

Planning Committee Agenda



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

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9 April 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, 17 APRIL 2019** at **7.30 pm** in the New Council Chamber - Town Hall, Reigate.

John Jory
Chief Executive

1. MINUTES

(Pages 7 - 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. 18/01072/F - LAND ADJACENT TO THE GROVE WELLS PLACE, MERSTHAM, SURREY (Pages 9 - 40)

Erection of two detached commercial units for B1(b), B1(c), B2 & B8 use with associated car parking and yard areas. As amended on 25/07/2018, 19/09/2018, 12/11/2018 and on 26/11/2018.

6. **18/02285/F - LAND REAR OF 56-60 EPSOM LANE NORTH, EPSOM DOWNS, SURREY, KT18 5PY** (Pages 41 - 66)

Demolition of 60 Epsom Lane North and the erection of 6 semi-detached properties to the rear of 56-60 Epsom Lane North together with access and parking. As amended on 17/12/2018 & 17/01/2019.

7. **18/02690/F - REIGATE GARDEN CENTRE, 143 SANDCROSS LANE, REIGATE** (Pages 67 - 100)

Erection of six dwellings and associated works including vehicular and pedestrian access, parking as well as hard and soft landscaping works. As amended on 21/01/2019, 30/01/2019, 11/02/2019 and on 25/02/2019.

8. **18/00940/F - LAND TO THE REAR OF 41-43 GREAT TATTENHAMS, EPSOM DOWNS, KT18 5RE** (Pages 101 - 122)

Erection of 3 chalet style detached dwellings together with garaging and associated parking, access and landscaping. As amended on 20/03/2019.

9. **18/02504/F - ROMANS GARAGE, BRIGHTON ROAD, BANSTEAD, SURREY, SM7 1AT** (Pages 123 - 144)

Extension to existing showroom and cleaning bay and conversion to showroom, erection of a row of garages to rear of the site.

10. **18/02456/F AND 18/02457/LBC - HARPS OAK HOUSE, 180 LONDON ROAD NORTH, MERSTHAM, RH1 3BP** (Pages 145 - 226)

Alteration (including partial rebuilding of the north wing), repair, refurbishment and conversion of Grade II listed Harps Oak House to create four residential dwellings, and the rebuilding, extending and conversion of the associated outbuildings to create a further two residential dwellings (C3).

Provision of car parking spaces and associated landscaping works, including the removal of trees and the creation of a new vehicular and pedestrian access from Harps Oak Lane. As amended on 31/01/2019 & 01/03/2019.

- 11. 18/02583/F - CORNERWAYS, SMUGGLERS, MOUNTFIELD, (Pages 227 - 264)
OUTWOOD LANE, CHIPSTEAD & 266 CHIPSTEAD WAY,
WOODMANSTERNE, SURREY**

Demolition of existing properties and redevelopment to form 28 retirement living apartments for older persons including communal spaces, car parking and associated landscaping. As amended on 25/01/2019.

- 12. 19/00353/RET - RESPIREX UNIT E, 61 ALBERT ROAD (Pages 265 - 272)
NORTH, REIGATE, SURREY, RH2 9EL**

Retention of storage containers at 61 Albert Road North.

- 13. 19/00494/HHOLD - 67 HOLMESDALE ROAD, REIGATE, (Pages 273 - 280)
SURREY, RH2 0BJ**

Single storey rear extension and internal alterations.

- 14. DEVELOPMENT MANAGEMENT PERFORMANCE (Q4, (Pages 281 - 284)
2018/19)**

To inform members of the 2018/19 Q4 Development Management performance against a range of indicators.

- 15. 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
20 March 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 on 20 March 2019 at 7.30 pm.

Present: Councillors S. Parnall (Chairman), M. S. Blacker (Vice-Chair), Mrs. R. Absalom, R. Biggs, Mrs. J. S. Bray, J. M. Ellacott, V. H. Lewanski, S. McKenna, R. Michalowski, J. Paul, M. J. Selby, J. M. Stephenson, C. Stevens, Ms. B. J. Thomson, Mrs. R. S. Turner, S. T. Walsh and C. T. H. Whinney.

111. MINUTES

The minutes of the previous meeting held on 20th February 2019 were approved.

112. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor G. P. Crome.

113. DECLARATIONS OF INTEREST

Councillor J. Paul declared a pecuniary interest in item 7 for the application at 48 Chapel Road in Tadworth because the applicants were related to him. Councillor J. Paul left the room for the duration of item 7 and did not participate in the debate or vote.

114. ADDENDUM TO THE AGENDA

RESOLVED that the addendum be noted.

115. 18/02628/F - LAND TO THE REAR OF 48 BRIGHTON ROAD AND REAR OF 10 CHURCH ROAD, HORLEY

The Committee considered an application at the land to the rear of 48 Brighton Road and the rear of 10 Church Road in Horley for two proposed dwellings.

The Committee discussed the impact of the proposals in respect of highways access, parking, neighbour amenity, design, character of the local area and overdevelopment.

Reasons for refusal were proposed and seconded and upon a vote it was **RESOLVED** that planning permission be **REFUSED** on the grounds that:

1. The proposed development, by virtue of the limited space around the new access drive, parking spaces and proposed houses, would appear cramped with limited opportunity for soft landscaping which, due to the back-land location fronting onto the adjacent large surface car park, would appear an incongruous form of development out of keeping with and harmful to the pattern of development and character of the surrounding area, contrary to

Agenda Item 1

Planning Committee
20 March 2019

Minutes

Policies Ho9, Ho13 and Ho14 of the Reigate and Banstead Borough Local Plan 2005, Policy CS4 of the Reigate and Banstead Core Strategy 2014 and guidance contained within the Local Distinctiveness Design Guide SPG 2004.

116. 18/02390/F - 77-83 BELL STREET, REIGATE

The Committee considered an application at 77-83 Bell Street in Reigate for an extension to the roof above the rear wings of the properties, providing 2 additional residential units in addition to the recent residential conversion of the existing buildings.

RESOLVED that planning permission be **GRANTED** with conditions as per the recommendation within the planning officer's report.

117. 19/00279/HHOLD - 48 CHAPEL ROAD, TADWORTH

The Committee considered an application at 48 Chapel Road in Tadworth for a 4.5 metre-deep single-storey rear extension.

Councillor J. Paul left the room at 20:14 pm for the duration of item 7 and did not participate in the debate or vote.

RESOLVED that planning permission be **GRANTED** with conditions, as per the recommendation within the planning officer's report.

118. ANY OTHER URGENT BUSINESS

Councillor J. Paul joined the room at 20:18 pm for the start of item 8.


There was no other urgent business to consider.

The Meeting closed at 8.18 pm

Agenda Item 5

Planning Committee
17th April 2019

Agenda Item: 5
18/01072/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	17 th April 2019
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Hollie Marshall
	TELEPHONE:	01737 276010
	EMAIL:	Hollie.marshall@reigate-banstead.gov.uk
AGENDA ITEM:	5	WARD: Merstham

APPLICATION NUMBER:	18/01072/F	VALID:	30th May 2018
APPLICANT:	LMF Ltd C/O Bilsdale (Jersey)	AGENT:	PRC Architecture & Planning
LOCATION:	LAND ADJACENT TO THE GROVE WELLS PLACE MERSTHAM SURREY		
DESCRIPTION:	Erection of two detached commercial units for B1(b), B1(c), B2 & B8 use with associated car parking and yard areas. As amended on 25/07/2018, 19/09/2018, 12/11/2018 and on 26/11/2018.		
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SUMMARY

This is a full application for the erection of two detached commercial units for B1(b), B1(c), B2 & B8 use with associated car parking and yard areas. The two units would be of a functional design with shallow pitched, hipped roof designs. The access road would be continued from the present northern end of Wells Place into the site, with Unit A concentrated towards the south eastern part of the site adjacent to the railway line and Unit B sited towards the north east. Two parking and yard areas to service each unit would be sited between the two buildings. A total of 41 car parking spaces would be provided and 4 HGV parking spaces.

The proposed units would be sited at the northern end of Wells Place on the presently open area of land, bounded to the west by an area of Ancient and Semi-Natural Woodland. Beyond this area of woodland lies residential properties that front London Road South and Rookwood Close. To the north of the site is Merstham Primary School, within the Merstham Village Conservation Area.

The site is designated as Urban Open Land. However, within the emerging Development Management Plan (DMP), the site is proposed to be included within an expansion of the existing Wells Place Employment Area and therefore be removed from the Urban Open Land designation. The Council's Policy Team have provided detailed comments in regards to the consideration of the loss of the Urban Open Land and the re-designation of the land within an Employment Area in the context of the existing policies of the Borough Local Plan 2005 and the emerging DMP. Paragraph 80 of the NPPF states that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business need and wider opportunities for development. Paragraph 82 emphasises decisions should recognise and address the specific location requirements of

Agenda Item 5

Planning Committee
17th April 2019

Agenda Item: 5
18/01072/F

different sectors. This includes making provision for storage and distribution operations at a variety of scales and in suitably accessible locations. Furthermore, is extant planning permission for part development of the site (12/01352/F).

Taking the above into consideration when balancing the relatively limited harm that would result against the emerging local policy and national policy support for proposals which contribute towards economic growth; the need for the proposed development and the potential jobs that would be created and secured, a departure from Policy Pc6 is considered justified in this instance

Subject to recommended conditions the proposal is not considered to result in a harmful impact upon the area of Ancient and Semi-Natural Woodland and wildlife habitats. Surrey Wildlife Trust have raised no objection to the proposal subject to conditions. The Tree Officer has also recommended conditions to require a Woodland Management Plan and finalised Tree Protection Plan.

The proposal, due to generous separation distances to neighbouring properties, is not considered to give rise to a harmful impact upon neighbour amenity in terms of overbearing, domination or loss of light. A number of conditions are recommended in terms of noise to protect the amenities of adjoining occupiers and the surrounding area. No objection is raised on the grounds of air pollution by the Environmental Health Team. The County Highways Authority raises no objection to the proposal subject to recommended conditions.

RECOMMENDATION(S)

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

Agenda Item 5

Planning Committee
17th April 2019

Agenda Item: 5
18/01072/F

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.

RBBC Planning Policy:

Description

Reigate and Banstead borough is a relatively prosperous borough with low levels of employment compared to regional and national averages. The borough lies at the heart of the Coast to Capital Local Enterprise Partnership and the Gatwick Diamond and these locational factors have attracted a number of national and international companies into the borough.

The site is located to the north of the Wells Place Employment Area. The Wells Place Employment Area is an established employment area designated under Borough Local Plan (2005) Policies Em 8 and Em 9 typified by large purpose built commercial units arranged around a central spine road. The Council's Policy team produces an Industrial Estate Monitor annually. The most recent Industrial Estates Monitor (March 2018) shows that at the time of producing the monitor there were no vacant units within Wells Place and that 80% of the units (8 of 10) and 81% of the total floorspace (22,704sqm of 27,984sqm) was occupied by storage and distribution uses. Historically, there have been low vacancy rates with not more than one vacant unit at any one point in the last ten monitoring years.

The application is for the construction of two detached commercial units for B1(B), B1(C), B2 and B8 uses: 1,557sqm unit 1 and 1,760sqm unit 2. Planning permission (12/01352/F) for an extension onto part of the site currently designated as Urban Open Land was granted at appeal in October 2012. This permission has been implemented.

Policy Response

Reigate & Banstead Borough Council's Local Plan is currently comprised of "saved" policies from the Borough Local Plan (2005) and the Core Strategy (2014). The Development Management Plan, which will supersede the "saved" Borough Local Plan (2005) policies, underwent examination between 30 October and 8 November 2018.

In terms of a policy response, there are two key policy issues: urban open land designation and the principle of employment development.

Urban Open Land

Borough Local Plan (2005) Policy Pc 6 designates the site as Urban Open Land. The Borough Local Plan (2005) recognises that as part of the overall strategy of maintaining the character of the established urban areas and protecting them from over-intensive development, it is important to retain urban open land which contributes to the quality of life and visual amenity in such areas. Consequently, policy Pc 6 seeks to resist the loss of Urban Open Land and says that proposals for ancillary buildings or for the extension or replacement of existing buildings included within Urban Open Land will be considered against the appropriate design and layout policy, the contribution that the area of Urban Open Land makes to the character and visual amenity of the locality and to the functioning of any essential social, community or educational use.

At the appeal in 2012, the Inspector concluded that:

Agenda Item 5

Planning Committee
17th April 2019

Agenda Item: 5
18/01072/F

“in my judgement the Urban Open Land at the end of Wells Place contributes to the visual amenity of the local area and, therefore, adds to the quality of life. It is a pleasant green area, with a substantial amount of tree cover, which adds interest and variety to this predominantly built-up area. It also serves as an attractive soft break between the railway lines to the east and the residential area to the west, and between the industrial estate to the south and the Merstham Primary School to the north. Although there is no public access to the land this does not diminish its value as an important local visual resource. Whilst it is accepted that views of the land from the public domain are limited it can nevertheless be seen from various points in the surrounding area”.

However, to inform the Development Management Plan an Urban Open Space Review has been undertaken. This assessed the site in terms of three screening principles and concluded that the site had low overall value and should not be retained as Urban Open Land.

Principle	Screening Principle	Score
1	<i>Sites providing formal public access to natural green space or opportunities for the public to engage in outdoor sports, recreation, play or food growing should not be considered a priority for protection.</i>	Low
2	<i>Open spaces forming an integral part of local character, townscape and landscape and/or making a demonstrably positive contribution to public visual amenity should be prioritised for protection.</i>	Low
3	<i>Open spaces playing a demonstrable nature conservation geological or heritage function or forming an integral part of a coherent green chain should be considered for protection.</i>	Medium

During both the Regulation 18 Consultation and Regulation 19 Publication no comments were received which objected to the removal of this designation. Further, no objections were made against the methodology of the Urban Open Space Review (objections were only raised against the assessment of a number of sites in relation to the methodology).

In summary, therefore, the site is designated as Urban Open Land in the Borough Local Plan (2005) but it is not proposed that this designation is carried forward in the Development Management Plan.

Principle of Employment Development

The site is not designated as Urban Open Land in the Borough Local Plan (2005), however, it is directly adjacent to the Wells Place Employment Area. Borough Local Plan (2005) Policy Em 1 says that proposals for business, industrial, storage and distribution uses will normally only be permitted within the Employment Areas and Policy Em 10 says that on sites outside of employment policy areas, but within the urban areas, proposals for business, industrial, and storage and distribution uses, involving land and/or buildings not in such uses, will normally be resisted.

At the appeal in 2012, the Inspector granted permission for an extension to an existing unit (unit 3) onto part of the proposed site. Em 10 says that proposals for the redevelopment or extension of business, industrial and storage and distribution uses or changes between such uses will only be permitted if (i) the proposal complies with Policy Em 2; (ii) the proposal complements the character of the area and would not have an adverse effect on the environment and amenities of the surrounding area; (iii) no individual unit exceeds 300sqm gross floorspace, unless for an existing firm wishing to extend or redevelop within its own curtilage, or on land immediately adjoining, for its own occupation; (iv) the proposal

Agenda Item 5

Planning Committee
17th April 2019

Agenda Item: 5
18/01072/F

does not result in the loss of existing or proposed residential, recreation and leisure, shopping or community uses or urban open land; and (v) the appropriate design criteria as set out in Policy Em 3 are met in full. The Inspector concluded that whilst he had “taken account of Policy Em 10 of the Reigate and Banstead Borough Local Plan which seeks to resist proposals outside designated employment areas ... in this case the economic arguments in favour of the appeal development clearly outweigh the environmental arguments against and therefore development beyond the designated employment area at Wells Place is justified”.

The circumstances of the appeal are different to this application. The appeal was for only part of the planning application area of Urban Open Land and this application is made by LMF Ltd. C/O Bilsdale Properties whilst the appeal was made by Winterbotham Darby who occupies the unit that was proposed to be extended. The Inspector recognised Winterbotham Darby as an extremely successful established existing occupier in the borough and one which he felt the relocation of the business outside the borough “would be a considerable blow to the local economy and constitute the waste of an important and modern resource”. The Inspector felt that “the proposed extension would enable the business to operate more effectively” and that “this in turn is likely to bring associated benefits to the local area”.

The Core Strategy (2014) Policy CS8 identified the need to deliver approximately 46,000sqm of employment accommodation over the plan period (2012-2027) (subject to regular monitoring) through the re-use and intensification of existing employment land, maximising opportunities within town centres and the most accessible locations. Specifically, it identifies the need to provide approximately 20,000sqm of employment accommodation within Area 2a and 2b (Redhill and Reigate) including approximately 7,000sqm in Redhill town centre. Core Strategy paragraph 5.5.10 says that the Development Management Plan will identify designated employment areas and address in more detail the provision of additional employment generating floorspace, including, as appropriate, identifying specific sites and setting criteria based policies to guide new development.

To inform the Development Management two key pieces of evidence have been produced:

- 1. Local Economic Needs Assessment Update*
- 2. Employment Area Review*

Local Economic Needs Assessment Update: identified the need to provide at least 6,500sqm of additional industrial space; 11,000sqm of additional storage and distribution; and 25,500sqm of office accommodation.

Employment Area Review: assessed the existing employment areas against a number of criteria (including connectivity and profile; accommodation characteristics; business/occupier profile; market performance and perception; scale of uses; strategic connectivity and profile; and accommodation quality) and identifies Wells Place as a Principal Employment Area – an area which accommodates a significant and critical mass of employment provision and benefits from good connectivity to, and prominence on, strategic corridors and an area which given its scale, accessibility and the type of accommodation available, is a location where medium or large-scale B-use operations are least constrained and most likely to locate. Proposed Policy EM1 in the Development Management Plan designates Wells Place as a Principle Employment Area and identifies the Principal Employment Areas as suitable areas for offices, industrial, storage and distribution uses.

The Employment Area Review also identified opportunities for redevelopment/intensification within the existing employment area. The review identified for Wells Place some potential

Agenda Item 5

Planning Committee
17th April 2019

Agenda Item: 5
18/01072/F

for additional expansion to the north onto open land (the area of this planning application) however, noted that this is constrained by both ancient woodland and residential amenity issues. The Employment Area Review also identified potential to expand further onto land directly fronting New Battlebridge Lane but noted that this is restricted due to Green Belt designation.

The Development Plan also identifies a larger extent for Wells Place than the Borough Local Plan (2005) – it includes the area of this application which was not previously included.

Therefore, in summary:

- In the Borough Local Plan (2005) the site is designated as Urban Open Land and is not designated Employment Area. Policy Pc 6 seeks to resist the loss of Urban Open Land and Policy Em 10 resists proposals for business/industrial/storage and distribution uses outside of employment areas.*
- Planning permission was granted on appeal in 2012 for an extension of an existing unit onto part of this site, however, the circumstances of this application are different (larger extent of Urban Open Land and application not made by an existing established occupier on the estate for an extension but a application for two new units not by an established existing occupier).*
- The Development Management Plan does not propose to continue the allocation of Urban Open Land and the area is identified in the Development Management Plan as part of the Wells Place Employment Area (proposed policy EMP1). Proposed Policy EMP1 in the Development Management Plan identifies Wells Place as a Principal Employment Area and says that the Principal Employment Areas are suitable for offices, industrial, storage and distribution uses. To inform the Development Management Plan, an Employment Area Review was undertaken which identified the area of this planning application as offering some potential for additional expansion to the north but noted that this area is constrained by both ancient woodland and residential amenity issues.*

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Case law establishes that an emerging local plan can be considered a material consideration when determining an application. Further, paragraph 48 of the National Planning Policy Framework (2018) says that Local Planning Authorities may give weight to relevant policies in emerging plans according to (a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given); (b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and (c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

National Planning Practice Paragraph 014 Reference ID: 21b-014-20140306 says that in the context of the National Planning Policy Framework and in particular the presumption in favour of sustainable development, arguments that an application is premature are unlikely to justify refusal of planning permission other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking the policies in the Framework and any other material considerations into account. Such circumstances are likely, but not exclusively, to be limited to situations where both (a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions

Agenda Item 5

Planning Committee
17th April 2019

Agenda Item: 5
18/01072/F

about the scale, location or phasing of new development that are central to an emerging Local Plan; and (b) the emerging plan is at an advanced stage but not yet formally part of the development plan for the area. Paragraph 014 further states that refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination and that where planning permission is refused on the grounds of prematurity, the local planning authority will need to indicate clearly how the grant of permission for the development concerned would prejudice the outcome of the plan-making process.

With regards to the stage of the preparation of the Development Management Plan: the Development Management Plan underwent public hearings 30 October – 8 November 2018. The Council is anticipating receiving formal comments from the Inspector shortly and anticipating consulting on main modifications early 2019.

In terms of the extent to which there are unresolved objections to relevant policies: during the course of both the Regulation 18 Consultation and the Regulation 19 Publication no objections were raised with either the methodology of the Urban Open Space Review or the de-designation of the site as Urban Open Land.

With regard to the consistency of the relevant policies in the emerging plan to the National Planning Policy Framework and the extent to which granting planning permission for development would prejudice the outcome of the plan-making process: the Council's Policy team considers that there is limited justification for refusal on this ground. Paragraph 20 of the National Planning Policy Framework (2018) says that specific policies should set out an overall strategy for the pattern, scale and quality of development, or make sufficient provision in line with the presumption of favour of sustainable development for employment development. Core Strategy Policy CS8 outlines the quantum of development needed to be planned for and the approach to meeting this (approximately 46,000sqm through the re-use and intensification of existing employment areas) and the Development Management Plan seeks to deliver this policy. The Development Management Plan also seeks to meet this quantum of employment need through the allocation of a number of site allocations; however, it is not considered that the development of this site would prejudice these allocations as the site was identified in the Employment Area Review as an intensification opportunity.

Sustainable Drainage: No objection subject to conditions

UK Power Networks: No comments received

Mineral and Waste SCC – No comment

Environmental Health: No objection

Network Rail: No objection however recommends informatives

Contaminated Land Officer: no objection however recommends an informative as the application site is situated on or in close proximity to land that could be potentially contaminated by virtue of previous historical uses of the land.

The Reigate Society: - no comments received

Surrey Wildlife Trust – *Thank you for requesting our further observations on the above planning application. Our advice is restricted to ecological issues, and does not prejudice further representation the Trust may make as a non-statutory organisation on related or other issues.*

Agenda Item 5

Planning Committee
17th April 2019

Agenda Item: 5
18/01072/F

We note that the following documents have been submitted in support of the current application; 'Updated Ecological Appraisal', author Aspect Ecology, dated May 2018 and 'Arboricultural Impact Assessment', author Aspect Ecology, dated May 2018, 'Technical Briefing Note' author Aspect Ecology dated 17th July 2018. Having reviewed the additional application documents and studied our records, we have the following comments and recommendations;

Protected habitats – Habitat of Principal Importance Deciduous woodland and Ancient Woodland

The development site is located immediately adjacent on the west side to woodland which is identified by Natural England as both Ancient Woodland and deciduous woodland Habitat of Principal Importance for the purpose of conserving biodiversity in England, in line with the provisions of Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

The proposed development indicates that an access route (consisting of tarmac surfacing) and a concrete surface yard are to be installed close to the Ancient Woodland edge. The proposed development is therefore expected to risk adverse impact on the designated woodland through direct harm to trees and ground flora, compaction of root zones as well as loss of ecological buffer at the woodland edge.

Natural England and the Forestry Commission have issued Standing Advice for Ancient Woodland and Veteran Trees. The Standing Advice is clear that "Ancient woodland is of prime ecological and landscape importance, providing a vital part of a rich and diverse countryside". The Advice then specifies that where an ancient woodland will be lost or harmed as a result of a proposal, that the provisions and tests in the National Planning Policy Framework need to be carefully considered – that the benefits of the development in that location clearly outweigh the loss and harm to ancient woodland.

The Standing Advice also states "Development must be kept as far as possible from ancient woodland, with buffer area maintained between the ancient woodland and any development boundary". The Standing Advice details "leaving an appropriate buffer zone of semi-natural habitat between the development" clarifying that the buffer "should be at least 15 metres". It also states that "larger buffers may be required". Also "Permanent retention of the buffer zones must be secured as part of planning permission".

Taking into account the new information supplied by the applicant in their 'Technical Briefing Note', we therefore advise that, with particular emphasis on the lack of a 15 meter 'buffer zone', the Council should secure confirmation from the applicant that the proposed development will incorporate all the mitigation proposals for habitats and species as detailed in the Updated Ecological Appraisal and 'Ancient Woodland Management Plan'.

We would further advise that the Council;

- Consults their tree officer with regard to obtaining confirmation that the current application through the proposed construction process will have no adverse effect on the ancient woodland and ancient woodland soils.*
- Ensures that the ancient woodland edge and adjacent hedgerows and treelines are not subject to new external lighting which can adversely affect legally protected bats.*
- The after use of the site does not result in the production of polluting agents which can restrict the development of ancient woodland associated species such as lichens, which depend on clean air.*

Agenda Item 5

Planning Committee
17th April 2019

Agenda Item: 5
18/01072/F

- *The ecological enhancements as detailed are undertaken as required by the National Planning Policy Framework and Natural Environment and Rural Communities Act (2006) * and not “where possible”.*
- *Provision and care of current and enhanced biodiversity value to be secured by the approval of a Landscape and Ecological Management Plan (LEMP).*

Sutton and East Surrey Water Company: - No comments received

Noise Consultant: No objection subject to conditions

Representations:

Letters were sent to neighbouring properties on 5th June 2018 and following the receipt of additional and amended information again on 20th and 27th November 2018, a site notice was posted 1st June 2018 and advertised in local press on 14th June 2018.

12 responses have been received raising the following issues:

Issue	Response
Air pollution	See paragraph 6.27 – 6.30 and condition 22
Increase in traffic and congestion	See paragraph 6.31 – 6.35 and conditions 14 and 15
Hazard to highway safety	See paragraph 6.31 – 6.35 and conditions 10, 11, 12, 14 and 15
Harm to wildlife habitat	See paragraph 6.10 – 6.13 and condition 5, 8 and 9.
Loss of urban open land	See paragraph 6.2 – 6.9
Loss of/harm to trees	See paragraph 6.10 – 6.13, 6.36 – 6.37 and conditions 5, 6 and 7
Harm to Ancient Woodland	See paragraphs 6.10 – 6.13 and conditions 8 and 9
Noise and disturbance	See paragraphs 6.23 – 6.26 and conditions 18 - 28
Light pollution	See condition 29
Property devaluation	This is not a material planning consideration
Inconvenience during construction	See paragraph 6.38 and conditions 8 and 18
Loss of a private view	This is not a material planning consideration
Overlooking and loss of privacy	See paragraphs 6.21
Crime fears	See paragraphs 6.39
Harm to Green Belt/countryside	See paragraphs 6.40
Health fears	See paragraphs 6.39
Overdevelopment	See paragraphs 6.14 – 6.19

Agenda Item 5

Planning Committee
17th April 2019

Agenda Item: 5
18/01072/F

Alternative location/proposal preferred	See paragraphs 6.2 – 6.9
Harm to Conservation Area	See paragraphs 6.14 – 6.19
Inadequate parking	See paragraphs 6.31 – 6.35
No need for the development	See paragraphs 6.2 – 6.9
Overshadowing	See paragraphs 6.20 – 6.21

1.0 Site and Character Appraisal

- 1.1 The Wells Place Estate is an established and designated employment area, within the defined urban area of Merstham. It occupies a long, fairly narrow, area of land between the rear garden boundaries of dwellings fronting London Road South, to the west, and the London to Brighton railway line, to the east. To the north is Merstham Primary School and its playing fields which lies within the Merstham Village Conservation Area. Within the Estate there are a number of commercial and industrial units of varying sizes and designs on both sides of Wells Place. The Estate has access from the south, off New Battlebridge Lane and units are served by a centrally positioned estate road.
- 1.2 The application relates to an area of designated urban open land at the northern end of Wells Place Industrial Estate and is currently separated from it by fencing, which bounds the site. The site is mostly open grassland but there is an area of woodland on its western edge which is identified as semi-natural ancient woodland known as The Grove. The trees within The Grove and within the Urban Open Land are subject to a Tree Preservation Order ref. RE723.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Pre application advice was sought and response provided comment on the emerging DMP and the requirement for arboricultural and ecology information.
- 2.2 Improvements secured during the course of the application: During the course of the application amendments have been sought to the site layout, scale of building B, elevations of building B and landscaping
- 2.3 Further improvements could be secured: Conditions regarding noise would be attached to a grant of permission.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|-------------|--|---|
| 3.1 | 11/02137/F | Proposed erection of extension to Unit 3 for Winterbotham Darby Limited | Withdrawn by applicant
14 th March 2012 |
| 3.2 | 11/02211/CU | Change of use for temporary car parking of private motor vehicles only. Travel plan received 22/05/2012 | Pending decision |
| 3.3 | 12/01352/F | Proposed extension to unit 3 (B8) and construction of new Unit 4 (B1b) As amended by letter dated 01/10/2012 | Refused 25 th October 2012
Appeal Allowed |

Agenda Item 5

Planning Committee
17th April 2019

Agenda Item: 5
18/01072/F

- 3.4 16/01199/CLP Lawful Development Certificate to confirm that the completion of planning permission P/12/01352/F (Appeal reference: APP/L3624/A/13/2192390) for Proposed extension to unit 3 (B8) and construction of new unit 4 (B1b) at Units 3 and 4, 9 Wells Place, Merstham, Redhill, Surrey would, after the expiry of permission be lawful, as the consent has already been correctly implemented Permitted development
14th July 2016
- 3.5 The site has been the subject of a number of planning applications but the one of most relevance in this case is ref. **12/01352/F** for a large extension to an existing warehouse unit (Unit 3) and erection of a business (research and development) unit (Unit 4). The warehouse extension is shown as within the Urban Open Land designation. The application was refused on 25 October 2012, contrary to Officers' recommendation, on the basis of loss of Urban Open Land and of semi-natural ancient woodland and failure to provide an infrastructure contribution. An appeal against this decision was allowed on 2 August 2013, the Inspector opining that, whilst the loss of the area of ancient woodland because of the proposal would harm biodiversity, there was a strong need (as argued by the appellant) for and clear benefits associated with allowing the development: the economic arguments in favour of the proposal outweighed the environmental arguments against, development beyond the designated employment area at Wells Place therefore being justified, the Inspector concluded.
- 3.6 A certificate of lawfulness application submitted in 2016 confirmed that development had commenced and therefore this application remains extant.
- 4.0 Proposal and Design Approach**
- 4.1 This is a full application for the erection of two detached commercial units for B1(b), B1(c), B2 & B8 use with associated car parking and yard areas. The two units would be of a functional design with shallow pitched, hipped roof designs. Both buildings would feature elements of larch cladding with the majority of the building finished in horizontal arc profile cladding.
- 4.2 The access road would be continued from the present northern end of Wells Place into the site, with Unit A concentrated towards the eastern part of the site adjacent to the railway line and Unit B sited towards the north/east. A parking and yard area would be sited to the north of unit A. The parking and yard area for unit B would be sited to the south of this building. 18 parking spaces are proposed to serve Unit A and 23 spaces would serve Unit B.
- 4.3 The proposed units would be sited at the northern end of Wells Place on the presently open area of land, bounded to the west by an area of Ancient and Semi-Natural Woodland. Beyond this area of woodland lies residential properties that front London Road South and Rookwood Close. To the north of the site is Merstham Primary School, within the Merstham Village Conservation Area.
- 4.4 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:

Agenda Item 5

Planning Committee
17th April 2019

Agenda Item: 5
18/01072/F

Assessment;
Involvement;
Evaluation; and
Design.

4.5 Evidence of the applicant's design approach is set out below:

Assessment	<p>The character of the surrounding area is assessed as relatively suburban setting. The site is the northern most parcel of land within an existing industrial estate, only accessible from the main estate road, Wells Place. The application site is bounded by a railway line to the east and primary school playing fields to the north</p> <p>The most notable is the western site boundary which is demarcated by an area of semi-ancient woodland known as 'The Grove'. This area of mature tree planting provides a considerable buffer to the residential area on the opposing side, to the west.</p> <p>Site features meriting retention are listed as the woodland area to the west of the site.</p>
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	<p>The applicant's reasons for choosing the proposal from the available options were</p> <ul style="list-style-type: none"> - The scheme delivers a realistic quantum of employment space, without compromising planning policy or operational practicalities. - Under current planning policy the application site is designated as urban open land with Extant Consent to half of site. Emerging planning policy identifies the site as suitable employment land, suggesting that the development of floor area of B1(b), B1(c), B2 and B8 use would be deemed appropriate.

4.6 Further details of the development are as follows:

Site area	0.77 hectares
Existing use	Urban open land
Proposed use	B1(b), B1(c), B2 and B8
Proposed parking spaces	41 (Unit A -18 spaces and Unit B - 23 spaces)
Parking standard	
B1(b), B1(c)	Unit A – 52 Unit B – 59
B2	Unit A – 52 Unit B – 59
B8 Storage	Unit A – 16 Unit B – 18
B8 Distribution	Unit A – 22 Unit B 25

Agenda Item 5

Planning Committee
17th April 2019

Agenda Item: 5
18/01072/F

5.0 Policy Context

5.1 Designation

Urban Open Land (within RBBC Local Plan 2005)
Tree Preservation Order RE723
Ancient and Semi-Natural Woodlands
Adjacent to Merstham Village Conservation Area

5.2 Reigate and Banstead Core Strategy

CS2 (Valued Landscapes and Natural Environment),
CS4 (Valued Townscapes and Historic Environment)
CS5 (Valued People/Economic Development),
CS10 (Sustainable Development),
CS11 (Sustainable Construction),

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc3, Pc4, Pc6
Employment	Em1, Em2, Em3, Em9, Em10
Movement	Mo5, 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

6.0 Assessment

6.1 The main issues to consider are:

- Urban Open Land
- Ancient Woodland
- Design and character
- Neighbour Amenity
- Noise and disturbance
- Air pollution
- Access and parking
- Impact on trees
- Other matters

Urban Open Land

Agenda Item 5

Planning Committee
17th April 2019

Agenda Item: 5
18/01072/F

- 6.2 The site of the proposed development is designated as Urban Open Land which is covered by Policy Pc6 of the existing Borough Local Plan. This policy resists the loss of Urban Open Land (UOL), only permitting development where the amount is limited, is ancillary in nature and legitimately required for operational purposes. The policy does not allow for large-scale proposals such as this which result in an extension of buildings into Urban Open Land. The application would therefore need to be considered as a departure from this policy which would only be acceptable in exceptional circumstances.

- 6.3 Paragraph 80 of the NPPF states that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business need and wider opportunities for development. Paragraph 82 emphasises decisions should recognise and address the specific location requirements of different sectors. This includes making provision for storage and distribution operations at a variety of scales and in suitably accessible locations.

- 6.4 Also weighing in favour of the proposal is the extant planning permission for part development of the site; although, there are material differences between the proposals. Firstly the extant permission is for a smaller scale development than that under consideration. The earlier scheme concentrated development towards the existing building to the south of the site, proposing an extension to the existing unit and a new smaller unit on the western side of the access road. The majority of the site was proposed to remain undeveloped, particularly at the northern and western parts of the site. Whilst the western part also remains undeveloped in this application, the development spreads northwards to the northern boundary with Merstham Primary School.

- 6.5 Since this time, and the most compelling reason for accepting the principle of development, is the emerging Development Management Plan (DMP), where the site is proposed to be included within an expansion of the existing Wells Place Employment Area and therefore removed from the Urban Open Land designation. The Council's Policy Team have provided detailed comments in regards to the consideration of the loss of the Urban Open Land and the re-designation of the land within an Employment Area in the context of the existing policies of the Borough Local Plan 2005 and the emerging DMP. An extract from the Urban Open Space Review 2016 is provided below that shows the assessment of this site.

Source	Ref	Site Name	Assessment Principles				Overall Value and Priority for Protection	Recommendation	Boundaries
			Screening Principle	Principle 1	Principle 2	Principle 3			
UOL	68	The Grove Wells Place Merstham	PROGRESS	LOW	LOW	MEDIUM	LOW	Do not retain as UOS	N/A

- 6.6 A balanced assessment is therefore required between the need to observe the policies of the existing Local Plan in regard to open land whilst also understanding the needs of local businesses and the potential economic implications and the emerging DMP which are all material planning considerations. It is clear from National policy and guidance however that refusal on grounds of prematurity will seldom be justified and the emerging policy position should be a significant material consideration.

- 6.7 With this in mind, the site would make a valuable contribution towards the provision of the identified need for employment provision and economic growth. The site is designated as an Employment Area within policy EMP1 of the DMP and forms one of four Principle Employment Areas within the borough.

Agenda Item 5

Planning Committee
17th April 2019

Agenda Item: 5
18/01072/F

- 6.8 In the assessment of the existing urban open space review, the site received a low score for providing formal public access to natural green space or opportunities for the public to engage in outdoor sports, recreation, play or food growing should not be considered a priority for protection. There is no public access to the site. The site also received a low score in regards to open spaces forming an integral part of local character, townscape and landscape and/or making a demonstrably positive contribution to public visual amenity should be prioritised for protection. The site did receive a medium score for open spaces playing a demonstrable nature conservation geological or heritage function or forming an integral part of a coherent green chain should be considered for protection. Part of the site is designated Ancient and Semi-Natural Woodland. However, this part of the site is not proposed to be developed and subject to conditions no harm is considered to result in this regard.
- 6.9 Taking the above into consideration when balancing the relatively limited harm that would result by virtue of the loss of urban open land against the emerging local policy and national policy support for proposals which contribute towards economic growth; the need for the proposed development and the potential jobs that would be created and secured, a departure from Policy Pc6 is considered justified in this instance.

Ancient Woodland

- 6.10 The site is adjacent to an area of land designated as semi-natural ancient woodland. The proposal would border the site with an acoustic fence proposed to demarcate the area of development and the retained woodland area. Areas of ancient woodland, such as this can provide an important ecological function and are therefore protected under Policy Pc3 of the Borough Local Plan. Policy Pc3 of the existing Borough Local Plan seeks to retain all ancient woodland. Ancient woodland is an irreplaceable resource of great importance for its wildlife, its history and the contribution it makes to the landscape. Once lost it cannot be replaced and therefore requires protection and careful management.
- 6.11 Whilst, in exceptional circumstances, the loss of a small area of ancient woodland could be accepted, the benefits of the development would clearly need to outweigh the loss and it would need to be mitigated by various measures to benefit the remaining ancient woodland overall. A small area of woodland has been previously removed in accordance with the earlier permission. It is relevant to consider that part of the site does have extant planning permission for development. The current proposal remains entirely outside the existing Ancient Woodland.
- 6.12 It is clear that the proposals bring economic benefits which are an important consideration. In balancing this against the impact upon the ancient woodland, the quality of the woodland must be assessed. The applicants have provided an Updated Ecology Appraisal which identifies the poor quality of the woodland, by virtue of its small size, isolated nature and degradation due to disturbance from adjacent residential properties, including the introduction and spread of non-native plant species. The report makes a number of recommendations for mitigation measures and recommends an update to the permitted Woodland Management Plan to reflect the current proposed development.
- 6.13 The Surrey Wildlife Trust were consulted upon the proposal and made a number of recommendations for conditions were the application to be approved. In order to mitigate the potential adverse impacts of the development, the Surrey Wildlife Trust have recommended the Council should secure the proposed development will

Agenda Item 5

Planning Committee
17th April 2019

Agenda Item: 5
18/01072/F

incorporate all the mitigation proposals for habitats and species as detailed in the Updated Ecological Appraisal and 'Ancient Woodland Management Plan'. This mitigation, to be secured by condition, is considered acceptable to avoid a harmful impact to the ancient woodland and provide benefits for the improvement of the woodland, and therefore a departure from Policy Pc3 is considered acceptable.

Design Appraisal.

- 6.14 The design of the two proposed units would be of a functional appearance, reflective of the style and pattern of development of the other units within the Wells Place Industrial Estate.
- 6.15 The application site is at the northern end of Wells Place is adjacent to the Merstham Village Conservation Area. Accordingly the Conservation Officer was consulted upon the proposal and following concerns raised in regard to the setting of the Conservation Area, amendments were sought to soften the appearance of the north elevation of Unit B and lower the height.
- 6.16 Unit B has been reduced in height by 0.3m and would have a ridge height of 11.01m. The north elevation would be clad in larch on the upper section and would wrap around a small section of the eastern elevation. Part of the southern elevation would also feature a section of larch cladding.
- 6.17 The separation distance to the northern boundary has been increased so as to create space for tree planting that would enhance the landscaping along this boundary of the site, providing additional screening to the development in the context of the setting of the Conservation Area. Following these amendments and subject to conditions, the Conservation Officer raises no objection to the proposal from a conservation viewpoint.
- 6.18 Unit A would be similar in height at 10.99m and would be of a similar design. The front elevation (north east) and a small section of the north west elevation would include elements of larch cladding. This would provide a cohesive design approach to the two units.
- 6.19 The parking areas would be sited between the two new buildings and would be softened by areas of landscaping.

Neighbour amenity

- 6.20 The proposed new units would be sited on the south eastern side of the access road that would continue the existing road northwards into the site. With regard to the built form of the buildings, there would be sufficient separation distance between the nearest neighbouring dwellings along London Road (19 a and b to 35 and 1 – 4 Rookwood Close) so as not overlook any neighbouring properties or appear significantly overbearing, nor cause them any loss of light. Unit B would be approximately 14.3m from the rear elevation of 2 and 4 Rookwood Close at the closest point. Between the properties No's 19 A and B to No. 35 London Road South lies an area of Woodland known as The Grove. This area of woodland is approximately 14.6m deep at the southern end, increasing to approximately 17.7m before decreasing again to approximately 10m towards the northern end.
- 6.21 Unit A would be sited around 20m from the end of the rear gardens of the properties fronting London Road South and Unit B would be sited between approximately 12m to 18m away. These dwellings have rear gardens being approximately 40 metres

Agenda Item 5

Planning Committee
17th April 2019

Agenda Item: 5
18/01072/F

long, and therefore the proposal would be a significant distance from the houses themselves and their immediate garden areas. This would prevent any significant impact upon them in terms of overbearing, domination, loss of light or overlooking and loss of privacy.

- 6.22 During the course of the application amendments have been sought to alter the orientation of Unit B and the associated parking and service yard area. Unit B has been turned 90 degrees and the service yard area bought away from the nearest residential properties and sited more centrally in the site. The building of Unit B would create a screen between the service yard area and the nearest neighbouring dwellings in Rookwood Close and Merstham Primary School.

Noise and disturbance

- 6.23 Concern has been raised by neighbouring properties on the grounds of noise and disturbance. This has been carefully considered and consultation undertaken with the Council's Consultants. The application proposes the units to be used for light industry, general industry or warehousing with no restrictions on hours of operation. The principal concern with regard to noise impacts of the proposed development is the potential for night time disturbance to residents living to the north of the development site.
- 6.24 A Noise Impact Assessment provided by Spectrum Acoustic Consultants made recommendations regarding the sound resistance of the buildings and the installation of plant and equipment. The report also recommended that provision of a 4m high acoustic barrier also be provided to overcome any potential noise impacts arising from the operation of the units at night.
- 6.25 Although these recommendations were supported, it was considered that the layout of the development could be altered to further reduce the risk of night time disturbance, particularly to residents in Rookwood Close. Following additional discussions with the applicant a revised layout was provided which better protects the local residents from night time noise impacts.
- 6.26 The Council's Consultants have recommended a number of conditions to protect the amenities of adjoining occupiers and the surrounding area and subject to these conditions the proposal is not considered to result in a harmful impact upon neighbour amenity in regards to noise and disturbance.

Air pollution

- 6.27 With regard to air pollution both the Council's Consultants and Environmental Health Team have raised no objection to the proposal in this regards. The application site is not located in an Air Quality Management Area. Based upon the information submitted in the Transport Assessment it considered unlikely that any significant impact will arise from road traffic generated by the proposed development.
- 6.28 A condition is recommended to require a Travel Statement that shall include measures to encourage and promote sustainable travel. Also a condition requiring a Delivery, Servicing and Collection Management Statement comprising measures to manage deliveries, collections and servicing to prevent queuing and waiting on the highway network surrounding the site.
- 6.29 A further potential source of emissions is the plant and processes that may be operated at the site as part of the B1(c) or B2 uses. Although the NPPF requires

Agenda Item 5

Planning Committee
17th April 2019

Agenda Item: 5
18/01072/F

cumulative pollution to be minimised, as the type and nature of the proposed uses is not known it is not possible for the Council's Consultants to offer any firm advice on the potential emissions that may be generated. However it should be noted that the Environmental Permitting Regime (EPR) controls a range of industrial and chemical processes that have the potential to cause air pollution. This regime is designed to regulate, control and monitor emissions to air of the larger and more polluting processes. If a process is not regulated under the EPR then it is deemed as having a low impact.

- 6.30 A condition requiring the submission of details of any proposed extract flue and ventilation systems including details of vibration and noise control would be attached to a grant of planning permission.

Access and parking

- 6.31 The proposal would see the extension of the existing access road towards the north of the site where it would serve parking and turning areas for both cars and lorries. 18 parking spaces are proposed to serve Unit A and 23 parking spaces are proposed to serve Unit B. 4 HGV parking spaces are proposed, 2 per unit.
- 6.32 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.
- 6.33 There are parking restrictions on Wells Place that would prevent inappropriate parking on the highway. As there are only 4 HGV parking spaces, the developer would need to manage HGV parking demand and the County Highways Authority have recommended a condition for a delivery, collection and servicing management statement.
- 6.34 A condition is also recommended to require a Travel Statement and this should be structured based on the template in section 5 of Surrey County Council's Travel Plans Good Practice Guide (July 2010). The Travel Statement should include an overarching aim which sets out the intended outcome of the Travel Statement, a list of objectives to achieve the aim, and a package of measures to reduce single occupancy car travel and to encourage and promote sustainable travel to and from the site. Such measures could include the provision of information to employees on local public transport services, walking and cycling routes; the provision of cycle parking, lockers and changing facilities for staff; and the promotion of car sharing amongst staff. The Travel Statement also needs to acknowledge the close proximity of Lime Tree Primary School, and should identify arrangements to minimise any potential conflict with safe routes to the school, e.g. by planning arrival/departure times of commercial vehicles to avoid school start and finish times.
- 6.35 The County Highways Authority have also recommended conditions in regards to visibility zones for the proposed vehicular access to Wells Place, for vehicles to be parked, for the loading and unloading of vehicles, and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking / loading and unloading / turning areas shall be retained and maintained for their designated purposes. Also a condition is recommended requiring the secure parking of bicycles within the development site.

Agenda Item 5

Planning Committee
17th April 2019

Agenda Item: 5
18/01072/F

Impact on trees

- 6.36 The Tree Officer has reviewed the revised layout and the arboricultural information that has been submitted to support the revised layout. The revised layout is considered acceptable by the Tree Officer. The installation of the retaining wall along the northern part of the site will involve a decreased incursion into the root protection area of T30 which will be supervised by the retained Arboricultural Consultants. The Tree Officer suggests a condition is imposed to require a finalised Tree Protection Plan. In addition to this condition it is recommended a Woodland Management condition is imposed which will need to be upgraded and revised since the initial management programme.
- 6.37 The Landscape scheme has not been revised in respect of the amended latest layout however this can be dealt with as a precedent condition as per that recommended by the Tree Officer.

Other matters

- 6.38 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.
- 6.39 Concern was raised in relation to crime and health fears that may occur as a result of the proposed development. It is considered that the proposal would not result in any material crime or health issues on the site over and above the present situation
- 6.40 The site is not within nor adjacent to the Green Belt and is not considered to result in harm in this regard.
- 6.41 The ecological impacts of the proposal have been considered and Surrey Wildlife Trust consulted who have no objections subject to conditions requiring ecological management plan.

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
Floor Plan	PL 004	B	12.11.2018
Location Plan 001		P1	17.05.2018
Elevation Plan	PL 007	C	05.03.2019
Proposed Plans	1801045-TK01	D	05.03.2019
Site Layout Plan	PL 002	F	05.03.2019
Floor Plan	PL 006	C	05.03.2019
Elevation Plan	PL 005	B	05.03.2019

Reason:

Agenda Item 5

Planning Committee
17th April 2019

Agenda Item: 5
18/01072/F

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 Em3.

4. The materials to be used in the construction of the external surfaces of the extensions hereby permitted shall be as specified in the application.

Reason:

To ensure that the development hereby permitted is only constructed using the appropriate external facing materials or suitable alternatives in the interest of the visual amenities of the area with regard to Reigate and Banstead Borough Local Plan 2005 policy Em3

5. No development including groundworks preparation shall commence until details have been submitted to and approved by the LPA in respect of the upgrading and revisions to the woodland management plan (WMP) complied by Aspect ecology dated September 2012. The details shall comprise of the woodland management operation, their scheduled timings and frequency. The WMP shall include details of the frequency of the review of the submitted WMP and the reporting process to the LPA. The development shall be undertaken in strict accordance with the approved details.

