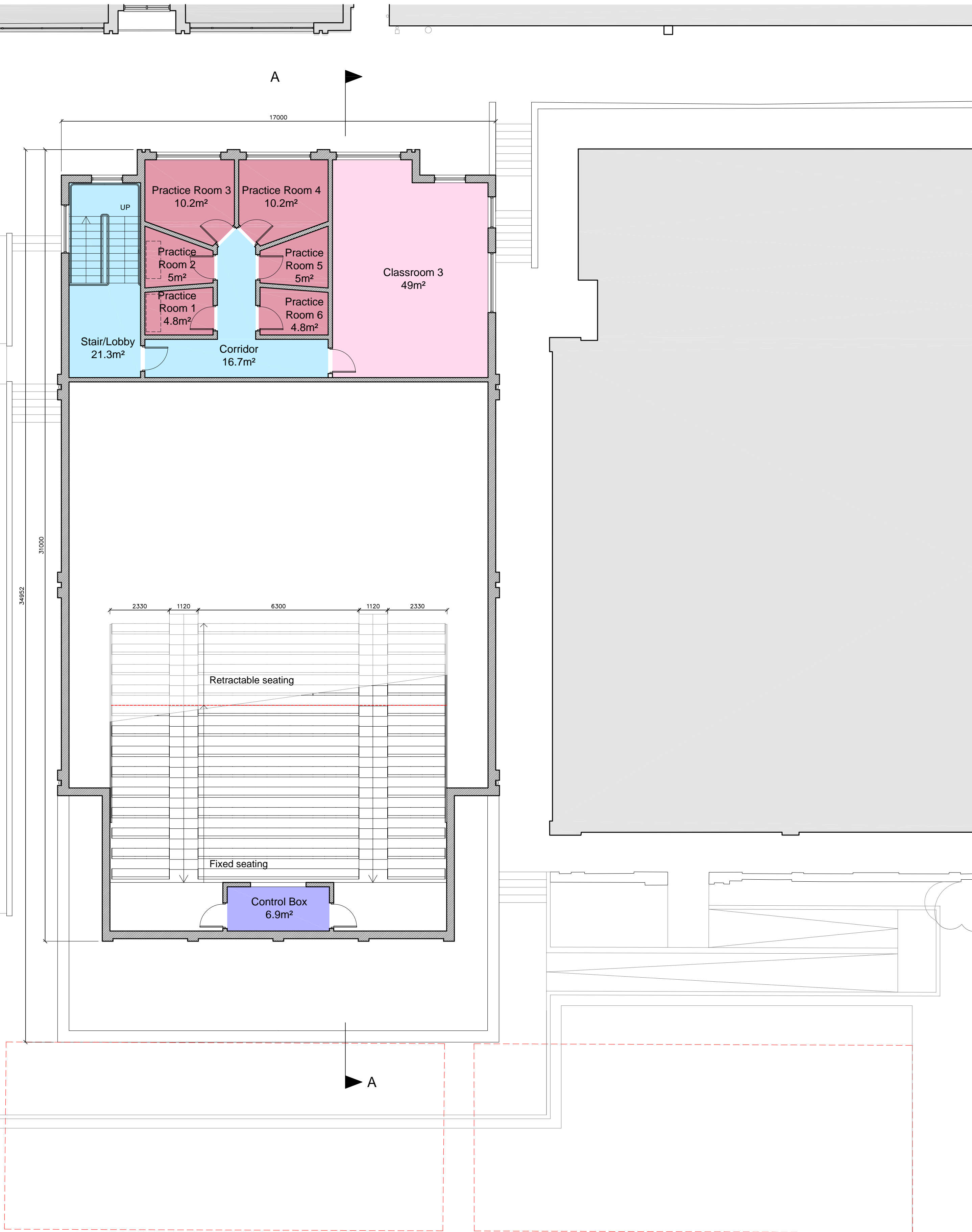


- New Walls
- Removed
- General Classroom
- Music/Drama
- Circulation
- Staff & Administration Areas
- Orangery
- WC
- Storage

Rev	Date	Description	Drawn	Checked	Status
A	31.01.18	First Issue - PLANNING APPLICATION	AZ	IDH	PLANNING

Dunottar School Phased Development Proposal			
Phase 2: Proposed Ground Floor Plan			
Scale	Job	Dwg	Rev
1:100 @ A1	4586	AD 308	A

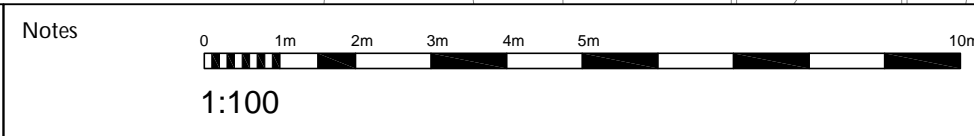
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GROSS INTERNAL FLOOR AREA	
Low Gr Floor	37 m ²
Ground Floor	554 m ²
First Floor	187 m ²
Total	778 m²

First Floor Plan

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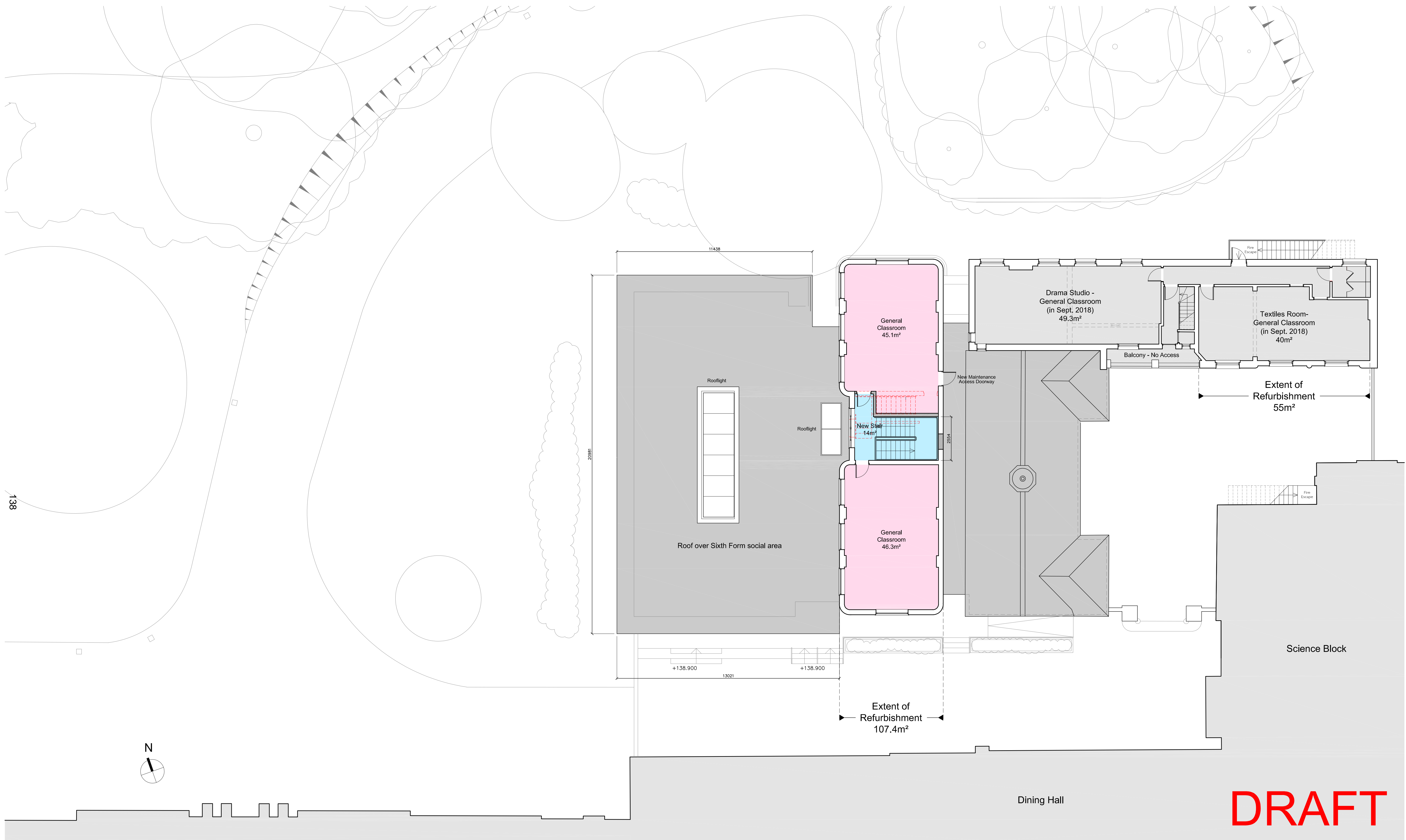


- New Walls
- Removed
- General Classroom
- Music/Drama
- Circulation
- Staff & Administration Areas
- Orangery
- WC
- Storage

Rev	Date	Description	Drawn	Checked	Status
A	31.01.18	First Issue - PLANNING APPLICATION	AZ	IDH	PLANNING
-					

Dunottar School Phased Development Proposal			
Phase 2: Proposed First Floor Plan			
Scale	Job	Dwg	Rev
1:100 @ A1	4586	AD 309	A

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DRAFT

First Floor

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Notes
1:100

→ VI Form Entrance → Senior School Entrance

PHASE 1: NEW SIXTH FORM CENTRE

New Walls	Staff & Administration Areas
Removed	Photographic Studio
General Classroom	WC
VI Form Study Room	Storage
VI Form Common Room	

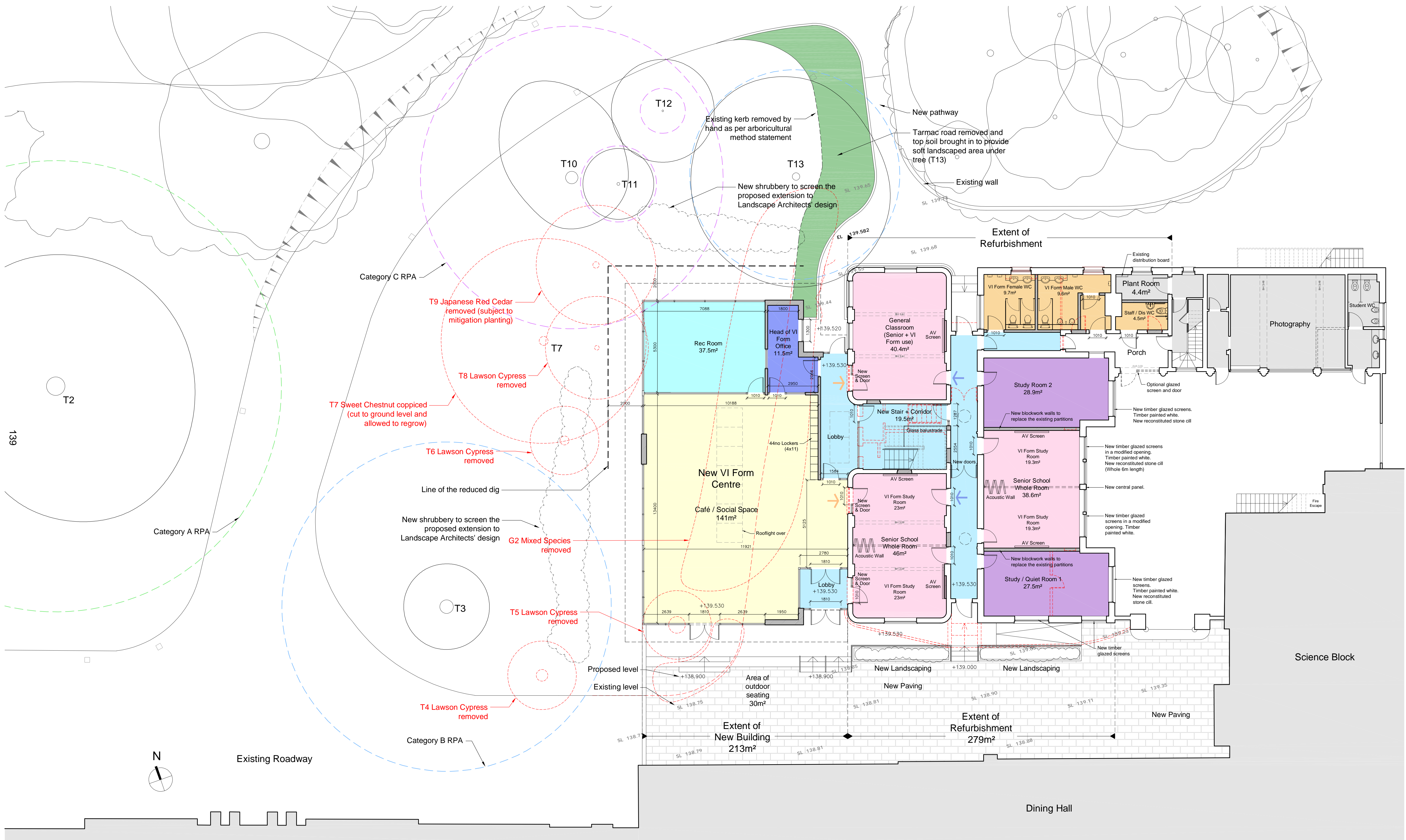
Rev	Date	Description	Drawn	Checked	Status
A	10/08/2018	First Issue	AZ	IDH	PRELIMINARY

Dunottar School
Phased Development Proposal
Phase I:
Proposed First Floor Plan

Scale: 1:100 @ A1
Job: 4586
Dwg: SK03
Rev: A

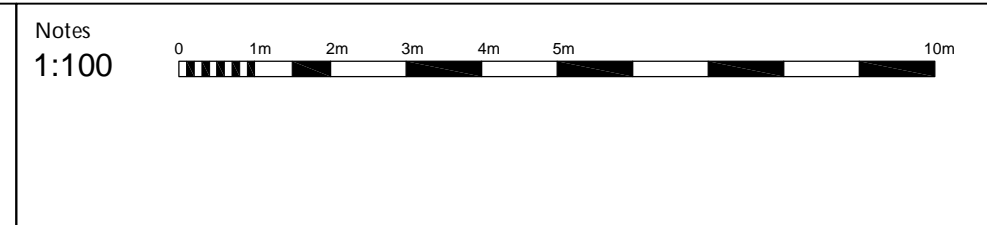
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Ground Floor

Notes:
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 This drawing is to be read in conjunction with all relevant consultants' requirements, drawings and specifications.
 Any discrepancies between consultants' drawings to be reported to the Contract Administrator before any relevant work commences.



- New Walls
- Removed
- General Classroom
- VI Form Study Room
- VI Form Common Room
- Staff & Administration Areas
- Circulation
- WC
- Storage

Rev	Date	Description	Drawn	Checked	Status
A	18.01.18	First Issue	AZ	IDH	
B	31.01.18	PLANNING APPLICATION	AZ	IDH	
C	09.04.18	Amendments following staff feedback - PLANNING APPLICATION	PSH	IDH	

PLANNING

Dunottar School
 Phased Development Proposal
 Phase 1:
 Proposed Ground Floor Plan

Scale: 1:100 @ A1 Job: 4586 Dwg: AD 207 Rev: C

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Notes
3D views are for illustrative purposes only.

Rev	Date	Description	Drawn	Checked	Status
A	31.01.18	First Issue - PLANNING APPLICATION	AZ	IDH	
-					

PLANNING

Dunottar School
Phased Development Proposal
Phase 2:
Proposed 3D Views

Scale: NTS @ A1
Job: 4586
Draw: AD 502
Rev: A

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Phase 1 - New VI Form Centre
Entrance View, South-West



Phase 1 - New VI Form Centre
Rear View, North-West

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Phase 2 - Assembly + Exam Hall Foreground
Entrance View, South



Phase 2 - Orangery Foreground
Entrance View, South-West

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Rev	Date	Description	Drawn	Checked	Status
A	31.01.18	First Issue - PLANNING APPLICATION	AZ	IDH	PLANNING
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Notes
3D views are for illustrative purposes only.

Dunottar School Phased Development Proposal Phases 1 & 2: Proposed 3D Views			
Scale NTS @ A1	Job 4586	Draw AD 501	Rev A


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Agenda Item 8

Planning Committee
16 May 2018

Agenda Item: 8
18/00375/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	16 th May 2018
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Billy Clements
	TELEPHONE:	01737 276087
	EMAIL:	billy.clements@reigate-banstead.gov.uk
AGENDA ITEM:	8	WARD: Merstham

APPLICATION NUMBER:	18/00375/F	VALID:	26 February 2018
APPLICANT:	Earlwood Homes	AGENT:	None
LOCATION:	THE LIMES PUBLIC HOUSE, 58 ALBURY ROAD, MERSTHAM		
DESCRIPTION:	Demolition of a public house with flat over, and construction of ten new dwellings consisting of five houses and a block of five flats, with associated parking and landscaping.		
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.			

SUMMARY

This is a full application for the demolition of the existing public house and redevelopment of the site to provide a block of seven apartments, two detached houses and a pair of semi-detached dwellings with associated access, parking and landscaping.

This application follows a previously dismissed appeal for 11 dwellings in total which included a 2.5 storey block containing 7 flats at the corner of Albury Road and Southcote Road along with four houses. The appeal was dismissed (decision attached) solely on harm to the character of the area arising from the bulk and massing of the block of flats, having considered other matters including objection to the loss of the public house.

The issue of the loss of the public house was considered at length by the Inspector in the previous appeal. Whilst acknowledging the pub as a community facility, the Inspector ultimately concluded that – taking account of its trading performance, marketing and the availability of alternatives in the surrounding area – the loss of the pub was justified and not sufficient grounds for refusal. The loss of such local facilities is lamentable and it is acknowledged that public support for the current pub remains strong; however, given the appeal decision (which is a significant material consideration) continued objection to the application on this point would not therefore be sustainable.

In terms of effect on character, the current application is considered to represent a marked improvement. The apartment block, which was the sole offending element identified by the Inspector, has now been redesigned as a purely two storey building

with no roof accommodation, removing the need for dormers and enabling the ridge height to be lowered compared to the appeal proposal. Together with the revised footprint and generally improved articulation to the elevations, this is felt to significantly reduce the overall bulk and mass of the building, particularly as viewed at the corner, such that it is no longer felt to appear out of keeping with the nearby houses or unduly dominant in the street scene. The revised design of the flats is therefore felt to overcome this issues raised by the Inspector.

As a consequence of the amendments to the block of flats, the current proposals introduce an additional detached unit has been introduced along Albury Road. Whilst this is a change compared to the appeal scheme, it is not felt to be a negative one and - taken together – the three buildings proposed in the Albury Road street scene are considered to be of a scale, massing and spacing which responds appropriately to the rhythm and grain of development along that streetscene. The quality of design and appearance of the proposed units has also been enhanced compared to the appeal scheme and better reflects the conventions and style of the Victorian/Edwardian properties which are distinctive to Albury Road and Southcote Road.

The proposal is not considered to give rise to any adverse impact upon the amenity of adjacent properties. The relationship and separation distances between the proposed dwellings and neighbours is similar to the previous scheme in which neighbour amenity was not considered to be an issue. Whilst the relationship between the flats and gardens of the adjoining dwellings would remain reasonably close, the reduction in the scale of the block and arrangement of fenestration to the rear is such that occupants of all units would be afforded adequate amenity.

A total of 15 parking spaces would be provided through a combination of some on-plot bays for individual houses and a parking court to the rear. The County Highway Authority has reviewed the application and raised no objection to the parking or access arrangements on the grounds of highway safety or operation. The ratio of parking provision would be similar to the previous scheme to which no issue was raised.

The scheme would make a positive contribution towards local housing requirements on a brownfield urban site with consequent social and economic benefits, including contributions through CIL.

RECOMMENDATION(S)

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

Consultations:

Highway Authority: No objection subject to conditions.

Tree Officer: No objection subject to conditions, offers the following comments:

“The updated arboricultural report by DAA dated April 2018 has addressed the concerns I raised in previous applications, the tree protection plan and arboricultural method statement identifies the relevant measures necessary to ensure the protected Lime tree is integrated into the proposed layout.

It is worth noting that since the last application neighbours submitted a TPO request form to protect a line of conifers along the boundary with 60 Albury Road. A site visit to assess whether they were suitable was carried out by the council tree officer who determined they did not merit inclusion within a TPO.

The revised layout allows a landscape scheme to be implemented which over time will mature and enhance the immediate area. At the moment no detailed landscape information has been provided but this can be secured by condition which will include a substantial tree to be planted on the green space.”

Thames Water: No objection with regard to sewerage infrastructure capacity. Informatives provided.

UK Power Networks: No objection

Surrey Police – Crime Prevention Design Adviser: Unable to find reference in submission to security or creation of a safe and secure environment. [Informative proposed].

Representations:

Letters were sent to neighbouring properties on 5th March 2018, a site notice was posted on 08th March 2018 and the application was advertised in the local press on 15th March 2018.

A total of 37 responses have been received (including duplicates on the original and amended plans), raising the following issues:

Issue	Response
Noise & disturbance	See paragraphs 6.30 – 6.32 and condition 6
Overdevelopment	See paragraphs 6.11 – 6.19
Overshadowing	See paragraphs 6.26 – 6.29
Overlooking and loss of privacy	See paragraphs 6.26 – 6.29
Overbearing relationship	See paragraphs 6.26 – 6.29 and condition 3
Out of character with surrounding area	See paragraphs 6.11 – 6.19 and conditions 3, 5, 8 and 9

Overdevelopment	See paragraphs 6.11 – 6.19
Poor design	See paragraphs 6.11 – 6.19 and conditions 3, 5 and 8
Loss of light	See paragraphs 6.26 – 6.29
Hazard to highway safety	See paragraphs 6.20 - 6.25 and conditions 6, 10, 11 and 12
Increase in traffic and congestion	See paragraphs 6.20 - 6.25 and conditions 6, 11, 12 and 13
Inconvenience during construction	See paragraphs 6.24 and 6.31 and condition 6
Inadequate parking	See paragraph 6.20-6.25 and conditions 12 and 13
Loss of buildings/community facility/social hub/asset of community value	See paragraphs 6.3 – 6.10
Flooding and drainage	See paragraph 6.48 and conditions 4 and 14
Harm to wildlife habitat	See paragraphs 6.34 – 6.40 and conditions 5 and 7
Health fears	See paragraph 6.47
Crime fears	See paragraph 6.47
Impact on infrastructure	See paragraphs 6.44 – 6.45
Loss of/harm to trees	See paragraphs 6.37 – 6.42 and conditions 5 and 7
No need for development	See paragraph 6.46 – each proposal must be considered on its own merits
Loss of private view	Not a material planning consideration
Property devaluation	Not a material planning consideration
Harm to Green Belt/countryside	The site is not within an area of countryside and is not within or adjacent to the Green Belt
Harm to Conservation Area	The site is not within or in close proximity to a Conservation Area
Harm to listed building	The existing buildings are not listed from a heritage perspective. See paragraph 6.8 in respect of issues relating to the ACV designation
Alternative proposal preferred (replacement pub with residential)	Each proposal must be considered on its own merits. No legal compulsion to consider alternatives.

In addition, a petition of 20 signatories has also been received seeking protection (by TPO) for several trees in and around the site. This is addressed under the Assessment below.

1.0 Site and Character Appraisal

- 1.1 The application site comprises of The Limes Public House, which is situated on the corner of Southcote Road and Albury Road. The site consists of the part single storey, part two storey pub with large surface car park to the front on Albury Road which occupies the northern half of the site along with a large garden area which occupies the southern half of the site. A mature protected Lime Tree is positioned centrally in the garden area.
- 1.2 The site is within a predominantly residential area and is bounded by residential properties on all side which are typically detached/semi-detached and generally two storeys in scale. The Local Distinctiveness Design Guide identifies the site as lying within an area of Victorian/Edwardian development: buildings of this architectural era typify the immediate environs of the site; however, there are some instances of more modern 1950s/60s architecture, including the two semi-detached properties which adjoin the site on Albury Road.
- 1.3 The neighbouring properties on the southern side of Southcote Road are detached and set within long but relatively narrow plots often with generous landscaping and tree cover along the rear and side boundaries. Along Albury Road, the site is joined by a pair of semi-detached dwelling in more modest plots. The area has a relatively tightly space, fine urban grain.
- 1.4 As a whole, the application site has a site area of approximately 0.21ha.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: No formal pre-application advice was sought on this application; however, changes have been made in response to refusals.
- 2.2 Improvements secured during the course of the application: Changes to parking layout and access to the parking court for the flats. Additional frontage landscaping along Albury Road and Southcote Road.
- 2.3 Further improvements could be secured: Conditions regarding landscaping and materials are recommended to ensure the development is high quality and complements the character of the area.

3.0 Relevant Planning and Enforcement History

- 3.1 16/01772/F Redevelopment of Public House for residential use, comprising block of 8 x 2 bed and 1 x 1 bed apartments, and 4 x 3 bed semi-detached dwellings. Refused 9th December 2016

16/02909/F	Redevelopment of public house for residential use comprising block of 7 apartments (6 x 2 bed & 1 x 1 bed) and 4 x 3 bed detached/semi-detached dwellings.	Refused Appeal dismissed 28 th November 2017
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- 3.2 Application 16/02909/F was dismissed at appeal. The Inspector identified two main issues: loss of the pub and impact on the character of the area.
- 3.3 On the issue of the loss of the pub, the Inspector concluded that – whilst this could be considered a community facility – its loss was justified and would not have an unacceptable effect on the provision of community facilities in the Merstham area.
- 3.4 With respect to character, the Inspector agreed with the Council that the flat block at the corner of Albury Road/Southcote Road would be harmful, commenting as follows:

“The flat block would be sited at the junction of Albury Road and Southcote Road and it would therefore occupy a prominent position within the street scene, which is primarily characterised by two storey houses dating from the Victorian and Edwardian periods. The flat block by comparison with the nearby houses would have a mass and bulk that I consider would be harmful to the character of the area. The flat block would be sited in quite close proximity to the back edge of the footways in Albury Road and Southcote Road and I consider that the block’s siting would accentuate its prominence in the street scene.”

4.0 Proposal and Design Approach

- 4.1 This is a full application for the demolition of the existing public house and erection of 10 dwellings comprising a block of 5 flats and five semi-detached/detached three bedroom properties.
- 4.2 As with previous schemes, the block of flats would be situated on the corner of Albury Road and Southcote Road. This would be an L-shaped, 2 storey building with frontages onto both Albury Road and Southcote Road.
- 4.3 Flanking the block to the east on Southcote Road would be two gable fronted detached dwellings. The form and style of these properties would echo the existing neighbouring dwelling on Southcote Road, and would follow the prevailing building line. On Albury Road, the block of flats would be adjoined by a single detached dwelling and a pair of semi-detached dwellings.
- 4.4 Each house would be provided with a private garden to the rear. The block of flats would have a modest communal garden immediately to the rear of the block, but the layout also includes for a larger area of communal open space around the retained, protected Lime Tree. The majority of parking for the development would be provided in a shared parking court to the rear which would be served from an access road off Albury Road which runs alongside the proposed semi-detached pair.

- 4.5 The proposed development has been designed to address previous reasons for refusal by reducing the height, scale and general bulk of the proposed buildings and through building forms which better integrate with their immediate street scene.
- 4.6 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.
- 4.7 Evidence of the applicant's design approach is set out below:

Assessment	<p>The existing street scene is varied in terms of the age and character of houses. This is particularly true of Southcote Road (fig.2). The existing houses in the vicinity were built from the 1890s onwards, with some infill development from the 1920s and 1930s. The houses are generally set back 2-3 metres from the pavement with a small front garden behind a low brick wall. The predominant style of the area is late Victorian/Edwardian. Existing houses in Albury Road are predominantly closely-spaced semidetached or short terraces (typically of four dwellings), giving a characteristic urban texture.</p> <p>An existing tree subject to a preservation order would be retained.</p>
Involvement	No community consultation took place. Formal pre-application advice was not sought on the latest proposals.
Evaluation	The statement outlines how the proposal has evolved from the previous proposals for flats and semi-detached houses. This includes lessening the height and bulk of the buildings, most notably the block of flats as well as design changes.
Design	The applicant's rationale for the design approach taken to overcome previous concerns regarding scale and bulk. The block of flats has been designed to act as a corner feature but has been reduced in height and scale. One of the flats and the maisonette have their own front doors, which helps the continuity of the street scene and gives the impression that the corner block consists of three houses rather than an anomalous block of flats. The current pub was built to the rear of the old, and the old pub was then demolished, leaving a spatial gap in the

	street scene. We believe it is appropriate for the new scheme to heal this gap, which improves the containment of space and restores the urban character of the area.
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4.8 Further details of the development are as follows:

Site area	0.21ha
Existing use	Public house, car park and garden area
Proposed use	Residential
Proposed parking spaces	15 (approx. 5 un-delineated on-street parking bays spaces exist on Albury Road)
Parking standard	16 (maximum)
Net increase in dwellings	9 (10 less existing flat above pub)
Proposed site density	48dph
Density of the surrounding area	Southcote Road – 38dph Albury Road (opposite site) – 30dph Endsleigh Road/Avenue Villas – 60dph
Estimated CIL contribution	£36,500 (prior to indexation)

5.0 Policy Context

5.1 Designation

Urban Area
Tree Preservation Order RE1464 (Lime)

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, Ho13, Ho16
Community Facilities	Cf1
Movement	Mo4, Mo5, Mo7
Utilities	Ut4

5.4 Other Material Considerations

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

6.0 **Assessment**

The application site is situated within the urban area where there is a presumption in favour of sustainable development and where the principle of residential development is acceptable in land use terms. The current proposal has been designed to address the reasons identified in the previously dismissed appeal.

6.2 The main issues to consider are:

- Loss of public house
- Design appraisal
- Neighbour amenity
- Trees and landscaping
- Access and parking
- Affordable Housing
- Infrastructure contributions

Loss of the public house

6.3 The proposed development would result in the loss of the existing public house on the site, an A4 use.

6.4 It is acknowledged that the existing pub is, and remains, a valued asset to some local residents and the continued body of local representation to this application which variously highlights the activities which occur at the pub as well as its position as a social “focal point” for the community.

6.5 The previous application was refused – in part – by the Council on the basis that the loss of the pub constituted a conflict with local policies Cf1 and CS12, as well as national policy. This issue was subsequently considered at length by the Inspector and two key conclusions can be drawn out from this.

- 6.6 In terms of policy position, the Inspector - having examined the wording and genesis of both policy Cf1 in the Local Plan and CS12 in the Core Strategy – concluded that neither were drafted with pubs in mind and thus were not relevant to the consideration of public houses. He did however acknowledge that there were provisions in national policy (notably paragraph 70 of the NPPF) which were nonetheless relevant.
- 6.7 However, even applying the considerations of paragraph 70, the Inspector ultimately concluded that, based on the pubs trading performance, the outcomes of a marketing exercise for the sale of the pub and the availability of alternatives in the surrounding area, its loss was justified in this case and would not give rise to an unacceptable impact on the provision of community facilities in Merstham.
- 6.8 It is acknowledged that the public house is also listed as an Asset of Community Value (ACV) following nomination by the local community. This process is largely separate from planning and whilst the ACV listing is a material consideration and provides some indication of community value, it is not considered to be of significant weight or, in itself, determinative in the overall decision. The ACV designation was in place at the time of the last appeal and even acknowledging this the Inspector did not support refusal on loss of the pub.
- 6.9 This very recent appeal decision is a significant material consideration and no material change in circumstances has been identified since that decision which would warrant reaching a contrary conclusion in this application.
- 6.10 On that basis, whilst the loss of such local facilities is lamentable and it is acknowledged that public support for the current pub remains strong; the proposal is not considered to conflict with national policy regarding community facilities and thus refusal on this point would not be sustainable.

Design and effect on the character of the area

- 6.11 The proposed development would result in the demolition of the existing public house, and its replacement with a pair of semi-detached dwellings, three detached dwellings and a block of five flats.
- 6.12 In the previous scheme, the proposed block of flats on the corner was felt to be of a bulk, scale and massing which was harmful to the character of the area. As set out above, this is a position which was supported by the appeal Inspector and ultimately led to the appeal being dismissed.
- 6.13 The current application is considered to represent a marked improvement in this respect. The apartment block, which – as above – was the sole offending element identified by the Inspector, has now been redesigned as a purely two storey building with no roof accommodation, removing the need for dormers and enabling the ridge height to be lowered compared to the appeal proposal.
- 6.14 Together with the revised footprint and generally improved articulation to the elevations, this is felt to significantly reduce the overall bulk and mass of the

building, particularly as viewed at the corner, such that it is no longer felt to appear out of keeping with the nearby houses or unduly dominant in the street scene. This is perhaps best embodied in the elevation facing onto Southcote Road, which has been designed with a subservient element and the inclusion of ground floor entrances to each flat, giving the appearance of three houses rather than a single, more dominant flatted block.

- 6.15 The proposed flatted building – in terms of its form and appearance within the street scene – now more closely echoes the appearance of the dwelling on the opposite corner of Southcote Road and thus reads as a more comfortable and sympathetic insertion into the street scene. Whilst the building would remain a similar distance back from the footway to the previous scheme, this set back (around 3-4m) is consistent with the Victorian/Edwardian properties which characterise the area and, given the reduced height and scale of the building, is not in itself felt to be objectionable. The revised design of the flats is therefore felt to overcome this issues raised by the Inspector.
- 6.16 As a consequence of the amendments to the block of flats, the current proposals introduce an additional detached unit has been introduced along Albury Road. Whilst this is a change compared to the appeal scheme, it is not felt to be a negative one and - taken together – the three buildings proposed in the Albury Road street scene are considered to be of a scale, massing and spacing which responds appropriately to the rhythm and relatively tight urban grain of development along that streetscene. The quality of design and appearance of the proposed units has also been enhanced compared to the appeal scheme, with the introduction of detailing such a bay windows, red brick quoins and dentil courses and stone window details which better reflects the conventions and style of the Victorian/Edwardian properties which are distinctive to Albury Road and Southcote Road.
- 6.17 The overall layout of the site is largely similar to the previous appeal scheme and, broadly speaking, this layout was not considered unacceptable by the Inspector. The frontage dwellings would form a perimeter to the site with a parking court provided to the rear, served by an access road adjacent to the proposed semi-detached pair. The gaps between the units – which are broadly consistent with the relatively tight urban grain and existing building spacing along Southcote Road and Albury Road – are not considered to be harmful or to give rise to a cramped appearance.
- 6.18 As above, the development would be largely serviced by a parking court to the rear, with the access road running adjacent to the boundary with Plot 10 on Albury Road. Whilst the building would be in relatively tight to the edge of the access road, there would be space for some hedge planting to soften the intersection between the two and as such, it is not considered that the access would appear cramped or squeezed in, particularly given the extensive area of soft landscaping which is proposed on the southern side of the access road. No issues in this regard were identified by the previous appeal Inspector. All of the proposed units would have front gardens, including to the front of the corner building, with the plans suggesting a consistent hedgerow which would help soften the development and contribute to the street scene. Through the course of

the application, the position of proposed parking spaces to Plot 10 has been revised – these would now be sited in behind the existing substation providing for a more generous area of landscaping to be created between the substation and no.60 Albury Road with space for structural tree planting to supplement the protected Lime.

- 6.19 In summary, the revised scheme – most notably due to the reduced scale, height, bulk and massing of the proposed flatted block – but also through the enhanced design detailing is considered to overcome the previous Inspectors concerns and assimilate successfully into the character of the area. The proposal would thus comply with policies Ho9 and Ho13 of the Borough Local Plan and policies CS4 and CS10 of the Core Strategy.

Accessibility, parking and traffic implications

- 6.20 The development would be predominantly served by an 11 space parking court located to the rear of the proposed dwellings which would be accessed from Albury Road. A further two spaces are proposed off the access road to serve Plot 2 and two on-plot spaces would be provided in a driveway to serve Plot 1, bringing the total to 15 spaces. This would be just short of the maximum standard in the Borough Local Plan which would advise 16 spaces based on the mix proposed. The plans identify a number of on-street parking bays adjacent to the site which would be available for parking; however, these would be outside of the control of the developer and could not reasonably be considered as part of the parking provision for the scheme.
- 6.21 The County Highway Authority has reviewed and assessed the application in terms of the likely net additional traffic generation, access arrangements and parking provision and has raised no objection subject to a number of conditions.
- 6.22 The proposals show that a cycle store would be provided in the rear parking court for the use of residents of the flats. Based on the plans, this shows space for 8 cycles (2 per Sheffield stand); which is considered adequate. A condition will be imposed requiring this to be installed prior to occupation.
- 6.23 Whilst it is noted that the surrounding roads experience parking pressures (which can be exacerbated at some points with the use of the adjoining park/football club), the parking provision on the proposed scheme would be only slightly short of the maximum standards set out in the Borough Local Plan. As the standards are maxima, this is not considered to warrant refusal – and, given the nature of the area where on-street parking is already common – it is not considered that the shortfall would give rise to harm to character of the area or pose a significant detriment or inconvenience to residential amenity such that refusal on this basis could be justified. As above, the Highway Authority does not consider that the parking provision would give rise to a detriment to highway safety or operation.
- 6.24 The County Highway Authority has recommended the imposition of a Construction Transport Management Plan condition. Mindful of the tight residential nature of surrounding roads and the nearby park and football club which is likely to give rise to children and pedestrian activity, it is considered

necessary and reasonable to impose such a condition in order to ensure that construction activities are managed and would not prejudice highway safety.

- 6.25 On this basis, the proposal is considered to be acceptable in respect of its parking provision and impact on the highway and therefore complies with policies Ho9, Ho19, Mo4 and Mo7 of the 2005 Borough Local Plan and Policy CS17 of the Core Strategy.

Effects on the amenity of neighbouring properties

- 6.26 The proposed development has been considered with regards to its impact on the amenity of neighbouring properties.
- 6.27 The relationship between the proposed development and properties opposite on Albury Road and Southcote Road would be similar to the relationships that were achieved in the previous appeal scheme – in that case, the Inspector identified no issues. The front to front distances of around 18-19m, which are dictated by the width of the road, are typical of an urban environment and not considered to give rise to unacceptable levels of overlooking, overbearing or overshadowing.
- 6.28 Plots 1 and 2 generally follow the same building line as the neighbouring property within Southcote Road. Plot 1 would have a side driveway adjacent to the neighbour on Southcote Road such that it would be around 2.9m from the boundary – whilst it would be slightly deeper in footprint than this neighbour (no.14) – this would be modest and given the separation would not give rise to any significant adverse loss of light or overbearing impact on 14 Southcote Road. Plot 1 would not have any side facing windows towards this neighbour and, whilst there would be additional rear facing first floor windows; this would not give rise to a level of overlooking which would be harmful to the amenities of this property.
- 6.29 The proposed buildings are sufficiently separated from no.60 Albury Road by an area of landscaping/amenity space and the access road to the rear parking court. As such, it is not considered that the proposal would cause any adverse harm to this property in terms of overlooking or overbearing.
- 6.30 The proposed parking forecourt and amenity space serving the proposed development would adjoin the rear gardens of no.14 Southcote Road and 60 Albury Road. This may result in some noise and disturbance to these properties by way of slamming of car doors etc. or through use of the amenity area. However, this part of the application site currently accommodates the beer garden serving the public house, and as such these properties are already likely to experience noise and disturbance when it is in use. As a result of this existing position, it is not considered that the use of the parking forecourt or amenity area would give rise to a materially greater level of disturbance or harm to amenity than the existing use (as a pub garden). Instances of noise from the car park are also likely to be more fleeting and less sustained than those from the existing pub garden area. Again, this arrangement is not materially different from the previous scheme and the Inspector did not find this to be an issue in that case.

- 6.31 Concern has been raised from residents regarding inconvenience that may occur during the construction process if the application were to be granted. Whilst this is acknowledged, such impacts would be temporary and would not constitute a sustainable reason for refusal. Other legislative regimes, including statutory nuisance legislation, exist to protect neighbours and surrounding residents should significant unacceptable events and disturbance occur. The County Highway Authority has recommended a Construction Transport Management Plan be required to ensure that activities do not have a prejudicial effect on highway safety or operation.
- 6.32 The introduction of a residential development on this site, in an existing residential location and in place of an existing pub, is not – in itself – considered to be incompatible or objectionable in terms of potential noise and disturbance for neighbours. As above, other legislative regimes would protect neighbours from unneighbourly or anti-social behaviour of new occupants.
- 6.33 For the reasons above and mindful of the conclusions of the previous Inspector, it is not considered that the proposals would give rise to an unacceptable impact on neighbour amenity. As such, it would comply with policies Ho9 and Ho13 of the 2005 Borough Local Plan in this regard.

Trees and landscaping

- 6.34 The main feature of arboricultural interest on the site is the mature Lime Tree which is protected by order RE1464 and is presently situated within the beer garden of the pub. There are also lower quality groups of trees on the boundaries of the beer garden and on adjoining neighbours gardens.
- 6.35 The development has been laid out to respect, retain and ensure that there would be no ill effects on the Lime tree. Whilst there would be some incursions into the RPA from the proposed access road and parking area, the submitted Tree Protection Plan proposes an above soil surfacing solution which would avoid any harm to, or undue impact on, the long term health of the tree.
- 6.36 Given the presence and potential for impact on the protected tree, the Tree Officer was consulted on the application. His full comments are set out in detail in the consultation section of this report; however, in summary the Tree Officer has raised no objection subject to conditions, noting that the submitted arboricultural information identifies the relevant measures necessary to ensure the protected Lime tree is integrated into the proposed layout.
- 6.37 The proposals would also see the loss of other boundary trees within the south-west corner of the site, including a group of Lawson Cypress and other mixed species. During the course of the application, a petition was received requesting that these trees are subjected to a Tree Preservation Order. This request was considered in the normal way by the Tree Officer and, as his response above confirms, they were not considered to be of sufficient quality or landscape value to warrant formal protection. Refusal of the application on the basis of the removal of these trees would not be sustainable (and their loss was not considered objectionable by the previous Inspector).

- 6.38 Furthermore, whilst these losses would occur, the site, based on the amended plans, is considered to offer meaningful opportunity for a high quality landscaping scheme which would both enhance the Albury Road street scene. There would also be scope for replacement structural tree planting within the generous area of amenity space proposed adjacent to the existing Lime Tree – this would be of value both in terms of contributing to the overall tree cover in the area but also due to the limited long term life expectancy of the protect lime.
- 6.39 The site is not subject to any specific nature conservation designations and no specific adverse impacts on ecology or habitat have been identified. A high quality landscaping scheme within the site could support enhanced biodiversity.
- 6.40 Subject to the recommended conditions, the proposal would not therefore impact upon the tree stock and has the potential to enhance long term tree cover in the area, and thus would comply with policies Pc4 and Ho9 of the Borough Local Plan.

Affordable housing and infrastructure contributions

- 6.41 Core Strategy Policy CS15 and the Council's Affordable Housing SPD require financial contributions towards affordable housing to be provided on housing developments of 10-14 net units. This scheme, at 10 units gross (9 net), technically falls within this local policy requirement.
- 6.42 However, in November 2014, the Government introduced policy changes through a Written Ministerial Statement (WMS) 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 and with a gross floor area of 1,000sqm or less. These changes were given legal effect following the Court of Appeal judgement in May 2016. This scheme falls within the scope of this exception.
- 6.43 In view of the above, and the resolution of the Planning Committee in November 2016, greater weight is therefore given to the national policy position in the WMS than the Council's adopted policy. For this reason, it is not considered justified to seek contributions towards affordable housing in this case and the absence of an agreed undertaking does not therefore warrant a reason for refusal in this case.
- 6.44 As the proposals involve the creation of new dwellings, the development would be CIL liable. The exact amount of liability would be determined and collected after the grant of planning permission and, at this stage, it is difficult to determine the potential charge which might be due. Taking account of existing buildings on site, it is estimated that the charge due could be approximately £36,500 (subject to indexation and information to demonstrate existing buildings are "in-use").
- 6.45 Legislation (Regulation 122 of the CIL Regulations) and national policy requires that only contributions that are directly required as a consequence of development can be secured through planning obligations. Requests of this nature must be fully justified with evidence including costed spending plans to

demonstrate what the money requested would be spent on. In this case, no such requests have been made. Concerns about pressure/adequacy of local infrastructure have been raised by a number of objectors to the application. Whilst it is recognised that there may be pressure on some local services, in view of the above, it is not considered that site specific contributions would meet the legislative tests and, in absence of further evidence and given the scale of development, it is not considered that impact on infrastructure would be a sustainable reason for refusal.

Other matters

- 6.46 The proposal would make a positive contribution towards meeting the identified housing needs and requirements of the borough, with consequent local financial, economic and social benefits. There is no requirement for the applicant to demonstrate a specific need for this development, in this location. The development would make effective use of a previously developed (brownfield) site, consistent with national and local policies which prioritise the use of sustainable urban sites. Both of these are considered to add further, albeit modest, weight in favour of the proposal.
- 6.47 Comments have been received raising fears regarding the impact of the development on health. The matter of noise and disturbance, including during construction, and any potential impact on neighbours health is addressed above. Concerns have also been raised in relation to positioning and nature of bin stores for the flats and potential impact on human health. The space allowed for this on the plans is considered to be acceptable; however, a condition requiring full details of bin stores is recommended. Beyond this, no specific issues have been identified and refusal on this basis is not therefore considered to be sustainable. Concerns have also been raised in respect of crime; however, no specific issues have been cited within the representations nor otherwise identified. The proposals are not considered to cause any particular crime risk than any other conventional residential development.
- 6.48 The site is within Flood Zone 1 according to the Environment Agency Flood Maps and is not therefore considered to be at particular risk of fluvial flooding. A finalised drainage strategy and SuDS system will be secured through condition, along with appropriate evidence (including infiltration testing) to demonstrate that it will effectively manage surface water flood events.

CONDITIONS

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

Plan Type	Reference	Version	Date Received
Street Scene	J002564-DD18	C	01.03.2017
Site Layout Plan	J002564-DD05	C	01.03.2017
Roof Plan	J002564-DD15	C	01.03.2017
Elevation Plan	J002564-DD16	C	01.03.2017
Elevation Plan	J002564-DD17	C	01.03.2017

Floor Plan	J002564-DD14	C	01.03.2017
Location Plan	J002564-DD01		13.12.2016
Elevation Plan	J002564-DD08		13.12.2016
Elevation Plan	J002564-DD09		13.12.2016
Floor Plan	J002564-DD06		13.12.2016
Floor Plan	J002564-DD07		13.12.2016
Site Plan	J002564-DD03		13.12.2016
Elevation Plan	J002564-DD11		13.12.2016
Elevation Plan	J002564-DD13		13.12.2016
Floor Plan	J002564-DD12		13.12.2016
Floor Plan	J002564-DD10		13.12.2016
Block Plan	J002564-DD02		13.12.2016

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.

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 the developer obtains the Local Planning Authority's written approval of details of both existing and proposed ground levels across the site 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 commence until the following details and drawings have been submitted to and approved in writing by the local planning authority:
 - a) A design that satisfied the SuDS Hierarchy and that is compliant with the national non-technical Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS.
 - b) The results of infiltration testing completed in accordance with BRE Digest 365
 - c) Evidence to confirm that the proposed drainage solution will effectively manage the 1 in 30 & 1 in 100 (+CC%) allowance for climate change storm events, during all stages of the development. Associated discharge rates and storage rates shall be provided using a greenfield discharge rate of 1 litre/second.
 - d) Detailed drawings to include: a finalised drainage layout detailing the exact location of SUDs elements, pipe diameters, levels, long and cross sections of each drainage element including details of any flow restrictions and how the elements will be protected from blockage/damage.

- e) A plan showing exceedance flows and how property on and off site will be protected
- f) Details of how the runoff (including any pollutants) from the development site will be managed during construction
- g) Details of maintenance and management regimes and responsibilities for the drainage system

The development shall thereafter be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

5. No development shall commence on site until a scheme for the landscaping and replacement tree planting of the site including the retention of existing landscape features has been submitted and approved in writing by the local planning authority. Landscaping schemes shall include details of hard landscaping, 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, 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 and the recommendations within British Standard 5837.

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) provision of boundary hoarding behind visibility zones
 - (e) measures to prevent 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

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:

To ensure that the development would 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. No development shall commence including groundworks preparation and demolition until all related arboricultural matters, including arboricultural supervision, monitoring and tree protection measures are implemented in strict accordance with the approved details contained in the Tree Protection Plan and Arboricultural Method Statement compiled by David Archer Associates dated April 2018.

Reason:

To ensure good arboricultural practice in the interests of the maintaining the character and appearance of the area and to comply with policy Pc4 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

8. No above ground or superstructure works on the dwellings hereby approved 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.

9. The development hereby approved shall not be occupied until details of the proposed facility for the storage for refuse and recycling bins for Plots 3-7 erected has been submitted to and approved in writing by the Local Planning Authority. The refuse and recycling store shall be completed and in place before the occupation of the development hereby permitted and thereafter retained and maintained.

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. The development hereby approved shall not be first occupied unless and until the proposed vehicular access to Albury Road has been constructed in accordance with the approved plans.

Reason:

In order that the development should not prejudice highway safety nor pedestrian safety or cause inconvenience to other highway users with regard to policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005, Policy CS17 of the Reigate and Banstead Core Strategy and the objectives of the NPPF 2012.

11. The development hereby approved shall not be first occupied unless and until the existing accesses from the site to Southcote Road and Albury Road have been closed or amended in accordance with the approved plans and any kerbs, verge, footway, fully reinstated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the development should not prejudice highway safety nor pedestrian safety or cause inconvenience to other highway users with regard to policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005, Policy CS17 of the Reigate and Banstead Core Strategy and the objectives of the NPPF 2012.

12. 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 and turning areas shall be retained and maintained for their designated purposes.

Reason:

In order that the development should not prejudice highway safety nor pedestrian safety or cause inconvenience to other highway users with regard to policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005, Policy CS17 of the Reigate and Banstead Core Strategy and the objectives of the NPPF 2012.

13. The development hereby approved shall not be first occupied unless and until secure and covered parking of a minimum of 8 bicycles has been provided within the development site in accordance with the approved plans.

Thereafter, the said approved facility shall be provided, retained and maintained 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

14. The development hereby approved shall not be first occupied unless and until a verification report to demonstrate that the Sustainable Drainage System has been constructed as per the agreed scheme has been submitted to and approved by the Local Planning Authority. Such a report shall be carried out by a suitably qualified drainage engineer.

Reason:

To ensure that the SuDS are adequately planned, delivered 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 and Policy CS10 of the Core Strategy 2014, as well as the requirements of the 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.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. Your attention is drawn to the benefits of using the Secured by Design award scheme.
4. 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 for both the individual dwellings and the communal dwellings/flats on rc@reigate-banstead.gov.uk or on the Council's website at http://www.reigate-banstead.gov.uk/info/20051/commercial_waste.
5. 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.

6. 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 conditions. All works shall comply with the recommendations and guidelines contained within British Standard 5837.

