

## **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 23 January 2019 at 7.30 pm.

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

Also present: Councillors B. A. Stead.

#### **90. MINUTES**

**RESOLVED** that the minutes of the meeting held on 19<sup>th</sup> December 2018 be approved as a correct record and signed.

#### **91. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors J. M. Ellacott (substituted by J. F. White), J. S. Bray (substituted by N. D. Harrison), and L. S. Ascough.

#### **92. DECLARATIONS OF INTEREST**

Councillor M. S. Blacker declared a pecuniary interest in respect of item 7 for The Railway Arms Public House in London Road because he undertook structural work for the applicant. Councillor Blacker left the room for the duration of this item and did not participate in the debate or the vote.

For the purposes of transparency, the Democratic Services Officer informed the committee that Councillor M. A. Brunt (The Leader of the Council) was a Committee Member of the Wealden Cave and Mining Society who had a license with the Council in respect of item 11 for the Tunnel Caves in Reigate. The Leader was not present for the duration of item 11.

#### **93. ADDENDUM TO THE AGENDA**

**RESOLVED** that the addendum be noted.

#### **94. 18/01920/F - LAND REAR OF 127-139 RUDEN WAY, EPSOM DOWNS**

The Committee considered an application at Land rear of 127 – 139 Ruden Way in Epsom Downs for the demolition of nos 129 and 131 Ruden Way and the erection of 6 new detached dwellings with access from Ruden Way together with car parking and landscaping.

Mr John Sharp, a local resident, spoke in objection to the application on the grounds that the development would cause unacceptable harm:

1. To the character of the area due to the 'car-dominated' frontage resulting from the location of the parking spaces; and
2. To the amenity of local residents on the basis that the highways infrastructure was at capacity resulting from the cumulative impact of development in the area and therefore insufficient to support future residents of the proposed development.

Mr Colin Smith, the agent on behalf of the applicant, spoke in support of the application on the grounds that:

1. There was no objection from the highways authority; and
2. The design, appearance, bulk and scale of the proposed development had been revised in consultation with planning officers to reflect the character and amenity of the area and to achieve suitable spacing in accordance with the Council's Local Plan.

The Committee discussed parking provision, the design of the access road into the site, waste collection, traffic, mitigation of construction noise, the potential impact on local wildlife, and the character and amenity of the area.

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, due to the limited spacing between dwellings and the site boundaries would appear cramped within the site and out of keeping with the pattern of development in the locality. When combined with the car dominated frontages resulting from the tandem parking spaces, this would be significantly harmful to the character of the area, contrary to policies Ho9, Ho13 and Ho14 of the Reigate and Banstead Borough local Plan 2005, Policy CS4 of the Core Strategy 2014 and guidance contained within the Local Distinctiveness Design guide SPG 2004.

**95. 18/01857/F - THE ABBOT PUBLIC HOUSE, 14 STATION ROAD, REDHILL**

The Committee considered an application at The Abbot Public House on 14 Station Road in Redhill for a proposed conversion and extension of existing 3 storey former public house and apartment building to provide 4 storey building comprising 10 apartments and ground floor flexible active frontage commercial unit within any or either use class A1 retail, A2 professional services, A3 restaurant/cafe, A4 pub/bar, B1 office, D1 community or D2 gym use.

**RESOLVED** that planning permission be **GRANTED** as per the recommendation, as amended by the Addendum.

**96. 18/01887/F - THE RAILWAY ARMS PUBLIC HOUSE, LONDON ROAD**

The Committee considered an application at The Railway Arms Public House in London Road for the conversion of a former public house into 5 no. dwellings including demolition of rear extension and construction of new rear extension.

**RESOLVED** that planning permission be **GRANTED** as per the recommendation, as amended by the Addendum.

**97. 18/01964/F - ROWANS HILL, COULSDON LANE, CHIPSTEAD**

The Committee considered an application at Rowans Hill, Coulsdon Lane in Chipstead for the demolition of existing dwelling, triple garage and outbuildings and erection of 3 detached dwellings.

**RESOLVED** that planning permission be **GRANTED** as per the recommendation, as amended by the Addendum (not condition 16 which duplicates 12) plus:

- Officers to seek to agree condition 9 as pre-commencement;
- Remove permitted development rights A-D; and
- Informative suggesting kerbstones be placed along the site frontage.

**98. 18/02196/F - 106 DOVERS GREEN ROAD AND REAR OF 104 DOVERS GREEN ROAD, REIGATE**

The Committee considered an application at 106 Dovers Green Road and rear of 104 Dovers Green Road in Reigate for the demolition of No 106 Dovers Green Road and erection of 4 x 5 bed dwellings and 2 x 3 bed dwellings with associated access, parking and landscaping.

**RESOLVED** that planning permission be **GRANTED** as per the recommendation, as amended by the Addendum plus:

- Additional condition requiring electric charging points for each dwelling; and
- Hedgehog hole requirement for boundary fencing at condition 12.

**99. 18/02075/F - TWISTWOOD FARM, HURST ROAD, WALTON ON THE HILL**

The Committee considered an application at Twistwood Farm, Hurst Road in Walton on the Hill for the demolition of existing cattery buildings and existing storage barn, replacing with one new storage barn.

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

**100. 18/02272/LBC - TUNNEL CAVES, 1 TUNNEL ROAD, REIGATE**

The Committee considered an application at Tunnel Caves, 1 Tunnel Road in Reigate for the installation of an escape ladder way from sand caves to tunnel road street level, including new doorway in existing brick wall.

**RESOLVED** that planning permission be **GRANTED** – plus specify blue in condition 3 ends "...to match existing doors in Tunnel Road".

**101. PLANNING PERFORMANCE REPORT (Q3, 2018/19)**

**RESOLVED** that the report be noted.

**102. ANY OTHER URGENT BUSINESS**

There was no urgent business to consider.

The Meeting closed at 10.10 pm