Reason:

To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to safeguard the Ancient Semi Natural Woodland (ASNW). The information supplied will accord with Industry best practice and standing national advice on the management and protection of ASNW and the policies Pc3 and PC4 of the Reigate and Banstead Borough Local Plan.

6. No development shall commence including groundwork preparation until a detailed, scaled finalised Tree Protection Plan (TPP) and the related finalised 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 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 Pc3 and Pc4 of the Reigate and Banstead Borough Local Plan.

7. 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

Agenda Item 5

Planning Committee
17th April 2019

Agenda Item: 5
18/01072/F

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 Pc3 and Pc4 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

8. No development shall commence on site until an appropriately detailed landscaping and ecological management plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure the protection of the protected species with regard to Reigate and Banstead Borough Local Plan 2005 policy Pc2G and Reigate and Banstead Core Strategy 2014 policy CS2, the NPPF and the Natural Environment and Rural Communities Act (2006).

9. The development hereby permitted shall be implemented in full accordance with the mitigation, compensation and enhancement actions presented within paragraphs 7.1.1 to 7.1.8 and paragraphs 7.2.1 to 7.2.7 of the Updated Ecological Appraisal and Assessment under BREEAM 2014 dated May 2018. The ecological enhancements as detailed shall be undertaken as required by the National Planning Policy Framework and Natural Environment and Rural Communities Act (2006) and not 'where possible'.

Reason:

To ensure the protection of the protected species with regard to Reigate and Banstead Borough Local Plan 2005 policy Pc2G and Reigate and Banstead Core Strategy 2014 policy CS2, the NPPF and the Natural Environment and Rural Communities Act (2006).

10. The development hereby approved shall not be first occupied unless and until the proposed vehicular accesses to Wells Place have been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in order to meet the objectives of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

Agenda Item 5

Planning Committee
17th April 2019

Agenda Item: 5
18/01072/F

11. 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 be parked, for the loading and unloading of vehicles, and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking / loading and unloading / turning areas shall be retained and maintained for their designated purposes.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in order to meet the objectives of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

12. 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) number and type of HGV deliveries and hours of operation
 - (e) vehicle routing to and from the site
 - (f) no HGV movements to or from the site to take place between the hours of 8.30 and 9.30 am and 3.00 and 4.00 pm (school start and finish times)
 - (g) measures to prevent the deposit of materials on the highway
 - (h) on-site turning for construction vehicles
- 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:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in order to meet the objectives of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

13. The development hereby approved shall not be first occupied unless and until the following facility has been provided in accordance with the approved plans for:
- (a) The secure parking of bicycles within the development site, and thereafter the said approved facility shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012 and in order to meet the objectives of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

14. Prior to commencement of the development a Travel Statement comprising measures to encourage and promote sustainable travel and to minimise any potential conflict with safe routes to Lime Tree Primary School, shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework and Surrey County Council's "Travel Plans Good Practice Guide". And then the approved Travel Statement shall be implemented upon first occupation of the development and thereafter maintained to the satisfaction of the Local Planning Authority.

Reason:

In recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012 and in order to meet the objectives of the NPPF

Agenda Item 5

Planning Committee
17th April 2019

Agenda Item: 5
18/01072/F

(2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

15. Prior to commencement of the development a Delivery, Servicing and Collection Management Statement comprising measures to manage deliveries, collections and servicing to prevent queuing and waiting on the highway network surrounding the site. And then the approved Delivery, Servicing and Collection Management Statement shall be implemented upon first occupation of the development and thereafter maintained to the satisfaction of the Local Planning Authority.

Reason:

In recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012 and in order to meet the objectives of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

16. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

- a. Evidence that the proposed solution will effectively manage the 1 in 30 and 1 in 100 (+30%) allowance for climate change storm events, during all stages of the development (Pre, Post and during), associated discharge rates and storages volumes shall be provided using a maximum Greenfield discharge rate of 3.4 litres/sec (as per the SuDS pro-forma or otherwise as agreed by the LPA).
- b. Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, permeable paving and long and cross sections of each element including details of the flow restrictions, petrol interceptors and maintenance/risk reducing features (silt traps, inspection chambers etc.)
- c. Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development will be managed before the drainage system is operational.
- d. Details of drainage management responsibilities and maintenance regimes for the drainage system.
- e. A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.

Reason:

To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

17. Prior to the occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

Reason:

To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS.

18. The development hereby approved shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in

Agenda Item 5

Planning Committee
17th April 2019

Agenda Item: 5
18/01072/F

writing by the local planning authority. The CEMP shall include details of the following relevant measures:

- i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;
- ii. A description of management responsibilities;
- iii. A description of the construction programme which identifies activities likely to cause high levels of noise or dust;
- iv. Site working hours and a named person for residents to contact;
- v. Detailed Site logistics arrangements;
- vi. Details regarding parking, deliveries, and storage;
- vii. Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring
- viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
- ix. Communication procedures with the LBL and local community regarding key construction issues – newsletters, fliers etc.

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP for the related phase,

Reason:

To ensure minimal nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers and of the area generally, and to avoid unnecessary hazard and obstruction to the public highway (Policy CS10 Sustainable Development of RBBC Core Strategy (2014)).

19. Full details of the location and specification of the acoustic barrier fencing shall be submitted to and approved in writing the local planning authority. The details as approved by the local planning authority shall be fully installed before the development is occupied and thereafter be permanently retained.

Reason:

To protect the amenities of adjoining occupiers and the surrounding area (Policy CS10 Sustainable Development of RBBC Core Strategy (2014)).

20. A scheme of sound insulation works to reduce the escape of noise from all units shall be drawn up. As a minimum the scheme shall achieve the targets for sound reduction as set out in the Noise Impact Assessment prepared by Spectrum Acoustic Consultant's reference PJB8367/18020/V1.1 and dated 24 April 2018 and shall include assessment of the noise escape from all building openings, flues and ducts. The scheme shall be submitted to and approved in writing by the local planning authority. The scheme as approved by the local planning authority shall be fully installed before the development is occupied.

Reason:

To protect the amenities of adjoining occupiers and the surrounding area (Policy CS10 Sustainable Development of RBBC Core Strategy (2014)).

21. Prior to occupation of any unit a noise assessment shall be carried out to confirm the unit performs in accordance with the recommendations of Noise Impact Assessment prepared by Spectrum Acoustic Consultant's reference PJB8367/18020/V1.1 and dated 24 April 2018. Any additional steps required to mitigate noise shall be detailed and implemented, as necessary. The post completion noise assessment shall be submitted to and approved in writing by the local planning authority. The details as approved shall thereafter be permanently retained.

Reason:

To protect the amenities of adjoining occupiers and the surrounding area (Policy CS10 Sustainable Development of RBBC Core Strategy (2014)).

Agenda Item 5

Planning Committee
17th April 2019

Agenda Item: 5
18/01072/F

22. No externally located plant or equipment shall be installed or operated without the prior written approval of the Local Planning Authority.
- Reason:
To protect the amenities of adjoining occupiers and the surrounding area (Policy CS10 Sustainable Development of RBBC Core Strategy (2014)).
23. The use hereby permitted, or the operation of any plant, machinery equipment or building services plant, shall not commence until an assessment of the acoustic impact arising from the operation the plant, machinery or equipment has been submitted to and approved in writing by the local planning authority.
- Reason:
To protect the amenities of adjoining occupiers and the surrounding area (Policy CS10 Sustainable Development of RBBC Core Strategy (2014)).
24. The assessment of the acoustic impact shall be undertaken in accordance with BS 4142: 2014 (or subsequent superseding equivalent) and current best practice, and shall include a scheme of attenuation measures to ensure the rating level of noise emitted from the proposed building services plant is 5 dB less than background.
- Reason:
To protect the amenities of adjoining occupiers and the surrounding area (Policy CS10 Sustainable Development of RBBC Core Strategy (2014)).
25. The use hereby permitted, or the operation of any plant, machinery, equipment or building services plant, shall not commence until a post-installation noise assessment has been carried out to confirm compliance with the noise criteria. The scheme shall be implemented in accordance with the approved details and attenuation measures, and they shall be permanently retained and maintained in working order for the duration of the use and their operation.
- Reason:
To protect the amenities of adjoining occupiers and the surrounding area (Policy CS10 Sustainable Development of RBBC Core Strategy (2014)).
26. No activities other than loading or unloading shall be undertaken in the open air on Sundays or public holidays or after 23:00 hours or before 07:00 hours on any other day.
- Reason:
To protect the amenities of adjoining occupiers and the surrounding area (Policy CS10 Sustainable Development of RBBC Core Strategy (2014)).
27. The use hereby permitted shall not commence until a noise management plan has been submitted and approved in writing by the local planning authority. This should include but not be limited to, hours of operation, management responsibilities during all operating hours, measures to control noise from all activities and operations at the site (including the operation of any equipment plant, or building services) and minimising noise from vehicles, deliveries and servicing. The noise management plan shall be regularly reviewed to ensure that it takes account of current operational practices at the site. Where any activities or operations that give rise to concerns of impact to local amenity are received by the operator or the Local Planning Authority the noise management plan shall be reviewed. Any changes to the noise management plan necessary to address these concerns shall be implemented to the

Agenda Item 5

Planning Committee
17th April 2019

Agenda Item: 5
18/01072/F

satisfaction of the Local Planning Authority. The use hereby permitted shall thereafter be operated in accordance with the approved details.

Reason:

To protect the amenities of adjoining occupiers and the surrounding area (Policy CS10 Sustainable Development of RBBC Core Strategy (2014)).

28. No externally located storage of any materials or waste is permitted.

Reason:

To protect the amenities of adjoining occupiers and the surrounding area (Policy CS10 Sustainable Development of RBBC Core Strategy (2014)).

29. Prior to commencement of development, details of all external lighting shall be submitted to and approved, in writing, by the Planning Authority, and there shall be no variance in external lighting other than as approved.

Reason:

In the interests of the amenities of neighbouring residential properties with regard to Reigate and Banstead Borough Local Plan 2005 policies Em3.

30. The development shall not be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected 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 policy Em3

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. 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

Agenda Item 5

Planning Committee
17th April 2019

Agenda Item: 5
18/01072/F

- (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.

4. 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.
5. The use of a suitably qualified arboricultural consultant/ecologist is essential to provide acceptable submissions in respect of the WMP condition above.
6. 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
7. 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 and have a strong native influence. 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.
8. 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 Local Highways Service (0300 200 1003) before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see: www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.
9. 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).

Agenda Item 5

Planning Committee
17th April 2019

Agenda Item: 5
18/01072/F

10. If the proposed works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written consent. More details are available on the Surrey County Council website.
11. The application site is situated on or in close proximity to land that could be potentially contaminated by virtue of previous historical uses of the land. As a result there is potential for a degree of ground contamination to be present beneath part(s) of the site. Groundworkers should be made aware of this so suitable mitigation measures and personal protective equipment measures (if required) are put in place and used. Should significant ground contamination be identified the Local Planning Authority should be contacted promptly for further guidance.
12. Due to the proximity of the development adjacent to Network Rail assets and property, Network Rail strongly advises the development contacts AssetProtectionSouthEast@networkrail.co.uk prior to any works commencing on site to agree an Asset Protection Agreement to enable any approval of the works necessary by Network Rail. The Developer should comply with the comments and requirements of Network Rail in their representation dated 6th July 2018, for the safe operation of the railway and the protection of Network Rail's adjoining land. More information can be obtained from:
<https://www.networkrail.co.uk/running-the-railway/looking-after-the-railway/asset-protection-and-optimisation/>

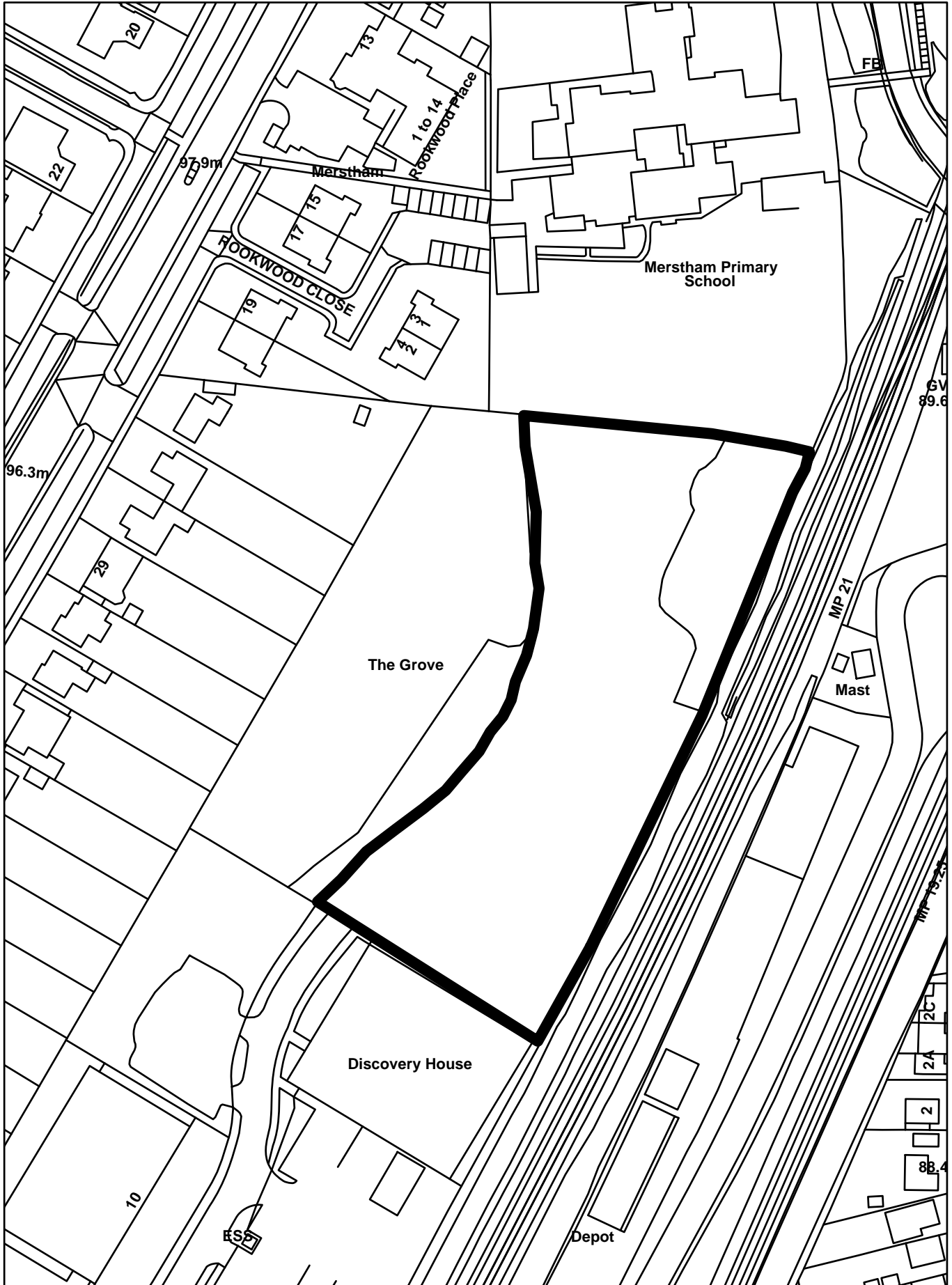
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies CS2, CS4, CS5, CS10, CS11, Pc3, Pc4, Pc6, Em1, Em2, Em3, Em8, Em10, Mo5, Mo7 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.

Agenda Item 5
18/01072/F - Land Adjacent To The Grove Wells Place,
Merstham



Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to the PRC Group.

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Revisions:	Drawn/Chkd:	Date:
A. Areas updated	VS	May 18
B. Footpath omitted to west side of road and retaining wall to Unit B relocated 1m into site to provide increased tree root zone.	AMc	Aug 18
C. Acoustic fence relocated.	AMc	Sep 18
D. Unit B reduced and landscape buffer to the north increased.	AMc	Nov 18
E. Unit B rotated and plan revised accordingly.	AMc	Feb 19
F. Kerb line to Unit A yard amended.	AMc	Mar 19



KEY

- - - APPLICATION BOUNDARY
- - - 2.4m HIGH WELD MESH FENCE
- - - 4m HIGH TIMBER ACOUSTIC FENCE
- - - CAR PARKING BARRIERS
- - - EXTERNAL SHEFFIELD CYCLE STAND 1No. PROVIDING 2No CYCLE PARKING SPACE PER STAND
- BOLLARDS
- ELECTRIC VEHICLE CHARGING POINT (TWO VEHICLES PER POST)
- BLOCK PAVING (VEHICULAR AREAS)
- BLOCK PAVING (PEDESTRIAN AREAS)
- CONCRETE SERVICE YARD
- TARMACADAM SURFACING
- WELL CONSOLIDATED GRAVEL WITH FINES
- SOFT LANDSCAPING
- TREE TO BE REMOVED
- EXISTING TREES
- PROPOSED TREES
- NEW SUBSTATION

Client:
GOYA DEVELOPMENTS & LMF LIMITED

Project:
WELLS PLACE, MERSTHAM

Drawing Title:
PROPOSED SITE PLAN

Scale @ A1: 1:250

Checked by: AMc

Date: MAR 18

Job No: 10829

Stage: PL

Drawing No: 002

Rev: F

Issue Status:
Construction Preliminary
Information Approval
Tender

Offices:
Working London
Milton Keynes
Warsaw

PRC Architecture & Planning

AREA SCHEDULE

GIA ft ² (first floor 12.5%)			
UNIT	Ground	First	Total
A	15,425	2,195	17,620
B	17,913	2,970	20,883
TOTAL	33,338	5,165	38,503

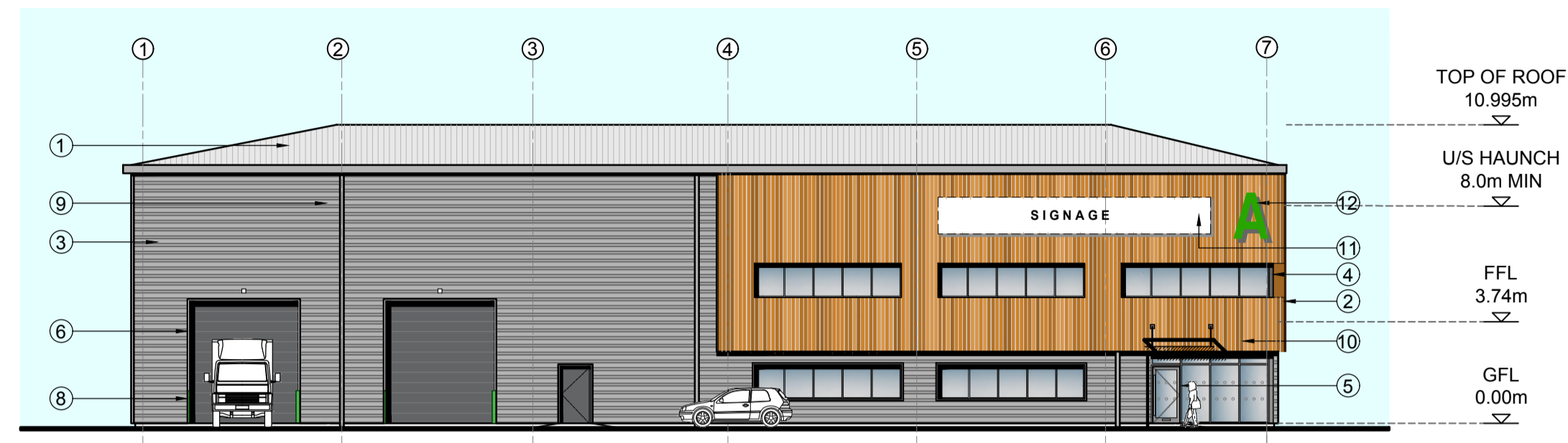
GIA ft ²			
UNIT	Ground	First	Total
A	14,736	2,027	16,763
B	17,152	2,733	19,885
TOTAL	31,888	4,760	36,648

**SITE AREA CIRCA 1.91 A / 0.77 H
DENSITY 43.8% BASED ON GIA**

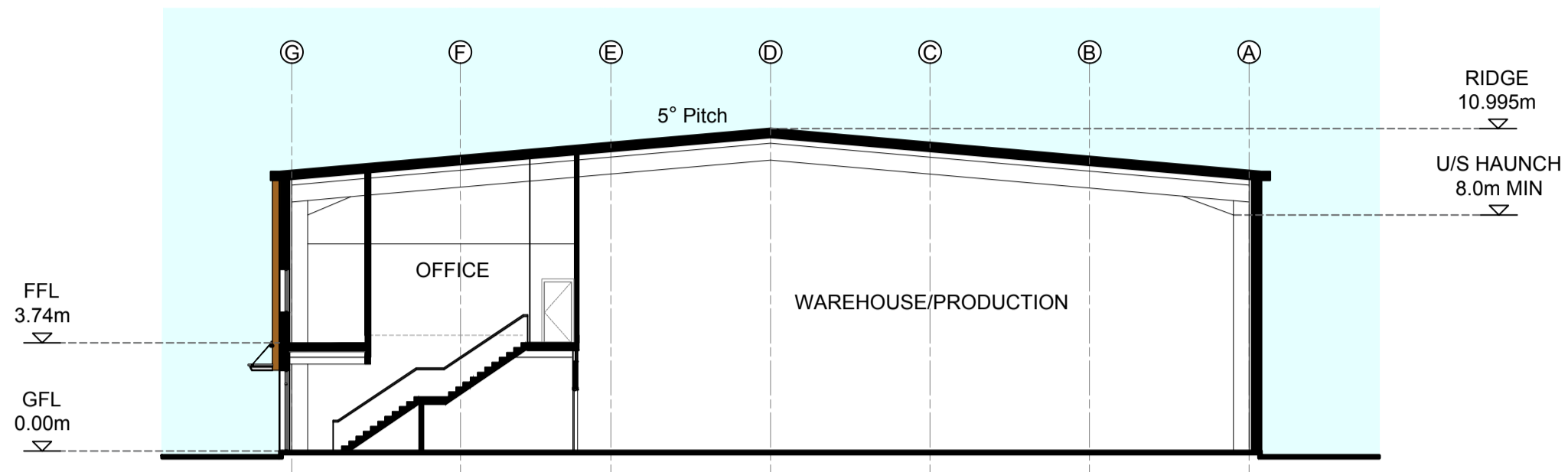
Planning Committee
17 April 2019

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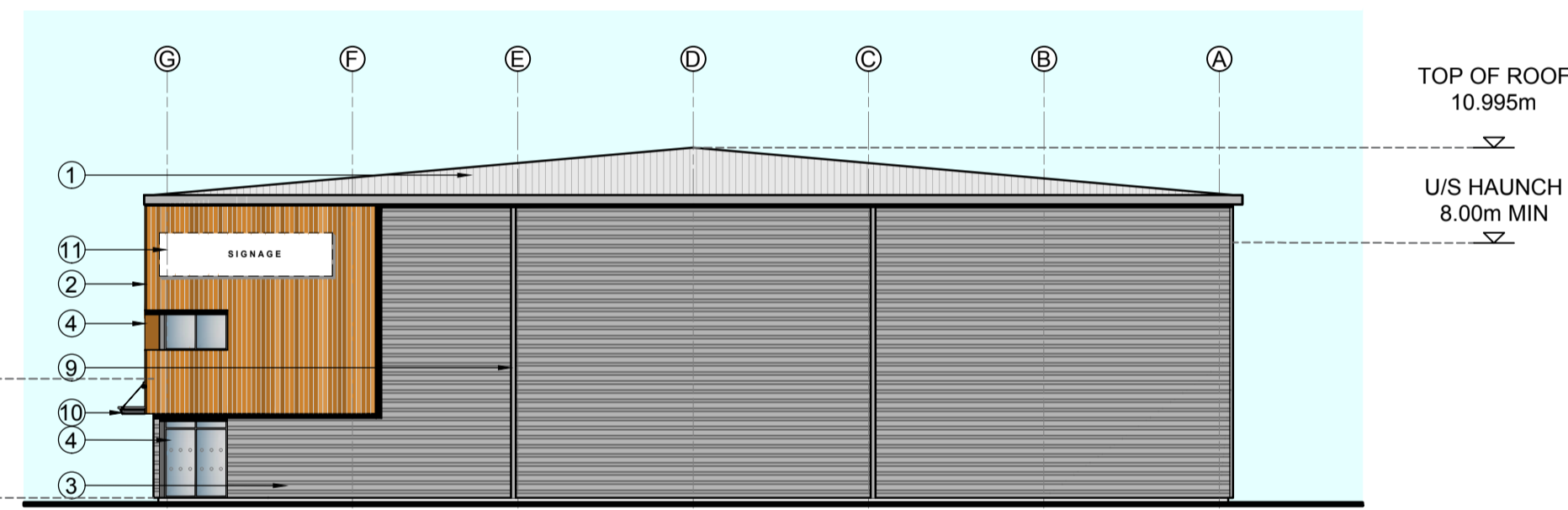
Agenda Item 5



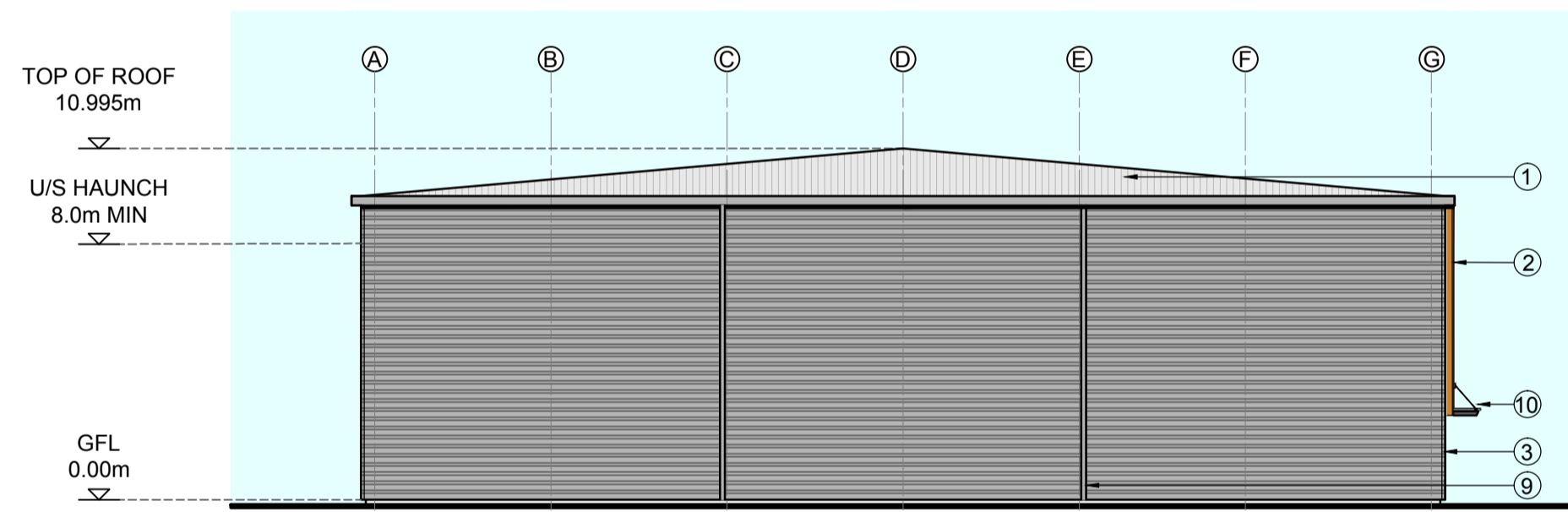
NORTH EAST ELEVATION



SECTION A - A

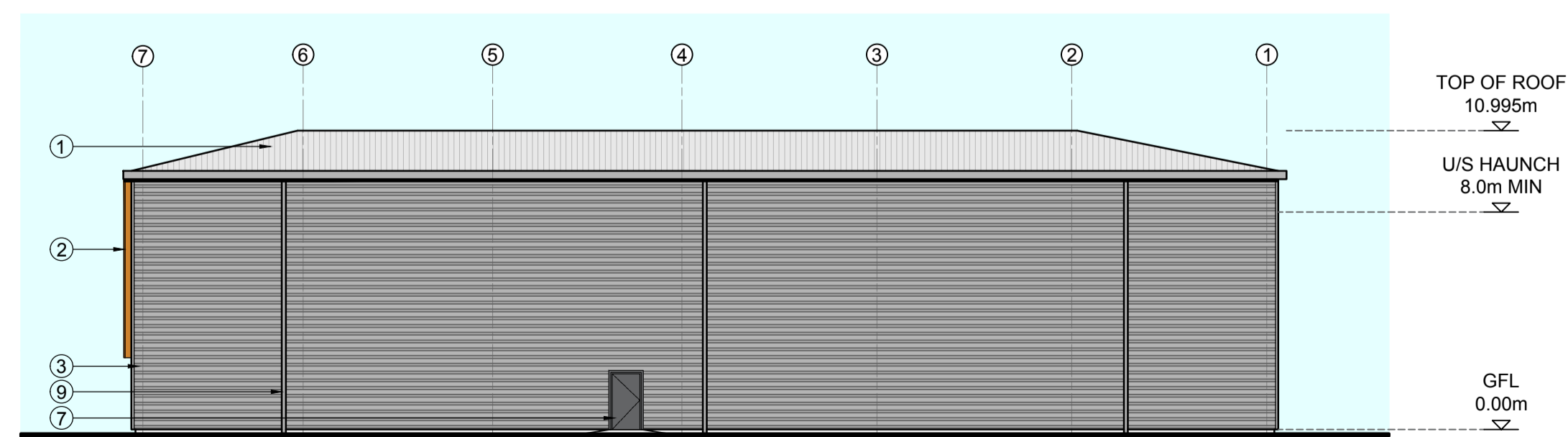


NORTH WEST ELEVATION

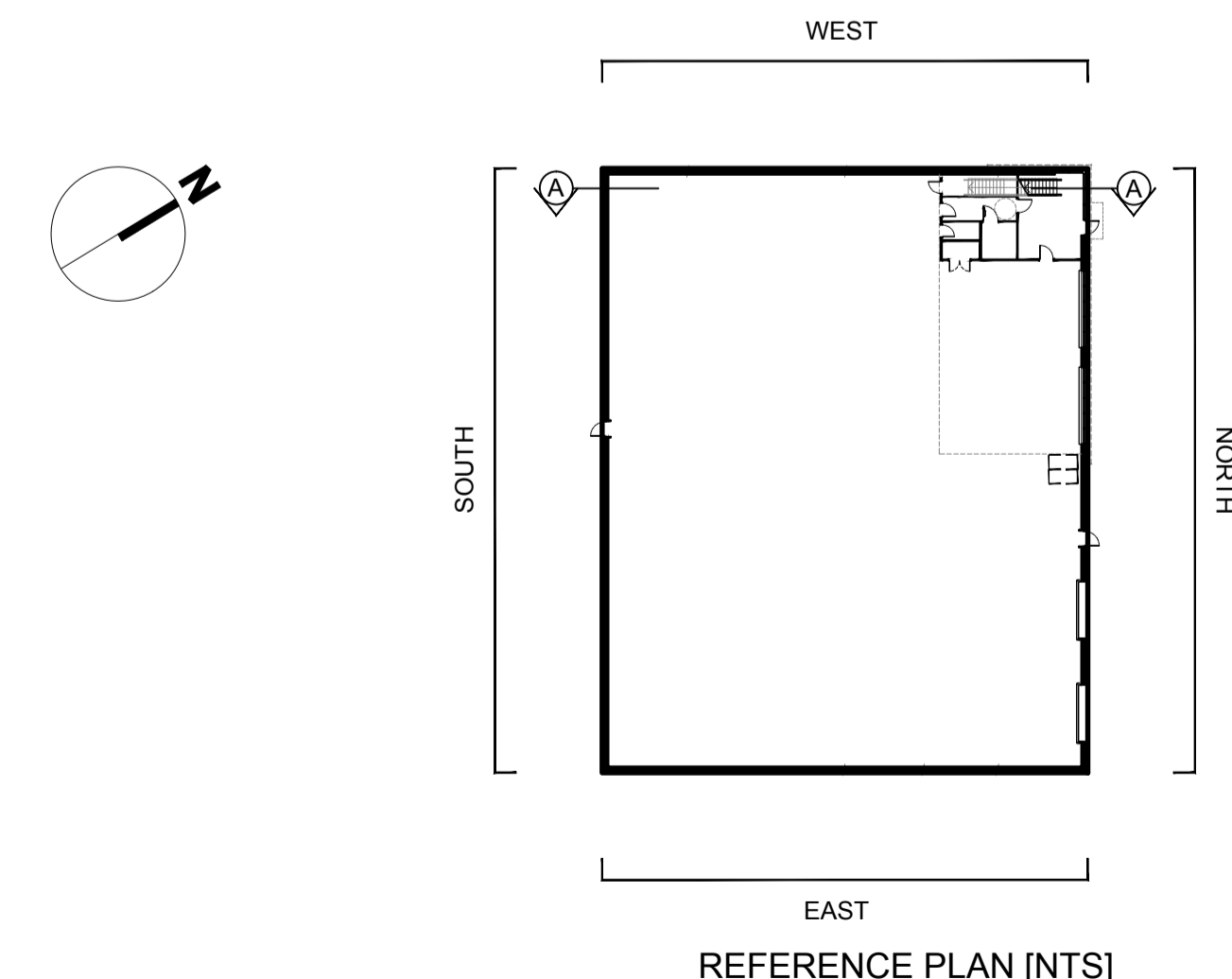


SOUTH EAST ELEVATION

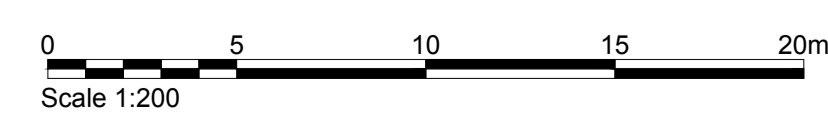
- MATERIALS KEY**
- ① PROFILED ROOF CLADDING (GOOSEWING GREY)
 - ② SIBERIAN LARCH CLADDING
 - ③ HORIZONTAL ARC PROFILE CLADDING (METALIC SILVER)
 - ④ ALUMINIUM FRAMED WINDOWS (ANTHRACITE)
 - ⑤ ALUMINIUM FRAMED ENTRANCE DOORS (ANTHRACITE)
 - ⑥ LOADING DOORS (ANTHRACITE)
 - ⑦ STEEL PERSONNEL DOORS (ANTHRACITE)
 - ⑧ STEEL BOLLARD (GREEN)
 - ⑨ ALUMINIUM RAINWATER GOODS (SILVER)
 - ⑩ ALUMINIUM FRAME CANOPY
 - ⑪ SIGNAGE ZONE SUBJECT TO SEPARATE PLANNING APPLICATION
 - ⑫ BACKLIT ALUMINIUM UNIT NUMERAL



SOUTH WEST ELEVATION



REFERENCE PLAN [NTS]



Client:
 GOYA DEVELOPMENTS & LMF LIMITED

Project:
 WELLS PLACE, MERSTHAM

Drawing Title:
 UNIT A
 PROPOSED ELEVATIONS

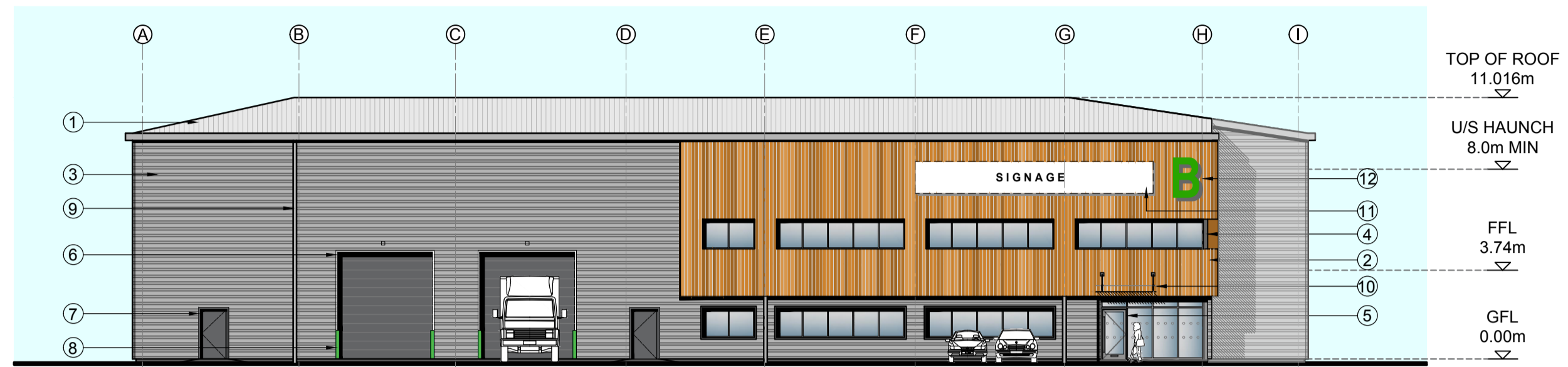
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 Checked by: AMc
 Date: MAR 18

Job No: 10829
 Stage: PL 005
 Drawing No: B

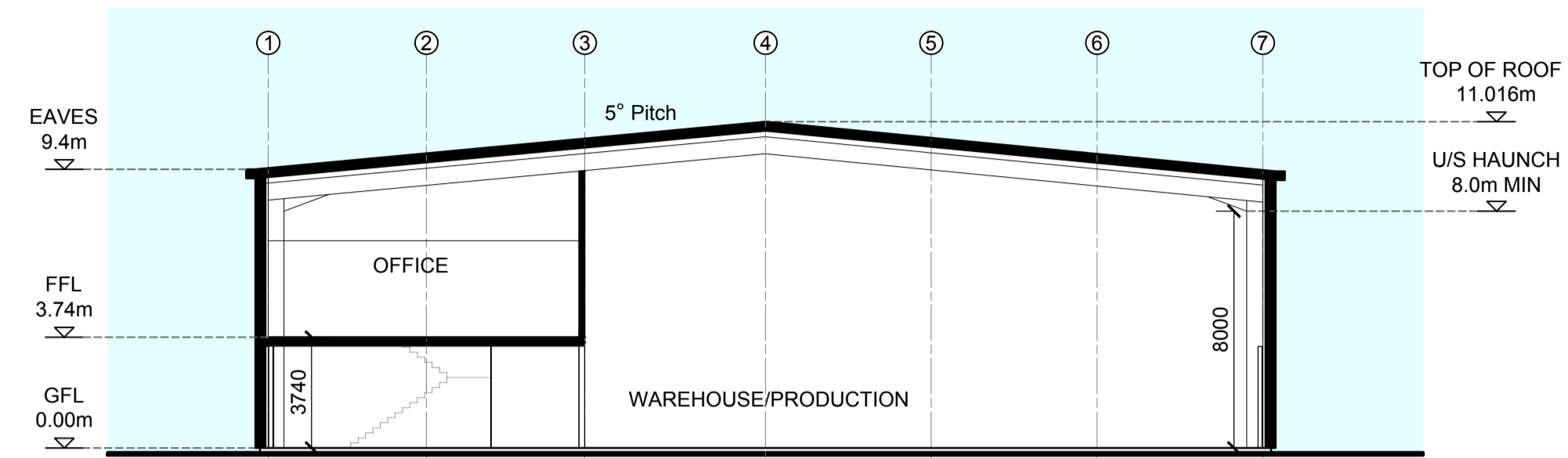
Issue Status:
 Construction Preliminary
 Information Approval
 Tender

Offices:
 Working London
 Milton Keynes
 Warsaw

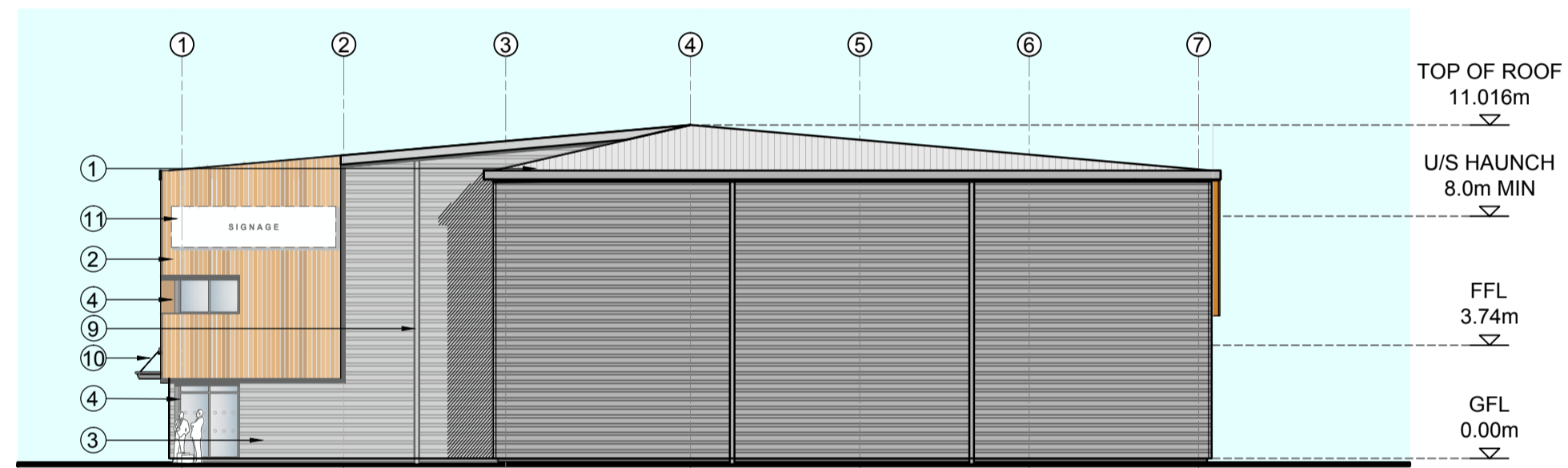
PRC Architecture & Planning



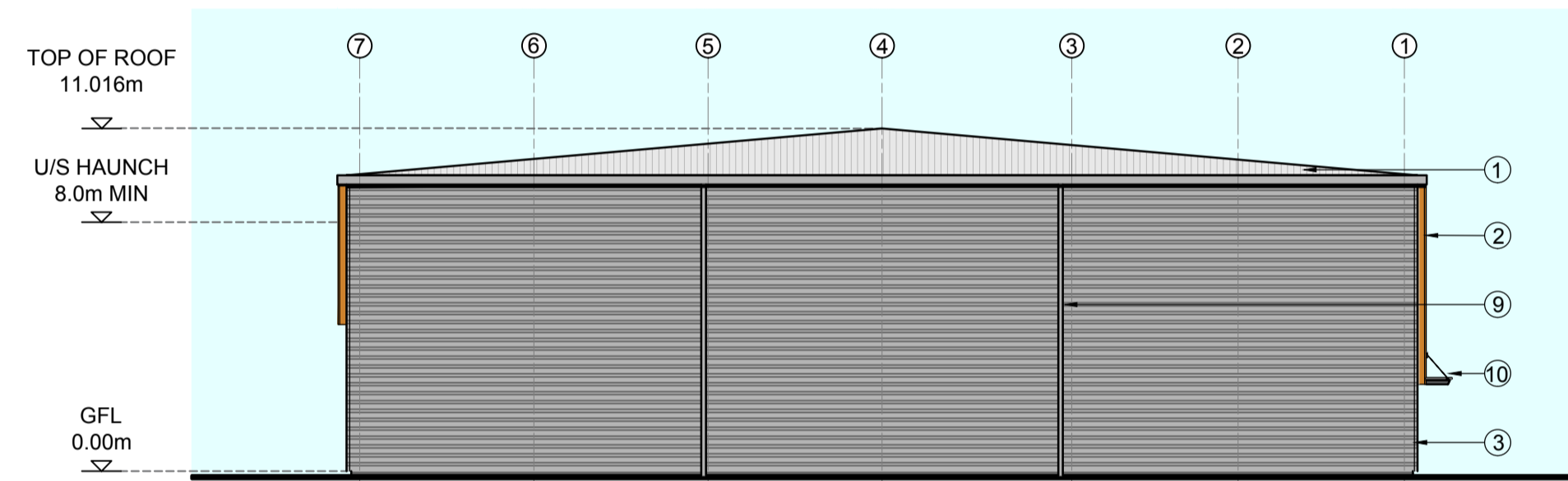
SOUTH ELEVATION



SECTION A - A

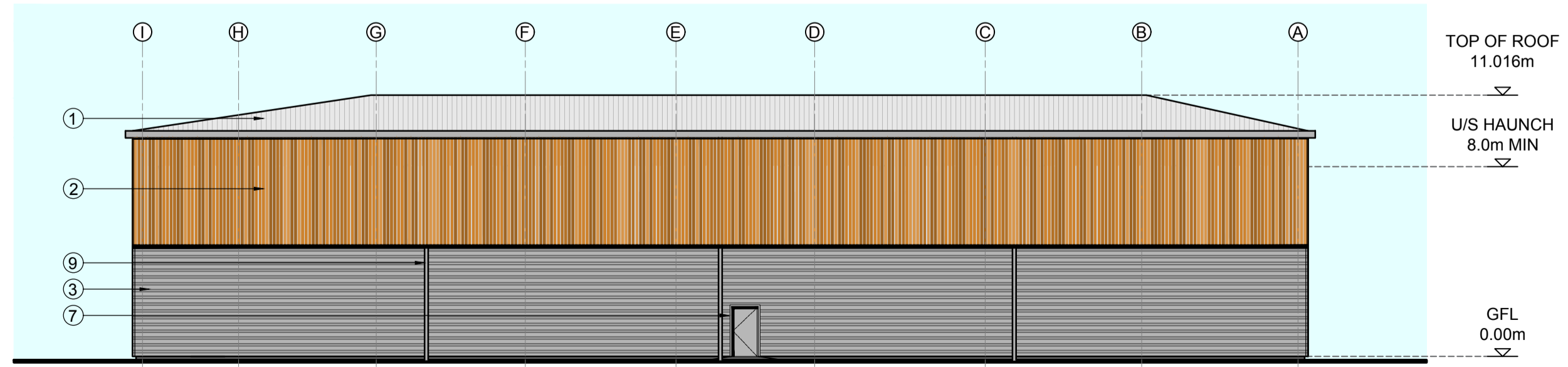


EAST ELEVATION

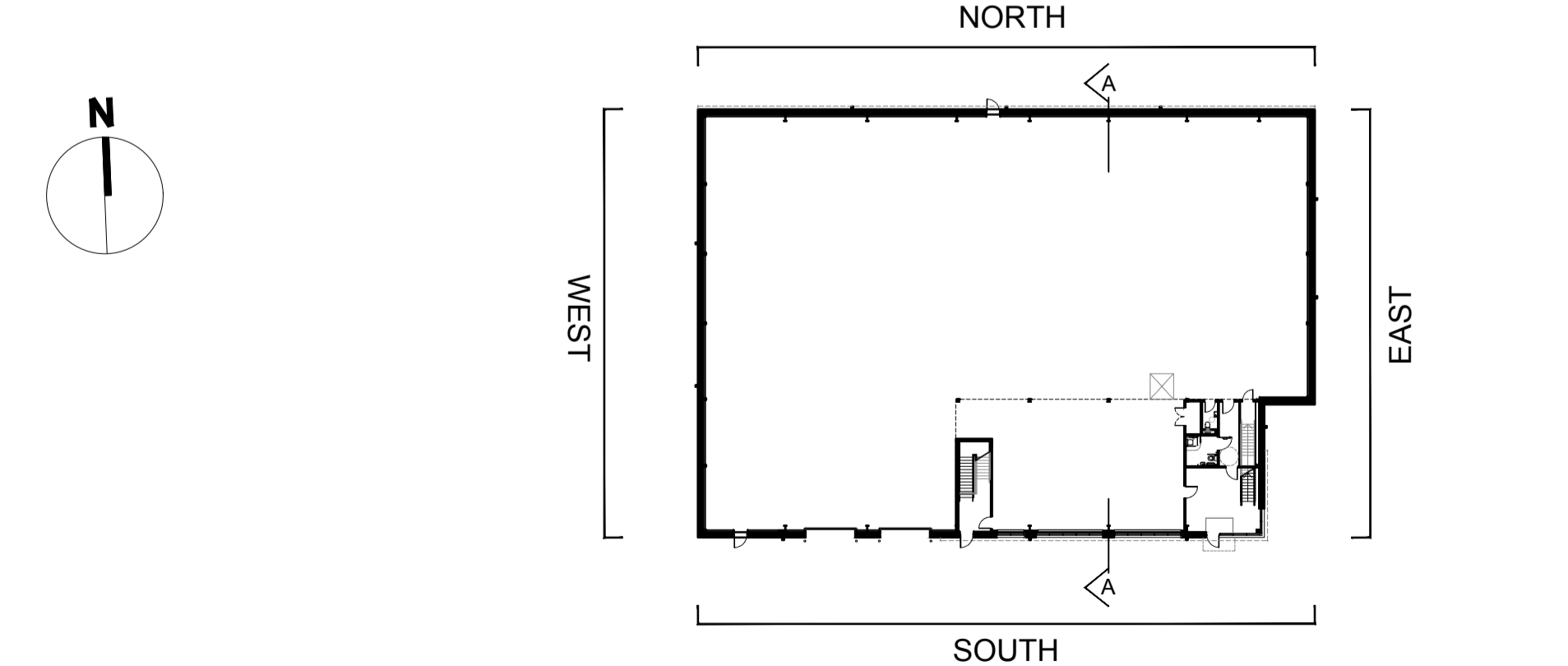


WEST ELEVATION

- MATERIALS KEY**
- ① PROFILED ROOF CLADDING (GOOSEWING GREY)
 - ② SIBERIAN LARCH CLADDING
 - ③ HORIZONTAL ARC PROFILE CLADDING (METALIC SILVER)
 - ④ ALUMINUM FRAMED WINDOWS (ANTHRACITE)
 - ⑤ ALUMINUM FRAMED ENTRANCE DOORS (ANTHRACITE)
 - ⑥ LOADING DOORS (ANTHRACITE)
 - ⑦ STEEL PERSONNEL DOORS (ANTHRACITE)
 - ⑧ STEEL BOLLARD (GREEN)
 - ⑨ ALUMINIUM RAINWATER GOODS (SILVER)
 - ⑩ ALUMINIUM FRAME CANOPY
 - ⑪ SIGNAGE ZONE SUBJECT TO SEPARATE PLANNING APPLICATION
 - ⑫ BACKLIT ALUMINIUM UNIT NUMERAL



NORTH ELEVATION



REFERENCE PLAN [NTS]

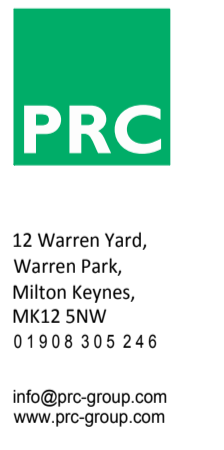
Client:
 GOYA DEVELOPMENTS & LMF LIMITED

Project:
 WELLS PLACE, MERSTHAM

Drawing Title:
 UNIT B
 PROPOSED ELEVATIONS

Scale @ A1: 1:200
 Checked by: AMc
 Date: MAR 18

Job No: 10829
 Stage: PL 007
 Drawing No: C



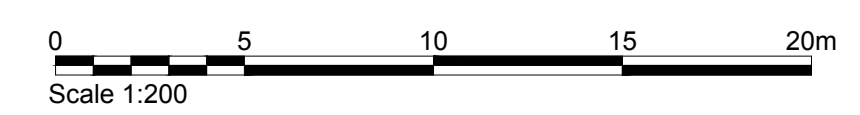
12 Warren Yard,
 Warren Park,
 Milton Keynes,
 MK12 5HW
 01908 305 246
 info@prc-group.com
 www.prc-group.com

Architecture
 Planning
 Master Planning
 Urban Design
 Interiors
 Landscape

Offices
 Working
 London
 Milton Keynes
 Tender
 Warsaw

Issue Status:
 Construction Preliminary
 Information Approval
 Tender


PRC Architecture & Planning



Agenda Item 6

Planning Committee
17th April 2019

Agenda Item: 6
18/02285/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	17 th April 2019
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Hollie Marshall
	TELEPHONE:	01737 276010
	EMAIL:	Hollie.marshall@reigate-banstead.gov.uk
AGENDA ITEM:	6	WARD: Tattenhams

APPLICATION NUMBER:	18/02285/F	VALID:	31st October 2019
APPLICANT:	Mantle Developments UK Ltd	AGENT:	Avalon Planning & Heritage
LOCATION:	LAND REAR OF 56-60 EPSOM LANE NORTH EPSOM DOWNS SURREY KT18 5PY		
DESCRIPTION:	Demolition of 60 Epsom Lane North and the erection of 6 semi-detached properties to the rear of 56-60 Epsom Lane North together with access and parking. As amended on 17/12/2018 & 17/01/2019.		
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.			

