

Planning Committee Agenda



Reigate & Banstead
BOROUGH COUNCIL
Banstead | Horley | Redhill | Reigate

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12 February 2019

To the Members of the PLANNING COMMITTEE

Councillors: S. Parnall (Chairman)

M. S. Blacker	J. M. Ellacott	J. M. Stephenson
Mrs. R. Absalom	V. H. Lewanski	C. Stevens
L. S. Ascough	S. McKenna	Ms. B. J. Thomson
R. Biggs	R. Michalowski	Mrs. R. S. Turner
Mrs. J. S. Bray	J. Paul	S. T. Walsh
G. P. Crome	M. J. Selby	C. T. H. Whinney

Substitutes

Councillors:

Conservatives:

T. Archer, M. A. Brunt, J. E. Durrant, J. S. Godden,
Dr. L. R. Hack, A. C. J. Horwood, F. Kelly, G. J. Knight,
G. Owen, D. T. Powell, T. Schofield and J. F. White

Residents' Group:

R. Harper, N. D. Harrison and B. A. Stead

Green Party:

H. Brown and J. C. S. Essex

For a meeting of the **PLANNING COMMITTEE** to be held on **WEDNESDAY, 20 FEBRUARY 2019** at **7.30 pm** in the New Council Chamber - Town Hall, Reigate.

John Jory
Chief Executive

1. MINUTES

(Pages 5 - 8)

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 Be Tabled)

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. 18/01947/F - THE ORCHARD, 13 BEVERLEY HEIGHTS, REIGATE, SURREY, RH2 0DL (Pages 9 - 44)

Demolition of existing dwelling and construction of three new dwellings. As amended on 7/11/2018 and on 16/01/2019.

**6. 19/00063/F - GLOUCESTER ROAD CAR PARK, (Pages 45 - 52)
GLOUCESTER ROAD, REDHILL, SURREY, RH1 1BS**

Deploy 2 x 14sqm and 1 x 8sqm shipping containers within the car park, to be utilised as storage for the Town Centre Market operation. It is proposed that the containers be sited here for 3 years.

The proposal increases the number of parking bays from 274 to 293 by reconfiguring the layout of the car park.

**7. 18/02696/HHOLD - SOUTH WEST WING, WALTON MANOR, (Pages 53 - 62)
WALTON STREET, WALTON ON THE HILL, TADWORTH,
SURREY, KT20 7SA**

Installation of a ground mounted solar photovoltaic array of panels in the gardens of the SW Wing Walton Manor.

8. 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
23 January 2019

Minutes

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 19th 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

Agenda Item 5

Planning Committee
20th February 2019

Agenda Item: 5
18/01947/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	20 th February 2019
	REPORT OF:	HEAD OF PLANNING
	AUTHOR:	Hollie Marshall
	TELEPHONE:	01737 276010
	EMAIL:	Hollie.marshall@reigate-banstead.gov.uk
AGENDA ITEM:	5	WARD: Reigate Hill

APPLICATION NUMBER:	18/01947/F	VALID:	26th September 2018
APPLICANT:	Mr & Mrs Bates	AGENT:	Scandia-Hus Limited
LOCATION:	THE ORCHARD 13 BEVERLEY HEIGHTS REIGATE SURREY RH2 0DL		
DESCRIPTION:	Demolition of existing dwelling and construction of three new dwellings. As amended on 7/11/2018 and on 16/01/2019		
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 demolition of the existing dwelling and construction of three new dwellings. The properties within Beverley Heights itself are outside the designated Alma Road and Raglan Road Residential Area of Special Character (RASC), however the rear garden of 13 Beverley Heights, where two of the dwellings would be sited, is within the RASC and therefore consideration against this is required. The existing house at No. 13 and its detached garage would be demolished to accommodate the erection of three new detached, two storey houses. The new dwellings would be arranged in a linear layout, orientated north/south and would be of a traditional design.

The proposal follows a recent application for the redevelopment of the site for four new dwellings (18/00783/F), which was refused. Whilst no in-principle objection was raised to the redevelopment of the site, given the particularly generous rear garden of the existing dwelling and the Core Strategy's acknowledgement of the development potential of rear garden sites, the application was refused due to the proposal resulting in a cramped and incongruous form of development out of keeping with the character of the RASC, harm to neighbour amenity in terms of the proposal being overly dominant and harm in regard to overlooking and loss of privacy. A third reason for refusal related to (in the absence of a detailed arboricultural impact assessment (AIA), arboricultural method statement (AMS) or tree protection plan (TPP) to show that tree retention, health and amenity could be maintained to an acceptable standard, in particular trees which are part RE616) the failure to demonstrate the proposed development would maintain a satisfactory

relationship with the sylvan environment during construction and when built and occupied.

This current scheme for 3 dwellings is considered to have overcome the particular concerns identified with the previous application for 4 and is considered acceptable. In particular the following changes have been made to overcome the three main concerns identified:

- The reduced number of dwellings creates a more spacious layout with greater visual separation commensurate with the spacing and plot widths within Beverley heights and the RASC more generally.
- There are increased areas of soft landscaping.
- The linear layout allows with overall increased plot sizes and greater separation to neighbouring properties.
- The application has been supported by arboricultural information. Many of the trees are of internal landscape value only and public views from outside the site of trees are limited. There are off site formally protected trees to the north and east of the application site which would not be affected by the proposed development subject to tree protection measures. The loss of trees from within the site can be adequately dealt with by replacement tree planting which can be secured by condition.

These changes are considered to significantly improve the scheme from that recently refused. The reduction in the number of units combined with the increased separation distance to plot boundaries is considered to overcome the issues raised in the earlier application and the proposal would accord with the appearance of the locality and RASC. 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 Team have confirmed no objection subject to recommended conditions. There are no significant trees on the site that would be affected and the proposal is therefore considered acceptable in all regards.

RECOMMENDATION

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

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.

Sutton and East Surrey Water Company – no comments received

The Reigate Society – no comments received

Neighbourhood Services – A presentation point adjacent to the highway shall be required

Representations:

Letters were sent to neighbouring properties on 1st October 2018 and 21st January 2019, a site notice was posted 1st October 2018. 36 responses have been received raising the following issues:

Issue	Response
Overlooking/loss of privacy	See paragraph 6.11 – 6.19
Health fears	See paragraph 6.20
Overdevelopment	See paragraph 6.5 – 6.9
Out of character with surrounding area	See paragraph 6.3 – 6.9
Harm to RASC	See paragraph 6.3 – 6.9
Inadequate parking	See paragraph 6.26 – 6.27
Loss of/harm to trees	See paragraph 6.21 – 6.25 and conditions 5 and 6
Loss of a private view	See paragraph 6.30
Poor design	See paragraph 6.8 and condition 4
Inconvenience during construction period	See paragraph 6.33 and condition 7
Contravene a condition	See paragraph 6.34
Increase in traffic and congestion	See paragraph 6.26 – 6.27
Hazard to highway safety	See paragraph 6.26 – 6.27
Drainage/sewers	See paragraph 6.35
Impact on utilities	See paragraph 6.35
Does not overcome previous reasons for refusal	See paragraph 6.9, 6.10 – 6.20, 6.21 – 6.25
Cramped	See paragraph 6.6 – 6.9

Conflict with a covenant	See paragraph 6.31
Dominant	See paragraph 6.12, 6.14, 6.16
Outlook	See paragraph 6.20
Alternative location/proposal preferred	See paragraph 6.1
Flooding	See paragraph 6.35
No need for the development	See paragraph 6.1
Overbearing relationship	See paragraph 6.12 – 6.19
Property devaluation	See paragraph 6.30
Harm to Conservation Area	See paragraph 6.32
Harm to Green Belt/countryside	See paragraph 6.32
Harm to wildlife habitat	See paragraph 6.31, condition 11 and informative 10
Loss of buildings	See paragraph 6.5
Noise and disturbance	See paragraph 6.20
Set a precedent	See paragraph 6.30

1.0 Site and Character Appraisal

- 1.1 The site consists of a large detached dwelling, situated within a generous, irregular shaped corner plot in the north eastern corner of Beverley Heights. The site is bounded by mature trees and vegetation, particularly along the northern and eastern boundaries. The eastern part of the site is situated within the designated Alma Road and Raglan Road Residential Area of Special Character (RASC), which is characterised by dwellings set in large, spacious plots, with a predominance of tree cover. The RASC extends to the south and east of the plot, towards Alma Road. The site decreases in gradient from north to south as does the wider area, and also from east to west.
- 1.2 The surrounding area is characterised by detached dwellings of varying style and design and occupy generous sized plots.

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: During the course of the application, concern was raised over the proposed number of units and design. Amended plans were received to show a reduction in the number of units from four to three and design amendments to the style of the dwellings.

- 2.3 Further improvements could be secured: Conditions regarding materials, levels, landscaping and tree protection would be attached to a grant of permission,

3.0 Relevant Planning and Enforcement History

- 3.1 18/00783/F Demolition of existing dwelling, Refused
construction of four new two storey dwellings, each with garage and new access driveway. 24th July 2018
- 3.2 Application 18/00783/F was refused by virtue of the relatively small plot sizes in the context of the locality, scale and footprint of built form and spread of development across the site, resulting in a cramped and incongruous form of development, which would be out of keeping with, and erode, the spacious character and appearance of the Alma Road & Raglan Road Residential Area of Special. A second reason for refusal arose from the harm identified in regard to neighbour amenity in terms of the overly dominant and intrusive impact upon the amenities of Dorandene and 2 Beverley Heights, and by virtue of the proposed layout, would result in overlooking and loss of privacy to 2 and 11 Beverley Heights. A third reason for refusal related to (in the absence of a detailed arboricultural impact assessment (AIA), arboricultural method statement (AMS) or tree protection plan (TPP) to show that tree retention, health and amenity could be maintained to an acceptable standard, in particular trees which are part RE616) the failure to demonstrate the proposed development would maintain a satisfactory relationship with the sylvan environment during construction and when built and occupied.

4.0 Proposal and Design Approach

- 4.1 This is a full application for demolition of the existing dwelling and construction of three new dwellings. The existing house at No. 13 and its detached garage would be demolished to accommodate the erection of three new detached, two storey houses. The new dwellings would be arranged in a linear layout, orientated north/south. A new access road would be created into the site, utilising the existing access point to Beverley Heights. The access road would run in near proximity to the southern boundary of the site with the dwellings located to the north. Directly along the southern boundary would be an area of landscaping. The rear gardens of the new dwellings would share a rear boundary with the existing dwellings that front Raglan Road.
- 4.2 The design of the dwellings would be traditional in style. The houses would be of three different designs, however of a cohesive style. The dwellings would feature hipped roofs, with plots one and two including front and rear facing gable elements. Plot three would be of an 'L' shape design with a catslide roof to the southern end.

- 4.3 The site slopes in level from a high point in the north eastern corner, to lower levels to the west and south. The new dwellings would broadly follow the gradient of the site and step down in level as the site reduces towards the west.
- 4.4 Plot one would include a detached garage, partly set into the slope of the site and plots two and three would include integrated garages. All dwellings would have parking spaces to the front.
- 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 character of the surrounding area is assessed as a mix of individually designed properties, including two and three storey buildings. No one style of property dominates the surrounding area. Another characteristic of the area is the mix of external materials, including brick, render, timber and glass.
	Site features meriting retention are listed as the mature hedgerows
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 from the available options were informed by the previous reasons for refusal

- 4.7 Further details of the development are as follows:

Site area	0.397 hectares
Proposed parking spaces	12
Parking standard	6 (maximum)
Net increase in dwellings	3
Existing site density	2.5 houses per hectare
Proposed site density	7.5 houses per hectare
Density of the surrounding area	5 dwellings per hectare Alma Road

RASC 5.7 dwellings per hectare 1 – 13 Beverley Heights
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5.0 Policy Context

5.1 Designation

Urban Area

Eastern part of site - Alma Road and Raglan Road Residential area of special character

5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)
CS5 (Valued People/Economic Development),
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, Ho14, Ho15, Ho16
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

Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010
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6.0 Assessment

6.1 The application site is within the urban area, where there is a presumption in favour of sustainable development and where the principle of residential development is acceptable.