7. 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, including along the Albury Road frontage and any landscaping submission will be expected to reflect this. It is expected that the replacement structural landscape 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 as a minimum.
8. The application site is situated on or in close proximity to land that could be potentially contaminated by virtue of previous historical uses of the land. As a result, there is potential for a degree of ground contamination to be present beneath part(s) of the site. Groundworkers should be made aware of this so suitable mitigation measures and personal protective equipment measures (if required) are put in place and used. Should significant ground contamination be identified, the Local Planning Authority should be contacted promptly for further guidance.
9. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the highway authority before any works are carried out on any footway, footpath, carriageway, or verge to form or modify a vehicle crossover to install dropped kerbs. Please see www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs
10. 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 marking, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
11. When access is to be closed as a condition of planning permission and 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 adjoining existing surfaces at the developers expense.
12. 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).

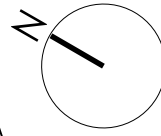
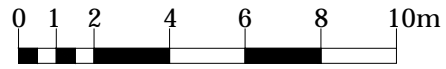
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies Ho9, Ho13, Ho16, Pc4, Cf1, Mo4, Mo5, Mo7 and Ut4 of the 2005 Borough Local Plan and policies CS1, CS4, CS5, CS10, CS11, CS12, CS13, CS14, CS15 and CS17 of the Reigate and Banstead Core Strategy and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

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

18/00375/F - The Limes Public House, 58 Albury Road, Merstham





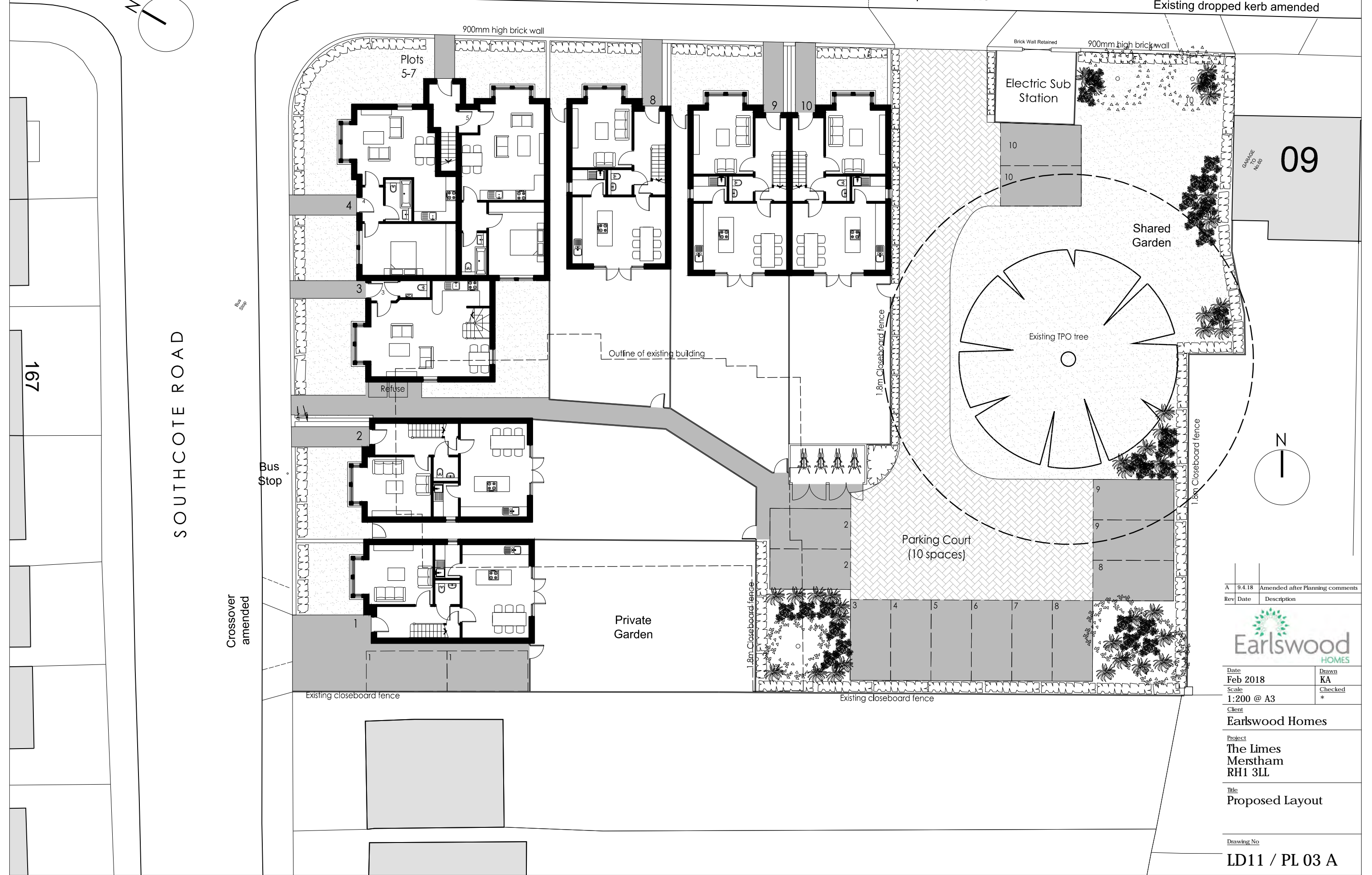
ALBURY ROAD

Approx. 5 on-street parking spaces un-demarcated

Proposed Access

Existing dropped kerb amended

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Refer to Structural Engineers details for structural design criteria.
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Rev	Date	Description
A	9.4.18	Amended after Planning comments



Date	Feb 2018	Drawn	KA
Scale	1:200 @ A3	Checked	*

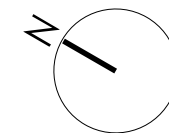
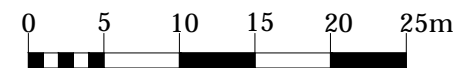
Client
Earlswood Homes

Project
**The Limes
Merstham
RH1 3LL**

Title
Proposed Layout

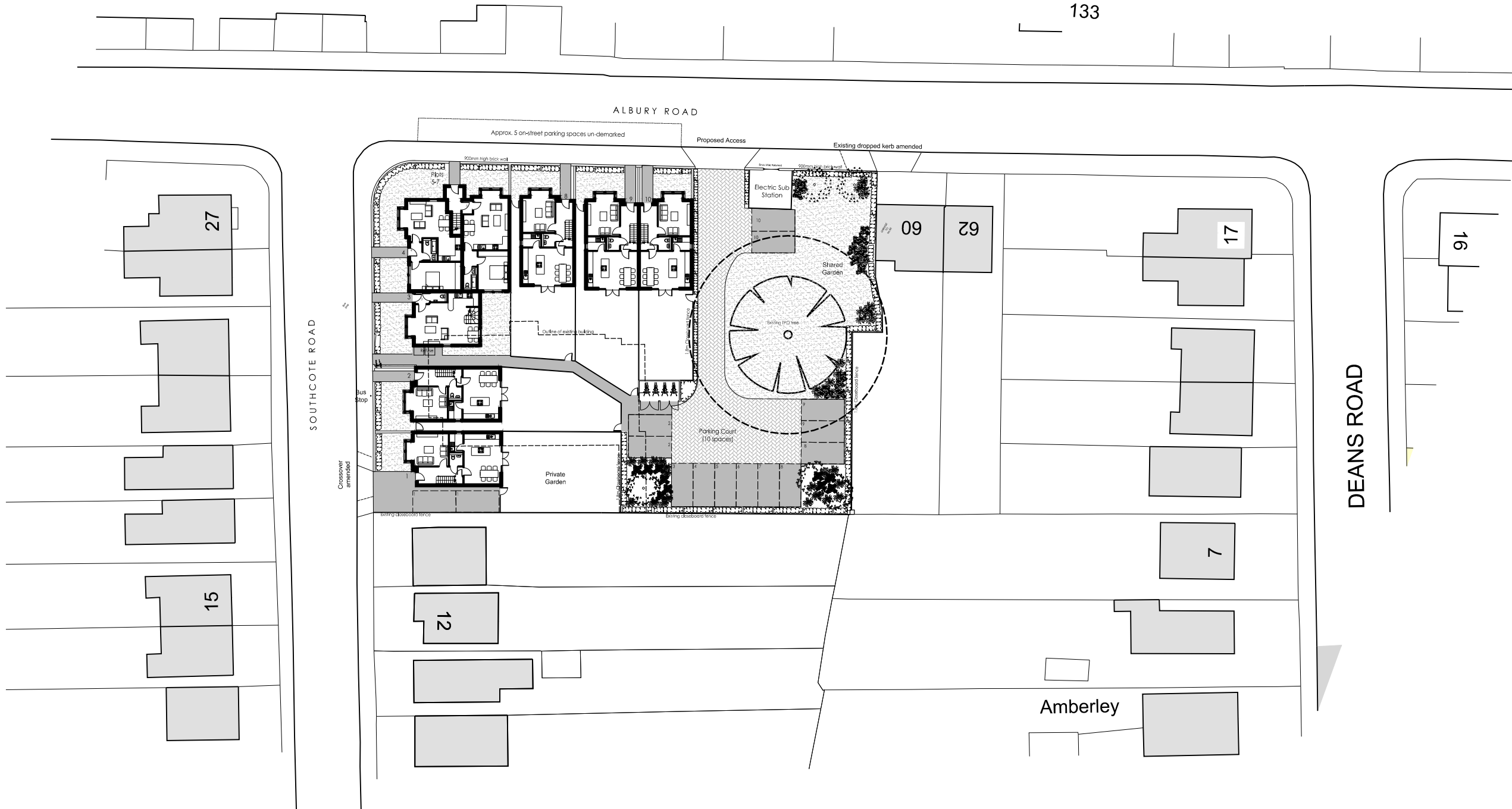
Drawing No
LD11 / PL 03 A

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168



Rev	Date	Description
A	9.4.18	Amended after Planning comments

Date	Drawn
Feb 2018	KA
Scale	Checked
1:500 @ A3	*

Client
Earlswood Homes

Project
**The Limes
 Merstham
 RH1 3LL**

Title
Block Plan

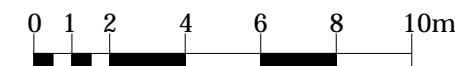
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Elevation to Albury Road

169



Elevation to Southcote Road

Rev	Date	Description
A	9.4.18	Wall added adj. substation

Date	Feb 2018	Drawn	KA
Scale	1:200 @ A3	Checked	*

Client
 Earlswood Homes

Project
 The Limes
 Merstham
 RH1 3LL

Title
 Street Elevations

Drawing No
 LD11 / PL 09 A

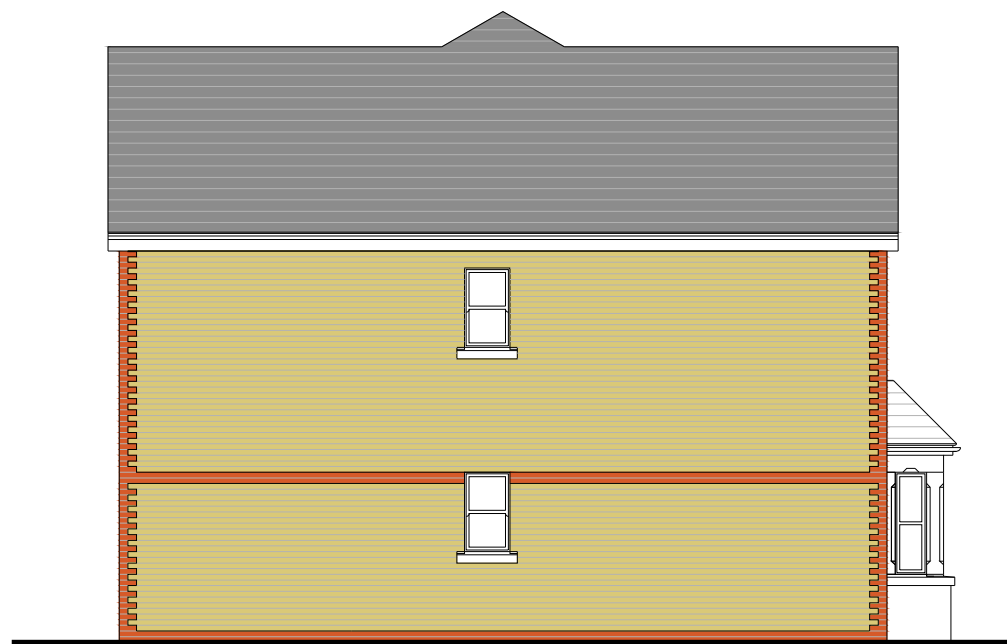
FRONT



SIDE



SIDE



REAR



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Rev	Date	Description
Date	Feb 2018	Drawn KA
Scale	1:100 @ A3	Checked *
Client	Earlswood Homes	
Project	The Limes Merstham RH1 3LL	
Title	Plots 9 & 10 Elevations	
Drawing No	LD11 / PL 08	

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EAST

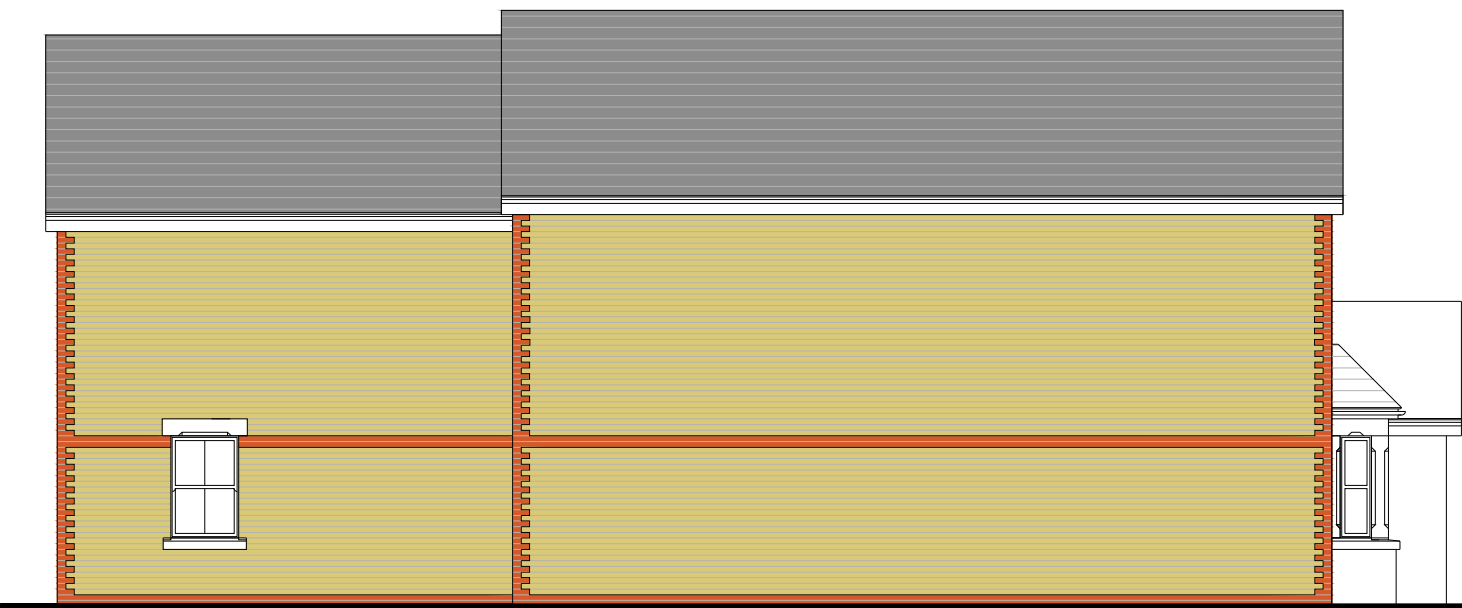
NORTH



171

SOUTH

WEST



Rev	Date	Description



Date	Feb 2018	Drawn	KA
Scale	1:100 @ A3	Checked	*

Client
 Earlswood Homes

Project
 The Limes
 Merstham
 RH1 3LL

Title
 Plots 3 -7
 Elevations

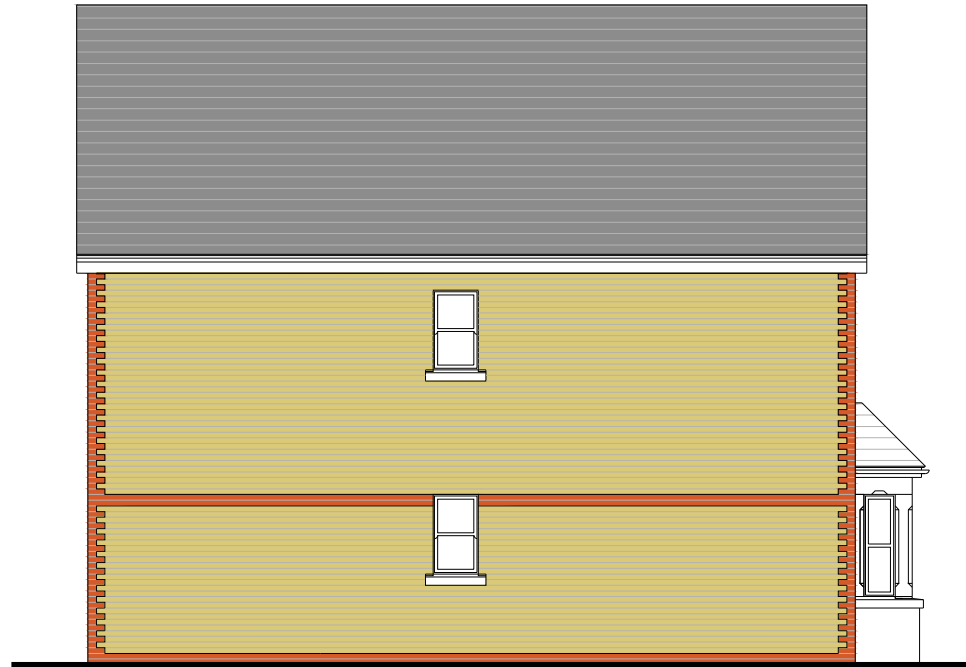
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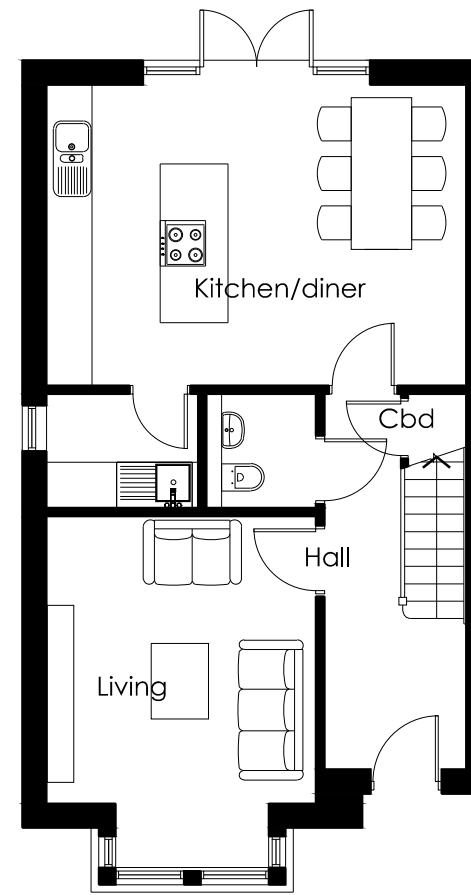
FRONT



SIDE

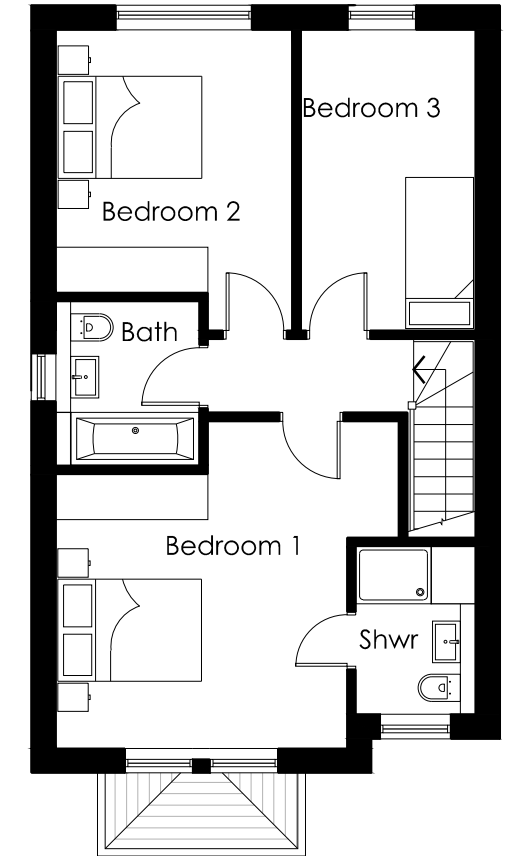


GROUND FLOOR

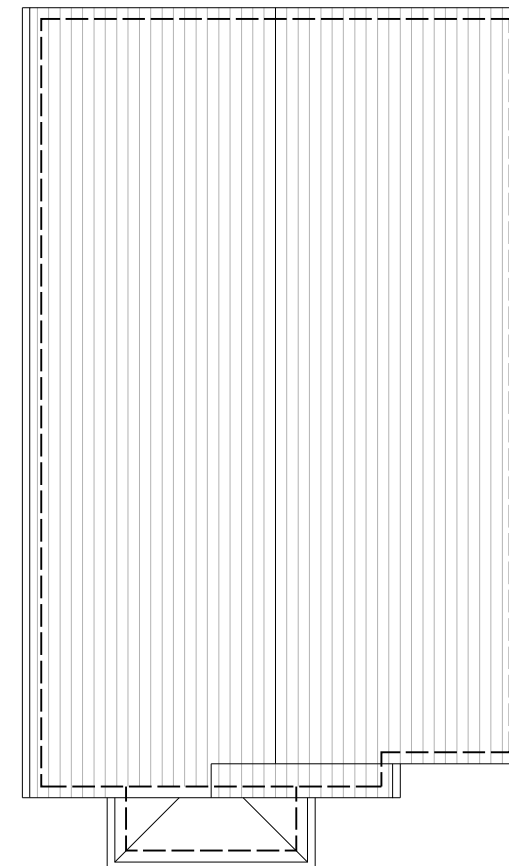


Gross internal 106 sq m 1140 sq ft

FIRST FLOOR

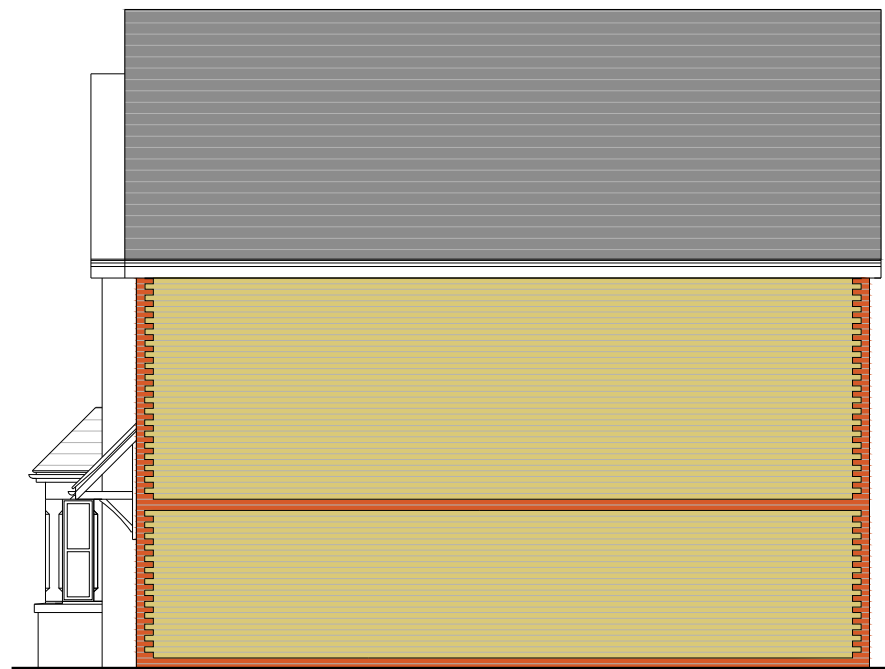


ROOF



172

SIDE



REAR



Plot 1 as shown:
 Plot 2 & 8 handed

Rev	Date	Description



Date	Feb 2018	Drawn	KA
Scale	1:100 @ A3	Checked	*

Client
 Earlswood Homes

Project
 The Limes
 Merstham
 RH1 3LL

Title
 Plots 1, 2 & 8
 Plans & Elevations

Drawing No
 LD11 / PL 04



Appeal Decision

Hearing Held on 31 October 2017

Site visit made on 31 October 2017

by Grahame Gould BA MPhil MRTPI

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

Decision date: 28th November 2017

Appeal Ref: APP/L3625/W/17/3175047

The Limes Public House, 58 Albury Road, Merstham RH1 3LL

- 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 Earlswood Homes against the decision of Reigate and Banstead Borough Council.
 - The application Ref 16/02909/F, dated 9 December 2016, was refused by notice dated 13 April 2017.
 - The development proposed is described as 'redevelopment of public house for residential use comprising block of 7 apartments (6 x 2 bed & 1 x 1 bed) and 4 x 3 bed detached/semi-detached dwellings'.
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. A Unilateral Undertaking (UU), made pursuant to Section 106 of the Act was fully executed on 6 November 2017¹ and supersedes the version that was submitted prior to the hearing. The UU would obligate the appellant to make an affordable housing contribution of £125,163.00. I shall refer further to the UU under the third main issue below.
3. As suggested by the appellant at the hearing the Council has submitted a copy of its affordable housing contributions position statement of November 2016 (the PS [document 4]), together with an associated committee report and minute. In considering the third main issue I have had regard to the PS.

Main Issues

4. The main issues are:
 - the effect of the development on the character and appearance of the area;
 - the effect of the development on the provision of community facilities in Merstham; and
 - whether the development should make provision for affordable housing.

¹ Document 3

Reasons

Character and Appearance

5. The development would involve the demolition of the public house and its replacement with four houses and a block of seven flats. The flat block would provide accommodation on three floors, with the upper level being within the **block's roof**.
6. The flat block would be sited at the junction of Albury Road and Southcote Road and it would therefore occupy a prominent position within the streetscene, which is primarily characterised by two storey houses dating from the Victorian and Edwardian periods. The flat block by comparison with the nearby houses would have a mass and bulk that I consider would be harmful to the character and appearance of the area. The flat block would be sited in quite close proximity to the back edge of the footways in Albury Road and Southcote Road and I consider that the **block's** siting would accentuate the its prominence in the streetscene.
7. While there are some flat blocks towards the northern end of Albury Road and in Deans Road, those blocks have a mid-street siting. The proposed flat **block's siting would therefore not be directly comparable with the existing** blocks in the area and I therefore consider that they do not provide a justification for the appeal development.
8. I therefore conclude that the development would be harmful to the character and appearance of the area. There would therefore be conflict with saved Policies Ho9, Ho13 and Ho16 of the Reigate and Banstead Borough Local Plan of 2005 (the Local Plan), Policy CS4 of the Reigate and Banstead Core Strategy of 2014 (the Core Strategy) and paragraph 60 of the National Planning Policy Framework (the Framework). That is because the development would not promote or reinforce local distinctiveness and thus maintain the character of the area.

Community facilities provision

9. In the context of the loss of the public house the first reason for refusal cites conflict with saved Policy Cf1 of the Local Plan and Policy CS12 of the Core Strategy. While Policy Cf1 addresses the retention of community facilities, its wording does not state precisely what facilities come within its ambit. That said **Policy Cf1's supporting text, ie paragraph 9.1, variously refers to 'general purpose meeting halls'** and to a diverse stock of community premises that are owned by public authorities, community groups, churches and clubs that are available for hire for social, leisure and recreational purposes.
10. Taking account of the actual wording of Policy Cf1, the text contained in paragraph 9.1 and the Cherkley Campaign judgement², I am not persuaded that public houses should be treated as coming within Policy Cf1's ambit. I find support for that interpretation of Policy Cf1 from the comments made by the **Council's officers** in their report to the planning committee for the appealed application (paragraph 6.4), with it being stated that **'... public houses are not specified as an example of a community facility within Policy Cf1 or the wider Community Facilities chapter ... nor have they historically**

² Cherkley Campaign Ltd v Mole Valley District Council & Anor [2014] EWCA Civ 567

been treated as such ... on balance, it is considered that Policy Cf1 was drafted without public houses in mind ...'.

11. **Policy CS12 of the Core addresses 'Infrastructure delivery' and its fifth criterion refers to the loss of existing '... leisure and community facilities (including sport, recreation and cultural) and open spaces ...' being resisted.** The wording of the fifth criterion suggests that it is intended to address uses falling within use classes D1 (non-residential institutions) and D2 (assembly and leisure) rather than public houses, which come within use class A4. I am therefore inclined to treat Policy CS12 as not being relevant to the consideration of the loss of public houses.
12. As no other development plan policies relating to the loss of public houses have been drawn to my attention I consider that the development plan is silent on this issue. That said paragraph 70 of the Framework does make an express reference to public houses, as community facilities, and advises that planning decisions should guard against the unnecessary loss of valued facilities, **particularly where that would reduce a community's ability to meet its day-to-day needs.** I therefore consider that paragraph 70 of the Framework is relevant to this main issue.
13. The evidence submitted in writing and given at the hearing demonstrates that there is strong community attachment to The Limes, with it, amongst other things, hosting the local golfing society and various charity events. That support having resulted in The Limes being listed as an Asset of Community Value (ACV) on 7 December 2016³. The purpose of the ACV listing being to enable a community group or groups to bid to acquire the site from the owner during a sale moratorium period. **The Limes'** moratorium period expired in June 2017. There is, however, some disagreement as to whether the ACV listing should have been made given that at the time of that listing The Limes was already subject to a conditional contract for its sale. Notwithstanding that disagreement it was confirmed at the hearing that no community bid to acquire The Limes was made during the moratorium period.
14. It is evident that The Limes for a number of years has been experiencing difficult trading conditions. To improve **this public house's trading position** the parties accept that it would need to be refurbished, while the introduction of a restaurant would be advantageous. At the hearing there was some discussion about the cost of a refurbishment scheme, with those costs, at a minimum, being of the order of £250,000. Mr Blacker, **while being one of the Council's** Councillors, attended the hearing in a personal capacity, and he advised that the community did not have the funds to acquire The Limes or undertake a refurbishment scheme of the scale likely to be necessary. It was nevertheless put to me that if another party was to take on the management of The Limes then there would be a possibility of significantly improving its trading position. In this regard it was contended that the **appellant's** viability assessment was unduly pessimistic, not least because since the commencement of the tenancy at will (TAW) on 1 July 2016 turnover has been improving.
15. However, the appellant submitted that throughout the period of the TAW the tenant has been in receipt of a £130.00 discount on the purchase price for each barrel of beer ordered. Throughout the life of the TAW it therefore

³ Pursuant to Part 5 Chapter 3 of the Localism Act 2011 and the Assets of Community Value (England) Regulations 2012

appears that The Limes has been trading with the benefit of a subsidy provided by the brewery. I therefore consider that comparisons made between any current trading figures and those relied on by the appellant⁴ should be treated with caution. That is because any discounts that are currently being provided could not be relied on in the future. On the evidence available to me I have reservations as to whether the scale of investment thought to be necessary to refurbish The Limes could be justified by the income generated. I consider the fact that only two of sixty six enquiries yielded during the marketing period for these premises were from parties connected with the public house trade⁵ is indicative of the trade being concerned about the future viability of The Limes.

16. **The Council is critical of the marketing undertaken on the freeholder's behalf**, contending that the content of the marketing particulars would have deterred interest from the license trade. While the marketing particulars refer to there being **'potential for residential development'**, I found nothing in their wording that would have positively discouraged enquires from the license trade. I therefore consider that the marketing campaign was not biased towards the site being redeveloped.
17. The redevelopment of The Limes would result in the loss of a primarily wet sales public house and that would result in some loss of choice for residents of this sizeable village, with its population being of the order of 8,100 people⁶. However, there are other public houses in Merstham, albeit less accessible for residents of this part of the village and which have less of an emphasis on wet sales and less extensive on-site parking and gardens areas. I therefore consider that the loss of The Limes would be of much greater significance for Merstham's residents were it the only public house in this village.
18. On this issue I therefore conclude that the effect of the development on the provision of community facilities Merstham would be acceptable. I therefore find that this development would not be contrary to paragraph 70 of the Framework.

Affordable Housing

19. The third reason for refusal concerns the absence of a planning obligation to secure the provision of an affordable housing contribution, in line with the requirements of Policy CS15 of the Core Strategy and the accompanying Affordable Housing Supplementary Planning Document of 2014 (the SPD), when the application was refused by the Council. The appellant and the Council agree that a contribution of £125,163.00 (index linked) would meet the 20% affordable housing requirement for developments of between ten and fourteen dwellings stated in Policy CS15. The executed UU would secure the payment of the previously mentioned contribution.
20. I consider Policy CS15 is consistent with the Framework, most particularly paragraphs 7, 17 (the third core planning principle), 47, 50 (the third bullet point) and 173. That is because paragraphs 7, 17, 47 and 50 of the Framework, amongst other things, address the provision of affordable housing, as part of boosting the supply of housing, while paragraph 173

⁴ ie the trading appraisal set out in Mr Culverhouse's statement and supplemented by hearing Document 1

⁵ Letter from the marketing agent of 29 September 2016 included in section 6 of the statement prepared by Mr Culverhouse

⁶ Hearing Document 2 – population summary provided by the Council

requires policies with cost implications, such as Policy CS15, to be formulated to take account of viability. Importantly Policy CS15 **indicates that a scheme's affordable housing level can be negotiated if viability is an issue.**

21. However, the appellant contends that it should not be required to make an affordable housing contribution. That is because the development would be for ten additional homes and the Government has introduced thresholds, relevant to a location such as this, whereby for schemes of ten dwellings or less or which have a floorspace of less than 1,000 square metres, affordable housing contributions should not be sought. This national policy having been introduced by a Written Ministerial Statement (WMS) on 28 November 2014 and the Planning Practice Guidance (the PPG) was revised to take account of the WMS. The WMS explains, amongst other things, that the purpose of exempting smaller scale developments from the need to contribute towards **the provision of affordable housing is to '... tackle the disproportionate burden of developer contributions on small-scale developers ...'**. The WMS was subsequently subject to a legal challenge, however, the Court of Appeal found **in the Government's favour on 11 May 2016**⁷ and the provisions of the WMS and the PPG⁸ have been reinstated.
22. Planning law requires that planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise⁹ and Policy CS15 of the Core Strategy is therefore the starting point for the consideration as to whether an affordable housing contribution would be necessary. **However, I consider that the Government's policy relating to the circumstances when affordable contributions should or should not be sought, as stated in the WMS and the PPG, is a material planning consideration that I must also have regard to.**
23. **The Council's PS of November 2016 explains that in the light of a continuing need to provide affordable homes it intends to continue to seek financial contributions from smaller sites.** That is because there are issues with the affordability of homes for purchase and rent in the **Council's** area. The PS further advises that larger scale developments are not sufficiently numerous to secure the 1,500 affordable homes targeted for delivery by Policy CS15 between 2012 and 2027. The Council therefore contends that there is a continuing need for small scale developments to contribute towards the delivery of affordable homes.
24. I consider that the PS provides clear evidence of there being an on-going need for affordable housing to be provided in **the Council's area**. Accordingly for a non-Policy CS15 compliant scheme to be viewed as being acceptable there would need to be a material consideration of great weight to justify a departure from Policy CS15 being made. The WMS is a material consideration that might warrant a departure being made from Policy CS15. However, the **Court of Appeal's judgement relating to the WMS has clearly established that it should not automatically be applied without regard being paid to the full circumstances of any given case, including the provisions of development plan policies.**

⁷ Secretary of State for Communities and Local Government v West Berkshire District Council and Reading Borough Council [2016] EWCA Civ 441

⁸ Paragraph: 031 Reference ID: 23b-031-20161116

⁹ Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990

25. The appellant contends this development should be exempted from any requirement to make an affordable housing contribution on, in effect, an as of right basis because of the WMS's existence. As part of the appellant's written case no evidence was submitted raising any issue with this development's viability and thus there being a need to tackle a 'disproportionate burden' associated with the making of an affordable housing contribution. However, at the hearing the appellant referred to the potential for there being a potential viability issue, because in negotiating a purchase price for the site it had been anticipated that the development would be for thirteen dwellings. As the wording of Policy CS15 allows for scheme viability to be considered, a viability case could have been made when the appealed application was submitted to the Council.
26. On the evidence available to me I consider it has not been demonstrated that any issue with viability arising from the payment of an affordable housing contribution would be incapable of being addressed through a negotiation. Accordingly with there being a need for affordable housing in the Council's area I am not persuaded that this development should automatically be exempted from making an affordable housing contribution by applying the WMS's provisions. As I have found that the provisions of the WMS should not be applied simply on an as of right basis, I consider that nothing turns on whether the flat above the public house should or should not be taken account of having regard to the ten unit threshold stated in the WMS.
27. The appellant and the Council are agreed that the affordable housing contribution of £125,163.00 that the UU would obligate the appellant to pay would meet the requirements of Policy CS15 and the guidance contained in the SPD. I therefore conclude that the development would make adequate provision for affordable housing with the payment of the contribution secured by the UU. The development would therefore accord with Policy CS15 of the Core Strategy.

Conclusions

28. While I have found that there would be no unacceptable effect on the provision of community facilities in Merstham and adequate provision for affordable housing would be made, I have concluded that the flat block would cause unacceptable harm to the character and appearance of the area.
29. As I have concluded that the development plan is silent with respect to the loss of public houses as community facilities, I consider the fourth bullet point listed in paragraph 14 of the Framework is engaged. Having regard to paragraph 14's fourth bullet point I consider that the harm that I have identified would significantly and demonstrably outweigh the benefits of the development and that it would therefore be an unsustainable form of development when the development plan and the Framework are taken as a whole.
30. I therefore conclude that the appeal should be dismissed.

INSPECTOR


Grahame Gould

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Agenda Item 9

Planning Committee
16 May 2018

Agenda Item: 9a and 9b
18/00312/F and 18/00313/LBC

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	16 th May 2018
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Billy Clements
	TELEPHONE:	01737 276087
	EMAIL:	billy.clements@reigate-banstead.gov.uk
AGENDA ITEM:	9a and 9b	WARD: Merstham

APPLICATION NUMBER:	(A) 18/00312/F (B) 18/00313/LBC	VALID:	(A) 6 February 2018 (B) 6 February 2018
APPLICANT:	Surrey County Council	AGENT:	White & Sons
LOCATION:	OAKLEY CENTRE, RADSTOCK WAY, MERSTHAM		
DESCRIPTION:	Demolition of modern extension and conversion of existing listed building to provide 8 flats. Conversion of existing outbuilding into two houses. Residential development of surrounding land to provide 12 houses with associated access, parking and refuse storage		
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.			

SUMMARY

This report covers the full and listed building consent applications associated with the restoration and conversion of the existing Grade II listed Oakley Court into 8 flats, the conversion of an existing outbuilding into two houses and a new residential development comprising 12 houses within the surrounding grounds of the building.

The application follows a previous proposal for which the full planning permission was refused due to the lack of justification and very special circumstances for building within the Metropolitan Green Belt. The current application overcomes this issue by accommodating all of the new buildings within the urban area and on the parts of the site designated as Urban Open Land. The only incursion into the Green Belt is now in the form of part of the rear garden to one of the proposed units, the limited harm of which is considered to be outweighed by the benefits of the proposal.

The loss of Urban Open Land arising from the construction of the new dwellings would run contrary to Local Plan policy Pc6 and the minor incursion into the Green Belt through the residential curtilage to Plot 10 would constitute inappropriate development. However, in this case, the significant positive benefits arising from restoring, enhancing and securing the long term viability of the Grade II listed house coupled with the moderate weight which can be attached to the contribution which the scheme will make – both directly and indirectly – to the wider regeneration of the Merstham area and the removal of the go-kart track on site are cumulatively considered to be of sufficient weight that they justify

departure from Urban Open Land policy and clearly outweigh the very minor incursion and consequent minor harm to the Green Belt as very special circumstances.

As above, the proposal would retain, restore and convert the Grade II listed country house (Oakley Court) to provide 8 flats. The proposed conversion, including the removal of poorly designed later additions, is considered to be appropriate and subject to details which would be secured through condition, would be sensitive to the heritage significance of this building.

The proposed new dwellings, comprising a mixture of 2, 3 and 4 bedroom units, would be laid out around the grounds of the main country house. Whilst now avoiding development on the Green Belt, the buildings are considered to remain sufficient set back so as to allow adequate setting around the original country house and appear subservient to it. The design of the new build units has been improved significantly through the course of the application, with the proposals taking cues from the original lodge building nearby on Radstock Way and incorporating the high standard of design and detailing which is necessary in this sensitive location. Overall, the scale, layout and appearance of the proposals is considered to be compatible with both the character of the wider locality and the setting and significance of the listed building.

The development would be served by the existing access from Radstock Way, with a total of 36 parking spaces provided which exceeds local standards. The County Highway Authority has confirmed that they have no objection to the scheme from a highway safety, operation or policy perspective.

The proposed dwellings, by virtue of their size, siting, separation to neighbours and boundary landscaping are not considered to give rise to undue harm to neighbour amenity in terms of overbearing, loss of light or overlooking. Changes to the internal configuration and fenestration of Plot 11 (previously Plot 17) mean that the only windows now facing towards adjoining properties on Radstock Way would be obscure glazed, ensuring there would not be overlooking of these properties and thus overcoming the previous reason for refusal.

Under Core Strategy policy, the development should provide on-site affordable housing at a rate of 30% of the proposed dwellings. However, both the policy and associated Affordable Housing SPD make allowance for negotiation where it can be demonstrated that provision of affordable housing would be unviable. In this case, an open book appraisal was submitted with the application which demonstrated that, once all costs – including the high costs associated with restoring and converting the listed building – the scheme was unable to provide for affordable housing. This appraisal was scrutinised and, whilst some limited additional value was extracted, it is concluded that requiring affordable housing (or a contribution in lieu) would be unviable, would risk stalling the development and would likely be found to be unreasonable at appeal. Given the viability position and the size of the scheme, a clawback mechanism is not considered to be justified.

RECOMMENDATION

A – 18/00312/F - Planning permission is **GRANTED** subject to conditions.

B – 18/00313/LBC – Listed Building Consent is **GRANTED** subject to conditions.

Consultations:

County Highway Authority (18/00312/F): No objection subject to conditions. The CHA also provided the following comments:

The County Highway Authority initially raised concerns regarding the adequacy of the existing access road from the site to Radstock Way to serve the proposed residential development as proposed under application 15/02200/f. The access road is narrow, therefore simultaneous entry and exit of vehicles into and out of the site is tight. To address these concerns, the applicant has once again submitted a Technical Note, which assesses the traffic that would have been generated by the former use of the site as a Community Youth Centre, and compares this with the traffic that is likely to be generated by the proposed residential development. The traffic generation associated with both uses has been estimated using vehicle trip rates derived from sites in the TRICS database. The CHA has checked the trip rates that have been obtained by the applicant, and is satisfied that these provide a reasonable and accurate estimation. The Technical Note concludes that the proposed residential development would generate a similar number of daily trips to the former Community Youth Centre, and the periods of peak two-way trips along the access road would not be materially more than the previous use. On this basis, the proposals are considered to be acceptable on highway safety grounds.

Tree Officer (18/00312/F): No objection subject to conditions. Response to the latest application is as follows:

As the site layout has not changed [in relation to T75] my views remain the same in terms of the impact the on the trees. The changes in level within the RPA of the off-site tree (T75) are not clear and the arboricultural report does not address this, however, a suitably worded condition will address this issue. Therefore, I raise no objection subject to the following conditions attached to the decision notice.

For clarity, the Tree Officers comments to the previous scheme (15/02200/F) were as follows:

I have reviewed the revised arboricultural report from PJC Consultancy reference 3806/15-01 dated 25th January 2017. My main concern relates to T75 and the relationship between this tree and plots 16 and 17. T75 is a mature Redwood located in the rear garden in the neighbouring property and is a prominent feature within the local landscape; therefore any proposed development must take into account its presence and post development pressure it will have on future occupants of these nearby dwellings. The revised layout has increased the distance between these buildings and T75 and therefore will not result in an incursion into its root protection area (RPA). The revised cross section drawing (ref 4.3.224.PreSec_AA&BB Rev B, Feb 2016) shows there will not be a change in ground levels within the RPA, but this information can be secured by way of a suitably worded condition. It is not reasonable to assume future residents will want to prune the tree because of its position, but the change in the layout of these two plots has addressed my initial concerns.

The loss of moderate value trees to accommodate this scheme will not have an adverse impact on the character of the area. The wooded area to the east of the site has only been partially surveyed, but the majority of it will not be developed, however I understand that it

was agreed a suitably worded condition will be attached to decision notice to formalise this area.

Therefore, I raise no objection subject to the following conditions being attached to the decision notice.

Conservation Officer (18/00312/F and 18/00313/LBC): No objection subject to conditions, key points of response set out below:

The application is for conversion of a grade II listed building, a Victorian country house of 1866 in the gothic style, with housing proposed within its grounds. (The original architect was Charles Henry Howell, known for designing hospitals and Surrey County Hall.) The proposals have been subject to extensive discussion and the set back and design of new housing within the grounds. The conversion of the internal plan form is reasonable in terms of the basic layout and whilst amendment of new fixed units such as kitchens is needed in terms of their location within a room to reduce their impact on existing architectural features (panelling, doors, cupboards and fireplaces) this can be conditioned as a reserve matter.

The basic layout of the conversion and the housing seems reasonable, with the new housing set back so the original country house has sufficient setting, and new houses reading visually as ancillary to the country house.

The hedging and shrubbery would need to be appropriate to the Victorian evergreen planting in the grounds. (The proposed Beech and Hornbeam hedges are rarely found before the mid-20th century so are not appropriate to historic gardens). The tree planting should reflect the Victorian ornamentals such found in the grounds so should include pine trees etc as well as the native oaks and limes. I would suggest that the existing shrubbery of Portuguese Laurel and other Victorian evergreen shrubbery are extended where screening is required.

The proposed concrete pavements would not be suitable for paths and patios where natural stone flagstones or gravel would be expected.

Details of the proposed position of solar panels and photovoltaic panels would need to be submitted for consideration as certain locations would not be appropriate in terms of the impact on the listed building. It is considered it would not be possible to site the panels on the listed building itself due to its lack of hidden valleys or flat roofs behind raised roofs or parapets.

Contaminated Land Officer (18/00312/F): Identifies potential for ground contamination to be present on and/or in close proximity to the application site and thus recommends conditions requiring appropriate investigations and remediation as necessary.

Surrey CC Sustainable Drainage and Consenting Team (18/00312/F): No objection subject to conditions

Reigate Society (18/00312/F): No objection

Environmental Health (18/00312/F): As per previous application, recommends condition regarding specification of building fabric and windows to ensure adequate noise environment given proximity to motorways

Surrey Police (18/00312/F): Encourages compliance with Secured by Design

Representations:

For both applications, letters were sent to neighbouring properties on 26th February 2018, a site notice was posted 7th March 2018 and advertised in local press on 8th March 2018.

Seven responses were received raising the following issues:

Issue	Response
Harm to Green Belt/countryside	Paragraphs 6.3-6.14 and condition 14
Poor design	Paragraphs 6.15 – 6.24 and conditions 4, 5 and 6
Harm to listed building	Paragraphs 6.16 – 6.25 and conditions 4, 7, 9, 12 and 15
Overlooking/loss of privacy	Paragraphs 6.30 – 6.36 and conditions 3, 14, 19 and 20
Overbearing relationship	Paragraphs 6.30 – 6.36 and condition 3
Noise & disturbance	Paragraphs 6.37 – 6.40 and conditions 11 and 14
Hazard to highway safety	Paragraphs 6.25 – 6.29 and conditions 5 and 16
Inadequate parking	Paragraphs 6.27 and condition 16
Increase in traffic and congestion	Paragraphs 6.25 – 6.29
Inconvenience during construction	Paragraphs 6.26 and 6.37 and condition 5
Loss of/harm to trees	Paragraphs 6.41 – 6.45 and conditions 3, 8, 9 and 10
Harm to wildlife habitat	Paragraphs 6.55 and conditions 8, 9, 10 and 13
Flooding, drainage and sewage capacity	Paragraph 6.53 and conditions 6 and 18
Property devaluation	Not a material planning consideration
Loss of private view	Not a material planning consideration
Harm to Conservation Area	The site is not within a Conservation Area

1.0 Site and Character Appraisal

- 1.1 The application site comprises Oakley Court, most recently used by Surrey County Council as a youth centre but now vacant, together with its surrounding grounds which are partially within the urban area (and designated as Urban Open Land) and partially within the Metropolitan Green Belt.
- 1.2 Oakley Court is a Grade II listed country house in the Victorian gothic style which has been the subject of later extensions and is currently in a poor state of repair. The site comprises a number of smaller outbuildings. To the south of the listed building is an area of gardens, laid to grass, whilst to the east is a more informal area of dense woodland which screens the site from the wider countryside. There are a number of trees to the north of the country house, along the southern boundary of the site and off site in neighbouring properties.
- 1.3 The site is located on the north eastern edge of the built up area of Merstham and is accessed through the existing residential area via a private driveway off Radstock Way. The site adjoins a number of existing residential properties to the west on Radstock Way and to the south on Bolsover Drive.
- 1.4 Within the surrounding area is a mixture of detached, semi-detached and terraced properties, much of which was built in the 1950s as a housing estate and is of simple form and appearance typical of the era. To the east and north, the area opens out into open countryside and public open space which is designated as Metropolitan Green Belt. This countryside is however interrupted by the M23 and M25 motorways and junction which run in relatively close proximity to the site.
- 1.5 As a whole, the application site, including the areas of woodland to the east which will remain partially undeveloped, comprises a site area of approximately 1.9ha.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Pre-application advice regarding the redevelopment of the site was originally sought in 2014 and subsequently following refusal of the previous applications. At the latter, advice was given on how to accommodate the required development within the urban area whilst maintaining appropriate relationship with and setting of the listed mansion. Advice on detailed architectural and design matters was also given.
- 2.2 Improvements secured during the course of the application: None required as the submission was considered to be acceptable following pre-application advice.
- 2.3 Further improvements could be secured: Conditions are proposed to control landscaping, materials and other improvements as well as ensuring the restoration and maintenance of the listed building are secured in full accordance with the information submitted.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|--------------|--|--|
| 3.1 | 15/02200/F | Demolition of modern extension and conversion of existing listed building to provide 8 flats. Conversion of existing outbuilding into two houses. Residential development of surrounding land to provide 12 houses with associated access, parking and refuse storage. | Refused
17 th March 2017 |
| | 15/02201/LBC | Demolition of modern extension and conversion of existing listed building to provide 8 flats. Conversion of existing outbuilding into two houses. Residential development of surrounding land to provide 12 houses with associated access, parking and refuse storage. | Approved with
conditions
17 th March 2017 |

- 3.2 Application 15/02200/F was refused for the following two reasons:

“The proposed development, by virtue of the siting of plots 20, 21 and 22, their curtilages and areas of parking and hardstanding within the Green Belt, would constitute inappropriate development within the Metropolitan Green Belt and would erode the openness thereof. In the absence of sufficient evidence to demonstrate that this aspect of the development is required to enable the restoration of the Grade II listed building, there are considered to be no very special circumstances to clearly outweigh the harm to the Green Belt, and any other harm and as such the development is contrary to policy Co1 of the Reigate and Banstead Borough Local Plan 2005, policy CS3 of the Reigate and Banstead Core Strategy and the provisions of the National Planning Policy Framework.”