This application is referred by Cllr Harrison

SUMMARY

This is a full application for demolition of 60 Epsom Lane North and the erection of 6 semi-detached properties to the rear of 56-60 Epsom Lane North together with access and parking.

The application follows a similar proposal in 2016 that was refused and dismissed at appeal. In closing the appeal decision, the Inspector noted *'although I have concluded that the proposal would not have an adverse effect on highway safety and would provide reasonable living conditions for the future residents of Plot 7, this does not alter my overall finding that the proposed development would have a significant adverse effect on the character and appearance of the surrounding area.'*

This application seeks to overcome the reason for refusal with a revised design approach and layout. However, the proposal, by virtue of the restricted and uncharacteristically tight plot sizes, roof design, prevalence of hard landscaping and lack of meaningful landscaping opportunity, is considered to result in an incongruous, and cramped form of development out of keeping with and harmful to the character and appearance of the locality and contrary to policies Ho9, Ho13, Ho14 and Ho16 of the Reigate and Banstead Borough Local Plan 2005.

Agenda Item 6

Planning Committee
17th April 2019

Agenda Item: 6
18/02285/F

With regard to neighbour amenity, the proposed development, by virtue of the close proximity of plots three, four, five and six, and 54 Epsom Lane North, is considered to give rise to a high degree of overlooking to the rear garden which would represent a harmful loss of privacy to the occupants of 54 Epsom Lane North contrary to policies Ho9, Ho13 and Ho14 of the Reigate and Banstead Borough Local Plan 2005.

The proposal would create a new access way onto Epsom Lane North to serve the proposed development and 12 parking spaces would serve the proposed six dwellings, 2 per dwelling, with an additional 2 visitor parking spaces, bringing the total to 14. Objections to the proposal has been raised by local residents on the grounds of hazard to highway safety, in particular the visibility splays proposed for the new access road. The application and the comments and objections received have been carefully considered by the County Highways Authority (CHA) who have raised no objection to the proposal subject to five recommended conditions. Their reasons for this have been provided at length, at paragraph 6.14 of the report and are considered to be a sound argument for finding the proposal acceptable on highway safety grounds, subject to conditions, were the application to be approved, and a legal agreement to provide a contribution of 6000 pounds towards the provision of Vehicle Activated Signs.

Whilst the applicant has agreed in principle to this contribution, a legal agreement has not been secured as the application is being refused on other grounds. On this basis, a further reason for refusal is appropriate which could be overcome at appeal if a unilateral undertaking to provide a contribution towards this signage were entered into. Without it the vehicle speeds in this stretch of road are such that there remains a potential highway safety risk given the visibility splays are appropriate for 30mph speeds only and not those currently observable.

RECOMMENDATION(S)

Planning permission is **REFUSED** for the following reasons:

1. The proposal, by virtue of restricted and uncharacteristically tight plot sizes, roof design, prevalence of hard landscaping and lack of meaningful landscaping opportunity, would be an incongruous, and cramped form of development out of keeping with and harmful to the character and appearance of the locality and contrary to policies Ho9, Ho13 and Ho14 of the Reigate and Banstead Borough Local Plan 2005 and guidance contained within the Local Distinctiveness Design guide SPG.
2. The proposed development, by virtue of the close proximity of plots three, four, five and six, and 54 Epsom Lane North, would give rise to a high degree of overlooking to the rear garden which would represent a harmful loss of privacy to the occupants of 54 Epsom Lane North contrary to policies Ho9, Ho13 and Ho14 of the Reigate and Banstead Borough Local Plan 2005.
3. The proposed development, in the absence of a legal agreement to provide a contribution of 6000 pounds towards the provision of Vehicle Activated Speed

Agenda Item 6

Planning Committee
17th April 2019

Agenda Item: 6
18/02285/F

Signs in the vicinity of the application site, could lead to conditions prejudicial to highway safety, which would be contrary to the objectives of the National Planning Policy Framework, policy Mo5 of the Reigate and Banstead Borough Local Plan 2005 and objective 3 of the Surrey Transport Plan 2011-2026 'To improve road safety and the security of the travelling public in Surrey'.

Agenda Item 6

Planning Committee
17th April 2019

Agenda Item: 6
18/02285/F

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.

Representations:

Letters were sent to neighbouring properties on 8th November 2018 and 20th December 2018, a site notice was posted 23rd November 2018.

20 responses have been received raising the following issues:

Issue	Response
Hazard to Highway Safety	See paragraph 6.13 – 6.18
Loss of/harm to trees	See paragraph 6.19 – 6.21
Noise and disturbance	See paragraph 6.24
Out of character with surrounding area	See paragraph 6.3 – 6.7
Overdevelopment	See paragraph 6.3 – 6.7
Overlooking and loss of privacy	See paragraph 6.9 – 6.12
Loss of light	See paragraph 6.9 – 6.10
Cramped	See paragraph 6.5 – 6.7
Tight plot sizes	See paragraph 6.5 – 6.7
Lack of landscaping	See paragraph 6.5 – 6.7
Car dominated	See paragraph 6.5 – 6.7
Density	See paragraph 6.5 – 6.7
Inadequate parking	See paragraph 6.13, 6.16
Dominant	See paragraph 6.19 – 6.10
Harm to wildlife habitat	See paragraph 6.25
Drainage/sewage capacity	See paragraph 6.26
Inconvenience during construction	See paragraph 6.24
Increase in traffic and congestion	See paragraph 6.13 – 6.18
No need for the development	See paragraph 6.1
Lack of affordable housing	See paragraph 6.27
Property devaluation	See paragraph 6.22
Poor design	See paragraph 6.4
Crime fears	See paragraph 6.23

Agenda Item 6

Planning Committee
17th April 2019

Agenda Item: 6
18/02285/F

Harm to Conservation Area	See paragraph 6.22
Health fears	See paragraph 6.23
Overbearing relationship	See paragraph 6.9 – 6.10
Support – benefit to housing need	See paragraph 6.1

1.0 Site and Character Appraisal

- 1.1 The application contains a detached two storey house (no. 60) on the east side of and having access to Epsom Lane North, together with parts of the rear gardens of the detached dwellings nos. 56 and 58 which are to the south. At present the rear gardens of all these properties extend to the boundary with bungalows in Royal Drive, to the east.
- 1.2 The site rises eastwards in level by approximately 3m. The locality comprises a residential neighbourhood with predominantly detached dwellings of various styles and vintages generally set in long spacious plots, although there are examples of more recent infill development. Opposite to the site, west of Epsom Lane North, is open countryside within the Metropolitan Green Belt. To the east, on higher ground, is a row of bungalows fronting Royal Drive: to the east of that is a railway line.
- 1.3 The vicinity is identified in the Council's Local Distinctiveness Design Guide as 1930s- 1950s Suburbia. The bungalows in Royal Drive date to the 1970s.

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 Further improvements could be secured: Improvements have not been sought because the proposal is considered unacceptable on a point of principle.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|------------|--|---|
| 3.1 | 16/02347/F | Demolition of 60 Epsom Lane North and the erection of 6 semi-detached properties to the rear of 56-60 Epsom Lane North together with the erection of a new dwelling in replacement of no. 60, access and parking. As amended on 17/01/2017 | Refused
1 st February 2017
Appeal dismissed
4 th July 2017 |
|-----|------------|--|---|

- 3.2 Application 16/02347/F was refused for the following reasons:

1. *The proposal, by virtue of restricted and uncharacteristically tight plot sizes, regimented layout, lack of spacing (between buildings and to the side boundaries) and over prominence of vehicular access and parking*

Agenda Item 6

Planning Committee
17th April 2019

Agenda Item: 6
18/02285/F

and lack of meaningful landscaping opportunity, would be an incongruous, car dominated and cramped form of development out of keeping with and harmful to the character and appearance of the locality and contrary to policies Ho9, Ho13, Ho14 and Ho16 of the Reigate and Banstead Borough Local Plan 2005.

2. *The proposed dwelling on plot 7, by virtue of the unduly tight relationship to the access road, would suffer unacceptable disturbance by the comings and goings of traffic on the adjoining access drive and would fail to provide an adequate level of amenity for future occupants, contrary to policies Ho9, Ho13 and Ho16 of the Reigate and Banstead Borough Local Plan 2005.*
3. *It has not been demonstrated that adequate visibility is achievable at the proposed vehicular access to Epsom Lane North. The proposed development could therefore lead to conditions prejudicial to highway safety, which would be contrary to the objectives of the National Planning Policy Framework, policy Mo5 of the Reigate and Banstead Borough Local Plan 2005 and objective 3 of the Surrey Transport Plan 2011-2026 'To improve road safety and the security of the travelling public in Surrey'.*
4. *The proposal by reason of its scale and massing on rising land would result in an overly dominant form of development that would be out of keeping with and harmful to the character and appearance of the locality and thereby contrary to policies Ho9, Ho13, Ho14 and Ho16 of the Reigate and Banstead Borough Local Plan 2005 and the Local Distinctiveness Design Guide SPG 2014*
5. *Plot 7 in the submitted layout is relatively narrow in relation to both the rest of the proposal and existing surrounding properties and poorly positioned in adjoining the access drive to the scheme. The house thereon would therefore constitute an incongruous cramped form of development, out of keeping with and harmful to the visual and residential amenities of the locality. This element of the proposal therefore is contrary to policies Ho9, Ho13 and Ho16 of the Reigate and Banstead Borough Local Plan 2005 and to the precepts of the National Planning Policy Framework regarding good design.*

3.3 The refusal of the application was appealed and the subsequent appeal dismissed. In dismissing the appeal the Inspector made the following points:

- '6. *The proposed Plot 7 would be designed to appear similarly detailed to the semi-detached dwellings, with double height gabled bay windows and pitched roof porches to front. The house would have a hipped roof and be sited with roughly similar front and back building lines to the adjacent properties, yet without the width of these houses, due to the adjacent access road. This would appear out of place within the street scene which, whilst it has a variety of housing styles, is characterised by wider plots and properties.*

Agenda Item 6

Planning Committee
17th April 2019

Agenda Item: 6
18/02285/F

6. *Inside the proposal, the access road would turn to the south and run in front of the proposed Plots 1-6. 2 parking spaces would be sited in front of the houses, providing a total of 12 such spaces. This, along with the access road filling almost the entire width of the proposal would lead to a car dominated layout, with the front of the properties dominated by hard surfacing and few spaces between for landscaping to successfully soften the appearance of the scheme. Such a view would also be possible from Epsom Lane North, where much of the view down the access road would terminate with Plot 2 and the parking spaces in front of this dwelling.*
7. *Due to the scale and positioning of the proposed homes, gaps between the pairs of dwellings would also appear fairly narrow and out of character with the surrounds. When considered cumulatively, all these factors would lead to a proposal that would appear quite cramped and dominated by hard surfacing, out of kilter with the character of the surrounding area. This would be different to the recent appeal approval for 86-90 Epsom Lane North, whose layout provides more space for landscaping, not only around the access road which would effectively take up the whole plot of No 88, but also in terms of its siting of dwellings in two cul-de-sacs and the subsequent additional space provided between the dwellings when taken overall. The proposal in this case presents a far more regimented scheme of development, presenting a strong second line of development behind the main line of development fronting the road.*
8. *I therefore conclude that the proposed development would have an adverse effect on the character and appearance of the surrounding area. The proposal would be contrary to policies Ho9, Ho13, and Ho16 of the Local Plan1, which when taken together state that the scale of all residential development should not be detrimental to the character of the surrounding area, proposals should conform to the surrounding pattern of development, and that frontage plots should consider the type, design and size of dwelling in relation to plot size and relationship with existing dwellings. Policy Ho14 is also referenced in the decision notice but I was not provided with a copy of this policy. The proposal would also be contrary to the National Planning Policy Framework, which states that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.'*

'Other Matters

12. *The application that forms the basis for this appeal was also refused on the grounds of highway safety. Epsom Lane North is fairly straight in both directions from the proposed access point, but there are a number of undulations in the road. Plans have been submitted which demonstrate that visibility splays can be achieved of 2.4m by 90m, and the County Highways Officer has no objections to the proposal, subject to the imposition of various conditions. This reason for refusal is therefore no longer being pursued by the Council. Based on the submitted plans and my site visit I agree with both parties that the proposed development would not create a highway safety risk.*

Agenda Item 6

Planning Committee
17th April 2019

Agenda Item: 6
18/02285/F

Conclusion

14. Although I have concluded that the proposal would not have an adverse effect on highway safety and would provide reasonable living conditions for the future residents of Plot 7, this does not alter my overall finding that the proposed development would have a significant adverse effect on the character and appearance of the surrounding area. '

4.0 Proposal and Design Approach

- 4.1 This is a full application for demolition of 60 Epsom Lane North and the erection of 6 semi-detached properties to the rear of 56-60 Epsom Lane North together with access and parking.
- 4.2 The new access into the site would be sited along the southern boundary of the existing plot of No. 60. Unlike the earlier application in 2016, a replacement dwelling on the existing siting of No. 60 is not proposed as part of this application. The access road would be sited along the southern boundary with landscaping proposed to along the northern side of the access road as it would make its way eastwards towards the rear part of the site. In the rear part of the site, three pairs of semi-detached houses are proposed. Plots one and two would be orientated west/east, with their front elevations facing towards Epsom Lane North. Both dwellings would have an attached garage to the sides and one parking space to the front of the garage.
- 4.3 Taking a southern turn at the head of the access road would take you towards plots three and four, and a further turn eastwards towards the rearmost part of the site would give access to plots five and six. Plots three to six would all be orientated north/south.
- 4.4 Plots three and four would be a replica of plots one and two. Plot five would match the design of plots one and four minus the garage and plot six would be a mirror of plot five. Four parking spaces are proposed at the eastern end of the access road to serve these two dwellings.
- 4.5 All dwellings would have a barn hipped style roof and accommodation in the roof space and plots one, four, five and six would include front bay windows with a gable roof feature.
- 4.6 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.

Agenda Item 6

Planning Committee
17th April 2019

Agenda Item: 6
18/02285/F

4.7 Evidence of the applicant's design approach is set out below:

Assessment	<p>The character of the surrounding area is assessed as comprising a residential neighbourhood with predominantly detached dwellings of various styles set in long spacious plots with examples of more recent infill development also observed in the street scene. The existing residential properties are set back from Epsom Lane North and face the Downs with individual accesses onto Epsom Lane North.</p> <p>The single and two storey properties observed in the locality differ in their design and appearance which is characteristic of the townscape in the area. Many of the properties located along Epsom Lane North have received modern extensions.</p> <p>Opposite the site and to the west of Epsom Lane North is open countryside within the Metropolitan Green Belt. To the east and on higher ground is a row of bungalows fronting Royal Drive and further east is a railway line.</p>
	No site features worthy of retention were identified.
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 informed by the Planning Inspectorate's comments in the recent appeal.

4.8 Further details of the development are as follows:

Site area	0.22 hectares
Proposed parking spaces	14
Parking standard	12 (maximum)
Net increase in dwellings	5
Existing site density	8 houses per hectare
Proposed site density	27 houses per hectare
Density of the surrounding area	23 dwellings per hectare (Anmer Close) 27 dwellings per hectare (South Tadworth Farm Close)

Agenda Item 6

Planning Committee
17th April 2019

Agenda Item: 6
18/02285/F

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),
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, 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 Householder Extensions and Alterations Affordable Housing
Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010

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. However, the principle of acceptability in this case rests upon considering the impact of the proposal and resultant harm and the need to provide additional housing, and its resultant benefit.

6.2 The main issues to consider are:

- Design appraisal
- Neighbour amenity

Agenda Item 6

Planning Committee
17th April 2019

Agenda Item: 6
18/02285/F

- Highway matters
- Impact on trees
- Other matters
- Affordable Housing
- Infrastructure contributions

Design and character

- 6.3 The application proposes the demolition of 60 Epsom Lane North and the erection of six semi-detached houses to the rear of 56 - 60 Epsom Lane North together with access and parking.
- 6.4 All dwellings would have a barn hipped style roof and accommodation in the roof space and plots one, four, five and six would include front bay windows with a gable roof feature. The sole use of barn hip roof designs would not accord with local distinctiveness whereby dwellings are largely characterised by traditional roof forms of hips and gable design. The newer developments along Epsom Lane North are acknowledged and there are a handful of examples of barn hip roof forms; however these are interspersed with traditional roof forms within the development and the proposal would thereby fail to accord with local distinctiveness.
- 6.5 The proposed access road would be sited in close proximity to the southern side boundary, resulting in little meaningful space to provide landscaping along the length of the access road on this side. The unbalanced siting would result in cramped appearance to the access road on this side. Turning into the site, the level of hardstanding would remain dominating, for example at the head of the road there is again little opportunity to provide landscaping with pinch points around this part of the road. Turning into the site the parking area for plot two and the flank wall of the garage serving this property would be immediately adjacent to the access road with no opportunity for landscaping resulting in the centre part of the site being hard landscaped dominated. Heading eastwards towards parking spaces nine, ten, eleven and twelve the flank boundary of the garden of plot two and pathways to plots five and six would border the parking spaces with no opportunity for landscaping in this eastern end of the site.
- 6.6 The plot sizes of plots three, four, five and six are shallow, particularly three and five with rear garden depth of 6.5m and 7.5m. Whilst it is acknowledged that plots three and four have a wider span, plots five and six do not. The examples of other backland development the applicant has referred to in the design statement are acknowledged, however the plot sizes of these dwellings are considerably deeper. For example, the rear gardens for application 15/02780/F range from approximately 9.3m to 12.3m. In this layout (15/02780/F) the dwelling with the smallest depth of garden at 9.3m has a width of 10m, compared to a width of 6.7m to plot 6 and 5.9m to plot 5 in the proposed site layout. Overall, the proposed small plots result in a cramped form of development, out of character with the locality. The breaking up of the linear layout does allow for increased visual separation between dwellings, however the concerns of small plot sizes, combined with

Agenda Item 6

Planning Committee
17th April 2019

Agenda Item: 6
18/02285/F

the dominance of hard landscaping through the central part of the site, is not considered to overcome the issues raised by the Planning Inspectorate in this regard resulting in a form of development that would have an adverse effect on the character and appearance of the surrounding area.

- 6.7 The proposed development would not be acceptable in terms of its design and impact upon the character of the wider area, and conflicts with policies Ho9, Ho13 and Ho16.

Neighbour amenity

- 6.8 The properties most likely to be affected by the proposal (other than the donor properties), are those to the north, south and east of the site namely nos. 54, 56, 58 and 62 Epsom Lane North and 94 and 96 Royal Drive, respectively.

- 6.9 The easternmost parts of the rear gardens of no. 56 and 58 would be donated to the development but the remaining rear gardens would be of adequate size. The habitable room windows to the front of houses on plots one and two would face westwards, down the access road and obliquely towards 62 and 58, but separation distances would be such as to avoid any noticeable problems of overlooking, overshadowing or overbearing effect. The flank wall of the house on plot three would be close to the boundary with 56, and a small section of the rear of No. 58, but would have no side facing windows and due to the separation distance to the boundary (2.8m to the garage, 6.7m to the main flank wall), the proposal is not considered to result in a dominating effect.

- 6.10 The rear elevations of the houses on plots one and two would have first floor bedroom windows facing properties in Royal Drive and the rear gardens in those plots would be of restricted depth. However the dwellings on Royal Drive have reasonably sized gardens adjacent to the application site which also include mature landscaping. Furthermore the proposed dwellings on plots one and two are set off the shared boundary with these dwellings and would sit slightly lower in level. Therefore a sufficient separation distance would remain between the proposed dwellings and the dwellings on Royal Drive, such that the proposed development would not be overbearing when viewed from the dwellings on Royal Drive and with no adverse overlooking or overshadowing.

- 6.11 Turning to plots three to six, the rear facing windows would look towards the rear garden of No. 54 Epsom Lane North. The shallow garden depths (between 6.5m and 7.8m) and proliferation of windows that would face towards this garden are considered to give rise to a harmful impact upon the amenities of this property in terms of overlooking and loss of privacy.

- 6.12 Thus whilst giving rise to a degree of change in the relationship between buildings, the proposed scheme would unacceptably affect the amenity of neighbouring properties, in particular No. 54 Epsom Lane North and

Agenda Item 6

Planning Committee
17th April 2019

Agenda Item: 6
18/02285/F

conflicts with policies Ho9, Ho13, Ho14 and Ho16 in respect of residential amenity.

Highway matters

- 6.13 The proposal would create a new access way onto Epsom Lane North to serve the proposed development and 12 parking spaces would serve the proposed six dwellings, 2 per dwelling, with an additional 2 visitor parking spaces, bringing the total to 14.
- 6.14 Objection to the proposal has been raised by local residents on the grounds of the access road resulting in a hazard to highway safety, in particular the visibility splays proposed for the new access road. The application and the comments and objections received have been carefully considered by the County Highways Authority (CHA). Re-consultation with the CHA was undertaken following further comments, objections and Technical Note by Cole Eason Consultants submitted on behalf of neighbours and the CHA have provided the following comments on the proposal:

'I have reviewed the information submitted by the applicant and that provided by the transport consultant Cole Eason's on behalf of neighbours, including Mr Davos and Mr Bockstaele, who are both opposed to the development.

The developer is suggesting that 90 metres of visibility taken from a point 2.4 metres back along the access from the nearside kerb is achievable. This was previously agreed with the developer during the appeals process under the previous application numbered 16/02347 after planning permission was refused. However, it was incorrectly shown by the developer across the front boundary of third party land.

Notwithstanding the above the proposed sight lines to a point 90 metres to the north are an over-design, in that they are based on Design Manual for Roads and Bridges (DMRB) desirable minimum criteria. These visibility splays are inappropriate for Epsom Lane North, as they are taken from advice within DMRB which is only normally relevant to trunk and primary routes where the speed of traffic is above 60kph (37.5mph).

Epsom Lane North is a B class road which benefits from street lighting and is subject to a speed limit of 30mph. In these instances Manual for Streets (MfS) is the appropriate guidance to use, even though traffic may be exceeding the speed limit. The guidance in MfS does state that drivers should be adhering to the speed limit and should be driving according to the conditions of the road. MfS requires that accesses onto roads subject to a speed limit of 30mph should have visibility of 43 metres to a point where traffic would normally be situated on a carriageway. It is accepted in MfS that drivers do not travel next to the kerb line. The track of vehicles is no more than 0.5 metre into the carriageway from the near side kerb line and hence why vehicle visibility from an access is taken to that point. The 43 metres of visibility is taken from a point 2.4 metres back along the middle of

Agenda Item 6

Planning Committee
17th April 2019

Agenda Item: 6
18/02285/F

the access from the near side kerb line. The MfS required sight lines can be provided by the developer, provided the telegraph pole outside number 62 Epsom Lane North is relocated. This is asked for by condition 1.

Developers proposing new accesses are required to demonstrate that they can, as near as possible, meet the visibility for a given speed limit as required by Manual for Streets. However, where it appears that speeds may be in excess of that, it is good practice to undertake a speed check to assess the degree to which the stipulated sight lines of 2.4 by 43 metres needs to be provided. In this case, because of the speeds that have been identified in speed data from the Police, we are not prepared to relax from these standards therefore a minimum sight lines of sight line of 2.4 by 43 metres needs to be provided. This can in fact be provided by the applicant who has submitted the above application numbered 18/02285/F at 60 Epsom Lane North.

Furthermore it would be inappropriate to design vehicular accesses for potentially ever increasing speeds, as that just compounds the problem. The entire length of Epsom Lane North between Tattenham Corner and Tadworth is very much on the Police's and County's "radar", and both are jointly monitoring the situation. In these circumstances we should not be changing the road environment to encourage the further speeding of drivers by asking developers to provide sight lines commensurate with those higher speeds. Instead we need to manage the road environment to contain speeds to the appropriate limit, which is 30mph. The developer has agreed to a total contribution of £6000 towards Vehicle Activated Signs that cost approximately £3000 each. These signs would assist in controlling driver speeds.'

- 6.15 In further clarification on when it was appropriate for County Highways Authority to use 'Manual for Streets' and when it uses 'Manual for Roads and Bridges'; further comments were provided:

'Manual for Streets versions 1 and 2 are used for calculating sight lines in most roads in Surrey where the speed limit is up to 30mph. The sight lines in the Design Manual for Roads and Bridges is used where the speed limit is greater than 30mph. However Manual for Streets can be used on roads where the speed limit is 40mph, as is the case in some built up areas, but where the actual speed of traffic as demonstrated by a speed survey is less than 40mph.

Manual for Streets 1 (MfS1) was published in 2007. This states in paragraph 1.2.1 that MfS1 may be used by highway and traffic authorities. Surrey County Council is the Highway Authority for most roads in Surrey except for trunk roads such as the A3 and motorways such as the M23. This is because the Department for Transport, via Highways England, does not set design standard for highways, as they are set by highway authorities, as explained on paragraph 1.4.2 of MfS1. . This means that Surrey County Council as the Highway Authority for roads in Surrey maintains non trunk

Agenda Item 6

Planning Committee
17th April 2019

Agenda Item: 6
18/02285/F

roads in the county, and Highways England on behalf of the Department for Transport maintain the trunk road and motorway network in England including Surrey. Table 7.1 of MfS1 shows that on a roads where the speed of traffic is 30mph, the sight line should be 43 metres allowing for the bonnet of a vehicle.

Epsom Lane North is a "B" class road which is maintained by Surrey County Council as the Highway Authority with a 30mph speed limit. It has street lighting and is bounded on its east side by residential developments with access onto the road. Epsom race course is on the west side of the road. This road can in no way be interpreted as a road that the Design Manual for Roads and Bridges can be used. Hence the use of MfS1.

Since MfS1 was published another version of MfS (Manual for Streets 2 (MfS2)) was published in 2010. This advises in paragraph 1.3.4 that MfS (versions 1 and 2) should be used as a starting point for all roads subject to a speed limit of 30mph.

From the above there is no ambiguity of when we use MfS as opposed to the Design Manual for Roads and Bridges. The former (MfS 1 and 2) is used on non-trunk roads in Surrey where the speed limit is up to 30mph. On such roads we seek as a minimum sight line of 43 metres, as referred to above. On roads where the speed limit is more the sightlines for a given speed limit are those shown in the Design Manual for Road and Bridges.

In all cases developers are required to provide the minimum required sight lines for a given speed limit. On a road subject to a speed limit of 30mph, the minimum sight line we seek is 43 metres. If this cannot be achieved then we ask developers to carry out a speed survey to check whether the sight lines that can be achieved are commensurate with the speed of traffic. In this case if speeds were lower than the speed limit then we can reduce visibility. If speeds are more as is the case here, the minimum sight line should be adhered to. For example on a road with a speed limit of 30mph the minimum sight line we want is 43 metres as set out in MfS. If the speed limit is more than 30mph then we use the minimum sight lines as set out in the Design Manual for Roads and Bridges. For example if Epsom Lane North was subject to a speed limit of 40mph then we would be seeking a minimum sight line of 120 metres as stated in the Design Manual for Roads and Bridges.

The fact that some drivers are speeding is a police enforcement matter, we cannot expect developers to achieve greater sight lines than the minimum required for a given speed limit. In fact MfS states in paragraph 7.4.8: "A speed limit is not an indication of the appropriate speed to drive at. It is the responsibility of drivers to travel within the speed limit at a speed suited to the conditions". This makes it clear that drivers should be traveling at the speed limit which is enforceable by the police. Furthermore it makes it clear that drivers should be driving according to the conditions within that speed limit.'

Agenda Item 6

Planning Committee
17th April 2019

Agenda Item: 6
18/02285/F

- 6.16 The County Highways Authority have recommended 5 conditions were the application to be approved, as follows:

'1. The proposed development shall not be occupied until the access has been constructed in accordance with the approved plans to include relocation of the telegraph pole on the highway fronting 62 Epsom Lane North so that it is outside the sight line of 43 metres to the north from a point 2.4 metres into the access from the nearside kerb edge.

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, of the Reigate and Banstead Local Plan 2005.

2. The development hereby approved shall not be first occupied unless and until the existing access from the site to Epsom Lane North has been permanently closed and any kerbs, verge, footway, fully reinstated.

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, of the Reigate and Banstead Local Plan 2005.

3. 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 be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

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, and Policy Mo7 Parking, of the Reigate and Banstead Local Plan 2005.

4. 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) programme of works (including any measures for traffic management)*
- (e) provision of boundary hoarding behind any visibility zones*
- (f) HGV deliveries and hours of operation*
- (g) measures to prevent the deposit of materials on the highway*
- (h) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused*
- (i) on-site turning for construction vehicles*

Agenda Item 6

Planning Committee
17th April 2019

Agenda Item: 6
18/02285/F

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.

5. The development hereby approved shall not be first occupied unless and until a pedestrian inter-visibility splay measuring 2m by 2m has been provided on each side of the proposed vehicular access to Epsom Lane North, the depth measured from the back of the footway and the widths outwards from the edges of the access, in accordance with the approved plans. No obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

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, of the Reigate and Banstead Local Plan 2005.'

- 6.17 Further to these conditions, were the application to be approved, a legal agreement would be secured to provide a contribution of 6000 pounds towards the provision of Vehicle Activated Signs.
- 6.18 Whilst the applicant has agreed in principle to this contribution, a legal agreement has not been secured as the application is being refused on other grounds. On this basis, a further reason for refusal is appropriate which could be overcome at appeal if a unilateral undertaking to provide a contribution towards this signage were entered into. Without it the vehicle speeds in this stretch of road are such that there remains a potential highway safety risk given the visibility splays are appropriate for 30mph speeds only and not those currently observable.

Impact on trees

- 6.19 The Tree Officer was consulted upon the proposal and noted the existing tree stock comprises low quality specimens which have little value to the local landscape and their removal will have little impact on the character of the area. The parts of the development which encroach into their rooting areas of the retained trees is not excessive and subject to the relevant measures being adhered to all times during the development stage, the retained trees can be integrated into the layout.
- 6.20 Following the submission of additional plans further comments were received from the Tree Officer:

Agenda Item 6

Planning Committee
17th April 2019

Agenda Item: 6
18/02285/F

'With regards to the additional information relating to the visibility splay, it is not clear whether the assessment has taken into account the impact it will have on T1. Whilst it may be a low quality specimen it will be necessary for a revised arboricultural report to be submitted prior to the commencement of any development. '

- 6.21 Were the application to be approved, landscaping and tree protection conditions would be added to a grant of planning permission.

Other matters

- 6.22 Property devaluation is not a material planning consideration. The site is not within nor adjacent to a Conservation Area and is not considered to result in harm in this regard.

- 6.23 Concern was raised in relation to crime and health fears that may occur as a result of the proposed development. It is considered that the proposal would not result in any material crime or health issues on the site over and above the present situation.

- 6.24 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. 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.

- 6.25 Bats and their roosts are protected by law and the protected species legislation applies independently of planning permission. Measures to enhance biodiversity within the site could be designed into the development in accordance with para 170 of the NPPF and secured by planning conditions.

- 6.26 Concern has been raised from neighbouring properties regarding flooding and drainage/sewage. The site is located within flood zone 1 and sewage capacity would be assessed at building control stage. It is noted a condition could be applied to a grant of permission to ensure that sustainable drainage is present on the site and an appropriate surface water drainage scheme implemented.

Affordable housing

- 6.27 The development would result in a net gain of five residential units. Core Strategy Policy CS15 and the Council's Affordable Housing SPD require financial contributions towards affordable housing to be provided on housing developments of 1-9 units. However, this has been superseded by the 2018

Agenda Item 6

Planning Committee
17th April 2019

Agenda Item: 6
18/02285/F

NPPF which states that affordable housing contributions should not be sought from minor developments and so the Council is not presently requiring financial contributions from applications such as this resulting in a net gain of 10 units or fewer. The absence of an agreed undertaking does not therefore warrant a reason for refusal in this case.

Infrastructure Contributions

- 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.

7.0 Conclusion

- 7.1 The proposal would make a modest contribution to overall local housing supply with the consequential financial, economic and social benefits. The proposal would also make use of a previously developed site which finds favour in the Council's Core Strategy.

- 7.2 However, whilst these social and economic benefits are acknowledged they are not felt to be sufficient to overcome or outweigh the substantial environmental harm to the character of the area and harm to neighbour amenity. Accordingly, the proposal would not be in accordance with the presumption in favour of sustainable development.

- 7.3 For these reasons set out above it is considered that planning permission should be **REFUSED**.

1. The proposal, by virtue of restricted and uncharacteristically tight plot sizes, roof design, prevalence of hard landscaping and lack of meaningful landscaping opportunity, would be an incongruous, and cramped form of development out of keeping with and harmful to the character and appearance of the locality and contrary to policies Ho9, Ho13 and Ho14 of the Reigate and Banstead Borough Local Plan 2005 and guidance contained within the Local Distinctiveness Design guide SPG.
2. The proposed development, by virtue of the close proximity of plots three, four, five and six, and 54 Epsom Lane North, would give rise to a high degree of overlooking to the rear garden which would represent a harmful loss of privacy to the occupants of 54 Epsom Lane North contrary to policies Ho9, Ho13 and Ho14 of the Reigate and Banstead Borough Local Plan 2005.
3. The proposed development, in the absence of a legal agreement to provide a contribution of 6000 pounds towards the provision of Vehicle Activated Speed Signs in the vicinity of the application site, could lead to conditions prejudicial to highway safety, which would be contrary to the objectives of the National

Agenda Item 6

Planning Committee
17th April 2019

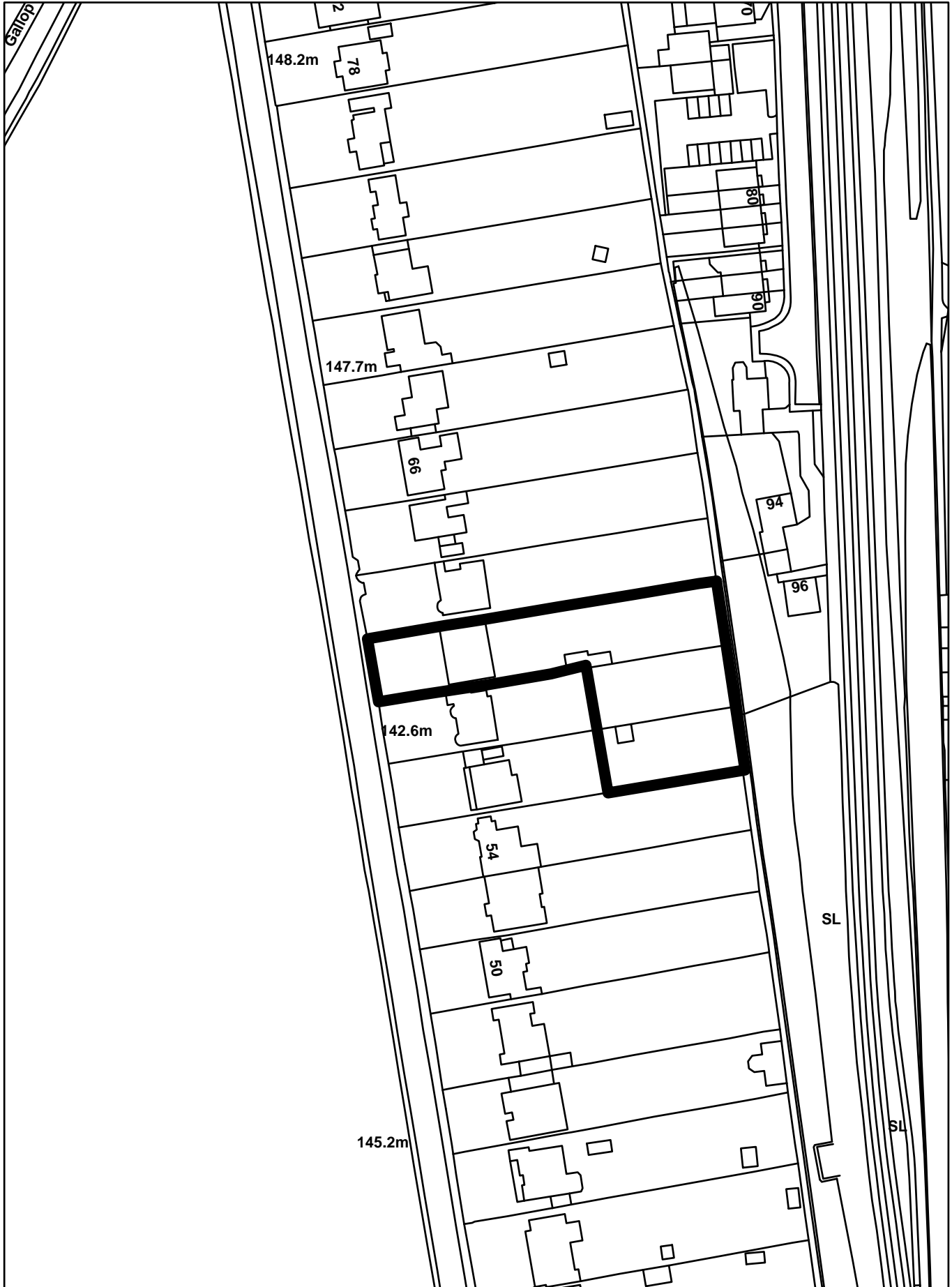
Agenda Item: 6
18/02285/F

Planning Policy Framework, policy Mo5 of the Reigate and Banstead Borough Local Plan 2005 and objective 3 of the Surrey Transport Plan 2011-2026 'To improve road safety and the security of the travelling public in Surrey'.

Proactive and Positive Statements

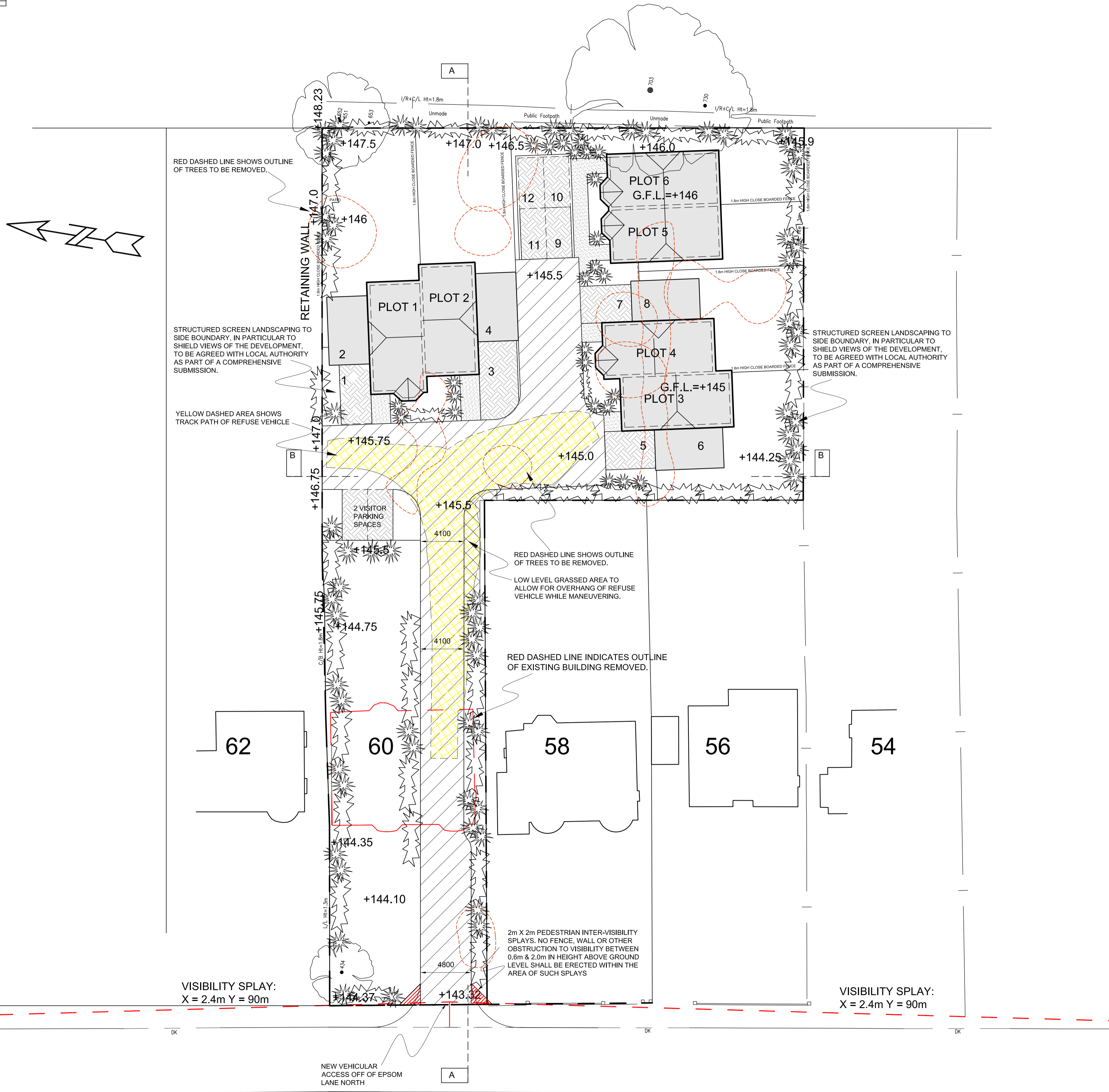
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and whilst planning permission been refused regard has been had to the presumption to approve sustainable development where possible, as set out within the National Planning Policy Framework.

Agenda Item 6
18/02285/F - Land Rear Of 56-60 Epsom Lane North,
Epsom Downs



0cm 2cm 4cm 6cm 8cm 10cm

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Hillman design Ltd
Chartered Architects

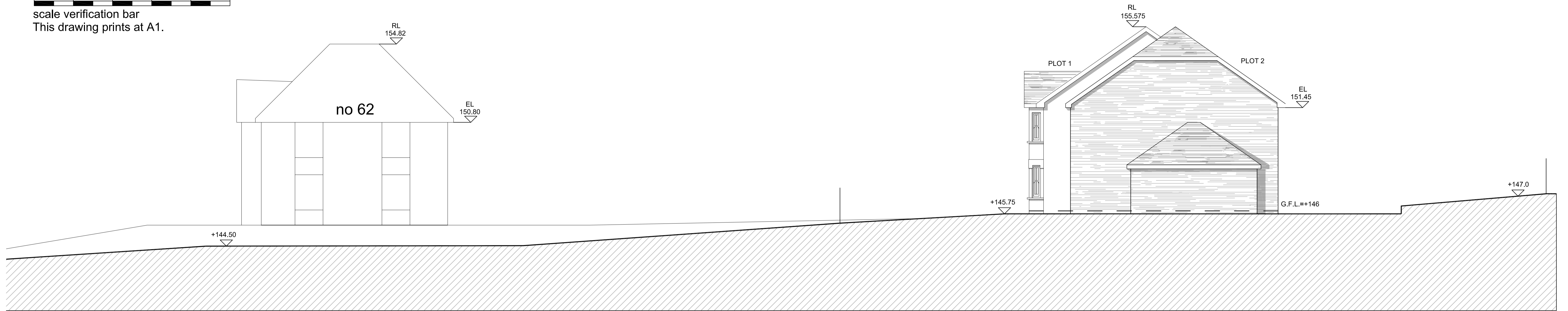
24 Crichton Road
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PROJECT
PROPOSED DEVELOPMENT AT
56 TO 60 EPSOM LANE NORTH,
EPSOM, KT18 5PY
DRAWING
PROPOSED SITE PLAN,

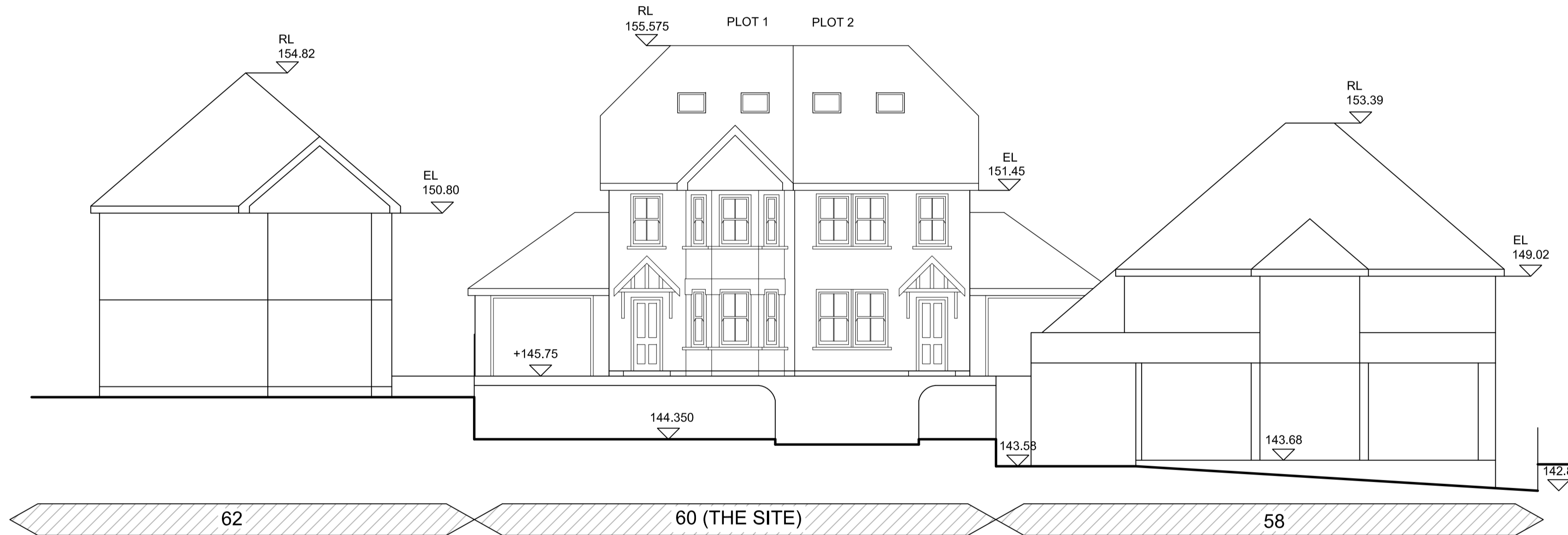
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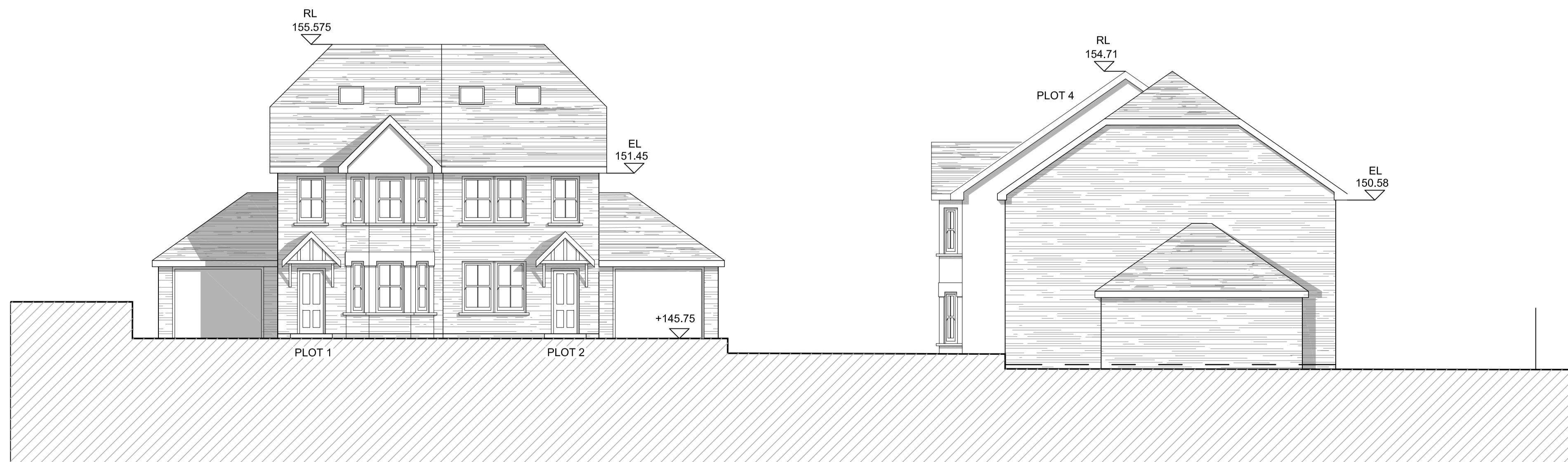
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SECTION A-A



STREET SCENE ELEVATION ALONG EPSOM LANE NORTH.