6.2 The main issues to consider are:

- Design appraisal
- Neighbour amenity
- Impact on trees
- Access and parking
- Community Infrastructure Levy
- Affordable Housing
- Other issues

Design appraisal

- 6.3 The site comprises 13 Beverley Heights, a detached house set in a generous plot, partly located within the Alma Road and Raglan Road RASC. The Council's Local Distinctiveness Design Guide describes such designated tracts as having spacious plots, being unified in character with consistent mature landscaping and Arcadian layout, and rural style access roads with no footways/kerbs. The area is distinguished by substantial detached dwellings of various styles in generously sized plots mainly arranged in a linear form. There are some examples of back land development within the wider locality.
- 6.4 Policy Ho15 of the Local Plan (Residential Areas of Special Character) requires proposals for residential development, including infilling, to respect and be compatible with the surrounding area and should not result in plot sizes significantly smaller than those prevailing within the surrounding area. Policy Ho14 of the Local Plan, which relates specifically to back land development, also states that the general pattern and form of development of the area is maintained; that plot sizes should reflect those predominating within the surrounding area; and that the access road should not create undue disruption to the character and appearance of the existing road frontage.
- 6.5 No. 13 would be demolished and the three new dwellings would be arranged in a linear layout. The existing house is not of particular architectural merit and its loss is not considered to warrant refusal of the application on this basis. The previous application proposed four dwellings and the relatively small plot sizes in the context of the locality, scale and footprint of built form and spread of development across the site, was considered to constitute a cramped and incongruous form of development, which would be out of keeping with, and erode, the spacious character and appearance of the Alma Road & Raglan Road Residential Area of Special Character. The revised proposal for three dwellings in a linear layout allows for a more spacious form of development. The proposed dwellings would be of a smaller footprint than those previously proposed and the average plot size would be greater. Furthermore, the layout includes a landscape buffer area to the south of the access road, providing greater visual separation to the southern part of the site.
- 6.6 The separation distances between the proposed dwellings would be 10.4m between plots 1 and 2 and 11.5m between plots 2 and 3. Plot 1 would have a separation distance of 6.7m to the western boundary and plot 3 would

have a separation distance of 9.6m to the eastern boundary at the closest point. The rear gardens would have a depth of between 12.6m at the shallowest point and 20m at the deepest. The plot widths would range from 25 metres (Plot 2, narrowest) to 34 metres (Plot 3, widest). The overall plot sizes would range from 950square meters in area to 1,245 square metres in area. A summary of the proposal against Beverley Heights and Sheridan Drive is listed below:

	Plot size (average)	Minimum separation between dwellings	Plot width (average)	Density
Current Proposal	1,117 sqm	10.4 m	28.5 m	9 DPH
Beverley Heights (excl No.13)	1,262 sqm	8 m	28 m	8 DPH
Sheridan Drive	1,317 sqm	3.5m	20 m	8 DPH

- 6.7 The RASC area has evolved over a period of time although there remains a considerable level of spacing between and around dwellings, with high levels of mature trees and vegetation. Policy Ho15 restricts development within the RASC, although it is deemed acceptable provided it complies with that Policy. Accordingly, new development has been permitted where appropriate within the RASC, for example a new dwelling to the rear of 37 Alma Road and more recently the demolition of No. 36 Alma Road and the erection of two detached houses. Previous appeal decisions have established an area is not simply formed of those properties to either side, or those properties within a single road. The wider context, pattern, and grain must also be considered to truly appreciate the characteristics of an area, and in turn to assess whether or not a particular development would be in keeping with and enhance the character, or whether it would cause harm. It is considered the proposal would provide generous areas for landscaping and generous separation distances and would be in keeping with the character of the area.
- 6.8 The design of the dwellings would be traditional with hipped roofs, with gable and catside features. The dwellings have been designed to respect the traditional vernacular character and the scale of the dwellings has been informed by neighbouring properties.
- 6.9 The reduction in the number of units combined with the increased separation distance to plot boundaries is considered to overcome the issues raised in the earlier application and the proposal would accord with the appearance of the locality. As such, the proposal would cause no harm to the character of the area, would be compatible with the spacing, separation, grain and plot sizes prevailing in the area and would therefore be acceptable.

Neighbour amenity

- 6.10 By virtue of its positioning, the proposed development would introduce a degree of change to the rear garden areas of a number of nearby houses. The dwellings of Beverley Heights to the south and west and Raglan Road to the north lie outside the RASC designation, however the eastern part of the site is within the RASC as the neighbouring dwellings to the south fronting Alma Road and the east. The characteristic of properties within the RASC is one of spaciousness and privacy, more so than in the general urban area, and the policy affords added protection to such character.
- 6.11 The properties 16 to 26 Raglan Road are sited to the north of the application site and their rear boundaries border the north of the application site. The dwellings along Raglan Road occupy a higher land level than the application site and mature boundary trees provide a level of screening to large parts of the shared boundary. The rear gardens measure approximately 39m in depth at No. 16, decreasing gradually to approximately 26m at No. 26.
- 6.12 The north/rear elevations of the new dwellings on plots 1 and 2 would be sited approximately 20m from the rear boundaries of No. 18 to 22 Raglan Road. Plot 3 would be sited between 12.6m and 16m from the rear boundaries of 24 and 26 Raglan Road. It is considered that given the change in levels and separation distances to the boundaries the proposal would not result in an unacceptable impact upon neighbour amenity to 16 to 26 Raglan Road.
- 6.13 11 Beverley Heights occupies the site immediately to the west of the application site, and is a two storey detached house with the rear garden, orientated north/south. Plot one would be sited to the east of No. 11. This dwelling would be two storeys, with a separation distance of 6.8m to the shared side boundary and approximately 8.6m between the dwellings. The dwelling would not be sited beyond the rear of No. 11 and would have a similar rear building line.
- 6.14 Given the level of separation and the rear elevation of plot one not extending beyond that of No. 11, the proposal is not considered to result in a harmful impact upon the amenities of this dwelling in terms of overbearing domination or loss of light. The first floor side facing window of plot would serve a bathroom and would be conditioned to be of obscure glazing to avoid any harmful impact in terms of overlooking or loss of privacy.
- 6.15 Dorandene 42 Alma Road occupies the plot to the south of the development and lies within the RASC. The site is in use as a residential care home. The property has front and rear gardens and increases in gradient to the north east. To the rear of the property there is a patio area immediately to the rear of the house, with steps upwards providing access to a lawned area beyond. The site is bounded by hedging and trees; the rear boundary is largely an evergreen hedge approximately 2.5m high.

- 6.16 The proposed south elevation of plot three would be sited 7m from the rear boundary of No. 42. The south elevation would measure 6.2m in width and would have an eaves height of 2.6m. This would be the garage with a catslide roof over, resulting in the lower eaves height than that of the main dwelling. Given this increased level of separation over that of the earlier application, and reduced bulk, mass and width of this element of plot three, the proposal is not considered to give rise to a harmful impact upon the amenities of this property in terms of overbearing or domination.
- 6.17 The existing garden has a shared use by nature of the residential care home. Residents, their friends and family and care workers use the space jointly. The south facing window in the front elevation of this dwelling would be sited approximately 17m from the southern boundary of the site. This level of separation is not considered to give rise to a harmful impact upon amenity in terms of overlooking or loss of privacy and a boundary treatment condition is recommended to provide additional screening. In this regard, given the separation distance, the shared use of the amenity space not providing an exclusively private area and conditions that could be applied, and the proposal is not considered to result in harm in terms of overlooking and loss of privacy to No. 42. For this reason also I do not consider a refusal based upon the specialist needs of the residents of this property could sustain a reason for refusal.
- 6.18 2 Beverley Heights is a two storey, detached house that occupies the plot to the south of proposed plot four. The dwelling has a generous rear garden that includes a swimming pool. The rear boundary comprises a close boarded, 1.8m high fence. The land increases in level towards the rear and continues to increase into the application site.
- 6.19 The existing dwelling at 13 Beverley Heights does have a first floor bedroom window that faces towards No. 2 which results in the rear garden of no. 2 not being completely private at present. This window is sited approximately 20m from the shared boundary with No. 2, with a separation distance of 46m between the rear elevation of No.2 and the proposed new dwelling of plot 1. The proposal would increase the level of separation to approximately 24.8m. The front elevation would bedroom windows at first floor level and dining room and utility room windows at ground floor however, given the existing relationship and increased levels of separation, the proposal is not considered to result in a harmful impact in terms of overlooking and loss of privacy. As above, a boundary treatments condition is recommended to secure additional screening.
- 6.20 The proposed development would be in residential use, and the proposal is not considered to result in a harmful impact in terms of noise and disturbance to neighbouring dwellings. No significant health issues are considered to arise as a result of the planning application and the proposal is not considered to result in a harmful impact upon the outlook from neighbouring properties.

Impact on trees

- 6.21 The Tree Officer has reviewed the amended layout of the proposed development in respect of the potential impact on trees. The application has been supported by arboricultural information, some of which relates to the previous 4 house scheme.
- 6.22 The tree losses are mainly confined to the trees which have been categorised 'C' which have been evaluated adopting the criteria of section 4 and table 1 of British Standard 5837:2012 Trees in relation to design, demolition and construction-Recommendations. The only tree which is lost within the 'B' category is T12 an oak which is approximately 10m in height and is semi mature.
- 6.23 Many of the trees are considered to be of internal landscape value only and public views from outside of trees are limited. There are off site formally protected trees to the north and east of the application site which would not be affected by the proposed development subject to tree protection measures
- 6.24 The loss of trees from within the site can be adequately dealt with by replacement tree planting which can be secured by condition.
- 6.25 The Council would require a full 'finalised' arboricultural method statement (AMS and Tree Protection plan) in order to provide sufficient tree protection measures to ensure that those trees being retained can be successfully retained without long lasting damage which may affect their future health and vigour. Arboricultural and landscape conditions are recommended and both are considered to be appropriate and proportionate for the scale of development.

Access and parking

- 6.26 The site would be accessed from a single access point from Beverley Heights in a similar position to that of the existing. Garages and two off road parking spaces would be provided for each dwelling. 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 recommended conditions.
- 6.27 The County Highways Authority notes the access is located at the end of a cul de sac where visibility is good. The junction of Beverley Heights with Alma Road is in excess of the minimum 43 metres of visibility at point 2.4 metres back along Beverley Heights from the junction with Alma Road. The sight line is considered adequate because the speed limit is 30 mph where the minimum sight line from an access should be 43 metres. Since the

developer is exceeding this minimum requirement, the sight line at the junction is considered more than adequate.

Community Infrastructure Levy

- 6.28 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 £77,844 being required.

Affordable Housing

- 6.29 The Inspector's post-hearing advice has been received following the examination hearings into the DMP held last Autumn. The Council's proposed policy to require affordable housing contributions from small scale developments, of 10 units and less, was not accepted. Therefore in accordance with this and the 2018 NPPF, affordable housing can not be sought from this proposal.

Other matters

- 6.30 Conflicting with a covenant, loss of a private view and property devaluation are not material planning considerations. Objection was raised on the grounds of setting a precedent; each application must be assessed on its own merits.
- 6.31 Concern has been raised in general terms regarding the potential for harm to wildlife. Whilst the proposal would result in the redevelopment of a rear garden, it is not considered likely to result in harm to any protected species and none have been alleged to be present. The protected species legislation applies independently of planning permission. With regard to boundary treatments, secured by recommended condition 11 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 and an informative to this effect would be added to the decision.
- 6.32 The site is not within nor adjacent to a Conservation Area or Metropolitan Green Belt and is not considered to cause harm in this regard.
- 6.33 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.

- 6.34 There is not a planning condition attached to the original planning permission for the development at Beverley Heights (63/478) that prevents subdivision of the plot. The proposal requires planning permission and this is sought through this application.
- 6.35 Concern has been raised from neighbouring properties regarding flooding and drainage/sewage. The site is located within flood zone 1 and sewage capacity and drainage would be assessed at building control stage. Issues of subsidence, digging of foundations and utilities would be dealt with under Building Regulations
- 6.36 The Neighbourhood Services Team have confirmed the refuse collection lorry would not drive into the proposed site and the development will have to provide a presentation point adjacent to the highway for residents to place their bins out for collection. A condition would be attached to a grant of planning permission requiring details be submitted of the proposed waste storage and waste collection point to ensure adequate waste facilities in the interests of the amenities of the area.

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
Existing Plans	EX01		26.09.2018
Site Layout Plan	SP01	A	14.09.2018
Arboricultural Plan	UNNUMBERED		14.09.2018
Location Plan	UNNUMBERED		14.09.2018
Proposed Plans	G01/PL1		16.01.2019
Elevation Plan	04/PL1	B	16.01.2019
Floor Plan	X01/PL1	D	16.01.2019
Section Plan	05/PL1	A	16.01.2019
Elevation Plan	04/PL2	B	16.01.2019
Floor Plan	X01/PL2	D	16.01.2019
Section Plan	05/PL2	A	16.01.2019
Elevation Plan	04/PL3	C	16.01.2019
Floor Plan	X01/PL3	E	16.01.2019
Section Plan	05/PL3	B	16.01.2019
Site Layout Plan	SP02	C	16.01.2019

Section Plan	SS01	D	16.01.2019
Section Plan	SS02	D	16.01.2019

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 above ground floor slab level 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 any partial demolition or groundworks preparation until a detailed, scaled 'finalised '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 any 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 and Ho9 of the Reigate and Banstead Borough Local Plan.

6. 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 and Ho9 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

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) provision of boundary hoarding behind any visibility zones
 - (e) a condition survey of Beverley Heights before and after demolition of the existing unit and construction of the proposed development with a commitment to fund any remedial work on Beverley Heights.
 - (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:

The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2018 and Policy Mo5 highway safety, Policy Mo7 Parking, and policy M06 Turning Space of the Reigate and Banstead Local Plan 2005.