“The proposed development, by virtue of the scale and design of plot 17 and their siting close to the boundary, would give rise to overlooking of the rear windows and rear garden area of adjoining properties on Radstock Way, harmful to the amenity thereof, contrary to policies Ho9 and Ho13 of the Reigate and Banstead Borough Local Plan 2005.”

4.0 Proposal and Design Approach

- 4.1 The proposed development seeks planning permission and separately listed building consent for the conversion of the Grade II listed Victorian country house and one of its outbuildings to create 8 flats and 2 two houses along with a new residential development of 12 dwellings within the grounds of the country house, partially in the urban area and partially on land within the Green Belt.
- 4.2 The Grade II listed mansion is proposed to be restored and converted to 8 flats, with the intention to minimise changes to external elevations and internal layout, maintain the historic layout and room proportions and restore the building closer to

its original state. An existing flat roofed extension would be removed. An existing outbuilding would also be retained and converted into two houses.

- 4.3 A total of 12 houses are proposed to be built within the grounds surrounding the listed building. These are arranged around in two main groups to the east and west of the main building, a smaller group of two dwellings to the south-west of the main building and a larger group of eight in a courtyard style layout to the south east of the main building. A further two dwellings would be located on the northern side of the access road.
- 4.4 A large area of open grounds to the south of the listed house would be retained as part of the layout and much of the woodland orchard in the eastern part of the site would be retained.
- 4.5 The new build units would be of traditional design, with design cues taken from the original lodge at 214 Radstock Way and the conventions of the listed mansion building.
- 4.6 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.
- 4.7 Evidence of the applicant's design approach is set out below:

Assessment	The site lies immediately to the east of a residential estate in a highly accessible location on the edge of the settlement. Oakley is a substantial listed building with various outbuildings. The main part of the site forms the remaining grounds of the original house with an area of woodland. To the west and south of the site is the residential development of Merstham, a predominantly former 1950's Council housing estate. To the north is a public open space and to the east is farmland and the M23/M25 motorway junction.
	The main house at Oakley is Grade II listed and an important village landmark. Land levels fall to the south west of the site and there are a number of mature ornamental trees which contribute towards the setting of the house and need to be retained.
Involvement	No evidence is provided of community consultation. The D&A and Planning Statements explain the pre-application engagement undertaken with the Council, both in relation to the original application and following the previous refusal.
Evaluation	The Planning Statement has explained how the development has evolved following the previous refusal, including the revisions to

	the layout.
Design	The applicant's reasons for the proposed layout were to locate all of the dwellings within the urban area to protect the Green Belt and overcome the previous refusal whilst also retaining sufficient spacing around Oakley. The form of buildings is proposed to be subordinate to the main building and sympathetic to the edge of settlement location. The design and materials aims to integrate effectively within the landscaped setting of the country house and visually respond to the listed building.

4.8 Further details of the development are as follows:

Site area	1.9ha (1.1ha area of development)
Existing use	Vacant youth centre, open grounds and woodland (including go-kart track)
Proposed use	Residential and open grounds/woodland
Proposed parking spaces	36
Parking standard	34 (maximum)
Net increase in dwellings	22
Proposed site density	20dph (based on 1.1ha proposed for development)
Density of the surrounding area	Bolsover Grove – 17 dph Radstock Way/Chesterton Drive – 39 dph Radstock Way (west side) – 18 dph

5.0 Policy Context

5.1 Designation

Metropolitan Green Belt (part)
Urban area (part)
Urban Open Land (part)
Grade II listed building – Oakley Court

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)
CS10 (Sustainable development)
CS11 (Sustainable construction)
CS12 (Infrastructure delivery)
CS13 (Housing delivery)
CS15 (Affordable housing)
CS17 (Travel options and accessibility)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Heritage	Pc9
Countryside	Co1
Housing	Ho9, Ho10, Ho13, Ho18
Movement	Mo4, Mo5, Mo7

5.4 Other Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

Supplementary Planning Guidance	Local Distinctiveness Design Guide Affordable Housing SPD Developer Contributions SPD
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Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010 (as amended) Conservation of Habitats and Species Regulations 2017 Planning (Listed Buildings and Conservation Areas) Act 1990
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6.0 **Assessment**

6.1 The application site comprises the former Oakley Youth Centre, a Grade II listed building set within large grounds which are partially designated as Urban Open Land and partially within the Metropolitan Green Belt.

6.2 The proposals involve the conversion of the Grade II listed building and an existing outbuilding, and the development of 12 new build dwellings, all of which would be on Urban Open Land with only a small part of the garden of one plot being within the Green Belt.

6.3 The main issues to consider are therefore:

- Principle of development on Urban Open Land and within the Metropolitan Green Belt
- Design, character and effect on heritage assets
- accessibility, parking and traffic implications
- effects on the amenity of neighbouring properties and future occupants
- affordable housing and infrastructure contributions

Principle of development on Urban Open Land and within the Metropolitan Green Belt

6.3 The site is dissected by the boundary of the Metropolitan Green Belt, with the western part of the site – on which the listed country house is positioned – falls

within the urban area (and designated as Urban Open Land) and the woodland areas east of the country house designated as Green Belt.

- 6.4 In the previous application, 3 of the proposed dwellings were proposed to be built within the Metropolitan Green Belt and, as above, it was not felt that very special circumstances existed to justify this. The building on Urban Open Land was not felt to be unacceptable.
- 6.5 To overcome this, the layout of the scheme has been amended such that all of the new build dwellings would now be on land designated as Urban Open Land. This would result in the loss of Urban Open Land, a departure from Local Plan Policy Pc6 for which adequate justification would be required.
- 6.6 In terms of the Green Belt, the only incursion – by virtue of the significantly revised layout – would now be part of the rear garden to one of the dwellings (Plot 10): whilst this would strictly speaking represent inappropriate development, it is considered that the level of harm to openness would be very limited (as a garden it would remain free of built form (subject to conditions limiting permitted development rights) and its visual impact would be insignificant. Nonetheless, this incursion would require justification through very special circumstances.
- 6.7 To justify the impacts on the Urban Open Land and Green Belt, the applicant puts forward a number of considerations in favour of, and benefits arising from, the development (aside from the fact that the site is suggested for removal from both designations as a site allocation within the emerging DMP).
- 6.8 The primary benefit offered by the proposals is the restoration of the Grade II listed country house and its return to a long-term viable use. The application was supported by both condition and structural inspection reports which clearly demonstrate that the building is in a poor state of repair in both structurally and in terms of its internal and external fabric. Cost information was also supplied which demonstrates that rectifying the structural issues alone will require significant outlay, even without restoring the historic interior and exterior of the building.
- 6.9 The full restoration of, and giving a viable and appropriate long-term use to, the Grade II listed building is therefore a significant benefit and the Conservation Officer is supportive in this regard. The applicants have also supplied a viability appraisal with the application which confirms that the number of new build residential units proposed is the minimum necessary to subsidise the costs of restoring the listed building and therefore achieve a viable development.
- 6.10 The development would also, through imposition of conditions, provide an opportunity to secure restoration and long-term management of the retained woodland area. This element of the site is in a relatively poor state at present, including as a result of remnants from the former youth centre use (such as the informal go-kart track), and improvement management of this woodland area would yield potential benefits both in respect of the Green Belt and potential ecological value. A modest amount of positive weight is therefore ascribed to this consideration.

- 6.11 The applicant also argues that the funds raised from the sale of the site are intended to support the delivery of facilities elsewhere in Merstham, most notably the hub and new library. Given the passage of time, these facilities have already been delivered; however, it is acknowledged that the role of funds from the sale of this site in supporting the delivery of these alternative facilities is a long established concept. A report to this Council's Executive on 27 June 2013 recognised that funding for the new community facilities (library/youth centre) on the site commonly known as the Triangle site would be funded "*from capital from receipts of sale of library and Oakley sites*". This report further stated that "*this funding will be used to replace these facilities within/alongside the community hub and to make a contribution of the viability of the wider scheme*". Whilst there is therefore some wider regeneration benefit, there is neither formal agreement in place nor any planning mechanism through which the grant of consent on this site and any receipts from its sale can be formally recycled into the regeneration. As such, whilst the benefits in this regard are acknowledged, they are only felt to attract limited weight in the overall balance.
- 6.12 The development would also make a positive contribution to local housing requirements, with the consequential social, economic and financial benefits which flow from that. This adds some, albeit limited, weight in the overall balance.
- 6.13 In conclusion, the proposal would result in the loss of Urban Open Land and a minor incursion into the Metropolitan Green Belt. However, the considerations discussed above – particularly the benefit of restoring and ensuring the viability of the Grade II listed building – are cumulatively considered to be of sufficient weight to clearly outweigh harm to the now very limited harm to the Green Belt so as to constitute very special circumstances. They are also considered to collectively be of sufficient weight to justify the loss of Urban Open Land.
- 6.14 As a consequence, the development would accord with Policy Co1 of the Borough Local Plan 2005, Core Strategy Policy CS3 and the provisions of the NPPF in relation to Green Belt and the departure from Borough Local Plan policy Pc6 is considered justified.

Design, character and effect on heritage assets

- 6.15 Oakley Court is a Grade II listed, Victorian country mansion in gothic style. The building is therefore of national importance as a heritage asset.
- 6.16 It is proposed that the listed building would be restored and converted to six flats. A residential use of this nature, given its history, is considered to be consistent with its conservation and would help to secure it for the long term. The Condition Report submitted with the application identifies that, as part of the conversion, a later lower quality extension would be removed and the interior refurbished and its original details restored. This would help to secure the historic interest and architectural merit of the asset.
- 6.17 Whilst the submitted Condition Report is felt to be adequate at this stage to confirm the broad extent and nature of works to restore the listed building as part of the conversion, a full detailed schedule and specification of works is to be required prior

to commencement in order to ensure that all features of interest are retained and appropriately restored. Further conditions to ensure any restoration is carried out using appropriate materials and techniques are also recommended.

- 6.18 In addition, the Conservation Officer has also raised some concerns regarding some of the indicative room layouts shown for parts of the converted listed building and how certain furniture/fittings might interact with architectural and decorative elements such as original wood panelling, doors and fireplaces. Further conditions requiring submission of final room layouts to ensure such features – which are a part of the overall significance of the building – would be preserved are also recommended.
- 6.19 Development of a number of new build homes would occur within the grounds of the listed house. These would be predominantly situated to the east and west of the building, either as individual buildings or in a courtyard form appropriate to, and evocative of, the types of ancillary forms which might historically be expected around a country house of this nature. Whilst the layout is now more compact than the previous proposals in order to avoid new building in the Green Belt, the new build units would remain sufficiently set back from the listed building such that an appropriate area of open grounds, commensurate to the size and stature of the country house, would still be retained and views of the more prominent northern and southern elevations would be preserved. Overall, the layout would ensure that the setting of the building is respected and maintained.
- 6.20 Based on the information supplied in the Structural and Condition reports and viability appraisal submitted with the application, Officers are satisfied that reasonable provision has been made for the restoration costs and that there is sufficient confidence at this stage and on the merits of this case that the restoration is viable with the number of “enabling” units proposed.
- 6.21 Whilst the plot sizes of the proposed dwellings would be generally smaller than those which prevail in the locality, the site is considered to be sufficiently unique and self-contained such that this juxtaposition is not harmful to the character of the area and, taken in the round with the large areas of communal space, is not considered to represent overdevelopment. As above, minimising private residential curtilages is an appropriate response given the Urban Open Land/Green Belt location and to ensure the setting of the locally listed building.
- 6.22 The new build units would be predominantly 2 storeys and of a scale and massing which is consistent with character of existing development in the surrounding area and visually subservient to the main house. In terms of design and appearance, the buildings would include a variety of forms and footprints and would be articulated through tile hanging, chimneys, stone detail and gable features, ensuring a development which is visually interesting, characterful and compatible with the sensitive location adjacent to the listed main house. The materials palette would be predominantly brick and clay tile, although some units – including the new building which would be located closest to the access road and those directly adjacent to the listed building - would be clad in stone or have stone detailing reflecting the listed house. Conditions to ensure the use of high quality, conservation materials are recommended.

- 6.23 The Conservation Officer has been involved in the evolution of the proposals, including the amendments secured through the course of the application, and has raised no objection to the proposals in terms of design or impact on the listed building, subject to a number of conditions.
- 6.24 Overall the proposals are considered to be compatible with the prevailing character of the locality and would therefore preserve the viability, historic interest and setting of the Grade II listed country house, both in respect of the conversion and appropriately designed enabling development in the grounds. As such – subject to conditions - it is considered to comply with Policy CS4 of the Core Strategy, Borough Local Plan 2005 policy Pc9 and the provisions of the NPPF.

Accessibility, parking and traffic implications

- 6.25 The development would be accessed by the existing private driveway/access road which is located close to the corner of Radstock Way, between no.211 and 213. A main driveway/forecourt would run along the front of the listed building, from which spurs two access roads serving the new dwellings.
- 6.26 The current application proposes the same access arrangements and number of dwellings as the previous application on which no objection was raised with regards to impacts on highway safety or operation. The County Highway Authority has reiterated that view in this case and has recommended a Construction Transport Management Plan to ensure that construction activities are appropriately managed in order to safeguard highway safety.
- 6.27 A total of 36 car parking spaces would be provided for the residential units: this is consistent with the level required according to the standards in the Borough Local Plan (which advises 36 spaces based on the housing mix). The parking has been laid out sensitively within the site and the submitted plans also demonstrate that there is adequate space for service vehicles to manoeuvre within the site.
- 6.28 The County Highway Authority has recommended a condition requiring the provision of secure cycle parking for the proposed flats which is considered to be reasonable and necessary to promote sustainable travel.
- 6.29 In view of the above, the proposal would not give rise to harm to highway safety, capacity or operation and therefore complies with policies Ho9, Mo4, Mo4 and Mo7 of the 2005 Borough Local Plan and policy CS17 of the Core Strategy.

Effects on the amenity of neighbouring properties and future occupants

- 6.30 The closest properties to the development are on those to the east on Radstock Way and to the south on Bolsover Grove. In this regard, the main sensitivities in terms of effect on neighbour amenity are discussed below.
- 6.31 Plot 13, located in the north-west corner of the site, would be approximately 6m from the shared boundary with, and over 30m from the rear elevation of, no.211 Radstock Way. Given these separation distances, it is not considered that this

neighbour would experience an unacceptable loss of amenity in terms of privacy, light and dominance, even taking account of the change in land levels. Furthermore, the plans show an area for landscaping along this boundary which would provide additional screening to further reduce any limited impact. Details of this, and other boundary treatments (e.g. fences) would be secured through a proposed condition.

- 6.32 The dwellings on Plots 19 and 20 which are part of the group in the south-east part of the site would also be a considerable distance from the shared boundary to neighbours with the south on Bolsover Grove, at around 12m. A large amount of existing hedging and tree cover exists in this location which is proposed to be retained and the plans show additional proposed tree and hedge planting which would provide significant screening from neighbours to the south. It is again acknowledged that the ground floor level proposed dwellings on these plots would be around 1.5m above the ground level at the boundary with the properties on Bolsover Grove; however, given the separation distances involved (12m to the boundary and 32m to the rear elevations of the neighbouring dwellings), it is not felt that they would give rise to an unduly overbearing effect or unacceptable overlooking.
- 6.33 Proposed plots 11 and 12 would be located in the south-west corner of the site, close to the boundaries with neighbours on Radstock Way (no's. 217-221). These plots were identified in the previous scheme (at that point numbered as Plots 16/17) as giving rise to an unacceptable overlooking impact on the neighbour at Radstock Way.
- 6.34 Plots 11 and 12 have a staggered footprint, such that the closest element of built form to the boundary with properties on Radstock Way is the flank wall of Plot 11 which is around 9m to the rear boundaries of properties on Radstock Way. The flank elevation of Plot 11 would have only one small ground floor window and no first floor windows. On this basis, it is not felt to cause overlooking. The front elevation of Plot 12 would also face towards properties on Radstock Way; however, this would be around 13m to the boundary. Furthermore, since the previous scheme, the unit has been configured such that all of the windows facing towards properties on Radstock Way can be obscure glazed (serves a bathroom and secondary window to a bedroom). Subject to an obscure glazing condition, the scheme is considered to overcome the previous reason for refusal on overlooking. A condition to secure appropriate landscaping and boundary treatments along the boundary with these neighbours will be imposed.
- 6.35 Plot 11 would be over 16m to the boundary with properties on Bolsover Grove to the south and thus would have a similar relationship to that described above for Plots 19 and 20 which is considered to be acceptable.
- 6.36 Other proposed units, due to their positioning within the site, are not considered to give rise to material harm to neighbouring properties.
- 6.37 It is acknowledged that some disturbance might arise during the construction process; however, this would by its nature be a temporary impact. Furthermore, other environmental and statutory nuisance legislation exists to protect neighbours

and the public should any particularly unacceptable issues arise. Refusal on this basis would not therefore be warranted.

- 6.38 Whilst it is recognised that the site is presently vacant, it was previously used, and could be occupied, as a community/youth centre. Compared to this, it is not considered that the nature and scale of residential development proposed would give rise to a materially greater level of noise and disturbance such that it would be harmful to neighbour amenity. In residential use, the patterns of movement and activity arising is likely to be far more aligned to that of neighbouring residential properties.
- 6.39 The site is located on the north-eastern corner of Merstham and, as a result, is in reasonable proximity to the M25 motorway. However, the proposed dwellings would be between 180 and 190 metres from the motorway and shielded by both the dense belt of woodland along the embankment of the motorway as well as retained woodland and tree cover on the site. The proposed dwellings would be no closer to the motorway than existing properties in the area. As such, motorway noise is not considered to be an insurmountable issue in terms of the amenity of future occupants; however, a condition requiring details of measures to attenuate noise within individual properties will be imposed. In all other respects, the proposed residential units are considered to have acceptable levels of amenity: each would have access to a private or communal garden; all would have reasonable outlook and daylighting and would comply with the nationally described space standards.
- 6.40 On this basis, the proposal would is not considered to give rise to any adverse impacts on neighbour amenity and therefore complies with policy Ho9 and Ho10 of the Borough Local Plan 2005.

Trees and landscaping

- 6.41 Whilst there are no protected trees within or adjacent to the site, it has a high degree of arboricultural interest in terms of both the woodland area to the east and both native and ornamental species within the more immediate grounds of the listed mansion house and on the boundaries.
- 6.42 During the course of the previous application, concerns were raised regarding the potential impact of the development on a mature, off-site Redwood (T75) within the garden of the neighbouring property on Radstock Way. To address this, amended plans were negotiated which reposition the dwellings what was then plots 16-17 (now plots 11-12) so that they would not be within the root protection area of this third party tree. The positioning of these units remains unchanged from the previous scheme and as such the Tree Officer has reiterated a position of no objection subject to conditions.
- 6.43 The application was accompanied by an arboricultural assessment which identifies that a number of tree removals and facilitative pruning would be required to enable the development. These have been considered by the Tree Officer and the proposed works are not considered to be objectionable, with the Tree Officer reiterating the losses are generally of low to moderate values trees and these can be compensated through replacement landscaping and planting.

- 6.44 The plans indicate, and allow for, meaningful replacement tree planting which will be secured through a landscaping condition and would mitigate the proposed losses and ensure adequate boundary screening. In addition, a condition will be imposed to ensure restoration and long-term management of the woodland area which has historically be used as an informal kart track as part of the previous use.
- 6.45 Accordingly subject to the conditions identified above, the proposal would not have an undue adverse effect on the arboricultural and ecological interest of the site and would comply with policies Pc2G and Pc4 of the Borough Local Plan 2005 and policies CS2 and CS10 of the Core Strategy.

Affordable housing, infrastructure and development viability

- 6.46 Core Strategy Policy CS15 and the Council's Affordable Housing SPD sets out that, on schemes of 15 or more net units such as this, the Council will expect 30% of units on-site to be provided as affordable housing. However, both the policy and SPD make allowance for a lower provision/contribution to be negotiated where it is demonstrated that the provision of affordable housing would make the development unviable, in accordance with national policy.
- 6.47 In this case, the applicants have provided a viability appraisal and associated evidence with the application to demonstrate that, even without affordable housing, the development did not provide adequate return to the landowner and developer. The viability submission was supported by evidence including a site specific build cost plan prepared by qualified surveyors, an appraisal of the existing use value of the site and an appraisal of the market value of the proposed (both prepared by local agents).
- 6.48 The submitted appraisal concludes that even without affordable housing – the scheme achieves a profit of 7.5% on gross development value (GDV) which is significantly below the level which would be considered to be a reasonable developer margin. This has been scrutinised by Officers and, whilst some minor adjustments to appraisal inputs have been identified, even with these the scheme is considered by Officers to achieve only a profit on GDV of 10%. Whilst the profit level is scheme specific, by way of context on recent schemes in the borough profit levels of between 15-20% of GDV have been accepted: the outturn in this case would clearly be significantly below this particularly mindful of the particular challenges, costs and complexities associated with restoration of the listed building in this case.
- 6.49 The development viability has therefore been fully explored and it is concluded that the scheme is not able to make any provision for affordable housing and to do so would risk stalling the development and would likely be considered unreasonable at appeal. Consideration has been given to whether a claw-back or reappraisal mechanism would be appropriate in this case. Mindful of RICS Practice Advice and the provisions of the Planning Practice Guidance and given the nature of the development, being a relatively small, single phase scheme for which the viability appraisal is showing a profit some way below a reasonable margin (even with sensitivity testing), a review mechanism is not considered reasonable in this case.

- 6.50 As it involves the creation of new dwellings, this development would be liable for the Community Infrastructure Levy (CIL) and therefore would provide a contribution towards infrastructure improvements in the borough. The exact amount of liability would be determined and collected after the grant of planning permission. Based on the information available at this stage, it is estimated that the charge due could be approximately £190,000 (prior to indexation).
- 6.51 Legislation (Regulation 122 of the CIL Regulations) and national policy requires that only contributions that are directly required as a consequence of development can be secured through planning obligations. Requests of this nature must be fully justified with evidence including costed spending plans to demonstrate what the money requested would be spent on. In this case, no such site specific contributions have been requested.

Other matters

- 6.52 The proposal would make a positive contribution towards meeting the housing needs and requirements of the borough, with associated social and economic benefits. This attracts a limited amount of additional weight in favour of the application.
- 6.53 The site is not in an area at risk of flooding and falls within Flood Zone 1 according to the Environment Agency flood mapping. The applicant has provided an initial drainage strategy and schematic drainage options which indicate how both surface water and foul water associated with the development will be managed. This has been reviewed by the County Council (as the Lead Local Flood Authority) who, following clarifications from the applicant, have confirmed that they have no objection subject to conditions. Details of the final design of the SuDS system, and details of implementation and maintenance, will be secured through condition.
- 6.54 Concerns have been raised in regards to health; however, there is no evidence which would indicate a specific or identifiable detriment to health would occur as a result of the development. As above, a condition will be imposed to ensure the proposed residential units would be provided with appropriate noise insulation measures.
- 6.55 The application was accompanied by a Phase 1 Ecological Survey and Bat & Reptile surveys which indicate some habitat potential within the site. Whilst the site is not subject to any specific designations, Borough Local Plan Policy Pc2G specifically seeks to ensure that habitat and nature conservation interest is maintained. Details of the measures which will be put in place during and post development to preserve and enhance biodiversity, reflecting the recommendations of the survey reports submitted with the application, are proposed to be secured through condition. Other legislative regimes exist to ensure development and construction works would not harm or injure protected species.

CONDITIONS

A - PLANNING APPLICATION 18/00312/F

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

Plan Type	Reference	Version	Date Received
Location Plan	OK009.3.200.PRPL_LP	A	23.04.2018
Site Layout Plan	OK009.3.201.PRPL_SP	A	23.04.2018
Floor Plan	OK009.3.202.PRPL_GF	A	23.04.2018
Floor Plan	OK009.3.203.PRPL_FF	A	23.04.2018
Floor Plan	OK009.3.204.PRPL_SF	A	23.04.2018
Roof Plan	OK009.3.205.PRPL_RF	A	23.04.2018
Elevation Plan	OK009.3.206.PRSEL_1-2	A	23.04.2018
Elevation Plan	OK009.3.207.PRSEL_3-4	A	23.04.2018
Elevation Plan	OK009.3.208.PREL_MH	A	23.04.2018
Elevation Plan	OK009.3.209.PREL_MH_SW	A	23.04.2018
Elevation Plan	OK009.3.210.PREL_9-10	A	23.04.2018
Elevation Plan	OK009.3.211.PREL_11-12	A	23.04.2018
Elevation Plan	OK009.3.212.PREL_13	A	23.04.2018
Elevation Plan	OK009.3.213.PREL_14	A	23.04.2018
Elevation Plan	OK009.3.214.PREL_15-16	A	23.04.2018
Elevation Plan	OK009.3.215.PREL_17-18	A	23.04.2018
Elevation Plan	OK009.3.216.PREL_19-22	A	23.04.2018
Location Plan	OK009.3.100.EXPL_LP		06.02.2018
Block Plan	OK009.3.101.EXPL_SP		06.02.2018
Existing Plan	OK009.3.102.EXPL_GF		06.02.2018
Existing Plan	OK009.3.103.EXPL_FF		06.02.2018
Existing Plan	OK009.3.104.EXPL_SF		06.02.2018
Existing Plan	OK009.3.105.EXPL_RF		06.02.2018
Existing Plan	OK009.3.106.EXEL_MH_NE		06.02.2018
Existing Plan	OK009.3.107.EXEL_MH_SW		06.02.2018
Existing Plan	OK009.3.108.EXEL_OB		06.02.2018
Existing Plan	OK009.3.109.EXPR_PL_MHB		06.02.2018
Site Layout Plan	LMSL/20/OYC/2	D	06.02.2018

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. 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 submission shall in particular include a detailed study of existing and proposed ground levels within the root protection area of the off-site Redwood (notated at T75) within the approved Arboricultural Implications Assessment by PJC Consultancy. 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 commence until samples and details of the type, position and colour of all external 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 the development shall be carried out in accordance with the approved details.

Notwithstanding the approved drawings, details to be submitted for this condition should follow the specification below and there shall be no variation without the prior approval in writing of the Local Planning Authority:

- (a) All external joinery shall be of painted timber with architraved bargeboards with no box ends and the bargeboards on the listed building shall be retained and repaired
- (b) All tiles and tile hanging shall be of Wealden handmade sandfaced plain clay tiles and handmade clay ridge tiles, with bonnet tiles to hips
- (c) All casement windows shall be of white painted timber with casements in each opening set back behind the reveal at one brick depth where set in brickwork or stone.
- (d) The original window frames shall be retained and shall not be replaced without the strict approval in writing of the Local Planning Authority.
- (e) All brickwork shall be of handmade sandfaced London stock brick in Flemish bond.
- (f) All stone work shall be of natural stone to match the existing Bargate Stone rubble in facebond, texture, finish and size.
- (g) All arches in brickwork shall be of gauged brick and all opening in stonework shall be framed in natural bath stone of dimensions and moulding to match existing.
- (h) All rooflights shall be black painted metal conservation rooflights with a single vertical glazing bar.
- (i) All fascias on the new houses shall be no more than two bricks depth, with exposed rafter feet.
- (j) All rainwater goods shall be of painted cast metal.

Reason:

To ensure that a satisfactory external appearance is achieved with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Ho13 and Pc8 and Reigate and Banstead Core Strategy policies CS1, CS4 and CS10.

5. 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) HGV deliveries and hours of operation
 - (e) construction vehicle routing to and from the site
 - (f) measures to prevent deposit of materials on the highway
 - (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:

To ensure that the development would 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.

6. No development shall commence until details of a surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Those details shall include:
- (a) A final drainage design that satisfies the SuDS Hierarchy and that is compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS
 - (b) The results of infiltration testing completed in accordance with BRE Digest: 365 including information on ground water levels
 - (c) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+CC%) allowance for climate change storm events, during all stages of the development (Pre, Post and during), associated discharge rates and storages volumes shall be provided using a Greenfield discharge rate no greater than existing greenfield rates for the corresponding storm event (as per the approved SuDS pro-forma or otherwise as agreed by the LPA)
 - (d) 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
 - (e) Details of how the runoff (including any pollutants) from the development site will be managed during construction.
 - (f) Details of management and maintenance regimes and responsibilities for the drainage system including access provision for the proposed foul water pumping station.
 - (g) A plan showing exceedance flows and how property on and off site will be protected.

The development shall thereafter be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority

Reason:

To ensure that the SuDS are adequately planned, delivered and that the development is served by an adequate and approved means of drainage so that it does not increase flood risk on or off site with regard to Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005 and Policy CS10 of the Reigate and Banstead Core Strategy 2014, as well as the requirements of the Non-statutory technical standards.

7. Notwithstanding the approved plans, no development shall take place until detailed drawings and specifications for the repair and restoration of the listed building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:
- a) a specification for the full repair and making good of the listed building, including internally and external elevations
 - b) revised detailed rooms layouts addressing how existing panelling, doors, cupboards, fireplaces and other decorative features will be retained and restored
 - c) a specification for the restoration and reinstatement of the bellcote and bell.

All making good shall be toned in to match existing including colour, facebond, texture and pointing, using a sootwash where necessary.

The development and repairs shall thereafter be carried out in strict accordance with these approved details and no part of the approved scheme shall be occupied until the repair work has been completed in full.

Reason:

To ensure that a satisfactory external appearance is achieved with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Ho13 and Pc8 and Reigate and Banstead Core Strategy policies CS1, CS4 and CS10.

8. No development shall commence, including groundworks preparation and demolition, until all related arboricultural matters, including arboricultural supervision, monitoring and tree protection measures are implemented in strict accordance with the approved details contained in the Tree Protection Plan and Arboricultural Method Statement compiled by PJC Consultancy dated 22nd January 2018.

Reason:

To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area with regard to policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

9. Notwithstanding the approved plans, no development shall commence on site until a revised scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority

The landscaping scheme 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. The scheme shall be in broad accordance with the Outline Landscape Scheme by Land Management Services (dwg no. LMSL/20/OYC/2 Rev D) and shall adhere to the following specific requirements:

- a) all hedging and shrubbery planting shall be of a species appropriate to the existing Victorian evergreen planting in the grounds, including Portuguese Laurel, Holly, Rhododendron and Cherry Laurel
- b) no planting within 5 metres of the listed building or between the listed building and southern lawn or front courtyard of the original listed building grounds shall exceed 0.5 metres in height and shall be maintained as such.
- c) all tree planting should reflect the Victorian ornamentals found in the grounds as well as native oaks and limes
- d) all footpaths, parking spaces, hardstandings and drives shall be of fixed gravel, granite setts or yorkstone.

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

10. No development shall commence until details of a scheme for the enhancement and long-term management of the retained woodland area has been submitted by the applicant and approved by the Local Planning Authority. Such details shall include details for the removal and restoration of the area previously used as a kart track and details of future maintenance regimes and responsibilities.
The woodland shall be restored prior to occupation of the residential units hereby approved and shall thereafter be maintained in accordance with the approved details.

Reason:

To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area with regard to policy Pc4 of the Reigate and Banstead Borough Local Plan 2005.

11. No above ground or superstructure works on the residential units hereby approved shall commence until details of noise mitigation and attenuation measures to be installed on the residential units have been submitted to and approved in writing by the Local Planning Authority. Such measures should be designed so as to ensure the residential units would not exceed the following noise criteria based on current figures from the World Health Organisation Community Noise Guideline Values/BS8233 "good" conditions:

- a) Bedrooms (2300-0700 hours) 30dB LAeq, 8 hours (45dB LAmax)
- b) Living rooms (0700-2300 hours) 35dB LAeq, 16 hours
- c) Outdoor living areas (0700-2300 hours) 55dB LAeq

The development shall thereafter be carried out in accordance with the approved details with all mitigation measures implemented prior to occupation of any building on the site and maintained as agreed thereafter.

Reason:

To ensure that the development would not be detrimental to the amenity of future occupants by reason of undue noise with regard to policy Ho10 of the Reigate and Banstead Borough Local Plan 2005.

12. No above ground or superstructure works on the residential units hereby approved shall take place until details of proposed external lighting, including lighting to access roads, parking areas and other external communal areas, has been submitted to and approved in writing by the local planning authority.
The development shall be constructed in accordance with the approved details and thereafter maintained.

Reason:

To ensure that a satisfactory external appearance is achieved with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Ho13 and Pc8 and Reigate and Banstead Core Strategy policies CS1, CS4 and CS10.

13. The development shall be carried out in strict accordance with the recommendations identified in the Austin Foot Ecology Extended Phase 1 Habitat & Bat Survey (Version 003 dated 28/09/2015) and the Austin Foot Ecology Reptile Survey (Version 002 dated 28/09/2015) in respect of construction practices, timing of clearance and construction works, ecological enhancement and provision of replacement or alternative habitat (including the specific recommendations for the provision of bird and bat boxes).
All replacement and alternative habitat and other ecological enhancement shall be completed prior to first occupation of the development.

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.

14. The development hereby approved shall not be first occupied unless and until a plan indicating the residential curtilages of the dwelling houses and the positions, design, materials and type of any boundary treatment to be erected (including elevations of any proposed entrance gates or features) 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 and no residential or associated domestic uses shall take place outside the residential curtilages agreed.

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.

15. The development hereby approved shall not be first occupied unless and until refuse and recycling storage and collection facilities, including presentation points, have been provided in accordance with details to be submitted to and approved in writing by the local planning authority. Such facilities shall be sited in broad accordance with the locations identified on the approved plans.
The refuse and recycling storage and collection facilities shall thereafter be retained and maintained for their designated purpose.
Reason:
To provide appropriately sized, sited and designed waste facilities in the interests of the amenities of the area with regard to Reigate and Banstead Borough Local Plan 2005 policies Pc8, Ho9 and Mo5 and Reigate and Banstead Core Strategy policies CS1, CS4 and CS10.
16. 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:
To ensure that the development would 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.
17. The development hereby approved shall not be first occupied unless and until secure parking of bicycles for the flats has been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.
Thereafter, the said approved facility shall be provided, retained and maintained 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
18. The development hereby approved shall not be first occupied unless and until a verification report carried out by a qualified drainage engineer has been submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Drainage System has been constructed as per the agreed scheme.
Reason:
To ensure that the SuDS are adequately planned, delivered 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 and Policy CS10 of the Core Strategy 2014, as well as the requirements of the Non-statutory technical standards.
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, alterations or outbuildings

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 restrict the enlargement of dwellings in order to respect the setting of the Grade II listed building and due to the Green Belt location of a number of the units with regard to Reigate and Banstead Borough Local Plan 2005 policies Pc9, Ho24 and Co1.

20. The first floor windows in the west elevations of Plots 12 (shown serving a bedroom and en-suite) and Plot 13 (shown serving a stairwell) 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 18/00312/F

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. With respect to the materials specified in Condition 4, the applicant should be aware that handcrafted tiles are machine made and would not accord with the condition
4. The applicant is advised that prior to the initial occupation of any individual dwelling or communal dwelling/flat hereby permitted, appropriate bins and recycling boxes should be provided for the use of the occupants of that dwelling. Refuse storage areas and collection points should meet the standards set out in the Council's Making Space for Waste in New Developments Guidance document http://www.reigate-banstead.gov.uk/downloads/file/2579/making_space_for_waste.
5. 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.

6. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
7. 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. More details are available on our website.
8. The applicant is reminded that, given the findings of the submitted Ecological Reports by Austin Foot notably in relation to bats, it is highly that a European Protected Species Licence (EPSL) will need to be applied for prior to the proposed development and refurbishment works. These licences are issued by Natural England and are necessary to allow the works to proceed lawfully. Further details can be found at: <https://www.gov.uk/guidance/wildlife-licences>
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.
10. The use of a landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality.

REASON FOR PERMISSION FOR 18/00312/F

The development hereby permitted has been assessed against development plan policies CS1, CS3, CS4, CS5, CS10, CS11, CS12, CS13, CS15, CS17, Pc4, Pc9, Co1, Ho9, Ho13, Ho16, Cf1, Mo4, Mo5, Mo7 and material considerations, including third party representations. It has been concluded that, whilst there is some inappropriate development within the Metropolitan Green Belt, this is outweighed by very special circumstances and therefore the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

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

CONDITIONS

B – LISTED BUILDING CONSENT 18/00313/LBC

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

Plan Type	Reference	Version	Date Received
Location Plan	OK004.3.200.PrPL	C	12.01.2017
Location Plan	UNNUMBERED		02.10.2015
Block Plan	OK004.3.201.PrBP	C	12.01.2017
Site Layout Plan	OK004.3.202.PrGSP	C	12.01.2017
Floor Plan	OK004.3.203.PrPL.MH	A	14.02.2016
Floor Plan	OK004.3.204.PrPL.MH	A	14.02.2016
Roof Plan	OK004.3.205.RP.MH		14.02.2016
Elevation Plan	OK004.3.206.PrEL.MH	A	14.02.2016
Floor Plan	OK004.3.207.PrPL.PL9-10	B	14.02.2016
Elevation Plan	OK004.3.208.PrEL.PL9-10	B	14.02.2016
Floor Plan	OK004.3.209.PrPL.PL11	B	14.02.2016
Elevation Plan	OK004.3.210.PrEL.PL11	B	14.02.2016
Floor Plan	OK004.3.211.PrPL.PL12-13	B	14.02.2016
Elevation Plan	OK004.3.212.PrEL.PL12	B	14.02.2016
Elevation Plan	OK004.3.213.PrEL.PL13	B	14.02.2016
Floor Plan	OK004.3.214.PrPL.PL14-15-18	B	14.02.2016
Elevation Plan	OK004.3.215.PrEL.PL14-15-18	B	14.02.2016
Floor Plan	OK004.3.216.PrPL.PL16-17	D	12.01.2017
Elevation Plan	OK004.3.217.PrEL.PL16-17	D	12.01.2017
Floor Plan	OK004.3.220.PrPL.PL19	B	14.02.2016
Elevation Plan	OK004.3.221.PrEL.PL19	B	14.02.2016
Floor Plan	OK004.3.222.PrPL.PL20-22	B	14.02.2016
Elevation Plan	OK004.3.223.PrEL.PL20-22	B	14.02.2016
Section Plan	OK004.3.224.PrSec.AA-BB	B	12.01.2017
Existing Plan	OK004.3.104.ExPL.MH		14.02.2016
Existing Plan	OK004.3.103.ExPL.MH		14.02.2016
Existing Plan	OK004.3.107.ExEL.PL9-10		07.10.2015
Existing Plan	OK004.3.105.ExEL.MH		07.10.2015
Existing Plan	OK004.3.102.ExSP		02.10.2015
Existing Plan	OK004.3.101.ExBP		02.10.2015
Existing Plan	OK004.3.106.ExPL.PL9-10		02.10.2015

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 for which Listed Building Consent is hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

To comply with Section 18(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 52 (4) of the Planning and Compulsory Purchase Act 2005.

3. Notwithstanding the approved plans, no development shall take place until detailed drawings and specifications for the repair and restoration of the listed building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:

- d) a specification for the full repair and making good of the listed building, including internally and external elevations
- e) revised detailed rooms layouts addressing how existing panelling, doors, cupboards, fireplaces and other decorative features will be retained and restored
- f) a specification for the restoration and reinstatement of the bellcote and bell.

All making good shall be toned in to match existing including colour, facebond, texture and pointing, using a sootwash where necessary.

The development and repairs shall thereafter be carried out in strict accordance with these approved details and no part of the approved scheme shall be occupied until the repair work has been completed in full.

Reason:

To ensure that a satisfactory external appearance is achieved with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Ho13 and Pc8 and Reigate and Banstead Core Strategy policies CS1, CS4 and CS10.

4. No development shall commence until samples and details of the type, position and colour of all external 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 the development shall be carried out in accordance with the approved details.

Notwithstanding the approved drawings, details to be submitted for this condition should follow the specification below and there shall be no variation without the prior approval in writing of the Local Planning Authority:

- (k) All external joinery shall be of painted timber with architraved bargeboards with no box ends and the bargeboards on the listed building shall be retained and repaired
- (l) All tiles and tile hanging shall be of Wealden handmade sandfaced plain clay tiles and handmade clay ridge tiles, with bonnet tiles to hips
- (m) All casement windows shall be of white painted timber with casements in each opening set back behind the reveal at one brick depth where set in brickwork or stone.
- (n) The original window frames shall be retained and shall not be replaced without the strict approval in writing of the Local Planning Authority.
- (o) All brickwork shall be of handmade sandfaced London stock brick in Flemish bond.

- (p) All stone work shall be of natural stone to match the existing Bargate Stone rubble in facebond, texture, finish and size.
- (q) All arches in brickwork shall be of gauged brick and all opening in stonework shall be framed in natural bath stone of dimensions and moulding to match existing.
- (r) All rooflights shall be black painted metal conservation rooflights with a single vertical glazing bar.
- (s) All fascias on the new houses shall be no more than two bricks depth, with exposed rafter feet.
- (t) All rainwater goods shall be of painted cast metal.

Reason:

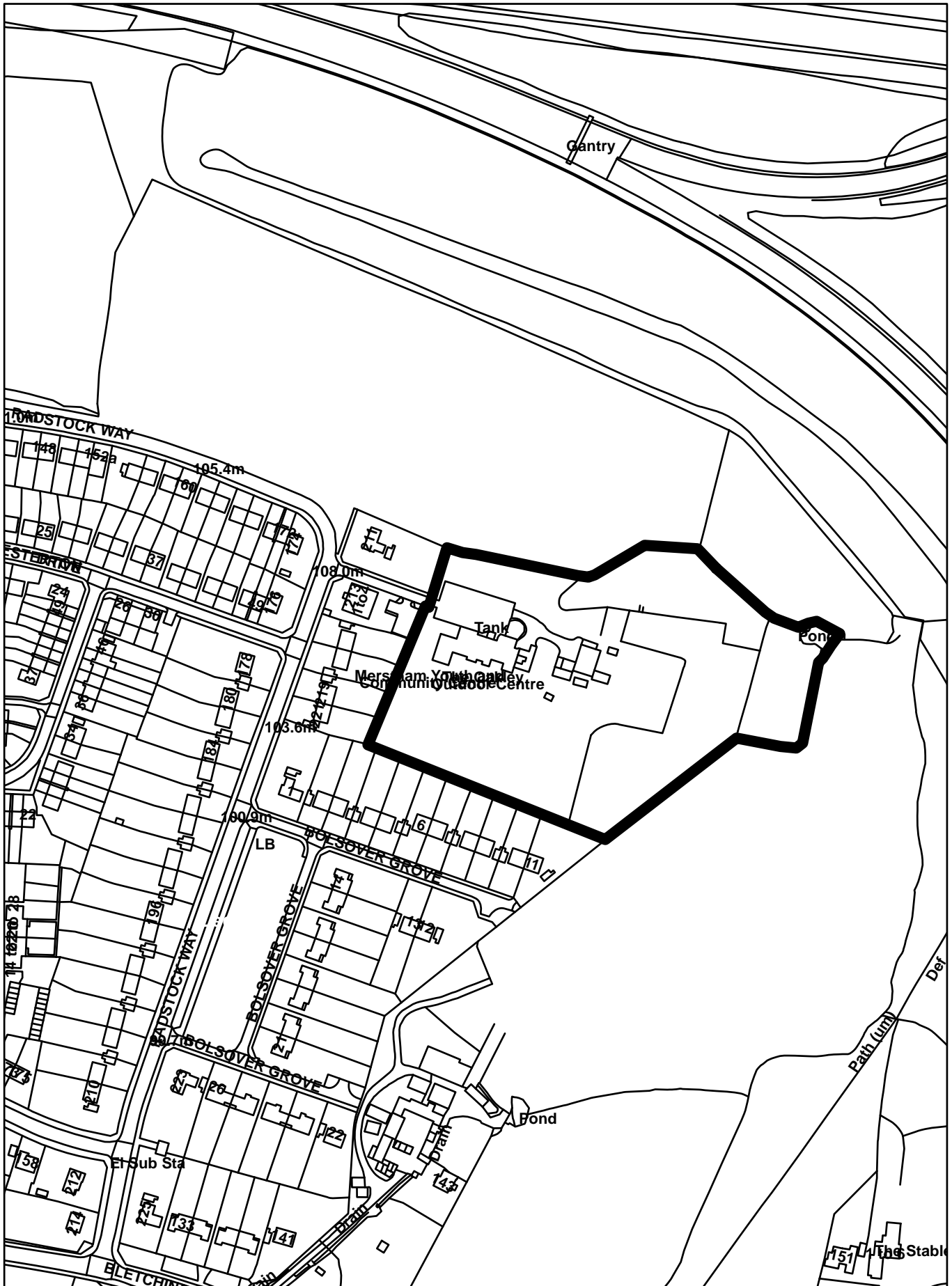
To ensure that a satisfactory external appearance is achieved with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Ho13 and Pc8 and Reigate and Banstead Core Strategy policies CS1, CS4 and CS10.

REASON FOR PERMISSION FOR 18/00313/LBC

The development hereby permitted has been assessed against development plan policies CS1, CS4 and Pc9 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

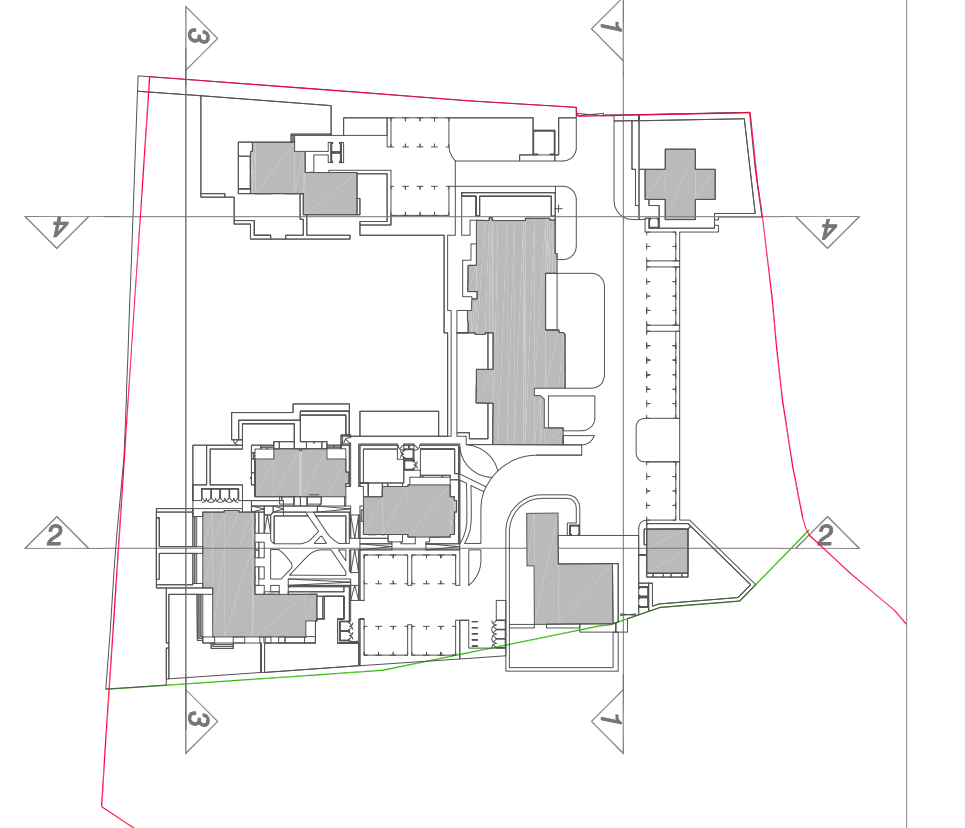
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant listed building consent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

18/00312/F & 18/00313/LBC - The Oakley Outdoor Centre, Radstock Way, Merstham





KEY	
	Existing Buildings
	Indicative Boundary
	Line of MGB
	PP GP
	Bin presentation/ collection points
	Refuse vehicles/ indicative route
	Fire truck indicative route
	Existing levels
	Proposed levels
	Existing Trees/PPs
	Proposed planting
	Grass
	Permeable surface



Scale 0 5 10m

Notes
 Dimensions to be scaled from this drawing. All dimensions levels services setting out and boundaries to be checked on site and read in conjunction with existing topographical survey by others. Some existing areas inaccessible to survey. Final built threshold levels subject to DDA access requirements. Any discrepancies to be reported to Weeks and Lafone Ltd. before execution of relevant works. Please note that the information provided on this drawing is for the use of the client only and is not intended for any other purpose. Drawings remain the copyright of Weeks and Lafone Ltd and may not be reproduced without written consent or licence.