SECTION B-B

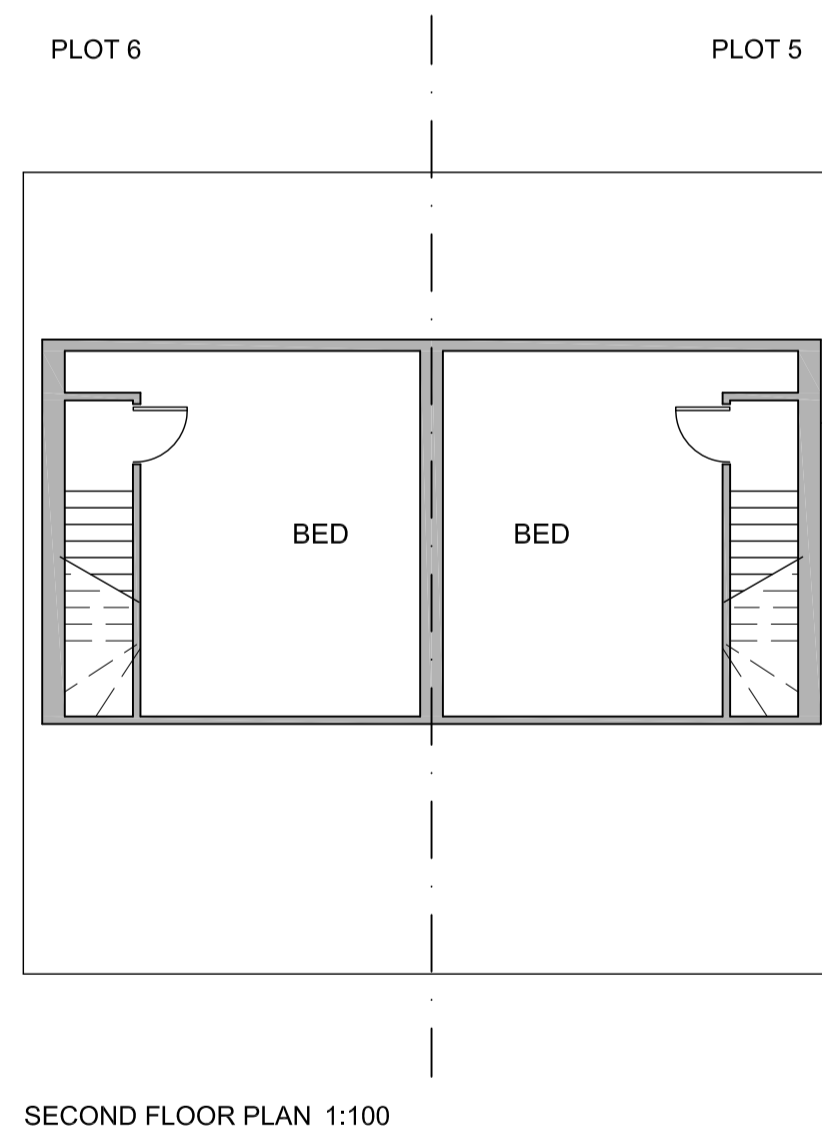
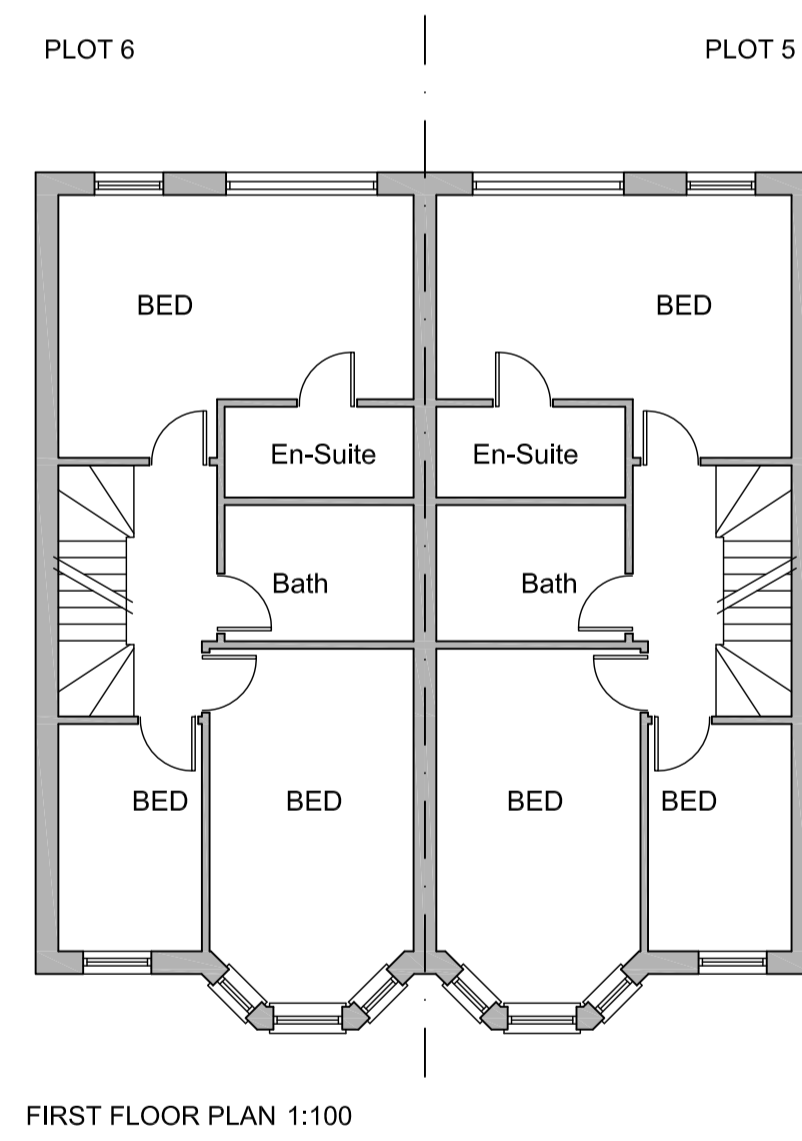
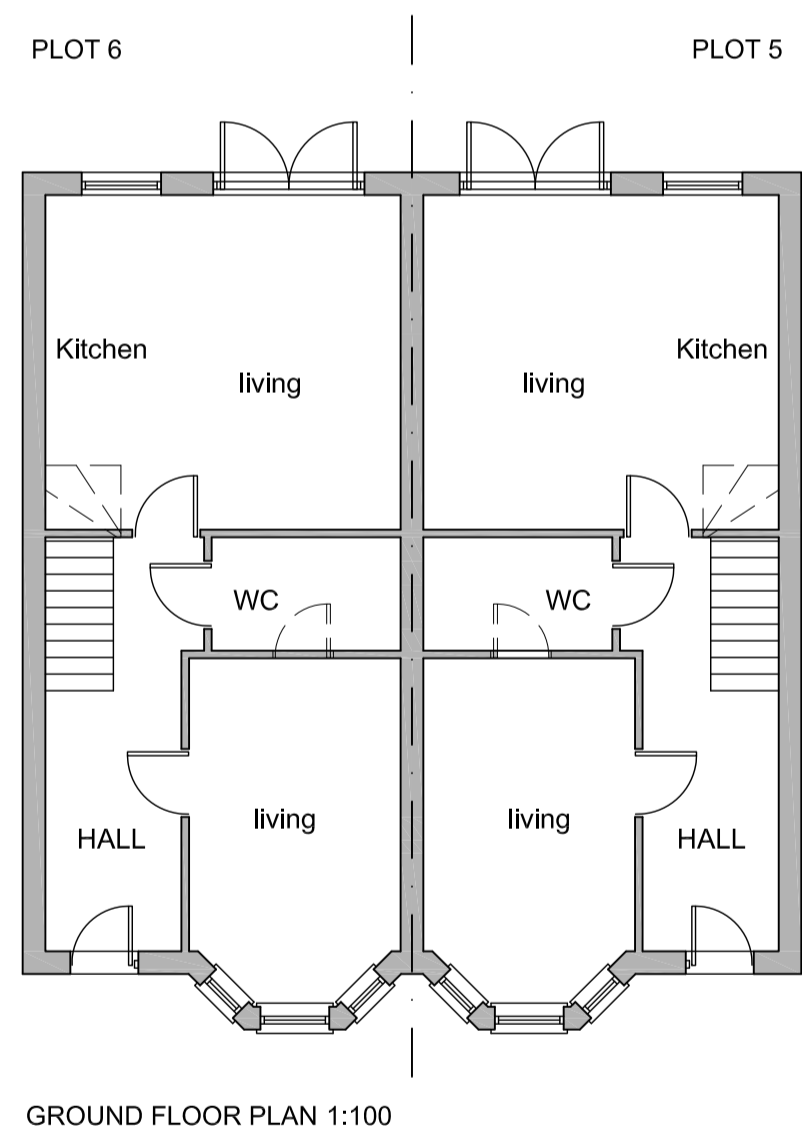
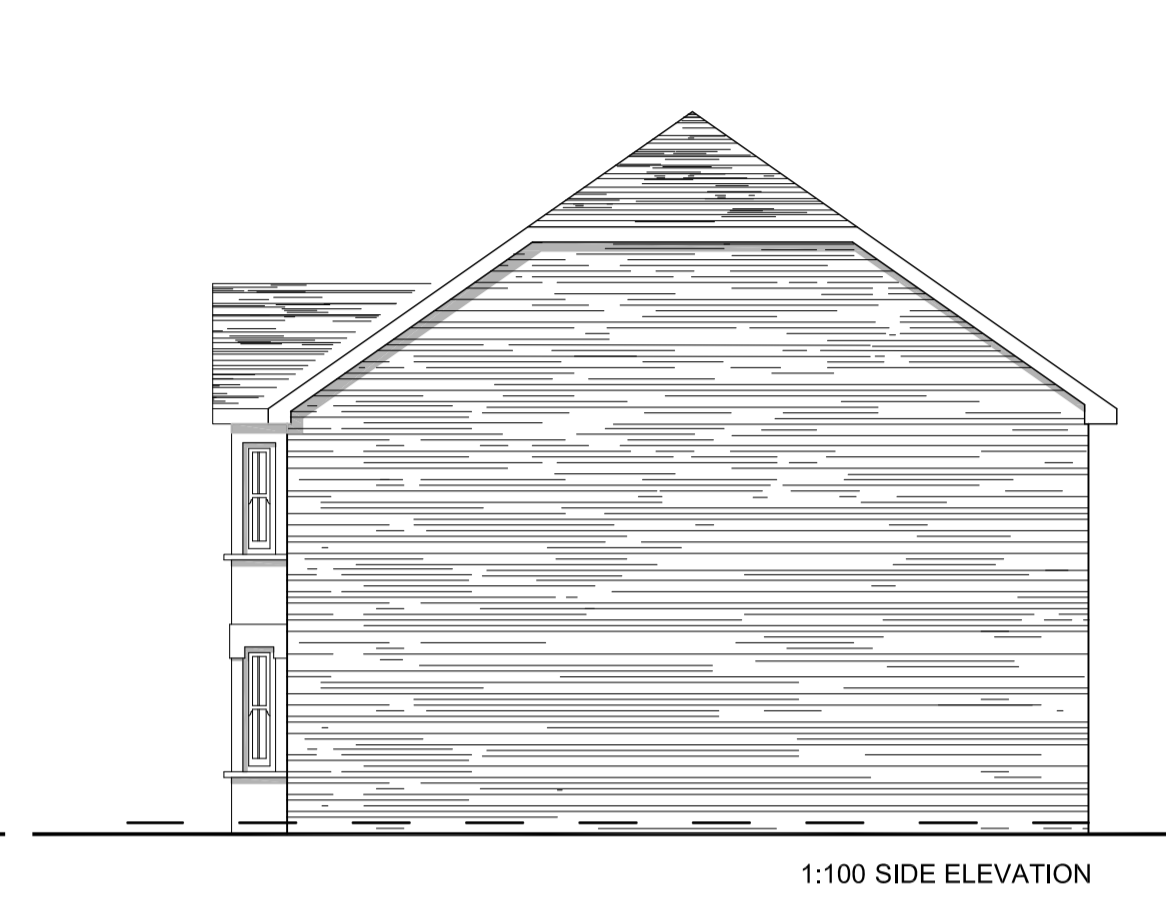
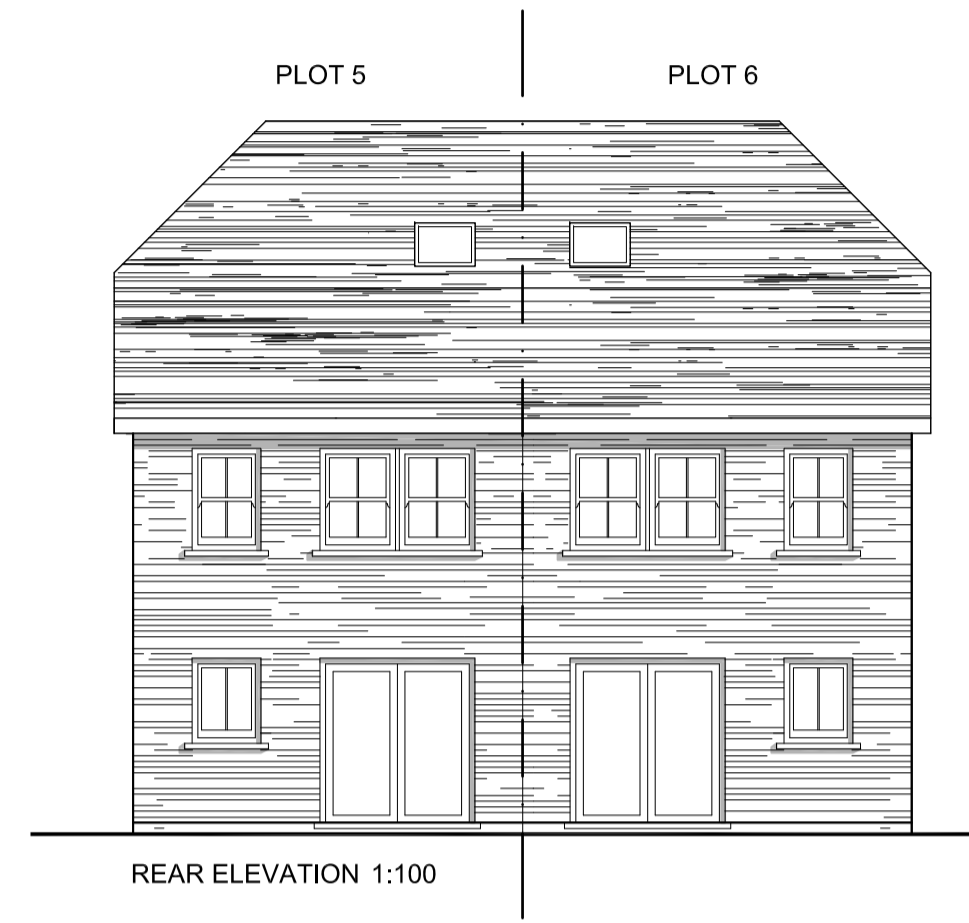
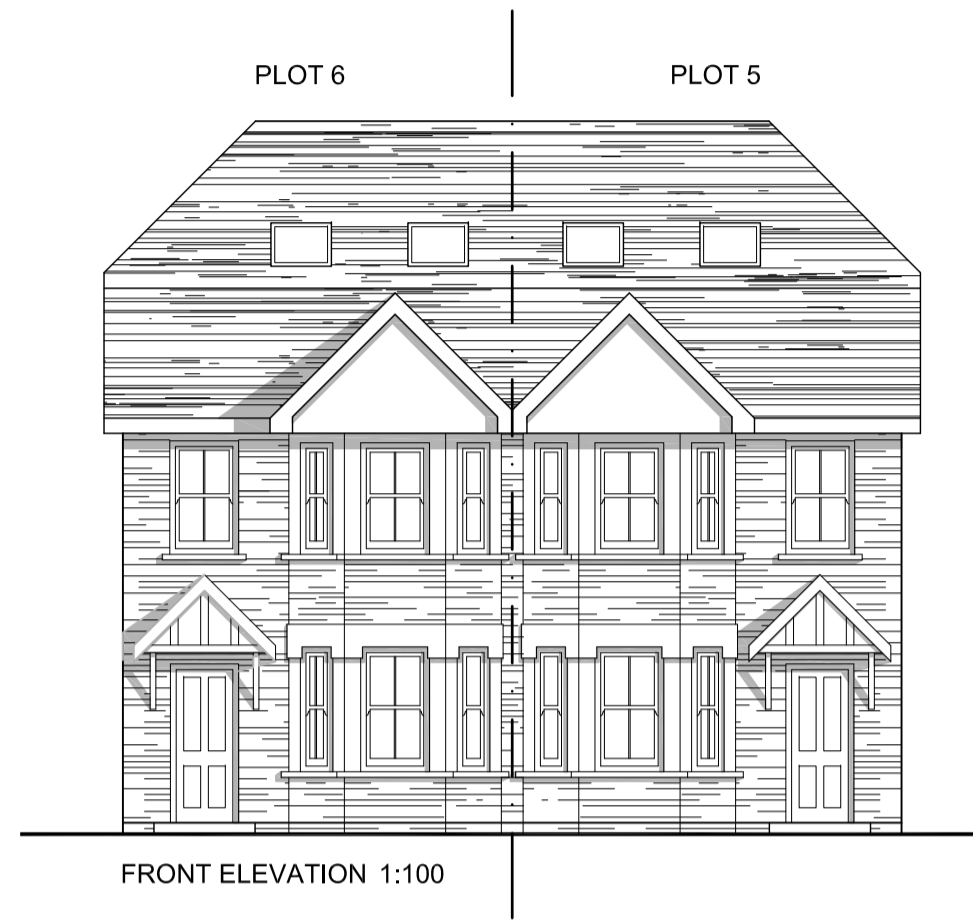
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PROJECT	PROPOSED DEVELOPMENT AT 56 to 60 EPSOM LANE NORTH, EPSOM, KT18 5PY
DRAWING	PROPOSED SITE SECTIONS & SITE ELEVATION
SCALE	DATE
1:100	JUL 18
DRAWING NO	REVISION
ELN/2/80	

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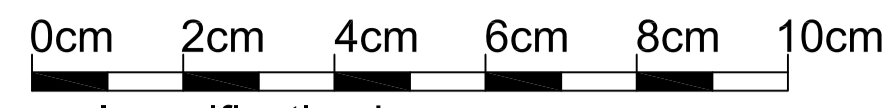
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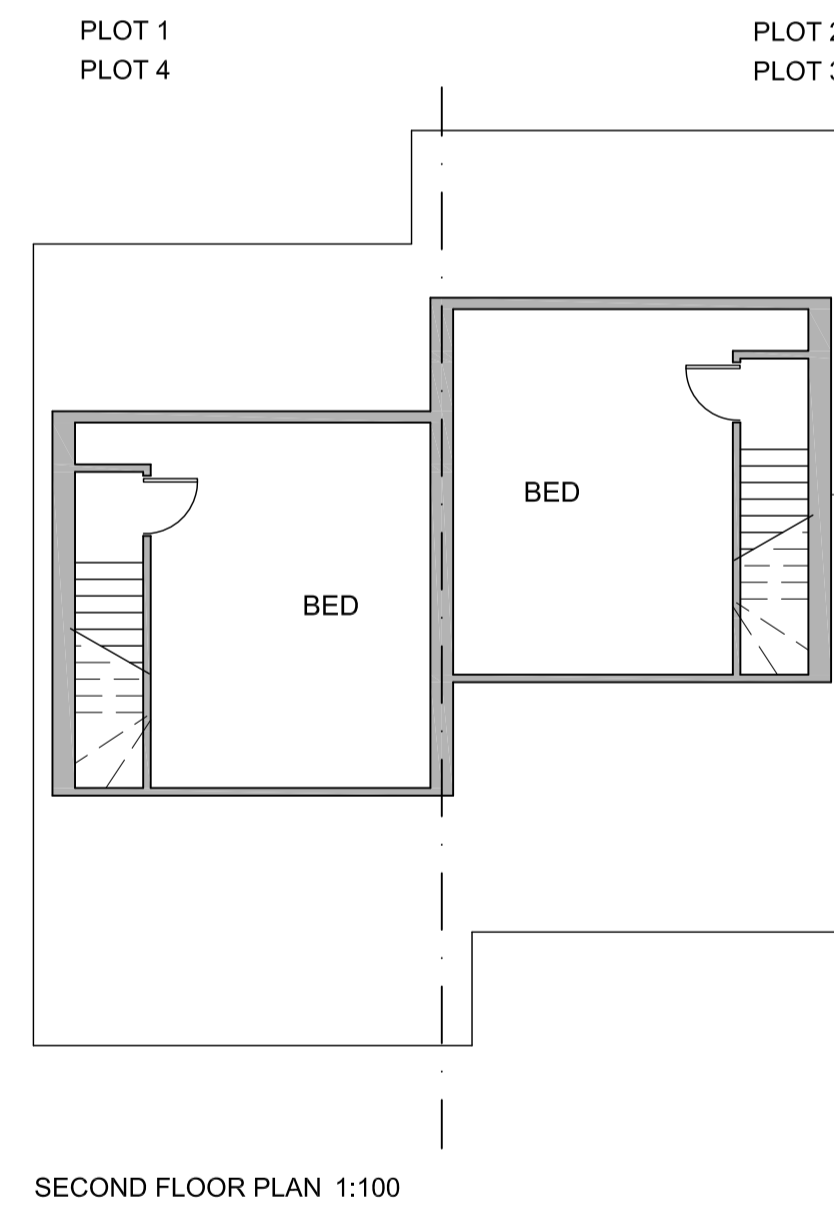
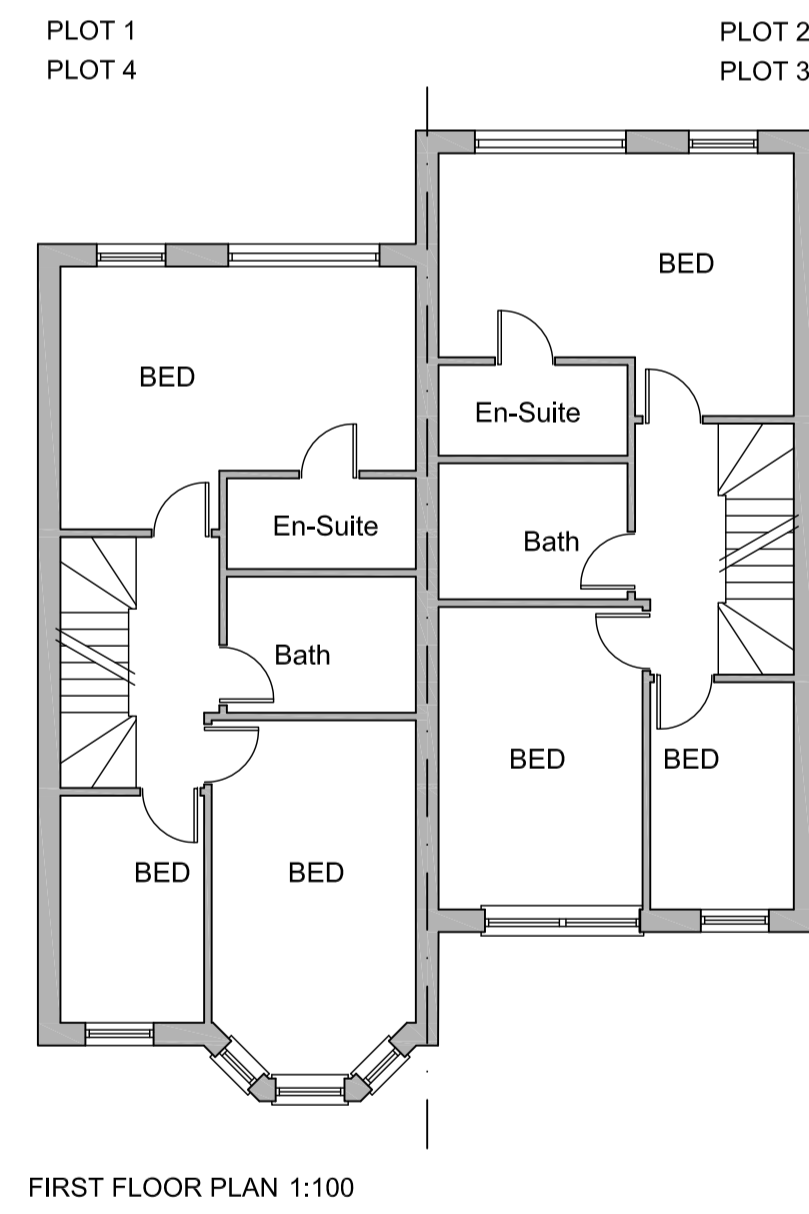
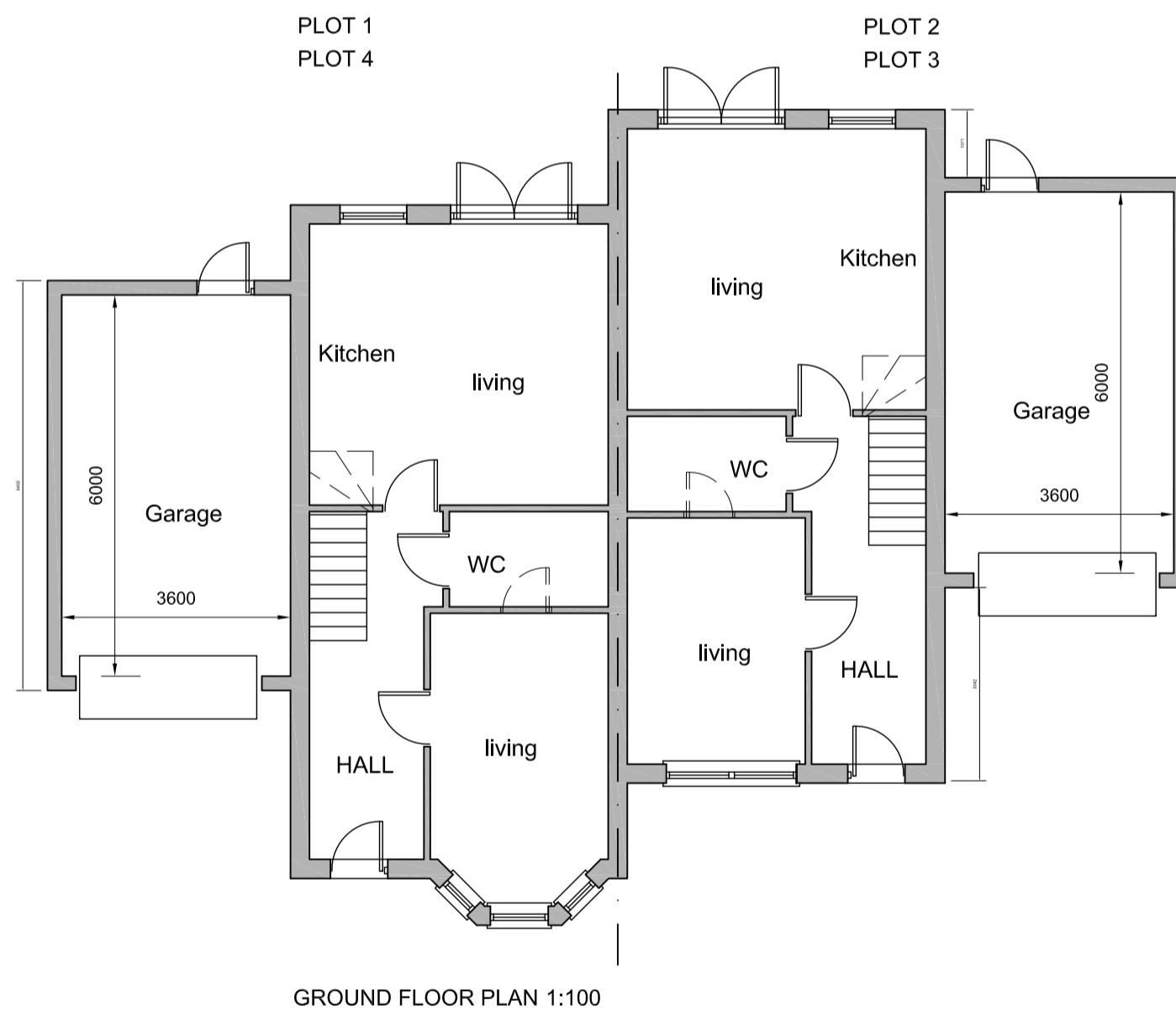
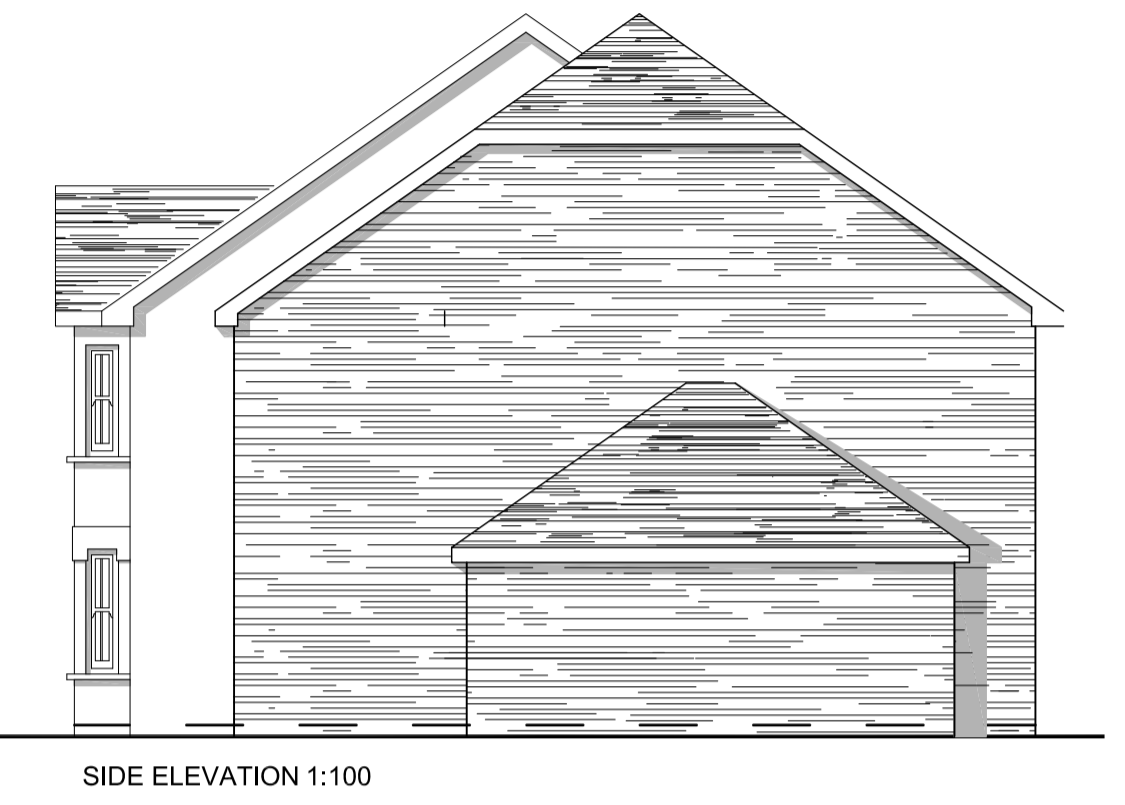
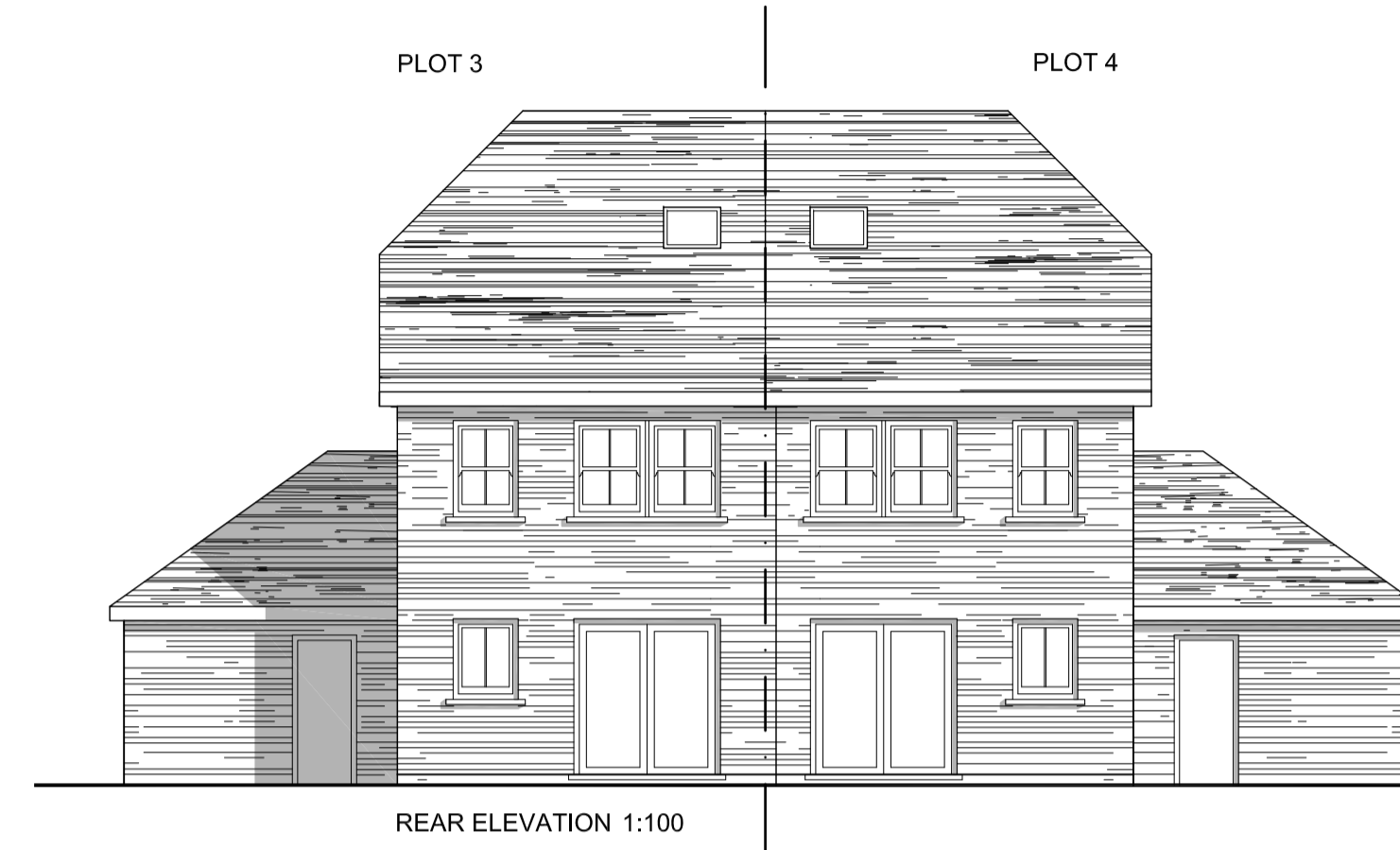
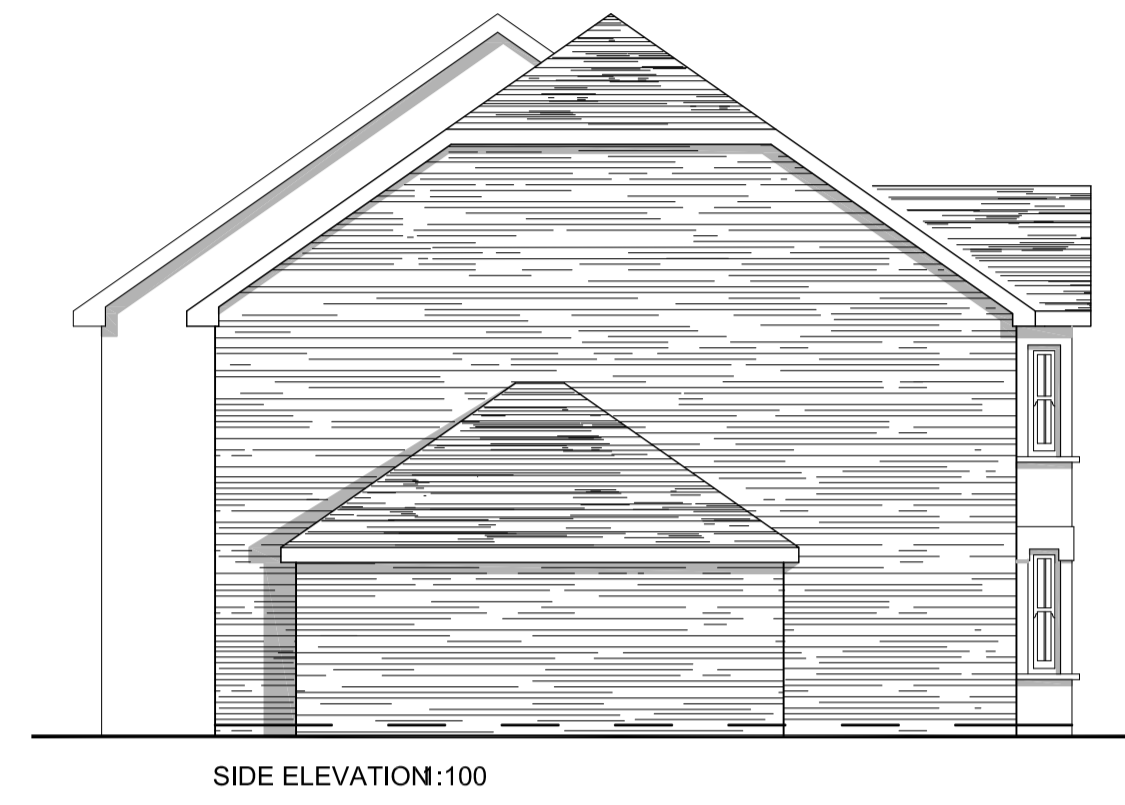
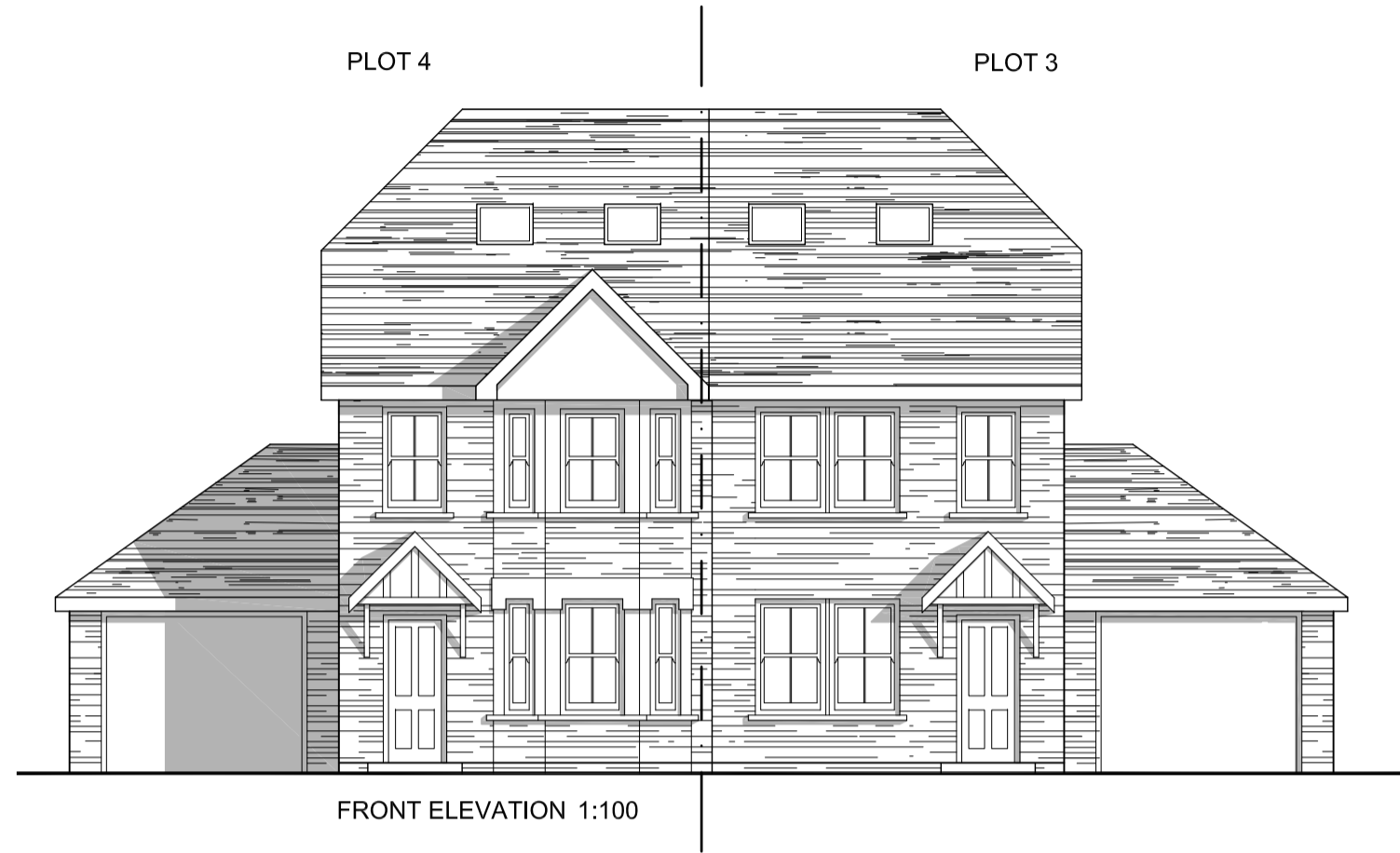
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PROJECT	PROPOSED DEVELOPMENT AT 56 to 60 EPSOM LANE NORTH, EPSOM, KT18 5PY
DRAWING	PLOTS 5 & 6 INDICATIVE FLOOR PLANS AND ELEVATIONS
SCALE	1:100
DATE	JUL 18
DRAWING NO	ELN/2/102
REVISION	



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PROJECT	PROPOSED DEVELOPMENT AT 56 to 60 EPSOM LANE NORTH, EPSOM, KT18 5PY
DRAWING	PLOTS 1 & 2, 3 & 4 INDICATIVE FLOOR PLANS AND ELEVATIONS
SCALE	DATE
1:100	JUL 18
DRAWING NO	REVISION
ELN/2/101	

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Agenda Item 7

Planning Committee
17th April 2019

Agenda Item: 7
18/02690/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	17 April 2019
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Rosie Baker
	TELEPHONE:	01737 276173
	EMAIL:	rosie.baker@reigate-banstead.gov.uk
AGENDA ITEM:	7	WARD: South Park and Woodhatch

APPLICATION NUMBER:	18/02690/F	VALID:	28/12/2018
APPLICANT:	Ashill Land Ltd	AGENT:	Robinson Escott Planning
LOCATION:	REIGATE GARDEN CENTRE, 143 SANDCROSS LANE, REIGATE		
DESCRIPTION:	Erection of six dwellings and associated works including vehicular and pedestrian access, parking as well as hard and soft landscaping works. As amended on 21/01/2019, 30/01/2019, 11/02/2019 and on 25/02/2019.		
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

The proposed development seeks planning permission to redevelop the remaining parcel of land at Reigate Garden Centre for a residential scheme of 6 dwellings with associated access and landscaping. The scheme forms an extension or 2nd phase of development to that recently granted under 18/00699/F for 17 dwellings.

The site is wholly within the Metropolitan Green Belt where the construction of new buildings is generally regarded as inappropriate. However, the site is on land recommended to be removed from the green belt in the submitted Development Management Plan (DMP).

Legislation¹ requires that planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise. In this case the emerging DMP is a significant material consideration that in this case is considered to remove and 'outweigh' the harm under green belt policy.

The design and layout of the site is considered to be acceptable, enabling views to be maintained through the development to the countryside beyond and providing a design and form that would blend cohesively with the already approved 17 unit scheme. In terms of layout, spacing and plot sizes, the development is considered to respond appropriately

¹ Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004

Agenda Item 7

Planning Committee
17th April 2019

Agenda Item: 7
18/02690/F

to the character of the area. The scale and form of the proposed dwellings is considered acceptable and the appearance and detailing of the elevations would respond appropriately to the local character and Surrey low weald vernacular.

The relationship of the development to, and separation distances with, neighbouring properties are such that the proposed development would have no adverse impact on the amenity of neighbouring properties. The proposals would provide adequate parking and the County Highway Authority has raised no objection to the proposals from the perspective of highway safety or operation.

The loss of the garden centre as a retail facility was considered under application 18/00699/F. Its loss was accepted and is not considered further under this application. It is noted that buildings have been cleared from the wider site, pre-commencement conditions discharged and construction is imminent on phase 1.

This scheme falls below the threshold for which affordable housing contributions are normally sought. However, it is considered that for the purposes of affordable housing assessment this site and proposal should be considered as a whole with the already approved 17 unit scheme on the wider site. Whilst the applicant disputes this position, they initially offered a contribution of £47,000 in lieu of on-site provision towards affordable housing (in addition to the £200,000 secured on the wider scheme). However following the Council's appraisal of the viability of a composite 23 unit scheme, (which was undertaken based on consistent assumptions to those which underpinned the £200,000 figure secured on the original scheme), and negotiation with the applicant, the applicant has agreed to increase this figure to £119,932 which reflects the Council's conclusions as to the viability. Given the viability position, this is considered to be an acceptable and appropriate level of affordable housing for the scheme and is considered to be the maximum figure achievable when combined with the previously secured £200,000 (and which could reasonably be defended at appeal). Thus whilst below the required 30%, the scheme is considered acceptable in the context of the provisions of CS15 (and emerging DMP policy DES6), both of which allow for negotiation on viability grounds. This contribution would be secured through a legal agreement.