8. The development shall not be occupied until the proposed access has been constructed in accordance with the approved plans.

Reason:

The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users,

and to accord with the National Planning Policy Framework 2018 and Policy Mo7 Parking, of the Reigate and Banstead Local Plan 2005.

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 cars to be parked. Thereafter the parking spaces shall be retained and maintained for its designated purpose.

Reason:

The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2018 and Policy Mo7 Parking, of the Reigate and Banstead Local Plan 2005.

10. 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 turn so that they may enter and leave the site in forward gear. Thereafter the turning area shall be retained and maintained for its designated purpose.

Reason:

The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2018 and Policy Mo5 highway safety, Policy Mo7 Parking, and policy M06 Turning Space of the Reigate and Banstead Local Plan 2005.

11. The development shall not be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected, including provisions for wildlife access, 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.

12. The first floor windows in the east and west 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.

13. 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.

14. 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

15. The development hereby approved shall not be first occupied unless and until full details (and plans where appropriate) of the waste management collection point, (and pulling distances where applicable), throughout the development have been submitted to and approved in writing by the Local Planning Authority.

The waste storage and collection point should be of an adequate size to accommodate the bins and containers required for the dwellings which they are intended to serve in accordance with the Council's guidance contained within Making Space for Waste Management in New Development.

Each dwelling shall be provided with the above facilities in accordance with the approved details prior to occupation of the relevant dwellings.

Reason:

To provide adequate waste facilities in the interests of the amenities of the area and to encourage in accordance with Reigate and Banstead Borough Local Plan (2005) policy Ho9.

16. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, and in recognition of Section 9 "Promoting Sustainable Transport " in the National Planning Policy Framework 2018 and in order to meet the objectives of the NPPF (2018), and to satisfy policies Mo5, Mo6 & Mo7 of the Reigate and Banstead Local Plan.

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 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 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 a vehicle crossover to install dropped kerbs. www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs
8. 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
9. 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. 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.
10. With regard to boundary treatments, secured by recommended condition 11 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.

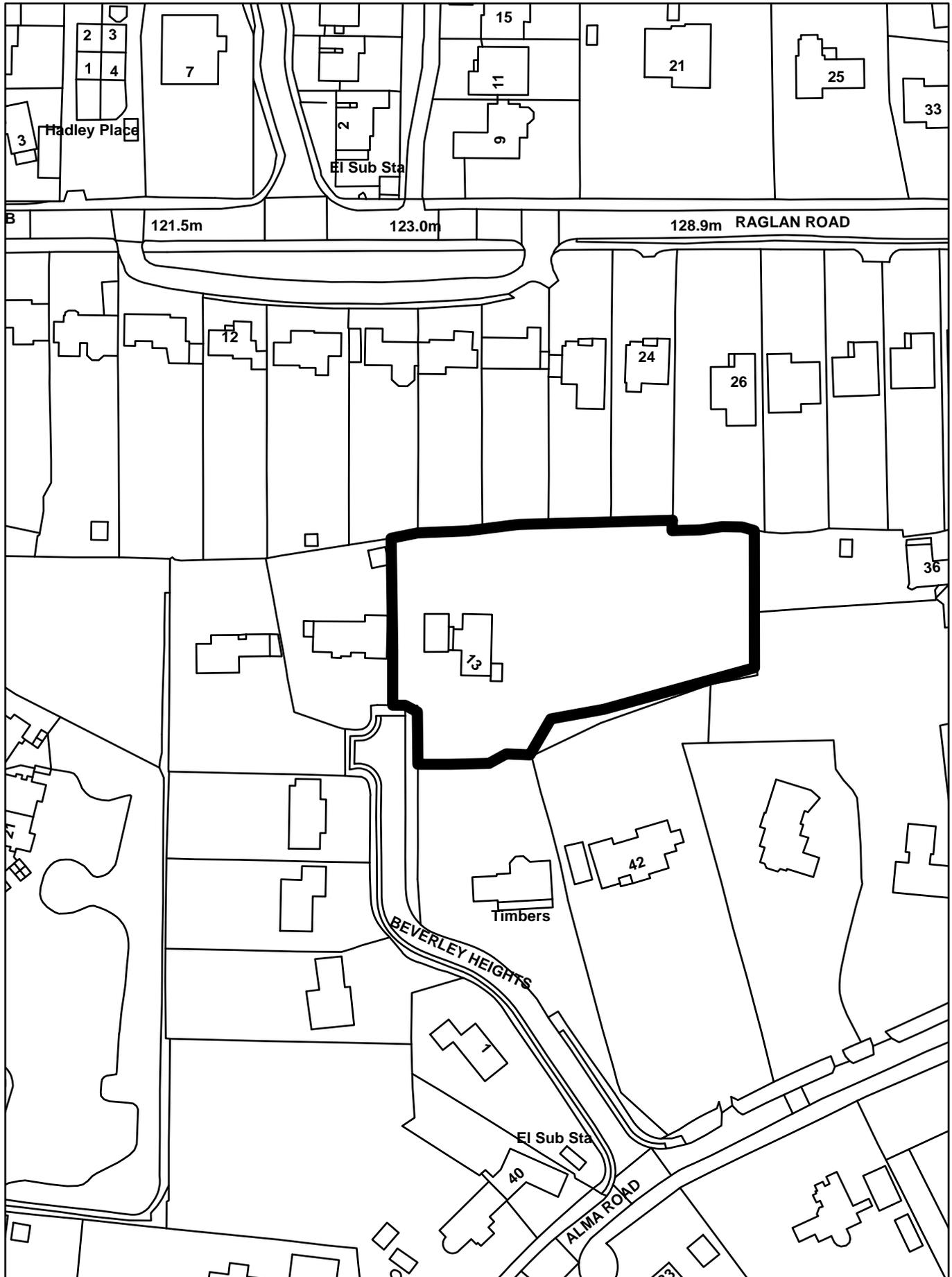
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies Ho9, Ho13, Ho14, Ho15, Ho16, Mo5, Mo6, Mo7, Pc4 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.

18/01947/F - The Orchard, 13 Beverley Heights, Reigate



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REV	DESCRIPTION	DATE	DRN	CHK
A	MINOR REVISIONS	21/8/18	LW	
B	NEW DESIGN SCHEME	5/12/18	LW	



SOUTH-FACING ELEVATION



EAST-FACING ELEVATION

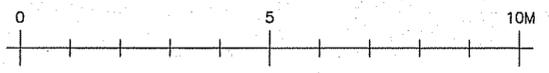


WEST-FACING ELEVATION



NORTH-FACING ELEVATION

31



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 WEST SUSSEX, RH19 2LP : TEL 01342 838060

FOR
 MR & MRS BATES

SITE
 13 BEVERLEY HEIGHTS,
 REIGATE, SURREY, RH2 0DL

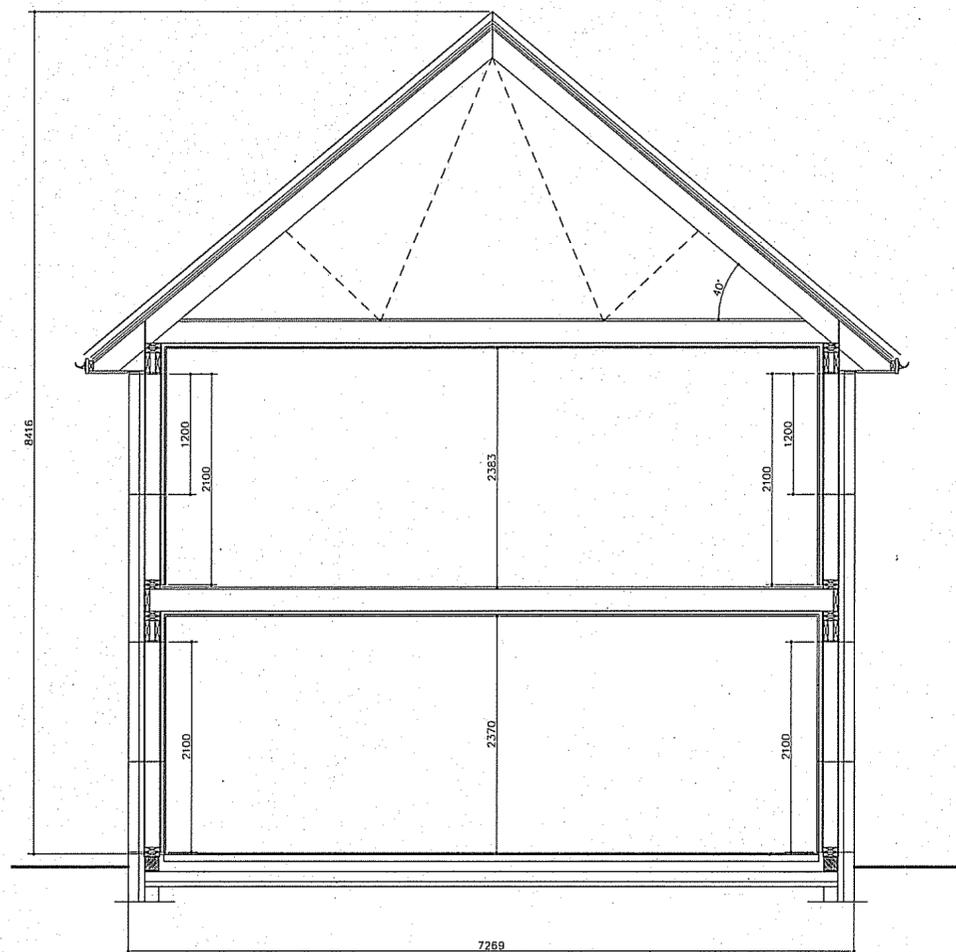
TITLE
 PLOT 1
 PROPOSED DWELLING
 ELEVATIONS

C/No. 136725	D/No.	SCALE 1/100 @A2
DRAWN LW	DRAWING NUMBER 04/ PL1	
DATE 8/18	REV B	

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REV	DESCRIPTION	DATE	DRN	CHK
A	NEW DESIGN SCHEME	5/12/18	LW	



33

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FOR
 MR & MRS BATES
 SITE
 13 BEVERLEY HEIGHTS
 REIGATE, SURREY, RH2 0DL

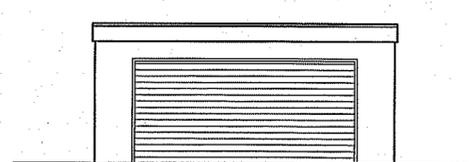
TITLE
 PLOT 1
 PROPOSED DWELLING
 OUTLINE SECTION

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DATE 8/18	REV A	

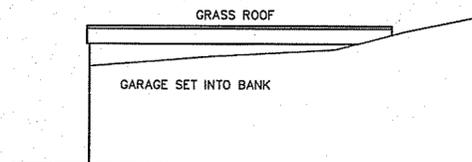
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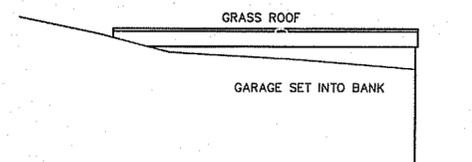
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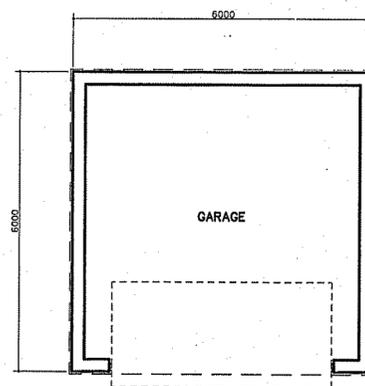
FRONT ELEVATION



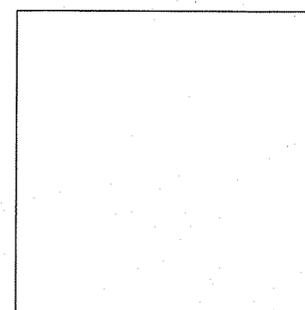
SIDE ELEVATION



SIDE ELEVATION

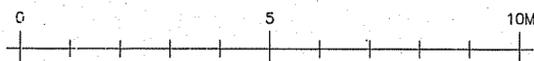


FLOOR PLAN



ROOF PLAN

34



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FOR
 MR & MRS BATES

SITE
 13 BEVERLEY HEIGHTS,
 REIGATE, SURREY, RH2 0DL

TITLE
**PLOT 1
 PROPOSED GARAGE
 FLOOR PLANS
 & ELEVATIONS**

C/No. 136725	D/No.	SCALE 1/100 @A2
DRAWN LW	DRAWING NUMBER G01/ PL1	
DATE 1/19	REV	

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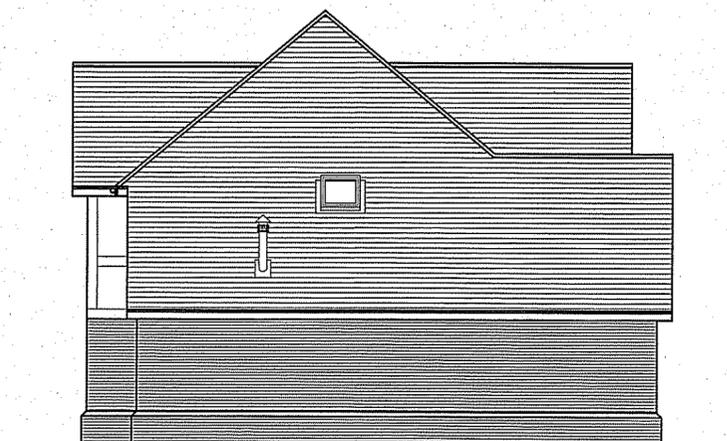
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B	NEW DESIGN SCHEME	5/12/18	LW	