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Project:
 Former Oakley YC
 Merstham

Client:
 Surrey County Council

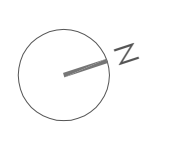
Drawing Title:
 Proposed Plan - First Floor

Date: April 2018
 Checked:

Drawing No. Revision:

Revisions
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A.180418
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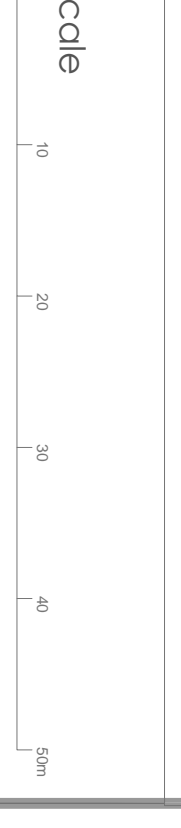
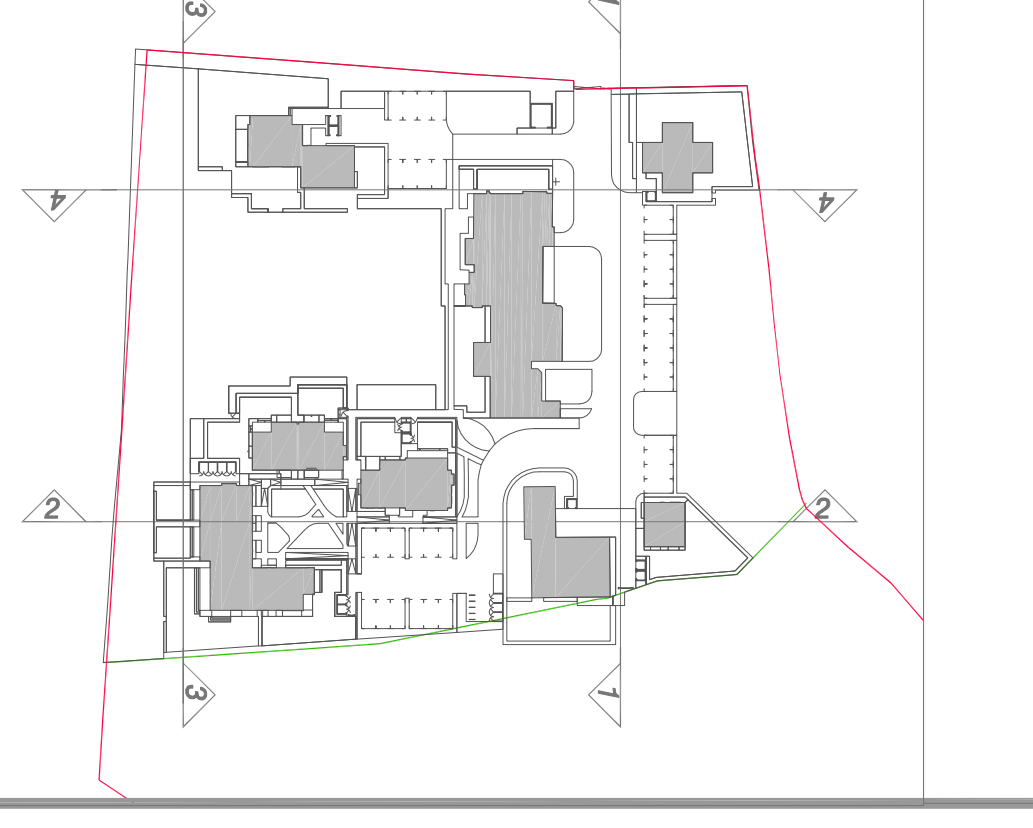


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KEY	
	Existing Buildings
	Indicative Boundary
	Line of MGB
	PP CP
	Reduce vehicles indicative route
	Fire truck indicative route
	Existing tree/PPAs
	Proposed tree/PPAs
	Grass
	Permeable surface
	Existing levels
	Proposed levels



Notes
 No dimensions to be scaled from this drawing. All dimensions/levels setting out and boundaries to be checked on site and read in conjunction with existing topographical survey by others. Any discrepancies to be reported to Weeks and Lofone Ltd. Outside of the site boundary, the site plan is for information only. Mertham and for this planning application alone. It is not intended for use by any other person or for any other purpose. Drawings remain the copyright of Weeks and Lofone Ltd and may not be reproduced without written consent or licence.

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Project:
 Former Oakley YC
 Mertham

Client:
 Surrey County Council

Drawing Title:
 Proposed Plan - Site Plan

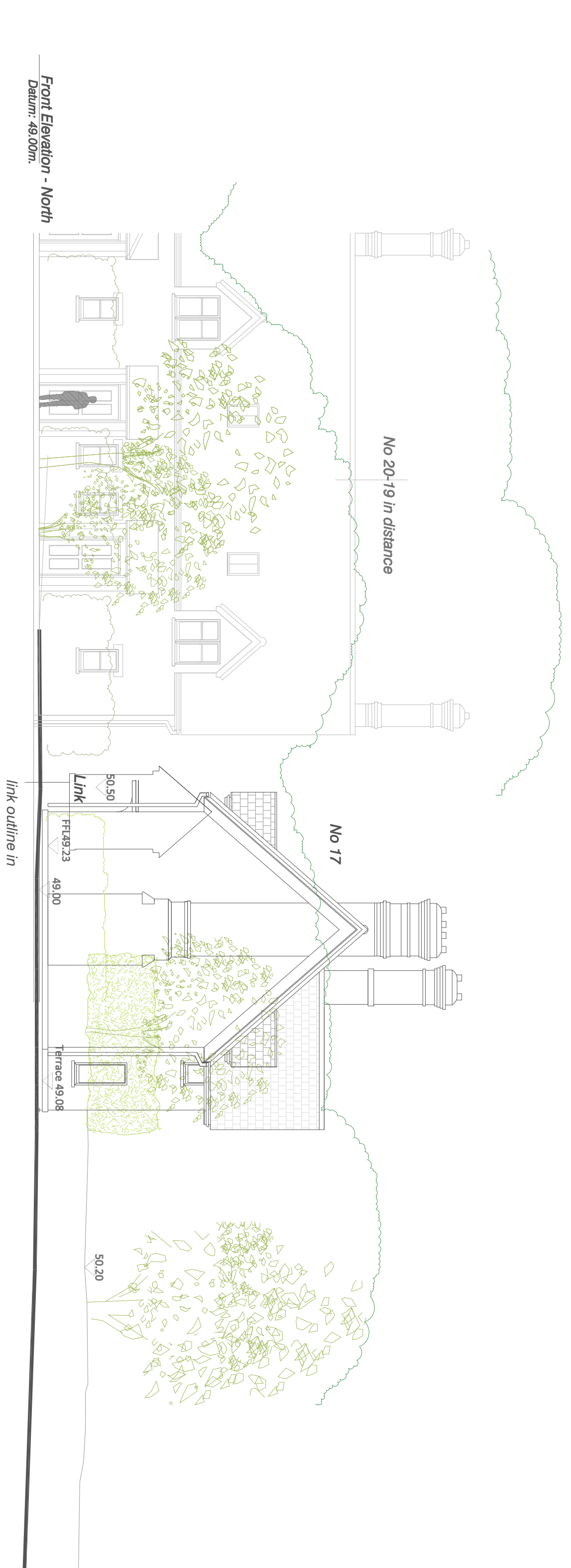
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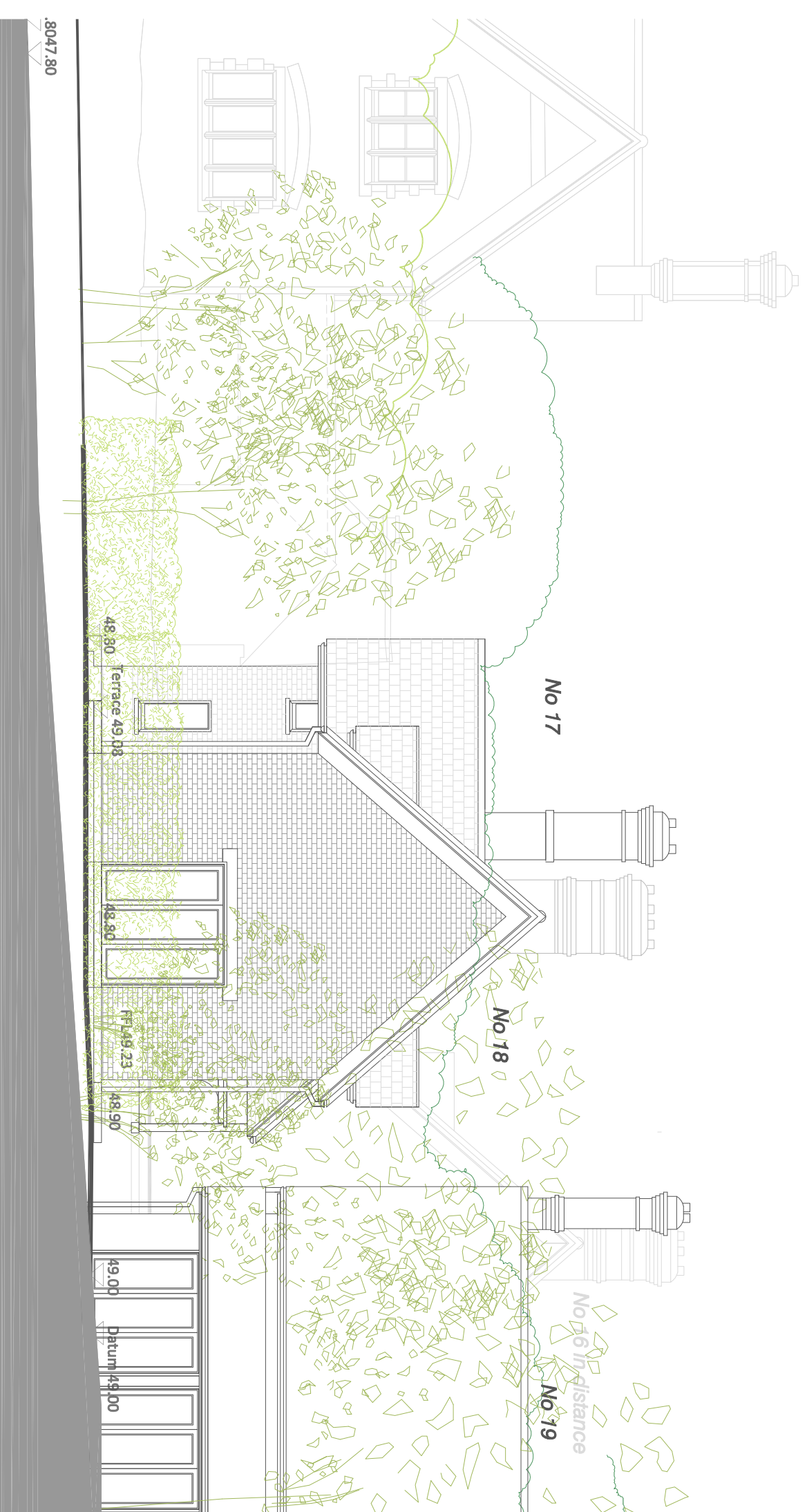
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PROPOSED NORTH ELEVATION



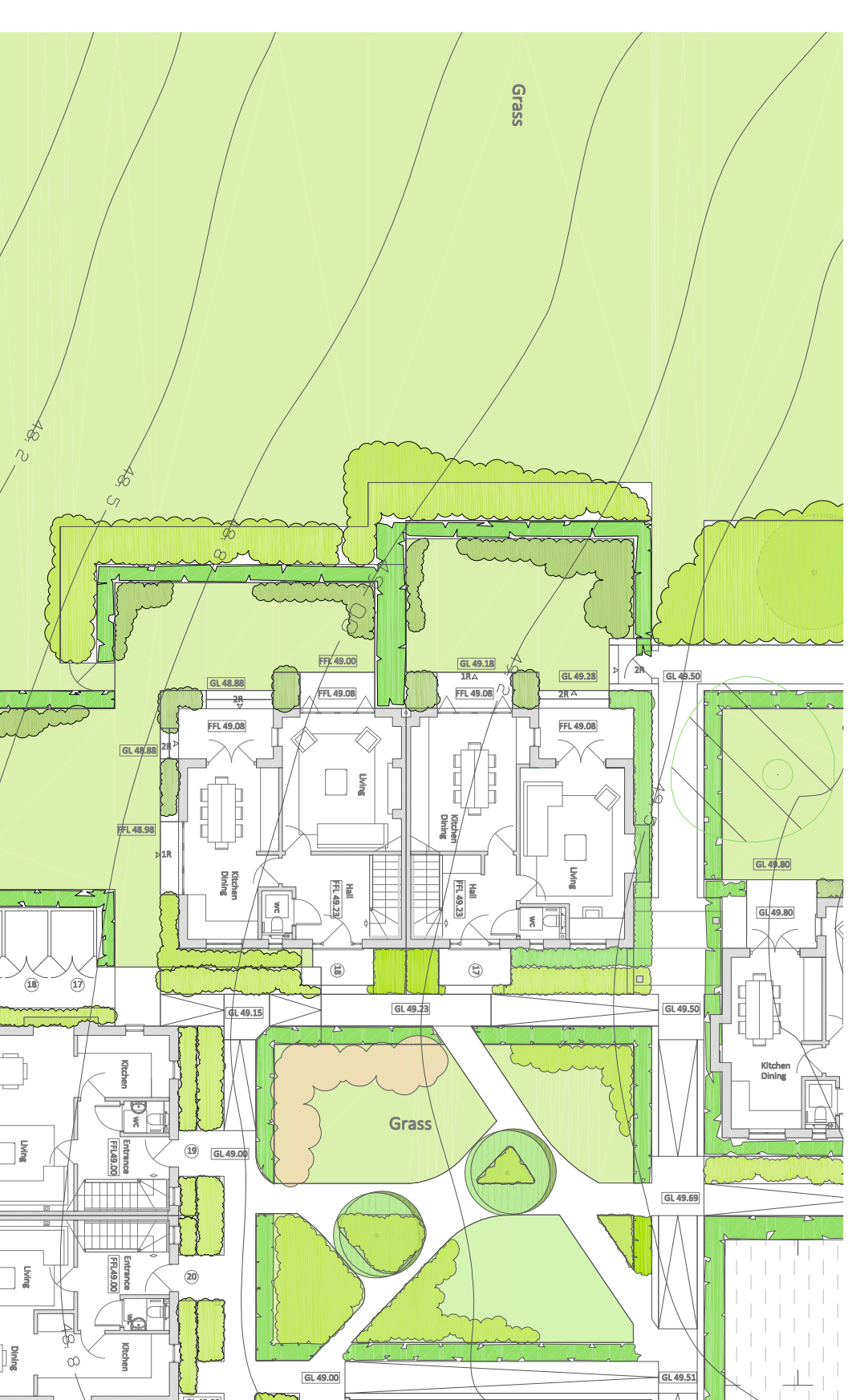
PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION

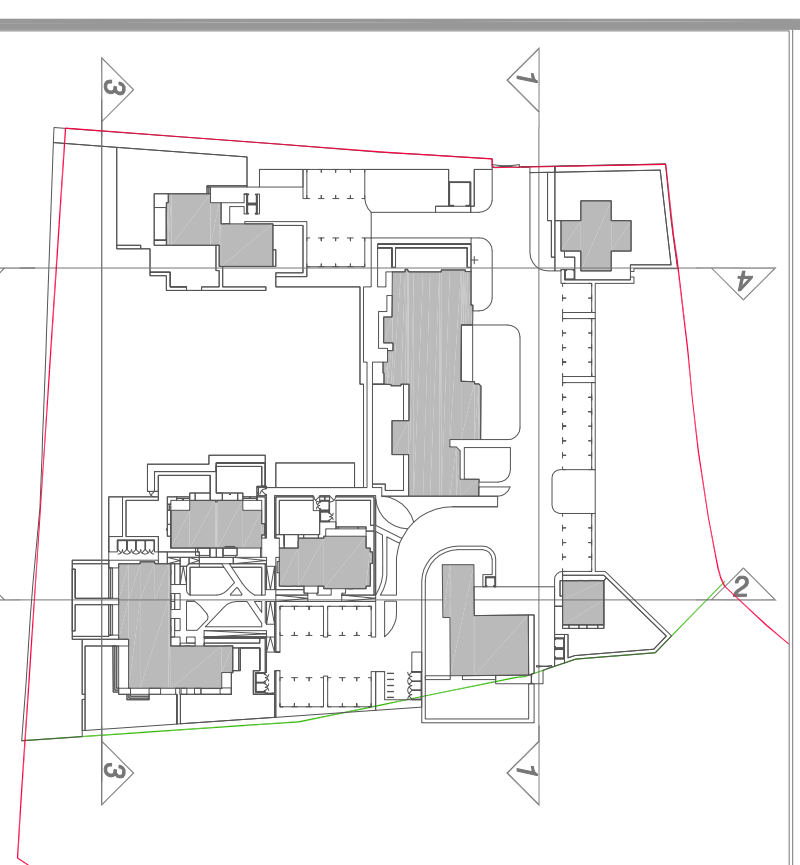


PROPOSED WEST ELEVATION



PROPOSED GRD FLOOR LOCATION PLAN

KEY	
	Existing Buildings
	Proposed Levels
	Existing levels
	Existing Trees
	Proposed Trees
	Existing Vegetation
	Proposed Vegetation
	Brickwork
	Fencing stone



Scale 0 5m

Notes
 All dimensions to be scaled from this drawing. All dimensions levels services setting out and boundaries to be checked on site and read in conjunction with existing topographical survey by others. Some existing areas inaccessible to survey. Final built threshold levels subject to DDA access requirements. Any discrepancies to be reported to Weeks and Latone Ltd. before execution of relevant works. Former Oakley Youth Centre, Merstham and for the planning application alone. It is not intended for use by any other person or for any other purpose. Drawings remain the copyright of Weeks and Latone Ltd and may not be reproduced without written consent or licence.

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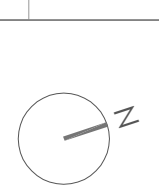
Client:
 Surrey County Council

Drawing Title:
 Proposed Elevations
 Plot 17-18

Date: April 2018
 Drawing No. OK009_3.215.PHEL_17-18

Revisions
 A - 180418

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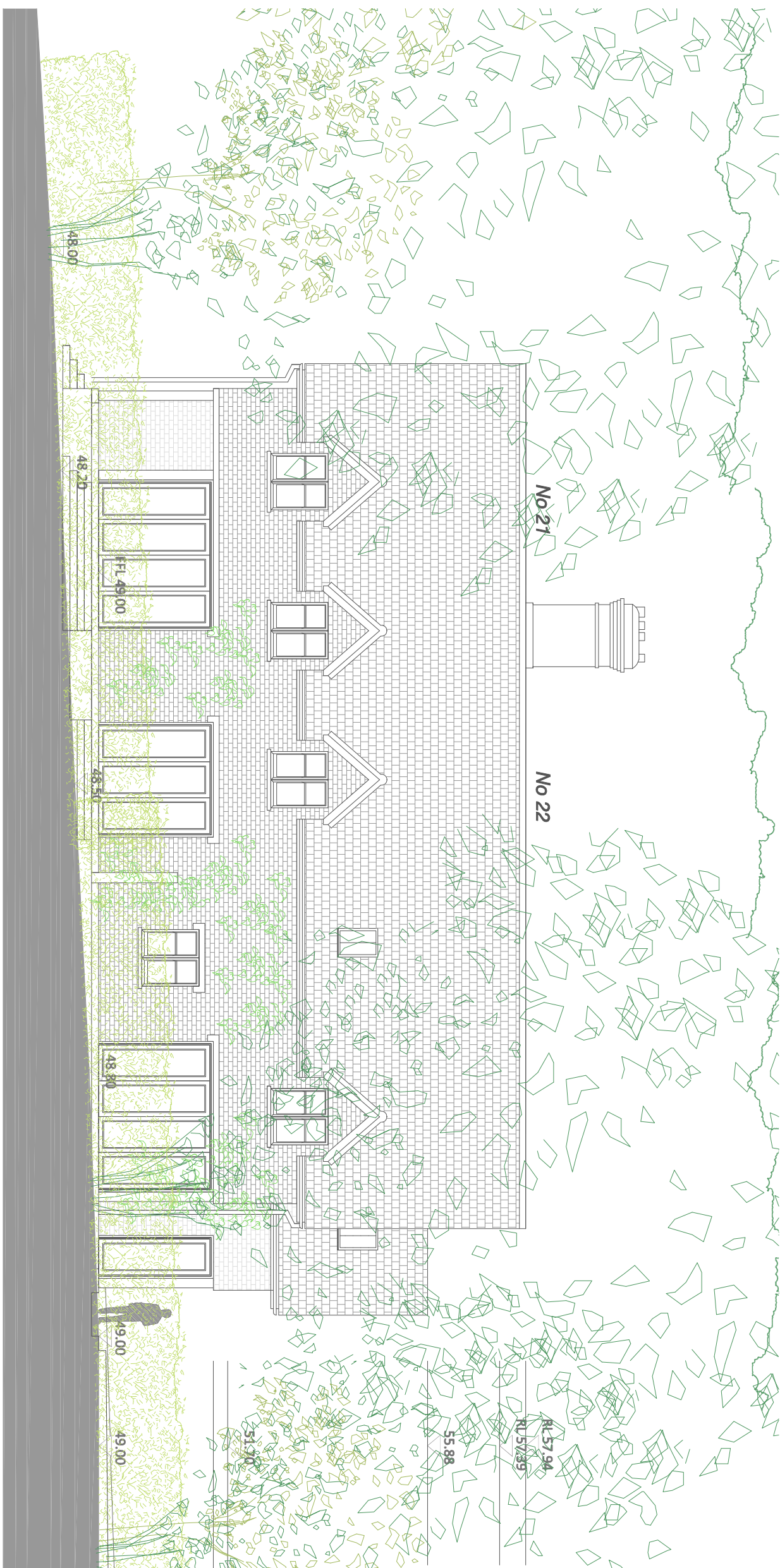


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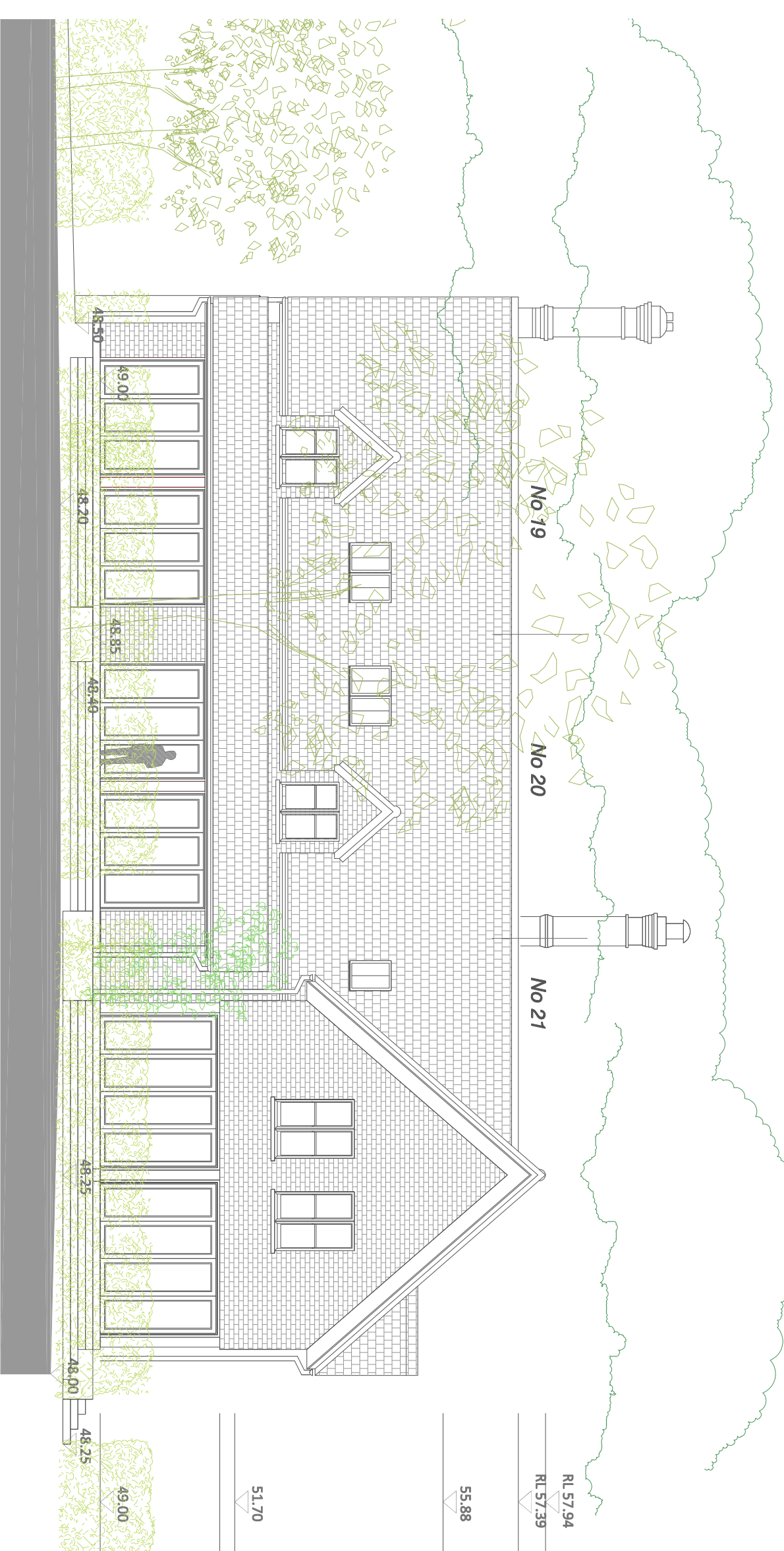
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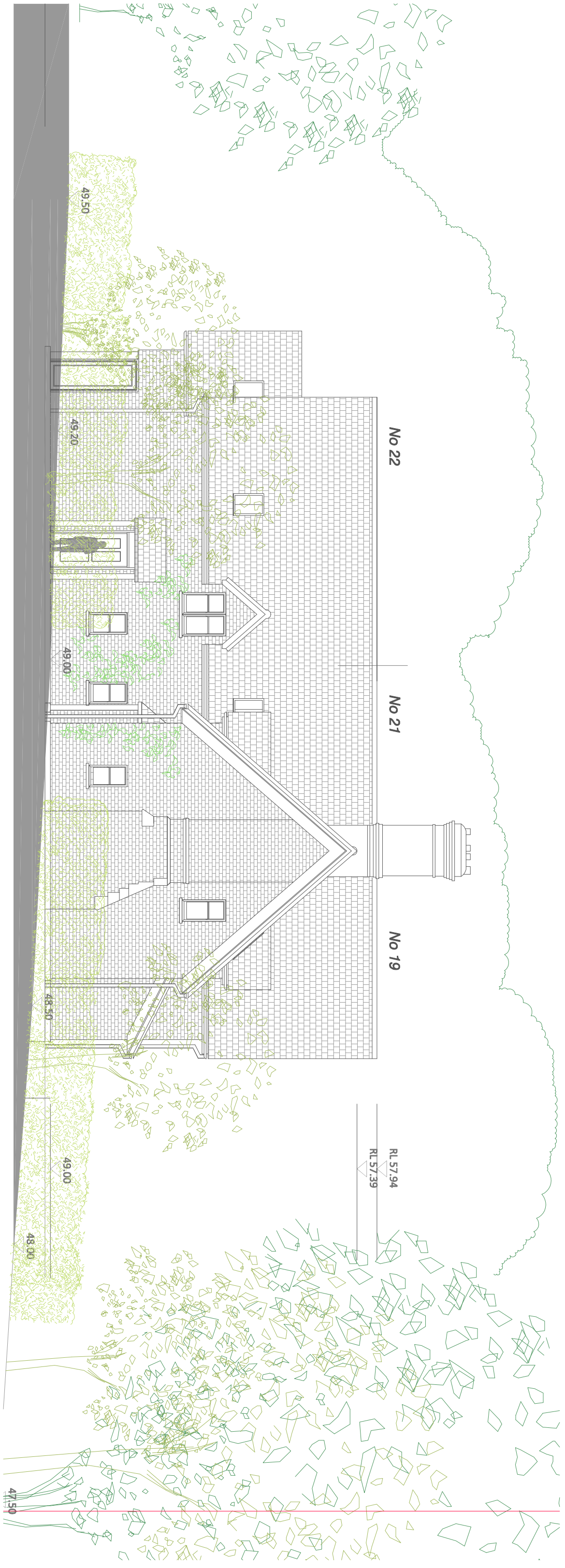
PROPOSED NORTH ELEVATION



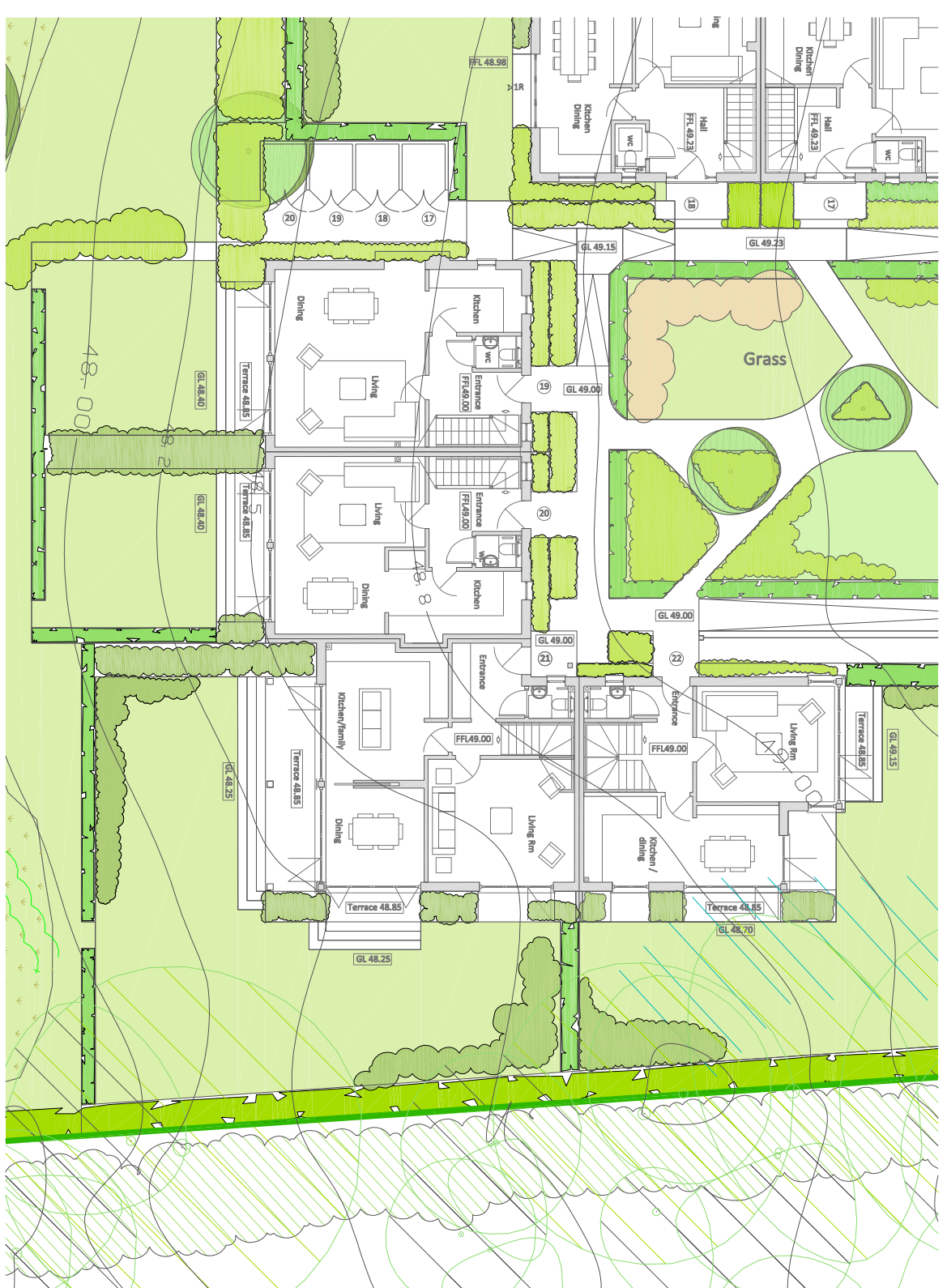
PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION

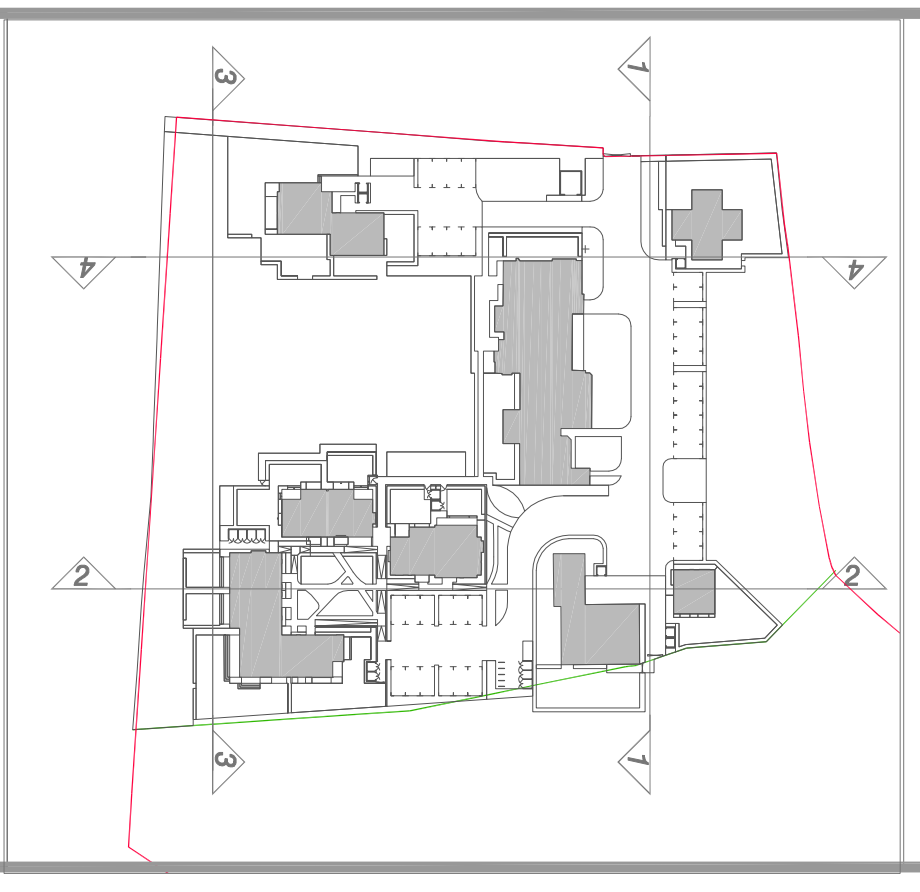


PROPOSED WEST ELEVATION



PROPOSED GRD FLOOR LOCATION PLAN

KEY	
	Existing Buildings
	Proposed levels
	Existing levels
	Clay tiles
	Brickwork
	Facing stone
	Existing Trees
	Proposed Trees
	Existing Vegetation
	Proposed Vegetation



Scale 0 5m

NOTES
 All dimensions to be scaled from this drawing. All dimensions shall be checked on site and read in conjunction with existing topographical survey by others. Some existing areas inaccessible to survey. Final built thresholds reported to DDA, access requirements. Any discrepancies to be reported to Weeks and Lafone Ltd, before execution of relevant works. This drawing has been produced for Surrey County Council the application alone. It is not intended for use by any other person or for any other purpose. Drawings remain the copyright of Weeks and Lafone Ltd and may not be reproduced without written consent or licence.

FOR PLANNING APPROVAL ONLY
 Project:
 Former Oakley YC
 Merstham

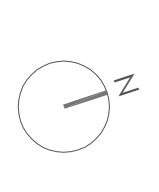
Client:
 Surrey County Council

Drawing Title:
 Proposed Elevations
 Plot 19-22

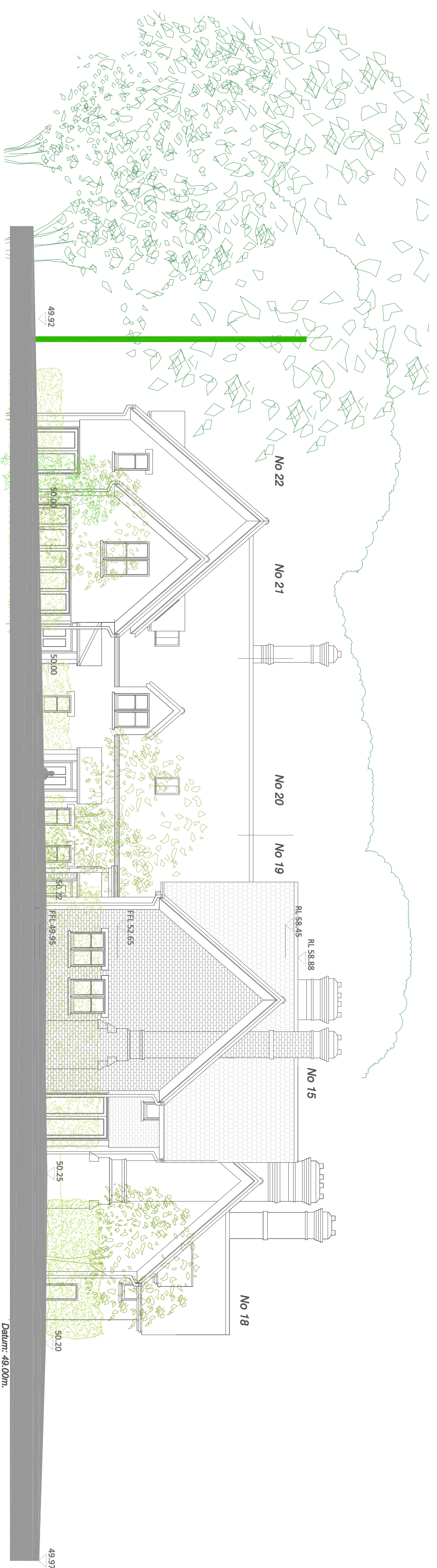
Date: April 2018	Checked:
Drawing No.	Revision.
OK009_3.216.PREL_19-22	A

Revisions
 A - 180418

Scale: 1:100 @ A1



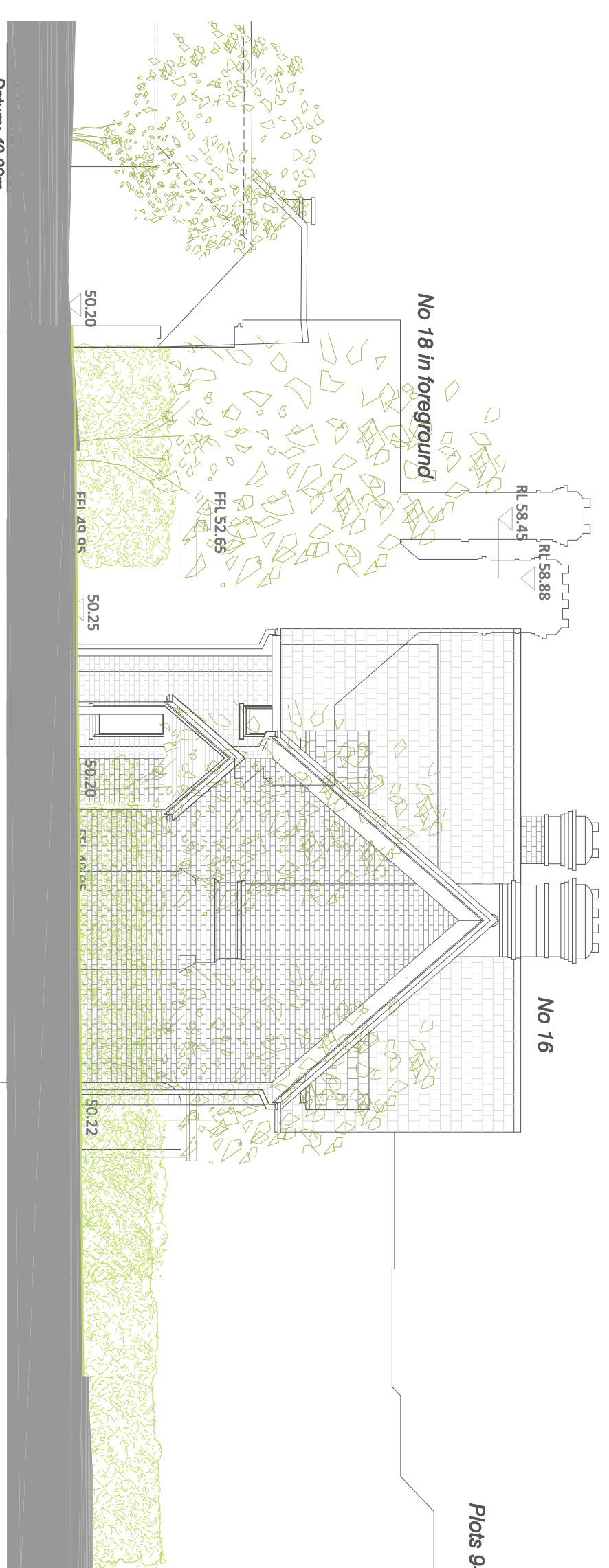
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PROPOSED NORTH ELEVATION



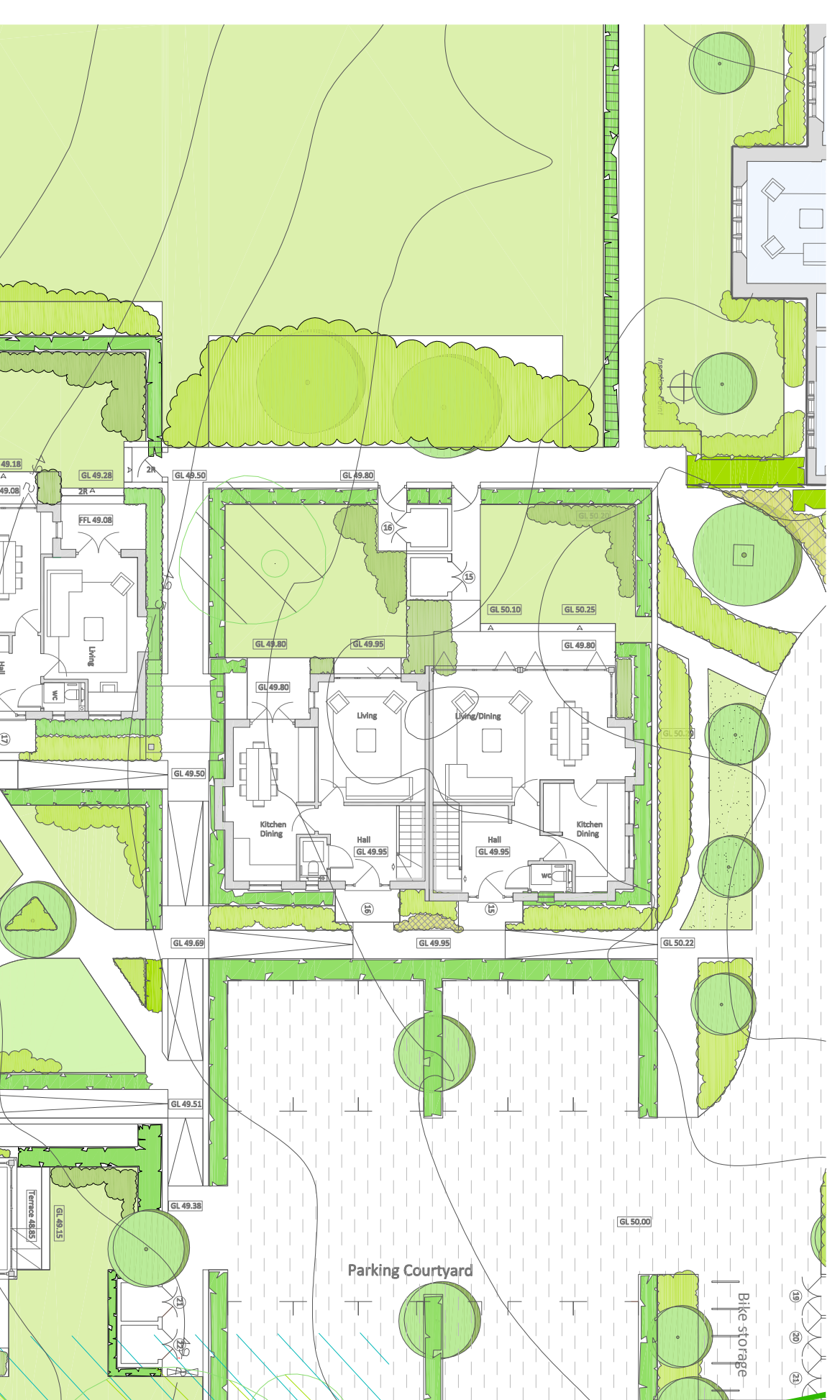
PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION

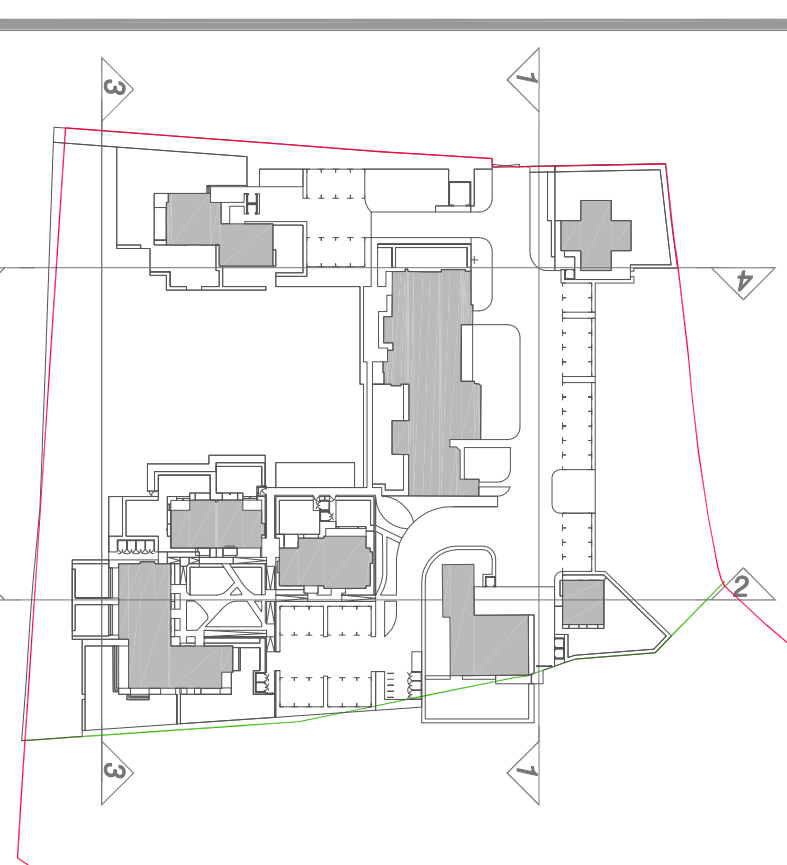


PROPOSED WEST ELEVATION



PROPOSED GRD FLOOR LOCATION PLAN

KEY	
	Existing Buildings
	Proposed levels
	Existing Trees
	Proposed Trees
	Existing Vegetation
	Proposed Vegetation
	Brickwork
	Clay tiles
	Facing stone



Scale 0 5m

Notes
 All dimensions to be scaled from this drawing. All drawings shall be checked and approved by the architect on site and read in conjunction with existing topographical survey by others. Some existing areas inaccessible to survey. Final built threshold levels subject to DDA access requirements. Any discrepancies to be reported to Weeks and Lafone Ltd before execution of relevant works. This drawing has been produced for survey/council use only and is not intended for use by any other person or for any other purpose. Drawings remain the copyright of Weeks and Lafone Ltd and may not be reproduced without written consent or licence.

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Project:
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Client:
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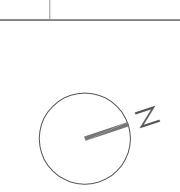
Drawing Title:
 Proposed Elevations
 Plot 15-16

Date: April 2018

Drawing No. OK009_3.214.P/EL_15-16

Revisions
 A - 180418

Scale: 1:100 @ A1



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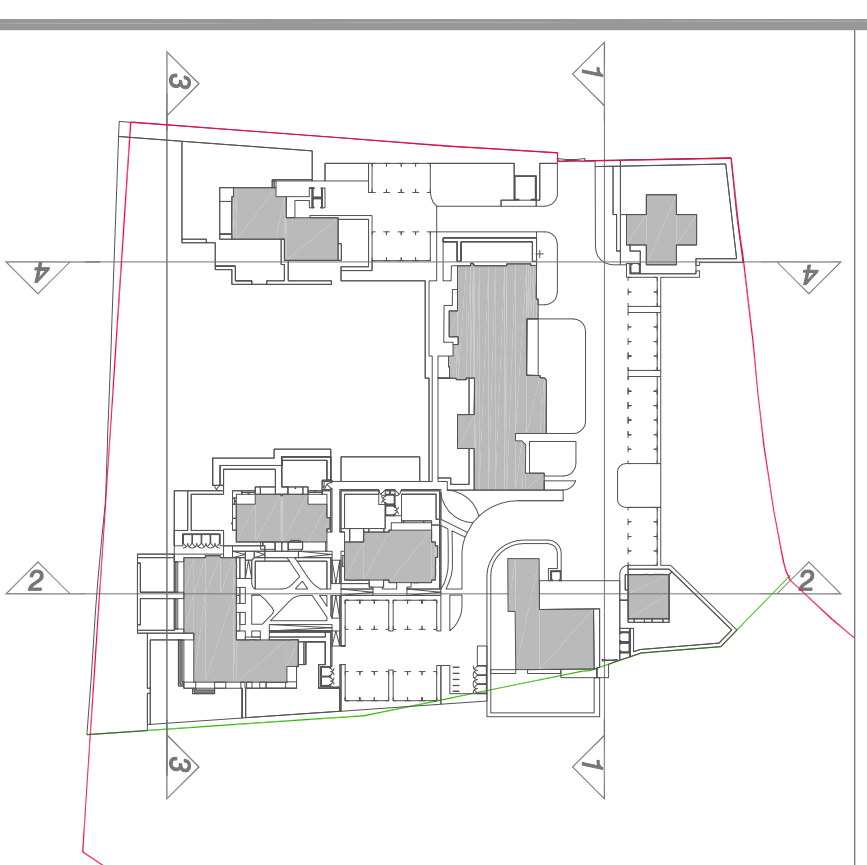


Proposed South Elevation - 3



Proposed West Elevation - 4

KEY	
	Existing Buildings
	Proposed Buildings
	Existing Trees
	Proposed Trees
	Existing Vegetation
	Proposed Vegetation
	Brickwork
	Facing stone
	Proposed Levels
	Existing Levels
	City tiles



Scale: 0 5 10m

NOTES
 All dimensions to be scaled from this drawing. All dimensions levels, setbacks and boundaries to be checked on site and read in conjunction with existing topographical survey by others, some existing areas inaccessible to survey. Final built threshold levels subject to DDA, access requirements. Any discrepancies to be reported to Weeks and Lafone Ltd. before execution of relevant works. Existing trees to be retained and protected. The location of existing trees to be confirmed by the Council and for the Council's application alone. It is not intended for use by any other person or for any other purpose. Drawings remain the copyright of Weeks and Lafone Ltd and may not be reproduced without written consent or licence.