The scheme would contribute to meeting local housing requirements and would bring consequent social, economic and financial benefits all of which are considered to attract limited additional weight in favour of the scheme.

RECOMMENDATION(S)

Subject to the completion of all documentation required to create a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended to secure:

- (i) A contribution of £119, 932 towards the provision of affordable housing
- (ii) The Council's legal costs in preparing the agreement

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

In the event that a satisfactorily completed obligation is not received by 31st July or such longer period as may be agreed, the Head of Places and Planning be authorised to refuse permission for the following reason

Agenda Item 7

Planning Committee
17th April 2019

Agenda Item: 7
18/02690/F

1. The proposal fails to provide an agreed contribution to fund affordable housing provision within the Borough of Reigate & Banstead, and is therefore contrary to policy CS15 of the Reigate and Banstead Core Strategy 2014.

Agenda Item 7

Planning Committee
17th April 2019

Agenda Item: 7
18/02690/F

Consultations:

Planning Policy Manager – No objection.

Weight to be afforded to the DMP: The Framework (National Planning Policy Framework) makes clear that decision-takers may afford weight to emerging plans as a material consideration when determining applications. It is confirmed in this case, based on the accordance with Paragraph 48 of the Framework, considerable weight could reasonably be afforded to the impending change in the designation of this site through the DMP (Development Management Plan), namely the fact that it will be removed from the green belt upon adoption.

Affordable housing provision: Provided review of affordable housing provision initially proposed by the developer and confirmed for the purposes of Core Strategy CS15 (and emerging DMP Policy DES6), this site and proposal should be considered as a whole with the already approved 17 unit scheme. Initial offer by the applicant of a contribution of £47,000 towards affordable housing considered unacceptable. Following the Council's appraisal of the composite 23 unit scheme and negotiation with the developer the revised offer of £119,932 (which is in addition to the £200,000 secured on the wider scheme) is acceptable. Confirmed this new offer considered the maximum which the combined scheme can reasonably sustain in viability terms and whilst below the required 30% (when the site is considered as a whole), it is considered acceptable in the context of the provision of Policy CS15 (and emerging policy DE6) both of which allow for negotiation in respect of viability.

Highway Authority: The County Highway Authority has assessed the application on safety, capacity and policy grounds and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway with respect of access, net additional traffic generation and parking. The County Highway Authority therefore has no highway requirements subject to conditions

Environmental Health (Contaminated Land): No objection subject to conditions. There is some potential for contamination to be present associated with the last use of the site and as such a condition to deal with contaminated land is recommended.

Tree Officer: No objection subject to conditions

Surrey CC Sustainable Drainage and Consenting Team: Following receipt of additional information no objection subject to conditions.

County Archaeologist: No objection

Reigate Society: No objection. Comment in relation to design, scheme should incorporate social housing and refuse storage.

Representations:

Letters were sent to neighbouring properties on 14th January 2019, a site notice was posted 16th January 2019 and advertised in local press on 14th March 2019.

Agenda Item 7

Planning Committee
17th April 2019

Agenda Item: 7
18/02690/F

No letters of representation from local residents have been received.

1.0 Site and Character Appraisal

- 1.1 The site, extending to 0.13ha, comprises the remaining part of the former Reigate Garden Centre, located to the south-west of Reigate, on the southern side of Sandcross Lane, on the edge of Woodhatch. It forms the residual land left over following the recent consent for 17 units on the wider Reigate Garden Centre site (which is currently under construction.)
- 1.2 The site consists of an area of hardstanding, which was previously used for the outdoor storage and display of goods (sheds, garden buildings and racking) associated with the former garden centre. The boundaries of the site are predominantly marked by fencing but are formed in places by shrubs and trees.
- 1.3 The site is located outside of the urban area and wholly within the Metropolitan Green Belt. The site adjoins the remainder of the former Reigate Garden Centre site to the east (which has consent for redevelopment for 17 homes). To the north, a community hall adjoins the site and to the west, the site adjoins open countryside.
- 1.4 The adjoining residential area is predominantly characterised by a post-war housing estate, with dwellings of predominantly two storeys. Some more traditional Victoria properties exist further north along Sandcross Lane. Properties along the opposite side of Sandcross Lane are typically two storeys and set back from the road behind front gardens and, in the case of the estate immediately opposite, behind a generous communal green.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant entered into pre-application discussions with the Council prior to the submission of the initial (phase 1) application and in relation to this second phase of development. Some minor design improvements were secured.
- 2.2 Improvements secured during the course of the application: Revised drainage information provided in response to concerns raised by SCC Sustainable drainage. Design improvements in relation to revised roof designs and improvements to materials proposed. Revised affordable housing offer in response to Council's appraisal of applicant's viability case.
- 2.3 Further improvements could be secured through the use of conditions and a legal agreement to secure affordable housing provision.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|------------|--|---|
| 3.1 | 18/00699/F | Demolition of existing buildings;
residential redevelopment of site for
17 No. dwellings and associated
works including vehicular and
pedestrian access onto Sandcross | Approved with
conditions
7 September 2018 |
|-----|------------|--|---|

Agenda Item 7

Planning Committee
17th April 2019

Agenda Item: 7
18/02690/F

Lane; hard and soft landscaping works.

3.2 18/00699/DET03, Discharge of condition applications Approved
05,06,07,08,09,10 associated with 18/00699/F November 2018

3.4 Prior to this there is various planning history associated with alterations to the now former garden centre. This includes historic enforcement cases.

4.0 Proposal and Design Approach

4.1 This is a full application for a residential scheme comprising six dwellings and associated vehicular and pedestrian access, parking and landscape works.

4.2 The development would form an extension to the recently consented scheme of 17 houses at Reigate Garden Centre, utilising the access approved under planning permission 18/00699/F. The consented internal road would be extended with units 1 and 2 forming 2 no. three bedroom semi-detached dwellings to the south. To the north on the opposite side of the internal road units 3-6 would comprise a short terrace of four properties, each accommodating a three bedroom property. Twelve parking spaces are provided in total (2no.per unit) with parking to the front of the terrace and to either side of the semi-detached property. A turning head is provided to the north-east, with landscape planting introduced at the front of the site and to break up the parking.

4.3 The new dwellings would be two storeys in height. In terms of appearance, they would be of traditional design with a materials palette of predominantly brick with elements of tile hanging and clay tiled roofs.

4.4 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.

4.5 Evidence of the applicant's design approach is set out below:

Assessment	The site is located on the outskirts of Reigate. The site is on relatively low lying ground and forms part of the Former Reigate Garden Centre, the remainder having been granted permission for 17 dwellings. It is covered by hardstanding, car parking and storage areas. The areas to the north and east are predominantly residential. To the west of Sandcross Lane lies Sandcross school and there is open countryside to the west of the site with a heavily treed area to the south west. Urban grain is
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Agenda Item 7

Planning Committee
17th April 2019

Agenda Item: 7
18/02690/F

	<p>predominantly linear with dispersed groupings of settlement outside the urban area. The site adjoins a site identified as potential reserve urban extension site in the draft DMP. The architectural style of the area comprises a mix of contemporary commercial and residential, post-war residential and detached and terraced Victorian and Georgian properties.</p> <p>No site features worthy of retention were identified.</p>
Involvement	Pre-application advice was sought from the Council and informed the proposal. No evidence of community consultation. (Community consultation was undertaken on the original phase 1 scheme.)
Evaluation	The Planning Statement has explained how the scheme has evolved and responded to the constraints and opportunities on the site.
Design	The applicant's reasons for the proposed layout was to deliver 6 high quality dwellings that responded positively to the site and surroundings in terms of scale, massing amount and detailing, maintaining views through the site to the open countryside beyond. The design and layout has been guided by the already approved scheme on the wider Reigate Garden Centre site

4.6 Further details of the development are as follows:

Site area	0.13ha
Existing use	Garden Centre (Sui Generis)
Proposed use	Residential dwellings
Proposed parking spaces	12
Parking standard	12 (maximum)
Affordable housing contribution	£119,932
Net increase in dwellings	6
Proposed site density	46 dph
Density of the surrounding area	Varied
	37 dph – Consented Phase 133dph – Sandcross Lane/Stockton Road/Allingham Road
	43dph – Allingham Rd/Smith Road/Eastnor Rd
	35dph – Stuart Rd/Prices Lane/Lyndhurst Rd

Agenda Item 7

Planning Committee
17th April 2019

Agenda Item: 7
18/02690/F

5.0 Policy Context

5.1 Designation

Metropolitan Green Belt (under RBBC Local Plan 2005)
Flood zone 1

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS3 (Green Belt)
CS4 (Valued Townscapes and Historic Environment)
CS5 (Valued People/Economic Development),
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS12 (Infrastructure Delivery),
CS13 (Housing delivery)
CS14 (Housing Needs)
CS15 (Affordable Housing)
CS17 (Travel Options and accessibility)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Metropolitan Green Belt	Co1
Housing	Ho9
Shopping	Sh1
Utilities	Ut4
Movement	Mo4, Mo5, Mo7

5.4 Other Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

Emerging Development Management Plan

Supplementary Planning Guidance

Local Distinctiveness Design Guide
Vehicle and Cycle Parking
Guidance 2018
Affordable Housing SPD
Developer Contributions SPD

Other

Human Rights Act 1998
Community Infrastructure Levy
Regulations 2010
Conservation of Habitats and Species
Regulations 2017

Agenda Item 7

Planning Committee
17th April 2019

Agenda Item: 7
18/02690/F

6.0 Assessment

- 6.1 The application site comprises part of the existing Reigate Garden Centre which is outside the urban area and wholly within the Metropolitan Green Belt.
- 6.2 The proposals involve the redevelopment of the site for a residential scheme of 6 dwellings.
- 6.3 The main issues to consider are therefore:
- Development within the Metropolitan Green Belt
 - Weight to be afforded to the emerging Development Management Plan
 - Loss of the existing garden centre
 - Design and effect on the character of the area
 - Neighbour amenity
 - Highway matters
 - Affordable housing and infrastructure contributions

Development within the Metropolitan Green Belt

- 6.4 Under the current adopted Borough Local Plan 2005, this part of the site is within the Metropolitan Green Belt and therefore construction of new buildings is usually regarded as inappropriate.
- 6.5 Whilst there are exceptions to this in the Framework (paragraph 147) in relation to redevelopment of previously developed sites within the Green Belt (which this is), this is contingent upon such proposals not giving rise to a greater impact on openness or the purposes of the green belt. This part of the site was previously used for external open retail display and storage, and the display of temporary garden buildings for sale as part of the Garden Centre use. Whilst these structures have some impact on the Green Belt, they are ephemeral in nature and it is considered that their replacement with homes would clearly give rise to greater harm to the Green Belt than the present situation, both with regards openness and 'sprawl' and encroachment in the countryside (two of the five purposes of including land within the green belt). The proposals would therefore represent inappropriate development in the green belt under the current adopted Local Plan policy, contrary to policy Co1 of the Borough Local Plan and CS3 of the Core Strategy, significant weight is afforded to this in the planning balance.
- 6.6 Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations
- 6.7 Notwithstanding the above the emerging DMP is a significant material consideration (see below) and in this case is considered to remove and outweigh the green belt harm identified above.

Agenda Item 7

Planning Committee
17th April 2019

Agenda Item: 7
18/02690/F

Weight to be afforded to the emerging Development Management Plan (DMP)

- 6.8 Although the site is currently in the Metropolitan Green Belt, as part of the DMP it is proposed to amend the green belt boundary such that the application site (and adjoining land) would be removed from the green belt, resulting in a considerable shift in the policy context and fundamentally alter the planning balance. The wider site is proposed to be allocated as a sustainable urban extension, however the land which is subject to this application would simply become unallocated 'urban' land where there would be no in principle objection to residential development such as is proposed.
- 6.9 The National Planning Policy Framework makes clear that decision-takers may afford weight to relevant policies in emerging plans as material considerations when determining planning application. The Framework (paragraph 48) sets out three considerations which will influence the weight which should be afforded to emerging policies:
- a) The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given)
 - b) The extent to which there are yet unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given)
 - c) The degree of consistency of the relevant policies in the emerging plan to the Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)
- 6.10 The Council's Planning Policy Manager was consulted with respect to the weight to be afforded to the emerging DMP his response to each of the paragraph 48 tests are set out below together with his conclusions on the matter:
- a) *"The DMP is at a very advanced stage of preparation. It is currently undergoing independent examination; however the hearing element of the examination has been concluded and the Inspector has issued her initial findings which indicate that the Plan can be found sound subject to main modifications. In light of this feedback, the Council will (subject to Executive approval) be undertaking public consultation on main modifications during March/ April and is anticipating being in a position to adopt in May/June. If a plan cannot be given weight at this very advanced stage of preparation, it is difficult to conceive what purpose paragraph 28 of the Framework would actually serve."*
 - b) *"The proposals to remove land in this broad area from the green belt has attracted some objection during the preparation process, however, this objection was principally focussed on the proposed allocation of the adjoining urban extension site rather than a specific objection to the removal of the application site from the Green Belt. At the hearing sessions which took place in October / November, my perception is that there was relatively limited debate or objection to the merits of removing this land from the green belt. Furthermore and perhaps crucially, the changes to the Green Belt boundaries in this location are no subject to any recommended main modification in the forthcoming [now ongoing] consultation; nor did the Inspector raise any issues*

Agenda Item 7

Planning Committee
17th April 2019

Agenda Item: 7
18/02690/F

as to the soundness of removing land from the green belt in this area as part of her initial findings. This is considered to be a strong indication that this element is considered sound, and by corollary, it could be regarded that the extent of unresolved objection is nil or negligible.”

- c) *“Given the timing of submission of the DMP, footnote 22 of the Framework makes clear that consistency should be judged against the 2013 NPPF. As consistency with national policy is a key part of the tests of soundness, the absence of any recommended modifications to the proposal to remove land from the green belt in this area is again a clear indication that the approach in the DMP (as it relates to the site) is consistent with the NPPF. All policies in the DMP are considered to be aligned with the Framework.*

From the above it is clear that weight can be afforded to the emerging DMP in the decision-making process on the application. In my view, and taking account of the observations / circumstances discussed above and the advice in the Framework, I consider that considerable weight could reasonably be afforded to the impending change in the designation of this site through the DMP, namely that it will be removed from the Green Belt upon adoption.

In coming to this view, I am also aware of a number of appeal (and Secretary of State) decisions (including some on much more significant proposals than this application) which have afforded weight to emerging plans at a not dissimilar stage of progression to the DMP (i.e. at Inspector’s post hearing initial findings / main modifications stage) so as to “outweigh” a green belt designation in the adopted development plan². All of these decisions elsewhere have related to far more significant proposals in terms of scale / number of units than what is proposed here.”

- 6.11 In light of the above it is considered that the emerging DMP is a significant material consideration that should be afforded considerable weight in the planning balance. The removal of the site from the green belt would have the effect of removing the green belt harm identified above and would fundamentally alter the planning balance. The examiner has raised no concerns regarding the proposal to adjust the green belt boundary in relation to this application site and it is highly likely that within a matter of months the site will be removed from the green belt. As such, in accordance with the advice of the Framework and acknowledging other appeal decisions elsewhere it is considered that the emerging DMP is considered to remove and outweigh the green belt harm identified above.

² This includes a recent decision taken by Guildford Borough Council (18/P/01014 for 148 dwellings and a 70 bed care home) in relation to a site proposed for allocation in their emerging Local Plan, a Secretary of State decision in Tewkesbury (APP/G1630/V/14/2229497 for 1500 dwellings in which significant weight was afforded to an emerging policy context following receipt of an Inspector’s initial findings which indicated that the emerging policy was sound and a decision in Cheshire East (APP/R0660/W/15/3135683 for 146 dwellings) where the Inspector characterised the weight to be afforded to an emerging policy which was subject to main modifications (unlike in this case where no main modifications are proposed to the relevant policy) as being “appreciable if not significant”

Agenda Item 7

Planning Committee
17th April 2019

Agenda Item: 7
18/02690/F

Loss of the existing garden centre

- 6.12 Policy Sh1 seek to resist the loss of retail floorspace. The former garden centre, whilst being a sui-generis use class, was considered to have elements of retail function and it is noted that the amplification to Policy Sh1 does suggest that the policy is intended to capture garden centres (point 4 notes that “...the aim will be to retain a range of retail provision including retail warehousing and garden centres”).
- 6.13 However, whilst the application site was previously part of the garden centre, the principle of the loss of the garden centre use and activity was accepted through the application for the wider site (18/00699/F). This residual area of land clearly could not function as a garden centre in its own right given its severance and the fact that all of the retail buildings were contained on the wider site. On this basis, I do not consider that policy Sh1 is engaged and there is no in principle objection to the loss of the use in this case.

Design and effect on the character of the area

- 6.14 The overall layout provides for a total of 6 new dwellings. The proposed design and layout has been guided by the already approved scheme on the wider Reigate Garden Centre site and this approach is supported, such that the scheme will read harmoniously and cohesively with this development, rather than seeking to stray from it. The layout also seeks to maintain views through the development to the countryside beyond.
- 6.15 The layout is largely reflective of this scheme in terms of grain, plot sizes and spacings. Whilst slightly higher in density than the wider scheme and development context this is largely a result of the proposed terrace layout and associated development efficiencies. There is no objection to the short terrace of 4 houses proposed, as there are examples of similar short run terraces in the surrounding area (including that approved on the wider scheme). Buildings have been pulled back from boundaries following pre-application discussions such that the layout is not considered cramped when viewed in the context of the wider scheme. In this context, and mindful of the conclusions above regarding Green Belt, the proposals are not considered to represent an overdevelopment of the site.
- 6.16 With regards to scale and height all dwellings are proposed at two storeys which is considered reflective of the local context. Two storeys is considered the maximum acceptable height noting the countryside location and acknowledging that the wider scheme steps down in scale from 2.5 storeys on the frontage of Sandcross Lane to two storeys to the rear of the site in this regard. Given the Green Belt location, it is considered necessary and appropriate to remove permitted development rights for extensions, enlargements, alterations and outbuildings so that the Council retains appropriate control over future domestic additions which could otherwise adversely impact on the openness of the Green Belt..
- 6.17 In terms of appearance, the scheme is traditional in form and style and follows the detailing, form and materiality of the units on the already approved scheme. This design approach is considered appropriate. During the course of the application

Agenda Item 7

Planning Committee
17th April 2019

Agenda Item: 7
18/02690/F

the detailed design of the terrace has been improved, with the removal of the uncharacteristic barn hips and its replacement with a conventional gabled roof more reflective of the local area. Following pre-application discussions front facing gables have been introduced into the terrace (on the ends) to avoid an overly repetitive monotony to the terrace but also to reflect the predominance of gables on the main scheme. Materials have also been confirmed as brick, with elements of clay tile hanging and clay plain tiled roofs (slate being removed from the scheme), reflective of Surrey low weald vernacular.

- 6.18 Parking has been provided to either side of plots 1 and 2 and in front of the terrace to adopted standards. Sufficient space is provided for structural tree planting and landscaping at the site entrance to provide a high quality entrance to the development, and help soften the appearance. There is also some limited space to intersperse the parking with landscaping and incorporate hedge planting to the boundary of plot 2 where it adjoins the open countryside. A detailed landscaping and boundary treatment condition is recommended to ensure the final planting proposals and associated boundary treatments reinforce a semi-rural feel.
- 6.19 Overall, it is concluded that the proposals, both in terms of layout, scale and appearance, would – subject to the recommended conditions - achieve a good standard of development appropriate to the character of the area and the transitional edge of settlement location of the site. The proposal is therefore considered to comply with policies Ho9 of the Local Plan 2005, Policies CS4 and CS10 of the Core Strategy, the Reigate and Banstead Local Distinctiveness Design Guide and the provisions of “good design” in the Framework.

Highway Matters

- 6.20 The application site would be accessed via the already approved access road for the wider development (and thus the already approved junction with Sandcross Lane).
- 6.21 A total of 12 parking spaces would be provided for the residential units. This equates to 2 spaces per dwelling. Provision at this level would meet local standards set out in the Borough Local Plan. As all of the units are 3 bedrooms, this provision would also meet with the emerging DMP.
- 6.22 The County Highway Authority has assessed the application on safety, capacity and policy grounds and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway with respect of access, net additional traffic generation and parking. The County Highway Authority therefore has no highway requirements subject to conditions
- 6.23 The access road on the main scheme was considered acceptable in terms of manoeuvrability of large vehicles within the site and there is no proposal to alter this. The CHA has confirmed there is adequate turning space proposed within the site. It is noted refuse bins would be stored in the rear gardens of properties with individual occupiers responsible for putting their own bins out on collection day. Rear access can be obtained to the rear gardens of each terrace.

Agenda Item 7

Planning Committee
17th April 2019

Agenda Item: 7
18/02690/F

- 6.24 In view of the above, the proposal would not give rise to harm to highway safety, capacity or operation and therefore complies with policies Ho9, Mo4, Mo4 and Mo7 of the 2005 Borough Local Plan and policy CS17 of the Core Strategy.

Neighbour amenity

- 6.25 Given the location of the application site, there are no existing residential or other neighbours who would likely to be materially affected by these additional 6 units. Separation distances to existing neighbours are extensive and separation distances to the new dwellings on the wider scheme acceptable.
- 6.26 Each of the proposed units would be of adequate size (meeting the Nationally Described Space Standards) and would have sufficient outdoor amenity space. There is a window to window distance of approx 15m between the dwellings on either side of the new road which is considered acceptable in this instance. As such it is considered that living conditions for future occupants would be acceptable.
- 6.27 On this basis, the proposal would is not considered to give rise to any adverse impacts on neighbour amenity and therefore complies with policy Ho9 of the Borough Local Plan 2005.

Trees and landscaping

- 6.28 Whilst there is very little arboricultural interest on, or adjoining, the application site there is opportunity for structural tree planting within the site to contribute to tree cover and the visual amenity of the area and to secure a high quality landscaping scheme to assimilate the proposals it into the surrounding rural area.
- 6.29 The tree officer has reviewed the submitted arboricultural information and commented as follows:

“The application is supported by arboricultural and landscape information, both of which are considered to be acceptable. The only tree losses as a result of the proposed development are part of a line of Lawson cypress. The Lawson cypress from part of an internal screen hedge and are considered to be of low value. Their removal or partial removal as indicated in Phase 1 and 2 of this application site would not result in any loss of visual amenity, nor would their removal have any adverse affect on the character and appearance of this locality.”

- 6.30 Adequate measures are proposed to protect those trees that are to be retained. With regards to landscaping a detailed landscape scheme has been submitted, including replacement tree planting which will add value to the scheme and enhance the existing local landscape. The detailed landscape scheme has been assessed by the tree officer and is considered acceptable. Conditions are proposed to secure both the tree protection during construction and the detailed landscape scheme.

Agenda Item 7

Planning Committee
17th April 2019

Agenda Item: 7
18/02690/F

- 6.31 Accordingly subject to conditions, the proposal is considered to comply with policies Pc4 and Ho9 of the Borough Local Plan 2005 and policy CS10 of the Core Strategy.

Affordable Housing

- 6.32 Core Strategy Policy CS15 and the Council's Affordable Housing SPD sets out that, on schemes of 15 or more net units, the Council will expect 30% of units on-site to be provided as affordable housing. However, both the policy and SPD make allowance for a lower provision/contribution to be negotiated where it is demonstrated that the provision of affordable housing would make the development unviable, in accordance with national policy.
- 6.33 Having taken advice from the Council's Planning Policy Manager it is considered that for the purposes of Core Strategy Policy CS15 (and indeed emerging DMP Policy DES6), this site and proposal should be considered as a whole with the already approved 17 unit scheme on the wider site. This position is supported by case law, notably in *r (Westminster CC0 v First Secretary of State and Bradford Ltd [2003] JPL 1066* and more latterly in *New Dawn Homes Ltd v Secretary of State for the Community and Local Government [2016] EWHC 3314 (Admin)*. The Bradford case in particular gave guidance as to the factors which might help determine whether sites should be considered to form a larger whole for the purposes of affordable housing; including whether the sites are in single ownership; whether they constitute a single site for planning purposes; and whether the proposals can be deemed to constitute a single development.
- 6.34 The background to this application is relevant, insofar as the disaggregation of the Reigate Garden Centre site into two separate developments was in response to pre-application advice given by the Council which indicated that a scheme for the whole site was unlikely to be supported in Green Belt terms at the time it was originally submitted. Nonetheless, the fact of the matter is that a) this approach 'artificially' subdivided / disaggregated the site in the hope of a more favourable planning position and b) the consequences of this approach was that the viability and economics of the development were affected which contributed to the fact that the first scheme for 17 units offered a significantly reduced level of affordable housing than would be required under policy. The site was, together with the adjoining land which already has permission, historically one single planning unit (as a garden centre) and was, at the point of the original proposals being brought forward in single ownership (whether that be the owners of Reigate Garden Centre or some form of interest / option by the current applicant Ashill). Irrespective of the reasoning for disaggregating the site. Therefore applying the three "tests" above and taking account of the court cases more generally these sites should be treated as one for the purposes of Policy CS15.
- 6.35 Whilst the applicant disputes this position, they initially offered a contribution of £47,000 in lieu of on-site provision towards affordable housing (in addition to the £200,000 secured on the wider scheme). However following the Council's appraisal of the viability of a composite 23 unit scheme, (which was undertaken based on consistent assumptions to those which underpinned the £200,000 figure secured on the original scheme), and negotiation with the applicant, the applicant

Agenda Item 7

Planning Committee
17th April 2019

Agenda Item: 7
18/02690/F

has agreed to increase this figure to £119,932 which reflects the Council's conclusions as to the viability. Given the viability position, this is considered to be an acceptable and appropriate level of affordable housing for the scheme and is considered to be the maximum figure achievable when combined with the previously secured £200,000 (and which could reasonably be defended at appeal). Thus whilst below the required 30%, the scheme is considered acceptable in the context of the provisions of CS15 (and emerging DMP policy DES6), both of which allow for negotiation on viability grounds. This contribution would be secured through a legal agreement as per the above recommendation

- 6.36 Consideration has been given to the potential for a post completion clawback mechanism; however, both national policy and appeal decisions have strongly discouraged the use of such mechanisms on relatively small developments such as this, finding them to be an unacceptable and unreasonable burden. The applicant has also made clear that – in this case – they would be unwilling to accept such a mechanism; and given the scale of the proposal at 6 units such a mechanism is not considered appropriate.

Community Infrastructure Levy (CIL)

- 6.37 The Community Infrastructure Levy (CIL) is a fixed charge which the Council collects from some new developments. It will raise money to help pay for a wide range of infrastructure including schools, road, public transport and community facilities which are needed to support new development. Given the location, the applicable charging rate in this case is £200/sqm. This development would be CIL liable and, although the exact amount would be determined and collected after the grant of planning permission, an informal calculation shows a CIL liability of approximately £119,600 prior to indexation

Infrastructure Contributions

- 6.38 Legislation (Regulation 122 of the CIL Regulations) and national policy requires that only contributions that are directly required as a consequence of development can be secured through planning obligations. Requests of this nature must be fully justified with evidence including costed spending plans to demonstrate what the money requested would be spent on. In this case, no such site specific contributions have been requested.

Other matters

- 6.39 The proposal would make a positive contribution towards meeting the housing needs and requirements of the borough, with associated social and economic benefits. This attracts a limited amount of additional weight in favour of the application.
- 6.40 The site is not in an area at risk of flooding and falls within Flood Zone 1 according to the Environment Agency flood mapping. The applicant has provided a drainage strategy which indicate how both surface water and foul water associated with the development will be managed. This has been reviewed by the County Council (as

Agenda Item 7

Planning Committee
17th April 2019

Agenda Item: 7
18/02690/F

the Lead Local Flood Authority) who, following additional information from the applicant, has confirmed that they have no objection subject to conditions.

- 6.41 The application was accompanied by an ecology report. This comprised the original Phase 1 Ecological Survey and Bat & Reptile surveys which were submitted in relation to the Phase 1 site together with an addendum relating specifically to the application site. The addendum confirms that the site lacks biodiversity and is species poor with no evidence of any protected species present on site. It therefore concludes that there will be no harm to ecology and that improvements could be secured if the recommended enhancements are implemented. These findings are agreed and a condition is recommended to secure this.
- 6.42 A Phase 1 Geo-environmental study and Phase 2 Site Investigation Report addressing ground conditions and potential contamination was submitted with the application. This has been reviewed by the Council's Contaminated Land Officer who has recommended conditions which are considered appropriate to ensure the development would not give rise to unacceptable risks to future occupants or human health generally.

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
Location Plan	2731-A-1000-B		27.12.2018
Other Plan	1840- 500-01	C	27.12.2018
Proposed Plans	2731-C-3000-J		27.12.2018
Other Plan	2731-A-5003-A		27.12.2018
Other Plan	2731-A-5002-A		27.12.2018
Other Plan	2731-A-5001-A		27.12.2018
Site Layout Plan	2731-A-1001-A		27.12.2018
Landscaping Plan	BEW22103-12B		27.12.2018
Proposed Plans	ES 1840-503-02	C	27.12.2018
Arb / Tree Protection Plan	ASH21742-05		27.12.2018
Site Layout Plan	2731-C-1005-K		21.01.2019
Site Layout Plan	2731-A-1005-K		21.01.2019
Proposed Plans	2731-C-3010-K		21.01.2019

Agenda Item 7

Planning Committee
17th April 2019

Agenda Item: 7
18/02690/F

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. The proposed development shall be constructed in accordance with the levels specified on approved drawing ES1840_503-02 RevC Levels Layout Strategy, and there shall be no variation without prior approval and agreement in writing with the Local Planning Authority.

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. The proposal shall be constructed in accordance with the approved materials schedule and there shall be no variation without prior approval and agreement in writing with the Local Planning Authority.

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.

5. No development shall commence including groundworks preparation and demolition until all related arboricultural matters including tree protection measures, arboricultural supervision and monitoring are implemented in accordance with the approved details contained in the Arboricultural Impact Assessment and Method Statement Ref: ASH21742aia_amsPhase2 dated 21st November 2018 and Tree Protection Plan drawing number ASH21742-05 compiled by ACD Environmental.

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. All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or within the first planting season following completion of the development hereby approved.

Any trees shrubs or plants planted in accordance the approved scheme which are removed, die or become damaged or diseased within five years of planting shall be replaced within the one year by trees, shrubs of the same size and species in the same location.

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.

Agenda Item 7

Planning Committee
17th April 2019

Agenda Item: 7
18/02690/F

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) programme of works (including measures for traffic management)
 - (e) provision of boundary hoarding behind any visibility zones
 - (f) construction vehicle routing to and from the site
 - (g) measures to prevent the deposit of materials on the highway
 - (h) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
 - (i) on-site turning for construction vehicles
 - (j) no HGV movements to and from the site shall take place at school and nursery drop off or pick up times, nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting on Sandcross Lane and surrounding roads during these times
- 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 above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

8. The development hereby approved shall not be first occupied unless and until the proposed belmouth access to the dwellings has been provided with tactile paving at the pedestrian crossing points in accordance with a revised scheme to be submitted and approved in writing by the Local Planning Authority, all to be retained.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policy Mo5 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2018.

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 vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking /turning areas shall be retained and maintained for their designated purposes.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo6 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2018.

10. No development, shall commence until details of the design of a surface water drainage system that satisfies the SuDS Hierarchy and that is compliant with the

Agenda Item 7

Planning Committee
17th April 2019

Agenda Item: 7
18/02690/F

national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS have been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall include:

- (a) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+40%) allowance for climate change storm events and 10% allowance for urban creep, during all stages of the development (Pre, Post and during), associated discharge rates and storages volumes shall be provided using a Greenfield discharge rate of 3.12l/s for the combined phase 1 and phase 2 sites
- (b) Detailed drawings to include: a finalised drainage layout detailing the location of SuDS elements, pipe diameters, levels, and long and cross sections of each SuDS element including details of any flow restrictions and how they will be protected from blockage.
- (c) A plan showing exceedance flows (ie during rainfall greater than design events or during blockage) and how property on and off site will be protected.
- (d) Details of management responsibilities and maintenance regimes and responsibilities for the drainage system
- (e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed during construction before the drainage system is operational.

The development shall thereafter be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the SuDS are adequately planned, delivered and that the development is served by an adequate and approved means of drainage so that it does not increase flood risk on or off site with regard to Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005 and Policy CS10 of the Reigate and Banstead Core Strategy 2014, as well as the requirements of the Non-statutory technical standards.

11. The development hereby approved shall not be first occupied unless and until a drainage verification report carried out by a qualified drainage engineer has been submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Drainage System has been constructed as per the agreed scheme.

Reason: To ensure that the SuDS are adequately planned, delivered and that the development is served by an adequate and approved means of drainage to comply with Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005 and Policy CS10 of the Core Strategy 2014, as well as the requirements of the Non-statutory technical standards.

12. No development, including groundworks preparation and demolition, shall commence until a detailed remediation method statement has been submitted to and approved in writing the Local Planning Authority.

Agenda Item 7

Planning Committee
17th April 2019

Agenda Item: 7
18/02690/F

The submitted statement shall set out the extent and method(s) by which the site is to be remediated to ensure that unacceptable risks are not posed to identified receptors, details of the information to be included in a post-remediation validation report and any additional requirements that the Local Planning Authority may specify.

The remediation and development shall thereafter be carried out in strict accordance with the approved details and the Local Planning Authority shall be given a minimum of two weeks' notice prior to the commencement of remediation works.

Reason: In order that contamination risks on the site are fully assessed on the basis of up to date information and to ensure that any remediation and subsequent development will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Core Strategy Policy CS10 and the NPPF.

13. The development hereby approved shall not be first occupied unless and until a remediation validation report has been submitted to and approved in writing by the Local Planning Authority.

The validation report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto. Should specific ground gas mitigation measures be required to be incorporated into the development the testing and verification of such systems should have regard to CIRIA C735 guidance document entitled 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases' and British Standard BS 8285 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.

Reason: To demonstrate remedial works are appropriate and demonstrate the effectiveness of remediation works so that the proposed development will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Core Strategy CS10 and the NPPF

14. The development hereby approved shall not be first occupied unless and until the following details have been submitted to and approved in writing by the Local Planning Authority:
- a) the positions, design, materials and type of boundary treatment to be erected (including any front garden boundaries)
 - b) The size, design and specification of the garden sheds indicated on the approved site layout plans

The approved details shall be installed before the occupation of the development hereby permitted and no residential or associated domestic uses shall take place outside the residential curtilages agreed.

Agenda Item 7

Planning Committee
17th April 2019

Agenda Item: 7
18/02690/F

Reason: To preserve the visual amenity of the area and the openness of the Green Belt with regard to the Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Co1.

15. The development hereby approved shall be carried out in accordance with the Sustainability & Energy Statement by Bluesky Unlimited (dated 20 November 2018). All measures referred to therein in relation to emissions reduction and water efficiency shall be installed and operational prior to the occupation of the dwellings. Photovoltaics shall be flush with the roof, protruding by no more than 300mm and framed in black.

Reason: In order to promote renewable energy and to ensure that the development would minimise carbon emissions with regard to Policy CS10 of the Reigate and Banstead Core Strategy.

16. The development hereby approved shall be carried out in accordance with the recommendations for habitat and biodiversity enhancement opportunities identified in the submitted Addendum to Phase 1 Habitats Survey (extended) by Wildlife Matters (dated 23 November 2018).

Reason: In order to preserve and enhance the wildlife and habitat interest on the site and ensure species present on the site are afforded appropriate protection during construction works with regard to Reigate and Banstead Borough Local Plan 2005 policy Pc2G.

17. 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, enlargements or outbuildings permitted by Classes A, B, C, D or E of Part 1 of the Second Schedule of the 2015 Order shall be constructed, (other than those expressly authorised by this permission).

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 Ho24 and Co1

18. 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 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.

19. 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

Agenda Item 7

Planning Committee
17th April 2019

Agenda Item: 7
18/02690/F

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 to meet the objectives of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005).

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 or communal dwelling/flat hereby permitted, appropriate bins and recycling boxes should be provided for the use of the occupants of that dwelling. Refuse storage areas and collection points should meet the standards set out in the Council's Making Space for Waste in New Developments Guidance document http://www.reigate-banstead.gov.uk/downloads/file/2579/making_space_for_waste.
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.

Agenda Item 7

Planning Committee
17th April 2019

Agenda Item: 7
18/02690/F

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 applicant is advised that the Borough Council is the street naming and numbering authority and you will need to apply for addresses. This can be done by contacting the Address and Gazetteer Officer prior to construction commencing. You will need to complete the relevant application form and upload supporting documents such as site and floor layout plans in order that official street naming and numbering can be allocated as appropriate. If no application is received the Council has the authority to allocate an address. This also applies to replacement dwellings. If you are building a scheme of more than 5 units please also supply a CAD file (back saved to 2010) of the development based on OS Grid References. Full details of how to apply for addresses can be found http://www.reigatebanstead.gov.uk/info/20277/street_naming_and_numbering
7. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and potentially a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending upon the scale of the works proposed and the classification of the road. Please see: www.surreycc.gov.uk/road-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme. The applicant is also advised the consent may be required under Section 23 of the Land Drainage Act 1991. Please see: www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.
8. 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).

Agenda Item 7

Planning Committee
17th April 2019

Agenda Item: 7
18/02690/F

9. When a temporary access is approved or an access is to be closed as a condition of planning permission, an agreement with or licence issued by the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense.
10. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
11. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent.
12. The applicant's attention is drawn to the specifics of the contaminated land conditional wording such as 'prior to commencement', 'prior to occupation' and 'provide a minimum of two weeks' notice'. The submission of information not in accordance with the specifics of the planning conditional wording can lead to delays in discharging conditions, potentially result in conditions being unable to be discharged or even enforcement action should the required level of evidence/information be unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.

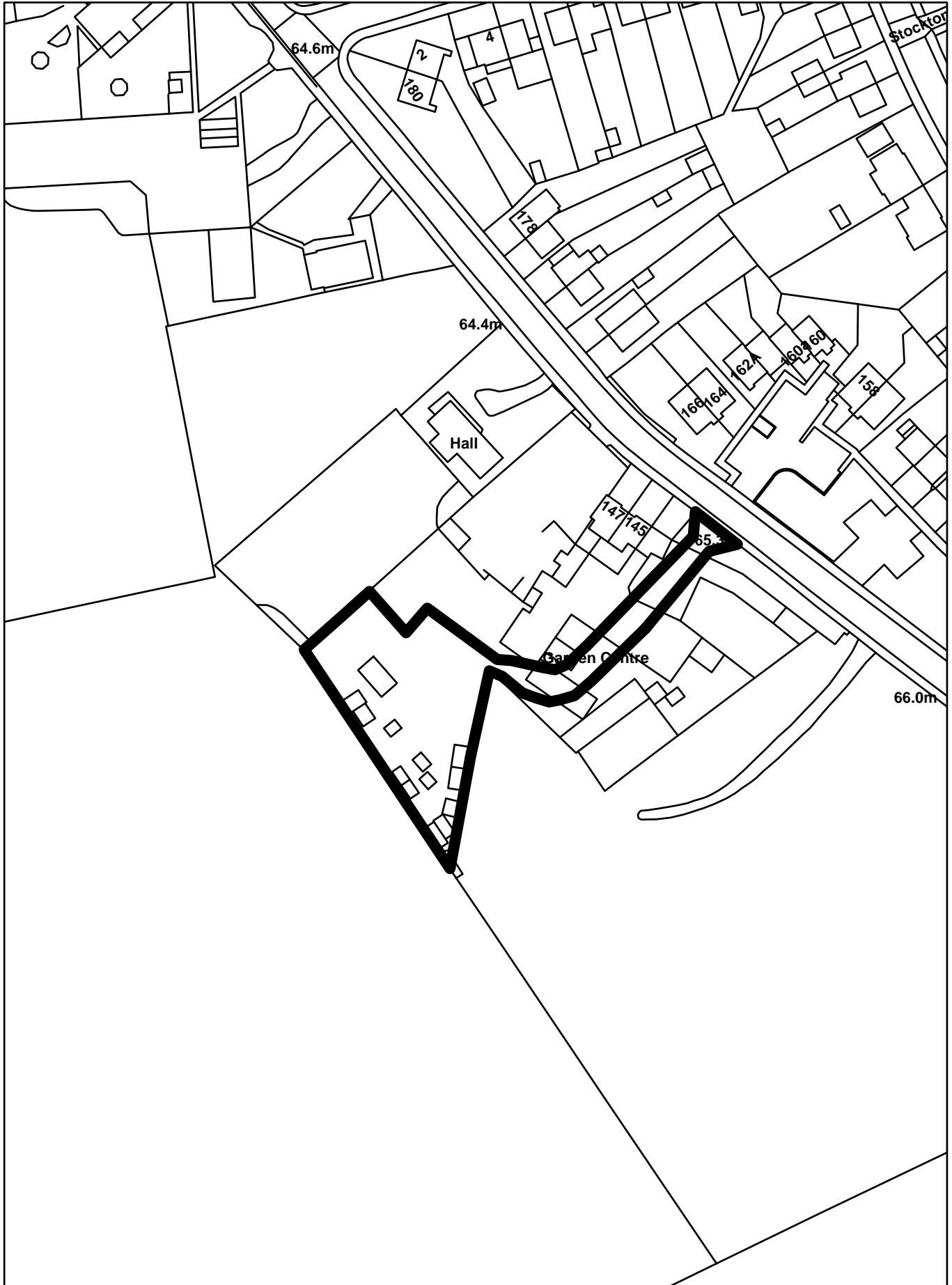
REASON FOR PERMISSION

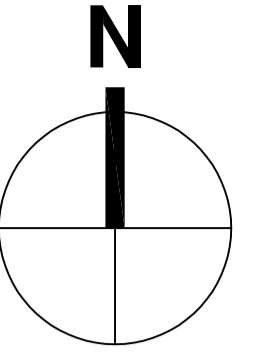
The development hereby permitted has been assessed against development plan policies CS1, CS3, CS4, CS5, CS10, CS11, CS12, CS13, CS14, CS15, CS17, Pc4, Co1, Sh1, Ho9, Mo4, Mo5, Mo7 and Ut4 and material considerations, including third party representations. Whilst the proposal represents a departure from Policies Co1 and CS3, there are significant material considerations given the emerging development management plan which justify a departure from the development plan.

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.

Agenda Item 7
18/02690/F - Reigate Garden Centre, 143 Sandcross Lane,
Reigate

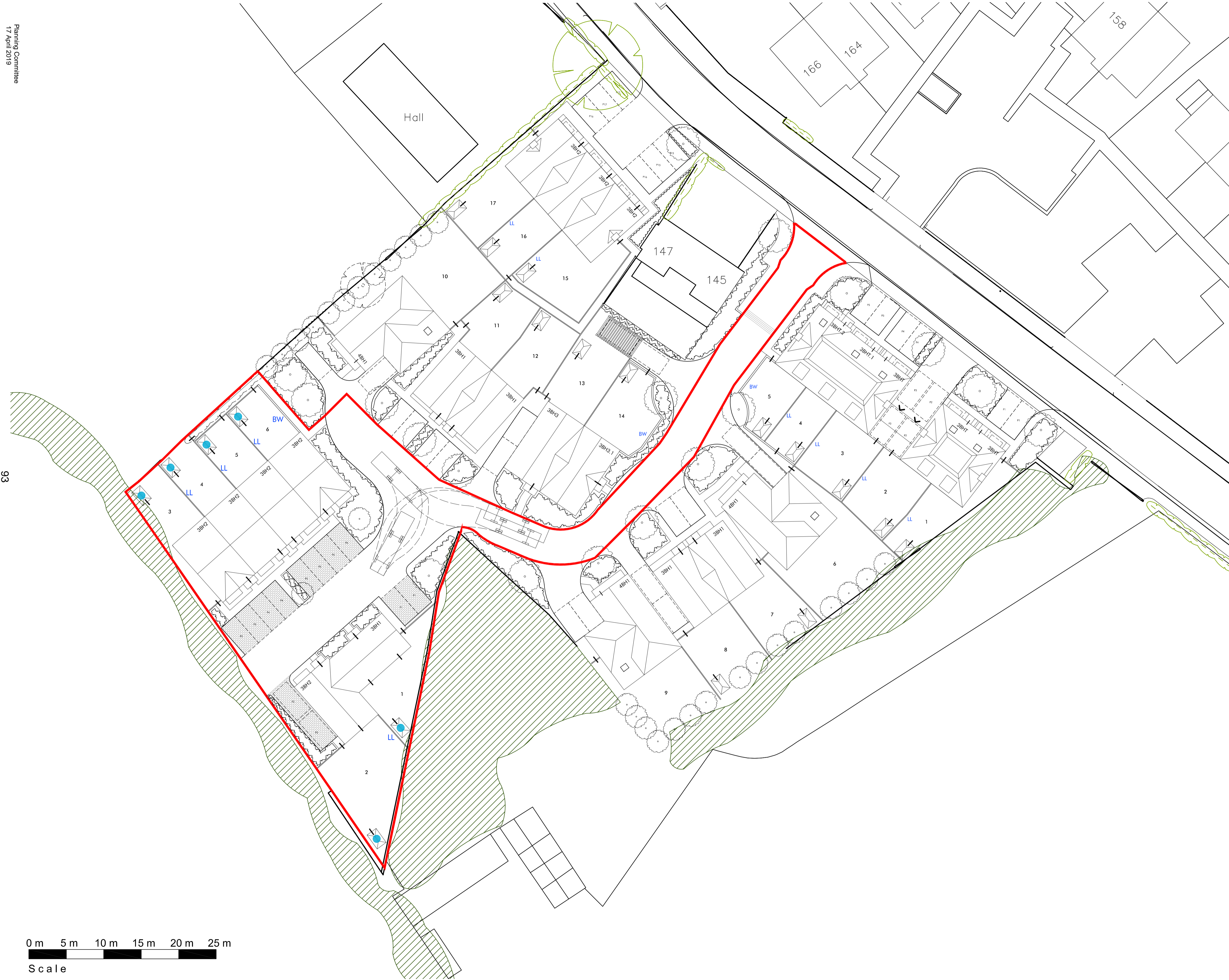




EXTERNAL LANDSCAPE SCHEDULE

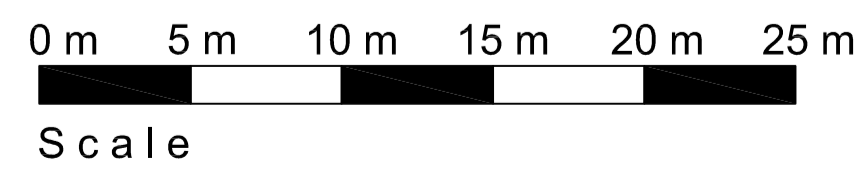
- MY-3 HOUSE TYPE REFERENCE
- 13 PLOT NUMBER AND UNIT REFERENCE
- P12 ASSIGNED PARKING SPACE NUMBERS
-  EXISTING TREE
-  EXISTING TREE TO BE REMOVED
-  INDICATIVE NEW TREE
-  1800mm HIGH LARCH LAP FENCE
-  1800mm HIGH BRICK WALL

GENERAL NOTE: FFL FOR ALL BUILDINGS WILL BE UP TO +300MM A.O.D



93

Agenda Item 7





Notes:

1. All levels are in metres above Ordnance Datum.
2. Do not scale from this drawing, work only from stated dimensions or setting out details.

Symbol Key

- Part M entrance
- Secondary entrance
- Steps (with number of)
- PLOT 15** Plot number
- FFL:65.150** Finished floor level
- Proposed levels
- Existing levels
- Gradient
- Flood flow route
- Retaining Wall with Height
- Concrete Gravel Board with Height
- Timber Log Retaining Wall

CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015 (CDM 2015)

In addition to the hazards/risks normally associated with the type of work detailed on this drawing note should be made of the following:

- Working in vicinity of deep excavations (refer to site investigation for soil parameters for temporary works design).
- Services (contractor to trace and identify all services)
- Working adjacent live Highway
- Connection to live sewer
- Contaminated fill present on site refer to contamination report.

It is assumed that all works will be carried out by a competent contractor working to an appropriate construction phase plan.