SOUTH-FACING ELEVATION



EAST-FACING ELEVATION

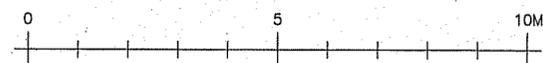


WEST-FACING ELEVATION



NORTH-FACING ELEVATION

35



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 MR & MRS BATES

SITE
 13 BEVERLEY HEIGHTS,
 REIGATE, SURREY, RH2 0DL

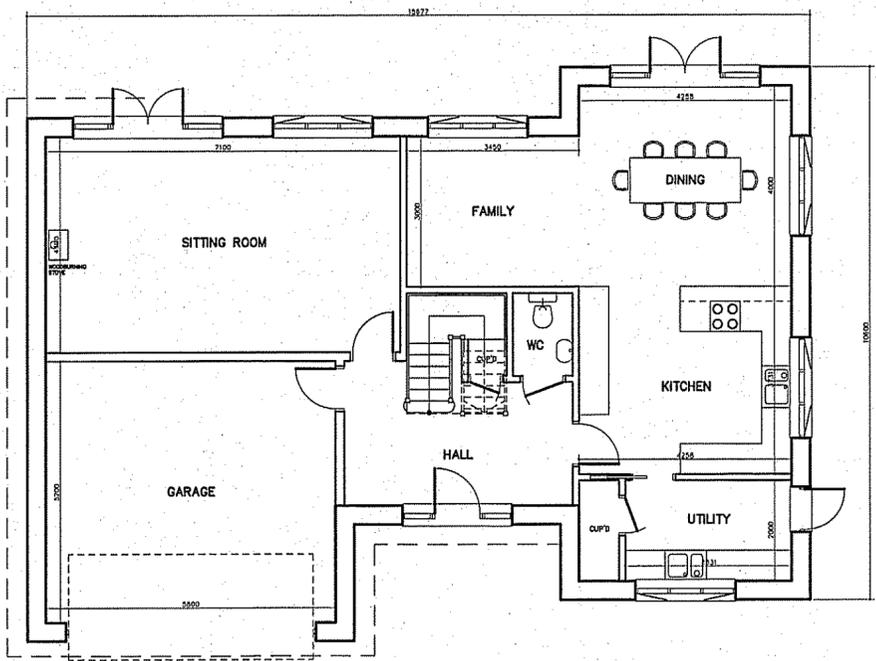
TITLE
 PLOT 2
 PROPOSED DWELLING
 ELEVATIONS

C/No. 136725	O/No.	SCALE 1/100 @A2
DRAWN LW	DRAWING NUMBER 04/ PL2	
DATE 8/18	REV B	

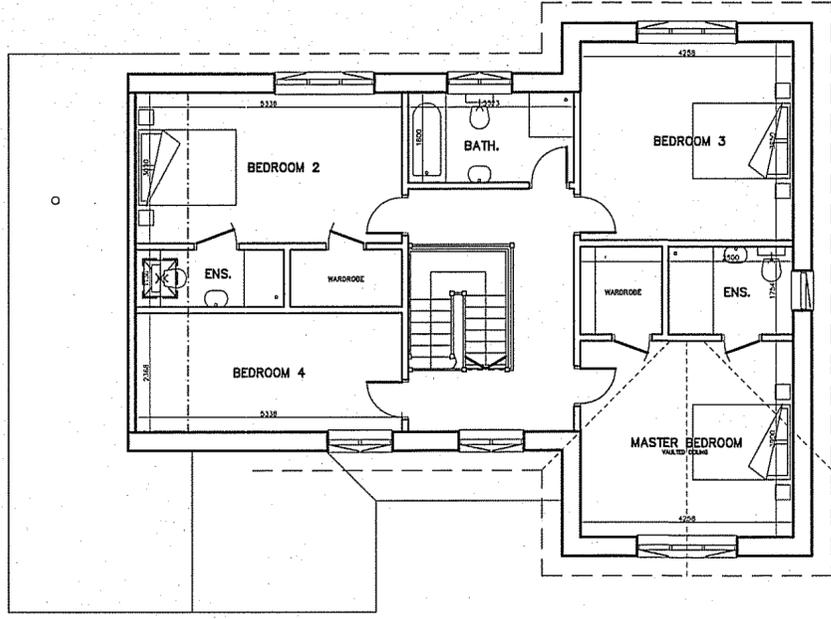
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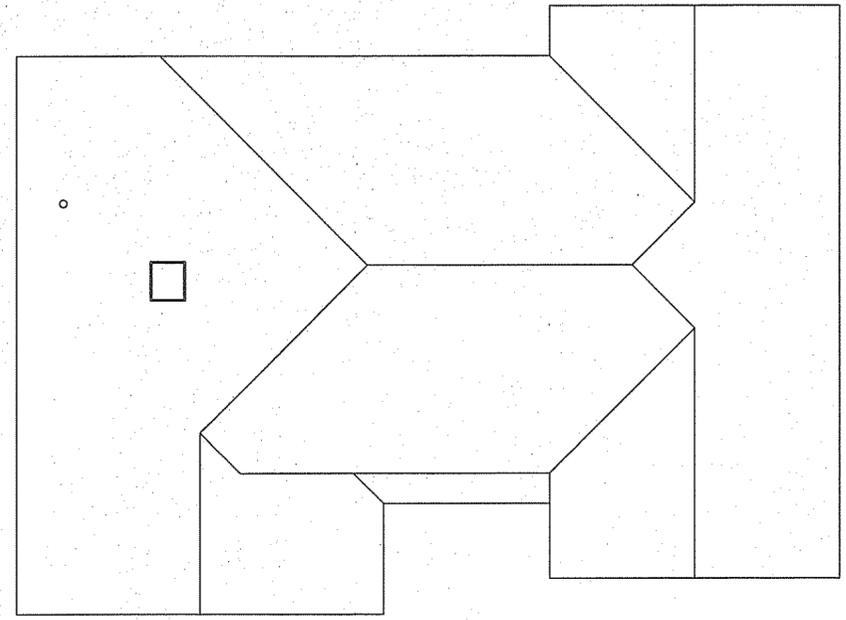
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B	MINOR REVISIONS	4/9/18	LW	
C	ROOF PLAN ADDED	19/9/18	LW	
D	NEW DESIGN SCHEME	5/12/18	LW	



GROUND FLOOR PLAN

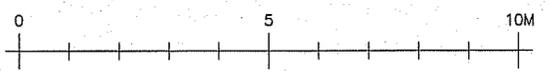


FIRST FLOOR PLAN



ROOF PLAN

36



INTERNAL AREA: 235.7 sq.m/ 2537 sq.ft
 EXTERNAL AREA: 273.5 sq.m/ 2944 sq.ft
 FOOTPRINT AREA: 154.9 sq.m/ 1667.3 sq.ft
 PLOT AREA: 943.1 sq.m/ 10152 sq.ft

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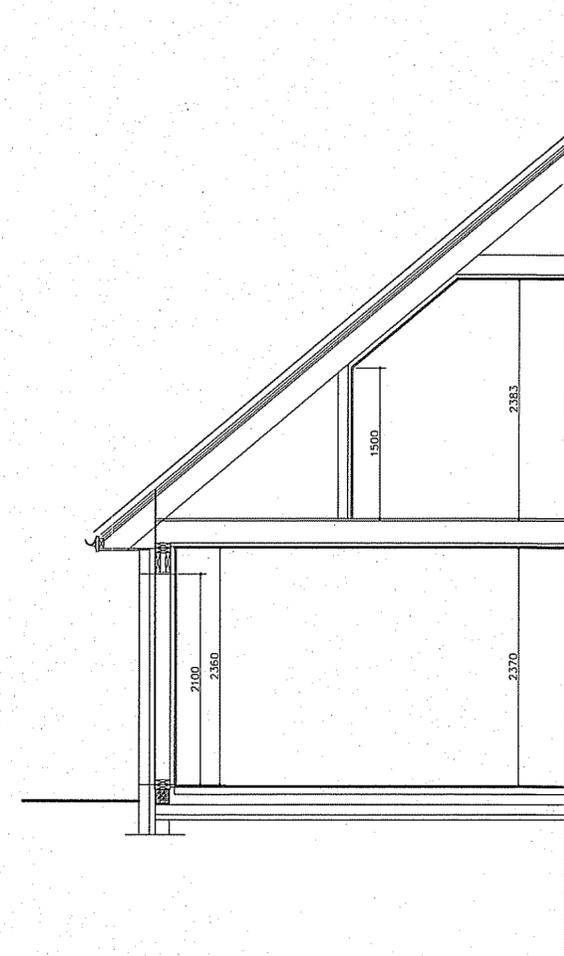
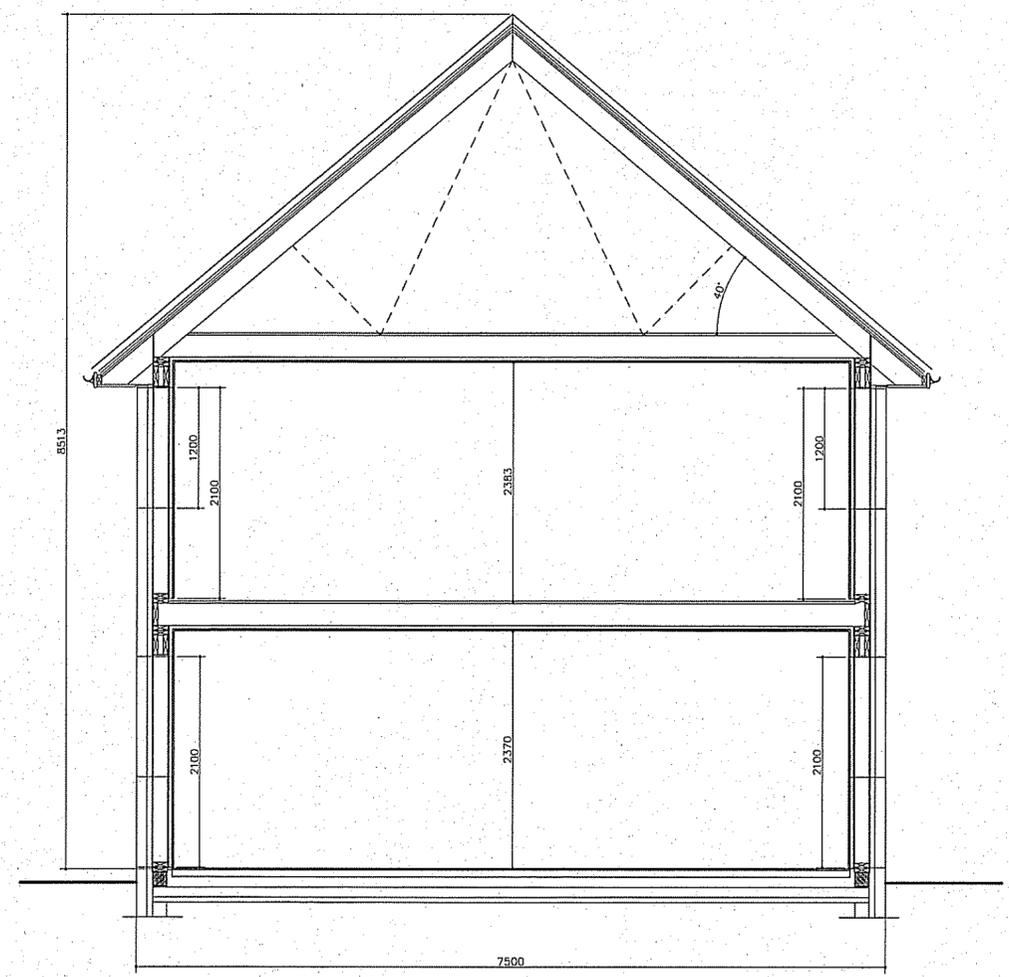
TITLE
 PLOT 2
 PROPOSED DWELLING
 FLOOR PLANS

C/No. 136725	D/No.	SCALE 1/100 @A2
DRAWN LW	DRAWING NUMBER X01/ PL2	
DATE 8/18	REV D	

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A	NEW DESIGN SCHEME	5/12/18	LW	