FOR PLANNING APPROVAL ONLY

Project:
 Former Oakley YC
 Merstham

Client:
 Surrey County Council

Drawing Title:
 Proposed Site Elevations 3-4
 South & West

Date: April 2018
Checked:

Drawing No.
 OK009_3.207.P/S/EL_3-4
Revision:

Revisions
 A - 180418
A

Scale: 1:200 @ A1

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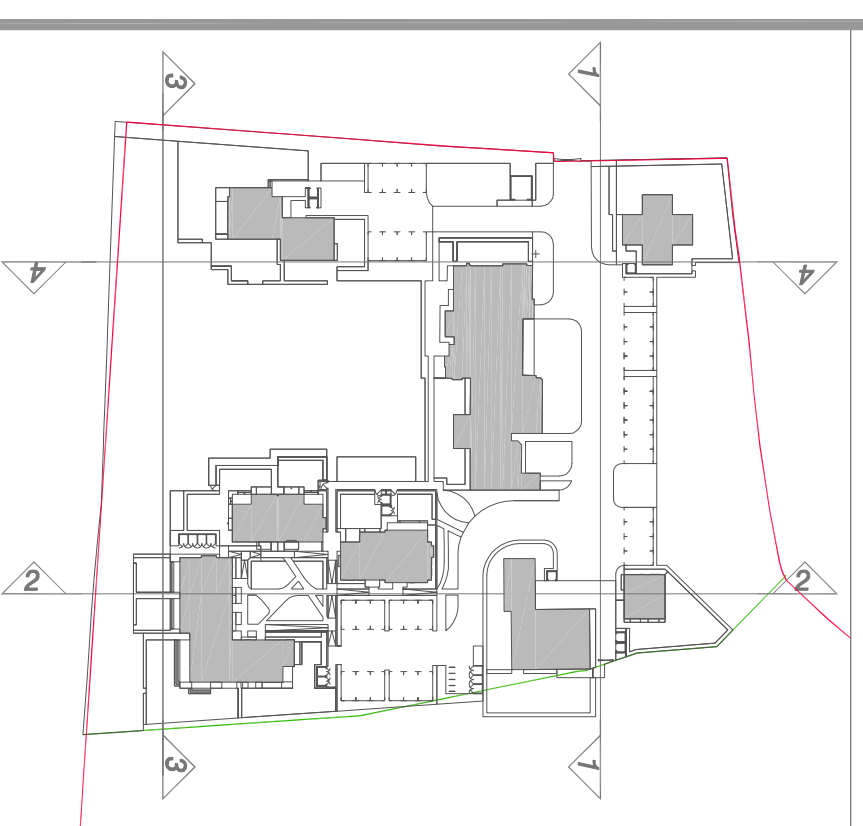
PROPOSED REAR SOUTH ELEVATION

Note: All levels outside of TPO survey indicative only



PROPOSED SIDE WEST ELEVATION

	Existing Buildings		Existing Trees
	Proposed Levels		Proposed Trees
	Existing Levels		Existing Vegetation
	Clay tiles		Proposed Vegetation
	Brickwork		
	Facing stone		



Scale 0 5m

Notes
 Dimensions to be scaled from this drawing. All dimensions levels, services, setting out and boundaries to be checked on site and read in conjunction with existing topographical survey by others, some existing areas inaccessible to survey. Final built threshold levels subject to DDA, access requirements. Any discrepancies to be reported to Weeks and Lafone Ltd, before execution of relevant works. Please refer to the relevant planning application and for the Council's response. This drawing is for the Council's use only and is not intended for any other purpose. Drawings remain the copyright of Weeks and Lafone Ltd and may not be reproduced without written consent or licence.

FOR PLANNING APPROVAL ONLY

Project:
 Former Oakley YC
 Merstham

Client:
 Surrey County Council

Drawing Title:
 Proposed Elevations Main House
 South and West Plots 1-8

Date: April 2018

Drawing No. Revision.

OK009_3.209_PEL_MH_SW

A

Revisions

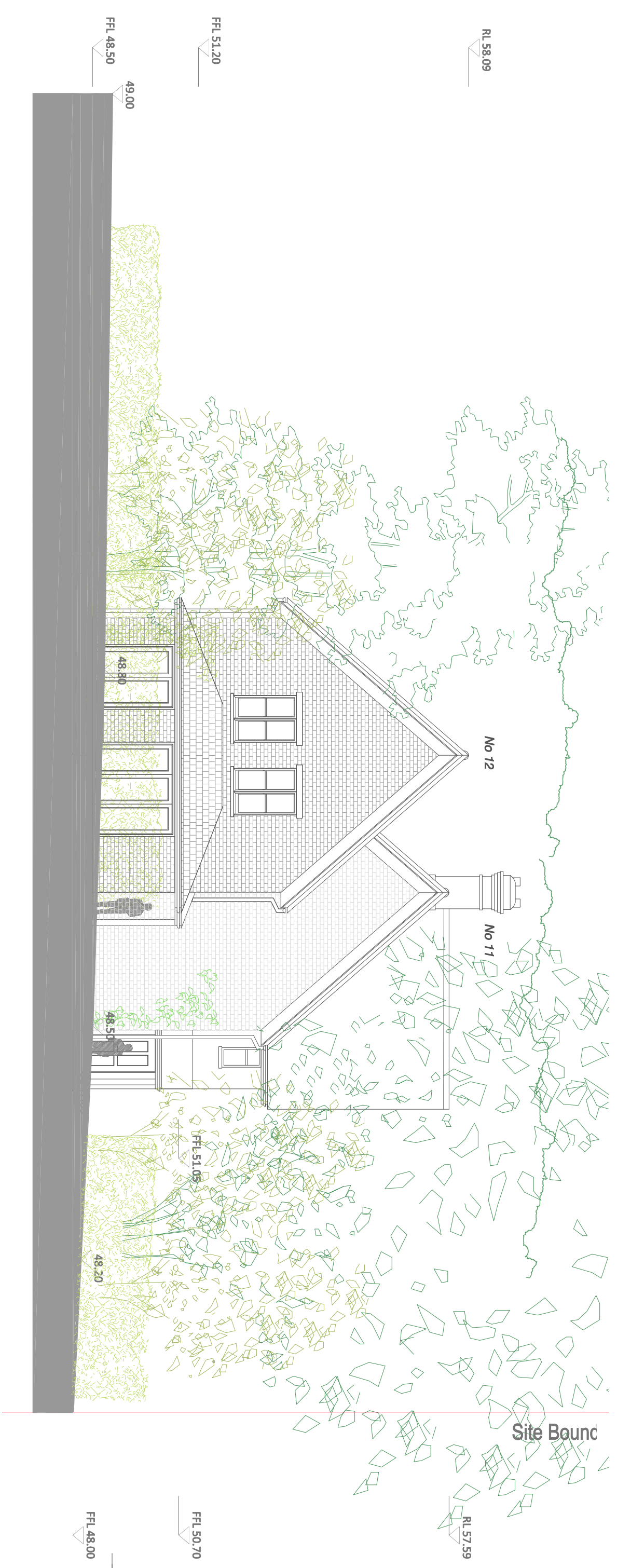
A - 180418

Scale: 1:100 @ A1



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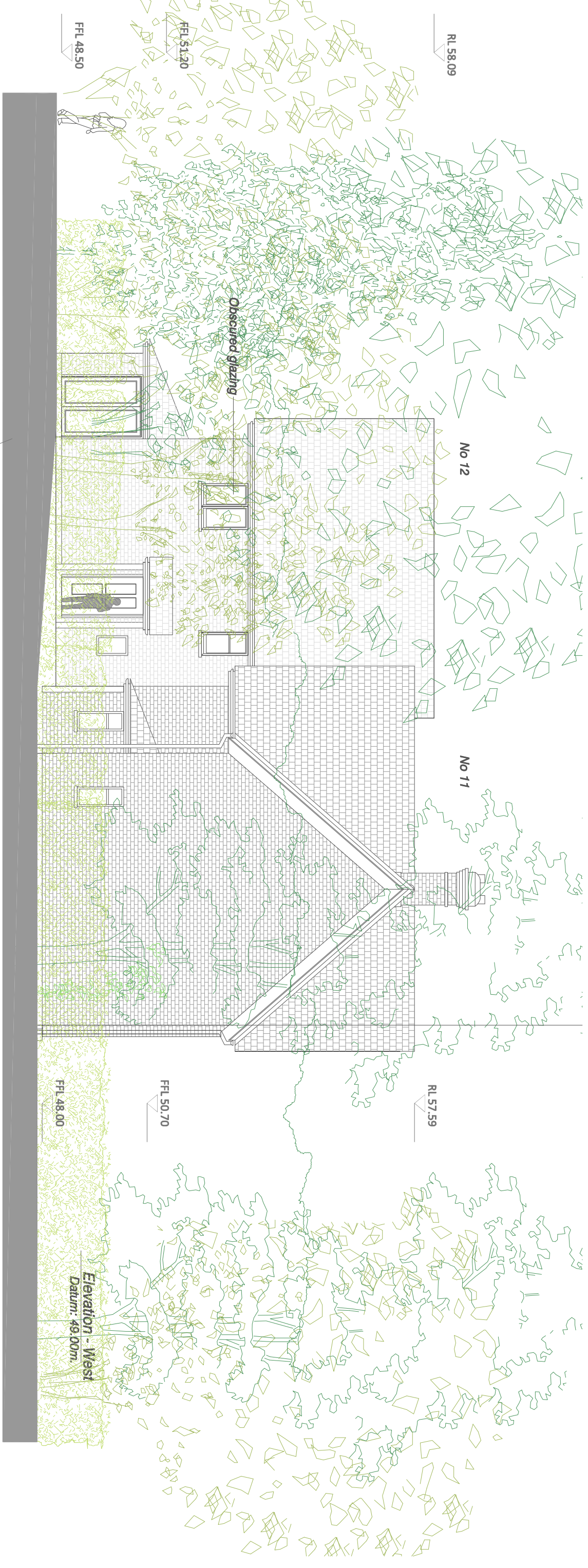
PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION



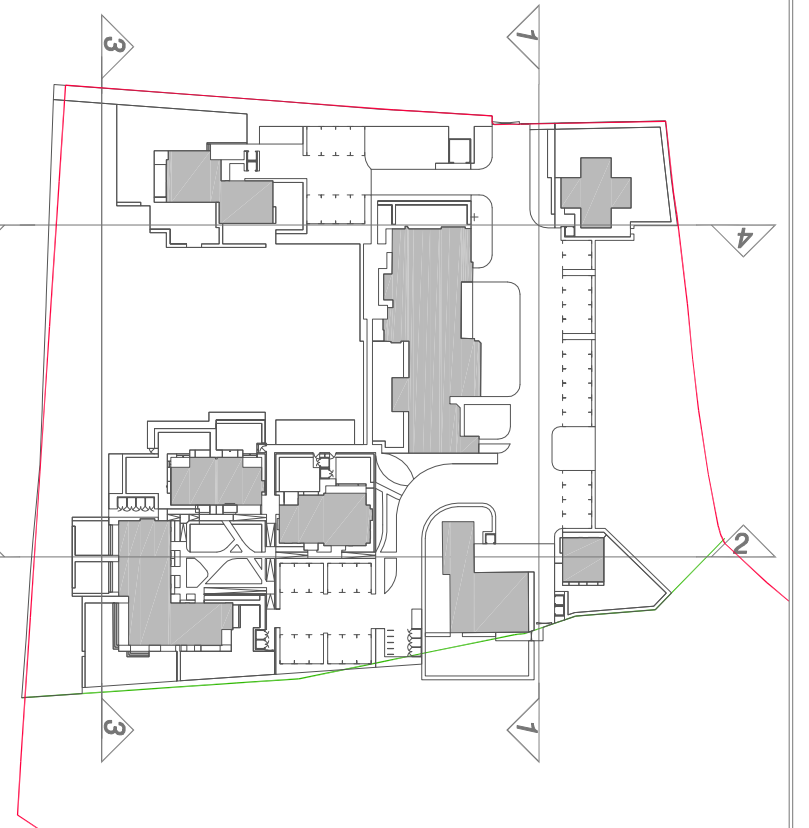
PROPOSED WEST ELEVATION



PROPOSED GRD FLOOR LOCATION PLAN

KEY

	Existing Buildings		Existing Trees
	Proposed levels 98.20		Proposed Trees
	Existing levels 98.20		Existing Vegetal
	Clay tiles		Proposed Veget
	Brickwork		
	Facing stone		



Notes
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Client:
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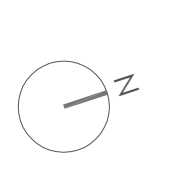
Drawing Title:
 Proposed Elevations
 Plots 11-12

Date: April 2018
Checked:

Drawing No. OK009_3.211_PEL_11-12
Revision: A

Revisions
 A - 180418

Scale: 1:100 @ A1



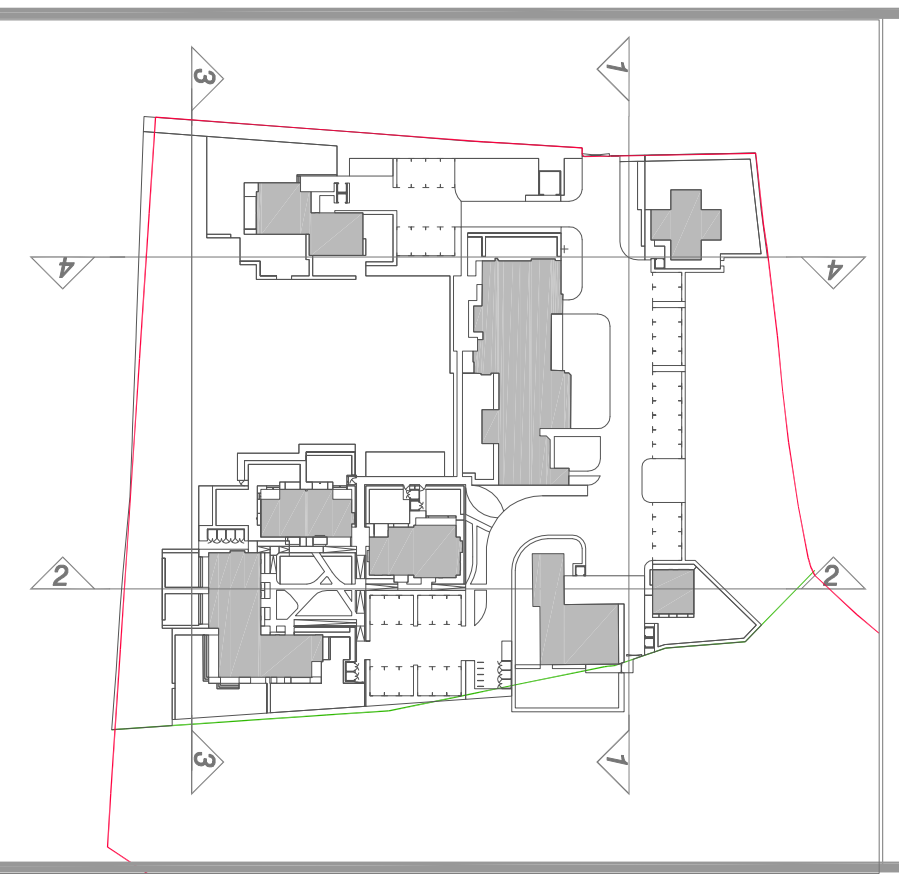
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KEY			
	Existing Buildings		Existing Trees
	Proposed levels		Proposed Trees
	98.20		Existing Vegetation
	Existing levels		Proposed Vegetation
	98.20		
	Clay tiles		
	Brickwork		
	Facing stone		



Scale 0 5m

Notes
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Project:
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Client:
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Drawing Title:
 Proposed Elevations
 Plot 13

Date: April 2018	Checked:
Drawing No.	Revision.
OK009_3.212.PREL_13	A

Revisions
 A - 180418

Scale: 1:100 @ A1

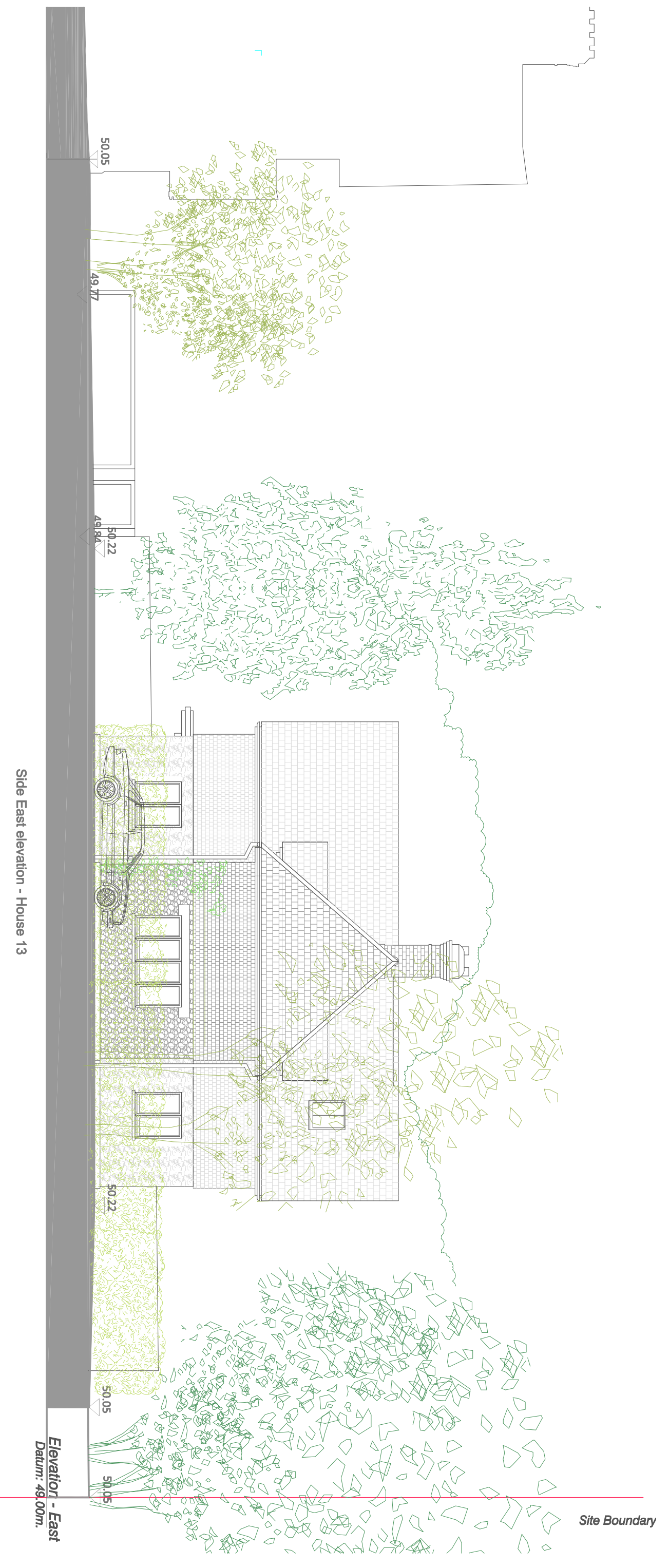
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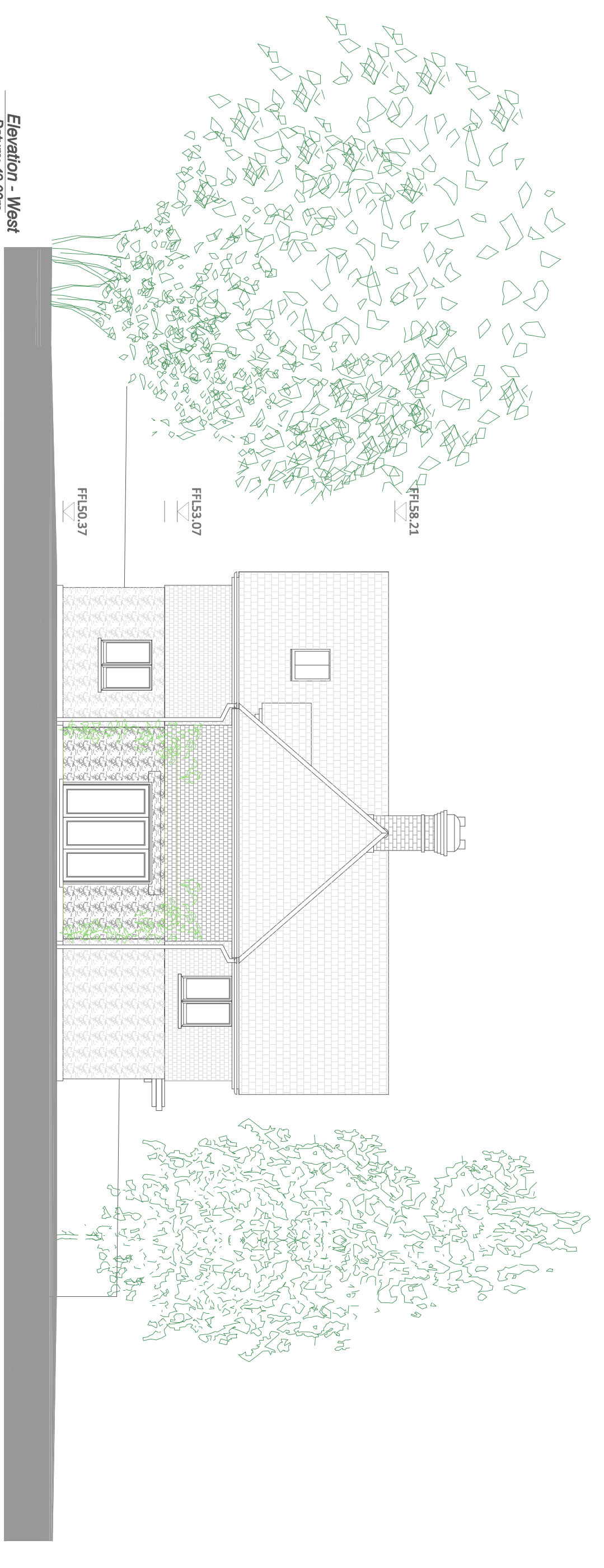
PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION

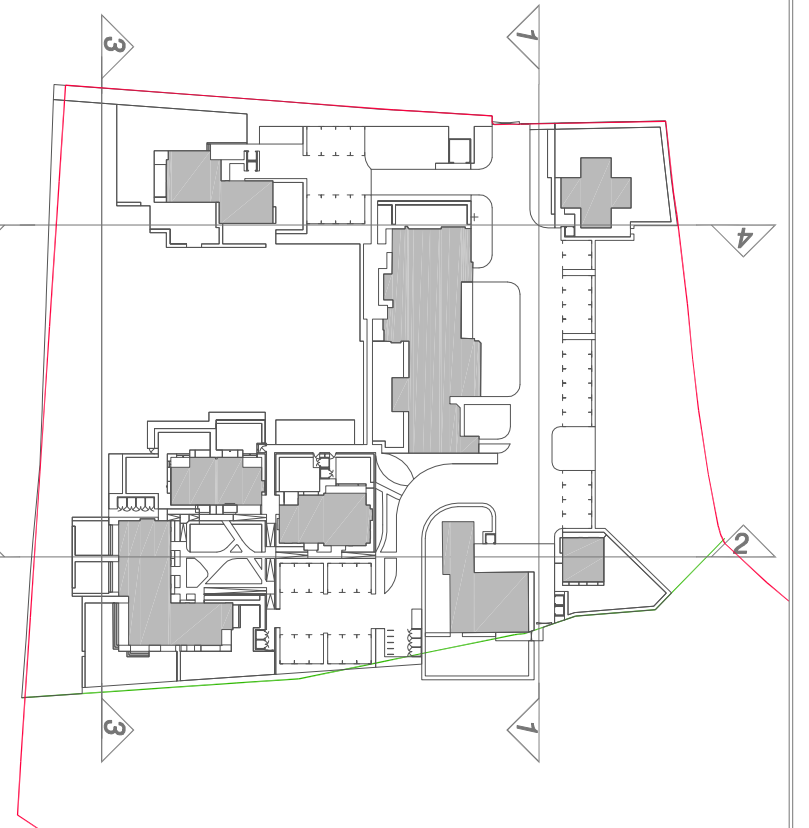


PROPOSED WEST ELEVATION



PROPOSED GRD FLOOR LOCATION PLAN

KEY			
	Existing Buildings		Existing Trees
	Proposed levels		Proposed Trees
	Existing levels		Existing Vegetal
	Clay tiles		Proposed Veget
	Brickwork		
	Facing stone		



Scale 0 5m

Notes
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Project:
 Former Oakley YC
 Merstham

Client:
 Surrey County Council

Drawing Title:
 Proposed Elevations Outbuildings
 Plots 9-10

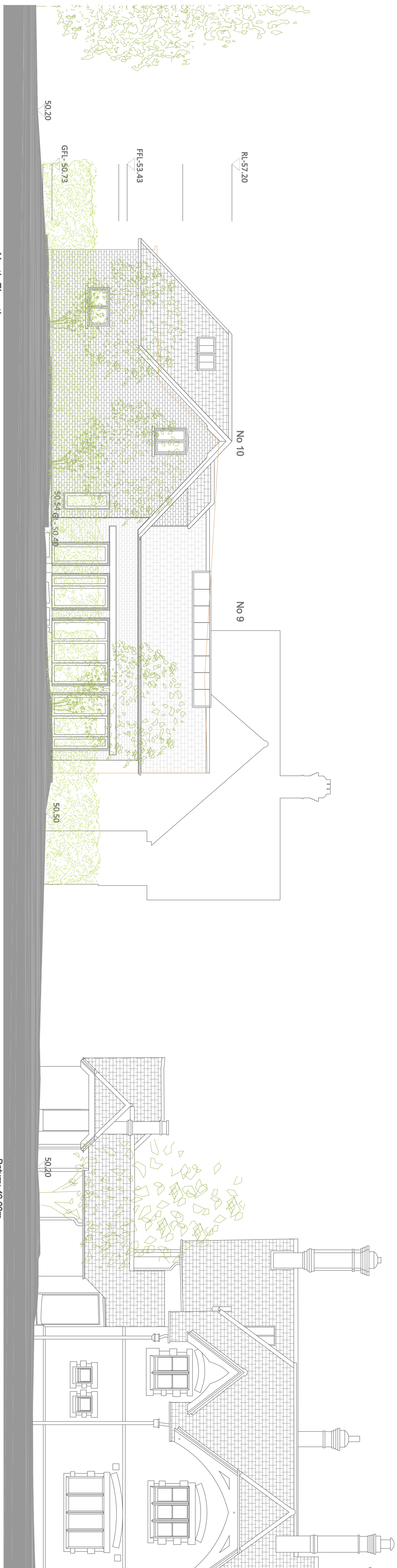
Date: April 2018
Checked:

Drawing No. OK009_3.210.PREL_9-10
Revision: A

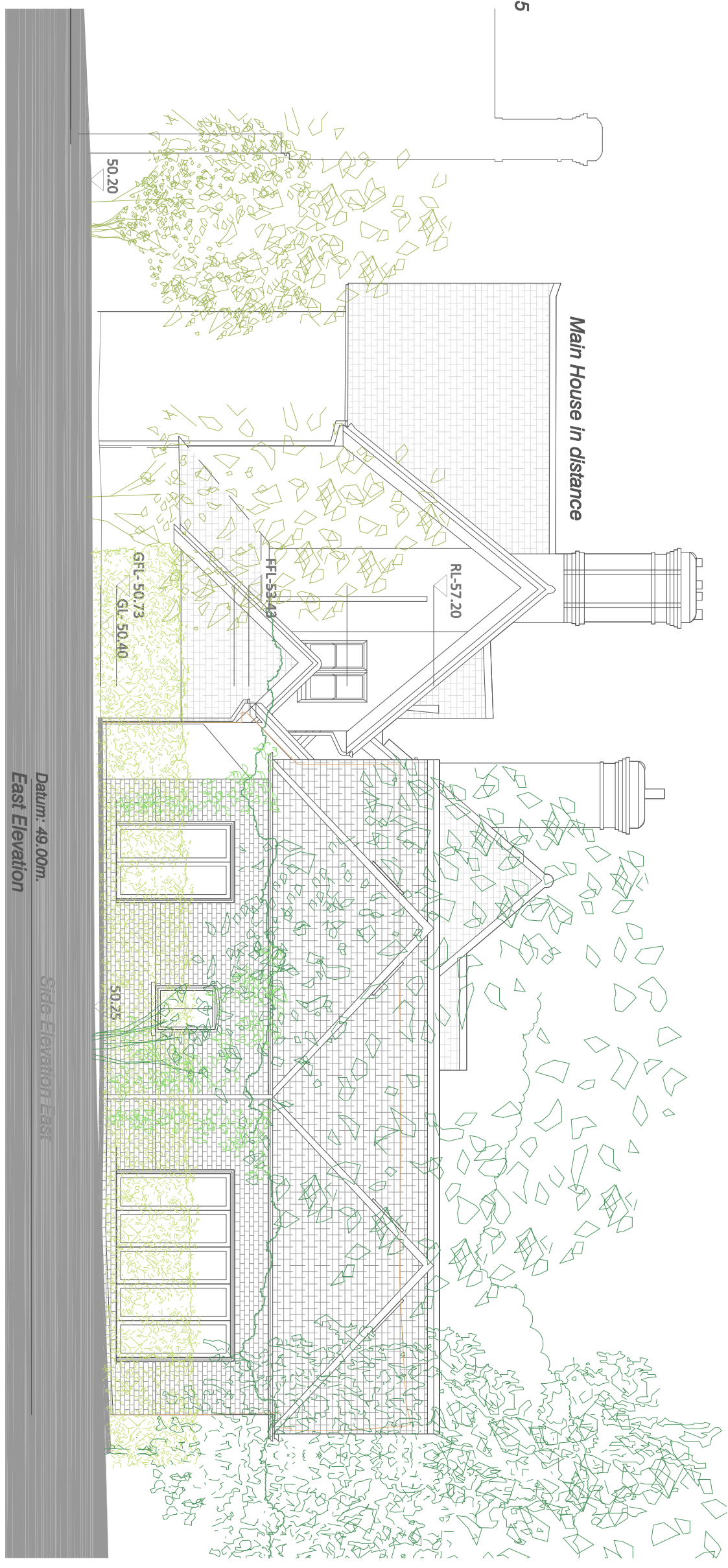
Revisions
 A - 180418

Scale: 1:100 @ A1

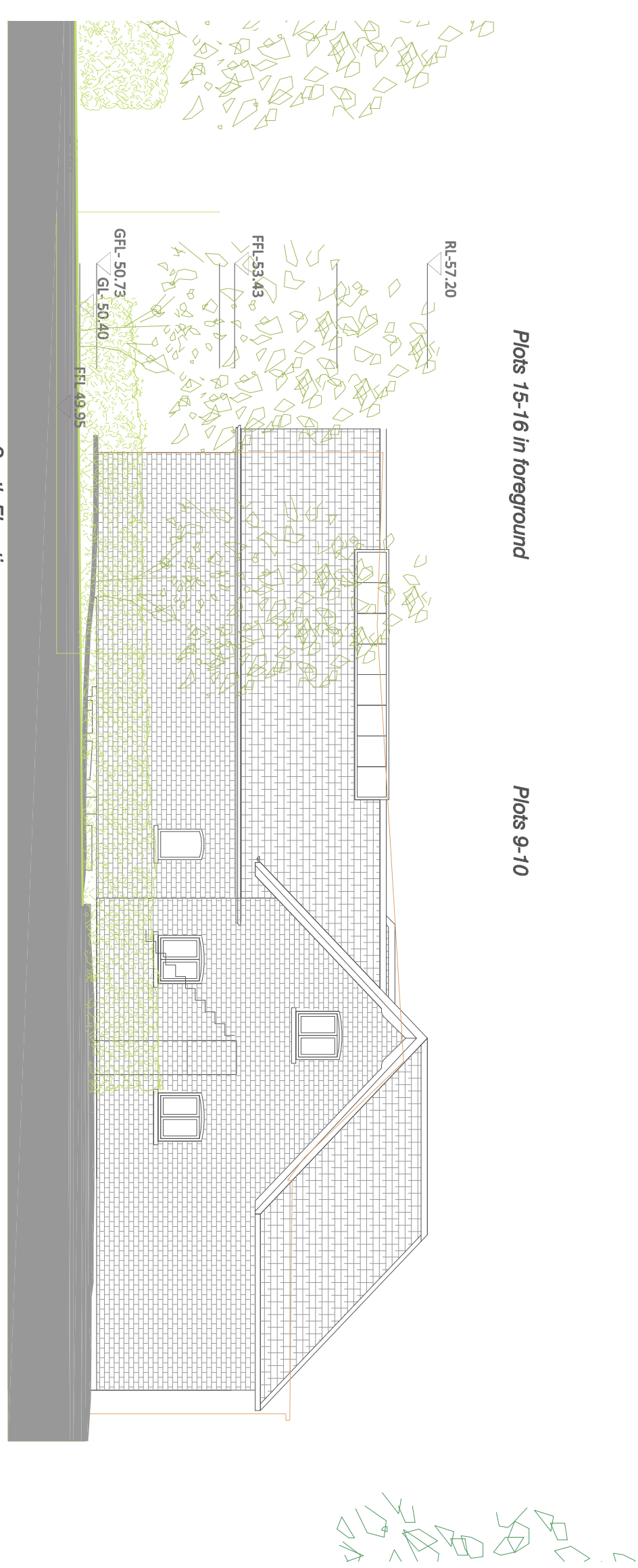
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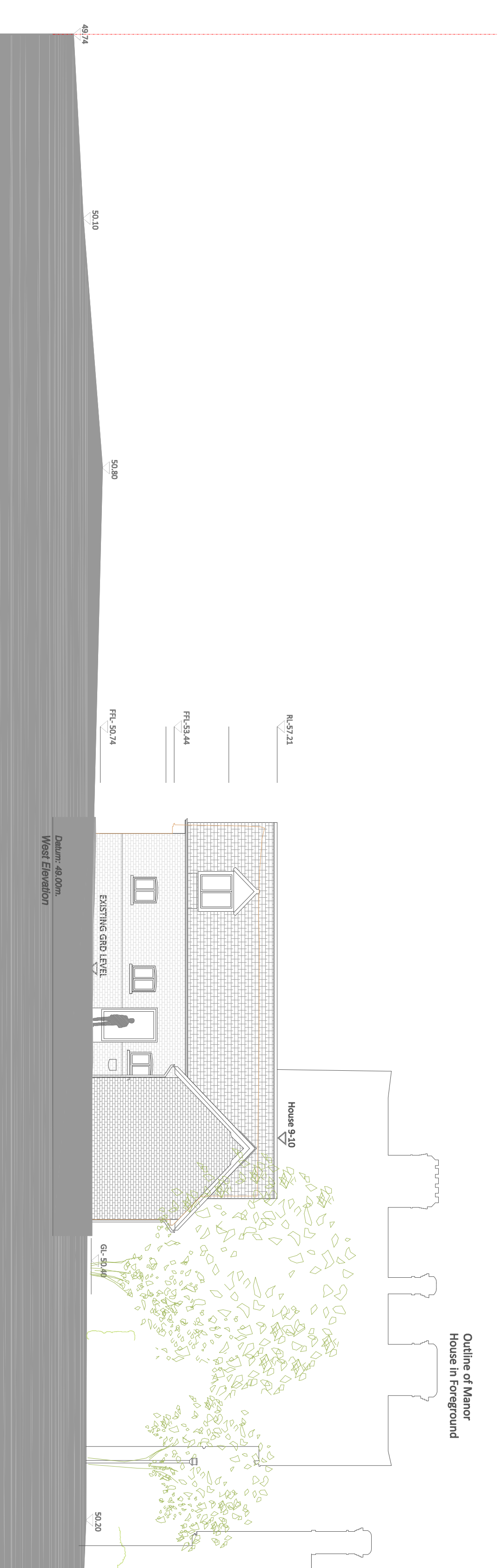
PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



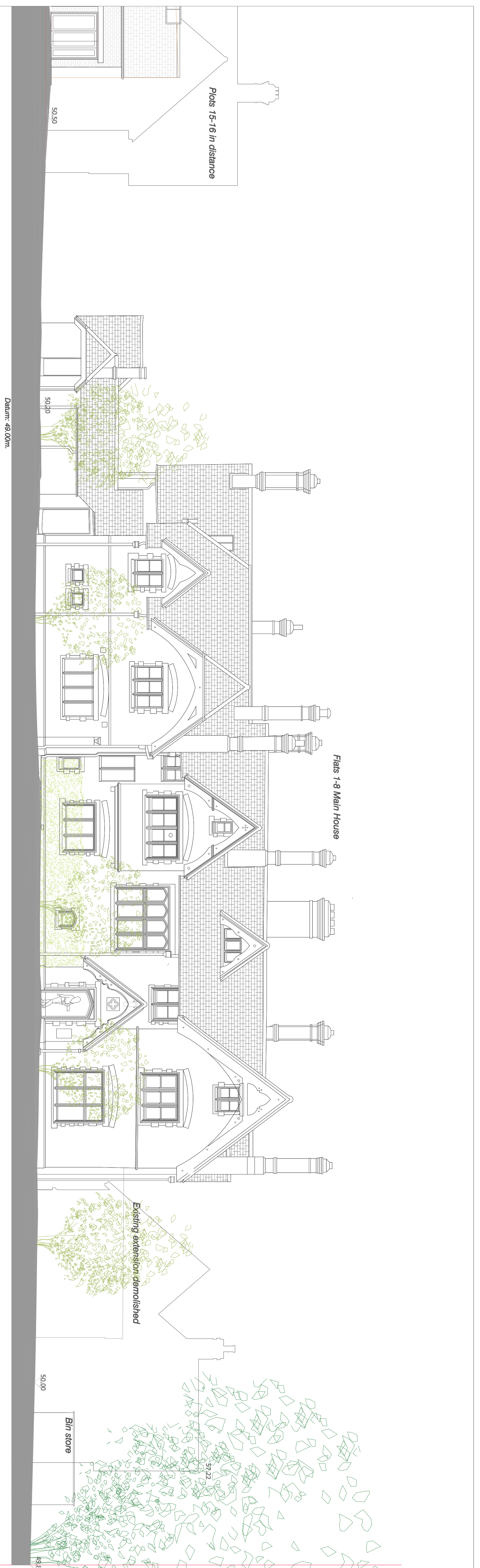
PROPOSED SOUTH ELEVATION



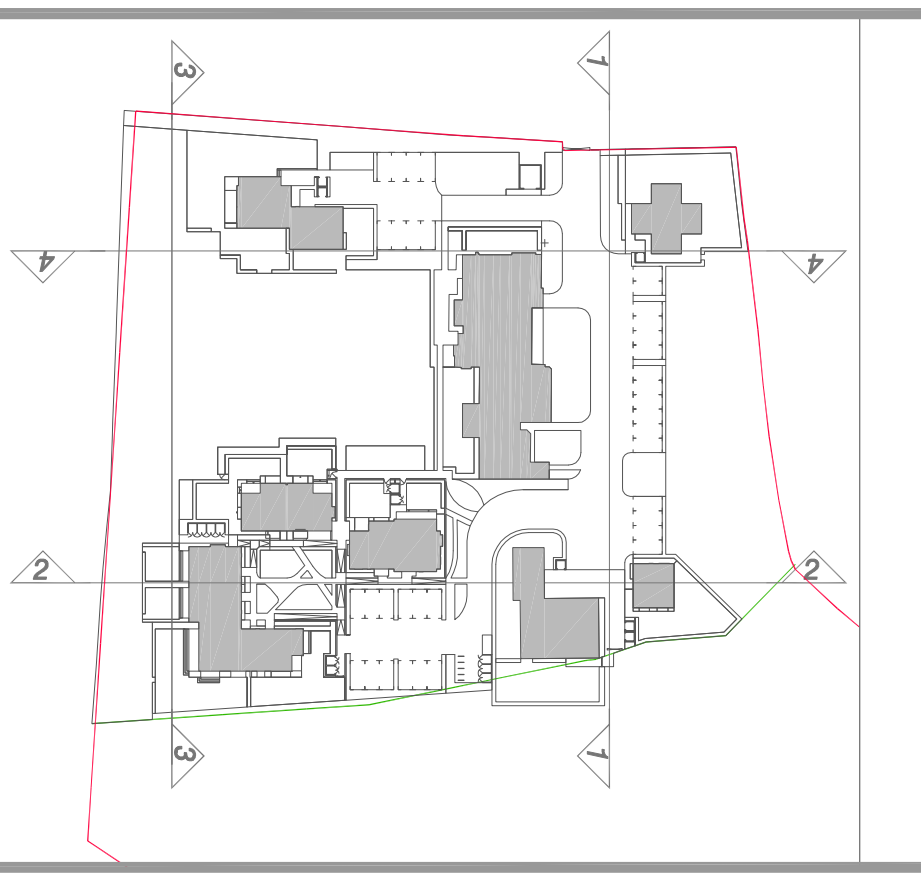
PROPOSED WEST ELEVATION



PROPOSED GRID FLOOR LOCATION PLAN



KEY	
	Existing Buildings
	Proposed levels
98.20	Existing levels
98.20	City tiles
	Brickwork
	Facing stone
	Existing Trees
	Proposed Trees
	Existing Vegetation
	Proposed Vegetation



Scale 0 5m

Notes
 All dimensions to be scaled from this drawing. All dimensions levels, setbacks and boundaries to be checked on site and read in conjunction with existing topographical survey by others, some existing areas inaccessible to survey. Final built threshold levels subject to DDA, access requirements. Any discrepancies to be reported to Weeks and Lafone Ltd, before execution of relevant works. Please refer to current planning and building regulations for the site. This drawing is for the Council's application alone. It is not intended for use by any other person or for any other purpose. Drawings remain the copyright of Weeks and Lafone Ltd and may not be reproduced without written consent or licence.

FOR PLANNING APPROVAL ONLY

Project:
 Former Oakley YC
 Merstham

Client:
 Surrey County Council

Drawing Title:
 Proposed North and East Elevations
 Main House, Plots 1-8

Date: April 2018

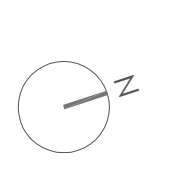
Drawing No.

OK009_3.208.PREL_MH

Checked:
 Revision, A

Revisions
 A - 130418

Scale: 1:100 @ A1

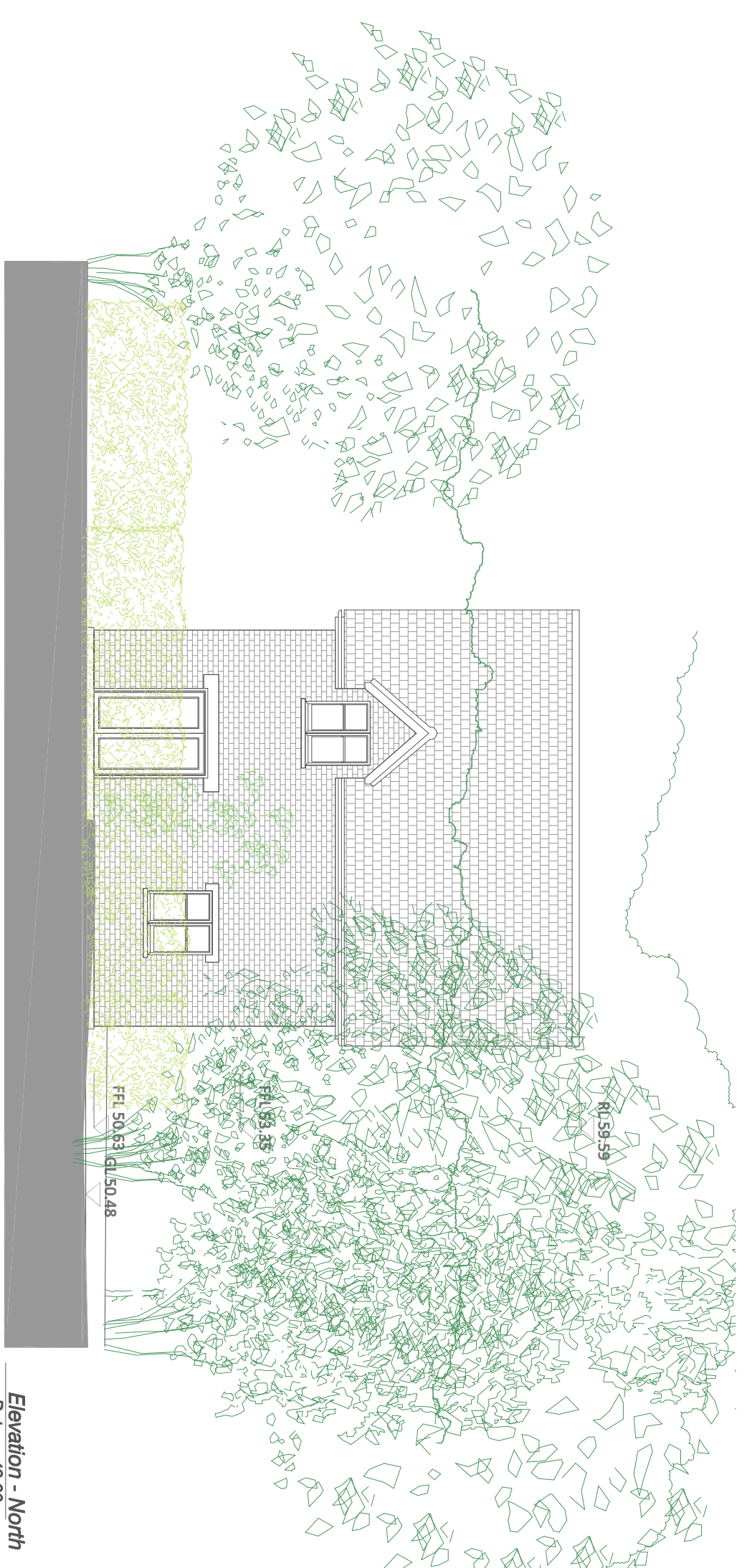


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KEY			
	Existing Buildings		Existing Trees
	Proposed levels		Proposed Trees
	98.20		Existing Vegetation
	Existing levels		Proposed Vegetation
	Clay tiles		
	Brickwork		
	Facing stone		

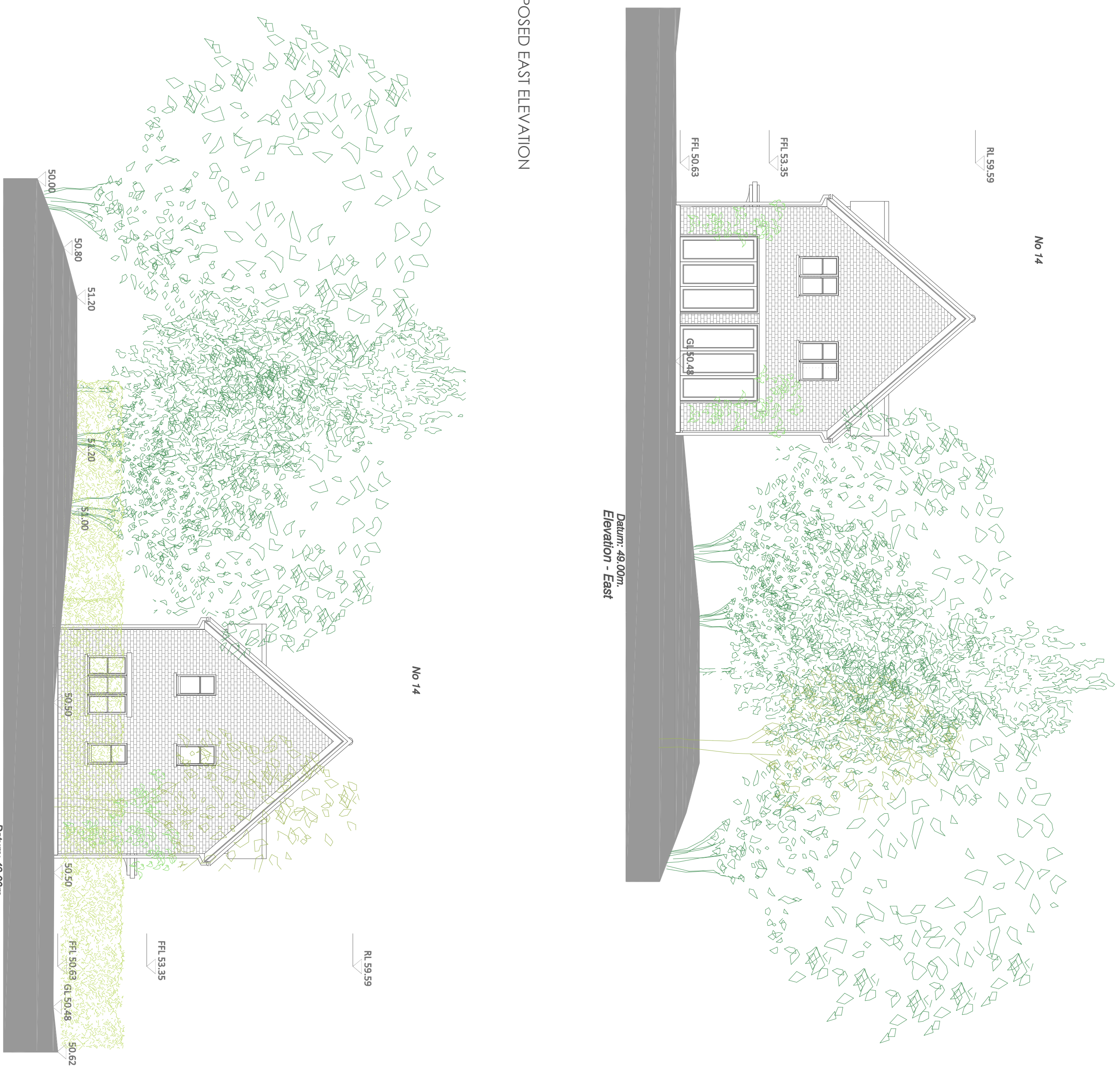


PROPOSED NORTH ELEVATION



Elevation - South
Datum: 48.00m

PROPOSED SOUTH ELEVATION



Elevation - East
Datum: 48.00m

PROPOSED EAST ELEVATION



PROPOSED GRD FLOOR LOCATION PLAN



Elevation - West
Datum: 48.00m

PROPOSED WEST ELEVATION

NOTES
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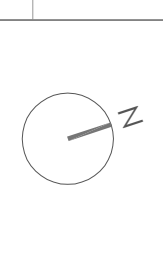
Client:
 Surrey County Council

Drawing Title:
 Proposed Elevations
 Plot 14

Date: April 2018
Drawing No.: OK009_3.213.PHEL_14

Revisions:
 A - 180418

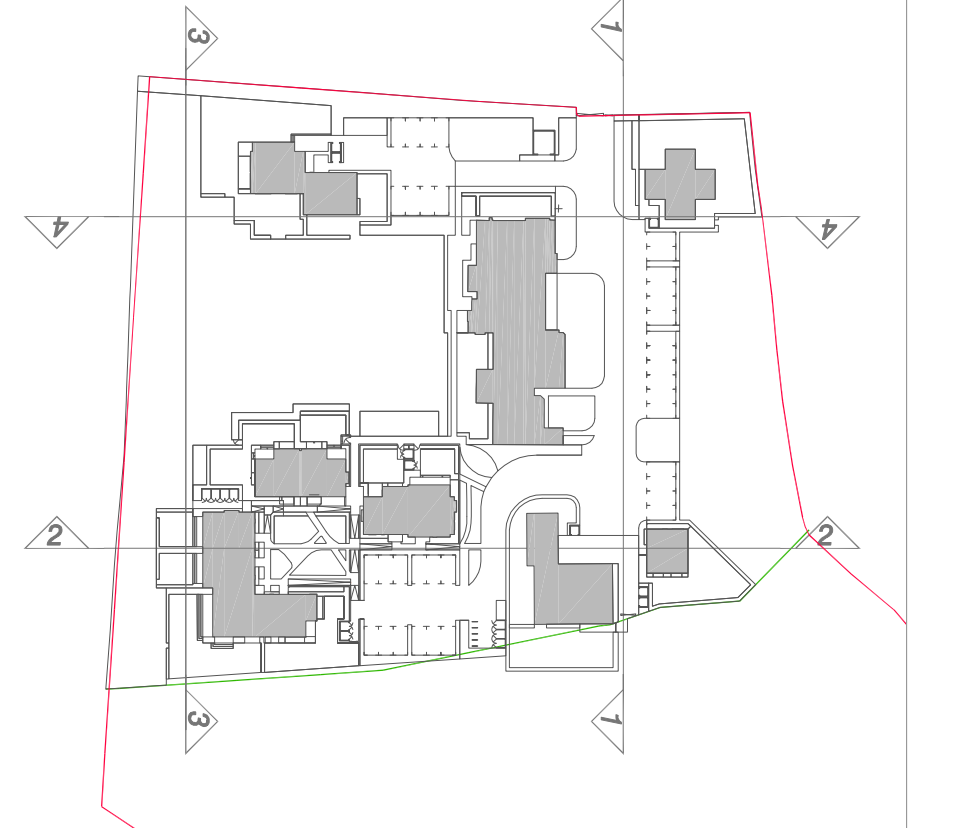
Scale: 1:100 @ A1



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KEY	
	Existing Buildings
	Indicative Boundary
	Line of MGB
	PP GP
	Bin presentation/ collection points
	Refuse vehicles indicative route
	Fire truck indicative route
	Existing levels
	Proposed levels
	Existing Trees/PPs
	Proposed planting
	Grass
	Permeable surface



Scale 0 5 10m

NOTES
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Project:
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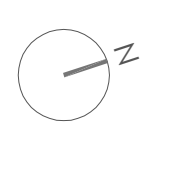
Client:
 Surrey County Council

Drawing Title:
 Proposed Plan - Second Floor

Date: April 2018
 Drawing No. OK009_3.204_PP_SF
 Checked: A

Revisions
 A_180418
 Revision: A

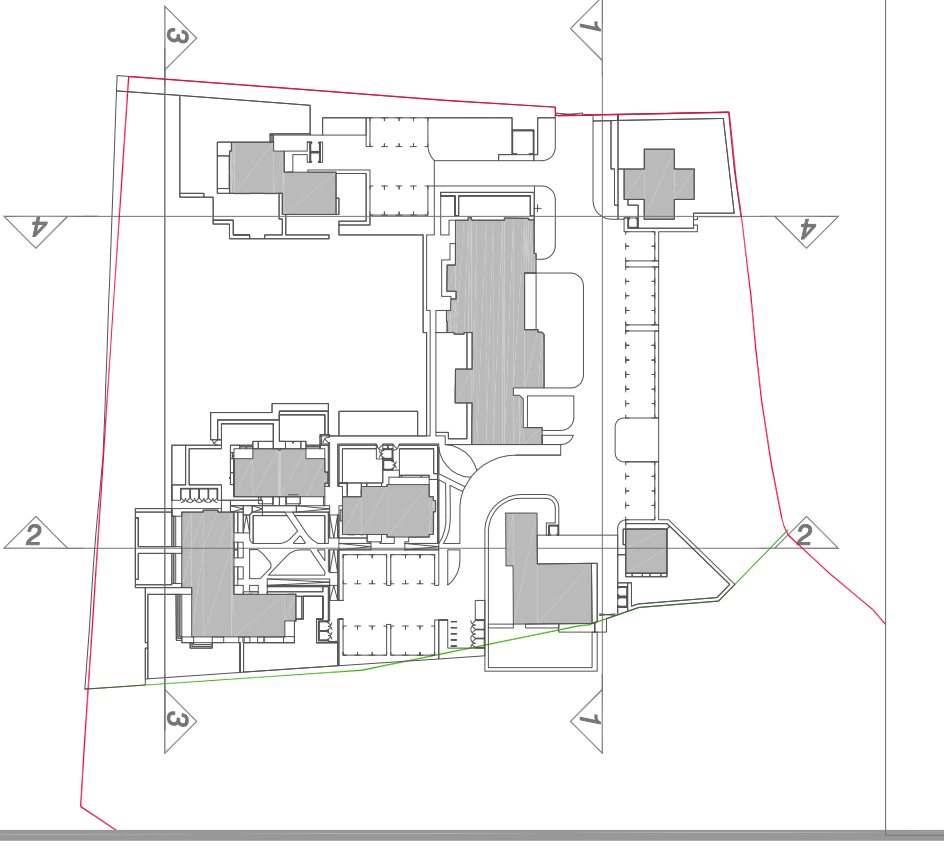
Scale: 1:200 @ A1



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KEY	
	Existing Buildings
	Indicative Boundary
	Line of MGB
	Bin presentation/ collection points
	Refuse vehicles indicative route
	Fire truck indicative route
	Existing trees/plants
	Proposed trees/plants
	Grass
	Permissible surface
	96.20 Existing levels
	98.20 Proposed level



Scale 0 5 10m

NOTES
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Project:
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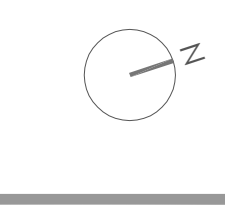
Client:
 Surrey County Council

Drawing Title:
 Proposed Plan - Grid Floor

Date: April 2018
Checked:

Drawing No.:
Revision:

Revisions
 OK009_3.202_PPL_GF
 A.180418
 A



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Agenda Item 10

Planning Committee
16 May 2018

Agenda Item: 10
17/02905/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	16 May 2018
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Rosie Baker
	TELEPHONE:	01737 276173
	EMAIL:	rosie.baker@reigate-banstead.gov.uk
AGENDA ITEM:	10	WARD: South Park and Woodhatch

APPLICATION NUMBER:	17/02905/F	VALID:	3/1/2018
APPLICANT:	One Oak Development	AGENT:	Think Curious Ltd
LOCATION:	GARAGE BLOCK, KINGSLEY GROVE, REIGATE		
DESCRIPTION:	<p>The development of land off Kingsley Grove. Currently the site has 44 disused garages, with the rear section vacant. The development proposes the demolition of the garages and creation of 6 new dwellings. (Comprising of 4 x 3 bed and 2 x 2 bed, 2 storey semi detached houses). A total of 13 no. parking spaces have been provided and the existing access route in and out of the site has been retained. As amended on 14/03/2018</p>		
<p>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.</p>			

SUMMARY

The development proposes to infill an existing dilapidated garage site, demolishing the 44 garages that are currently located on the site and providing six residential units with associated car parking and landscape works.