C	06.12.18	Plots 1&2 FFLs and position amended. Parking spaces in front of plots 3-6 and for plots 1-2 amended. Levels amended.	HN
B	23.11.18	Levels Updated.	HN
A	21.11.18	Initial issue	HN
Rev.	Date	Details	Initials

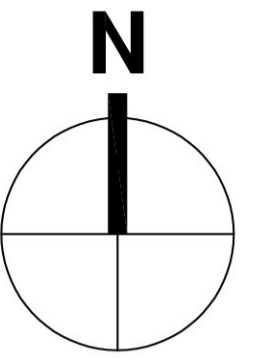
Drawing Status
PLANNING

Project
Garden Centre Reigate






Client
BEWLEY HOMES PLC

ESCHER SILVERMAN
Civil & Structural Consulting Engineers
Roughton, A2 Omega Park, Electron Way, Chandlers Ford, Hampshire SO53 4SE
Tel: 023 8027 8659 Email: reception@eschers.co.uk
www.eschersilverman.com

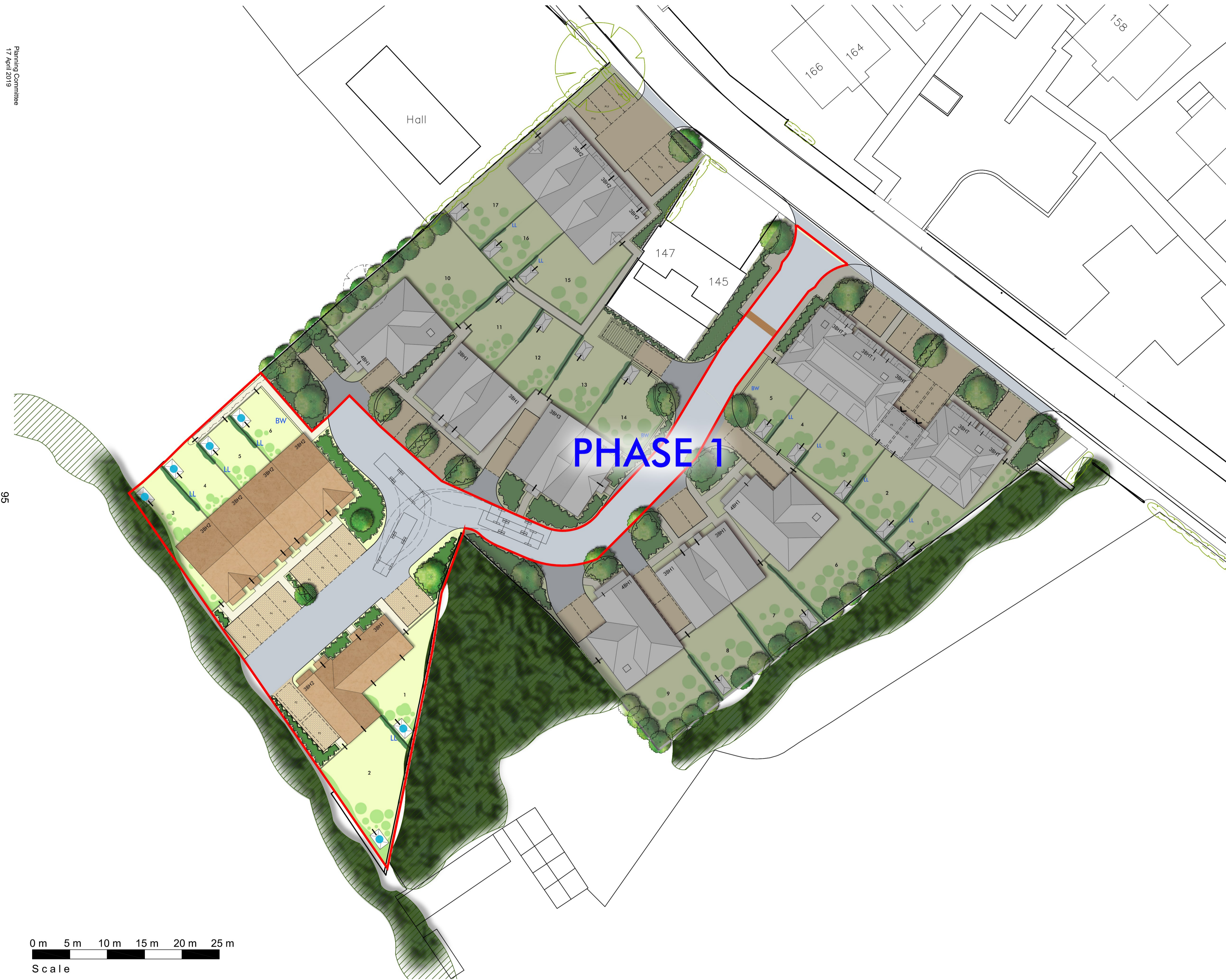
Drawing Title Engineering Details Site Levels Strategy Phase 2				
Drawn	Checked	Scales	Paper Size	Date
HN	KAM	1:250	A2	11.18
Job No.	Drawing No.		Revision	
ES1840	503-02		C	



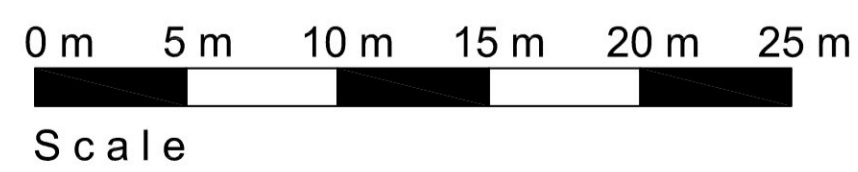
EXTERNAL LANDSCAPE SCHEDULE

- MY-3 HOUSE TYPE REFERENCE
- 13 PLOT NUMBER AND UNIT REFERENCE
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-  EXISTING TREE
-  EXISTING TREE TO BE REMOVED
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-  1800mm HIGH LARCH LAP FENCE
-  1800mm HIGH BRICK WALL

GENERAL NOTE: FFL FOR ALL BUILDINGS
WILL BE UP TO +300MM A.O.D



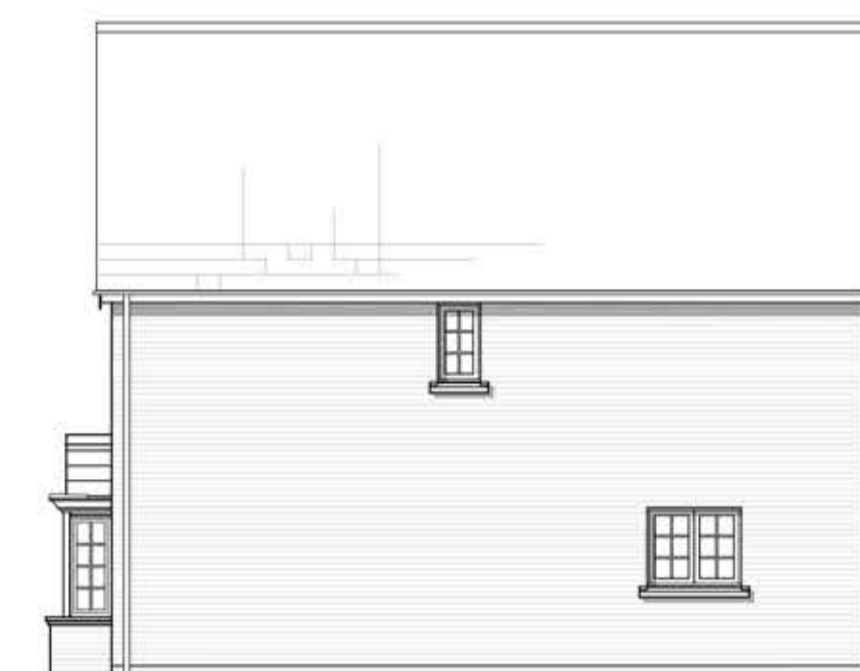
PHASE 1



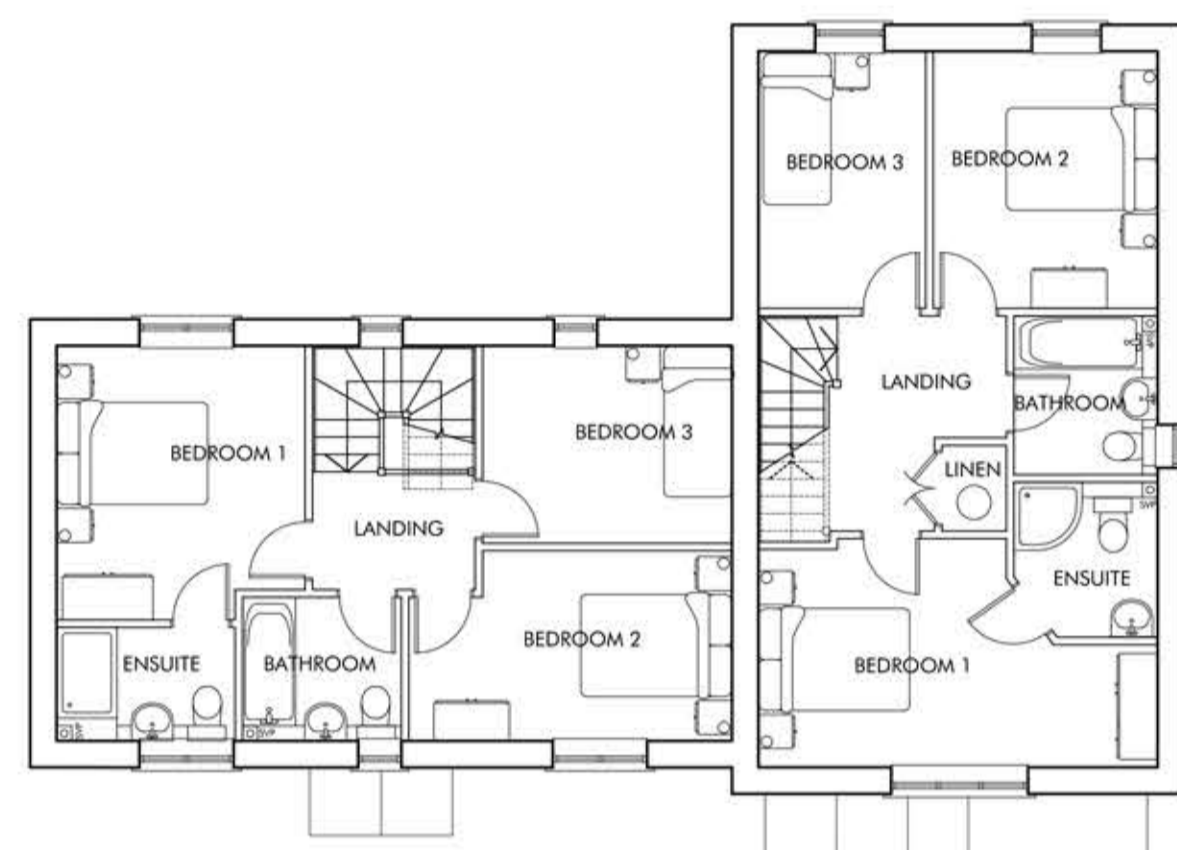
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A	17.09.18	FIRST ISSUE	AC	TJ	COMMENT
B	26.09.18	AMENDMENTS	RK	TJ	COMMENT
C	5.11.18	AMENDMENTS	GG	TJ	COMMENT
D	7.11.18	AMENDMENTS	RK	TJ	COMMENT
E	14.11.18	AMENDMENTS	GG	TJ	COMMENT
F	16.11.18	AMENDMENTS	AC	TJ	COMMENT
G	28.11.18	AMENDMENTS	AC	TJ	COMMENT
H	03.12.18	AMENDMENTS	RK	TJ	COMMENT
J	17.12.18	AMENDMENTS	GG	TJ	COMMENT



FRONT ELEVATION - A



SIDE ELEVATION - B



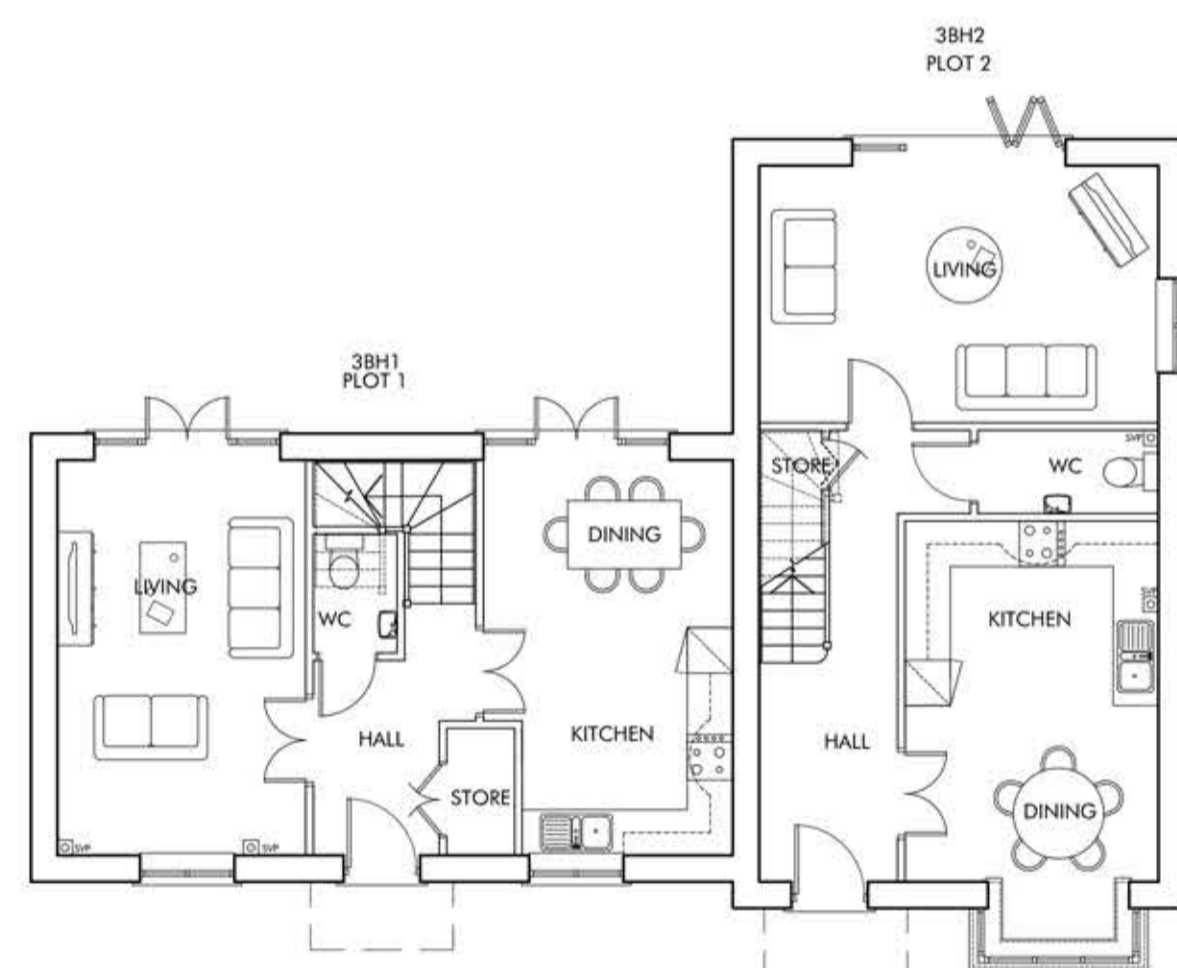
FIRST FLOOR PLAN



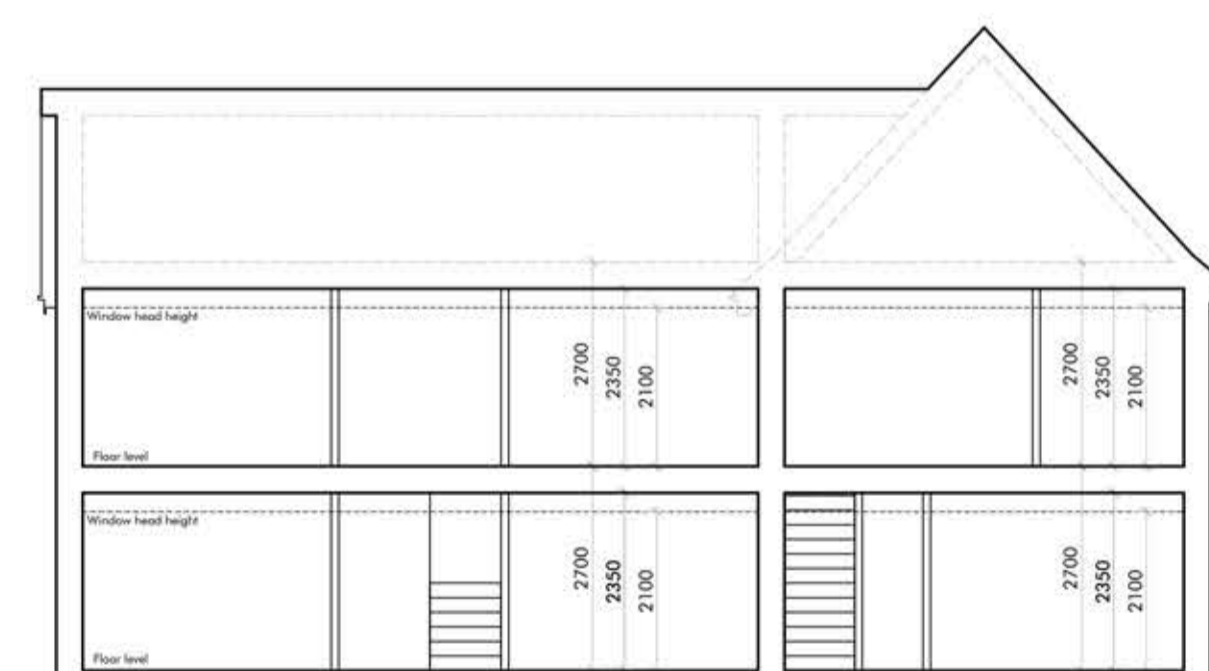
REAR ELEVATION - C



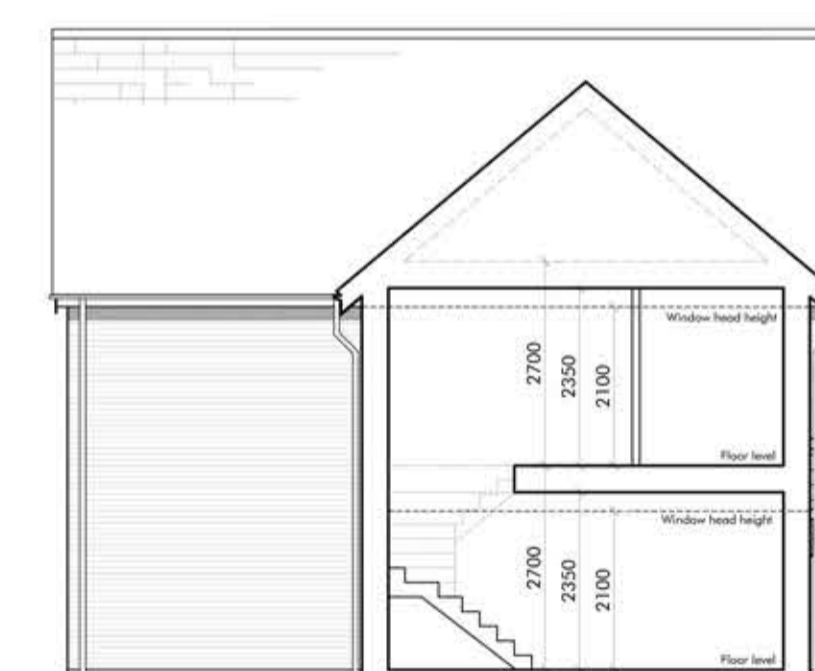
SIDE ELEVATION - D



GROUND FLOOR PLAN



SECTION A-A



SECTION B-B

3 BEDROOM HOUSE_5 PERSONS
(2 STOREY)

NATIONAL SPACE STANDARD REQUIREMENTS CHECKLIST (March 2015)	
Minimum GIA (93m ²)	✓
Double bedroom min. 11.5m ²	✓
Min. width 2.75m (2.55m every other one)	✓
Single bedroom min. 7.5m ²	n/a
Min. width 2.15m	n/a
Minimum storage 2.5m ²	✓

PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
1	3BH1	93.36	1005
2	3BH2	101.22	1089.52

Agenda Item 7

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client

ASHILL LAND LTD

project

PHASE 2 - NO.143 SANDCROSS LANE,
REIGATE

description

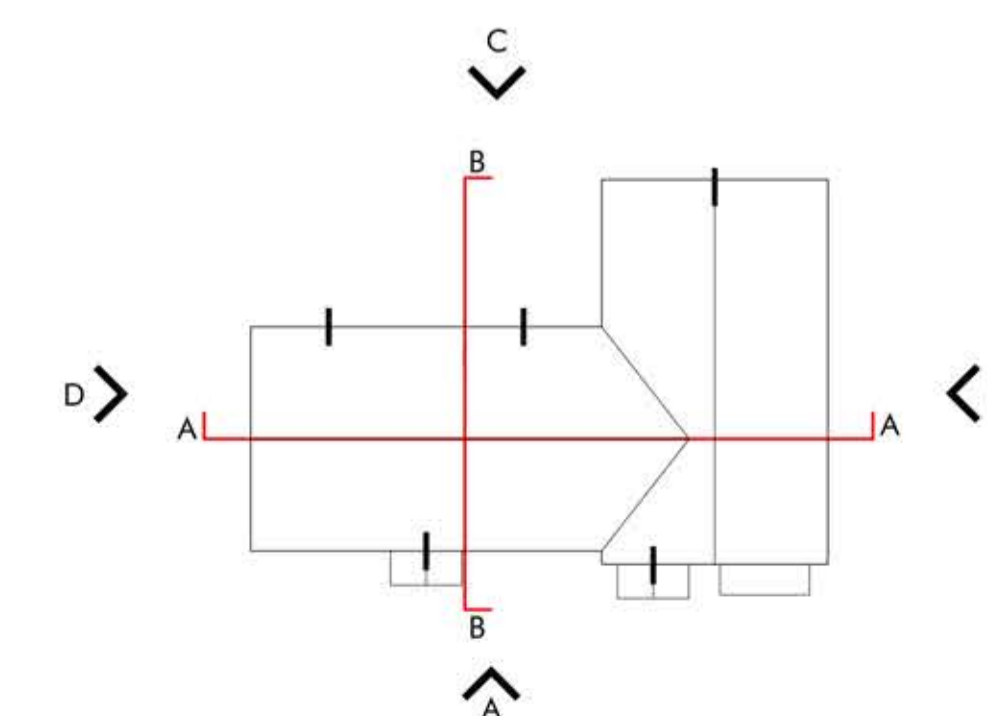
PLOTS 1 & 2
FLOOR PLANS & ELEVATIONS

project number 2731 drawing number C-3000 revision J

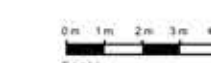
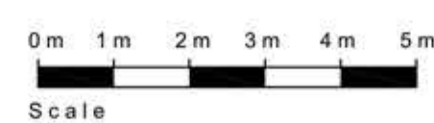
scale 1:100 @ A1 1:200 @ A3 date SEPTEMBER 2018

status PLANNING

2731-C-3000-J



ROOF PLAN 1:200





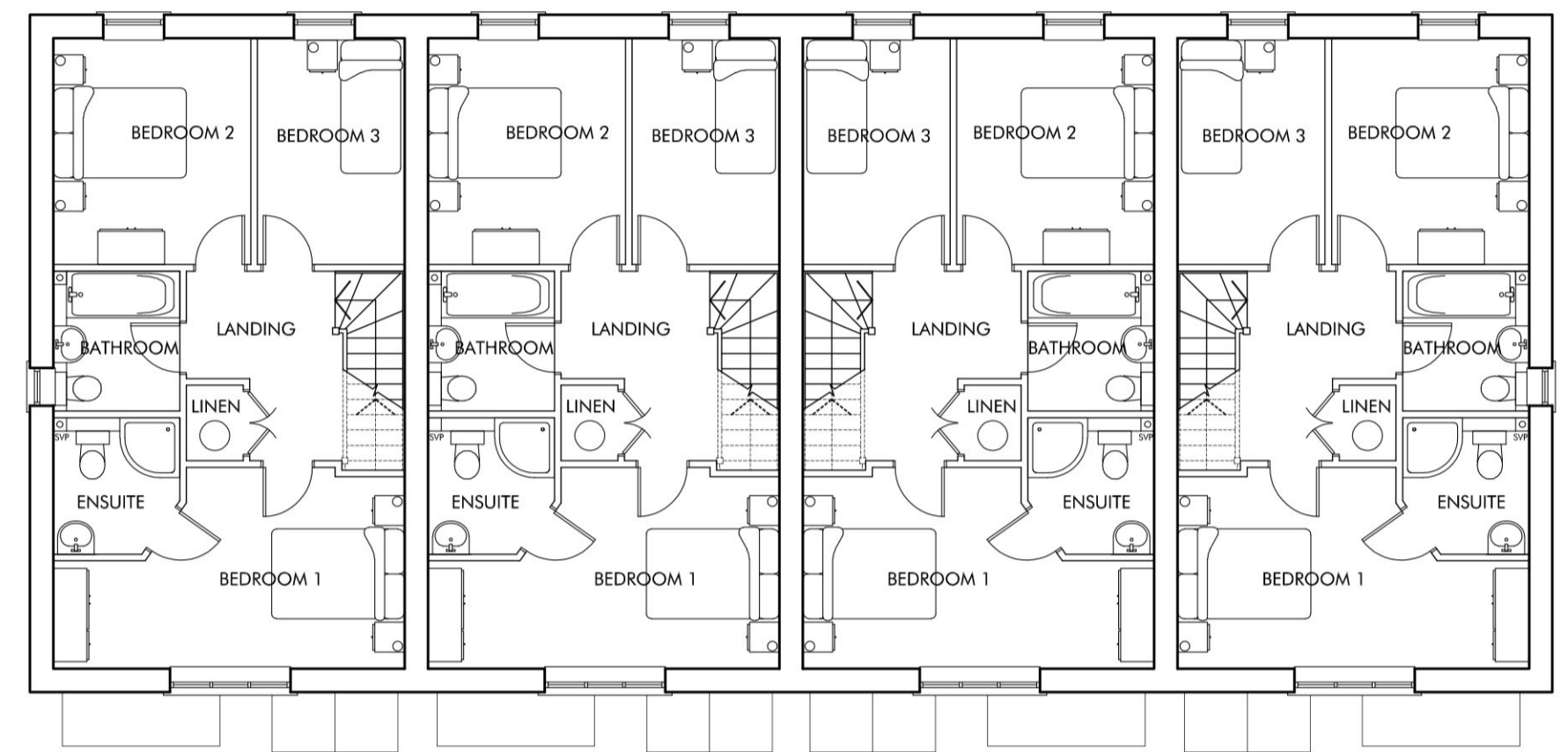
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A	17.09.18	FIRST ISSUE	AC	TJ	COMMENT
B	26.09.18	AMENDMENTS	RK	TJ	COMMENT
C	5.11.18	AMENDMENTS	GG	TJ	COMMENT
D	7.11.18	AMENDMENTS	RK	TJ	COMMENT
E	14.11.18	AMENDMENTS	GG	TJ	COMMENT
F	16.11.18	AMENDMENTS	AC	TJ	COMMENT
G	29.11.18	AMENDMENTS	AC	TJ	COMMENT
H	14.12.18	AMENDMENTS	GG	TJ	COMMENT
J	17.12.18	AMENDMENTS	GG	TJ	COMMENT
K	18.12.19	AMENDMENTS	RK	TJ	COMMENT



FRONT ELEVATION - A



SIDE ELEVATION - B



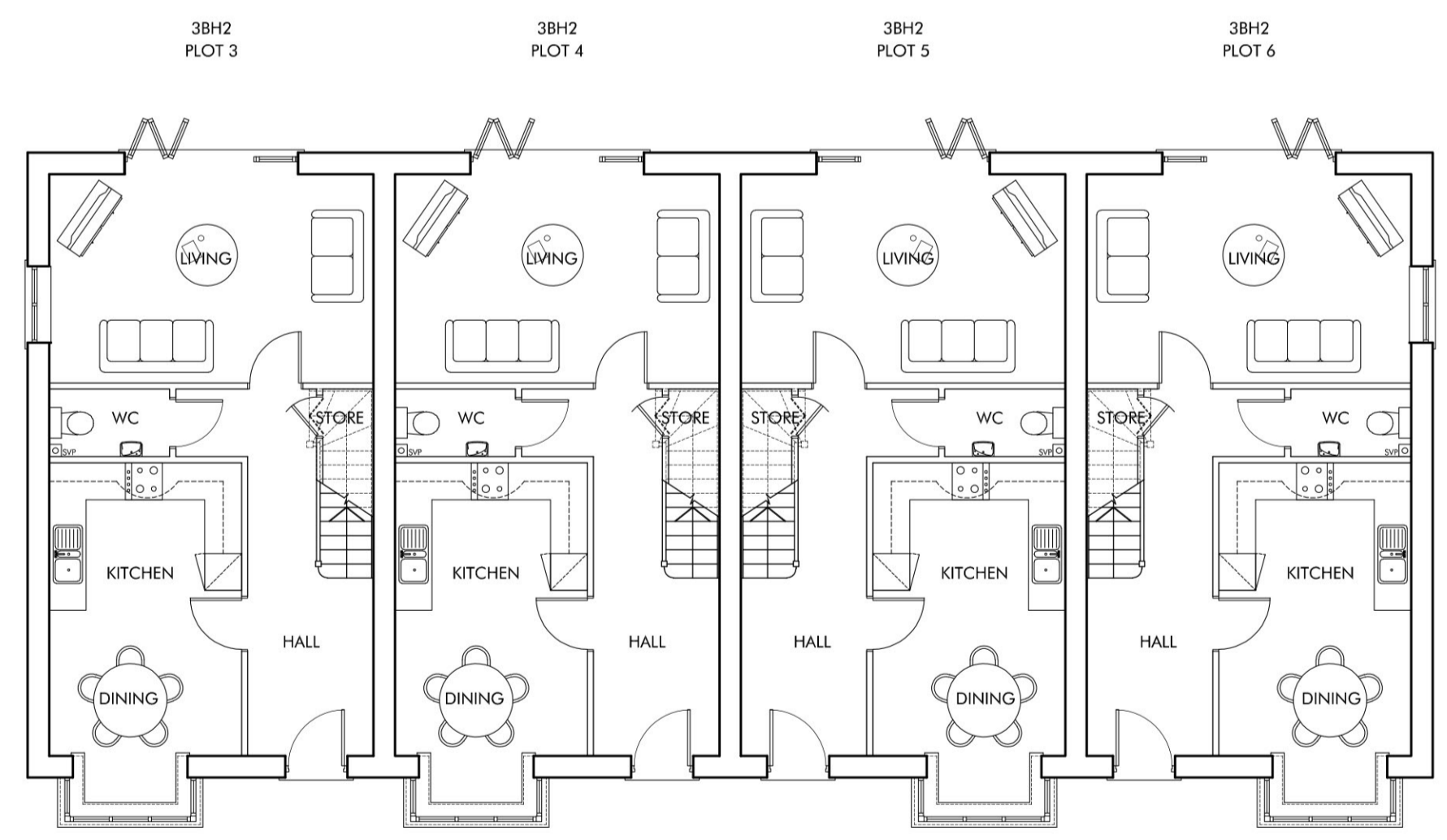
FIRST FLOOR PLAN



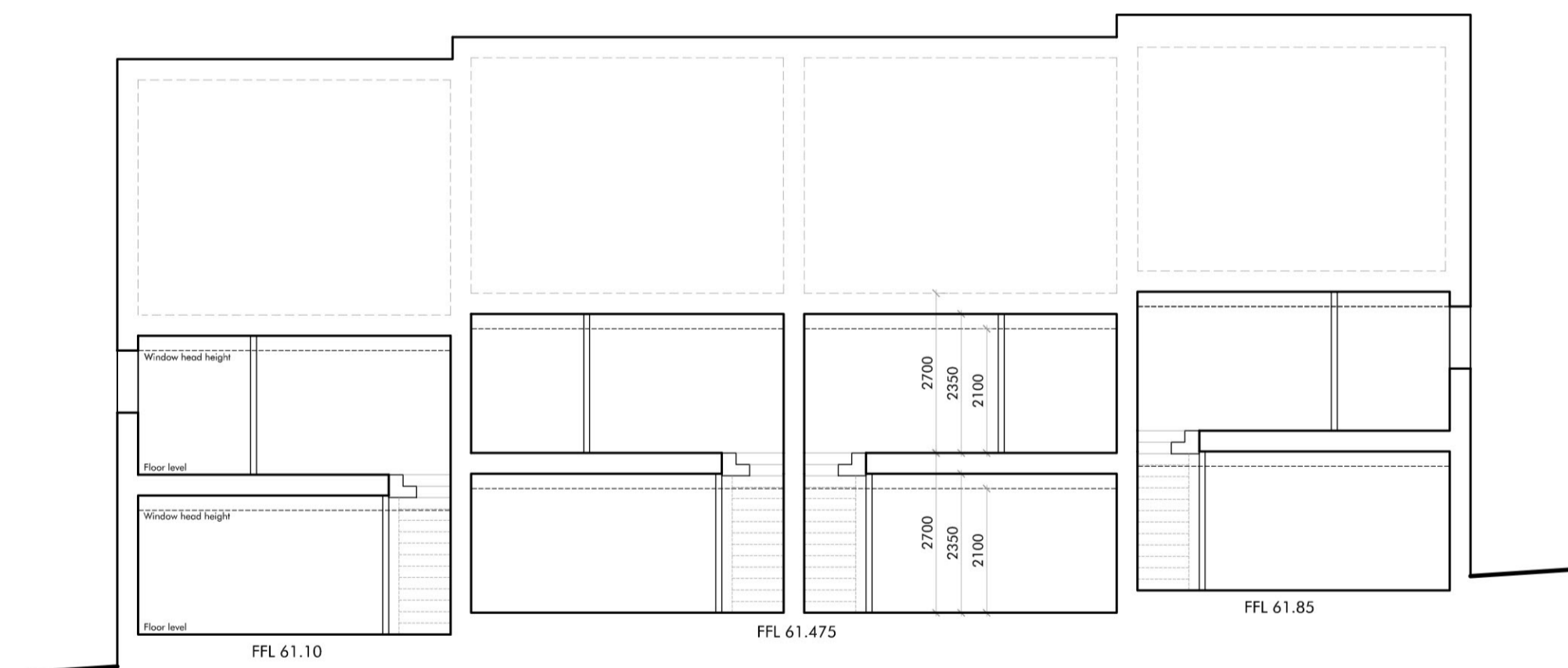
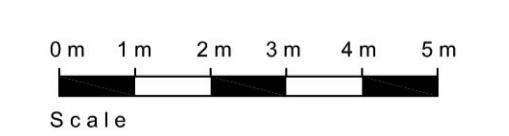
REAR ELEVATION - C



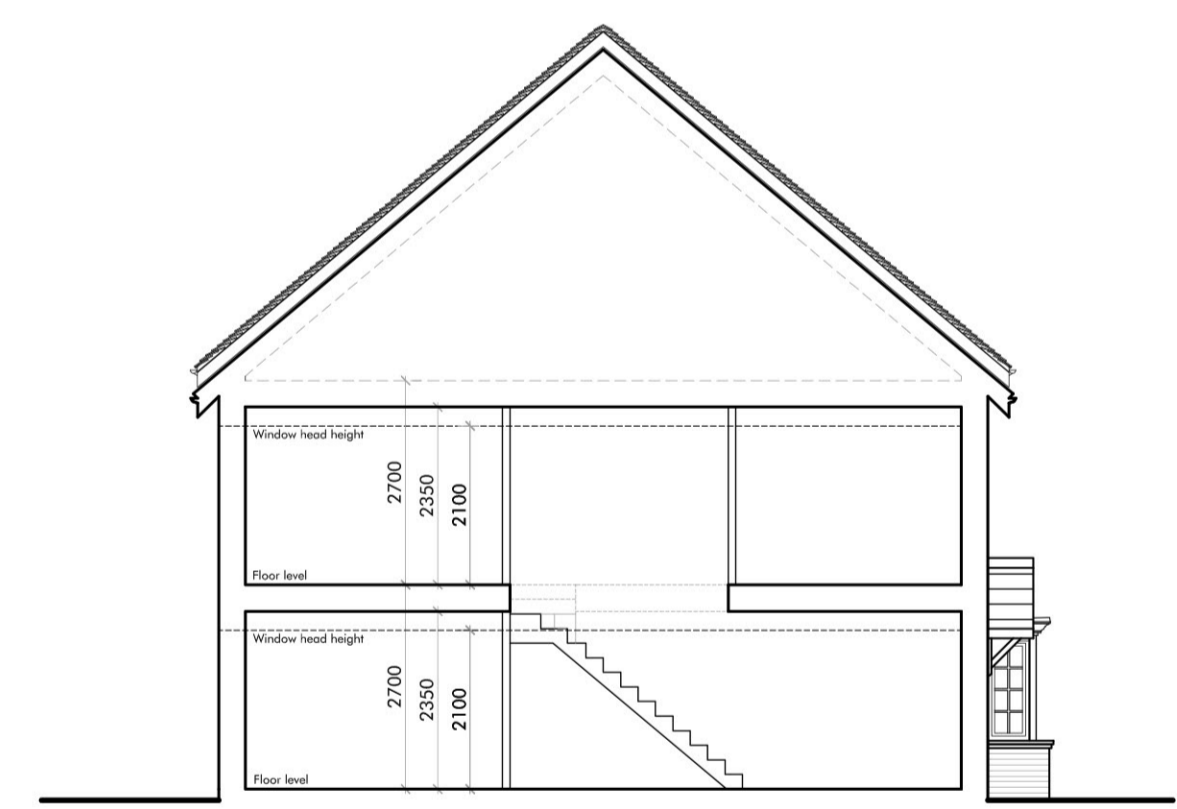
SIDE ELEVATION - D



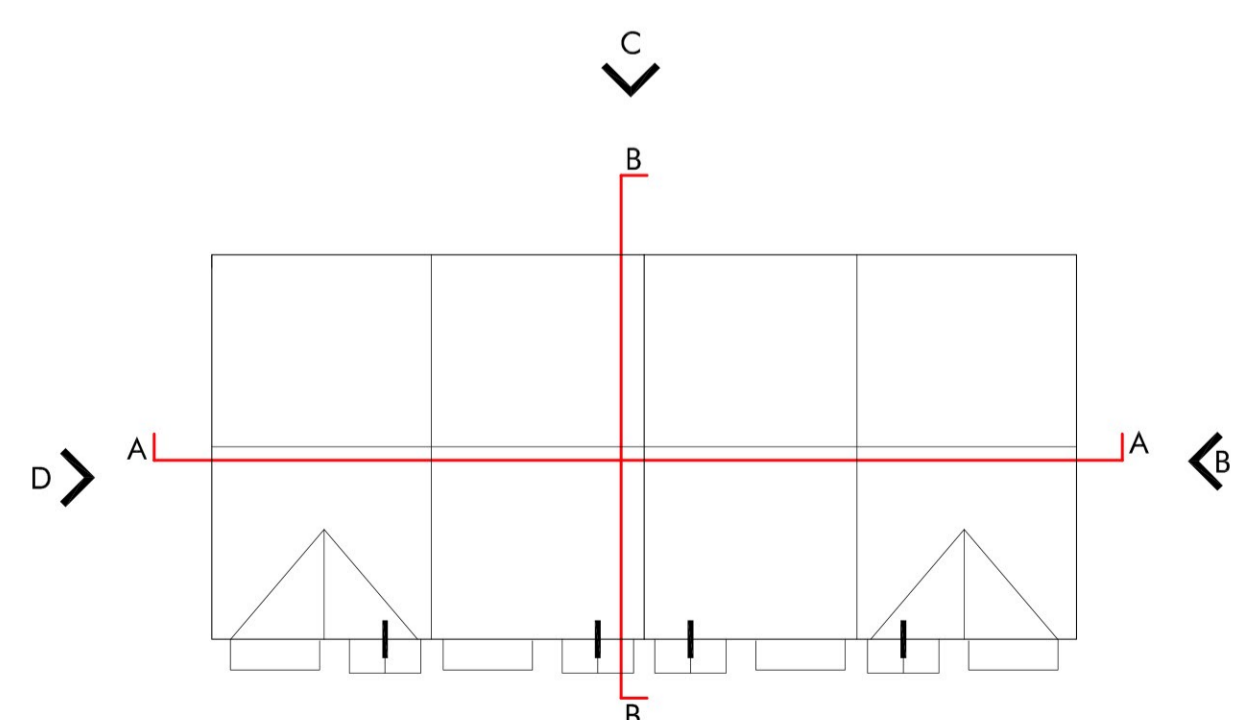
GROUND FLOOR PLAN



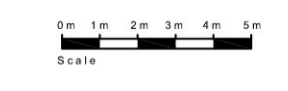
SECTION A-A



SECTION B-B



ROOF PLAN 1:200



PLOT No	UNIT TYPE	AREA sq.m	AREA sq.ft
3, 4, 5, 6	3BH2	101.22	1089.52



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client
ASHILL LAND LTD

project
PHASE 2 - NO.143 SANDCROSS LANE, REIGATE

description
PLOTS 3 - 6 FLOOR PLANS & ELEVATIONS

project number	drawing number	revision
2731	C-3010	K

scale
1:100 @ A1
1:200 @ A3

date
SEPTEMBER 2018

status
PLANNING



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Unit 6, AC Court, High Street, Thames Ditton, Surrey, KT7 0SR
T: 01372 470 313 W: www.omegapartnership.co.uk

client: ASHILL
project: PHASE 2 - NO.143 SANDCROSS LANE, REIGATE
description: 3D MODEL VIEW

scale: N/A date: DECEMBER 2018

status: PLANNING

2731-A-5003-A

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client

ASHILL

project

PHASE 2 - NO.143 SANDCROSS LANE,
REIGATE

description

3D MODEL VIEW

scale

N/A

date

DECEMBER 2018

status

PLANNING

2731-A-5001-A

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client

ASHILL

project

PHASE 2 - NO.143 SANDCROSS LANE,
REIGATE

description

3D MODEL VIEW

scale

N/A

date

DECEMBER 2018

status

PLANNING

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Agenda Item 8

Planning Committee
17 April 2019

Agenda Item: 8
18/00940/F

 <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	17 th April 2019
	REPORT OF:	DEVELOPMENT QUALITY MANAGER
	AUTHOR:	Matthew Sheahan
	TELEPHONE:	01737 276 514
	EMAIL:	Matthew.sheahan@reigate-banstead.gov.uk
AGENDA ITEM:	8	WARD: Salfords And Sidlow

APPLICATION NUMBER:	18/00940/F	VALID:	7th June 2018
APPLICANT:	Denton Homes Ltd	AGENT:	
LOCATION:	Land to the rear of 41-43 Great Tattenhams Epsom Downs KT18 5RE		
DESCRIPTION:	Erection of 3 chalet style detached dwellings together with garaging and associated parking, access and landscaping. As amended on 20/03/2019.		
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 that seeks permission for the erection of three chalet style Bungalows to the West side of Chapel Way in Tadworth. This submission follows two previous applications, 15/02787/F and 17/00005/F, which sought permission for four dwellings and three dwellings respectively, both of which were refused and later dismissed at appeal. The previous application, for three, detached, two-storey dwellings, was refused on the grounds that by virtue of the inappropriate height and scale, coupled with the restricted plot sizes, the development would have been harmful to the character of the area, out of keeping with the prevailing pattern of development. The inspector in his consideration of the appeal concurred with this view but found the impact on neighbour amenity to be acceptable.

The current application would see the introduction three 1.5 storey dwellings of a traditional design. They would have hipped roofs with front and rear projecting gables with small flat roof dormer windows to the south facing elevation. They would utilise traditional materials and colour palette that is typical of the vernacular style typical of 1930s-50s style residential development. The reduced height and scale would result in dwellings that are appropriate to the pattern of development where properties largely consist of 1/1.5 storey bungalows. Whilst the plot size and garden space would be smaller than is typical of the immediate surrounding area it would not appear harmful and would be commensurate and appropriate to dwellings of the scale proposed.

Regarding potential for impact on the amenity neighbouring residential properties, this is considered acceptable. Whilst the rear facing bedroom windows would afford

Agenda Item 8

Planning Committee
17 April 2019

Agenda Item: 8
18/00940/F

views over rear gardens along Tattenham Way, the rear of the properties would be sited 11m from the rear site boundary of number 45 Great Tattenhams which, combined with the boundary treatment, would be sufficient to ensure that there is a sufficient level of privacy afforded to surrounding neighbours. The low scale of the dwellings would be sufficient to ensure that they are not overbearing in nature. Overall the scheme represents an improvement in this regard on which there was no objection from the previous Inspector.

Regarding parking it is proposed to provide 2 spaces per dwelling, which would comply with the parking standards for a three bedroom dwelling. The Highway Authority has been consulted on the proposal and is satisfied subject to the imposition of conditions and again the acceptability of this is consistent with the previous appeal decision.

It is proposed to incorporate additional landscaping throughout the site; however at this stage information in this regard is minimal. The Councils' Tree Officer has been consulted on the proposal and has recommended conditions requiring the submission of a tree protection plan and landscaping details prior to the commencement of development.

It is considered that the proposal would be acceptable in regards to design and impact on character, neighbouring amenity, highways and tree impacts.

RECOMMENDATION(S)

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

Agenda Item 8

Planning Committee
17 April 2019

Agenda Item: 8
18/00940/F

Consultations:

Highway Authority: The proposed development has been considered by the county highway authority in terms of the likely net additional traffic generation, access arrangements and parking provision who consider it acceptable subject to conditions relating to the provision of vehicular accesses to Chapel Way, space laid out for parking, electrical car charging points, the provision of a Construction Transport Management Plan, secure cycle storage, details of a refuse collection point and the approval of visibility splays.

Tree Officer: No objection has been raised subject to conditions relating to tree protection and landscaping detail.

Representations:

Letters were sent to neighbouring properties on 13 June 2018, a site notice was posted 18th June 2018. 8 Responses were received. Following the submission of amended plans further notification was made on 29th March 2019. Two further responses have been received. The responses received have raised the following issues:

Issue	Response
Hazard to highway safety	See paragraph 6.13
Inadequate parking	See paragraph 6.13
Overlooking and loss of privacy	See Paragraph 6.9-6.11
Inconvenience during construction	See paragraph 6.12-6.14
Increase in traffic and congestion	See paragraph 6.13
Increased Noise and Disturbance	See paragraph 6.12
Overdevelopment	See Paragraph 6.3-6.6
No need for development	See Paragraph 6.3-6.6
Loss of private view	
Overbearing relationship	See Paragraph 6.9-6.11
Overshadowing	See Paragraph 6.9-6.11
Out of character with the surrounding area	See Paragraph 6.3-6.6
Loss of/ harm to trees	See Paragraph 6.3-6.6 and 6.12

1.0 Site and Character Appraisal

1.1 The application relates to two traditional style detached bungalows and their curtilages, embracing long rear gardens, standing on the south side of Great

Agenda Item 8

Planning Committee
17 April 2019

Agenda Item: 8
18/00940/F

Tattenhams at its junction with Chapel Way (west side). The area of the site, inclusive of both curtilages, is 0.10ha. The site rises in level by 2m from north to south. The site is not within a Conservation Area or Residential Area of Special Character (RASC) nor is it of wildlife significance.

- 1.2 The Council's Local Distinctiveness Design Guide identifies this locality as one of 1930s-1950s Suburbia and indeed the local architectural styles are of the 1930s with long rear gardens. Generally the properties are red brick, with some having been rendered and tile hanging. There is an eclectic mix of 2 storey detached and semi-detached houses (some with loft conversions) alongside detached bungalows. Opposite the site, to the east, is a substantial 3 storey flat development, the site of a former church, which was built in 2008.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Formal pre-application advice was not sought from the Local Planning Authority prior to the submission of this application.
- 2.2 Improvements secured during the course of the application: Amendments have been made to the scheme following concerns raised by officers in regard to issues of scale and design.
- 2.3 Further improvements could be secured by condition.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|------------|---|--|
| 3.1 | 17/00005/F | Erection of 4 dwellings together with garaging and associated access and landscaping | Refused 5 th April 2017- Appeal Dismissed |
| 3.2 | 15/02787/F | Erection of 4 dwellings together with garaging and additional garage for 41 Great Tattenhams. | Refused 23 rd March 2016 Appeal Dismissed |

4.0 Proposal and Design Approach

- 4.1 This is a full application seeking permission to erect 3 detached chalet style bungalows on land formerly within the curtilage of 41-43 Great Tattenhams. The proposed dwellings would have hipped roofs with a front projecting gable. They would be a maximum height of 6.7m, and 2.7m to the height of the eaves. Each property would feature integral garages. Each would feature a small flat roof dormer to the left flank elevations with a series of rooflights to

Agenda Item 8

Planning Committee
17 April 2019

Agenda Item: 8
18/00940/F

the right flank. The property would be of a traditional appearance in respect of materials, incorporating plain tiles to the roof with a tawny colour palette.