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TITLE
 PLOT 2
 PROPOSED DWELLING
 OUTLINE SECTION

C/No. 136725	O/No.	SCALE 1/50 @A2
DRAWN LW	DRAWING NUMBER 05/ PL2	
DATE 8/18	REV A	

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REV	DESCRIPTION	DATE	DRN	CHK
A	NEW SCHEME	22/8/18	LW	
B	GENERAL REVISIONS	28/8/18	LW	
C	NEW DESIGN SCHEME	5/12/18	LW	



WEST-FACING ELEVATION



SOUTH-FACING ELEVATION

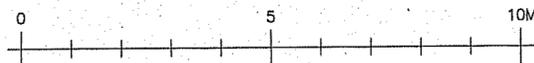


NORTH-FACING ELEVATION



EAST-FACING ELEVATION

38



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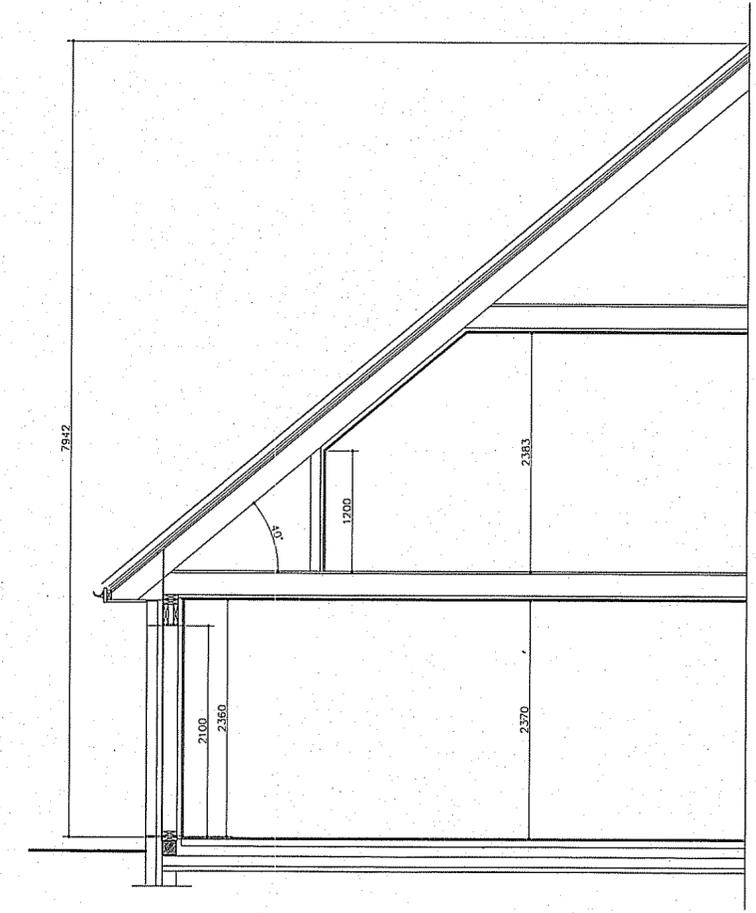
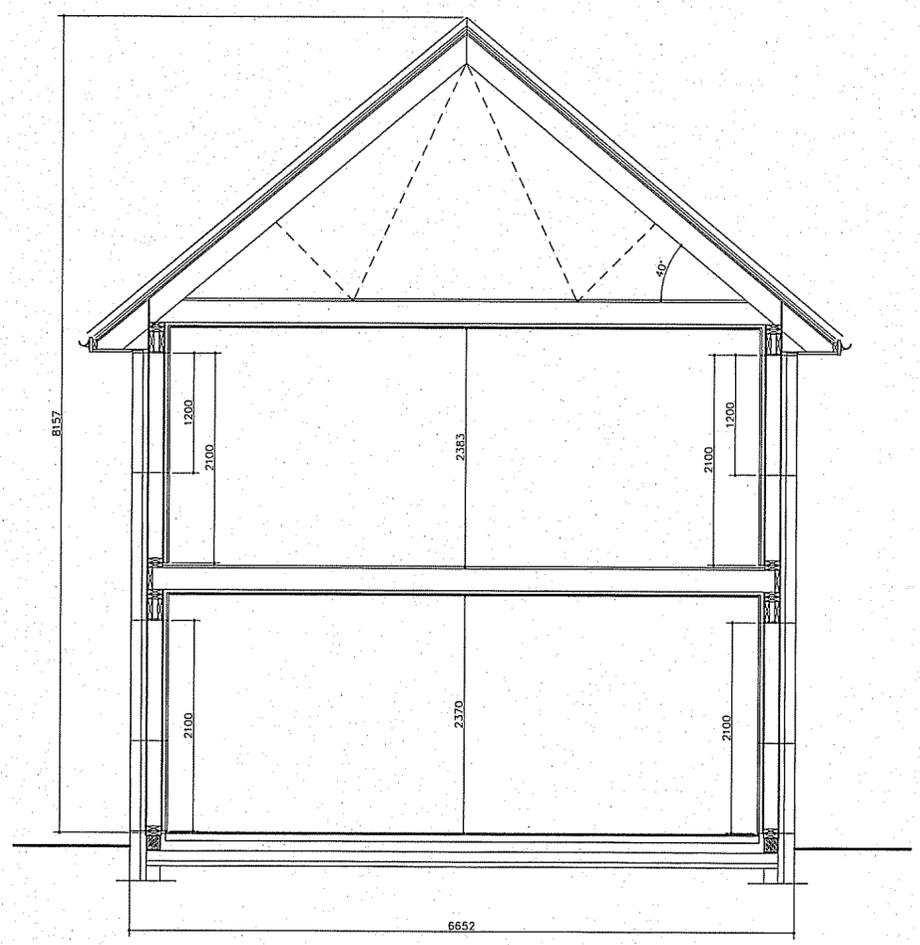
TITLE
 PLOT 3
 PROPOSED DWELLING
 ELEVATIONS

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DATE 8/18	REV C	

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B	NEW DESIGN SCHEME	5/12/18	LW	



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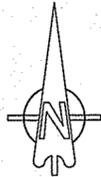
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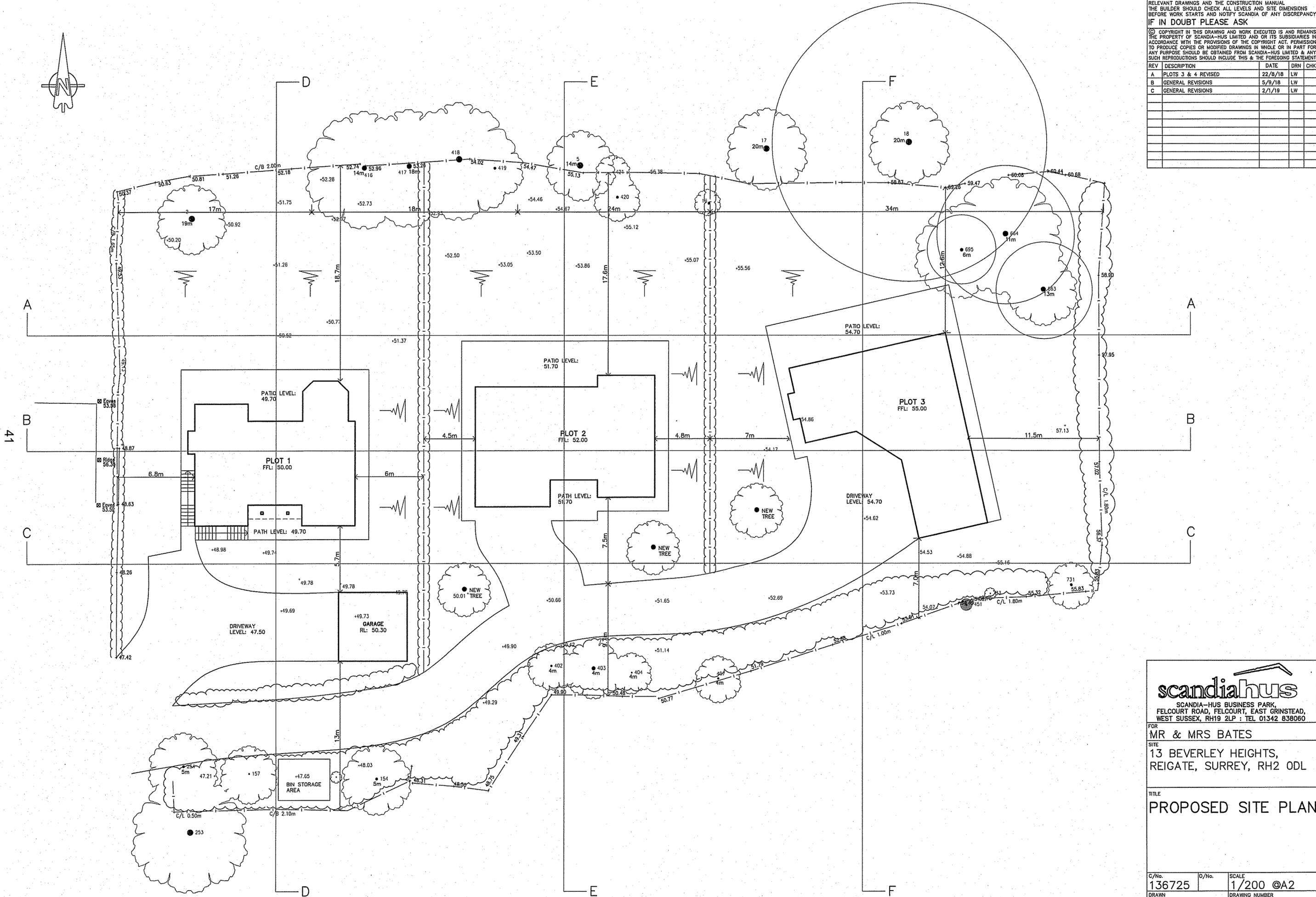
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 PROPOSED DWELLING
 OUTLINE SECTION

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DRAWN LW	DRAWING NUMBER 05/ PL3	
DATE 8/18	REV B	



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REV	DESCRIPTION	DATE	DRN	CHK
A	PLOTS 3 & 4 REVISED	22/8/18	LW	
B	GENERAL REVISIONS	5/9/18	LW	
C	GENERAL REVISIONS	2/1/19	LW	



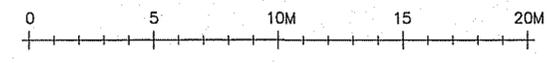
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TITLE
PROPOSED SITE PLAN

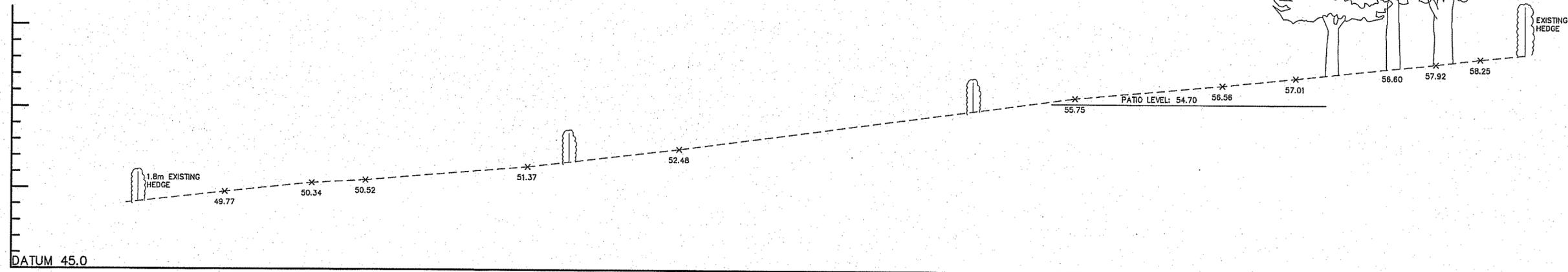
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 DATE 8/18 | **SP02** | REV C



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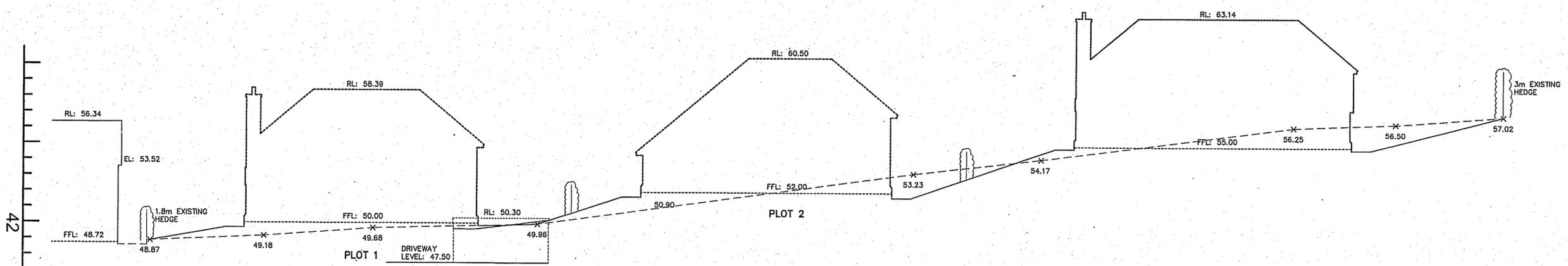
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REV	DESCRIPTION	DATE	DRN	CHK
A	PLOTS 3 & 4 REVISED	22/8/18	LW	
B	GENERAL REVISIONS	5/9/18	LW	
C	NEIGHBOURING PROPERTY ADDED	7/11/18	LW	
D	GENERAL REVISIONS	2/1/19	LW	



