

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 19 December 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, J. M. Ellacott, V. H. Lewanski, S. McKenna, R. Michalowski, J. Paul, M. J. Selby, J. M. Stephenson, C. Stevens, Ms. B. J. Thomson, Mrs. R. S. Turner, S. T. Walsh and C. T. H. Whinney.

Also present: Councillors .

82. MINUTES

RESOLVED that the minutes of the meeting held on 28th November 2018 be approved as a correct record and signed.

83. APOLOGIES FOR ABSENCE

There were no apologies for absence.

84. DECLARATIONS OF INTEREST

There were no declarations of interest.

85. ADDENDUM TO THE AGENDA

RESOLVED that the addendum be noted.

86. 18/01752/F - LAND TO THE REAR OF 4 BEAUFORT ROAD, REIGATE, SURREY, RH2 9DJ

The Committee considered a full application at Land to the Rear of 4 Beaufort Road in Reigate for a change of use of the land, demolition of existing garage and ancillary building, and erection of 3 no. three bedroom dwellings.

Claire Parker, of the Beaufort Road Residents Association, spoke in objection to the application on the grounds that the development would cause unacceptable harm to the residents of neighbouring properties on Beaufort Road due to overlooking and loss of privacy, contrary to policy Ho13.

Robin Albert, a local resident, spoke in objection to the application on the grounds that the highways access to the site was too narrow and in poor condition; the development would cause unacceptable harm due to traffic and parking concerns; and that the waste management proposals were unsuitable.

Daines Alonso Architects, on behalf of the applicant, spoke in support of the application on the grounds that it was for a small scale and sustainable

development on brownfield land in a central Reigate location where there was a demand for housing; the scale and materials proposed were in keeping with the local area; and, the design reduced the impact of the development on neighbouring properties.

The committee discussed the material evidence presented during the meeting. Reasons for refusal were proposed and seconded, and upon a vote it was **RESOLVED** that planning permission be **REFUSED** on the grounds that:

1. The proposed development by virtue of the design, scale and layout of the dwellings with limited spacing to the site boundaries or opportunities for soft landscaping, would result in a cramped overdevelopment of the site, harmful to the character of the area and contrary to policies Ho9 and Ho13 of the Reigate and Banstead Local Plan 2005, policies CS1 and CS4 of the Reigate and Banstead Core Strategy 2014 and the Local Distinctiveness Guide.
2. The proposed development, by virtue of the close proximity of the new dwellings to the four maisonettes at 4 A – D Beaufort Road would give rise to a high degree of unrestricted mutual overlooking between first floor living accommodation which would represent an harmful loss of privacy to the occupants of these dwellings and poor level of amenity for the future occupants of the new houses. In addition the immediate rear garden and ground floor living accommodation of 6 Beaufort Road would experience harm by reason of overlooking and loss of privacy from the main bedroom window of house No. 3. The development is therefore contrary to policies Ho9 and Ho13 of the Reigate and Banstead Borough Local Plan 2005 and CS4 of the Reigate and Banstead Core Strategy 2014.

87. 18/01971/F - LILLIPUT NURSERY, WEST AVENUE, SALFORDS

The Committee considered a full application at Lilliput Nursery, West Avenue in Salfords for the proposed development of a 76 bedroom specialist dementia nursing care home (use class c2) with external areas and ancillary buildings, erection of refuse store, cycle store and garden store, formation of landscaped gardens and car parking area.

The Committee discussed the material evidence presented during the meeting and upon a vote it was **RESOLVED** that planning permission be **GRANTED** as per the recommendation, subject to an amendment to the wording of Information 3(c) to reflect the hours of construction and delivery restrictions referred to in Condition No. 5 (h).

88. 18/01576/F - 43-49 HIGH STREET, HORLEY ,SURREY

The Committee considered a full application at 43 – 49 High Street in Horley for the erection of a three storey rear extension to provide nine flats.

The Committee discussed the material evidence presented during the meeting and upon a vote it was **RESOLVED** that planning permission be **GRANTED** as per the recommendation, as amended by the Addendum.

89. ANY OTHER URGENT BUSINESS

There was no other urgent business.

The Meeting closed at 8.55 pm