- 4.2 There would be a gap of approximately 2m between each of the properties. The dwelling occupying plot 1 would be sited 3m from the north boundary with 41 Great Tattenhams, whilst the dwelling occupying plot 3 would be sited 1m from the south boundary. Plot 1 would have an area of approximately 340 sq. metres, plot 2 would have an area of approximately 300 sq. metres, whilst plot 3 would be larger at approximately 418 sq. metres. The rear gardens would be 10m deep.
- 4.3 Each dwelling would have three bedrooms with two bathrooms within the upper floor with the main living space at the ground floor.
- 4.4 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.
- 4.5 Evidence of the applicant's design approach is set out below:

Assessment	The character of the area is defined within the applicants planning statement as having a 1930s architectural style with properties occupying deep gardens. It states there is an eclectic mix of 2 storey detached and semi-detached houses mixed in with detached bungalows. A 3 storey flat development is identified as occupying the corner of Chapel Way. The site is stated as having good transport links and access to public transport in the form of buses with the nearest railway station 5m away. It is further identified that the locality is in close proximity to local amenities including the local shopping parade at Tattenham Corner, as well as nurseries and schools, and Banstead Sports Centre.
Involvement	No evidence of community involvement has been demonstrated within the statement.
Evaluation	It is not stated that other designs were considered.
Design	The design of the development has been led by site constraints and previously refused schemes and subsequent appeal decisions. The position of the dwellings has been designed to achieve the best layout for privacy, turning, minimizing hard landscaping, rear garden space and pedestrian routes.

Agenda Item 8

Planning Committee
17 April 2019

Agenda Item: 8
18/00940/F

4.6 Further details of the development are as follows:

Site area	0.10 Ha
Net increase in dwellings	3
Proposed parking spaces	6
Parking standard	2 spaces per 3 bed dwelling

5.0 Policy Context

5.1 Designation

Urban Area

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS2 (Valued Landscapes and Natural Environment)
CS10 (Sustainable Development),
CS11 (Sustainable Construction),

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape and Nature Conservation	Pc4
Housing	Ho9, Ho13, Ho16, Ho18,
Movement	Mo1, Mo4,Mo7

5.4 Other Material Considerations

National Planning Policy Framework
2019

National Planning Practice Guidance

Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide A Parking Strategy for Surrey Parking Standards for Development Householder Extensions and Alterations Affordable Housing Outdoor Playing Space Provision Planning Obligations and Infrastructure SPD
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Other	Human Rights Act 1998 Circular 05/2005 Community Infrastructure Levy Regulations 2010
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Agenda Item 8

Planning Committee
17 April 2019

Agenda Item: 8
18/00940/F

6.0 Assessment

- 6.1 The application site is located within the urban area where there would not be an in principal objection to residential development.
- 6.2 The main issues to consider are:
- Design and character
 - Amenity for future occupiers
 - Neighbour amenity
 - Trees and Landscaping
 - Access and parking
 - Affordable Housing
 - CIL

Design and Impact on the Character of the area

- 6.3 The proposed chalet style dwellings would be of a traditional appearance that would not be out of scale with development that typifies the character of the area in this regard. Properties to the east side of Chapel Way immediately opposite the site are two and three storey in scale, whilst properties to the North West fronting Great Tattenhams are of a comparable scale to the proposed dwellings.
- 6.4 The planning inspector, in his consideration of the previously refused planning application 17/00005/F, characterised Chapel Way as having a *'greater variety of dwelling types, with there being a mixture of bungalows, some houses and the previously mentioned flats. The built development in the immediate vicinity of the site does not have an intense appearance because the dwellings are either generally low rise and/or there are some discernible gaps between them'*. Whilst the previous proposal on the site for two storey dwellings were considered to be inappropriate in this context, it is the view that the significantly reduced bulk and scale of three chalet bungalows would be appropriate. Whilst the dormer windows would have flat roofs, which do not strictly comply with the Councils' Supplementary Planning Guidance in regards to design; however they would be small and inoffensive. The character of a number of properties in the immediate vicinity has been altered by introducing flat roof dormer windows, setting something of precedence.
- 6.5 The dwellings would have a traditional appearance, utilising materials and a colour palette that is typical of the vernacular style of 1930s-50s residential development. There would be a 2m gap between the dwellings. Whilst this would be relatively close proximity this would conform to the pattern of development in this regard, where spacings between properties, both on Chapel Way and Great Tattenhams, are narrow.
- 6.6 The proposal would see the introduction of hardstanding to the front where presently there is landscaping in the form of a rear garden formally within the curtilage of 41 Great Tattenhams. Areas of hard standing are a feature of the

Agenda Item 8

Planning Committee
17 April 2019

Agenda Item: 8
18/00940/F

area. It is proposed to incorporate an area of soft landscaping to the side of each area of parking which, through appropriate planting to be controlled by condition, would achieve an appropriate balance between the two.

Amenity for future occupiers

- 6.7 It is a fundamental objective of planning policy and stated within the National Planning Policy Framework that we provide high quality housing that is well designed and built to a high standard. The advice is amplified further by policies Ho9 and Ho18 of the Borough Local Plan which states that the environment created for residents of the proposed development must be satisfactory. Although policy does not specifically require that new dwellings/conversions be built to a specific minimum size, it is implicit in the advice mentioned above that they are of a size to provide adequate standards of living for the future residents. Government guidance exists in the form of technical standards regarding the appropriate size of new dwellings. Whilst this guidance has not been formally adopted by the Council it is a material consideration in such matters.
- 6.8 All three properties would have the same footprint and layout. It is considered that the standard of living space provided would be acceptable and consistent with that typical for properties of this kind, where there is something of a mix of property sizes in the area. The internal layout would be acceptable and the area and width of the bedrooms would accord with the aforementioned guidance. The level of outdoor amenity space provision would also be acceptable, providing sufficient space for the enjoyment of any future occupiers.

Impact on Neighbouring Residential Amenity

- 6.9 The nearest existing residential dwellings to the proposed development would be numbers 41-45 Great Tattenhams. At present the rear of properties along Great Tattenhams are quite open, with boundaries defined largely by hedging or closeboard fencing. The proposed dwellings would have a visual presence, representing a change in relationship between existing dwellings and the site. Number 41 Great Tattenhams has benefitted from the addition of a 6m deep single storey rear extension approved under 17/00103/PDE. The rear elevation of number 41 would be sited 6.3m from the boundary with plot 1. A series of roof lights are proposed to serve this elevation, which would be of sufficient height not to warrant concern with respect to overlooking. The ground level slopes upwards in a south-east direction, positioning plot 1 at a higher ground level. It is considered however that the proposed dwelling would be of sufficiently low scale not to be overbearing in its nature. The planning inspector, in consideration of the proposal for two storey dwellings on this site, did not share the Councils' view that the presence of the dwelling would be harmful to the amenity of 41 Great Tattenhams, acknowledging that there would *'unquestionably be an effect on the outlook for the occupiers of No 41, both from within inside the bungalow and the rear garden. While house 1 would be elevated a little above No 41's ground level, I consider that there would be just about enough separation for the occupiers of No 41 not to*

Agenda Item 8

Planning Committee
17 April 2019

Agenda Item: 8
18/00940/F

experience an unacceptable loss of outlook. In light of this it is considered that to refuse a dwelling of a much reduced scale on the grounds of harm to the amenity of 41 Great Tattenhams would be unreasonable.

- 6.10 Turning to other properties along Great Tattenhams, the three proposed dwellings would feature an upper floor bedroom window within the rear facing gable. These windows would allow for increased views over the rear gardens of a number of properties. In his consideration of the appeal against the refusal of planning application 15/02787/F for two pairs of two storey semi-detached dwellings, the inspector formed the following view: *'Each of the proposed dwellings would have habitable rooms at the rear on the first floor which would face toward the garden of No 45. Due to the angle between the proposed windows and the dwellings at No 43 and 45, and the separation distance from No 45, the appeal proposal would not give rise to an unacceptable loss of privacy to the occupiers of these dwellings. The proposed dwellings would be situated about 12 metres from the rear site boundary with the neighbouring 45 Great Tattenhams which would be defined by a 1.8m close-boarded timber fence. I saw at my site visit that users of the relatively long garden of No 45, due to the existing boundary treatments and scale of surrounding dwellings would experience a reasonable level of privacy, but consider that whilst the appeal scheme would give rise to some overlooking of the garden, due to the separation distance and proposed boundary treatment, this would not be unacceptable.'* The dwellings currently proposed would be sited 11m from the rear site boundary however their reduced height would compensate for the closer proximity. It is proposed to retain the existing boundary hedge and incorporate additional planting. Again in light of the above appeal, refusal on the grounds of loss of privacy to these dwellings would be unreasonable given the reduced height and scale of the proposed dwellings.
- 6.11 The three dwellings would be separated from each other by a distance of 2m. The flat roof dormer windows would face a series of rooflights on the opposing dwelling. Due to the slope of the road and the stepped nature of the development there would not be opportunity for direct views in to these windows. The proposal is considered to be acceptable in regards to impact on neighbouring residential amenity, and would comply with Policies Ho9, Ho13 and Ho16 of the Borough Local Plan in this regard.
- 6.12 Concern has been raised in regards to inconvenience caused during construction and resultant noise and disturbance. The unavoidable noise and disturbance is a temporary inconvenience and would not constitute a reason to refuse an application. A condition would be attached in the event of planning permission being granted detailing the Method of Construction. An informative would also be included detailing the hours of operation to be adhered to during the construction process. Statutory Nuisance legislation exists to control unacceptable levels of noise and disturbance.
- 6.13 Concern has also been raised that the development would result in the loss of a private view. There is no right to a view within planning legislation and is therefore not a material consideration that can be taken in to account.

Agenda Item 8

Planning Committee
17 April 2019

Agenda Item: 8
18/00940/F

Trees and Landscaping

- 6.14 It is proposed to incorporate a mix of hard and soft landscaping to the front of each of the properties. Hardstanding for vehicular parking would be in the form of self-draining block pavers. Planting is proposed to be sited adjacent to this hardstanding. In the event that planning permission is granted a condition would require the submission of landscaping details prior to the commencement of development as well as tree protection details. Subject to compliance with these conditions the proposal would be acceptable in regards to landscaping and tree impact, in compliance with Policies Ho9 and Pc4 of the local Plan.

Access and Parking

- 6.15 The proposed development would provide 2 parking spaces per dwelling. The Councils' Maximum Parking Standards require 2 spaces to be provided for a dwelling of 3 or more bedrooms. The proposal would conform to this requirement. The Highway Authority has assessed the application in view of safety, capacity, and Policy and have recommended conditions in the event of planning permission being granted requiring the vehicle access to Chapel Way to be constructed and provided with 2m by 2m inter-visibility zones in accordance with a scheme to submitted and approved prior to commencement of development. Further conditions would require the development to be constructed in accordance with the approved plans for vehicles to be parked, and for the submission of a Construction Transport Management Plan prior to commencement of development. Subject to these conditions the development would be acceptable in regards to Highway Matters in accordance with the NPPF and Policies Mo5 and Mo7 of the Borough Local Plan 2005.

Affordable Housing

- 6.16 Core Strategy Policy CS15 and the Council's Affordable Housing SPD require financial contributions towards affordable housing to be provided on housing developments of 1-9 units. However, the publication of the 2018/2019 NPPF has made clear that such contributions should not be sought from non-major schemes such as this and therefore the Council is not presently requiring financial contributions from proposals such as this resulting in a net gain of fewer than 10 units.

Community Infrastructure Levy (CIL)

- 6.17 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, road, public transport and community facilities which are needed to support new development. This development would be CIL liable, the exact amount to be determined and collected after the grant of planning permission.

Agenda Item 8

Planning Committee
17 April 2019

Agenda Item: 8
18/00940/F

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
Location Plan	042-02-10A		20.03.2019
Elevation Plan	042-02-13A		20.03.2019
Floor Plan	042-02-12A		20.03.2019
Other Plan	042-02-19A		20.03.2019
Site Layout Plan	042-02-18A		20.03.2019
Street Scene	042-02-17A		20.03.2019

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.

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.

3. No development shall take place until samples 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.

4. No development shall commence including groundworks or demolition until a detailed Tree Protection Plan (TPP) shall be submitted to and approved in writing by the local planning authority. The TPP shall contain details of the specification and location of tree protection (barriers and/or ground protection) and any construction activity that may take place within the protected root areas of trees/hedges shown, where retained on the TPP. The tree protection measures shall be installed prior to any development works and will remain in place for the duration of all construction works. The tree protection barriers/ground protection shall only be removed on the completion

Agenda Item 8

Planning Committee
17 April 2019

Agenda Item: 8
18/00940/F

of all construction activity, including hard landscaping. 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 Pc12 of the Reigate and Banstead Borough Local Plan.

5. No development shall commence on site until a scheme for the landscaping of the site including the retention of existing landscape features has been submitted to and approved in writing by the LPA. Landscaping schemes shall include details of hard and soft landscaping, including any tree removal/retention, 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 and management programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or within the first planting season following completion of the development hereby approved.

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, 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, Pc12, Ho9 of the Reigate and Banstead Borough Local Plan 2005.

6. The development hereby approved shall not be first occupied unless and until the proposed vehicular accesses to Chapel Way have been constructed and provided with 2m by 2m pedestrian inter-visibility zones in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, and the pedestrian inter-visibility zones shall be kept permanently clear of any obstruction between 0.6m and 2m in height above ground level.

Reason:

To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF.

7. 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 be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking / turning areas shall be retained and maintained for their designated purposes.

Agenda Item 8

Planning Committee
17 April 2019

Agenda Item: 8
18/00940/F

Reason:

To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF.

8. 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) measures to prevent the deposit of materials on the highway
 - (e) HGV deliveries and hours of operation
 - (f) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
 - (g) no HGV movements to or from the site shall take place between the hours of 8.30 and 9.15 am and 3.15 and 4.00 pm nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in Chapel Way, Shawley Way and Great Tattenhams during these times 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:

To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF.

9. 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.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (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 properties by overlooking and to protect the visual amenities of the area in accordance with Reigate and Banstead.

11. 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

Agenda Item 8

Planning Committee
17 April 2019

Agenda Item: 8
18/00940/F

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 to meet the objectives of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005).

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;

Agenda Item 8

Planning Committee
17 April 2019

Agenda Item: 8
18/00940/F

- (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 use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate substantial sized 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 Extra Heavy Standard size with initial planting heights of not less than 4m with girth measurements at 1m above ground level in excess of 14/16cm.

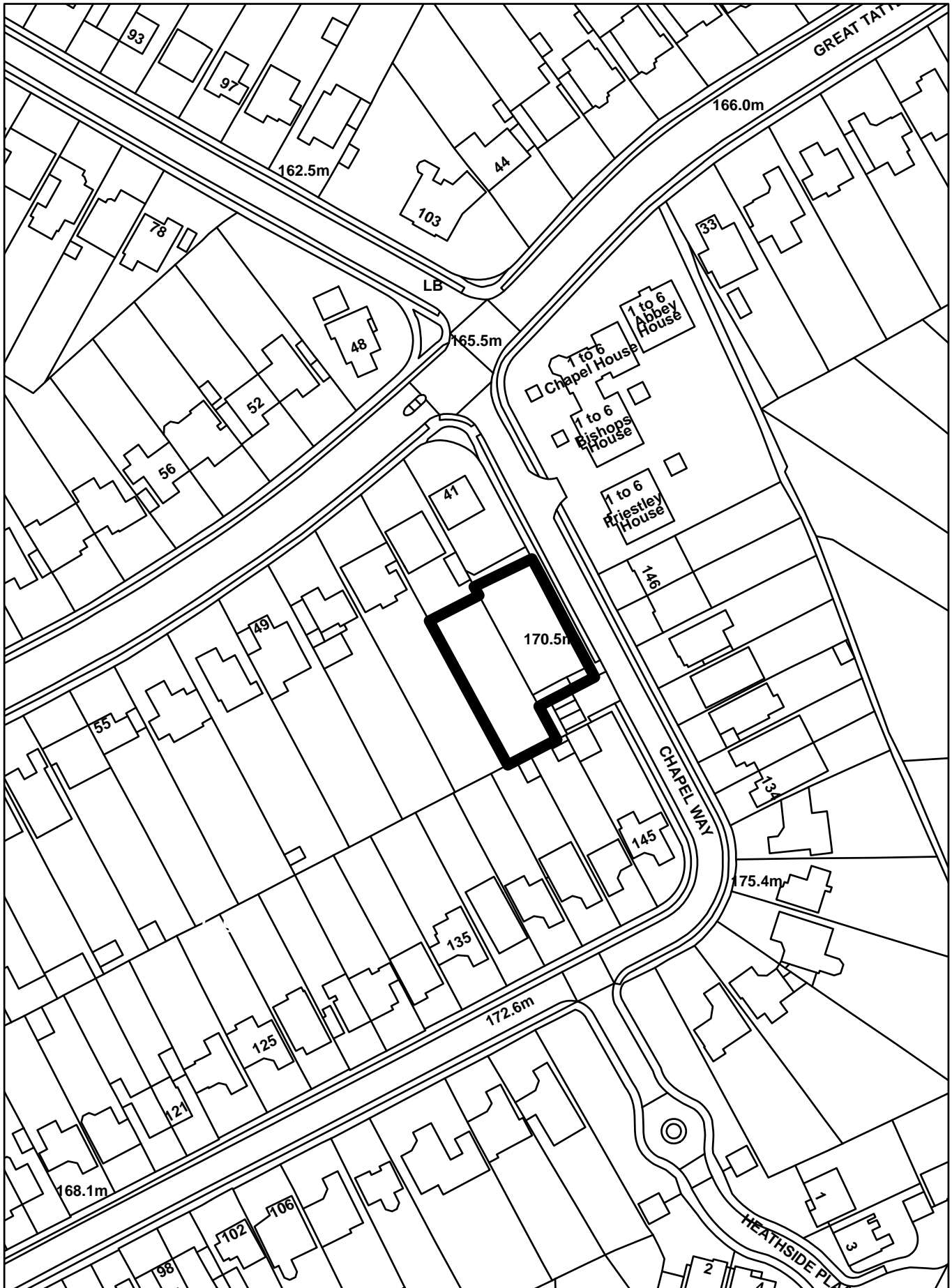
REASON FOR PERMISSION



The development hereby permitted has been assessed against development plan policies Ho9, Ho13, Ho14, Ho16, Ho18, Pc4, Mo5 and Mo7 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.

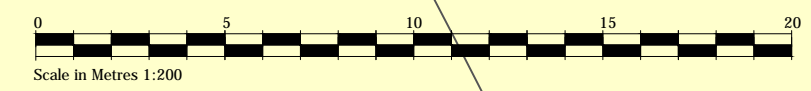
Proactive and Positive Statements

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.


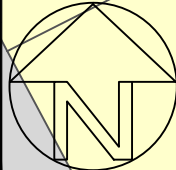
Agenda Item 8
18/00940/F - Land To The Rear Of 41-43 Great Tattenhams,
Epsom Downs



-  Trees to retained
-  New planting



Rev A. 19.03.19. Scheme amended in line with planners comments
 V:\Business Operations\Developments\02_Planning Projects\0042_Gt Tattenhams\04_Planning Applications\2_Drawings\P042 NH planning rev A.dwg

	Project 41-43 GREAT TATTENHAMS. KT18 5RE				
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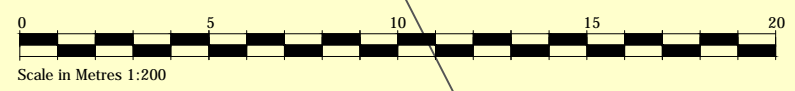
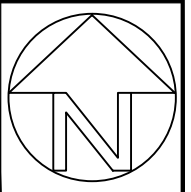
Project
41-43 GREAT TATTENHAMS. KT18 5RE

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PROPOSED SITE PLAN - SETTING OUT

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Planning Committee
 17 April 2019

Rev A. 19.03.19. Scheme amended in line with planners comments



EXISTING STREET SCENE

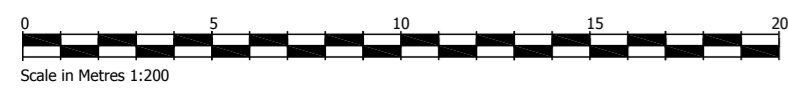


PROPOSED STREET SCENE

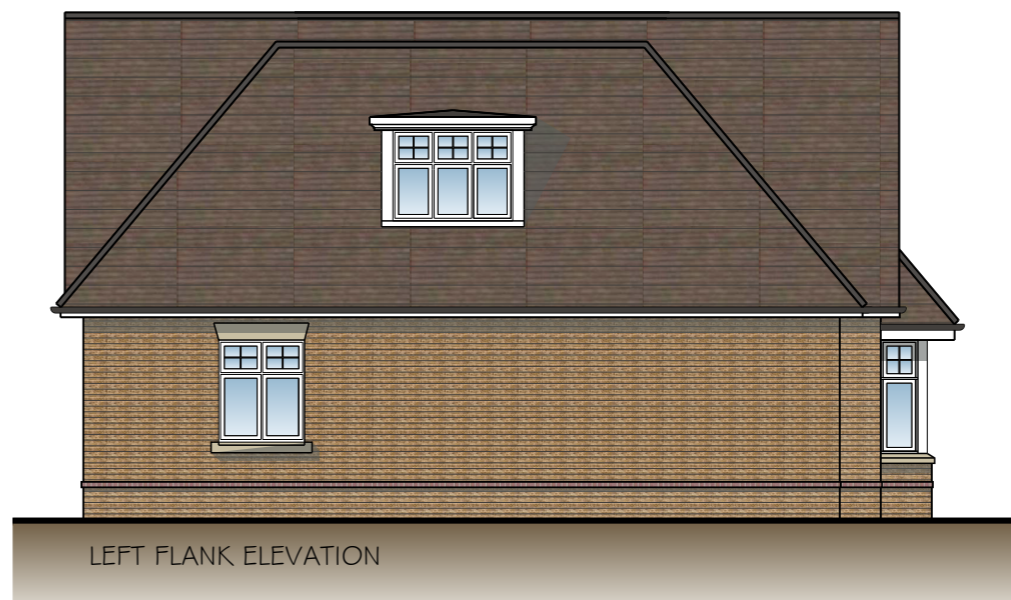
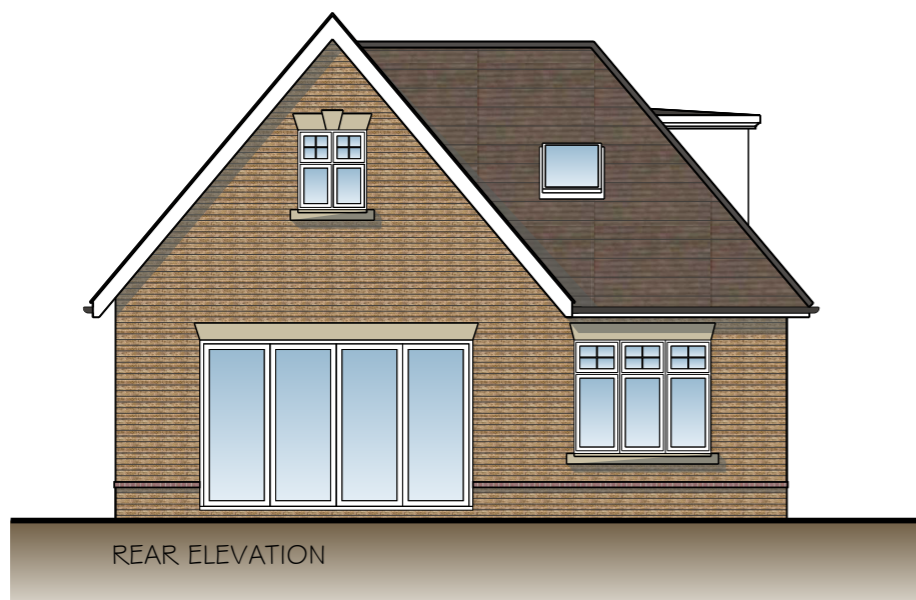
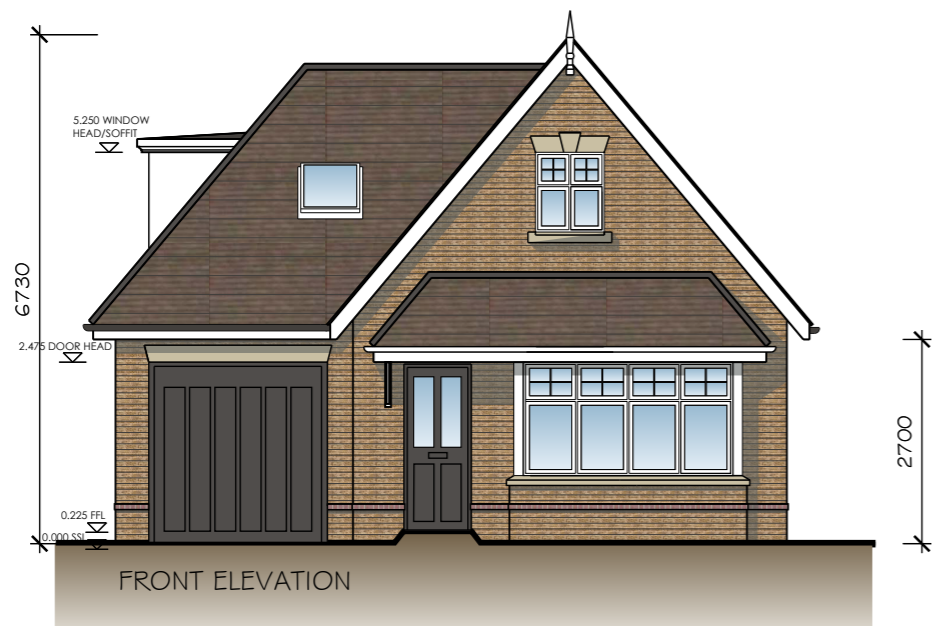


PROPOSED STREET SCENE SHOWING OUTLINE OF HOUSES ON PREVIOUSLY SUBMITTED APPLICATION

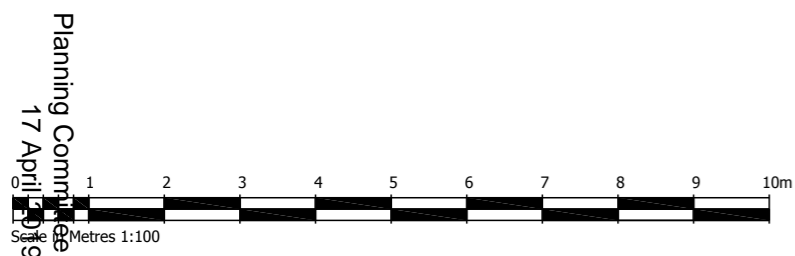
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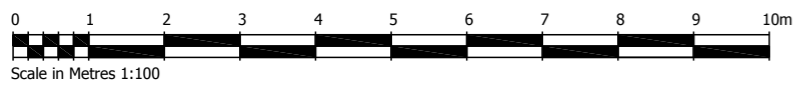
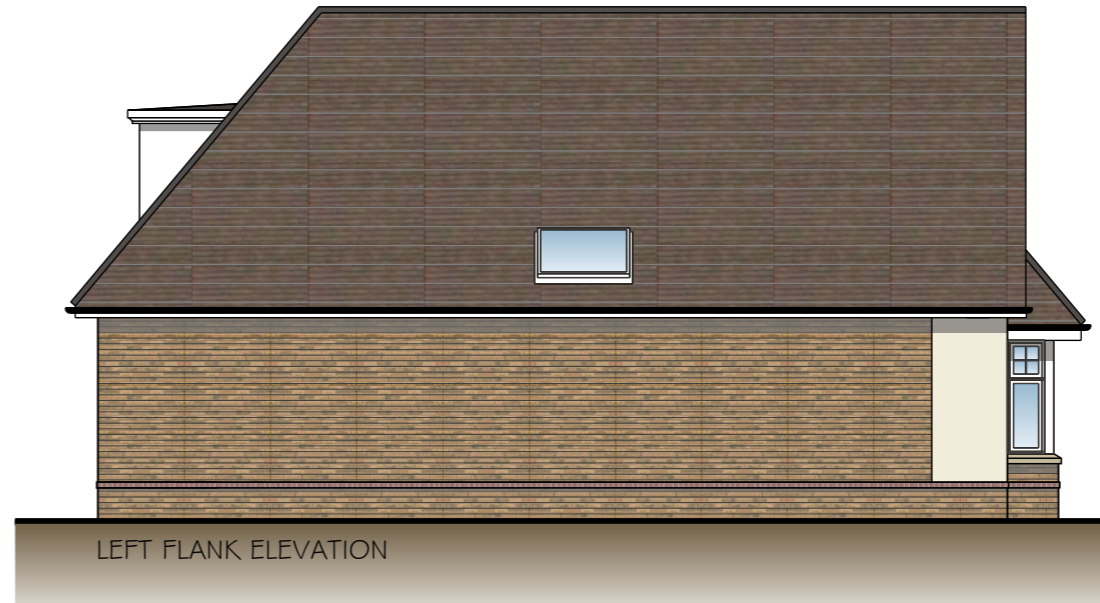
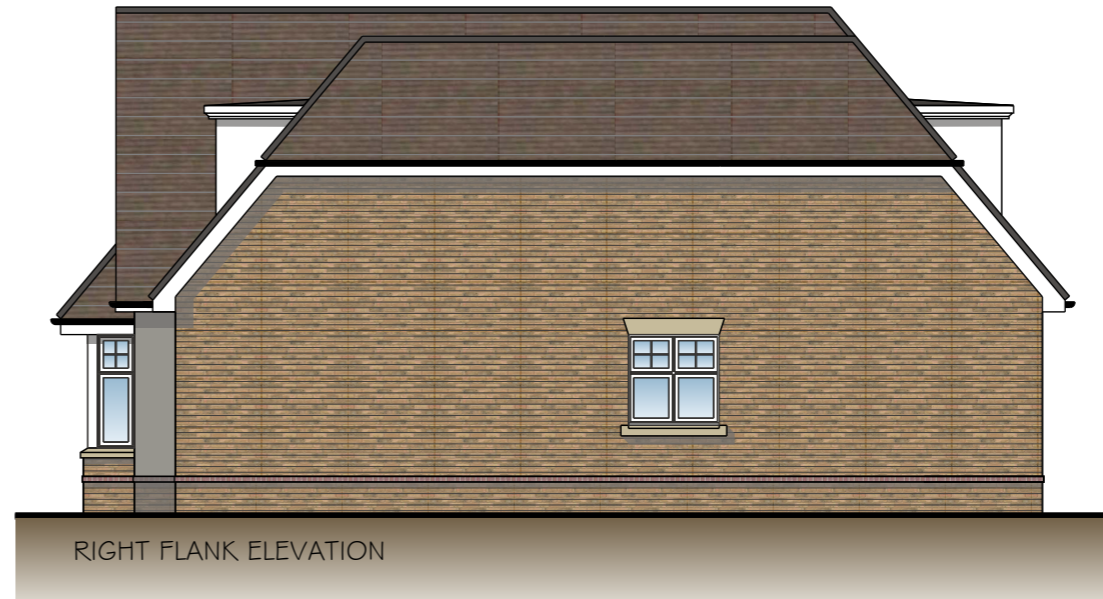
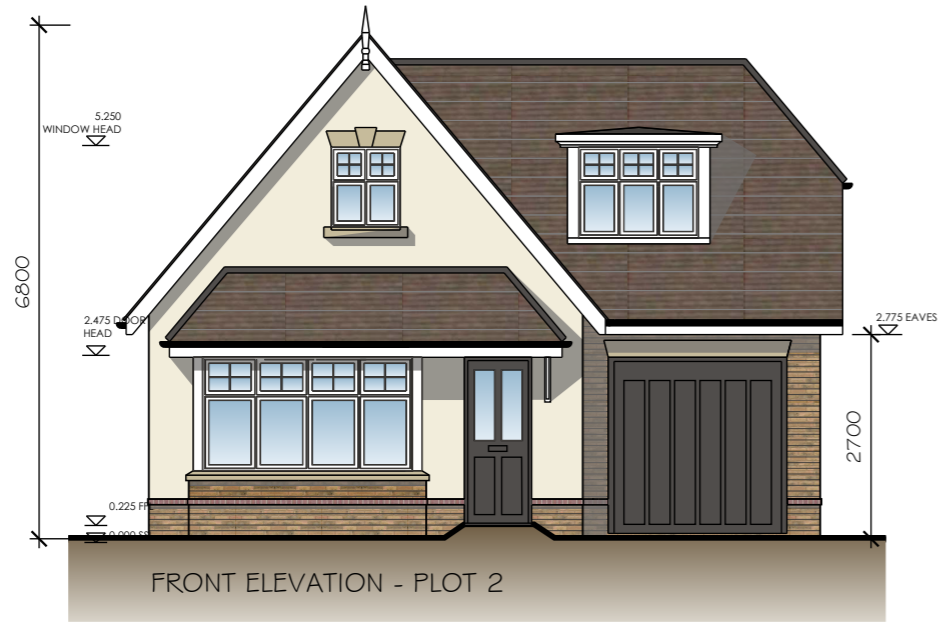
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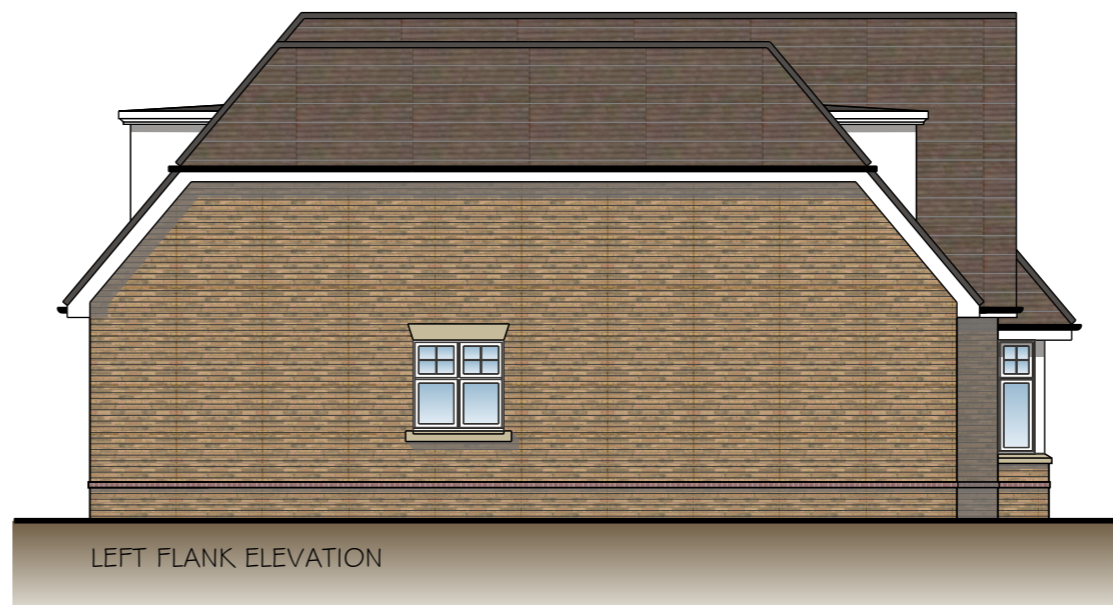
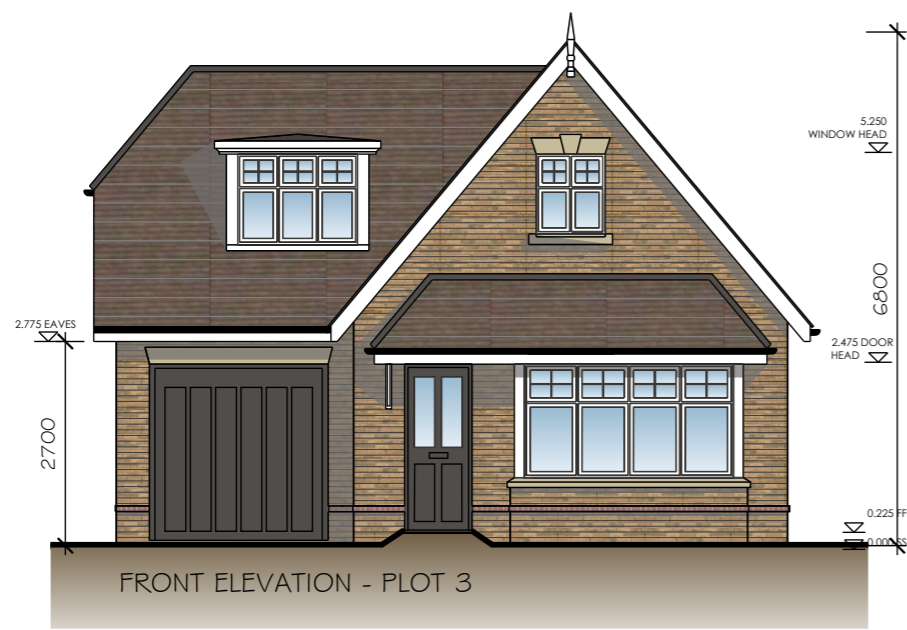
Rev A. 19.03.19. Scheme amended in line with planners comments

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	Project 41-43 GREAT TATTENHAMS. KT18 5RE				
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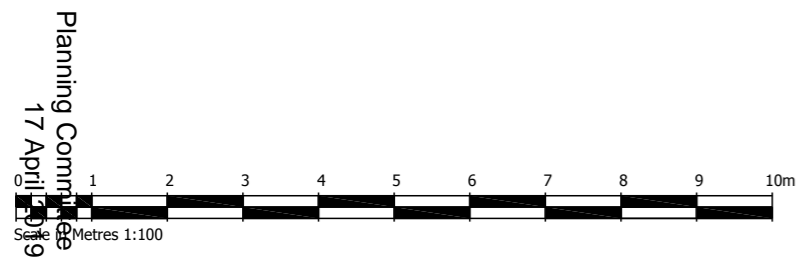


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	Drawing Title PROPOSED ELEVATIONS - PLOT 2				
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122

Agenda Item 8




	Project 41-43 GREAT TATTENHAMS. KT18 5RE				
	Drawing Title PROPOSED ELEVATIONS - PLOT 3				
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	Jan 2018	1:100@A3		042-02-16	
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Agenda Item 9

Planning Committee
17th April 2019

Agenda Item: 9
18/02504/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	17 th April 2019
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Rosie Baker
	TELEPHONE:	01737 276173
	EMAIL:	rosie.baker@reigate-banstead.gov.uk
AGENDA ITEM:	9	WARD: Banstead Village

APPLICATION NUMBER:	18/02504/F	VALID:	21/12/2018
APPLICANT:	Romans International Ltd	AGENT:	Hillman Design Ltd
LOCATION:	ROMANS GARAGE, BRIGHTON ROAD, BANSTEAD, SURREY SM7 1AT		
DESCRIPTION:	Extension to existing showroom and cleaning bay and conversion to showroom, erection of a row of garages to rear of the site.		
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

The application is to extend the existing cleaning bay to create a new showroom and provide a new link from it to the existing showroom. This extension would provide an additional 232 sqm of floorspace and allow 6 additional display cars to be stored inside as opposed to on the external display court. It represents a re-organisation of the floorspace and a re-modelling of previous planning consents gained over the last couple of years. In addition the application includes the previously approved row of garages to the rear of the site, such that all can be implemented under one permission.

The planning history is a material consideration in the determination of this application. Planning permission was granted by this committee in December 2017 for a larger extension to the car showroom totalling 352.5sqm of floorspace. In addition historic permission, 12/00101/S73, remains extant for an extension to the car showroom which totalled 550sqm of floorspace; only approx 186 sqm of floorspace was implemented. The garages to the rear have also been previously permitted in October 2018.

The proposed garages would be single storey in height and are of utilitarian appearance in keeping with their use. Their modest scale and form and siting to the rear of this commercial site is considered acceptable and would not be out of place in this location. Whilst sited proximate to residential properties bounding the site the visual appearance of the garages would be mitigated by the sedum roof and choice of dark green cladding proposed. Sufficient space is available to the rear of the

Agenda Item 9

Planning Committee
17th April 2019

Agenda Item: 9
18/02504/F

garages and to the south along the boundary with 61 and 63 Diceland Road to secure a landscape scheme to mitigate proposed tree works and the visual impact of the development. The proposal in terms of its design and appearance is considered acceptable and a condition is proposed to secure materials.

The proposed extension to the existing cleaning bay and link building would represent a modest extension and will retain the existing building line and set back to Brighton Road. To the front it is of reduced depth to extensions previously approved. The link building and extensions to the rear of the existing valeting building are of similar scale and of slightly reduced footprint to previous approvals. The design approach would follow previous approvals with a simplified flat front glazed modern design. Overall the proposed development would be acceptable in terms of its design and impact upon the streetscene and character and appearance of the wider area, and complies with policies Em1, Em3 of the borough local plan.

The development will not intensify the use of the premises, with no change to the vehicular access arrangements, total number of cars displayed, staff parking and delivery arrangements. Visitor parking would be moved from the rear of the site to the front.

The proposal will not result in any material adverse impact on neighbouring property occupiers. Given that the site is already in use as a car showroom with associated valeting operations to the rear.

RECOMMENDATION(S)

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

Agenda Item 9

Planning Committee
17th April 2019

Agenda Item: 9
18/02504/F

Consultations:

Highway Authority: The County Highway Authority has assessed the application on safety, capacity and policy grounds and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway with respect of access, net additional traffic generation and parking. The County Highway Authority therefore has no highway requirements subject to a condition relating to a construction transport management plan.

Environmental Health (Contaminated Land): There is some potential for contamination to be present associated with both historical and current garage use, as such conditions to deal with contaminated land and an informative to provide additional guidance is recommended.

Representations:

Letters were sent to neighbouring properties on 8th January 2019 and a site notice was posted on 16th January 2019.

No representations have been received.

1.0 Site and Character Appraisal

- 1.1 The application site is located on the eastern side of Brighton Road and comprises an existing car showroom, an open car storage / display area and a valeting / car preparation building to the rear. The car dealership is a single storey building with a grey fascia and sheet roofing sitting atop full length windows and glazed canopy. The car forecourt is situated between the building and Brighton Road extending towards the north.
- 1.2 The site fronts onto Brighton Road which on the eastern side of the road is characterised by commercial buildings to the south and north, including a petrol station to the south and Ford garage to the north. The wider area is predominantly residential with the nearest residential dwellings situated on Diceland Road to the south and Gerrards Mead to the east.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant did not enter into pre-application discussions regarding this application. (Pre-application advice was given prior to the previous application.)
- 2.2 Improvements secured during the course of the application: Revised internal parking layout so that visitor spaces are now at the front of the site, leaving the area opposite the cleaning bay clear. Clarification regarding car numbers / parking spaces.
- 2.3 Further improvements could be secured through the use of conditions to secure an appropriate quality of development.

Agenda Item 9

Planning Committee
17th April 2019

Agenda Item: 9
18/02504/F

3.0 Relevant Planning and Enforcement History

3.1	18/01414/F	Erection of a row of garages to rear of site	Approved with conditions 4.10.2018
3.2	18/00478/DET10 and DET12	Discharge of conditions relating to contamination	Awaiting further information from applicant
3.3	18/00478/DET04, 05, 09, 11	Discharge of condition submissions relating to tree protection plan, construction transport method statement and contamination	Approved
3.4	18/00478/F	Extension and remodelling of existing car showroom	Approved with conditions 12.06.2018
3.5	17/01883/F	Extension to existing car showroom, and reduction in size of existing vehicle preparation building. As amended on 1/10/2017, on 08/11/2017 and on 07/12/2017	Approved with conditions 21.12.2017
3.6	12/00101/DET03, 05, 06	Discharge of condition submissions relating to materials, construction method statement and landscaping	Approved
3.7	12/00101/S73	Demolition of existing public house and erection of extension to adjoining car showroom. Variation of condition 2 of 10/01393/F. Amendment to elevations	Approved with conditions 16.03.2012
3.8	11/00389/CU	Erection of temporary screening and use of front part of site for the sale of cars for a temporary period of two years.	Approved with conditions 16.05.2011
3.9	10/01393/F	Demolition of existing public house and erection of extension to adjoining car showroom	Approved with conditions 24.11.2010
3.10	09/01881/F	Demolition of existing public house and erection of extension to adjoining car showroom	Refused September 2010

Agenda Item 9

Planning Committee
17th April 2019

Agenda Item: 9
18/02504/F

- 3.11 Note: A Grampian condition was attached to planning permission 10/01393/F requiring the use of 29 Diceland Road for vehicle valeting to cease prior to the use of the proposed valeting area commencing. The site of 29 Diceland Road has subsequently been redeveloped for housing (13/01889/OUT) and so this condition has been complied with.

4.0 Proposal and Design Approach

- 4.1 This is a full application to extend the existing cleaning bay to create a new showroom and provide a new link from it to the existing showroom, enabling 6 additional display cars to be stored inside as opposed to on the external display court. It represents a re-organisation of the floorspace and a re-modelling of previous planning consents gained over the last couple of years. It also incorporates the previously approved row of garages to the rear of the site such that a single permission will cover the whole development.
- 4.2 The valeting operation is proposed to be reduced in size with the cleaning bay extended forward such that the majority of the building can be converted into an additional car showroom, leaving a small section to the rear as a cleaning bay. A new section is proposed to link the extended cleaning bay to the existing showroom, similar in form to previous 2018 permissions. The extension would remain significantly reduced in size compared to the 2017 and 2012 permissions. The proposed garages to the rear areas remain as per those approved under 17/01883/F.
- 4.3 The extension to the cleaning bay would measure approx 9m x 10m. The link element would be approx 12m x 6m, albeit with a staggered footprint. In addition an additional store and wc would be built to the rear of the clearing bay. The built elements to the rear follow the principles established under the previous approvals and on a similar siting.
- 4.4 The elevational design of the existing car showroom is retained and the proposed design of the cleaning bay extension would replicate the existing form of this building. The link extension between the two is modest in scale replicating the height of the cleaning bay but rather than incorporating the pitched roof of the existing showroom, the proposed will have a modern simplified glazed facade similar in style to previous approvals.
- 4.5 The applicant states within the design and access statement that the proposal will not result in an intensification of the site. As with the previous approved scheme, the reason for the extension being to keep more cars on the site undercover (6 more) as opposed to being outside. The business is the sale of very expensive and exotic cars, most of which are currently displayed in the open air, which leaves them vulnerable to damage from the traffic film generated by the A217 and vandalism, the proposal will help address this.
- 4.6 The applicant has provided the following information regarding parking to clarify the parking arrangements

Agenda Item 9

Planning Committee
17th April 2019

Agenda Item: 9
18/02504/F

	Existing spaces	Proposed spaces	
Staff	10	10	No change to staff parking arrangements. The numbers of staff employed at the site will remain unchanged (19).
Customers:	4	4	Due to the high end nature of the cars for sale the majority of customers visiting the site are by pre-arrangement, having viewed the cars on-line, and it is rare that a customer will drop by to browse the stock. As such it is not envisioned that there will be any change to the way customers visit the site. Customer parking is currently provided to the rear of the site, under the proposal <u>the same number of visitor spaces will be retained, but moved to the front of the site</u> so visitors do not need to access the rear.
Display cars & valeting	Total 57 38 outside 11 Inside 8 valeting	Total 57	No change to total number of vehicles (onsite) 18/01414/F: 8 garages, 23 outside, 24 inside, 2 valeting 18/00478/F: 31 outside, 18 inside, 8 valeting
Delivery of Vehicles			Due to the high end nature of the cars, they are individually delivered to and taken away from the site via an enclosed trailer towed by a 4 x 4 vehicle. This is currently accommodated within the site and does not interfere with the surrounding streets.
Operations within the site			Onsite operations are restricted to the sale of the cars, their cleaning and preparation (scratch repair, glass polishing etc). <u>No servicing takes place on site, so there is no parking or vehicle movements generated by this.</u>

4.7 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.

4.8 Evidence of the applicant's design approach is set out below:

Assessment	The statement does not include an assessment of local character
	Protected trees are to be retained to the rear of the site.

Agenda Item 9

Planning Committee
17th April 2019

Agenda Item: 9
18/02504/F

Involvement	No community consultation took place.
Evaluation	The other development options considered were a larger extension as permitted by previous permissions which it is not considered economic to implement, noting the disruption to existing operation during the construction phase.
Design	The applicant's reasons for choosing the proposal from the available options were; it enables more cars to be kept undercover, provides a modern, sleek, uncluttered, simple building more in keeping with current design trends.

4.9 Further details of the development are as follows:

Site area	0.25 ha
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5.0 Policy Context

5.1 Designation

Urban area
Tree Preservation Order (BAN 65) to rear of site.