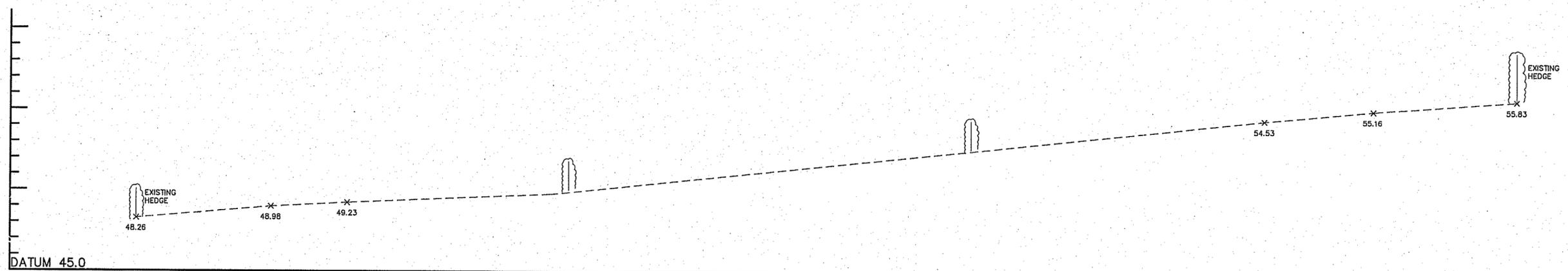
DATUM 45.0

SECTION AA



DATUM 45.0

SECTION BB



DATUM 45.0

SECTION CC

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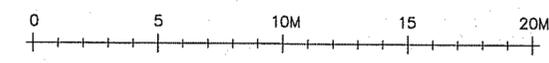
FOR
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SITE
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TITLE
**PROPOSED
 SITE SECTIONS**

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DATE 8/18	SS01	

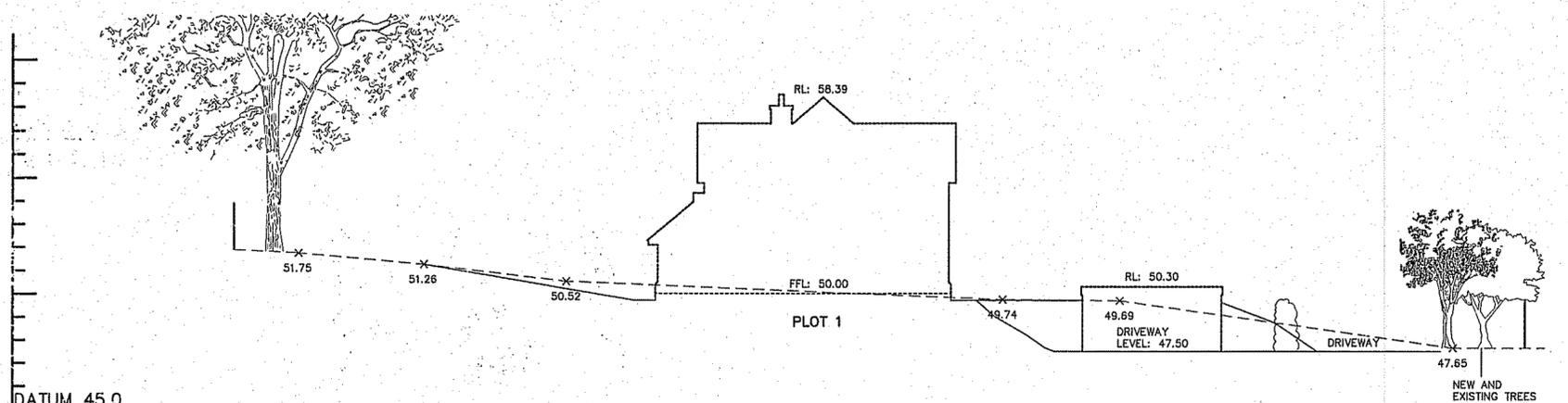
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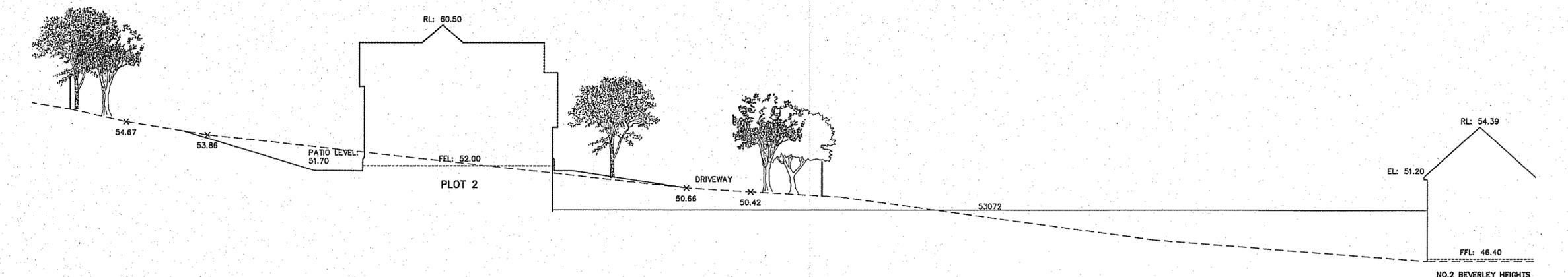
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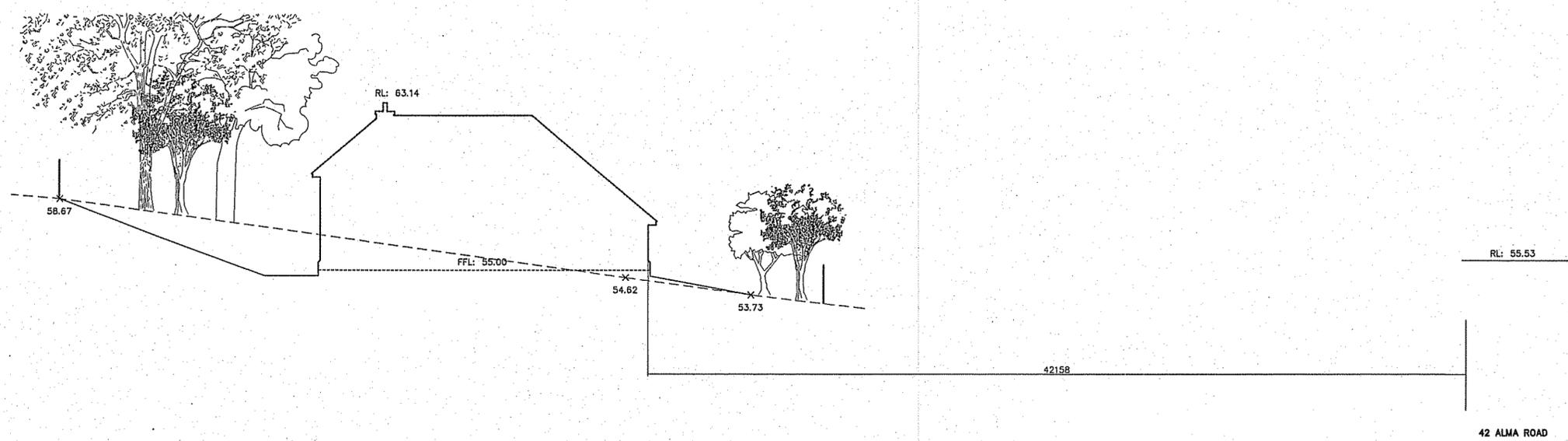
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B	GENERAL REVISIONS	5/9/18	LW	
C	NEIGHBOURING PROPERTIES ADDED	7/11/18	LW	
D	GENERAL REVISIONS	2/1/19	LW	



DATUM 45.0
SECTION DD



DATUM 45.0
SECTION EE



DATUM 45.0
SECTION FF

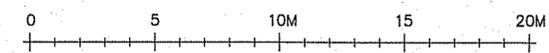
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TITLE
**PROPOSED
SITE SECTIONS**

C/No. 136725
DRAWN FC
DATE 8/18

O/No.
SCALE 1/200 @ A2
DRAWING NUMBER
SS02
REV D



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Agenda Item 6

Planning Committee
20 February 2019

Agenda Item: 6
19/00063/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	20 February 2019
	REPORT OF:	HEAD OF PLACES AND PLANNING
	AUTHOR:	Matthew Holdsworth
	TELEPHONE:	01737 276752
	EMAIL:	Matthew.Holdsworth@reigate-banstead.gov.uk
AGENDA ITEM:	6	WARD: Redhill West

APPLICATION NUMBER:	19/00063/F	VALID:	11 January 2019
APPLICANT:	Reigate and Banstead Borough Council	AGENT:	
LOCATION:	GLOUCESTER ROAD CAR PARK, GLOUCESTER ROAD, REDHILL, SURREY, RH1 1BS		
DESCRIPTION:	Deploy 2 x 14sqmand 1 x 8sqm shipping containers within the car park, to be utilised as storage for the Town Centre Market operation. It is proposed that the containers be sited here for 3 years. The proposal increases the number of parking bays from 274 to 293 by reconfiguring the layout of the car park.		
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.			

This application is referred to Committee as the Council is the applicant.

SUMMARY

The proposal is for the erection of three shipping containers to the north east corner of the car park. These are to be used for the storage of the market stalls in Redhill which are currently located within storage containers within the Marketfield way car park. The proposal is for a temporary period of three years whilst the Marketfield Way redevelopment is undertaken.

It is also proposed to reconfigure the car park so that despite the loss of some spaces, there would be a net increase of 19 car parking spaces. It is considered that there would be no material harm to the character to the neighbouring amenities. The highways authority has raised no objections. The proposal is therefore considered acceptable.

RECOMMENDATION

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

Consultations:

Highway Authority: The proposed application seeks to deploy three shipping containers within the car park. This proposal increases the number of parking bays from 274 to 293 by reconfiguring the layout of the car park.

The County Highway Authority notes that by reconfiguring the layout of the car park the one way flow of traffic around the car park will cease. However, the County Highway Authority has measured the aisle width between parking spaces. The narrowest aisle width as a result of the reconfiguration would be approximately 4.5m. This is wide enough for two vehicles to pass one another. This is no worse than the aisle width between parking bays towards the east of the car park.

RBBC Tree Officer: no objections.

Representations:

Letters were sent to neighbouring properties on 15 January 2019 and a site notice was posted on 17 January 2019. No representations have been received.

1.0 Site and Character Appraisal

- 1.1 The application site comprises a large surface car park situated off a short access road from Gloucester Road and is behind a number of properties facing Gloucester Road.
- 1.2 To the south of the site are residential properties. The north and the west is bounded by the playing fields of St Matthew's primary school. There is a substantial office block to the east. There is currently a recycling area to the front of the site. The site is relatively flat.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The opportunity did not arise because the applicant did not approach the Local Planning Authority before submitting the application.
- 2.2 Further improvements could be secured: Temporary permission for the storage units for three years.

3.0 Relevant Planning and Enforcement History

- 3.1 81P/1068 - Deemed planning permission for use of land for a stall holder's open market for 80 stalls to be held on one day only per week for a temporary period of two years at Gloucester Road car park – Approved with conditions
- 3.2 83P/0188 - Deemed planning permission for the combined use of land for a stall holders open market for 80 stalls to be held on one day only per week for

a temporary period from 1st December 1983 until 30th November, 1985 at Gloucester Road – approved with conditions.

4.0 Proposal and Design Approach

- 4.1 This is a full application for two 14sqm and one 8sqm shipping containers to be situated within the car park, in the north western corner. These would be sited for three years in this location.
- 4.2 It is also proposed to reconfigure the car park so that there are 294 car parking spaces, as compared to the 274 as existing.

5.0 Policy Context

5.1 Designation

Urban Area

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development)

5.2 Reigate & Banstead Borough Local Plan 2005

Community Cf2

5.3 Other Material Considerations

National Planning Policy Framework
Supplementary Planning Guidance Surrey Design
Local Distinctiveness Design Guide

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
 - Highway and parking matters

Impact on local character

- 6.3 The proposed containers would be situated to the north-western corner of the car park and would be situated upon the existing tarmac. The containers would be utilitarian in nature and in that sense would not respond positively to the character of the area. However, they would be relatively discrete in their location, tucked away in a far corner of the car park and the proposal is for a temporary period only with a condition suggested to ensure that they were removed after three years from the date of permission. Furthermore, the proposed containers would only replace/relocate those already in-situ at the Marketfield Way car park, where they are far more conspicuous and prominent. In this respect the proposal represents an improvement upon the existing arrangement.
- 6.4 The containers are needed for a temporary basis only, due to the redevelopment of the Market Field Way car park where the market stalls and other equipment are currently stored when not in use. They would be situated within the root protection area (RPA) of adjacent trees but given they would be located on existing hard-standing there is not considered to be any likely impact to the health of these trees and there are no objections from the tree officer in this regard.
- 6.5 The car park is proposed to be resurfaced and the layout changed so that despite the loss of the car parking spaces where the containers are being placed, there will be a net increase of 19 spaces. There will be no increase in hardstanding overall.

