

BOROUGH OF REIGATE AND BANSTEAD

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held at the New Council Chamber - Town Hall, Reigate on 3 October 2018 at 7.30 pm.

Present: Councillors S. Parnall (Chairman), M. S. Blacker (Vice-Chair), Mrs. R. Absalom, R. Biggs, Mrs. J. S. Bray, G. P. Crome, S. McKenna, R. Michalowski, J. Paul, J. M. Stephenson, C. Stevens, Ms. B. J. Thomson, Mrs. R. S. Turner, C. T. H. Whinney, N. D. Harrison (Substitute), F. Kelly (Substitute), G. Owen (Substitute) and J. F. White (Substitute).

Also present: Councillor Dr. L. R. Hack.

47. MINUTES

RESOLVED that the minutes of the meeting held on 5 September 2018 be approved as a correct record and signed.

48. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Ascough, Ellacott (substitute: Councillor Kelly), Lewanski (substitute: Councillor Owen), Selby (substitute: Councillor Harrison) and Walsh (substitute: Councillor J F White).

49. DECLARATIONS OF INTEREST

Councillor Blacker declared a pecuniary interest in agenda items 9 (18/01424/F) and 10 (18/01694/F) because he was the agent for the applicant in each case. Councillor Blacker left the meeting throughout the debate and vote on these items.

Councillor Paul declared a pecuniary interest in agenda item 11 (18/01721/H) because he was a close relative of the applicants. Councillor Paul left the meeting throughout the debate and vote on this item.

Councillor Kelly queried whether he should declare an interest in agenda item 9 because he had attended meetings of the Limes Action Group and supported its aims. In response to legal advice given by the planning solicitor, Councillor Kelly confirmed that he had no predetermined views on the planning application and would therefore remain in the meeting for this item, as his judgment would be based purely on the planning merits.

In respect of agenda item 10, and for the sake of full disclosure, Councillor McKenna advised that he had sought to have an oak tree in close proximity to the applicant site protected. This had no impact upon the current application, however, and he would remain in the meeting for the item.

50. ADDENDUM TO THE AGENDA

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

It was noted that agenda item 5 had been withdrawn.

The Chairman drew the Committee's attention to the advisory note in the addendum, about the Town and Country Planning (Pre-commencement Conditions) Regulations 2018 which came into effect on 1 October 2018.

The impact of this was that any pre-commencement conditions would now have to be agreed in writing with the applicant before being imposed upon a permission.

The Chairman clarified which applications members of the public were present for, and sought the approval of the Committee to bring these forward.

It was agreed that the applications should be considered in the following order: 6,7, 9, 12, 8, 10 and 11, although the minutes follow the agenda order for the sake of consistency.

RESOLVED that the addendum be noted.

51. 17/01929/OUT: LAND TO THE NORTH OF ROCKSHAW ROAD, MERSTHAM

It was noted that this item had been withdrawn by the applicant.

52. 18/01313/F: REAR OF 35-49 WARREN ROAD, BANSTEAD

The Committee considered an application for the demolition of 37 Warren Road and the construction of eight dwellings to the rear of 35-59 Warren Road.

Officers clarified that the appendices in the addendum should be referenced as follows:

Appendix A related to the scheme dismissed at appeal in 2015;
Appendix B and the second and third plans in Appendix C showed the amended plans in relation to the current application which overcame the need to impose condition 6; and
the first plan in Appendix C showed the refused scheme from 2017.

Following the debate on this item reasons for refusal were proposed and seconded.

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

1. The proposed development would, by virtue of the height and scale of buildings and their elevated position due to the rising topography, give rise to an urbanised form of development which would be prominent within, and harmful to, the spacious character and street scene of Warren Road. The proposal would therefore be contrary to policies Ho9, Ho13 and Ho14 of the Reigate and Banstead Borough Local Plan 2005, Policy CS4 of the Reigate and Banstead Core Strategy, the Reigate and Banstead Local Distinctiveness Design Guide 2004 and the provisions of the National Planning Policy Framework in relation to 'Achieving well-designed places'.

53. 18/00640/F: MOUNT PLEASANT, COPPICE LANE, REIGATE

The Committee considered an application for demolition of the existing residential dwelling and the erection of three family dwellings together with associated hard and soft landscaping measures.

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

54. 18/01414/F: ROMANS INTERNATIONAL LTD, BRIGHTON ROAD, BANSTEAD

The Committee considered an application for the erection of a row of eight garages to the rear of the site.

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

55. 18/01424/F: THE LIMES PUBLIC HOUSE, 58 ALBURY ROAD, MERSTHAM

The Committee considered an application for the demolition of the existing public house and the construction of a new public house with flats over, together with associated parking on part of the site.

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

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

56. 18/01694/HHOLD: 63 BLETCHINGLEY ROAD, MERSTHAM

The Committee considered an application for a vehicle crossover.

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

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

57. 18/01721/HHOLD: 48 CHAPEL ROAD, TADWORTH

The Committee considered an application for a single storey rear extension with a depth of 4.5 metres.

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

Note: Councillor Paul left the meeting throughout the debate and vote on this application.

58. 18/01813/ADV: LAND PARCEL AT WINKWORTH ROAD, BANSTEAD

The Committee considered an application for a village sign in Banstead.

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

59. ANY OTHER URGENT BUSINESS

None.

The Meeting closed at 9.01 pm