

## **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 28 November 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, V. H. Lewanski, S. McKenna, R. Michalowski, J. Paul, M. J. Selby, J. M. Stephenson, Ms. B. J. Thomson, Mrs. R. S. Turner, S. T. Walsh and C. T. H. Whinney.

Also present: Councillors .

#### **72. MINUTES**

**RESOLVED** that the minutes of the meeting held on 31<sup>st</sup> October 2018 be approved as a correct record and signed.

#### **73. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors L. S. Ascough, J. M. Ellacott and C. Stevens.

#### **74. DECLARATIONS OF INTEREST**

There were no declarations of interest.

#### **75. ADDENDUM TO THE AGENDA**

**RESOLVED** that the addendum be noted.

#### **76. 14/02077/DET03 AND DET04 - LAND TO THE EAST OF RECTORY LANE, WOODMANSTERNE**

The Committee considered two detailed applications at the Land to the East of Rectory Lane in Woodmansterne for:

- DET03 - Submission of landscaping details (Amended on 20 June 2018) pursuant to Condition 4 of 14/02077/F - construction of the soakaway lagoon, the installation of pipework between new lagoon and the existing works, an access road to the site from Rectory Lane and associated landscaping. As amended on 26/07/2018.

And

- DET04: Submission of boundary treatment details (Amended on 20 June 2018) pursuant to Condition 4 of 14/02077/F - construction of the soakaway lagoon, the installation of pipework between new lagoon and the existing

works, an access road to the site from Rectory Lane and associated landscaping. As amended on 26/07/2018.

The Chairman explained that the applications were referred to the Planning Committee by Councillor Stephenson by exceptional reason given the extent of the public interest in this development and these matters.

Patricia Thorpe, a local resident, spoke in objection to the additional fencing along the south eastern boundary of the site within application 14/02077/DET04 on the grounds that it was excessive; wasn't required for the operation of the lagoon; and, had a negative impact on public access.

Peter Morgan, a local resident who owned land adjacent to the site, referred to 6.3 'Existing vegetation' on page 171 of the officer's report and sought to retain the existing hedgerow adjacent to his property in its existing form on the grounds that there was no need to divide the hedgerow into 9 sections, nor to trim it as shown in the plans. Additionally, Mr. Morgan sought assurances that the associated works would not cause damage to the footpath that ran parallel to the hedgerow.

The Committee discussed the material evidence presented during the meeting and it **RESOLVED** in respect of:

- **14/02077/DET03** – that planning permission be **GRANTED** as per the recommendation as amended by the Addendum; AND
  - Additional informative relating to the retention and management of boundary trees – “4. *The applicant is reminded that, unless otherwise specified on the approved plans, all existing trees both on site and on boundaries shall be retained and, in accordance with Condition No.3 to 14/02077/F, shall be replaced within 1 year should they be removed, die or become significantly damaged or diseased within 5 years of the completion of the works. Any pruning of existing trees shall be limited only to those works necessary in the interests of proper arboricultural management and in strict accordance with any relevant arboricultural guidance and standards. Due to the public interest in the site, the applicant/landowner is strongly advised to contact the Council's Tree Officer prior to carrying out any works to existing trees should the need arise.*”
- **14/02077/DET04** – that planning permission be **GRANTED** as per the recommendation as amended by the Addendum; AND
  - Additional informative relating to the retention and management of boundary trees – “4. *The applicant is reminded that, unless otherwise specified on the approved plans, all existing trees both on site and on boundaries shall be retained and, in accordance with Condition No.3 to 14/02077/F, shall be replaced within 1 year should they be removed, die or become significantly damaged or diseased within 5 years of the completion of the works. Any pruning of existing trees shall be limited only to those works necessary in the interests of proper arboricultural management and in strict accordance with any relevant arboricultural guidance and standards. Due to the public interest in the site, the applicant/landowner is strongly advised to contact the Council's Tree Officer prior to carrying out any works to existing trees should the need arise.*”

**77. 18/01133/F - BROOK ROAD GARAGE, BROOK ROAD, REDHILL**

The Committee considered an application at Brook Road Garage in Redhill for the demolition of the existing buildings and erection of a building comprising of 48 flats.

**RESOLVED** that planning permission be **GRANTED** as per the recommendation, **Subject to S106**, as amended by the Addendum; AND

- Amend part (i) of the recommendation to state “10 units of affordable housing as shared ownership tenure, all of which shall have private balconies.”

**78. 18/00967/OUT - HOCKLEY INDUSTRIAL CENTRE HOOLEY LANE REDHILL SURREY**

The Committee considered an outline planning application at the Hockley Industrial Centre on Hooley Lane in Redhill for the partial demolition of the existing buildings and erection of 4 apartment blocks comprising of 23 x 1 bed flats and 37 x 2 bed flats (60 in total).

The Chairman advised the committee that there was a discrepancy in the description of the item on the agenda and clarified that the application was for 60 flats in total, as described within the report.

**RESOLVED** that planning permission be **GRANTED** as per the recommendation, **Subject to S106**, as amended by the Addendum; AND

- Additional clause in condition No. 4 requiring details of the “(g) timing, number and routing of construction and HGV vehicle movements to and from the site.”
- An additional informative relating to encourage the applicant to salvage narrow gauge tracks which remain on site and incorporate into landscaping – “15. The applicant is encouraged, where possible, to salvage any remnants of narrow gauge rail tracks on the site and incorporate them as part of the landscaping of the new development in order to reflect the railway heritage of the site.”
- Ward member to be consulted on crossing details to be submitted pursuant to condition No.19

Officers to ensure, through the drafting and preparation of the legal agreement, that the proposed affordable units have comparable amenity to private flats, particularly in respect of railway noise.

**79. 18/01736/F - THE GROVE MEETING HALL, THE GROVE, HORLEY**

The Committee considered an application at The Grove Meeting Hall on The Grove in Horley for the erection of a replacement hall with parking. As amended on 4/10/2018. As amended on 16/10/18.

**RESOLVED** that planning permission be **GRANTED** as per the recommendation.

**80. 18/01617/F - 2 PARKHURST ROAD, HORLEY**

The Committee considered an application at 2 Parkhurst Road in Horley for the construction of two new dwellings and one replacement dwelling (resubmission of 17/01330/F). As amended on 15/08/2018. As amended on 17/10/2018.

**RESOLVED** that planning permission be **GRANTED** as per the recommendation as amended by the Addendum; AND

- Additional informative to encourage wildlife friendly boundary treatments – *“7. With regard to Condition 8 (boundary treatment), the developer is encouraged to incorporate measures to promote biodiversity and wildlife and to allow wildlife to move into and out of gardens, such as hedgehog friendly gravel boards, where appropriate. Details of the 'wildlife friendly' measures should be identified within the submission of the details for approval.”*

**81. ANY OTHER URGENT BUSINESS**

There was no other urgent business.

The Meeting closed at 9.47 pm