Neighbour amenity

- 6.6 Due to the nature of the proposal, adjacent to a school playing field, and away from neighbouring properties to the south and west, it is not considered that the proposed containers would cause significant harm to the amenity of those properties.
- 6.7 In terms of the proposed configuration and increase in number of car parking spaces, this is not considered to cause significant harm to the properties to the south.

Highway matters

- 6.8 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.

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
Combined Plan	6985463248895- 248752698941	R1	11.01.2017

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. The storage containers hereby permitted shall be removed from the site on or before 23 February 2022.

Reason: To limit the impact of the proposal on the neighbouring amenities and character of the locality, with regards to policies Ho9 and Cf2 of the Reigate and Banstead Local Plan 2005 and the National Planning Policy Framework

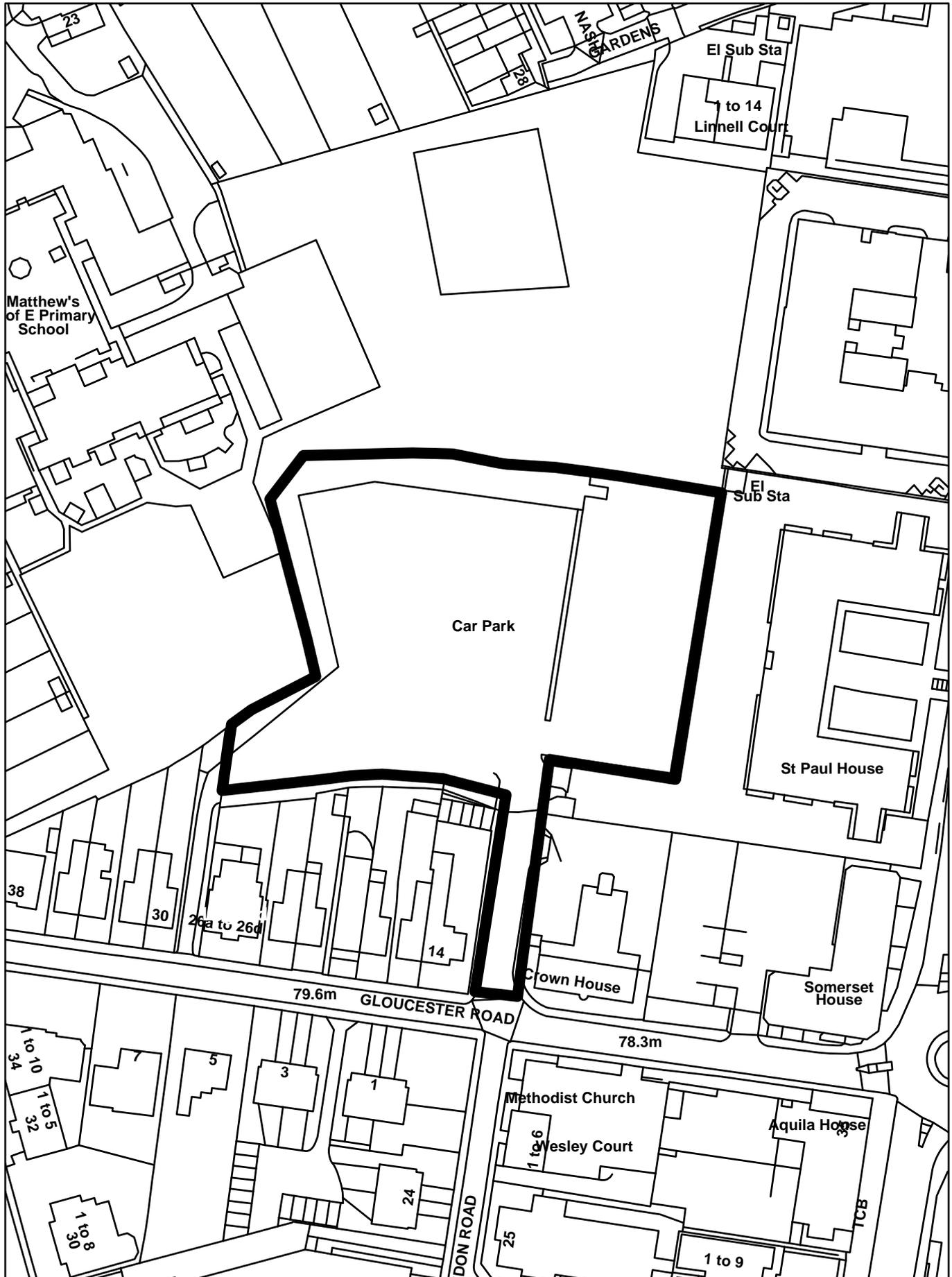
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies Cf2, and Ho9, 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.

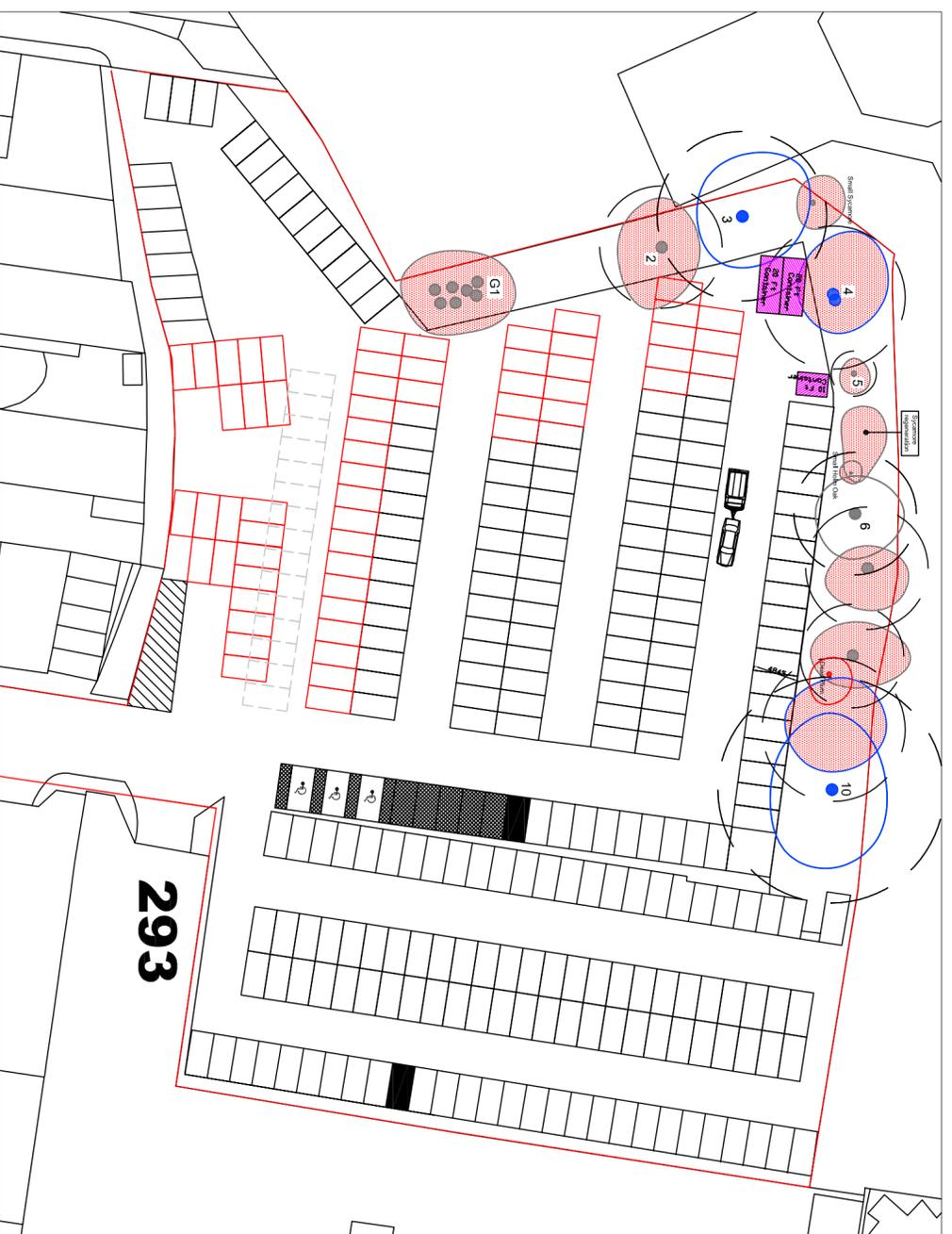
Proactive and Positive Statements

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.

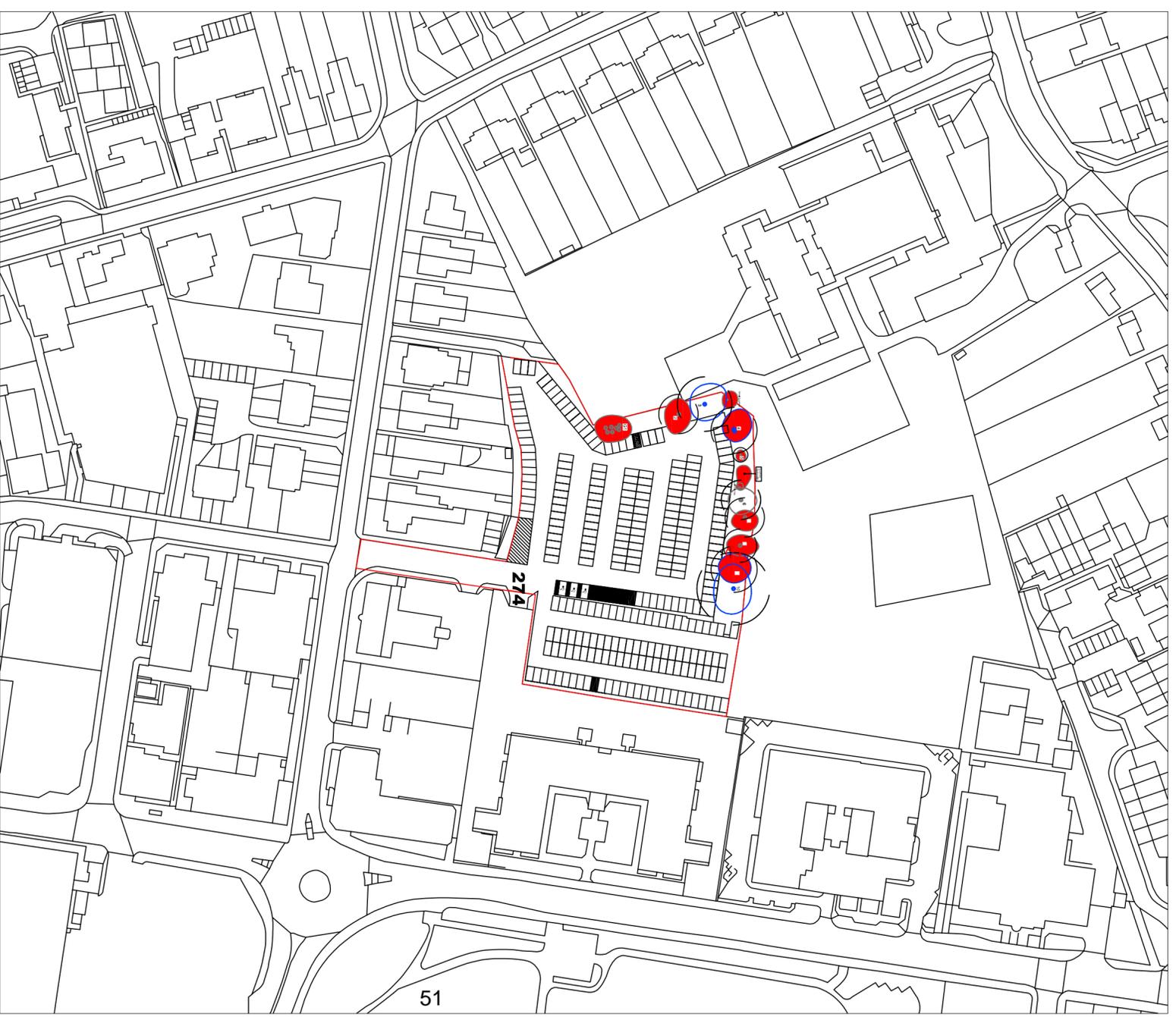
19/00063/F - Gloucester Road Public Car Park, Gloucester Road, Redhill