The site is situated within the urban area where there is a presumption in favour of sustainable development and where the principle of residential development is acceptable in land use terms.

The application proposes 13 parking spaces, which exceeds the Council's parking standard. The loss of parking is considered acceptable. A parking survey was submitted with the application confirming that the garages are utilised primarily for storage with a number empty and based on the address of where the lessee lives only 4 of those 44 garages are potentially used for car storage. A usage survey was undertaken which recorded no trips from the site by garage users on the date surveyed. The application is therefore not considered likely to give rise to displacement parking on local roads and the loss of parking is considered acceptable.

The development proposes three pairs of semi-detached properties, arranged to front the internal access road. The site is severely constrained by an easement relating to a 950mm trunk sewer and water main that crosses the site from NNE to SSW, its triangular shape and protected trees on the site, which has influenced the design approach and subsequent development layout including the curtilage arrangements.

The dwellings would comprise 4 x 3 bed and 2 x 2 bed, two storey semi-detached houses with hipped roofs. Amended plans have been received following officer feedback to deliver improvements to the layout including; the amended siting and reorientation of plots to reduce neighbour amenity impacts, improve plot sizes and curtilage arrangements and ensure properties face the street. In addition the parking layout was revised to reduce the impact on streetscene, a reduction in the quantum of hardstanding proposed and an increase in landscape provided, together with a revised architectural design to improve the elevations and detailing. Whilst of a traditional design in terms of roof form, design and scale, the houses would have a more modern appearance, which is considered acceptable noting the enclosed nature of the site. The layout and design is now considered to better reflect the positive architectural elements within the streetscene, contributing to the character of the local area and sharing many of the same features and proportions of the existing buildings within the wider streetscene.

Protected trees on the site would be retained and a landscape scheme is proposed, including 3 trees, to compensate for the replacement planting required by 09/00558/TPO, and provide an appropriate soft landscape setting for the development. The details of which would be subject to condition.

Whilst concern has been raised by residents regarding the proposed access, parking arrangements and highway safety matters these aspects have been considered by the County Highway Authority and considered acceptable.

The proposal is considered to have an acceptable impact on the character of the surrounding area and amenity of neighbouring properties and will provide a welcome contribution to housing provision on an existing largely derelict site with associated social, economic and environmental benefits to the borough.

RECOMMENDATION

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

Consultations:

Highway Authority: No objection subject to condition.

The County Highway Authority has assessed the application on safety, capacity and policy grounds and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway with respect of access, net additional traffic generation and parking. The County Highway Authority therefore has no highway requirements subject to conditions

Environmental Health (Contaminated Land): There is some potential for contamination to be present associated with the historic garage use, as such an informative to provide guidance in this respect.

Reigate Society: No objection in principle, appearance considered austere.

Neighbourhood Services: Refuse collection would be required from a presentation point adjacent to the highway on Kingsley Grove, refuse lorries would not drive into the development.

Representations:

Letters were sent to neighbouring properties on 5th January 2018. Neighbours were re-notified on the revised plans for a 14 day period commencing 22nd March 2018.

53 responses have been received raising the following issues:

Issue	Response
Inadequate parking	See paragraph 6.19 – 6.23
Increase in traffic and congestion, hazard to highway safety	See paragraph 6.6, 6.19 – 6.23
Inconvenience during construction	See paragraph 6.14
Noise & disturbance	See paragraph 6.13 – 6.14
Out of character with surrounding area, overdevelopment, poor design	See paragraph 6.3- 6.6
Overlooking and loss of privacy, overshadowing, overbearing relationship	See paragraph 6.10 – 6.13
Loss of/ harm to trees	See paragraph 6.8 – 6.9
Loss of buildings	The existing buildings on site are not protected and are not of historic value and their loss is accepted.
Crime fears, health fears	See paragraph 6.15
Flooding; Drainage / sewerage capacity	See paragraph 6.15

Harm to wildlife habitat	See paragraph 6.16
Support – Economic growth / jobs	
Harm to green belt / countryside	The application is not located within the green belt or open countryside
Harm to conservation area	The site is not located within a conservation area
No need for the development / Alternative location or proposal preferred	Each application must be assessed on its own merits
Property devaluation	This is not a material planning consideration
Conflict with a covenant	This is not a material planning consideration
Loss of a private view	This is not a material planning consideration

1.0 Site and Character Appraisal

- 1.1 The site currently contains 44 lockable flat roof single garages arranged in linear lines, accessed from between 37 and 39 Kingsley Grove in Woodhatch, south of Reigate. The site is relatively flat and enclosed by fencing. It is currently segregated, with the rear of the site fenced off and used for the storage of caravans, and an area to the west separated by a close boarded fence comprising undeveloped backland. An electricity sub-station (proposed for retention) is located at the end of the access road and an easement crosses the site from NNE to SSW relating to a 950mm trunk sewer and water main. There are a number of trees on the site, including protected trees (TPO RE 438).
- 1.2 The site is located in a residential area comprising predominantly two storey, semi-detached residential housing. Traditional hipped roofed 1930s semi-detached properties are dominant on Kingsley Grove and the surrounding roads of Orchard Way and Meadow Way with bungalows prevalent on the eastern side of Meadow Way. The surrounding architecture is typified by clay tiled pitched hipped roofs; wall materials are typically facing brick, predominantly in red, mixed with render. The Council's Local Distinctiveness Guide identifies the area as 1930-1950s Suburbia.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant entered into pre-application discussions with the applicant (PAM/17/00498). Advice was provided regarding the principle of development. The pre-application scheme for 10 units was considered a significant overdevelopment of the site. A reduction in units has been achieved to 6, together with associated

improvements to plot sizes and spaciousness, the parking layout, landscaping and residential amenity. Improvements to the design of the houses were also secured. Advice was also provided with respect to trees and the applicant was advised to contact the County Highway Authority with regards to access and highway impacts.

- 2.2 Improvements secured during the course of the application: Further improvements to the layout were secured including; the amended siting and reorientation of plots to reduce neighbour amenity impacts, improve plot sizes and ensure properties face the street; revised parking layout to reduce impact on streetscene, reduction in quantum of hardstanding proposed and increased landscape provision. In addition a revised architectural design was submitted.
- 2.3 Further improvements could be secured through the use of conditions as outlined within the report and list of conditions.

3.0 Relevant Planning and Enforcement History

- 3.1 09/00558/TPO Amended description Fell two oak and one ash(T3) Approved with conditions subject to replacement planting. 10.07.2009

4.0 Proposal and Design Approach

- 4.1 This is a full application for the demolition of 44 disused garages at Kingsley Grove and the erection of 6 dwellings. The proposal would utilise the existing access to the site, albeit works to it are proposed. A total of 13 parking spaces are proposed, 2 per dwelling with on additional visitor space. All units would have access to private gardens and additional landscape planting is proposed to the front of dwellings and within the wider site to soften the appearance of the development and create a satisfactory residential environment.
- 4.2 The houses are arranged to front the access road with a pair opposite each other and a further semi-detached property at the end of the access road. The site is severely constrained by an easement relating to a 950mm trunk sewer and water main that crosses the site from NNE to SSW, its triangular shape and protected trees on the site, which has influenced the design approach and subsequent development layout.
- 4.3 The dwellings would comprise 4 x 3 bed and 2 x 2 bed, two storey semi-detached houses with hipped roofs. Whilst of traditional design in terms of roof form, design and scale, the houses would have a more modern appearance.
- 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:

Assessment	The character of the surrounding area is assessed as 1930s residential comprising 2 storey semi-detached houses with gardens, a number of which particularly on Meadow Way are flatted with 4 homes per block. Typical materials are brick, render and clay roof tiles.
	Site features meriting retention are listed as utility easement, electricity substation and protected trees.
Involvement	No community consultation took place.
Evaluation	The other development options considered were increased residential provision as per the pre-application scheme, revised layouts and architectural approaches
Design	The applicant's reasons for choosing the proposal from the available options were it responds to planning policy and the site context whilst mitigating constraints and maximising opportunities of the site, particularly around the below ground utilities and maintaining appropriate distances to neighbouring properties, gardens and trees.

4.6 Further details of the development are as follows:

Site area	0.25 ha
Existing use	Garage site (44 garages)
Proposed use	Housing
Proposed parking spaces	13
Parking standard	12 (maximum)
Number of affordable units	0
Net increase in dwellings	6
Existing site density	0 dph
Proposed site density	24 dph
Density of the surrounding area	34.5 dph [3 – 37 Orchard Way- odd nos only]

5.0 Policy Context

5.1 Designation

Urban Area
Tree Preservation Order RE 438

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)
CS15 (Affordable Housing)
CS17 (Travel Options and accessibility)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Housing	Ho9, Ho13, Ho14, Ho16
Utilities	Ut4
Movement	Mo5, Mo6, 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 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 and where the principle of such residential development is acceptable in land use terms.

6.2 The main issues to consider are:

- Design appraisal
- Neighbour amenity
- Highway matters

- Contaminated land
- Affordable Housing
- Community Infrastructure Levy

Design appraisal

- 6.3 The properties follow a similar domestic scale, massing, and layout as the existing two storey houses in the immediate surroundings, which are of similar style, with pitched hipped roofs. Whilst those in adjacent streets typically have simple brick facing elevations, the new dwellings are proposed with a grey brick base with black weatherboarding at upper level. Whilst presenting a more modern appearance I do not consider that the proposed materials would result in harm to the character of the area, noting the enclosed nature of the site and that the use of weatherboarding is supported in the Horley Design Guide SPD as being a vernacular feature of that area, a location that is not so distant from this site. A materials condition is proposed to secure the details.
- 6.4 Design improvements achieved, including the revised siting and orientation of the houses are welcomed. Previously plots 3 and 4 were awkwardly sited against the access road presenting a stark and dominant flank elevation in close proximity to existing neighbouring properties. The revised design moves the building further from this property and the re-orientation enables the building to front the access road, presenting a more welcoming and appropriate entrance to the development. Other properties have been re-sited to regularise curtilage boundaries to the extent that the line of the easement allows. The revised footprint of the properties (wider and shallower), improved fenestration and revised roof form and detailing design of the properties has also improved the design and appearance of the properties, such that they better reflect the existing character of the street and improve the amenity of future occupiers.
- 6.5 The revised layout is considered acceptable, providing an appropriate balance of development and amenity space, and reflecting the density of the surrounding area. The extent of hardstanding has been reduced and more space provided for landscaping to ensure an appropriate setting for the development. The parking court at the front of the site has been removed from the scheme with parking now distributed around the site adjacent to plots. Gardens are generally a good size, whilst the development frontages are considered to balance the needs of parking against retaining a meaningful green frontage to the development. Whilst gardens are irregularly sized (given the constraints of the utilities easement and shape of the site) and some located to the side, all provide acceptable levels of usable private amenity space.
- 6.6 The proposed access road is 3.6m wide with a passing point half way down where the road would be a width of 4.6m, the road then widens within the development site. The access road is proposed as a shared surface, albeit a verge / pathway of 1.16m has also been included for pedestrian comfort. It is noted this is broken in the location of the vehicular passing point. There is no

objection to the access from a highway safety perspective see highways section of the report.

- 6.7 Tracking has been provided to show how a 15 tonne refuse vehicle would enter, turn and leave the site. Emergency vehicles such as fire engines would also be able to access the site. The refuse team has updated their response to confirm the development would be serviced for refuse and waste purposes via a 15 tonne lorry with bin collection from the front of each property as opposed to a presentation point on Kingsley Grove as previously indicated.
- 6.8 The landscape officer has commented on the application as follows:

“Rosie I am familiar with this site from my previous involvements. The application has been supported by qualified arboricultural information in the form of a Tree protection plan and tree survey, unfortunately the applicant has not provided an Arboricultural Method Statement or further information on the impact assessment. However the supplied TPP provide sufficient information to allow an informed and balanced decision to be reached on the potential impact from the proposed development on the existing retained trees and vegetation some of which are subject to the formal protection of a Tree Preservation Order.

A previous tree work application which gained consent a number of years ago for the removal of some trees which was considered to be arboriculturally justified contained a statutory replacement planting condition which is a legally binding condition which runs with the land and the current owner rather than the applicant responsible for the submission of the application originally. From memory I recall that replacement trees were planted, but have since failed and have been the subject of a recent complaint.

The retention of existing trees suitable for long term retention within the development is acceptable. The previous use as garages and the extensive hard surfacing and foundations for the garages will have placed a constraint on the development of the rooting systems of the existing trees. Subject to high levels of supervision and monitoring along with tree protection measures there should be no long lasting impact on retained trees from the construction activity and processes.

The Council will require a full Arboricultural Method Statement (AMS) and a finalised Tree Protection Plan (TPP) the statutory replacement planting can be controlled and secure via a full landscape and tree replacement condition. Please see attached conditions, it is essential that the informatives for the above conditions are contained on the decision notice, please check quoted policies.”

- 6.9 In accordance with the landscape officer's comments it is considered a scheme for replacement planting can be achieved that compensates for the replacement planting required by 09/00558/TPO (3 x ash trees), and provides an appropriate soft landscape setting for the development. The applicant has indicatively shown how 3 new trees could be incorporated within the existing

layout 2 within the garden of plot 6 and a further within the communal area. As identified by the landscape officer in his informative the landscape scheme will be required to provide structural trees in addition to hedging and other landscape planting. Subject to condition and informative the application is considered to comply with Local Plan policy Pc4.

Neighbour amenity

- 6.10 The site is amidst a residential area comprising dwellings of similar height and design. Main habitable room windows would be confined to front and rear elevations for plots 1, 2, 5 and 6 with flank walls pierced at the first floor level by only bathroom windows, which are proposed as obscure glazed. Properties in Orchard Way to the north of the development have gardens in excess of 22m, with a minimum rear wall to rear wall distance of 29m.
- 6.11 Windows to the rear at first floor on plots 3 and 4 are limited to obscure glazed bathroom windows, with windows otherwise to the front and side. The plots have been moved further from the boundary with existing residential properties to south-east on Meadow Way and the width of the built form facing neighbours on Meadow Way has been reduced. The separation distance to the boundary is a minimum of 3.4m. Properties in Meadow Way to the south of the development have gardens in excess of 27m, with a minimum rear wall to rear wall distance of 30m.
- 6.12 Whilst a degree of overlooking is likely to occur between the proposed dwellings and existing properties in Orchard Way and Meadow Way, due to the proposed window arrangements, use of conditions to require obscure glazing, boundary treatments, existing tree screening and building separation distances, although there would be a degree of greater presence, overlooking and change in outlook the impact would not be so harmful to warrant refusal of the application on amenity grounds. The proposal is not considered to result in loss of light or harm by reason of overshadowing.
- 6.13 The access road is considered unlikely to cause undue noise and disturbance to the neighbouring properties at 37 and 39 Kingsley Grove given the site's historic use to serve 44 garages. Whilst representing a change from the current situation the activity associated with traffic movements from 6 dwellings is not considered to result in a level of harm by reason of noise and disturbance or pollutants that would warrant refusal of the application. Notwithstanding this I would advise that the applicant enters into discussion with these properties such that the existing fencing to their side boundaries that abut the access road can be replaced with more appropriate 6ft fencing to mitigate harm to residential amenity by reason of overlooking, loss of privacy and noise and disturbance.
- 6.14 Objection was raised on the grounds of inconvenience during the construction period. The construction phase is an inevitable consequence of any development, and whilst it is acknowledged there would be a degree of disruption during the construction phase, the proposal would not warrant refusal on this basis and statutory nuisance legislation exists to protect

neighbours from unacceptable levels of noise and disturbance. A construction method statement would be secured by planning condition.

- 6.15 Objections have been received due to the loss of private views, conflict with a covenant and property devaluation but these are not material planning considerations. Concern has been raised from neighbouring properties regarding health fears / fear of crime, flooding and drainage/sewage. The proposal would result in the redevelopment of an existing garage site, new boundary treatment is proposed and the development is not considered to cause crime or health issues. The site is located within flood zone 1 and sewage capacity would be assessed at building control stage. The proposal is considered to have a satisfactory impact with regards flooding and drainage/sewerage capacity. It is noted a condition could be applied to a grant of permission to ensure that sustainable drainage is present on the site and an appropriate surface water drainage scheme implemented.
- 6.16 Concern has been raised regarding the potential for harm to wildlife. Bats and their roosts are protected by law and the protected species legislation applies independently of planning permission. The site does not form part of a protected wildlife habitat.
- 6.17 Living standards: The proposed dwelling in terms of its layout, size, accessibility and access to facilities is considered acceptable. The proposed dwelling has an acceptable floor space and the unit would have access to private amenity space. When judged from a living standard perspective the proposal is considered acceptable.
- 6.18 In conclusion whilst giving rise to a degree of change in the relationship between buildings, the proposed scheme subject to conditions would not unacceptably affect the amenity of neighbouring properties, and complies with policy Ho9.

Highway matters

- 6.19 The County Highway Authority has assessed the application on safety, capacity and policy grounds and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway with respect of access, net additional traffic generation and parking. The County Highway Authority (CHA) therefore has no highway requirements subject to conditions relating to provision of a construction management plan and details of the layout of the proposed bellmouth access to include dropped kerbs and tactile paving at the pedestrian crossing points of the access.
- 6.20 The applicant has carried out a traffic and usage survey and provided a list of tenants and addresses such that it can be determined how many garages are likely to be used for car parking. Only 4 of the tenants live within walking distance of the site and whilst the traffic survey is limited in its methodology it states finds that traffic movement on a regular, daily basis does not occur on the site any longer. The applicant states that the current tenants are largely not from local streets, which is corroborated by the evidence provided and the

common usage of the garages is for storage rather than for the parking of vehicles, with the garages too small for most modern cars to fit into. This assessment aligns with the findings of my site visit, with the garages being small units of dilapidated appearance with very limited evidence of regular comings and goings, and is further supported by the fact the gates of the site are kept padlocked shut. On this basis and noting the CHA's comments above there is no objection on the basis of parking loss or impact of any displacement parking.

- 6.21 In its response to the application the CHA confirmed "*We are satisfied with the parking and turning within the site. However, it hasn't been demonstrated by turning overlays that a refuse vehicle can get into the access drive with the existing verge/path in the access drive. If refuse vehicles were unable to enter the site, we would not have any concerns about refuse collection taking place from Kingsley Grove.*" Similarly comments from Neighbourhood Services confirm refuse collection should be from the pavement edge of Kingsley Grove, a condition to secure appropriate serving arrangements is proposed.
- 6.22 The County Highway Authority notes the high level of objections received from local residents, and in response to concerns about inadequate parking, and increase in traffic and congestion comments as follows:

"(a) Inadequate parking

The applicant is proposing 13 parking spaces which is acceptable for this size of development, according to the Reigate and Banstead Parking Standards.

(b) Increase in traffic and congestion

If there is an existing problem of traffic and congestion in Kingsley Drive, unfortunately it cannot be tackled within the planning system. It is considered unreasonable to require developers to address existing deficiencies. I do not consider that replacing 44 garages with 6 dwellings will result in a significant or severe impact on the local highway network (as per NPPF guidance)."

- 6.23 In light of the above and subject to the conditions proposed the application is considered to comply with policies Mo5 and Mo7 of the Local Plan and is acceptable in this regard.

Affordable Housing

- 6.24 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.
- 6.25 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.

Community Infrastructure Levy (CIL)

- 6.26 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, road, public transport and community facilities which are needed to support new development. This development would be CIL liable and, although the exact amount would be determined and collected after the grant of planning permission. An informal calculation shows a CIL liability of around £79,618 plus indexation totalling £94,307.67. This could be reduced if existing plans are provided that match the figure on the submitted CIL form of 532 sqm of existing floorspace to approx £5,138.00 plus indexation totalling £6,085.97.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

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

Plan Type	Reference	Version	Date Received
Arb / Tree Protection Plan	TPP 01		03.01.2018
Survey Plan	DAA/1709050		12.12.2017
Site layout Plan	1711013-TK01	A	02.05.2018
Location Plan	P001		12.12.2017
Site Layout Plan	P002		12.12.2017
Site Layout Plan	P004	C	14.03.2018
Block Plan	P003	D	14.03.2018
Floor Plan	P005	A	14.03.2018
Elevation Plan	P006	B	02.05.2018
Section Plan	P007	A	14.03.2018
Floor Plan	P008	A	14.03.2018
Elevation Plan	P009	A	14.03.2018

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 demolition or any 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 and Ho9 of the Reigate and Banstead Borough Local Plan

Informative:

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. No development including demolition shall commence on site until a scheme for the landscaping and replacement tree planting of the site including the retention of existing landscape features has been submitted to and approved

in writing by the local planning authority. Landscaping schemes shall include details of hard landscaping, 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 programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation 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, 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, Ho9 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

Informative:

The use of a landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant condition. The 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 structural landscape 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 20/25cm and 16/18cm.

7. 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
- 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.

8. Notwithstanding the submitted plan (P003) the development hereby approved shall not be first occupied unless and until the proposed bellmouth access to Kingsley Grove has been provided with dropped kerbs and tactile paving at the pedestrian crossing points of the access in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority.

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 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: 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.

10. 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.

11. The first floor windows in the south-west side elevation of plot 1, north-east side elevation of plot 2, south-east rear elevations of plot 3 and 4, north-west side elevation of plot 5 and south-east side elevation of plot 6 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.

12. 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.

13. 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

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. The applicant site is situated on or in close proximity to land that could be potentially contaminated by virtue of previous historical uses of the land. As a result there is the potential for a degree of ground contamination to be present beneath part(s) of the site. Groundworkers should be made aware of this so suitable mitigation measures and personal protective equipment measures (if required) are put in place and used. Should significant ground contamination be identified the Local Planning Authority should be contacted promptly for further guidance
4. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, a 140 litre wheeled bin conforming to British Standard BSEN840 and a 60 litre recycling box should be provided for the exclusive use of the occupants of that dwelling. Prior to the initial occupation of any communal dwellings or flats, wheeled refuse bins conforming to British Standard BSEN840, separate recycling bins for paper/card and mixed cans, and storage facilities for the bins should be installed by the developer prior to the initial occupation of any dwelling hereby permitted. Further details on the required number and specification of wheeled bins and recycling boxes is available from the Council's Neighbourhood Services on 01737 276501 or 01737 276097, or on the Council's website at www.reigate-banstead.gov.uk. Bins and boxes meeting the specification may be purchased from any appropriate source, including the Council's Neighbourhood Services Unit on 01737 276775.

5. 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.

6. 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.
7. The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a permit and mini Section 278 Agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge or any 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>.

8. 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).

REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies CS1, CS4, CS10, CS11, CS14, CS15, CS17 and Pc4, Ho9, Ho13, Ho14, Ho16 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.

Notes

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ACCOMMODATION:

- 4 no. 3 bed / 5 person semi detached houses
 - 2 storeys
 - 2 no. 2 bed / 4 person semi detached houses
 - 2 storeys
 - 12 no. allocated car parking spaces
 - 1 no visitor car parking space
- Secure cycle storage in garden sheds

EXISTING TREES



TREE TO BE REMOVED AND REPLACED WITH NEW TREE



rev.	date	description	des.	chk.	appd.
C	09/03/2018	amended layout in line with licenses comments		CW	
B	19/02/2018	access road / visitor parking / parking layout 3 and 4 amended		CW	
A	07/12/2017	parking amended			

client: One Oak Developments

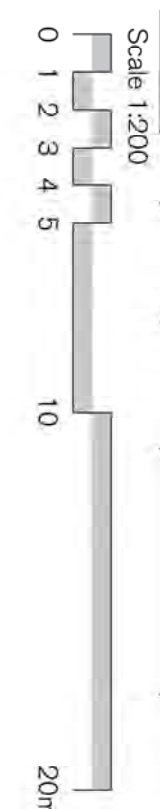
project: Land off Kingsley Avenue
Reigate

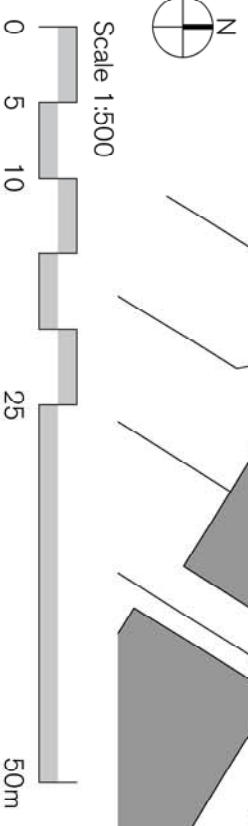
stage: 3
title: **PLANNING**
Site Layout

scale	1:200	first issue	drawn	checked	approved
project no.	A2	31/10/2017			
project no.	P004				
rev.	25121				C



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- ACCOMMODATION:**
- 6 no. 2 storey family houses
 - 12 no. allocated car parking spaces
 - 1 no visitor car parking space
 - Secure cycle storage in garden sheds

--- Proposed sewer connection

○ Trees to be removed and replaced with new trees

rev.	date:	description:	des.	chkd.	apvd.
0	12/03/2018	amended layout and added detail in access road			CW

client: **One Oak Development**

project: **Land off Kingsley Grove Reigate and Banstead**

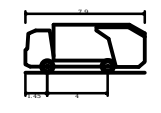
title:	stage:
PLANNING	3
Block plan of proposal	
scale: 1:500	first issue: 31.10.2017
project no: 25121	drawing no: P003
scale: A3	date: 31.10.2017
drawn: CW	checked: CW
approved: D	rev: D

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DB32 Refuse Vehicle
 Overall Length 7.900m
 Overall Width 2.400m
 Overall Body Height 3.183m
 Min Body Ground Clearance 0.388m
 Max Track Width 2.400m
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 9.625m

251

L:\Projects\kgoade 1711013\Drawings\1711013-TK01A.dwg

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84 North Street
 Guildford
 Surrey
 GU1 4AU
 T: 01483 531 300

Golden Cross House
 8 Duncannon Street
 London
 WC2N 4JF
 T: 020 7031 8141

www.motion.co.uk

Project:
Kingsley Grove, Redhill

Title:
**Swept Path Analysis
 Refuse Vehicle**

Scale: 1:500 (@ A3)

Drawing: **1711013-TK01** Revision: **A**

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upper level window with frosted glass

Materials:

- 1. Brick - dark blue/grey
- 2. Black stained timber
- 3. Windows - grey
- 4. Roof - clay plain tiles



Front Elevation



Rear Elevation

Plots 3 and 4

252



Side Elevation
plot 3 garden elevation



Side Elevation
plot 4 garden elevation

rev.	date	descriptions	dts	chk	apd
A	08/03/2018	Design amended in line with planners comments		CW	

client: One Oak Development

project: Land off Kingsley Grove
Reigate and Banstead

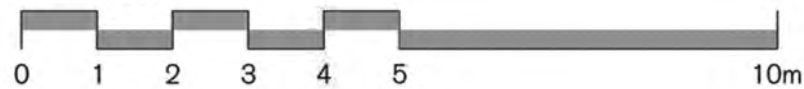
PLANNING	stage: 3
----------	-------------

title: House Type 2
Elevations

scale: 1:100	first issue: A3 03/08/2017	drawn: CW	checked:	approved: A
project no: 25121	drawing no: P009	rev:		



Scale 1:100



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Materials:

1. Brick: dark grey
2. Timber cladding: black
3. Windows – grey
4. Roof – clay plain tiles



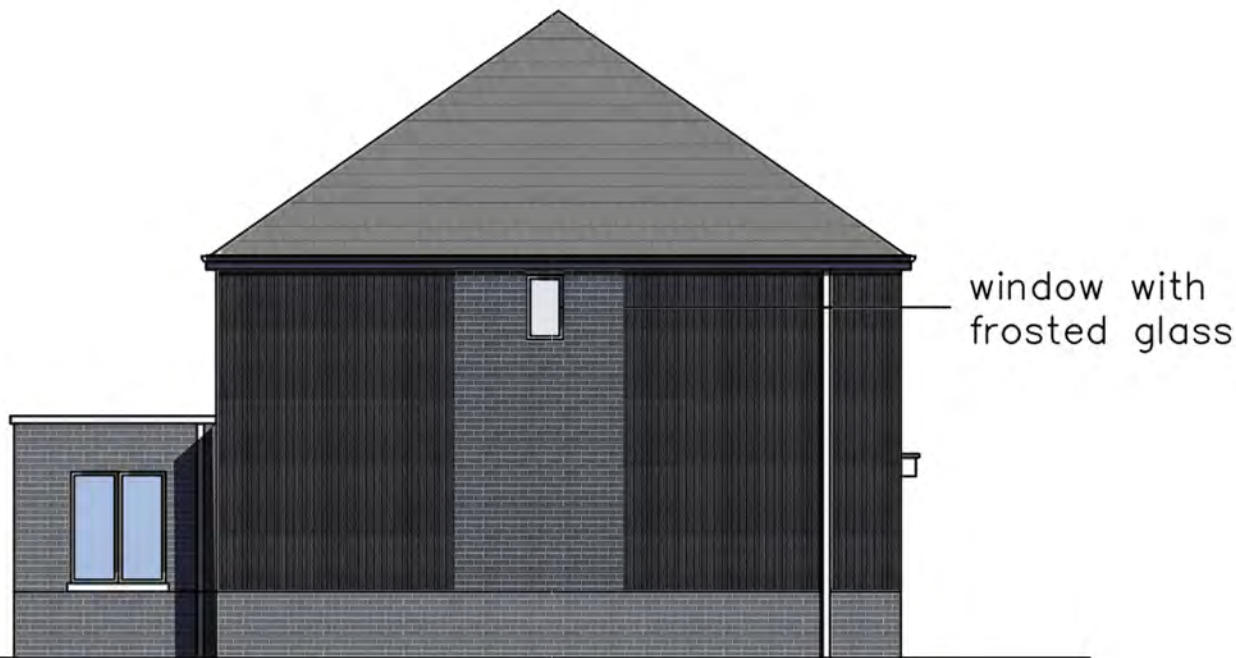
Front Elevation



Rear Elevation

253

Plots 1, 2, 5 and 6



Side Elevation

rev.	date:	description:	dm:	chic:	apd:
B	02/05/2018	Note on timber cladding amended			
A	03/03/2018	Design amended in line with planner's comments			

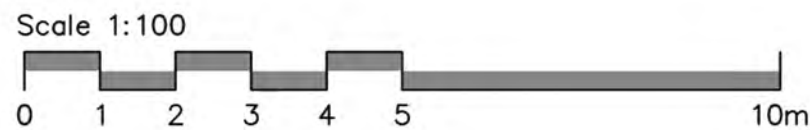
client: One Oak Development

project: Land off Kingsley Grove
Reigate and Banstead

PLANNING	stage: 3
----------	-------------

title: House Type 1
Elevations

scale: 1:100	first issue: A3 03/08/2017	drawn: cw	checked:	approved:
project no: 25121	drawing no: P006			rev: B



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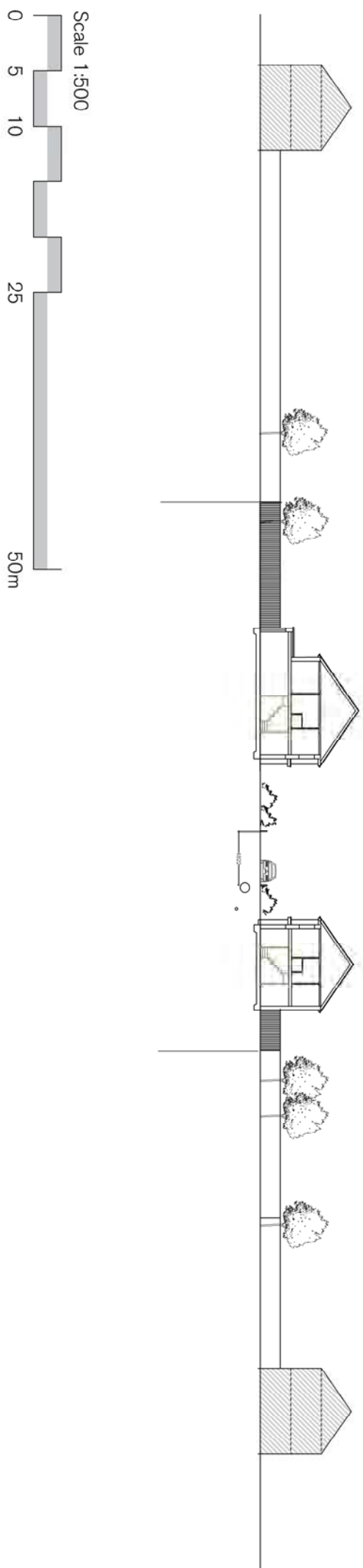
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ACCOMMODATION:
 6 no. 3 bed / 5 person semi detached houses
 2 storeys

12 no. allocated car parking spaces
 1 no visitor car parking space

Secure cycle storage in garden sheds



254

no.	date	description	des.	chk.	appd.
1	20/10/2018	intended to suit revised layout			CW

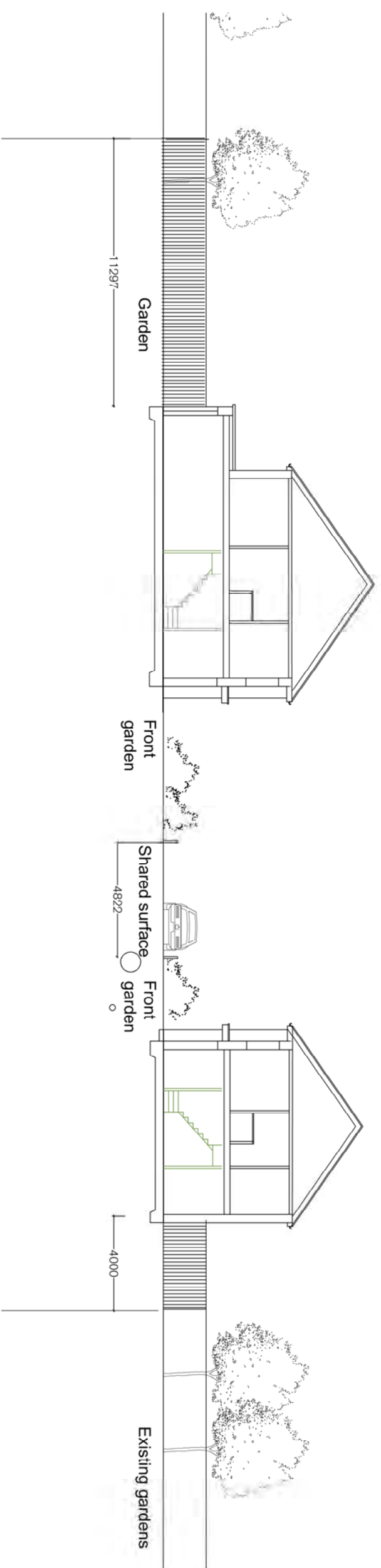
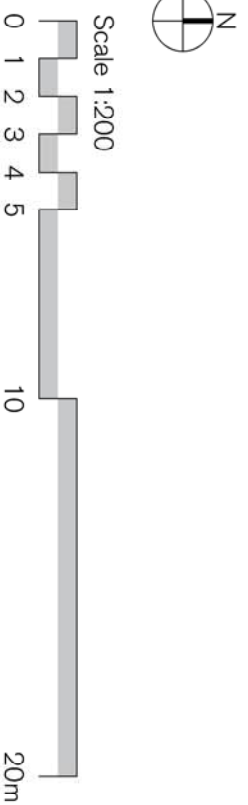
client: One Oak Development

project: Land off Kingsley Grove
 Reigate and Banstead

PLANNING stage: 3

Site Section AA

name	first name	drawn	checked	approved
As Shown	AJ	31.10.2017	CW	
Project no:	25121	drawing no:	P007	
				A



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Agenda Item 11

Planning Committee
16th May 2018

Agenda Item: 11
17/02969/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	16 th May 2018
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Rosie Baker
	TELEPHONE:	01737 276173
	EMAIL:	rosie.baker@reigate-banstead.gov.uk
AGENDA ITEM:	11	WARD: Salfords and Sidlow

APPLICATION NUMBER:	17/02969/F	VALID:	11/01/2018
APPLICANT:	Mr Peter Brown	AGENT:	Samuel & Son
LOCATION:	ROWGARDENS WOOD, COLLENDEAN LANE, HORLEY, SURREY		
DESCRIPTION:	Proposed livestock housing and general purpose hay, forage and machinery building		
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.			

SUMMARY

The application proposes the erection of a barn for housing livestock and the storage of general purpose, hay, forage and machinery to support the expansion of the farm business and the proposed increase in livestock numbers at Rowgardens Wood.

The barn building would be located on the northern edge of a field within the Metropolitan Green Belt. The building would be 36.58 metres wide and 20.57 metres deep. The barn would be enclosed on three sides with an open front. Within the barn would be one secure bay to provide a machinery store / workshop. The barn would have an eaves height of 4.9m and a ridge height of 6.9m to ridge with a shallow pitched roof.

Given the proposed floorspace of the building its construction would not be permitted development and therefore requires planning permission.

With regard to the principle of the development the Council has had the application and the agricultural justification submitted by the applicant reviewed by a rural consultant specialist. The Council has, in response to this request for specialist advice, been advised that the proposed barn building is considered essential to facilitate the further expansion and development of this farm business. The site is within the Metropolitan Green Belt but the development is considered, in light of this advice, appropriate as it is necessary for agriculture. No very special circumstances are therefore necessary to justify the development.

The design and size of the building for the agricultural use would be consistent with agricultural architecture and that of a rural building in the countryside. The building would be large enough to provide adequate housing for the livestock and storage requirements of the agricultural holding. Its siting adjacent to a woodland edge would mean that it is partly screened helping to mitigate its visual impact. The proposal is considered to have an acceptable impact on the landscape and in views from the public footpath and is not considered to result in harm to neighbour amenity.

Conditions are proposed to control the use of the building, materials and require a tree protection plan and fencing to protect the existing woodland.

Within the field that the barn building would be located there is currently a metal security fencing enclosing the land with storage of aggregate, containers and plant and machinery. These operations and development is the subject of a separate Planning Enforcement Investigation resulting from the identification of these matters as part of the assessment of this planning application. This remains a separate matter, and not material to the determination of this application for an agricultural barn.

RECOMMENDATION(S)

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

Consultations:

Highway Authority: No objection or conditions. Informative requested.

The County Highway Authority has assessed the application on safety, capacity and policy grounds and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway with respect of access, net additional traffic generation and parking. The County Highway Authority therefore has no highway requirements subject to conditions

Salfords and Sidlow Parish Council: Objection. Considers the applicant has not demonstrated the firm intent and ability to develop the farm from predominantly grass based to livestock and recommends involvement of professional land agent / consultant to assess need and business model.

Rural Planning Ltd (Agricultural consultant to LPA): No objection (see paragraph 6.4 below)

BPA Pipelines – No objection

Tree officer – No objection subject to condition

Representations:

Given the isolated nature of the site no neighbour letters were issued. A public footpath runs adjacent to the site and a site notice was posted on 14 March 2018.

No responses have been received.

1.0 Site and Character Appraisal

- 1.1 The application site comprises a parcel of land which amounts to 1560sqm, which is accessed across existing internal hard surfaced tracks for the use of farming vehicles from Norwoodhill Road. The application site is located within the wider agricultural holding Rowgardens Wood, being the applicant's owned and occupied holding located to the south of Colleandean Lane and the east of Norwoodhill Road. In total it occupies approximately 130 acres, comprising approximately 13 field parcels of grassland, 3 blocks of woodland and 2 ponds.
- 1.2 The application site comprises an area of land towards the north-eastern corner of a field, with a woodland block to its northern boundary. The site is relatively flat and grassed. At the time of the site visit the field was enclosed with 2m (approximately) high metal palisade security fencing, with padlocked hoarded gates. Stationed on the field were shipping containers, polytunnel(s), plant and machinery together with a significant quantum of aggregate and building materials, this is subject to a separate planning enforcement investigation and remains a separate matter and not material to the determination of this application for an agricultural barn.

- 1.3 Public footpaths run to the south of the site (along the southern field boundary between the field edge and a woodland block) and along its western and part of the northern boundary until the path enters the woodland to the north. To the east and west the field is bounded by hedging and trees.
- 1.4 The application site is situated within the Metropolitan Green Belt, and the surrounding area is rural in character with open countryside and scattered dwellings. The nearest dwellings to the site are located on Horsehill and Collendean Lane beyond the woodland block to the north and across open field(s).

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: An enforcement inquiry was opened following the site visit noting that the field in which the proposed development is to be located had been fenced in and the land has (amongst other things) a number of shipping containers, a polytunnel, a pile of aggregate, building materials etc on it. The applicant subsequently responded noting that the aggregate is stockpiled for ongoing agricultural track and gateway maintenance and that the polytunnel and containers are temporary in nature and being used for agricultural use (machinery and equipment storage), due to the current absence of an existing building and issues of vandalism and unauthorised public access of late. The work on this enforcement investigation forms a separate matter and is on-going.
- 2.3 Further improvements could be secured through the use of conditions to control the proposed materials, use and protect adjoining trees to the application site.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|-----------------------------------|---|---|
| 3.1 | 14/01229/HHOLD | Replacement and repositioning of the existing gates and piers to the eastern and western accesses onto Collendean Lane. | Granted
August 2014 |
| 3.2 | 11/01575/F | To improve existing farm tracks and create new to link up with house and Collendean Lane. | Approved with
conditions
21.02.2013 |
| 3.3 | Enforcement case:
11/00454/UA3 | Works to existing access road and create new entrance | Application
submitted.
Case closed. |
| 3.4 | Enforcement case | Area fenced off. Shipping | Ongoing. |

18/00076/UA3 Containers. Aggregate. Polytunnel

4.0 Proposal and Design Approach

- 4.1 This is a full application for the erection of an agricultural building incorporating a livestock building and an open area for hay, forage and machinery storage. The barn would be 4.9m to eaves and 6.9m to ridge, with a depth of 20.57 metres and length of 36.58 metres. A small 2.6m front roof overhang is proposed. The building would be open fronted to 5 bays, with one enclosed secure bay to provide a machinery store / workshop.
- 4.2 The proposed building would be of typical agricultural construction and would have a steel portal frame and concrete base with an associated concrete apron adjacent to it. The sides and rear would have concrete panel walling at the lower elevations, with spaced timber boarding above. Grey fibre cement roof panels are proposed for the roof.
- 4.3 It would be located approximately within the centre of the agricultural holding, towards the north-east corner of the field and adjacent to a tree-line on the fields northern boundary, which will provide an element of visual screening. The building would be accessed via an existing farm access track.
- 4.4 Whilst the farm is currently grazed by sheep (approx 300 ewes), with much of the grass also used to produce grass crops, the applicant wishes to expand the business to farm cattle which is currently limited by the absence of any buildings to provide livestock housing and storage. Lambing (indoors) currently takes place elsewhere, due to lack of any livestock housing on the holding. The proposed building would provide facilities for the farming of cattle and support the expansion of the existing farm business over the next three years, to some 400 ewes, plus 10 rams, and introducing a small beef herd, with some 20 suckler cows, a bull, and their calves, reared to finished weight at approximately 24 months age.
- 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 design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.
- 4.6 Evidence of the applicant's design approach is set out below:

Assessment	The character of the surrounding area is assessed as rural with the site located on a agricultural holding within the metropolitan green belt.
	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 was that it was required to meet the essential needs of the agricultural holding.

5.0 Policy Context

5.1 Designation

Metropolitan Green Belt
Adjacent to Public footpath ROW 414

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),
CS17 (Travel Options and accessibility)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc3, Pc4
Metropolitan Green Belt	Co1, Co2
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

Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010
-------	--

6.0 Assessment

6.1 The main issues to consider are:

- Metropolitan green belt
- Design appraisal
- Neighbour amenity
- Infrastructure contributions

Metropolitan Green Belt

- 6.2 The site is located within the Metropolitan Green Belt, where there is a presumption against inappropriate development. The NPPF advises that development which is reasonably necessary for the purposes of agriculture is appropriate and should not be resisted in principle, paragraph 89. This advice is amplified by Borough Local Plan policy Co1 which confirms that planning permission will be granted for agricultural development in accordance with policy Co2 which seeks to minimise the visual impacts of such development.
- 6.3 The Council consulted a rural land expert to receive professional advice regarding the agricultural need for the development and to appraise the applicant's evidence submitted on this matter. The advice has confirmed that the building is considered reasonably necessary for the purposes of agriculture, in order to provide additional livestock housing on site, and to facilitate the expanding farm business. The applicant's proposals to expand the farm accord with NPPF policy principles to support the sustainable growth of rural businesses and the essential needs of agriculture, including the development and diversification of agriculture (paragraph 28). Currently there are no buildings on this site and one such as that proposed is considered necessary. In the main the building would provide winter accommodation for the cattle, with some associated storage for fodder, bedding, and equipment. The building would also be used for lambing, after the cattle are turned out to grass. The building would ensure that all farm livestock are well housed, cared for and their welfare is maintained
- 6.4 Following review of the evidence the rural consultant concluded in his letter to the Council of 29th January 2018: *"Given the lack of any existing farm buildings on this area of land, I consider the proposed structure to be necessary to permit the expansion of the farm enterprise here in an efficient and productive manner, as further set out in the Statement that accompanies the application. I also consider the building to be suitably designed and located for the stated purposes."*
- 6.5 The development is therefore appropriate and has been sited beside a tree line and adjacent to the existing site access and track so as to minimise the impact on the openness of the green belt as far as possible. The visual impact of the building from the public footpath is considered acceptable. Whilst there would be a change in the landscape the presence and appearance of an agricultural building would not be at odds with the rural character of the area. In order to ensure that the building remains used for appropriate uses within the green belt, a condition will be imposed restricting its use to agricultural purposes only and requiring its demolition and removal if this were to cease.