Block Plan Proposal 1 : 500 @ A2

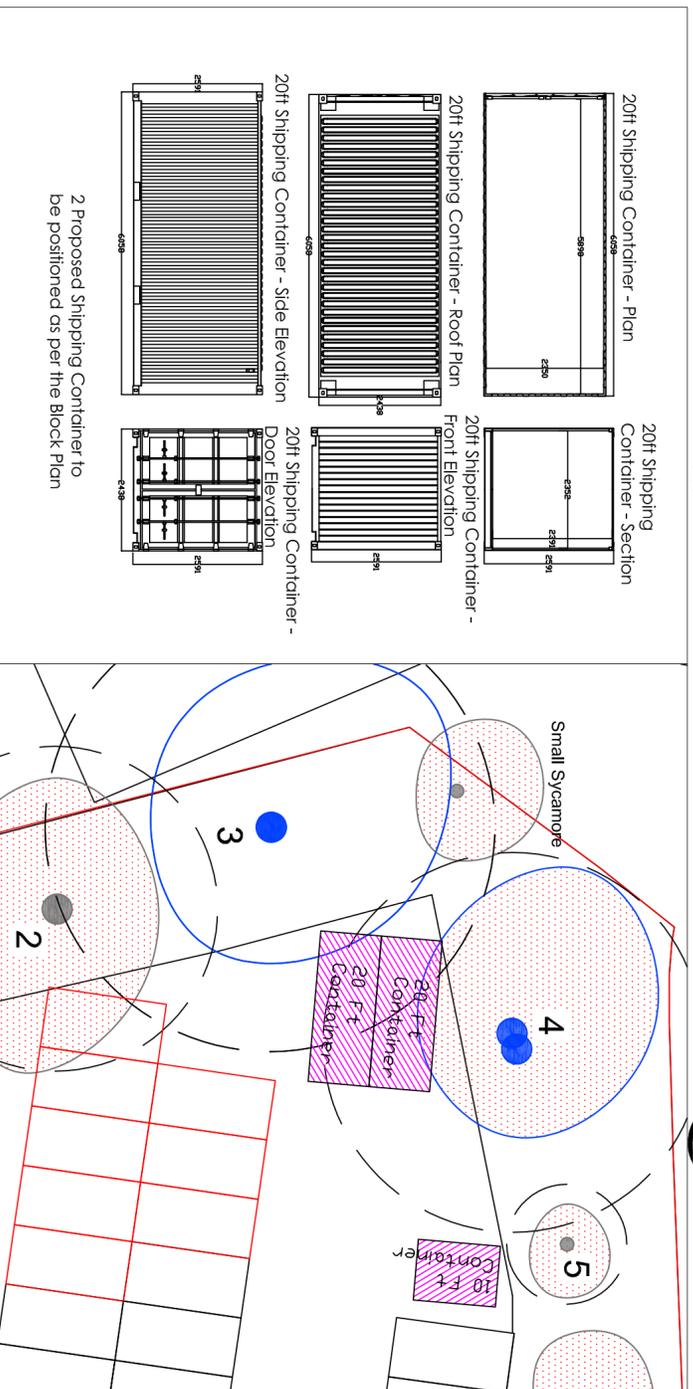


Location Plan Existing 1 : 1250 @ A2



Elevations and Roof Location of Containers

Plans 1 : 100 @ A2 Plan 1 : 200 @ A2



Reigate & Banstead
BOROUGH COUNCIL
 Banstead | Horley | Redhill | Reigate

Title - Gloucester Road Car Park
 Shipping Container Installation
 Drw Nr - 6985463248895 - 248752698941 R1
 Scale - Various
 Date - 11th January 2019
 Author - Thomas Parkes

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Agenda Item 7

Planning Committee
20 February 2019

Agenda Item: 7
18/02696/HHOLD

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	20 February 2019
	REPORT OF:	HEAD OF PLANNING
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AGENDA ITEM:	7	WARD: Tadworth and Walton

APPLICATION NUMBER:	18/02696/HHOLD	VALID:	09 January 2019
APPLICANT:	Mr George Curry	AGENT:	
LOCATION:	SOUTH WEST WING, WALTON MANOR, WALTON STREET, WALTON ON THE HILL, TADWORTH, SURREY, KT20 7SA		
DESCRIPTION:	Installation of a ground mounted solar photovoltaic array of panels in the gardens of the SW Wing Walton Manor		
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.			

This application is referred to Committee as the applicant is a Borough Councillor.

SUMMARY

The proposal is for the erection of a domestic solar array of 14 metres in length and 3 metres in width up to a height of 2.3 metres, within the grounds of the South West Wing of Walton Manor, a grade II* listed building. It would be situated 32m from the building and within the domestic curtilage of the property.

The impact on the green belt and landscape designation is considered to be limited such that the benefits outweigh any limited harm. In respect of the conservation area and setting of the listed building, it is also considered to be relatively minimal and well separated so as not to be materially harmful. It is considered that there would be no material harm to the character to the neighbouring amenities due to the low scale and existing boundary treatments. The proposal is therefore considered acceptable.

RECOMMENDATION

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

Consultations:

AONB Adviser: From a desktop exercise, I do not consider that the above application has any implications for the Surrey Hills AONB.

Historic England: No objections subject to reference being made to their standing advice.

Surrey Archaeological Officer: Although the site lies within the designated Area of High Archaeological Potential (AHAP), I have reviewed the proposals, and I am satisfied that the installation of the panels will not involve extensive ground disturbance and that the shallow depth of the proposed cable trench means that it is unlikely to impact upon buried archaeological remains. I can therefore confirm that I have no archaeological concerns in this case.

Conservation Officer: The conservation officer has no objection from a conservation viewpoint subject to conditions relating to colour of the solar panels and frames, the strengthening of the boundary hedge, and planting around the solar panel in order to screen them.

Representations:

Letters were sent to neighbouring properties on 15 January 2019 and a site notice was posted on 17 January 2019. No representations have been received.

1.0 Site and Character Appraisal

- 1.1 The application site is within the grounds of the South West wing of Walton Manor. This property is Grade II* listed and is of importance as one of the oldest houses in the county with parts of the building dating from the 13th century with many later additions, most significantly in Victorian times. The majority of the 13th century parts of the building are within the south west wing, the subject of this application.
- 1.2 The site is situated within the Metropolitan Green Belt, the Walton-on the Hill Conservation area, a historic garden, and within an area of High Archaeological potential. To the northern boundary of the site is a relatively substantial evergreen hedge. The site is relatively flat.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The opportunity did not arise because the applicant did not approach the Local Planning Authority before submitting the application.
- 2.2 Further improvements could be secured: Colour of the solar panels and frames, enhanced landscaping and improvements to the existing hedge.

3.0 Relevant Planning and Enforcement History

- 3.1 77P/0241 - Demolition of existing conservatory and erection of a brick built sun room – approved with conditions
- 3.2 79P/0828 - Demolition of existing garage & erection of a single storey extension to provide kitchen & dining area for living in staff – approved with conditions.
- 3.3 09/00173/LBC - Internal (only) alterations to provide new kitchen, bathrooms and cloakroom with associated building works – approved with conditions.
- 3.4 09/00748/LBC - Removal of fireplace surround in new kitchen / dining area – approved with conditions

4.0 Proposal and Design Approach

- 4.1 This is a full application for an array of solar panels that would be situated 31m from the rear of the property and would be situated in the garden with a 1m gap to the boundary hedge to the north.
- 4.2 The 8.4 kW system will consist of twenty-eight high-efficiency 300 Watt monocrystalline solar photovoltaic modules. The panels will be all-black cells and frames with a black backsheet.
- 4.3 The array of solar panels would be 14m in length and 3m in width. The solar panels would be on a frame at an angle of 30°; the minimum height would be 600mm and the maximum height (closest to the hedge) would be 2308mm.

5.0 Policy Context

5.1 Designation

Metropolitan Green Belt, Walton-on-the-Hill Conservation Area, Grade II* Listed building, Area of Great Landscape Value, Historic Garden.

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS3 (Green Belt)
CS10 (Sustainable Development),
CS11 (Sustainable Construction),

5.2 Reigate & Banstead Borough Local Plan 2005

Housing	Ho9
Protection of Character	Pc9, Pc11, Pc13,
Countryside	Co1

5.3 Other Material Considerations

National Planning Policy Framework

Supplementary Planning Guidance

Surrey Design

Local Distinctiveness Design Guide

Other

Human Rights Act 1998

6.0 **Assessment**

6.2 The main issues to consider are:

- Impact on the Metropolitan Green Belt.
- Impact on the listed building and historic garden
- Neighbour amenity

Impact on the Metropolitan Green Belt

6.3 The proposal sits within the curtilage of the property, albeit some distance from the dwelling. The whole site is situated within the Metropolitan Green Belt. As the proposed array is more than 5m from the dwelling house, policy Ho24a relating to extensions and alterations to the dwelling house does not apply. Paragraph 147 of the NPPF states that many renewable energy projects will comprise inappropriate development within the green belt.

6.4 However, due to the positioning of the panels within the domestic curtilage of the property and their relatively small scale and height, along with the proposed screening, it is considered that the proposal would have a limited impact on the appearance and openness of the Green Belt. Furthermore, I am conscious that permitted development rights pertaining to small-scale domestic renewable developments finds them acceptable subject to various criteria (but not green belt).

6.5 When considering the benefits to sustainable and clean energy provision and the limited impact of the proposal, very special circumstances are considered to exist to justify the proposal and outweigh the harm caused. The proposal is therefore considered acceptable in terms of the impact on the Metropolitan Green Belt and landscape designation.

Impact on the listed building and historic garden

6.6 The proposed solar array is proposed to be situated in the grounds of a grade II* listed building, within a historic garden designation in Walton Conservation Area. The panels would be hidden by an existing hedge to the rear and if informal shrubbery planting to around the front and sides is provided this would ensure a natural cordon around the panels that merges with the informal nature of the historic garden shrubbery.

- 6.7 The conservation officer has been consulted on the proposal and additional landscaping has been discussed to hide the solar panels and the applicant is agreeable. This would be in three forms along with the colour of the panels and the frames:
- a). The strengthening of the boundary hedge with planting in the understorey of the hedge. Retention of the hedge to the maximum height of the solar panels.
 - b) Evergreen planting to the front and side of the panels level with the front and sides.
 - c) Planting in the grounds of evergreen shrubbery to the solar panels south, east and west of the panels to a height of 2.3 metres, having regard to the angle of the sun in terms of position of the shrubbery.
 - d) Ensuring the panels' frames and supporting structure are black painted and that the solar panels have a minimal level of silver threads and are black finished.
- 6.8 Subject to the above issues being complied with by way of condition, the conservation officer has no objection to the proposal and I concur that it would be acceptable in this regard.

Neighbour Amenity

- 6.9 The proposed solar array would be constructed close to the boundary with the garden area to the north of the property belonging to Spinney Cottage. The solar array is otherwise situated away from any of the neighbouring properties and is over 30m from any other part of Walton Manor.
- 6.10 In terms of impact on the garden area to the north, there is a substantial hedge in the applicant's ownership along the boundary which would reduce the impact of the proposed array when viewed from the garden to the north. In addition, additional planting is proposed to ensure that the hedge is substantial and would provide an effective screen.
- 6.11 It is considered therefore that the proposal would not cause significant material or harmful loss of amenity to neighbouring properties.

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
Location Plan	UNNUMBERED	R1	09.01.2019
Proposed Plans	ISO.SWW.PV.Layout		09.01.2019
Elevation Plan	UNNUMBERED		27.12.2018

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 frames and supporting structure of the solar panels shall be black painted and the solar panels shall be black finished with minimal silver threads.

- b) The boundary hedge shall be strengthened with evergreen planting of laurel, holly or privet in the understorey of the hedge within three months of the installation of the panels. The existing boundary hedge adjacent to the solar panels shall be retained on an ongoing basis and managed to maintain a minimum height of no less than the highest part of the solar panels. Any losses through death or disease shall be remedied by replacement planting, within 1 year to maintain this feature.

- c) Evergreen planting to the front and side of the panels, level with the front and sides shall be provided within three months of the installation of the panels. This shall be retained on an ongoing basis and managed to maintain a minimum height level with the adjacent side of the panels.

- d) Planting in the grounds of evergreen laurel shrubbery to the solar panels south, east and west of the panels to a height of 2.3 metres, to be planted within three months of the installation of the solar panels, details of the layout of which shall be submitted to and approve in writing by the LPA before planting.

This shrubbery shall be retained on an ongoing basis and managed to maintain a minimum height of no less than the maximum height of the solar panels.

Reason: To ensure that the development hereby permitted is only constructed using the appropriate external facing materials and additional landscaping in the interest of the visual amenities of the setting of the listed building, conservation area and historic garden with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Pc9, Pc11, and Pc13

REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies Ho9, Co1, Pc9, Pc11, and Pc13, 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 Statement

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.

18/02696/HHOLD - South West Wing Walton Manor, Walton Street, Walton On The Hill