Design appraisal

- 6.6 The proposed building would be an appropriate size for an agricultural building of its type to allow for the necessary functioning of the farm. The building is typical in design of a steel-framed timber clad barn, commonly

found within the rural area. Its open front would allow views into the building and it would be timber clad to minimise its visual impact. The siting of the barn is in a field and would not materially affect trees.

- 6.7 The tree officer was consulted on the application. He has confirmed my view that it would not be appropriate to secure additional landscaping in this instance. Commenting that formal landscaping in these situations is often not appropriate and can look out of place in such rural locations and is extremely difficult to implement successfully, noting also the requirement to maintain the functional nature of the building. A tree protection condition is however proposed to avoid any long lasting damage to the woodland through uncontrolled construction activity, noting that the development is close to the woodland edge.

Neighbour amenity

- 6.8 The proposed barn would be approximately 350 metres away from the nearest residential property on Horsehill and approximately 440m from the nearest dwelling Phoenix Lodge on Collendean Lane. Both are located beyond the woodland block to the north and across open fields and at this distance the building would not cause any adverse impacts to the amenities of these properties.

Infrastructure Contributions

- 6.9 The development would not be liable for Community Infrastructure Levy and there are no affordable housing or infrastructure contributions associated with the proposed development.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

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

Plan Type	Reference	Version	Date Received
Site Layout Plan	UNNUMBERED		21.12.2017
Elevation Plan	D12361/GP02		21.12.2017
Proposed Plans	K11701/GP01		21.12.2017
Block Plan	UNNUMBERED		21.12.2017

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. The proposal shall be constructed in accordance with the materials as specified on the approved plans and there shall be no variation without prior approval and agreement in writing with the Local Planning Authority.

Reason: To ensure that the development hereby permitted is only constructed using the appropriate external facing materials or suitable alternatives in the interest of the visual amenities of the area with regard to Reigate and Banstead Borough Local Plan 2005 policy Co2

4. The building hereby permitted shall be used for agricultural purposes only and no other without the prior written approval of the Local Planning Authority. Should the agricultural use cease the building and any associated hardstanding shall be removed from the site within a period of 6 months and the land restored to its former condition.

Reason: To ensure that the development remains appropriate within Metropolitan Green Belt with regard to Reigate and Banstead Borough Local Plan policies Co1 and Co2.

5. No development shall commence including groundworks preparation 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 woodland, 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. 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 polices Pc3 and Pc4 of the Reigate and Banstead Borough Local Plan 2005.

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. 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.

- 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 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.

REASON FOR PERMISSION

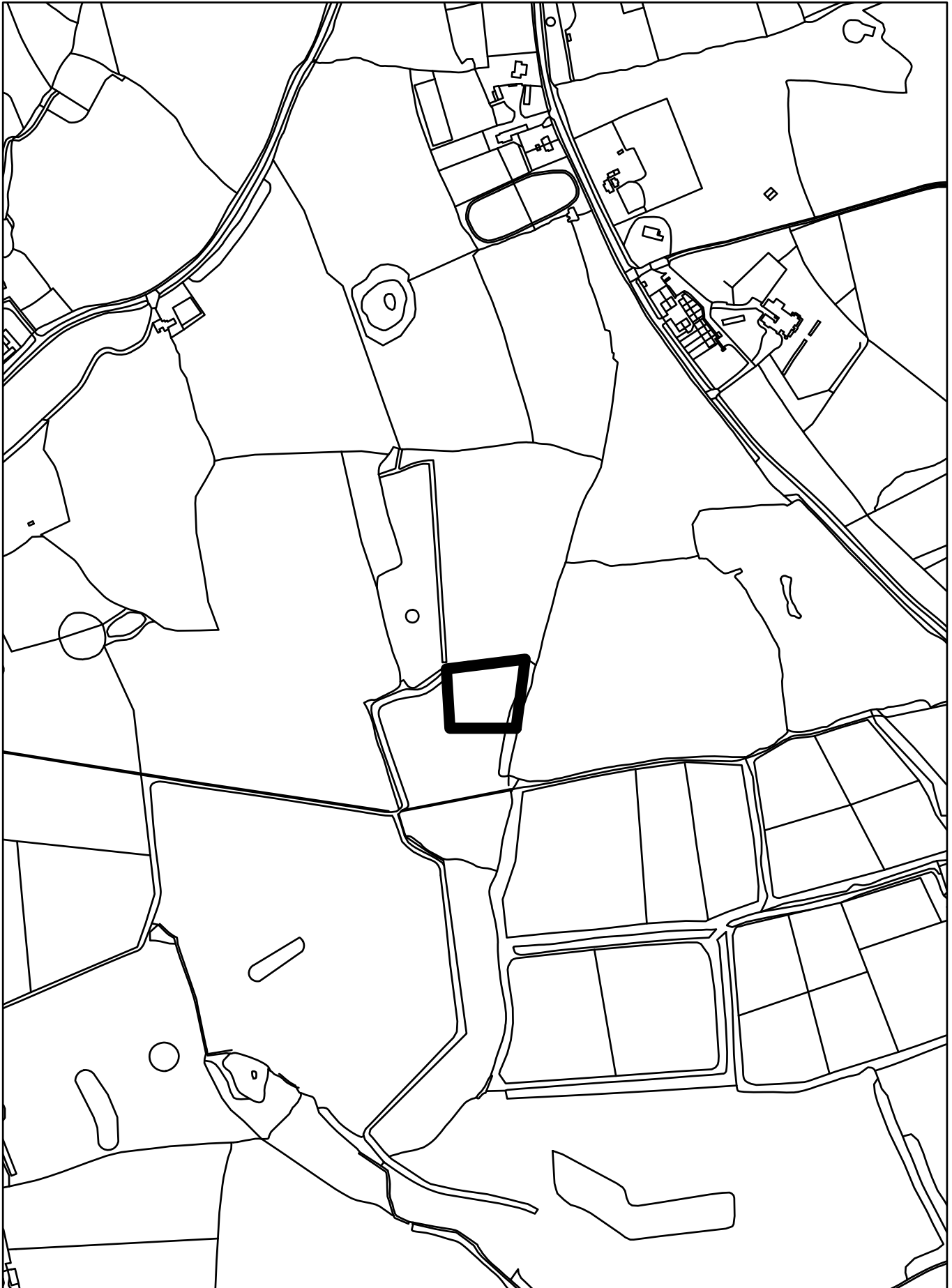
The development hereby permitted has been assessed against development plan policies CS1, CS2, CS3, CS10, CS11, CS17 and Co1, Co2, Pc3, Pc4, Mo5 and Mo7 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

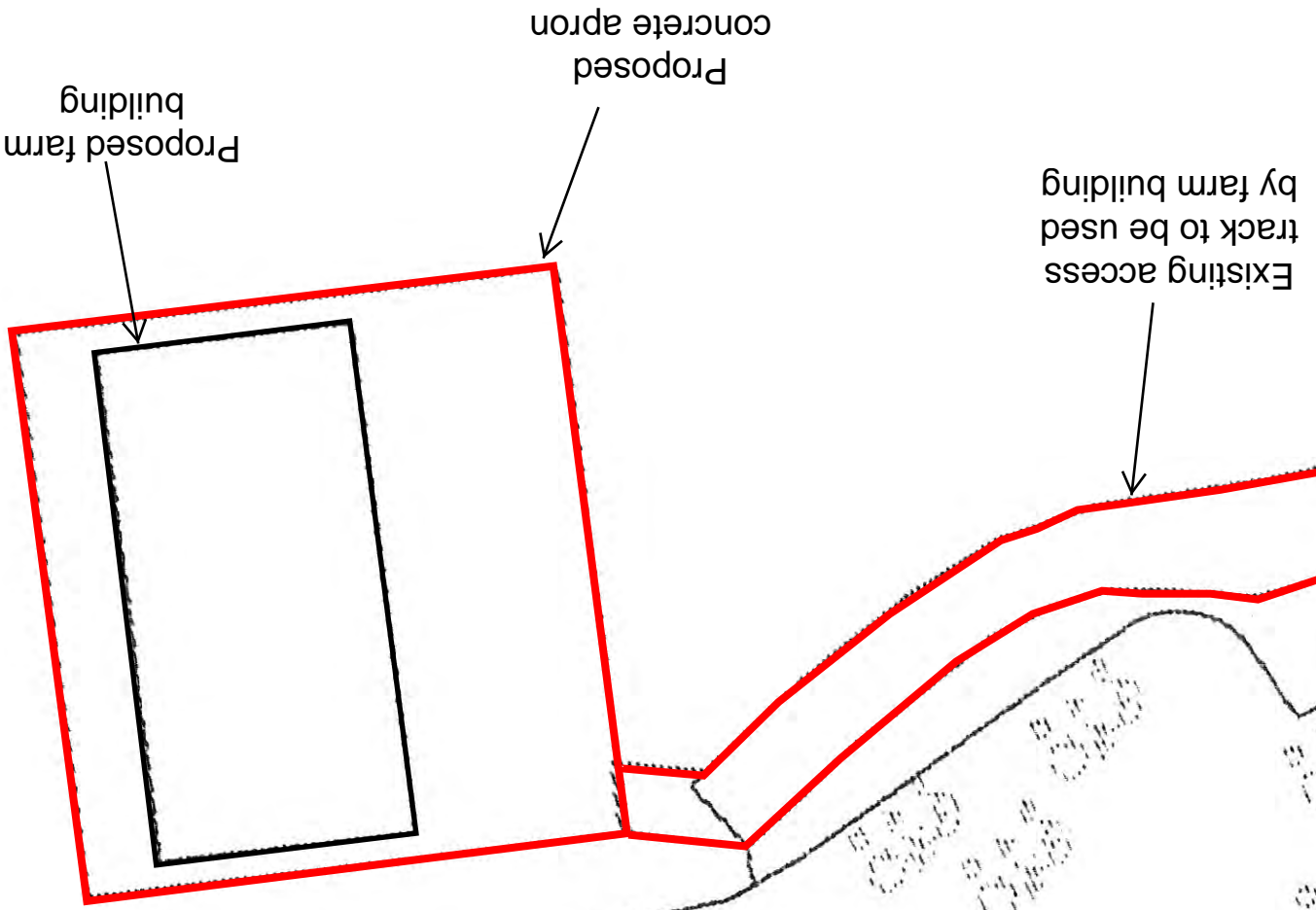
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and

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.

17/02969/F - Rowgardens Wood, Collendean Lane, Horley



1:500 Block Plan
Rowgardens Wood, Norwood Hill Road, Surrey, RH6 OHP



NOTES

Building design allows for a soil bearing capacity of 150kN/sqm.
 Client to confirm actual capacity.
 Soil analysis to be carried out by client. If required, soil analysis should be carried out to BS 5930 using zone phosphate high build primer colour green BS 14-C-38.
 The entire footprint of the building and a further 3.5m wide area around the perimeter should be prepared for the duration of the erecting works. The ground must be suitably prepared with stone to provide a firm, level and smooth working surface. It is acceptable to lay a granular surface over the stone, provided it is compacted. This must be done to prevent un-safe plant operations.
 All concrete and plant supplied and installed by customer.
 Prior to commencement of erection, holding down bolts must have the cones used while installing the holding down remove the cones removed. Shufflebottm Ltd. will not hold down bolts must be grouted by others other hand-over/ completion of steel erection.
 Shufflebottm Ltd. will not work within 2m of any materials containing asbestos or other site hazards. If you are unsure of the nature of the materials, you should undertake a survey. In the event Shufflebottm Ltd. suspect material containing asbestos is present or other site hazards are present, we shall suspend work until the appropriate assessment has been carried out and others must complete at no expense to Shufflebottm Ltd.
 The supply of materials and the construction will be undertaken in accordance with BS5592/ BS5950/ EN1090-2 (whichever applies on the confirmation/ order). All tolerances, permitted deviations, manufacturers manuals and specifications of products and services of steel and other materials used in the construction will prevail.
 All dimensions are from centre to centre of steelwork on the outside face of the angle and channel, unless otherwise stated. Dimensions where dimensions are taken from the outside face of the angle and channel.
 This is how we have interpreted your requirements. If this is incorrect can you please notify us verbally or in writing within 7 days of receiving your drawing.

NOTE:
 DRAWING IS FOR APPROVAL PURPOSES ONLY
 AND MUST NOT BE USED IN BUILDING CONSTRUCTION.

Note:

Mass concrete foundations to be grade C25/30 with a minimum O.P.C. content of 275kg/m³. A max water cement ratio of 0.65 and 20mm nominal size aggregate.

268

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE
A	ROLLER SHUTTER DOOR AND PERSONNEL DOOR ADDED TO LINE B.	DAD			18/12/17

FOR APPROVAL – NOT FOR CONSTRUCTION

SHUFFLEBOTTOM Ltd.

Gross Honds Business Park
 Cross Honds, Lunell, Carnes
 Tel: 01289-831831 Fax: 01289-831031

CLIENT
 P J BROWN CIVIL ENGINEERING & HAULAGE LTD. BURLANDS, CHARLWOOD RD. IFFIELD WOOD, CRAWLEY, SUSSEX, RH11 0JZ.

PROJECT
 PROPOSED NON LOAD BEARING AGRICULTURAL BUILDING.

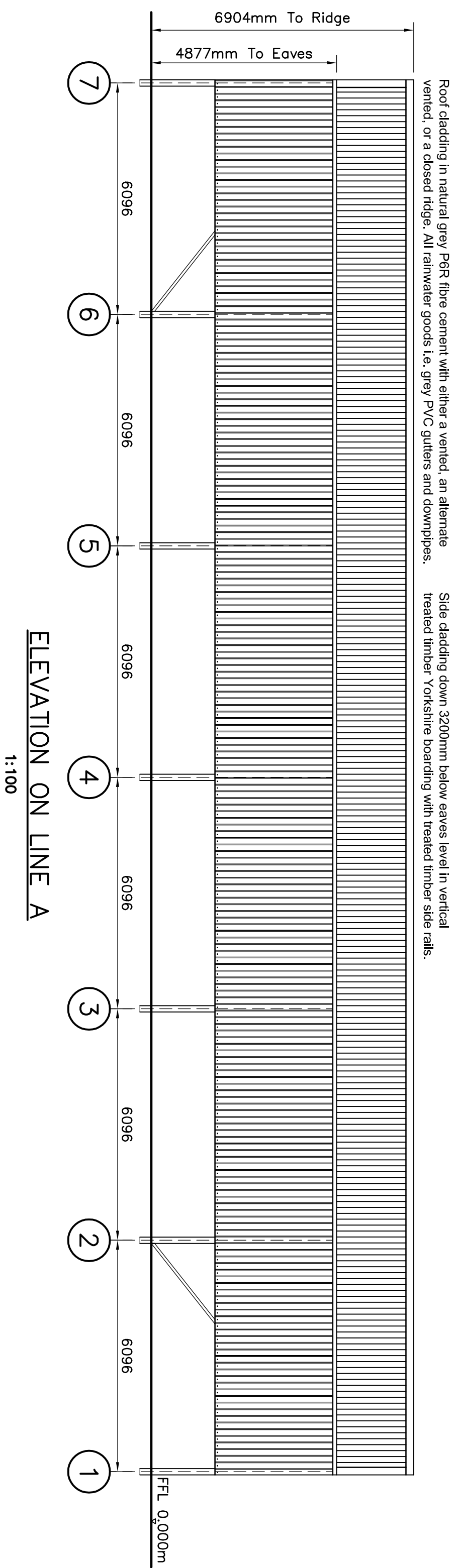
DRAWING TITLE
 ELEVATION DETAILS.

DRAWN	TRACED	CHECKED	APPROVED	DATE
DAD				5.12.2017

SCALE
 D12361 / GP02

REV.	DATE
A	

ORIGINAL DRAWING A1

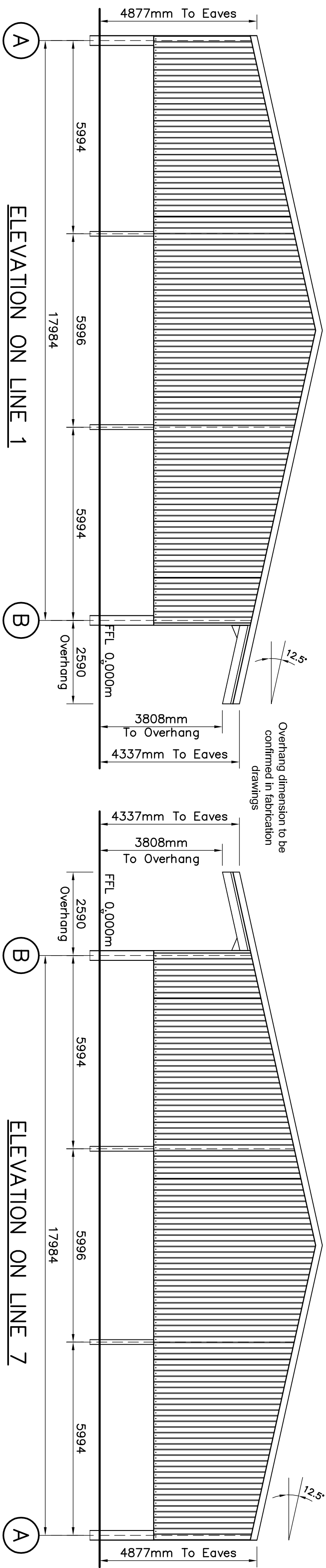


Roof cladding in natural grey PFR fibre cement with either a vented, an alternate vented, or a closed ridge. All rainwater goods i.e. grey PVC gutters and downpipes.

Side cladding down 3200mm below eaves level in vertical treated timber Yorkshire boarding with treated timber side rails.

Gable cladding down 3200mm below eaves level in vertical treated timber Yorkshire boarding with treated timber side rails.

Gable cladding down 3200mm below eaves level in vertical treated timber Yorkshire boarding with treated timber side rails.



ELEVATION ON LINE 1

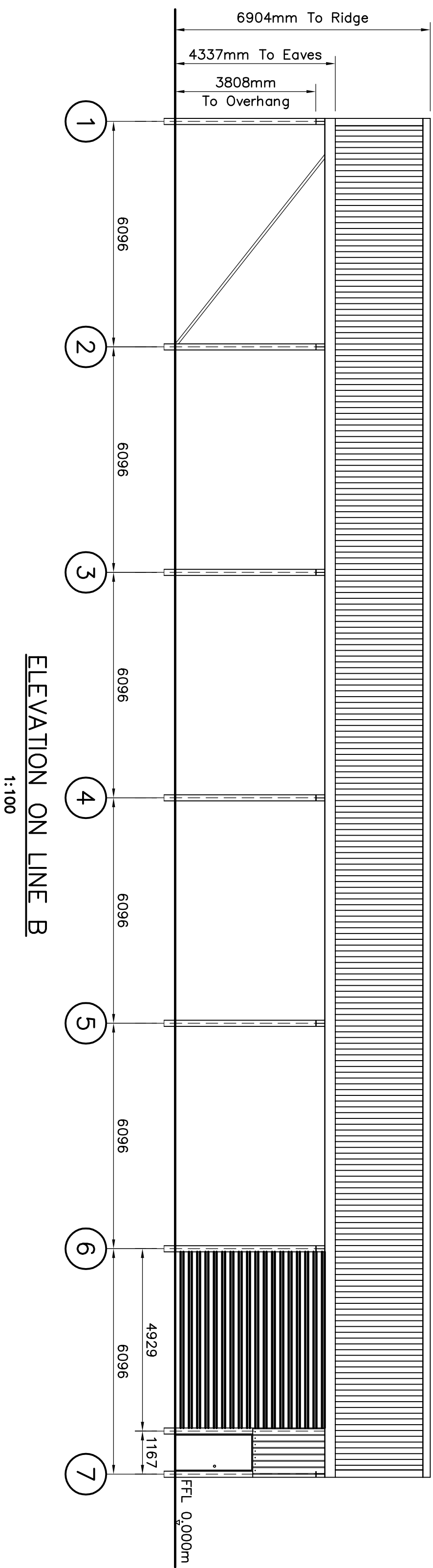
1:100

ELEVATION ON LINE Z

1:100

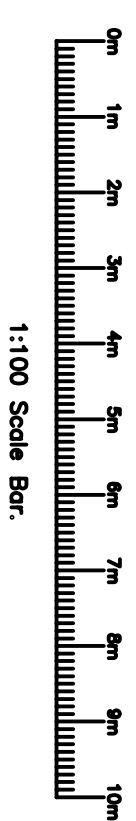
Roof cladding in natural grey PFR fibre cement with either a vented, an alternate vented, or a closed ridge. All rainwater goods i.e. grey PVC gutters and downpipes.

One bay to be clad above personnel door in vertical treated timber Yorkshire boarding with treated timber side rails. Remaining bays to remain open with no side cladding or side rails with diagonal side bracing. 1No. opening 4750mm wide x max. height. 1No. personnel door.

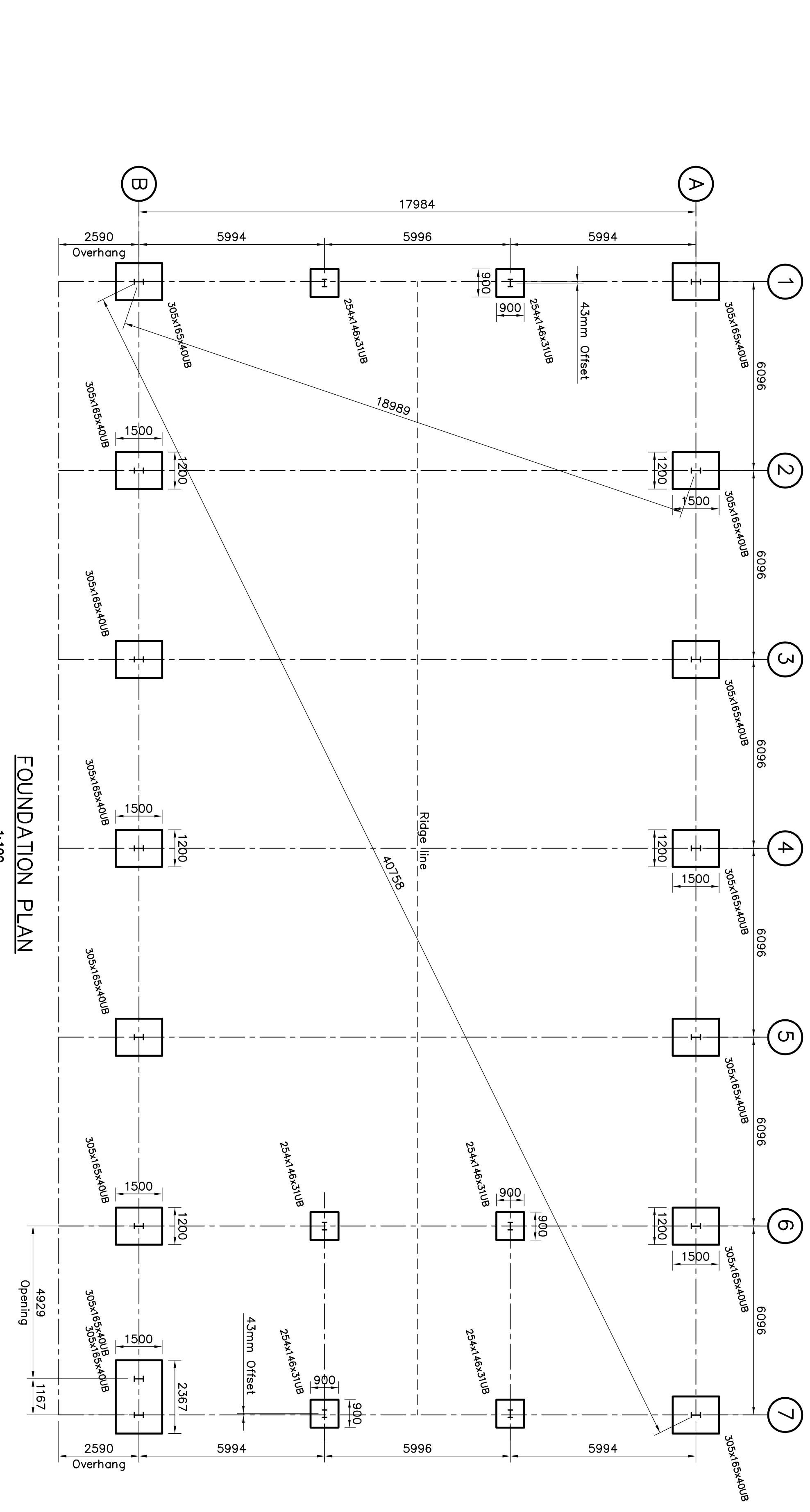


ELEVATION ON LINE B

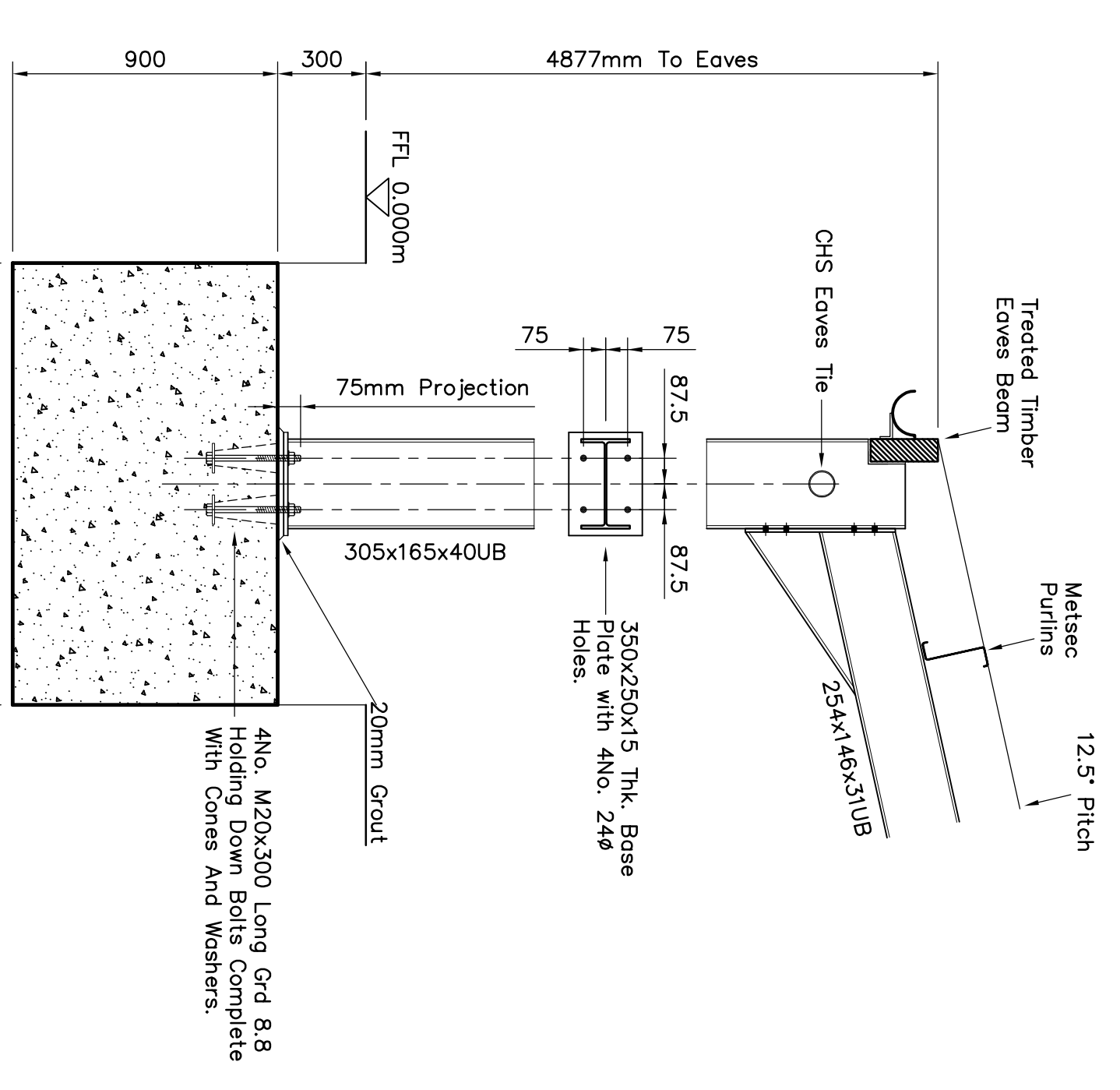
1:100



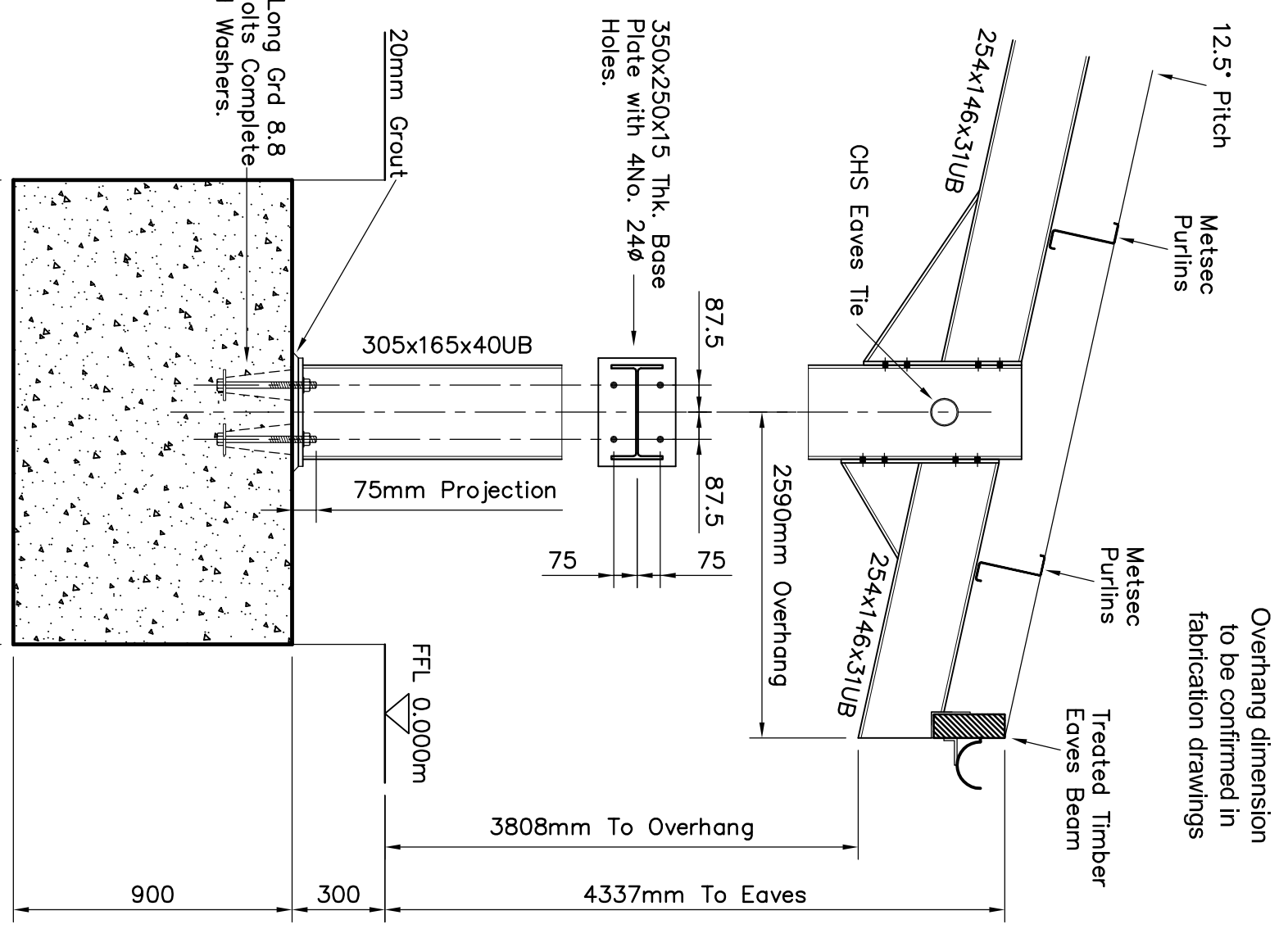
1:100 Scale Bar.



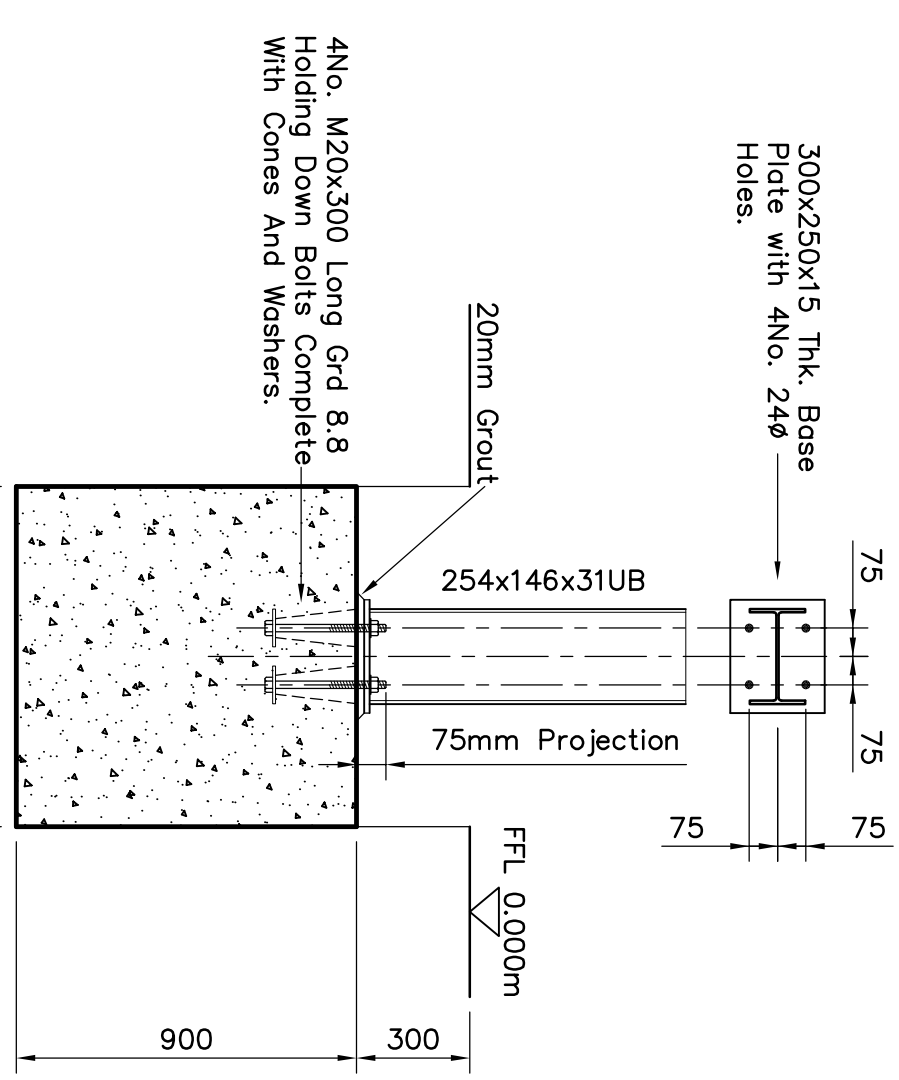
FOUNDATION PLAN
1:100



FOUNDATION DETAIL FOR MAIN COLUMNS ON LINE A.
1:20



FOUNDATION DETAIL FOR MAIN COLUMNS ON LINE B.
1:20



GABLE COLUMN OFFSET ON LINE 7 AND OPPOSITE HAND ON LINE 1.
1:20

FOUNDATION DETAIL FOR GABLE COLUMNS ON LINES 1 & 7, AND INTERNAL COLUMNS ON LINE 6.
1:20

Building design allows for a soil bearing capacity of 150kN/m².
Soil analysis to confirm actual capacity.
Soil analysis to be arranged by client. If required, the contractor shall be responsible for the duration of the erecting works. The ground must be suitably prepared with stone to provide a firm, level and smooth working surface. It is considered to be a general rule that the ground should be prepared to the finish level of the building. This must be done to prevent un-safe plant operations.
All concrete and plant supplied and installed by customer.
Prior to commencement of erection, holding down bolts must have the cones used while installing the holding down bolts removed. Shufflebottm Ltd. will not remove the cones.
Holding down bolts must be grouted by others after hand-over/ completion of steel erection.
Shufflebottm Ltd. will not work within 2m of any materials containing asbestos or other site hazards. If you are unsure of the location of any materials, please contact the contractor of the new build you should undertake a survey. In the event Shufflebottm Ltd. suspect material containing asbestos is present or other site hazards are present, we shall advise the client. The contractor shall be responsible for the removal of any asbestos. The contractor shall be responsible for the removal of any asbestos. The contractor shall be responsible for the removal of any asbestos.
The supply of materials and the construction will be undertaken in accordance with BS5950/ BS5950/ BS1096:2 (wherever applies on the confirmation/ order). All tolerances, permitted deviations, manufacturers manuals and specifications of products and services of steel and other materials shall be as specified in the confirmation/ order. All dimensions are from centre to centre of steelwork on the outside face of the angle and channel, unless otherwise stated. This is how we have interpreted your requirements. If this is incorrect can you please notify us verbally or in writing within 7 days of receiving your drawing.

NOTE:
DRAWING IS FOR APPROVAL PURPOSES ONLY AND MUST NOT BE USED IN BUILDING CONSTRUCTION.

Note:
Mass concrete foundations to be grade C25/30 with a minimum O.P.C. content of 275kg/m³. A max water cement ratio of 0.65 and 20mm nominal size aggregate.

NO.	DESCRIPTION	DATE	BY	APP'D	CHK'D
1	INTERNAL COLUMNS ADDED TO LINE 6 ROLLER SHUTTER DOOR AND PERSONNEL DOOR ADDED TO LINE 7.				
269					

FOR APPROVAL - NOT FOR CONSTRUCTION

SHUFFLEBOTTOM Ltd.

Client:
MR D WICKINGTON, CHURCHILL FARM,
WEST PARK ROAD, NEW CHAPEL,
LINGFIELD, SURREY, RH1 6HT.

Project:
PROPOSED NON LOAD BEARING
AGRICULTURAL BUILDING.

DRAWING TITLE:
FOUNDATION PLAN AND DETAILS.


DATE	BY	APP'D	CHK'D	TRACED	DRAWN
24.5.2016					

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Agenda Item 12

Planning Committee
16 May 2018

Agenda Item: 12
17/02732/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	16 May 2018
	REPORT OF:	HEAD OF PLACES AND PLANNING
	AUTHOR:	Matthew Holdsworth
	TELEPHONE:	01737 276752
	EMAIL:	Matthew.Holdsworth@reigate-banstead.gov.uk
AGENDA ITEM:	12	WARD: Reigate Central

APPLICATION NUMBER:	17/02732/F	VALID:	16 January 2018
APPLICANT:	Manhurley Ltd	AGENT:	JLL Ltd
LOCATION:	LAND TO THE REAR OF 77-83 BELL STREET, REIGATE		
DESCRIPTION:	Redevelopment of existing surface car park and construction of 3 no. studio flats and 3 no. 1-bed flats with associated cycle parking, refuse store and landscaping		
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.			

SUMMARY

This is a full application for the erection of two buildings containing three x 1-bedroom flats and three x studio flats and associated works including cycle storage, bin storage and associated landscaping. This would be on the existing car park of the site and would be to the rear of the existing frontage buildings on the site. The site occupies the car park of the former office building fronting Bell Street which is in the process of being converted to residential under a prior approval application.

The proposal has been subject to extensive pre-application advice and amendments during the course of the application. The site is located within the Reigate Town Centre Conservation Officer but has received no objections from the Council's conservation officer who is satisfied that the proposal would not cause harm to the conservation area and would not significantly impact the existing street scene. The town's character includes numerous examples of outbuildings and other development to the rear of the frontage building line, to which this proposal would accord.

The site backs onto the Memorial Gardens with several trees separating the two. The proposal has taken these into account the substantial plane tree to the east of the site and incorporates specialist foundations in order to ensure that the proposal would not materially harm this significant tree. With this secured and, due to the position of the building, it is not considered that the proposal would cause significant harm to neighbouring properties.

It is noted that the proposal does not include any parking and, furthermore, would take up the existing parking provision from the former offices (now residential). However, the site is within a highly sustainable location and is within walking distance to bus stops, the railway station and the town centre. Furthermore, the Highways Authority has not raised any objection in terms of parking provision or highway safety meaning it would be difficult to sustain refusal on this ground. The proposal is therefore considered acceptable.

RECOMMENDATION

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

Consultations:

Highway Authority: The proposed development has been considered by the county highway authority in terms of the likely net additional traffic generation, access arrangements and parking provision and recommends that conditions relating to the closure of the existing vehicular access and the provision of a Construction Transport Management Plan are added:

“The development is in a sustainable location with frequent bus services. The applicant is not providing off-street parking, however, adequate bike parking is proposed. There are adequate parking controls and restrictions in Bell Street and surrounding roads to prevent dangerous on-street parking. Likewise, it is not considered that the loss of the car parking to the properties at the loss of the site would create dangerous on-street parking. The Highways Authority is satisfied with the arrangements proposed for refuse collection, and that emergency vehicles can continue to service the site from Bell Street.”

Reigate Society: Objects due to over-development of tight site. Concerns over minimal separation distances, effect on outlook, daylight and sunlight to surrounding buildings to south and west of application site. No parking provided; loss of existing parking.

Contaminated Land Officer: Recommends conditions be imposed given potential for contamination

Neighbourhood Services: No objections but states requirements for the number and type of refuse bins.

Conservation Officer: *The proposed development lies in the grounds of 77 to 83 Bell Street, which is situated in Reigate Conservation Area. 77 to 79, known as Batswing Cottages, were built in 1815, with gothic windows and a plaque which celebrates the victory at Waterloo, depicting folded dragon’s wings, later mistaken for batswings. I have no objection from a conservation viewpoint subject to conditions relating to materials.*

I consider the amended drawing is acceptable from a conservation viewpoint in terms of its massing and footprint subject to conditions.

Tree Officer: Recommends a number of conditions

Surrey Archaeological Officer: This area is thought likely to contain significant archaeological remains relating to the development of the town from the medieval period onwards. In addition excavations nearby in Bell Street have recovered evidence that indicates prehistoric activity occurred in the area. A condition relating to the implementation of a written scheme of investigation should be added to the decision notice.

Reigate Business Guild: Raises concern about the lack of available parking and overdevelopment of the site.

Representations:

Letters were sent to neighbouring properties on 20 December 2017 and 22 January 2018. A site notice was posted on 03 January 2018. Six letters of representations have been received from neighbouring properties with the following concerns.

Issue	Number	Response
Concern regarding noise from the neighbouring wine bar	2	See para
Lack of parking	3	See paragraph 6.14-6.16
Overdevelopment	2	See paragraph 6.4
Inconvenience during construction	2	This is not a material planning consideration

1.0 Site and Character Appraisal

- 1.1 The site is a plot of land currently used as a car park to the rear of 77-83 Bell Street. The buildings to the front are locally listed. The buildings to the front of the site are currently in office use but benefit from a change of use application for use as residential and conversion to flats which is currently underway. Access to the site is via a short driveway under an arch to the front. The site is relatively flat. There is a substantial plane tree on the eastern boundary as well as a number of lesser trees that could be affected by the proposal.
- 1.2 The site is on the east side of Bell Street, within the Reigate Town Centre Conservation Area, and an Area for Small Businesses. The site's surroundings are characterised by a mixture of commercial and residential properties of largely similar "domestic" scale and design. To the rear of the site is open land that is owned by St Mary's School.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Advice was given in terms of the number of units, the scale of the building, the materials proposed and the interaction between the proposed units and the existing office building on the site.
- 2.2 Further improvements could be secured: Conditions will be placed on the grant of permission in regard to the materials used, contaminated land, archaeology, tree protection plan, landscaping, detailed foundation design, site levels, construction management plan

3.0 Relevant Planning and Enforcement History

- 3.1 02/01062/CU Change of use of warehouse/offices to dental laboratory on ground floor and first floor offices - approved with conditions

- 3.2 16/01069/PAP3O Prior approval under Class J for a change of use from offices (Use Class B1A) to dwelling houses (Use Class C3). As amended on 13/06/2016 - prior approval not required.
- 3.3 17/00847/PAP3O Notification under class O for the change of use of the ground and first floors of the above properties from office accommodation (class B1) to residential accommodation (class C3) to create a total of 16 residential flats – prior approval not required
- 3.4 18/00447/F - Alterations to the external doors and windows and associated works – approved with conditions

4.0 Proposal and Design Approach

- 4.1 This is a full application for the erection of two buildings containing three 1 bedroom flats and three studio flats and associated works including bike storage, bin storage and associated landscaping. This would be on the existing car park of the site and would be to the rear of the existing frontage buildings on the site (currently being converted into residential accommodation.)
- 4.2 The proposal is of three blocks (two blocks would be conjoined) orientated east-west with a gabled pitched roof. The buildings would be contemporary in design but would have gabled ends and traditional style materials in order to fit in with the wider conservation area.
- 4.3 Plans have been provided showing the location of both an integrated bike store and a bin store. The ground floor flats would have a private amenity area to the eastern part of the site and there would be a communal amenity area between the two blocks.
- 4.4 No parking has been proposed although there would be sufficient cycle storage for the proposed flats and the site is within a sustainable town centre location.
- 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 statement states that the site is within a conservation
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	<p>area and the design has evolved to take into account the materials used and the style of the proposed buildings</p> <p>The scale of the building since pre-application stage has been reduced from nine flats to six flats and the position of the building has changed in order to minimise the impact to the substantial plane tree to the east of the site.</p>
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	<p>The proposed, handmade facing brick facade will be a direct reflection of the main material in the neighbouring area. Natural materials will be used for roof tiling (slate) as well as timber windows and doors are specified for the main wall openings. Vertical, timber screen fins will wrap the main staircase around to form a closed building shape.</p> <p>The proposed brick texture and colour will be responding to the historic brickworks and bonds in the area. In order to enhance the characteristic of the existing fabric in the conservation area, a dark brown brick colour is proposed, to match to the adjacent brick wall at the rear of 75 Bell Street.</p>

5.0 Policy Context

5.1 Designation

Urban Area
Chart Lane Conservation Area

5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS15 (Affordable Housing)

5.2 Reigate & Banstead Borough Local Plan 2005

Conservation	Pc12, Pc13
Housing	Ho9, Ho13, Ho14, Ho16
Movement	Mo5, Mo7
Landscape	Pc4

5.3 Other Material Considerations

National Planning Policy Framework

Supplementary Planning Guidance

Surrey Design

Local Distinctiveness Design Guide

Householder Extensions and
Alterations

Other

Human Rights Act 1998

6.0 Assessment

6.1 The application site is situated within the urban area where there is a presumption in favour of sustainable development and where the principle of such development is acceptable in land use terms.

6.2 The main issues to consider are:

- Impact on local character
- Neighbour amenity
- Landscaping and impact upon tree
- Highway and parking matters
- Archaeological matters
- Contaminated Land
- CIL
- Affordable housing

Impact on local character including conservation area

6.3 The proposal would be to the rear of the existing office buildings and would be two storeys in height. Due to the nature of the properties, to the rear of the buildings that face Bell Street, they would have limited impact on the street scene as they would be no higher than the frontage buildings and the only view of them would be via an indirect view from the underpass at the front. Whilst there would be views from the rear, due to the distance from public footpaths and the substantial tree, the view of the new building would be relatively limited.

6.4 It is considered that there is no objection to a tandem or rear form development in this location. Whilst there is concern that the application site could be constructed as cramped and overdeveloped, it is considered that the town centre of Reigate is characterised by developments (both modern and historic) such as this, with small buildings, cottages and barn style buildings (such as this is modelled to represent) to the rear of larger houses on the main streets. The proposal would be sited sufficiently away from front of the property and due to its location would make a minimal impact on the street scene and the wider character.

6.5 In terms of design, the building would have eaves and ridge heights similar to the frontage buildings. The scale of the building in terms of its width, length, height and massing would be in keeping with the wider area.

- 6.6 The proposal is within the Reigate town centre conservation area (and adjacent to the Chart Lane conservation area to the rear which is contiguous with the Reigate town centre conservation area.) The conservation officer has been consulted throughout the application and following amendments to the proposal has no objections to the scheme subject to a condition relating to the materials used, in order that the proposal is acceptable in its appearance in the conservation area, which is characterised by many outbuildings and forms of development rear of the established front building lines.
- 6.7 The conservation officer originally had concerns regarding the proposal in that the cottages to the front (Batwing Cottages) were not proposed to be restored to their original appearance in this application. However, these changes have now been approved under a separate application (18/00447/F) to the front buildings.

Neighbour amenity

- 6.8 The proposal would introduce a new two storey building in relatively close proximity to neighbouring properties. The office buildings to the front of the site are currently being converted into flats and there is concern that there would be overlooking and a loss of light between the properties. There would be no westerly facing windows to the proposed buildings and the external staircase would be screened by vertical timber screen fins. Whilst there would be some loss of light to the rear windows of the existing building, these windows would serve rooms that are either non habitable or are dual facing and it is considered that despite the proximity of the buildings, this would not cause such harm as to warrant refusal on this ground.
- 6.9 The properties to the north and south are commercial properties, the property to the north is a yoga studio, and to the south is a wine bar with a beer garden and a late licence. Both properties have raised concerns in terms of noise during construction. This is not a planning matter and is not a material planning consideration. Neither property would be overlooked by the proposed buildings as there are no windows in the north and south elevations outside of the site. Whilst concern has been raised in terms of impact on the wine bar to the south, due to the noise from the wine bar, it is considered that this would not impact on the residential properties to an overly significant degree.
- 6.10 There would be windows in the southern elevation of the northern block and the northern elevation of the southern block. In order to avoid significant overlooking and loss of privacy between the two blocks, the windows on the southern elevation of the northern block are proposed to have privacy panels that would angle any overlooking to the east and would avoid any mutual overlooking. These panels will be controlled by condition.

Landscaping and impact upon tree

- 6.11 Due to the proximity of a substantial plane tree on the eastern boundary, the Council's tree officer has been consulted. His comments are included below:

The agent has demonstrated using tree radar investigation there are roots present but the majority are below the traditional 600 mm, this is due to the site being used as a car park, but nonetheless the site in its current state creates a favourable environment to survive and function. Therefore it is important that any change to the site must ensure the environment continues to allow roots to develop. The foundation design as indicated on drawing 2017-355- PO2 Rev B, dated 1/11/17 will result some disruption to the ground conditions but will create a ventilated airspace between the underside of the slab and the ground surface to allow the roots to continue to extract moisture; furthermore an irrigation system has been incorporated into the scheme which will ensure there is a continuous supply of water directed into the ground. It is not clear from the information whether there will be any change in levels, any additional excavation will encroach into the areas where roots are present which will have an impact on the condition of the trees, in particular T1, therefore to prevent lowering of levels within the RPA it will be necessary for a levels condition to be attached to the decision notice.

- 6.12 Two of the proposed buildings are underneath the canopy of T1 and may be a concern to future occupants, however as the trees are located in the conservation area it will be necessary to gain permission from the council before undertaking any works, this will ensure best arboricultural practice is implemented at all times
- 6.13 The Tree Officer therefore has no objections to the scheme subject to conditions relating to tree protection, detailed foundation design, levels details and landscaping.

Highway matters

- 6.14 The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and recommend that conditions relating to the removal of the existing vehicular access and a construction transport management plan are imposed on the decision notice.
- 6.15 The development is in a sustainable location with frequent bus services and is within walking distance to the town centre and the railway station.
- 6.16 It is noted that there is no parking on site; however adequate bike parking has been proposed. The County Highway Authority is satisfied that any demand for on-street parking that may arise from this site would not cause a highway safety issue as there are adequate parking controls and restrictions in Bell Street and surrounding roads to prevent dangerous on-street parking.
- 6.17 The Highways Authority and the LPA are satisfied with the arrangements proposed for refuse collection, and that emergency vehicles can continue to service the site from Bell Street.

Archaeological Matters

- 6.18 Following a recent County-wide review of areas identified as being of High Archaeological Potential (AHAP), the area of potential in this part of Reigate was extended and the site now falls within it. This area is thought likely to contain significant archaeological remains relating to the development of the town from the medieval period onwards. In addition excavations nearby in Bell Street have recovered evidence that indicates prehistoric activity occurred in the area.
- 6.19 A search of the Surrey Historic Environment Record suggests that remains of backyard activity dating from the later medieval and post medieval periods are most likely to be present and although they would be of local significance they are unlikely to require preservation in situ and so in this case it is considered that in order to clarify the nature and extent of any buried archaeology that may be present an archaeological trial trench evaluation should be carried out after any decision on the planning application is made.
- 6.20 The County Archaeological Officer has requested a condition requiring a written scheme of investigation. This will allow the required evaluation to take place as well as securing the excavation, recording and publication of any significant archaeology that may be found

Contaminated Land

- 6.21 The site is considered to be within an area with the potential for ground contamination to be present on or in close proximity to the applicant site. The contaminated land officer has therefore recommended a number of conditions and an informative to be added to the decision.

CIL

- 6.22 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

- 6.23 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

- 6.24 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.

CONDITIONS

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

Reason: To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

Note: Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations or Section 73 of the Act for minor material alterations. An application must be made using the standard application forms and you should consult with us, to establish the correct type of application to be made.

Plan Type	Reference	Version	Date Received
Detailed Technical Plan	1182/SKETCH		30.04.2018
Elevation Plan	PL-303		15.12.2017
Elevation Plan	PL-301		23.11.2017
Section Plan	PL-202		23.11.2017
Section Plan	PL-201		23.11.2017
Landscaping Plan	17.3040.01		23.11.2017
Site Layout Plan	PL-051	1	17.01.2018
Roof Plan	PL-103	1	17.01.2018
Floor Plan	PL-101	1	17.01.2018
Floor Plan	PL-100	1	17.01.2018
Site Layout Plan	PL-050	1	17.01.2018
Location Plan	PL-001	1	17.01.2018
Elevation Plan	PL-302		08.12.2017

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. 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 natural slate, with Staffordshire blue clay ridge tiles or handmade hogsback clay ridge tiles.

b) All brickwork shall be of handmade sandfaced English bond brickwork, a sample of which shall be submitted to and approved in writing by the LPA before works commence.

c) Before the new buildings are occupied the concrete panel fence to the east boundary shall be replaced with a 2 metre high vertically closed board featheredge timber fence with timber posts and gravel boards, all stained dark brown)

d) All windows shall be of painted timber with casements in each opening.

e) All eaves shall have no fascia board or a fascia no more than two bricks depth.

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. Prior to the commencement of development, details of the proposed privacy panels for the windows on the internal south elevation shall be submitted to and approved in writing by the Local Planning Authority and these panels shall be installed and maintained in perpetuity.

Reason: In order that the amenity of neighbouring properties is maintained and to comply with policies Ho9, Ho13, and Ho16 of the Local Plan 2005.

5. No development shall commence on site until a scheme for the landscaping and replacement tree planting of the site including the retention of existing landscape features has been submitted and approved in writing by the local planning authority. Landscaping schemes shall include details of hard landscaping, 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 programme.

All hard and soft landscaping work 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, Pc12 and Ho9 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

6. No development shall commence including groundworks preparation and demolition until all related arboricultural matters, including arboricultural supervision, monitoring and tree protection measures are implemented in strict accordance with the approved details contained in the Tree Protection Plan and Arboricultural Method Statement compiled by Landscape Planning Ltd dated 28th November 2017, reference 70128

Reason: To ensure good arboricultural 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 and the recommendations within British Standard 5837

7. 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 the mature tree and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Pc4.

8. No development shall take place until the developer obtains the Local Planning Authority's written approval of the detailed foundation design which has been signed off by Building Control. The development shall be carried out in accordance with the approved foundation design

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with the adjoining tree with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9 and Pc4.

9. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason: The site covers an area in which it is considered necessary to preserve for future reference any archaeological information before it is destroyed by the development with regard to the Reigate and Banstead Borough Local Plan 2005 policy Pc8.

10. 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 the NPPF.

11. 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 the NPPF.

12. 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 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 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 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 the NPPF.

16. The development shall not be first occupied unless and until the existing vehicular access from the site to Bell Street 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 to meet the objectives of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005).

17. 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
 - (h) 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 construction of the development.

Reason: In order that 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 policies Mo5 and Mo7 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.

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.
3. Environmental Health draw the applicant attention to the specifics of the contaminated land conditional wording such as 'prior to commencement', 'prior to occupation' and 'provide a minimum of two weeks notice'.

The submission of information not in accordance with the specifics of the planning conditional wording can lead to delays in discharging conditions, potentially result in conditions being unable to be discharged or even enforcement action should the required level of evidence/information be unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.

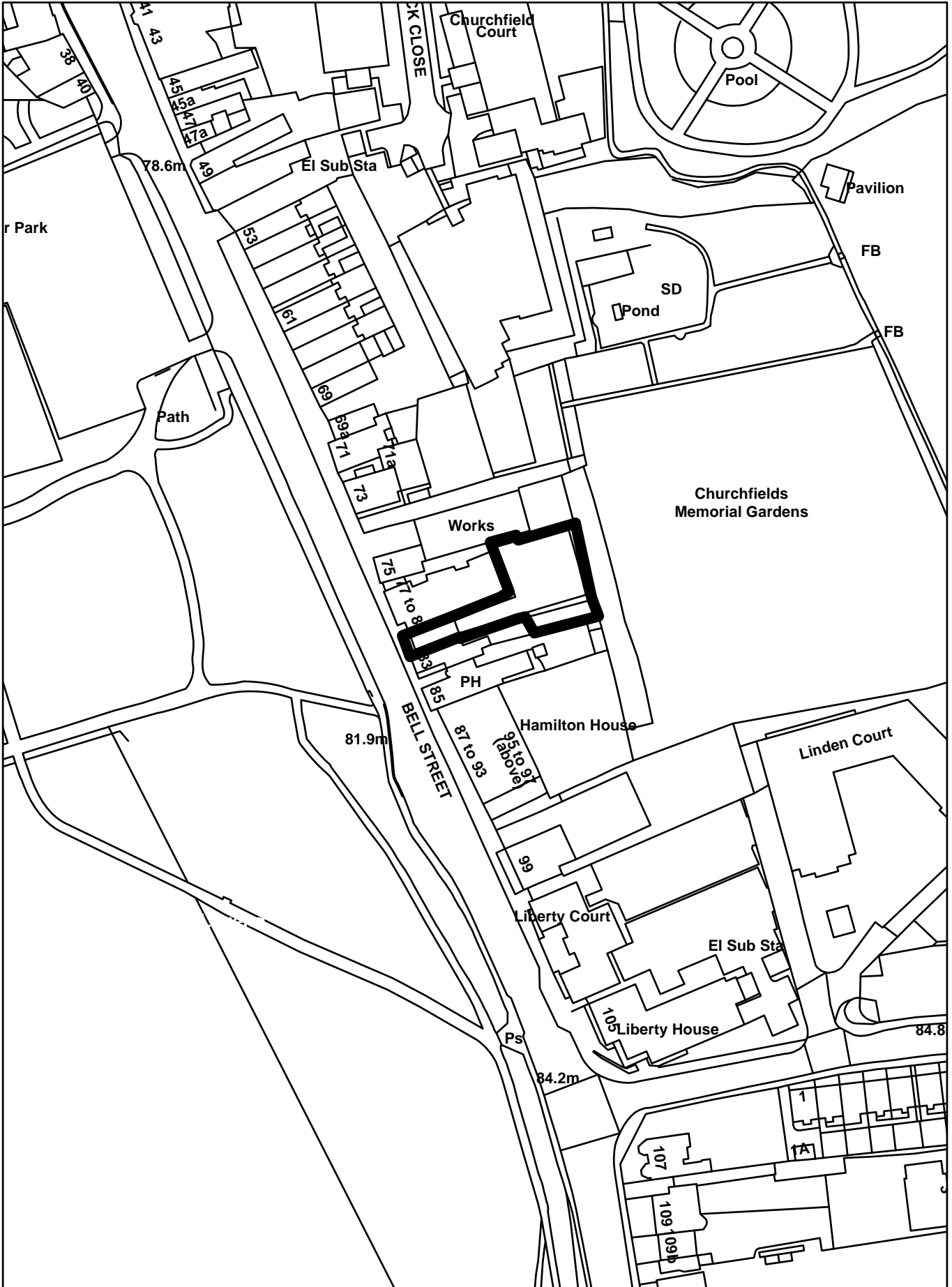
4. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148,149).
5. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
6. 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.

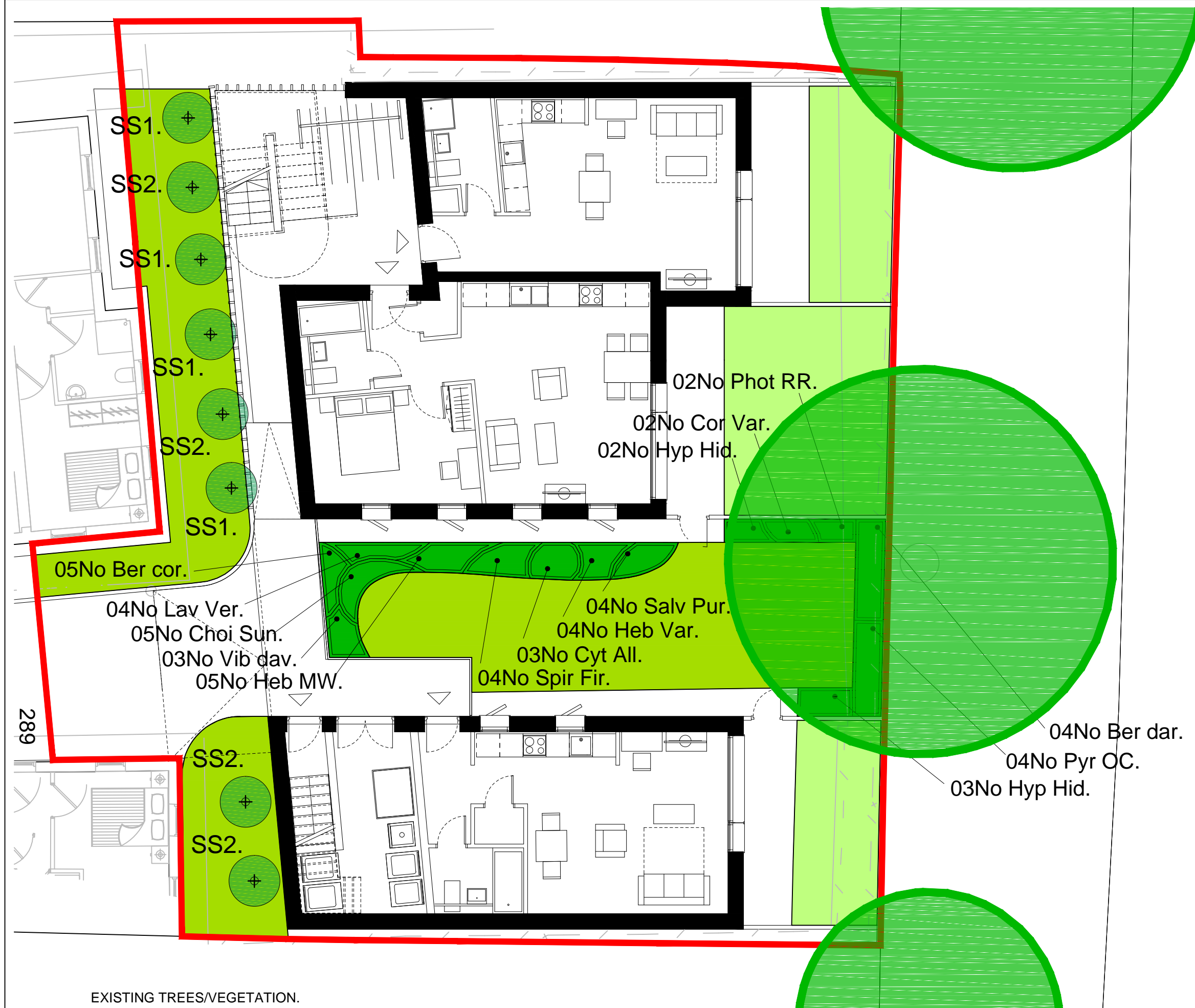
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies Ho9, Ho13, Ho14, Ho16, Pc12, Pc13, 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.

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.

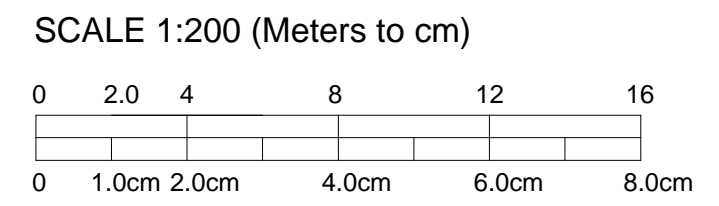
17/02732/F - Land To Rear Of 77- 83 Bell Street, Reigate





STANDARD SPECIFICATION NOTES. ESTABLISHMENT AND IMPLEMENTATION

- 1.01.01 No soft landscape operations to be undertaken during periods of prolonged waterlogging, frozen ground, adverse high or low temperature or drought. Prior to planting and soil preparation. All unsuitable existing vegetation to be suitably sprayed off (refer to notes on chemical use below) and then removed. Including brambles, perennial weeds and stressed and unsuitable elements of existing boundary vegetation and hedgerow.
- 1.01.02 Assumes main contractor provides adequate topsoil (Existing or imported) to all planting areas as shown (in accordance with B.S.3882:1994) and in accordance with finished ground levels on external works drawings. All subsoil to be broken up to min depth of 300mm prior to topsoil application. To improve root zone drainage and remove compaction.
- 1.01.03 Imported soil and screened topsoil to be a fertile medium loam pH 6.0-7.5 and should be free from any perennial weeds, weed seeds, contamination, rubble, subsoil and stones bigger than 50mm with a maximum stone content of 20%. (contractor to organise sample to be sent for lab testing and to make results available for approval) Topsoil areas to be cultivated by hand or machine prior to planting. (Topsoil planting depths to be min 450mm for shrub/tree beds and 150mm for turf/seeded areas.
- 1.01.04 Areas to be treated and methodology to be agreed with inspecting Landscape Architect and Borough Landscape Officer to be notified accordingly on completion of all works. All tree pits in soft areas to be planted in pits with sides/bases broken up to 300mm. (width of pit increased if required to accommodate root system without bending) Extra Heavy Standards - 800mm square pit, 450-750mm deep, Standards - 650mm square pit, 400mm deep.
- 1.01.05 Individual trees decompanction within compacted areas will be achieved through excavating a wide, shallow tree pit a minimum 4 SqM in area by 300-400mm deep and the loosening/ breaking the sub soil layer beneath for a further 300-450mm.
- 1.01.07 All tree stakes and fixings to be sufficiently low to allow free movement of the crown. Tree support to comprise a stake set at uniform height, 300mm min depth below ground level with a biodegradable tie toward the head of the stake. Or be underground guyed using Arborguy tree guying system (Green leaf Planting Products) or similar approved. (single stake with single biodegradable tie - standard trees, double with double biodegradable tie for heavy) triple with triple biodegradable tie for "instant" heavy standard NB: Or as details shown on Tree Pit Cross sections. Stakes to be removed at between 2-3 years, in accordance with management plan or when trees are established.
- 1.01.08 Backfill to pits (other than trees within hard paved areas) to be clean topsoil with tree fertiliser added, firmed in after planting. All trees to have irrigation system units fitted to fully surround the root ball. at base of pit backfill to be 30% excavated soil, 60% imported topsoil and 10% non peat compost. All trees to have root zone suitably irrigated prior to planting.
- 1.01.09 Trees, shrubs or other planting damaged by plant handling will not be accepted. This includes broken root containers at time of delivery, broken central Tree leaders, more than 10% lateral branch damage to trees/shrubs, bark removed from main stems.
- 1.01.10 All plant material delivered to site must have a well established compact fibrous root system, be free from pest and disease/ other defects, be healthy and display good form characteristic of species, trees to have a clearly defined central leader (unless multi stemmed) and be correct match to species and quantities specified on drawing.
- 1.01.12 All formative pruning after planting in accordance with B.S.3998:2010 "Tree work- recommendations" remove branches damaged/broken during planting, remove unwanted secondary shoots, weak forks, or crossing/rubbing branches or dead material.
- 1.01.13 All trees, shrubs etc to be planted at depth of soil mark from nursery or soil level of container. All trees, shrubs etc to have all root coverings removed and any damaged roots removed with suitable pruning tool.
- 1.01.14 All plant material to be Certified nursery stock, of local provenance and in accordance with B.S.3936:1992 All planting operations to be in accordance with B.S.4428:1989
- 1.01.15 Where herbicides and other chemicals are utilised in conjunction with the following plan these are to be in strict accordance with COSH and Control of Pesticide Regulations
- 1.01.16 Shrub planting (container grown) to be planted in a planting hole big enough to accommodate the plant without root damage, to a min of 300mm cubed. Min pot size to be 2/3 litre unless specified differently in schedule.
- 1.01.17 All climbers noted TR require wire or trellis support All hedges are specified as double staggered rows. In shrub specification all breaks are to be strong and within the lower third (Where no breaks are identified assume min 3 breaks in lower third)
- 1.01.18 A slow release fertiliser is to be applied immediately after planting in accordance with manufacturers instructions (NOTE: to all public/communal/shared space, plot frontages), and planting beds exposed to the public realm.
- 1.01.19 All plants to be firmed, ameliorants added, watered in and dead or damaged branches removed after after planting. prior to sheet mulch and bark mulch being added. All planting beds should be mulched with 75mm min deep layer dark matured woodchip. All mulch to have an even particle size between 15-65mm spread taking care not to smother ground cover plants and watering all plants immediately prior to spreading mulch. (Mulch sample and source to be approved). NOTE: All trees in grassed zones to be planted centrally within a 1.0M square/round recessed planting bed grass/weed free base with 50mm depth bark mulch or to incorporate a strimmer guard. All specimen shrubs in grassed zones to be planted centrally within a 0.75M square/round recessed planting bed grass/weed free base with 50mm depth bark mulch or to incorporate a strimmer guard.
- 1.01.20 BARE ROOT SHRUB PLANTING. All native/indigenous planting should utilise plants of local provenance All bare root plant material delivered to be lifted November - early march dependant on weather conditions. To be planted within 24 hours of site delivery. Root zone to be protected prior to planting either by heeling into ground, covered with bare earth, hessian sacking or min 300mm of straw (adequately irrigated and kept moist to avoid roots drying).
- 4.01.02 Native whip and shrub mix. Use 900mm tube guarding and 1.0M mulch matting, watering all plants immediately prior to laying matting. Plant between mid November and mid March, slit planted incorporating slow release fertiliser.
- 4.01.03 Plant between mid November and end February, slit planted incorporating slow release fertiliser.
- 4.01.04 Hedge planting (1+1 or 1+2 transplants or container grown stock) to be planted in double staggered rows 300mm apart on raised cams at 450mm intervals. Plants to be cane supported mulch matted (photodegradable or biodegradable) and rabbit/tube guarded (recycled), firmed in and watered in, with slow release fertiliser added and dead or damaged branches removed after planting. Transplants to be planted between mid november and end February. (NOTE: Refer also to shrub planting For ameliorants.)
- 4.01.05 NOTE: All guards to be photo degradable. Do not smother plants with mulch. NB: All mulch matting must have specified and proven minimum useful life expectancy of 2No growing seasons and be covered with min 50mm dark bark chip layer
- 5.01.01 The finished surface level of grassed areas to be set above the height of adjacent hard surfacing to a minimum 10mm compacted level or sufficient to enable effective mowing of the grass without the potential for damaging blades against kerbs. Prior to turfing topsoil as required and remove any debris and stones above 30mm diameter and add pre turf/seeding fertiliser to manufacturers recommendations. Use cultivated, weed free amenity turf laid with broken joints well butted up Work from planks as required to avoid damage to turf and water in as necessary to avoid shrinkage.
- 5.01.02 Seeding to be undertaken during march, april or september. Rotovate and level topsoil as required and remove any debris and stones above 20mm diameter, add pre seed fertiliser to manufacturers recommendations. Apply at 50gms per square metre lightly raking after sowing. (Contractor to supply mix details and source for approval)



7.01.01 MANAGEMENT OF LANDSCAPE AREAS. (All areas to be managed as communal space.)

7.01.02 Inspection timetable for all of Management plan to run up to Practical Completion (or up to hand over for any land scheduled for control by Management Company.)

7.01.01 MANAGEMENT OF LANDSCAPE AREAS. HARD AND SOFT MAINTENANCE OPERATIONS (Soft based on a minimum number of visits of 6No during growing season and 2No during dormant season) Hard based on 12No monthly visits during each 12 month period.

NOTE: THESE MAINTENANCE OPERATIONS ARE INCLUDED WITHIN EACH OF YEARS 1 to 6 AND ALL FURTHER YEARS BEYOND YEAR 6.

WATER ALL SOFT LANDSCAPE AREAS AS REQUIRED TO AID ESTABLISHMENT WEED ALL PLANTING AREAS Including spot treatment of all PEST AND DISEASE CONTROL grass and planting APPLICATION OF FERTILISER ADJUST STAKES AND TIES REMOVAL OF TREE/SHRUB STAKES/TIES/GUARDS When plants are stable/mature enough to no longer require support protection. REFRIM PLANTING: REPLACE DEAD, DYING, DEFECTIVE, DANGEROUS TREES AND DEAD, DEFECTIVE, DYING SHRUBS. REPLACE DISTRESSED/FALLING TURF. LITTER PICK, REMOVAL OF LEAF LITTER AND GENERAL TIDYING/SWEEPING OF LANDSCAPE AREAS. PRUNING SHRUBS AND TREES Hedges to site frontages to be managed at 1500-2000mm height. Hedges within visibility splays to be managed at MAX height 600mm. Hedges to internal courtyards to be managed at MIN height 1200mm. NOTE: Native hedges to have one third of each years growth cut back for years 1 - 3. NOTE: After year 3 -Native hedges to be cut in January/February on 3 year cycle. New established and existing hedges to be cut one third total each year over three year cycle. Established hedges to be cut as 'X' profile with thick base unless good ground flora at base. Then standard profile maintained. BIRD BOXES: All boxes monitored annually (February) all repairs and removal of old nesting material. INVERTIBRATE REFUGIA: All monitored every third year (October) - repairs and additions. TOP UP BARK MULCH GRASS CUTTING: Wild flower 1-2 cuts/yr Short-medium grass 8-12 cuts/yr Short grass path min 16 cuts/yr ASSOCIATED HARD MAINTENANCE OPERATIONS: PUBLIC OPEN SPACE REPAIR OF DEFECTIVE HARD LANDSCAPE, FENCING/ENCLOSURE, GATES AND STREET FURNITURE WEED TREATMENT/REMOVAL AND TIDYING, SWEEPING OF HARD SURFACES INCLUDING REMOVAL OF LEAF LITTER. YEAR 1, 2 and 3.

7.01.02 AIMS OF PLAN TO INSURE PLANTING ESTABLISHES SUCCESSFULLY AND SHRUB CANOPY CLOSES (NO GAPS OR BARE AREAS) CARRY OUT MAINTENANCE OPERATIONS (under 7.01.01) TO INSURE PLANTING AREAS REMAIN CLEAN AND TIDY AT ALL TIMES AND THAT EACH PLANT/TREE DEVELOPS TO ITS TRUE FORM AND SHAPE AND ASSOCIATES CORRECTLY WITH OTHER SPECIES WITHIN THE BED ASSESS NEED TO REMOVE STAKES, CANES AND OTHER SUPPORTS

7.01.03 YEAR 4 and 5. AIMS OF PLAN TO INSURE PLANTING ESTABLISHES SUCCESSFULLY AND SHRUB CANOPY CLOSES (NO GAPS OR BARE AREAS) CARRY OUT MAINTENANCE OPERATIONS (under 7.01.01) TO INSURE PLANTING AREAS REMAIN CLEAN AND TIDY AT ALL TIMES AND THAT EACH PLANT/TREE DEVELOPS TO ITS TRUE FORM AND SHAPE AND ASSOCIATES CORRECTLY WITH OTHER SPECIES WITHIN THE BED ASSESS NEED TO THIN OUT FASTER GROWING SPECIES OR THICKEN UP UNDERDEVELOPED AREAS OF THE SCHEME IN STRICT ACCORDANCE WITH THE APPROVED PLANTING PLAN. ASSESS NEED TO REMOVE STAKES, CANES AND OTHER SUPPORTS INSURE THAT ALL MANAGEMENT AND MAINTENANCE OPERATIONS FAVOR THE ULTIMATE PLANT SELECTIONS (INFRASTRUCTURE TREE AND SHRUB POSITIONS)

7.01.04 YEAR 6 ONWARDS AIMS OF PLAN CARRY OUT MAINTENANCE OPERATIONS (under 7.01.01) TO INSURE PLANTING AREAS REMAIN CLEAN AND TIDY AT ALL TIMES AND THAT EACH PLANT/TREE DEVELOPS TO ITS TRUE FORM AND SHAPE AND ASSOCIATES CORRECTLY WITH OTHER SPECIES WITHIN THE BED AS YEARS 1-5 BUT ALSO INCLUDING THE FOLLOWING AS SHRUB SPECIES BECOME OVERMATURE REPLACE WITH NEW SPECIMENS OR WHERE APPROPRIATE CUT BACK AND ALLOW TO REGENERATE ALL IN ACCORDANCE WITH APPROVED PLANTING PLAN.

NOTE: SURFACE LEVELS /DRAINAGE.

6.01.04 FOR DETAILS OF ALL EXISTING AND PROPOSED SURFACE LEVELS, FINISHED FLOOR LEVELS TO BUILDINGS AND TYPE AND ARRANGEMENT OF DRAINAGE/SERVICES REFER TO PROJECT ARCHITECTS AND ENGINEERS DRAWINGS.

IMPLEMENTATION TIMETABLE.

8.01.01 Implementation of hard landscape works will be completed as on completion of or during the building works. Implementation of any communal planting or native tree/shrub areas during next available planting season following completion of hard construction. (End Nov-Mid March) Implementation of all on curtilage planting following sale of individual plots or during next available planting season whichever is appropriate.

REVISIONS

Proposals prepared by Andrew Hastings
Tel: 07887 871150

DRAWING STATUS

FOR APPROVAL

CLIENT

MANHURLEY LTD

PROJECT

77-83 BELL STREET, REIGATE, RH2 7AN

DRAWING TITLE

DETAIL SOFT LANDSCAPE PROPOSALS.

SCALE 1:100@A2.	DATE NOV 17	DRAWN OB	CHECKED AH	DRAWING NUMBER 17.3040.01
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No dimensions are to be scaled from this drawing. All written dimensions to be checked by the contractor. Discrepancies notified immediately to this consultant.

- EXISTING TREES/VEGETATION.**
- 6.01.01** FOR LOCATION AND CONSTRUCTION DETAILS OF ALL PROTECTIVE FENCING TO EXISTING TREES, TREE NUMBERS AND SPECIALIST CONSTRUCTION AREAS ALSO DETAILS OF EXISTING TREES (SIZE, VIGOUR, SPECIES ETC) REFER TO ARBORICULTURAL CONSULTANTS REPORTS AND DRAWINGS.
- DRAWING REFERENCE.**
- 6.01.02** This drawing to be read in conjunction with the following.
Architectural details and Site Layout (RnH Architects series)
Tree Survey, Assessment and Method Statement. (Landscape Planning)
Engineering details ()
Ecological report and details. ()
- 6.01.03** This drawing to be read in conjunction with drainage and service information. minor adjustment to be undertaken on site. Significant changes to be agreed with Landscape Architect. (Trees not to be moved closer to buildings than shown on drawings.)

Specimen Shrubs

Species	Abb.	Number	Girth	Specification
Ligustrum japonicum	SS1.	4	20-25cm	180L: Full Standard: C
Ligustrum japonicum "Excelsum"	SS2.	4	20-25cm	200L: Full Standard: C

Shrubs

Number	Species	Abb.	Height	Pot Size	Specification	Density
4	Berberis darwinii	Ber dar	30-40cm	3L	Bushy: 3 brks: C	2/m ²
5	Choisya ternata "Sundance"	Choi Sun.	25-30cm	2L	Bushy: 3 brks: C	4/m ²
2	Cornus "Sibirica Variegata"	Cor Var	30-40cm	2L	Bushy: C	2/m ²
3	Cytisus "Ailgold"	Cyt All	30-40cm	3L	Bushy: 5 brks: C	3/m ²
4	Hebe x franciscana "Variegata"	Heb Var.	30-40cm	2L	Bushy: 3 brks: C	4/m ²
5	Hebe "Mrs Winder"	Heb MW.	30-40cm	2L	Bushy: 3 brks: C	4/m ²
5	Hypericum hidcote	Hyp hid	30-40cm	2L	Bushy: 3 brks: C	3/m ²
4	Lavandula angustifolia "Vera"	Lav Ver.	25-30cm	2L	Bushy: 5 brks: C	4/m ²
2	Photinia "Red Robin"	Pho RR	40-60cm	3L	Bushy: C	2/m ²
4	Pyracantha "Orange Chamer"	Pyr OG	40-60cm	2L	Bushy: C	2/m ²
4	Salvia officinalis "Purpurea"	Salv Pur	25-30cm	2L	Bushy: C	4/m ²
4	Spiraea "Firelight"	Spir Fir	25-30cm	2L	Bushy: 5 brks: C	4/m ²
3	Viburnum davidii	Vib dav.	25-30cm	2L	3 brks: C	3/m ²

Herbaceous

Number	Species	Abb.	Pot Size	Specification	Density
5	Bergenia cordifolia "Purpurea"	Ber cor.	2L	C	6/m ²

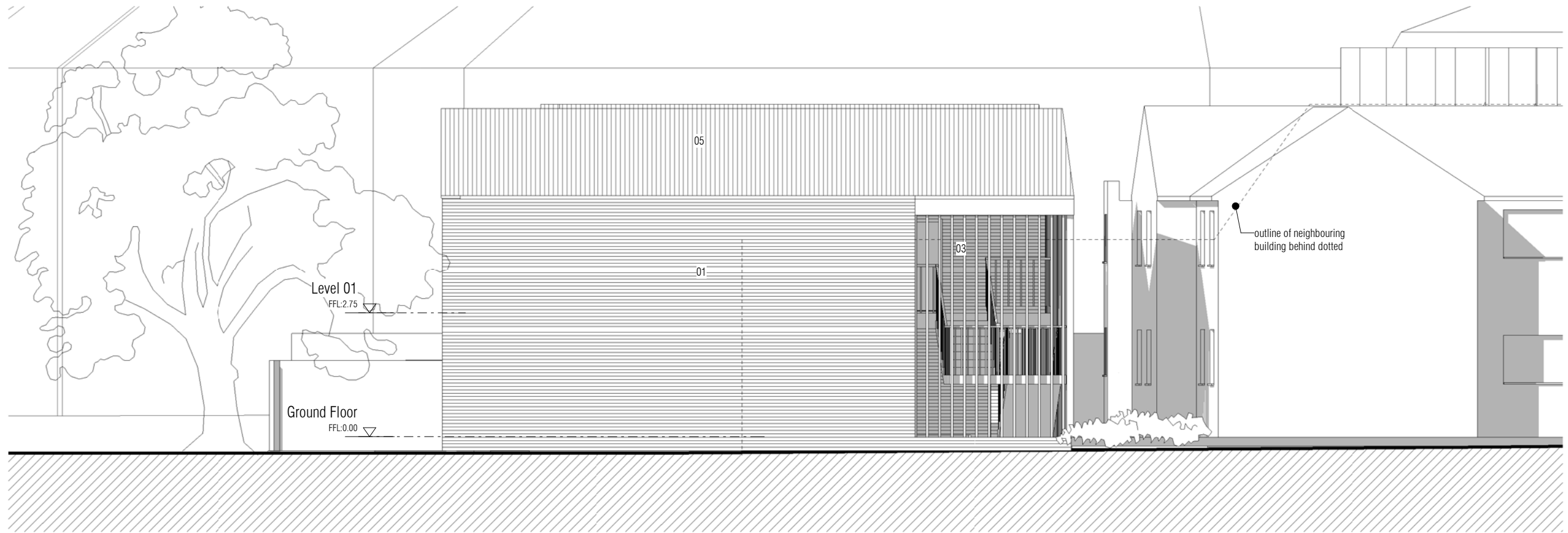
LEGEND:

- HARD SURFACES, GATES AND ENCLOSURE REFER TO HARD LANDSCAPE DRAWINGS FOR DETAILS. (RnH ARCHITECTS)
- PROPOSED SPECIMEN SHRUB POSITION
- PROPOSED SHRUB PLANTING
- PROPOSED GRASS AREA GENERAL AMENITY TURF FULLY TREATED AND CULTIVATED
- ENCLOSURE PRIVATE AMENITY SPACE- FINISHED TO CLIENT PREFERENCE.
- EXISTING TREES (RETAINED) To be retained in accordance with Arboricultural Consultants Tree Survey and Assessment. NOTE: ALL PROTECTIVE FENCING TO BE IN ACCORDANCE WITH ARBORICULTURAL REPORT AND DRAWING
- RESIDENTIAL SITE BOUNDARY

9.01.01 NOTE: ALL HARD AND SOFT LANDSCAPE WORKS WILL BE CARRIED OUT BROADLY IN ACCORDANCE WITH THE RELEVANT CURRENT BRITISH STANDARDS.

9.01.02 SUBSTITUTION TO SUBMITTED DETAILS. ANY SUBSTITUTION TO THE LANDSCAPE DEPOSIT, ONCE FORMALLY AGREED WILL ONLY BE MADE FOLLOWING REVISION TO THE DEPOSIT AND SUBSEQUENT FORMAL AGREEMENT BY THE LOCAL PLANNING AUTHORITY.





01 North Elevation
1:100

291

Material Key:

- 01 - Facing, handmade brick cladding - english bond, colour to match historic brickwork in neighbourhood
- 02 - Side hung, timber window with double glazing
- 03 - Vertical timber screen fins
- 04 - Privacy panel - Horizontal terracotta or brick baguettes, colour to match adjoining brickwork
- 05 - Slate roof tile finish
- 06 - Solid wood external entrance door
- 07 - Timber louvered double door to bin store
- 08 - Timber structure canopy with slate tiling
- 09 - Hidden rainwater gutter



02 South Elevation
1:100

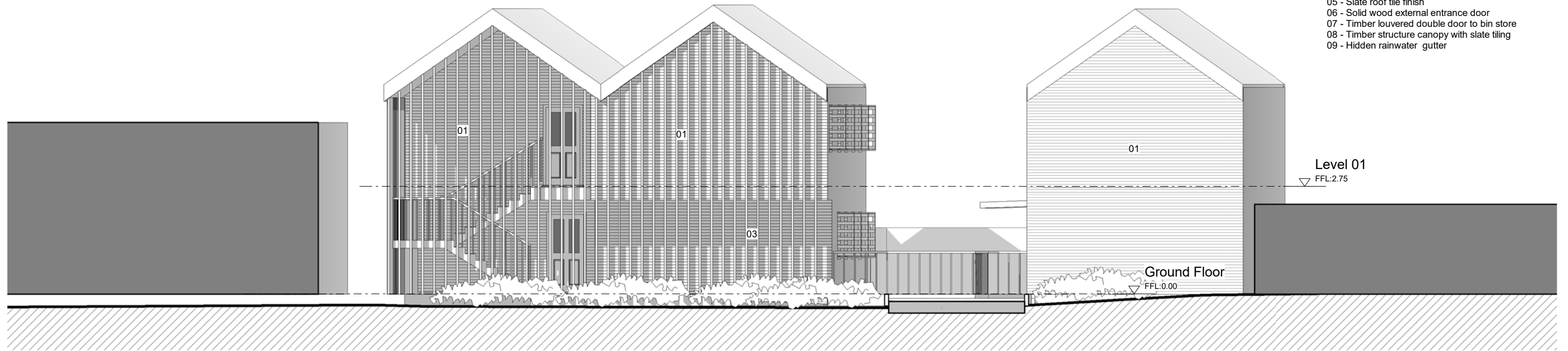


01 East Elevation
1 : 100

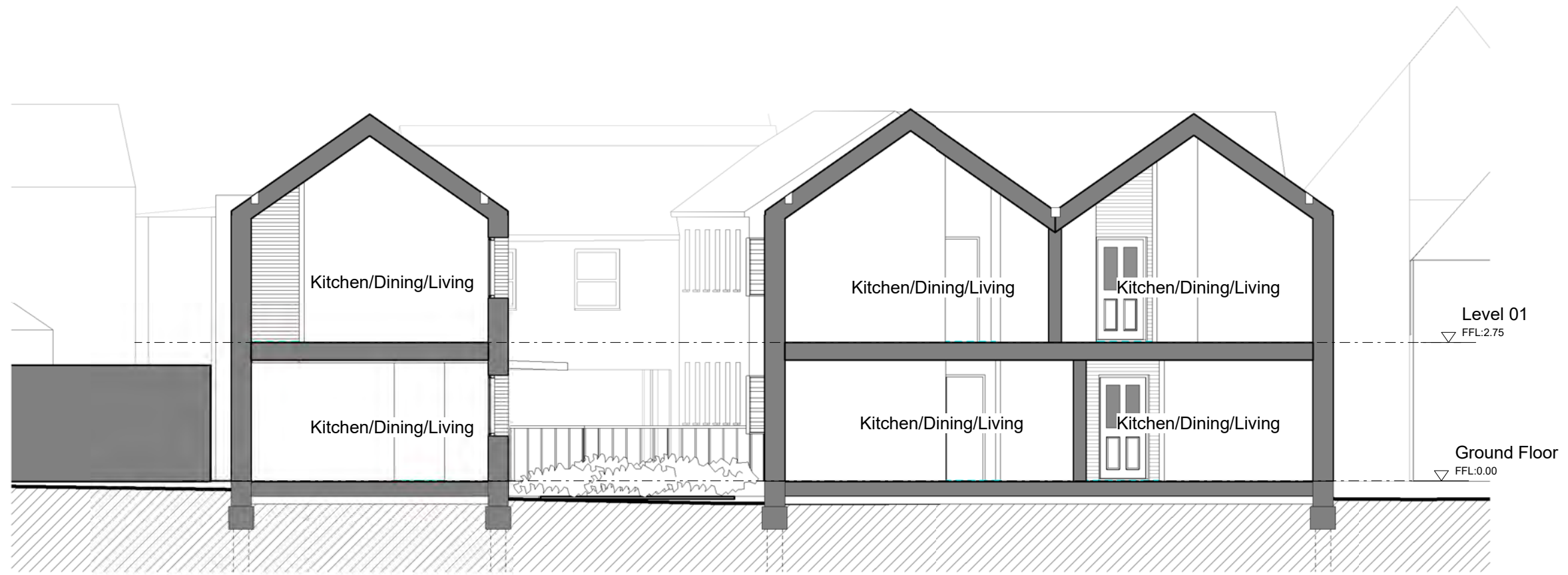
0292

Material Key:

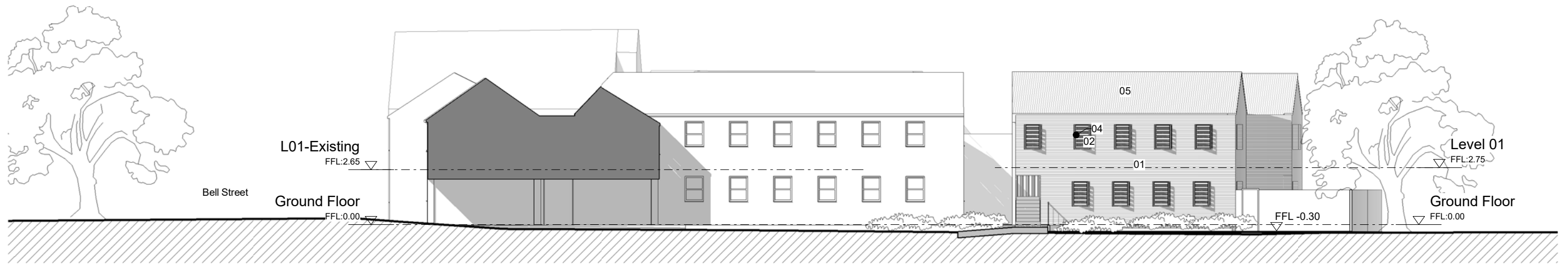
- 01 - Facing, handmade brick cladding - english bond, colour to match historic brickwork in neighbourhood
- 02 - Side hung, timber window with double glazing
- 03 - Vertical timber screen fins
- 04 - Privacy panel - Horizontal terracotta or brick baguettes, colour to match adjoining brickwork
- 05 - Slate roof tile finish
- 06 - Solid wood external entrance door
- 07 - Timber louvered double door to bin store
- 08 - Timber structure canopy with slate tiling
- 09 - Hidden rainwater gutter



02 West Elevation
1 : 100



01 Section C
1 : 100



01 Section A
1 : 200

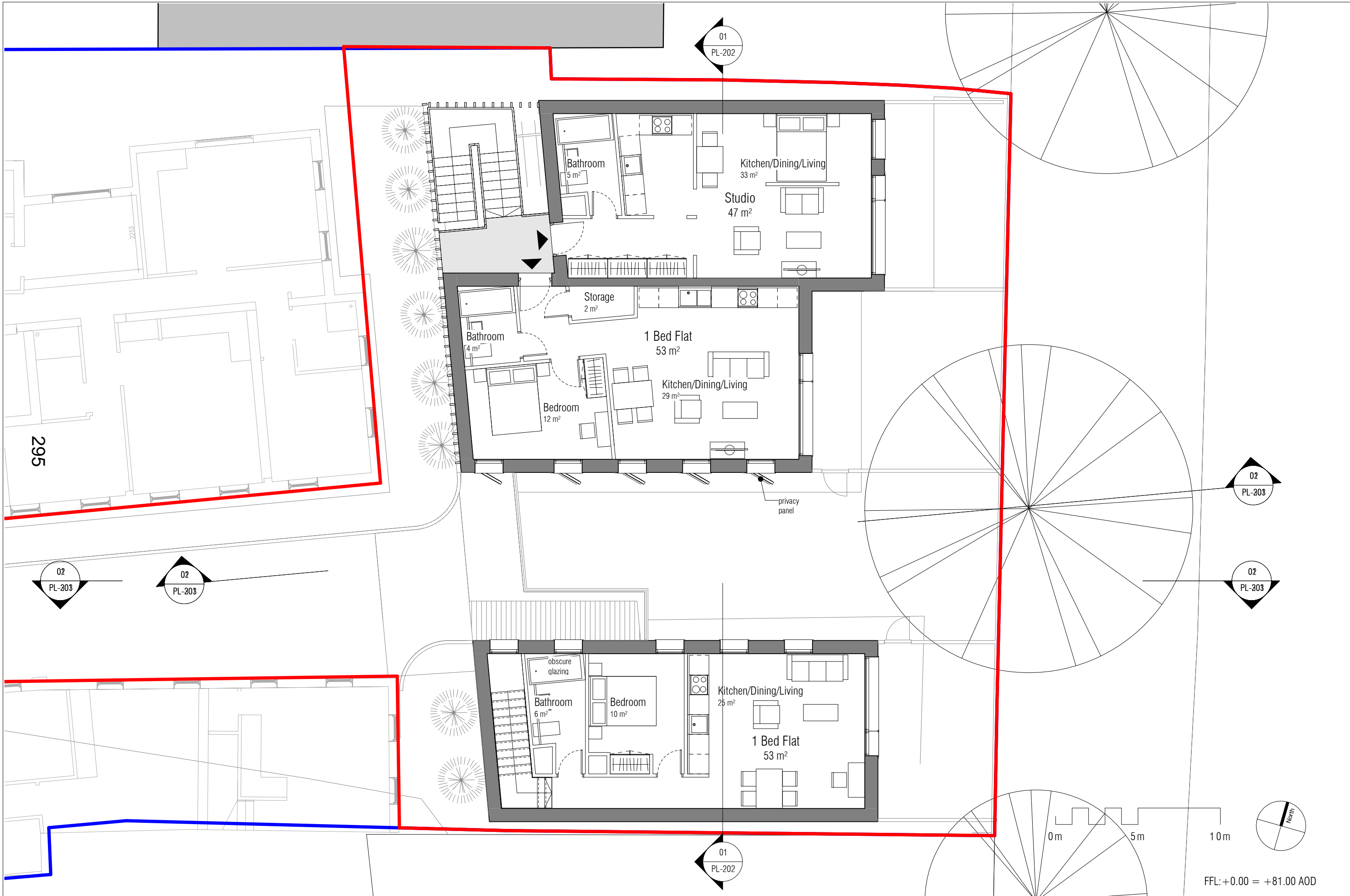
294



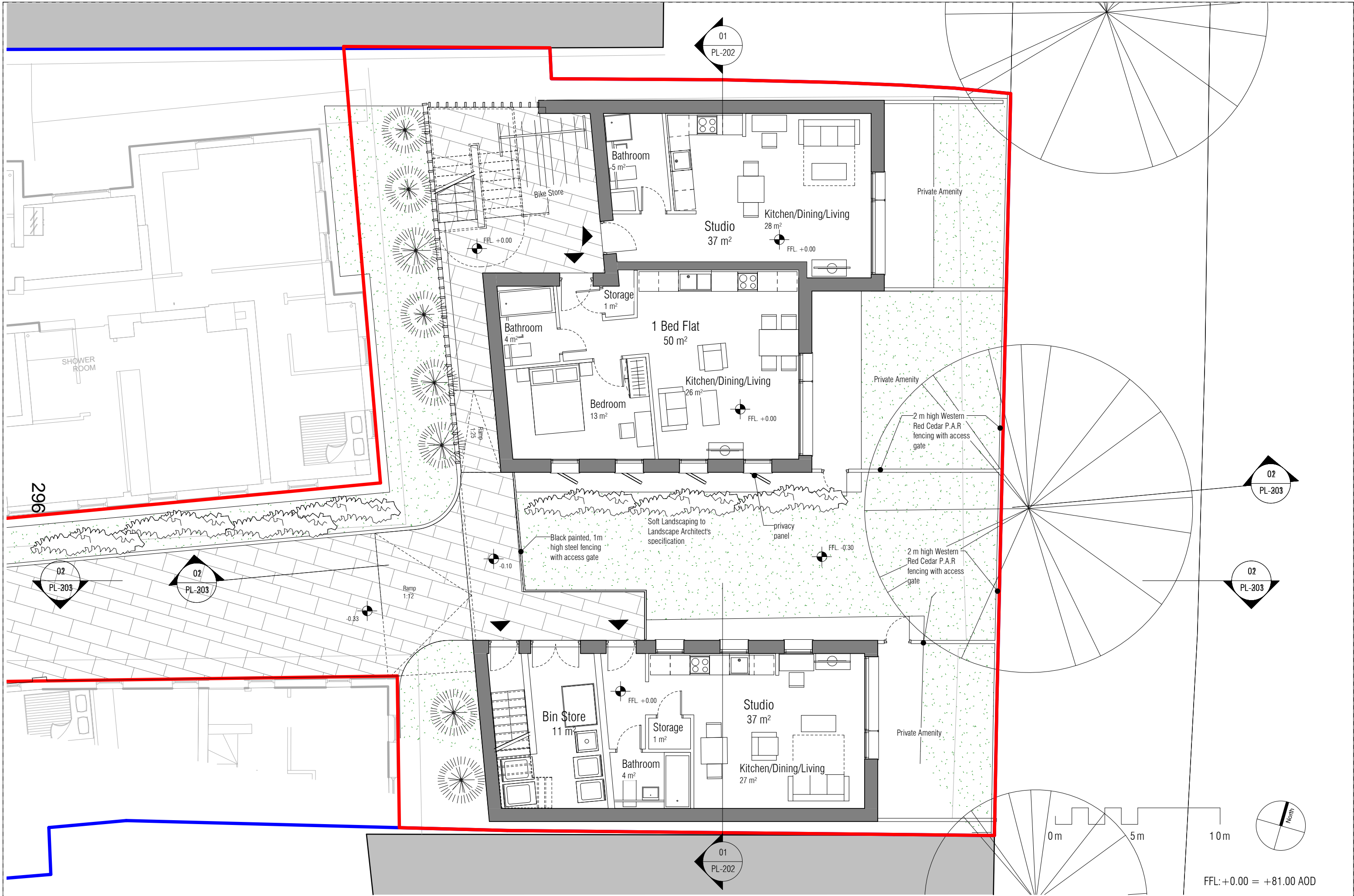
02 Section B
1 : 200

Material Key:

- 01 - Facing, handmade brick cladding - english bond, colour to match historic brickwork in neighbourhood
- 02 - Side hung, timber window with double glazing
- 03 - Vertical timber screen fins
- 04 - Privacy panel - Horizontal terracotta or brick baguettes, colour to match adjoining brickwork
- 05 - Slate roof tile finish
- 06 - Solid wood external entrance door
- 07 - Timber louvered double door to bin store
- 08 - Timber structure canopy with slate tiling
- 09 - Hidden rainwater gutter



FFL: +0.00 = +81.00 AOD



FFL: +0.00 = +81.00 AOD