5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS17 (Travel Options and accessibility)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Employment	Em1, Em3
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

Agenda Item 9

Planning Committee
17th April 2019

Agenda Item: 9
18/02504/F

Other

Human Rights Act 1998
Community Infrastructure Levy
Regulations 2010

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 commercial development is acceptable in land use terms.
- 6.2 The planning history is a material consideration in the determination of this application. In particular application 12/00101/S73 which granted consent for a large extension and was part implemented when the cleaning building to the rear was erected; the recent permission 17/01883/F again for a significant extension and the permission 18/01414/F for garages to the rear.
- 6.3 The main issues to consider are:
- Design appraisal
 - Neighbour amenity
 - Highway matters
 - Community Infrastructure Levy

Design appraisal

- 6.4 The applicant states within the design and access statement that the proposal will not result in an intensification of the site. As with previous schemes the requirement for the garages and additional internal space is solely to keep more cars on the site undercover. The business is the sale of very expensive and exotic cars, most of which are currently displayed in the open air, which leaves them vulnerable to damage from the traffic film generated by the A217 and vandalism, the proposal will help address this. The number of staff (19) would remain unchanged and the revised plans confirm staff and visitor parking will be retained at the same level.
- 6.5 The proposed extension to the existing cleaning bay and link building would represent a modest extension and will retain the existing building line and set back to Brighton Road. To the front it is of reduced depth to extensions previously approved. The link building and extensions to the rear of the existing valeting building are of similar scale and of slightly reduced footprint to previous approvals. The design approach would follow previous approvals with a simplified flat front glazed modern design. As with application 18/00478/F the external material will be powder coated aluminium cladding panels in grey along with areas of glazing giving the appearance a modern feel.
- 6.6 The design approach and elevational form is considered complimentary to the use of the site and be in keeping with the mixed character of the surrounding

Agenda Item 9

Planning Committee
17th April 2019

Agenda Item: 9
18/02504/F

area, which includes a number of large commercial buildings of substantive scale. Noting it is significantly lower in height than both the Ford garage immediately to the north and the BP garage to the south on the corner of Diceland Road.

- 6.7 The proposed 8 garages would be single storey, of utilitarian appearance in keeping with their use and identical in design and layout to those approved under 18/01414/F. Their modest scale and form and siting to the rear of this commercial site is considered acceptable and would not be out of place in this location. Whilst sited proximate to residential properties bounding the site the visual appearance of the garages would be mitigated by the sedum roof and choice of dark green colour proposed, secured by condition. As with that approval a landscape scheme would be secured to the rear of the garages and to the south along the boundary with 61 and 63 Diceland Road to mitigate proposed tree works and the visual impact of the development.
- 6.8 Overall the proposed development would be acceptable in terms of its design and impact upon the streetscene and character and appearance of the wider area, and complies with policies Em1, Em3 of the borough local plan
- 6.9 The site has protected oak trees to the rear together with other unprotected trees on the sites southern boundary. The tree officer was consulted on the proposal in order to assess the proposed development against impact upon existing trees and vegetation. No objection has been raised subject to conditions relating to tree protection and a scheme to secure additional landscaping, including replacement trees on land in the applicant's ownership to the rear of the proposed garages and along the southern boundary proximate to the rear gardens of 59, 61 and 63 Diceland Road, the application is considered acceptable and accords with policy Pc4 of the Local Plan.

Neighbour amenity

- 6.10 The site is currently in use as a car sales showroom and valeting facility. The application does not represent an intensification of the site and is not considered to result in material change to the existing noise environment post construction. A construction method statement is conditioned to mitigate noise and inconvenience during construction.
- 6.11 The application is sited adjacent to the existing Ford garage to the north with residential development in Garratts Lane, Gerrards Mead and Diceland Road to the north-east, east and south.
- 6.12 The proposed garages would be closest to 3 Gerrards Mead directly to the rear (east) of the proposed garages with 49 Garratts Lane (to the north-east) and 59, 61 and 63 Diceland Road to the south also proximate. The residential impact of the proposal was assessed under 18/01414/F and there are no material considerations since which would lend me to reach an alternative view. 3 Gerrards Mead is sited at an angle and the garages would be located approximately 6.4m from the closest wall of this property. Two retained

Agenda Item 9

Planning Committee
17th April 2019

Agenda Item: 9
18/02504/F

protected trees are located on the applicants land between the garages and this property, together with a strip of land approx 3.5m in width which is proposed to be planted. Given the single storey nature of the garages, the existing use of this part of the site, the retention of the TPO'd trees and other retained trees on the site, the improvements that can be secured by condition with respect to a landscape scheme (both on the strip of land to the rear of the garages and adjacent to 59, 61 and 63 Diceland Road) and materials (green coloured cladding and sedum roof) the proposal is considered to have an acceptable impact.

- 6.13 The extension to the cleaning bay and existing building link will partly be screened by the existing buildings on the site will in part replace a portacabin currently located to the rear of the cleaning bay. It is smaller than previous extensions consented on the site and therefore will have a reduced impact in comparison. To the south the proposal will bring single storey development closer to 65 – 69 Diceland Road. However a separation gap to the boundary is retained of approx 2m adjacent to 69 Diceland Road (in the ownership of the garage owner) increasing to 5.2m adjacent to 67 Diceland Road and to 9m adjacent to 65 Diceland Road. This separation gap, together with the retention of protected trees along this boundary which will provide long term screening, and the single storey built form with reduced roof height and flat roof profile mean that the development is considered to have an acceptable impact on the amenities of these properties with respect to dominance, outlook, and daylight. There are no windows facing Diceland Road, such that the application will not cause harmful overlooking or loss of privacy.
- 6.14 While giving rise to a degree of change in the relationship between buildings, the proposed scheme would not adversely affect the amenity of neighbouring properties, and complies with policy Em3.

Highway matters

- 6.15 The application is to extend the existing car showroom to allow the cars that are currently left out in the open to be stored and displayed inside. No change is proposed to the existing access arrangements, staff parking or delivery arrangements. Provision for visitor parking would remain as existing but be relocated to the front of the site. Whilst there is some rearrangement in the provision of parking for vehicles for display, with a reduction in the number of external spaces and an increase in the number of internal spaces the application will not result in an intensification of the site and the parking provision is considered acceptable.
- 6.16 The Highway Authority has assessed the application and raised no objection to the proposed development subject to a condition securing a method of construction statement and the proposed parking layout.

Community Infrastructure Levy (CIL)

- 6.17 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

Agenda Item 9

Planning Committee
17th April 2019

Agenda Item: 9
18/02504/F

money to help pay for a wide range of infrastructure including schools, road, public transport and community facilities which are needed to support new development. This development would not be CIL liable.

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
Elevation Plan	ROM/N/102		21.12.2018
Site Layout Plan	ROM/3/110	A	06.03.2019
Combined Plan	ROM/3/100	A	06.03.2019
Location Plan	ROM/3/001		30.11.2018
Proposed Plans	ROM/3/111		30.11.2018
Combined Plan	ROM/G/120		05.04.2019

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. Extension to cleaning bay and existing showroom link - No development above slab level shall take place until written details of the materials to be used in the construction of the external surfaces of these buildings, 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 Em3.

4. The garages shall be constructed in accordance with the materials as specified on the approved plans, including use of dark green coloured panelling for the garages and sedum roof and there shall be no variation without prior approval and agreement in writing with the Local Planning Authority.

Reason: To ensure that the development hereby permitted is only constructed using the appropriate external facing materials or suitable alternatives in the interest of the visual amenities of the area with regard to Reigate and Banstead Borough Local Plan 2005 policies Em3

Agenda Item 9

Planning Committee
17th April 2019

Agenda Item: 9
18/02504/F

5. No development shall commence including groundworks preparation and demolition until all related arboricultural matters, including arboricultural supervision, monitoring and tree protection measures are implemented in strict accordance with the approved details contained in the Tree Protection Plan and Arboricultural Method Statement compiled by ACS Trees dated 19th June 2018.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with policy Pc4 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

Informative:

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

6. No development above slab level shall commence until details of hard and soft landscaping is submitted to and approved in writing by the Local Planning Authority (LPA). This shall include details of tree and hedge planting to the rear of the proposed garaging and additional landscape planting along the boundary to properties on 59, 61 and 63 Dicelands Road. The soft landscape details shall include an establishment maintenance schedule for a minimum of 2 years, full planting specifications, planting sizes & densities. Upon implementation of the approved development all the landscaping works shall be carried out in strict accordance with the landscape details as approved, and these shall be completed, before building completion, occupation or use of the approved development whichever is the earliest.

If any of the new or existing tree/s or hedge/s, detailed and approved under this condition, are removed, die, or become significantly damaged or diseased within 5 years of completion, it/they shall be replaced before the expiry of one calendar year, to a planting specification agreed in writing by the Local Planning Authority. The hedges detailed shall be retained at a minimum height of 1.8 metres, or if new, once grown to this height thereafter.

Reason: To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4, Em3 of the Reigate and Banstead Borough Local Plan 2005.

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) measures to prevent the deposit of materials on the highway

Agenda Item 9

Planning Committee
17th April 2019

Agenda Item: 9
18/02504/F

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 above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2012.

8. No new development shall be occupied or used for trading until space has been laid out in accordance with the approved plans for cars to be parked. The parking area shall be retained exclusively for its designated purpose, including with respect for staff and visitor parking.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users with regard to Reigate and Banstead Borough Local Plan 2005 policy Mo7.

9. No machinery associated with the car valet area, hereby permitted, shall be operated, no process shall be carried out and no deliveries taken or despatched from the site outside the following times 08.00hrs-18.00hrs Monday to Friday (excluding public holidays) and 08:00hrs – 13:00hrs Saturdays and at no time on Sundays and public holidays. For the purposes of clarity, no working on cars outside of the valeting and vehicle preparation area shall occur and doors and windows to the vehicle preparation area shall be closed at all times whilst any powered tools are being used (including vacuum cleaners).

Reason: In order to maintain the amenities of the area and, in particular, the amenities enjoyed by the residential properties in the vicinity with regard to Reigate and Banstead Borough Local Plan 2005 policy Em3.

10. No external mechanical ventilation or plant shall be constructed, unless otherwise agreed in writing by the Local Planning Authority. Such a submission shall include full details of acoustic housing and noise abatement, and the equipment shall be installed in accordance with the approved details.

Reason: To ensure that the proposed development does not prejudice the amenities of the properties in the surrounding area or the appearance of the building, with regard to Reigate and Banstead Borough Local Plan 2005 policy Em3.

11. Prior to commencement of development a written comprehensive environmental desktop study report is required to identify and evaluate possible on and off site sources, pathways and receptors of contamination and enable the presentation of all plausible pollutant linkages in a preliminary conceptual site model. The study shall include relevant regulatory consultations such as with the Contaminated Land Officer and be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify.

Agenda Item 9

Planning Committee
17th April 2019

Agenda Item: 9
18/02504/F

The report shall be prepared in accordance with the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Core Strategy CS10 and the provisions of the NPPF

12. Prior to the commencement of development and in follow-up to the environmental desktop study, a contaminated land site investigation proposal, detailing the extent and methodologies of sampling, analyses and proposed assessment criteria required to enable the characterisation of the plausible pollutant linkages identified in the preliminary conceptual model, shall be submitted to the Local Planning Authority. This is subject to the written approval in writing of the Local Planning Authority, and any additional requirements that it may specify, prior to any site investigation being commenced on site. Following approval, the Local Planning Authority shall be given a minimum of two weeks written notice of the commencement of site investigation works.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Core Strategy CS10 and the provisions of the NPPF

13. Prior to commencement of the development, a contaminated land site investigation and risk assessment, undertaken in accordance with the site investigation proposal as approved that determines the extent and nature of contamination on site and is reported in accordance with the standards of DEFRA's and the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175, shall be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. If applicable, ground gas risk assessments should be completed in line with CIRIA C665 guidance.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Core Strategy CS10 and the provisions of the NPPF

- 14a Prior to commencement of the development a detailed remediation method statement should be produced that details the extent and method(s) by which the site is to be remediated, to ensure that unacceptable risks are not posed to identified receptors at the site and details of the information to be included in a validation report, has been submitted to and approved in writing by the Local Planning Authority, and any additional requirements that it may specify, prior to the remediation being commenced on site. The Local Planning

Agenda Item 9

Planning Committee
17th April 2019

Agenda Item: 9
18/02504/F

Authority shall then be given a minimum of two weeks written notice of the commencement of remediation works.

- 14b. Prior to occupation, a remediation validation report for the site shall be submitted to the Local Planning Authority in writing. The report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto, so as to enable future interested parties, including regulators, to have a single record of the remediation undertaken at the site. Should specific ground gas mitigation measures be required to be incorporated into a development the testing and verification of such systems should be in accordance with CIRIA C735 guidance document entitled 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases' and British Standard BS 8285 Code of Practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.

Reason: To demonstrate remedial works are appropriate and demonstrate the effectiveness of remediation works so that the proposed development will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Core Strategy CS10 and the provisions of the NPPF

15. Unexpected ground contamination: Contamination not previously identified by the site investigation, but subsequently found to be present at the site shall be reported to the Local Planning Authority as soon as is practicable. If deemed necessary development shall cease on site until an addendum to the remediation method statement, detailing how the unsuspected contamination is to be dealt with, has been submitted in writing to the Local Planning Authority. The remediation method statement is subject to the written approval of the Local Planning Authority and any additional requirements that it may specify.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Core Strategy CS10 and the provisions of the NPPF

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. 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;

Agenda Item 9

Planning Committee
17th April 2019

Agenda Item: 9
18/02504/F

- (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.

3. 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.
4. 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).
5. Environmental Health would like to draw the applicant attention to the specifics of the contaminated land conditional wording such as 'prior to commencement', 'prior to occupation' and 'provide a minimum of two weeks notice'.

The submission of information not in accordance with the specifics of the planning conditional wording can lead to delays in discharging conditions, potentially result in conditions being unable to be discharged or even

Agenda Item 9

Planning Committee
17th April 2019

Agenda Item: 9
18/02504/F

enforcement action should the required level of evidence/information be unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.

REASON FOR PERMISSION

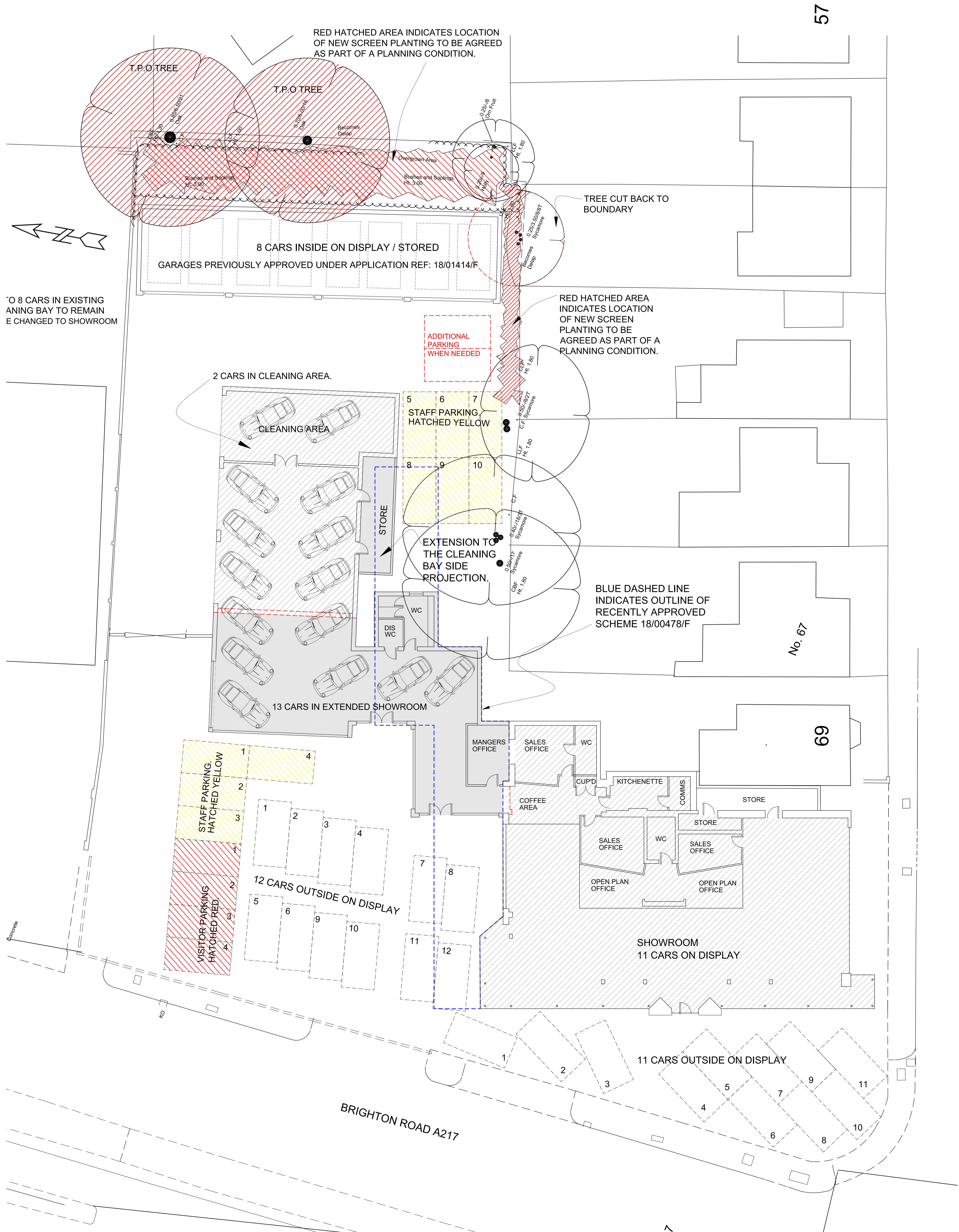
The development hereby permitted has been assessed against development plan policies Pc4, Em1, Em3, Mo5, Mo6 and Mo7, CS1, CS4, CS10, CS11 and CS17 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan 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.

Agenda Item 9
18/02504/F - Romans International Ltd, Romans Garage,
Brighton Road, Banstead





8 CARS IN EXISTING
ANING BAY TO REMAIN
E CHANGED TO SHOWROOM

RED HATCHED AREA INDICATES LOCATION
OF NEW SCREEN PLANTING TO BE AGREED
AS PART OF A PLANNING CONDITION.

TREE CUT BACK TO
BOUNDARY

RED HATCHED AREA
INDICATES LOCATION
OF NEW SCREEN
PLANTING TO BE
AGREED AS PART OF A
PLANNING CONDITION.

ADDITIONAL
PARKING
WHEN NEEDED

EXTENSION TO
THE CLEANING
BAY SIDE
PROJECTION.

BLUE DASHED LINE
INDICATES OUTLINE OF
RECENTLY APPROVED
SCHEME 18/00478/F

57

No. 67

69

BRIGHTON ROAD A217

A DRAWING CHANGED TO A0 SIZE FEB 19

Hillman design Ltd
Chartered Architects

24 Crichton Road
Carshalton Beeches
Surrey, SM5 3LS
t:(020) 8715 5584
f:(020) 8715 8134
mail@hillmandesign.co.uk

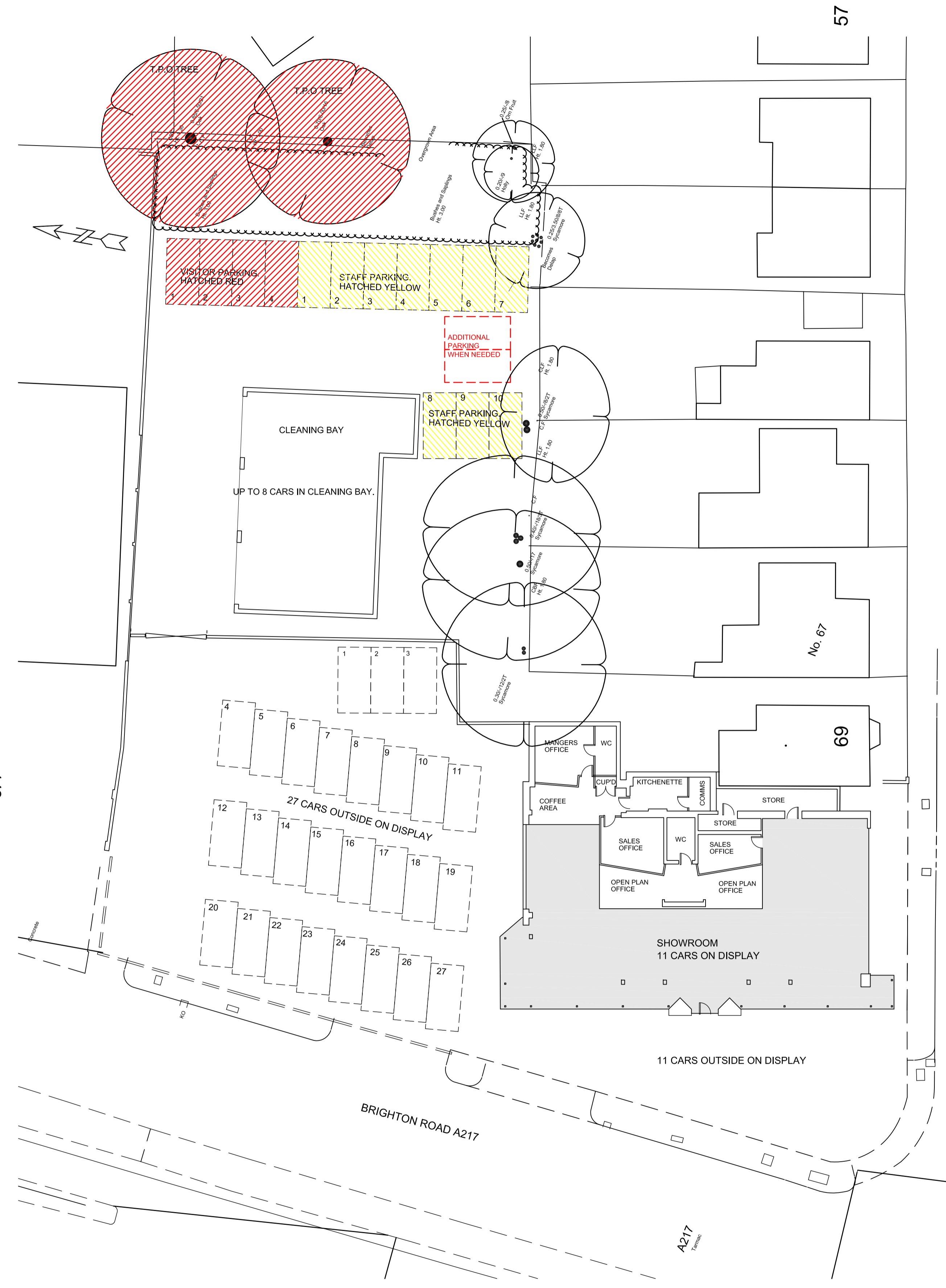
PROJECT
ROMANS INTERNATIONAL
BRIGHTON ROAD, BANSTEAD,
SURREY SM7 1AT

DRAWING
SITE & FLOOR PLAN

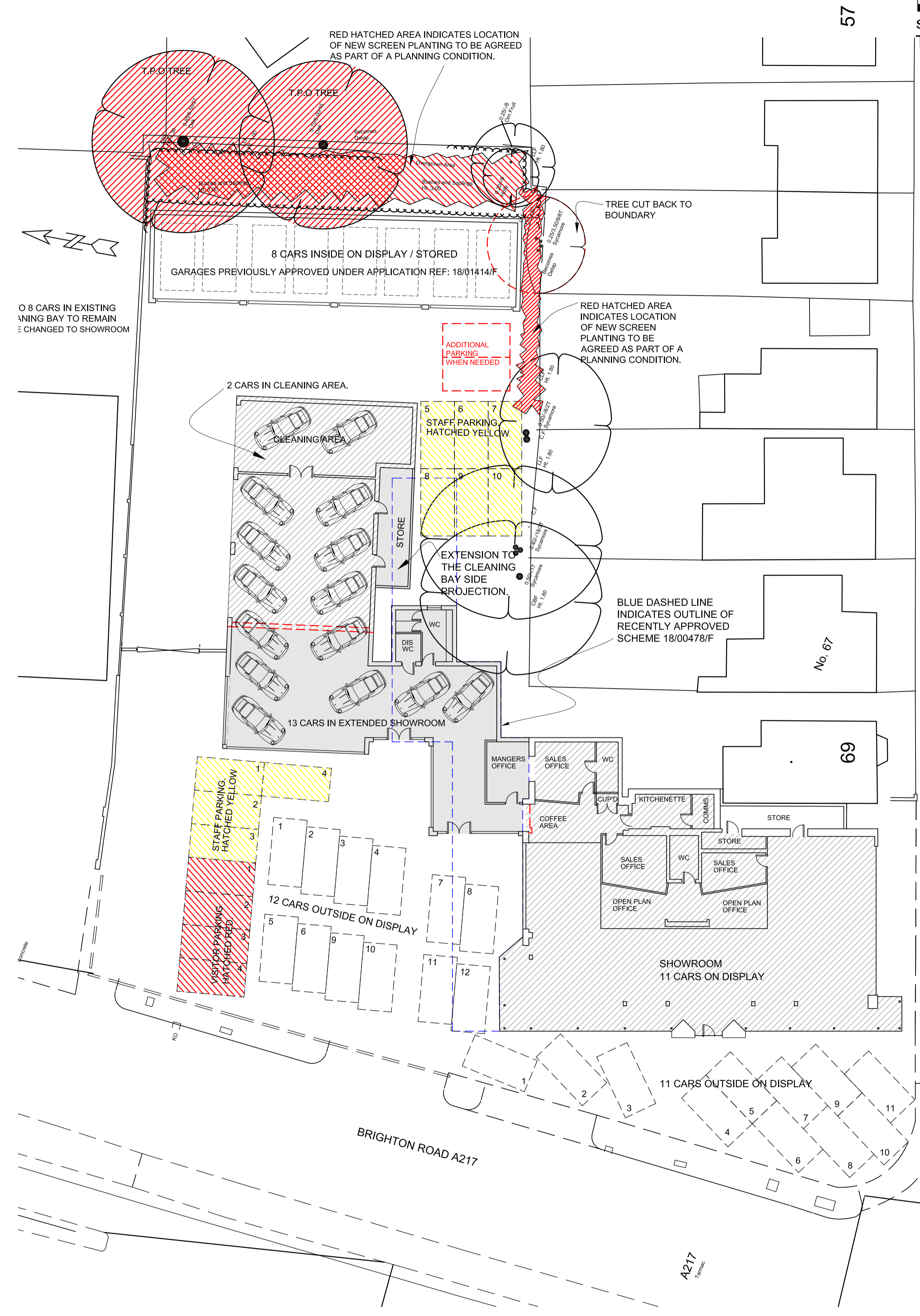
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EXISTING SITE PLAN 1:200



PROPOSED SITE PLAN 1:200

A: PARKING AMENDED

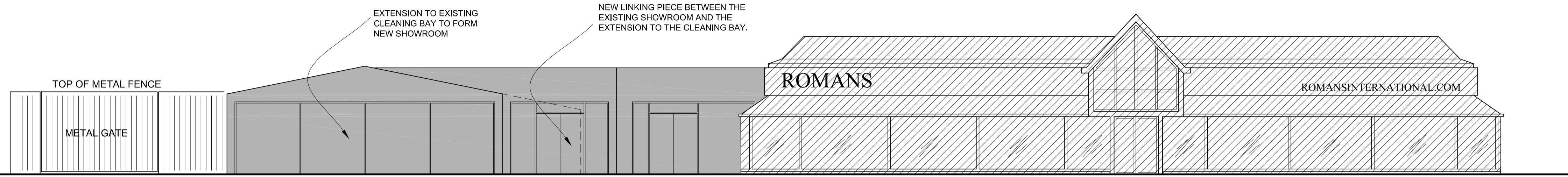
Hillmandesign Ltd
Chartered Architects

24 Crichton Road
Carshalton Beches
Surrey, SM5 3LS
t:(020) 8715 5584
f:(020) 8715 8134
mail@hillmandesign.co.uk

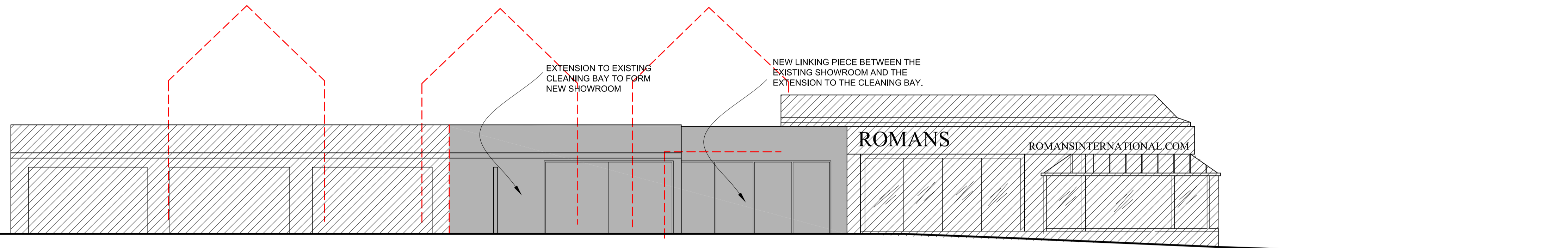
PROJECT
ROMANS INTERNATIONAL
BRIGHTON ROAD, BANSTEAD,
SURREY SM7 1AT

DRAWING
PROPOSED EXTENSIONS &
PROPOSED GARAGES.
EXISTING & PROPOSED SITE PLAN

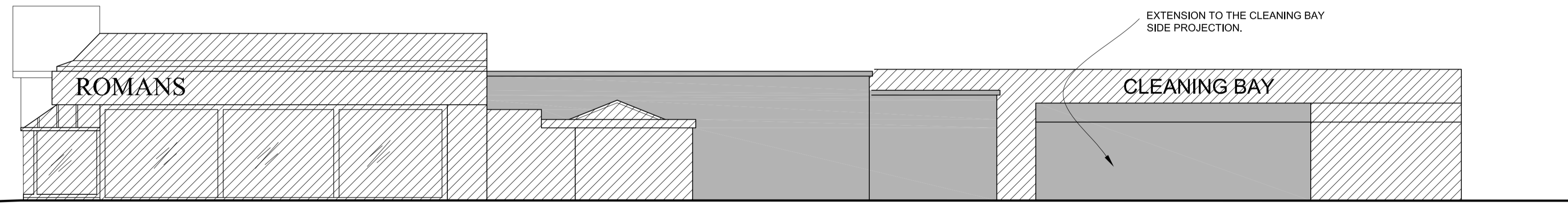
SCALE 1:200 DATE NOV 18
DRAWING NO ROM/3/100 REVISION A



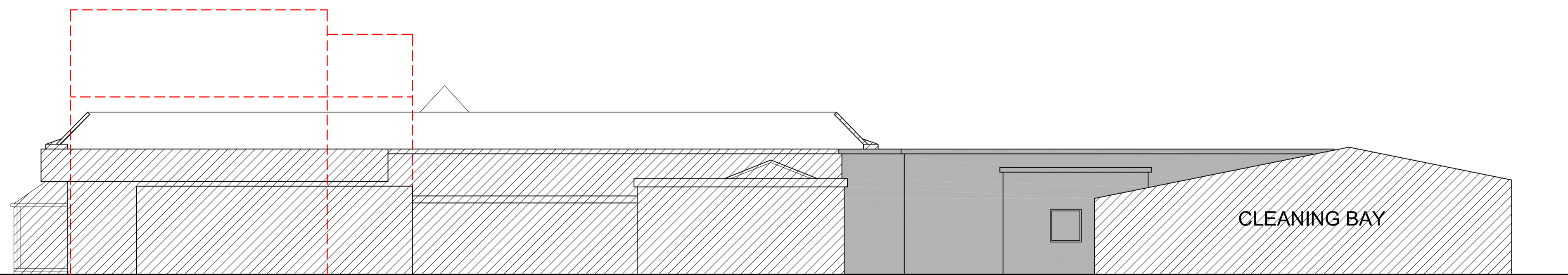
FRONT ELEVATION (TO BRIGHTON ROAD A217)



SIDE ELEVATION



SIDE ELEVATION (TO DICELAND ROAD A217)



REAR ELEVATION

Hillmandesign ltd
Chartered Architects

24 Crichton Road
Carshalton Beeches
Surrey, SM5 3LS
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f:(020) 8715 8134
mail@hillmandesign.co.uk


PROJECT	
ROMANS INTERNATIONAL BRIGHTON ROAD, BANSTEAD, SURREY SM7 1AT	
DRAWING	
PROPOSED GARAGES. PROPOSED EXTENSIONS PROPOSED ELEVATIONS	
SCALE	DATE
1:200	NOV 18
DRAWING NO	REVISION
ROM/3/111	

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Agenda Item 10

Planning Committee
17th April 2019

Agenda Item: 10
18/02456/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	17 th April 2019
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Rosie Baker
	TELEPHONE:	01737 276173
	EMAIL:	rosie.baker@reigate-banstead.gov.uk
AGENDA ITEM:	10	WARD: Merstham

APPLICATION NUMBER:	A: 18/02456/F B: 18/02457/LBC	VALID:	A: 27/11/2018 B: 23/11/2018
APPLICANT:	Harps Oak House Ltd	AGENT:	Montague Evans
LOCATION:	HARPS OAK HOUSE, 180 LONDON ROAD NORTH, MERSTHAM, RH1 3BP		
DESCRIPTION:	<p>Alteration (including partial rebuilding of the north wing), repair, refurbishment and conversion of Grade II listed Harps Oak House to create four residential dwellings, and the rebuilding, extending and conversion of the associated outbuildings to create a further two residential dwellings (C3). Provision of car parking spaces and associated landscaping works, including the removal of trees and the creation of a new vehicular and pedestrian access from Harps Oak Lane. As amended on 31/01/2019 & 01/03/2019.</p>		
<p>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.</p>			

SUMMARY

This report covers the full and listed building consent application for the proposed development at Harps Oak House, Merstham. The works comprise the alteration, conversion and extension of the Grade II listed building, Harps Oak House to provide six dwellings; 1 x 2 bed house, 4 x 3 bed houses and 1 x 4 bed house. Specifically the listed building will be repaired, (including partial rebuilding of the north wing), refurbished, extended and converted to create four dwellings. In addition the outbuildings to the rear of the listed building will be rebuilt, extended and converted to create a further two homes. The existing access to London Road North would be closed and a new vehicular and pedestrian access would be created from Harps Oak Lane. The application includes the provision of 12 car parking spaces (2 per dwelling) and associated landscaping works.

The planning history is a material consideration with a scheme for the conversion of the building for 9 flats approved in 2012 with access arrangements as per this proposal. The proposals are considered to be well-designed and sympathetic to the Grade II listing. The applications have been informed by detailed pre-application advice to which the

Agenda Item 10

Planning Committee
17th April 2019

Agenda Item: 10
18/02456/F

applicant has responded positively. The submissions are supported by a high level of technical information particularly in regard to heritage which has enabled a robust assessment of the historic fabric and character of the listed building and its setting and the impact of the proposed development. The property is in a very poor state of disrepair and the proposed development will secure a long term viable future for the listed building. The proposed conversion, including the removal of later additions, is considered to be appropriate and, would be sensitive to the heritage significance of this building. The extensions, which are discretely located, respond to the existing building footprint and the integrity of the listed building.

The proposals have been considered in detail by the Conservation officer and the Tree Officer, both of whom raise no objection in respect of the impact on the historic or arboricultural interest on the site subject to conditions.

The site is located within the Metropolitan Green Belt, an Area of Outstanding Natural Beauty (AONB) and Area of Great Landscape Value (AGLV). The NPPF and Local Plan policies (Co1 and Ho24A) allows for the extension or alteration (including conversion) of a building provided that it does not result in disproportionate additions over and above the size of the original building, preserves the openness of the green belt and does not conflict with the purposes of including land within it. In this case the development is considered to accord with the policy requirements and there is no conflict with green belt policy. The level of intensification proposed is considered acceptable and the recent proximate appeal decision at 131 London Road (also for conversion of a single dwelling to 6 flats) is noted whereby the Inspector found no harm in this regard.

The Council's AONB has confirmed he does not consider the application would have a negative impact on the AONB. Equally the impact on the AGLV is considered acceptable and the proposal is considered acceptable with regard to visual impact. Conditions are proposed to secure ecology mitigation with respect to bats and the proposed landscape scheme, which is considered to deliver significant enhancement in terms of biodiversity, enhancing the setting of the listed building, providing amenity to new residents and restoring the open Edwardian character of the grounds.

The closure of the access road and introduction of a new access on Harps Oak Lane is supported by the Highway Authority who raise no objection to the proposal. The parking provision is in accordance with adopted standards.

The proposed new building would be located sufficiently distant from any neighbouring properties so as to ensure that there would be no harmful impacts to their amenities. The new access is not considered to give rise to harm in this regard.

Overall the proposal is considered to avoid causing harm to the historic fabric and character of the listed building, minimise the impact to both the setting of the listed buildings and the openness of the green belt and protect the character of the site.

RECOMMENDATION(S)

A: 18/02456/F - Planning permission is **GRANTED** subject to conditions.

B: 18/02457/LBC – Listed building consent is **GRANTED** subject to conditions.

Agenda Item 10

Planning Committee
17th April 2019

Agenda Item: 10
18/02456/F

Consultations:

Highway Authority (18/02456/F): No objection subject to condition.

The County Highway Authority has assessed the application on safety, capacity and policy grounds and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway with respect of access, net additional traffic generation and parking. The County Highway Authority therefore has no highway requirements subject to conditions

AONB Adviser (18/02456/F and 18/02457/LBC): No objection

Historic England (18/02456/F and 18/02457/LBC): No comment. Defer matter to local conservation and archaeological advisors.

Conservation Officer (18/02456/F and 18/02457/LBC): Initial objection to the proposal. Following a number of amendments position revised to one of no objection subject to condition.

UK Power Networks (18/02456/F and 18/02457/LBC): Precautionary advice offered regarding proximate cables, overhead lines, gas pipelines and applicant's responsibilities in this respect.

Environmental Health (Contaminated Land) (18/02456/F) There is some potential for contamination to be present associated with the historic use of the land, as such recommends conditions in relation to asbestos and ground contamination.

Representations:

Letters were sent to neighbouring properties on 11th December 2019 in respect of both applications. Neighbours were re-notified on the revised plans in respect of the full planning application for a 14 day period commencing 15th February 2019 and again on 13th March 2019, and on 18th February 2019 in respect of the LBC application.

A site notice was posted on 14th December 2018. The full planning application was advertised in the local press on 20th December 2018 and the LBC application on 12 December 2018

Two responses have been received (from the same property) raising the following issues:

Issue	Response
Hazard to highway safety as a result of location of new access road	See paragraph 6.28 – 6.31
Noise & disturbance arising from introduction of new access / residents vehicles and from the A23 / M23	See paragraph 6.24 – 6.27
Loss of trees / hedging at access	See paragraph 6.14 and 6.24 – 6.27

Agenda Item 10

Planning Committee
17th April 2019

Agenda Item: 10
18/02456/F

Overlooking and loss of privacy

See paragraph 6.24 – 6.27

Application not advertised / consulted upon correctly

It was drawn to the Council's attention that residents at Hoath Farm House had not been notified by letter of the application. This was rectified with a letter issued on 29th January 2019. A site notice was erected on 14th December, which the occupiers had viewed and submitted representations in response.

1.0 Site and Character Appraisal

1.1 The site is occupied by a Grade II listed building Harps Oak House. The main building is a two-storey detached house, built in the 18th century, with additional curtilage buildings. Over the years the site has been used for institutional (children's home) and residential use, the most recent use being for a single dwelling house. It is currently vacant and in a very poor state of repair, exacerbated by the hoarding tendencies of the previous occupier and the resultant level of neglect the property has fallen into. The property sits in extensive grounds which have also not been maintained. There are a number of trees on site and mature planting. Boundaries are formed of a mix of woodland, trees and hedging with an area of ancient semi-natural woodland bounding the application site to the west (also designated as a potential Site of Nature Conservation Importance for this reason). The topography of the site is varied and it slopes considerable from south to north.

1.2 The existing access drive joins London Road North (A23) at a point where it is a dual carriageway with vehicles travelling in a northerly direction. Harps Oak Lane lies to the south of the site. The site is located within the Metropolitan Green Belt, an Area of Outstanding Natural Beauty and Area of Great Landscape Value. Harps Oak Lane is characterised by relatively few buildings and open space typical of this countryside location.

2.0 Added Value

2.1 Improvements secured at the pre-application stage: The applicant entered into pre-application discussions with the Council on two occasions which included a detailed site visit. Advice was provided regarding the principle of development, together with more detailed aspects of heritage conservation and architectural approach. Including with respect to the age of the building and the provenance and significance of different parts of the listed building to inform the design. A wide range of improvements were secured both in relation to the scale and design of the proposal and in respect of technical matters such as heritage and trees, including a detailed report on the medieval timber of the building. Additional built development, such as garages and car ports which added to the scale of the scheme and the impact on the openness of the green belt have been removed, the access road has also been reduced in this respect.

2.2 Improvements secured during the course of the application: A variety of improvements were secured including alterations to the vehicular access and parking

Agenda Item 10

Planning Committee
17th April 2019

Agenda Item: 10
18/02456/F

layout, architectural detailing, hard and soft landscape scheme, curtilage arrangements, boundary treatments, proposed levels and retaining structures. Clarification of the refuse strategy and details of bike and bin stores were also provided.

2.3 Further improvements could be secured through the use of conditions.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|---|---|--------------------------|
| 3.1 | 16/02637/CLE | Use of Harps Oak as a single dwelling house (with an associated residential curtilage) | Granted |
| 3.2 | 02/01353/CU | Change of use and conversion from childrens home to nine self-contained residential flats | Approved with conditions |
| 3.3 | 02/01349/LBC | Change of use and conversion from childrens home to nine self-contained residential flats | Approved with conditions |
| 3.4 | 94/06860/LBC | Creation of two windows and internal partitioning | Approved with conditions |
| 3.5 | 92/06560/F | Variation of condition 3 of permission re92p/0331 to substitute the word `adults` for the words `elderly persons` | Approved |
| 3.6 | 92/03310/F | Change of use to residential/ nursing | Granted |
| 3.7 | The residential use of the site has been confirmed by a Certificate of Lawfulness, dated 14 February 2017. | | |
| 3.8 | The planning history particularly the full and LBC change of use and conversion permissions in 2002 for 9 flats are a material consideration in the determination of this planning application. It is noted these permissions also granted consent for a new access on the same siting as proposed by this application. | | |

4.0 Proposal and Design Approach

- 4.1 The proposed development seeks planning permission and separately listed building consent for the alteration (including partial rebuilding of the north wing), repair, refurbishment and conversion of the Grade II listed Harps Oak House to create four residential dwellings, and the rebuilding, extending and conversion of the associated outbuildings to create a further two residential dwellings. The existing access to London Road North would be closed and a new vehicular and pedestrian access would be created from Harps Oak Lane. In addition the application includes the provision of 12 car parking spaces (2 per dwelling) and associated landscaping works.

Agenda Item 10

Planning Committee
17th April 2019

Agenda Item: 10
18/02456/F

- 4.2 The refurbishment of Harps Oak House would create 1 no 2 bed house, 4 no. 3 bed houses and 1 no. 4 bed house. The building has been neglected by the previous owner and is a state of significant disrepair. Before this the listed building was adapted for institutional and residential uses. As such a large proportion of the original historic fabric has been lost, water damage has also added to this. The application therefore seeks to retain original and historic fabric where possible and preserve the original plan form where this can practically be achieved. The existing timber framed building which dates from the 15th century has been surveyed by specialists at Bryhill with recommendations for its preservation.
- 4.3 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.
- 4.4 Evidence of the applicant's design approach is set out below:

Assessment	<p>The applicant has prepared a heritage appraisal which evaluates the historic fabric and character of the listed building and its setting and the impact of the proposed development.</p> <p>The site is located within the Metropolitan Green Belt, and Area of Outstanding Natural Beauty and an Area of Great Landscape Value.</p> <p>Preservation of the listed building and retention of key landscape features and trees, including the ancient woodland to the west and north. The heritage considerations, including the Grade II listed buildings and gardens which comprise its setting are the key constraints determining the layout, form and design of development.</p> <p>.Detailed internal features retention plans were prepared for the ground and first floor to inform the architectural design. These have been interpreted into room by room schedules presented at Appendix E of the Design and Access Document.</p>
Involvement	<p>The proposals were informed by two pre-application meetings and additional site visits with the Council's heritage, tree and planning officers. In addition the applicant held discussions with the County Highway Authority and the Council's waste team. Historic England was contacted but did not consider it necessary to engage leaving the matter to RBBC Conservation officer.</p>
Evaluation	<p>The submitted planning and design statements explain how the proposed development has evolved in light of the</p>

Agenda Item 10

Planning Committee
17th April 2019

Agenda Item: 10
18/02456/F

	advice received and evidence base.
Design	The applicant's reasons for choosing the proposal from the available options were: Given the furthering decline of the building, the proposal is an opportunity to secure the listed building for the future. The early twentieth century extension proposed for demolition is of lower architectural merit and contributes to the significance of the listed building to a lesser degree. This part of the building is in a poor state of repair and its replacement will provide new, purpose built residential accommodation of high quality. Overall the proposals are considered to avoid causing harm to the historic fabric and character of the listed building, minimise the impact to both the setting of the listed buildings and the openness of the green belt and protect the character of the site.

4.5 Further details of the development are as follows:

Site area	0.95 ha
Proposed parking spaces	12
Parking standard	12 (maximum)
Net increase in dwellings	5

5.0 Policy Context

5.1 Designation

Grade II listed building
Metropolitan green belt
Area of Outstanding Natural Beauty
Area of Great Landscape Value
Flood zone 1
Adjacent to Ancient Woodland and potential Site of Nature Conservation Importance

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS2 (Valued Landscapes and Natural Environment),
CS3 (Green Belt)
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS12 (Infrastructure Delivery),
CS13 (Housing Delivery)

Agenda Item 10

Planning Committee
17th April 2019

Agenda Item: 10
18/02456/F

CS14 (Housing Needs)
CS15 (Affordable Housing)
CS17 (Travel Options and accessibility)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc1, PC2D, Pc2G Pc3, Pc4
Heritage Sites	Pc9
Metropolitan Green Belt	Co1
Housing	Ho9, Ho16, Ho18
Housing Outside Urban Areas	Ho24A
Utilities	Ut4
Movement	Mo5, Mo7

5.4 Other Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

Supplementary Planning Guidance

Surrey Design
Local Distinctiveness Design Guide
Vehicle and Cycle Parking
Guidance 2018
Affordable Housing

Other

Human Rights Act 1998
Community Infrastructure Levy
Regulations 2010

6.0 **Assessment**

6.1 The main issues to consider are:

- Green belt – principle of development
- Impact on Area of Outstanding Natural Beauty (AONB), Area of Great Landscape Value (AGLV), Ancient Woodland (pSNCI) and biodiversity.
- Design appraisal and effect on the historic interest of the site.
- Effects on the amenity of neighbouring properties
- Highway matters
- Affordable Housing
- Community Infrastructure Levy

Green Belt – Principle of development

6.2 The application site is in residential use, located outside the urban area, within the metropolitan green belt. The fundamental aim of green belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of green belts are their openness and permanence.

Agenda Item 10

Planning Committee
17th April 2019

Agenda Item: 10
18/02456/F

- 6.3 The Framework states that the construction of new buildings in the green belt should be considered inappropriate, except in circumstances where the criteria identified in paragraph 145 and 146 are met. Inappropriate development is by definition, harmful to the green belt and should not be approved except in very special circumstances.
- 6.4 Paragraph 145 includes:
- (c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building¹;
 - (g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local Planning authority
- 6.5 As such the Framework allows in principle for the extension and/or conversion of a building provided the development has no greater impact on the openness of the green belt and does not conflict with the purposes of including land within it. A position reflected in local policy Co1 and Ho24A.
- 6.6 Amplification (1) of local policy Ho24 states: *“In assessing whether a replacement dwelling is materially larger than the dwelling it replaces, account will be taken of the relative increase in floorspace and volume together with the form, bulk and height of the proposal in comparison to the existing dwelling.”* The applicant has provided a quantitative assessment. In terms of floorspace(GIA) the proposal would represent an 18% increase (existing 705sqm, proposed 831 sqm); in terms of volume the increase would be 12% (existing 1898 cubic meters and proposed 2125 sqm). There would be a 2.5% reduction in hardstanding. In light of the above and giving consideration also to the proposed built form and bulk and massing the proposal is not considered to represent a disproportionate addition over and above the size of the original building. As such the proposal is not considered to result in inappropriate development within the green belt.
- 6.7 With regards to the effect on openness and the purposes of including land within the green belt, the conversion of the existing buildings to flats in itself does not prejudice the openness of the green belt, since the buildings are already there. Whilst there would be some intensification of the site (with an increase in the number of households), this would not be sufficient to result in significant harm. Noting in the recent 2018 appeal at 131 London Road North (proximate to the development site), where it was proposed similarly to convert an existing single dwelling to 6 flats, the Inspector considered the intensification of the site would not have a markedly increased impact on the openness of the green belt. Whilst Ho24A (i) restricts the extension of a building where it would result in a building capable of conversion into

¹ Annex 2 of the Framework defines the ‘original building’ as it was on 1 July 1948 or as originally built.

Agenda Item 10

Planning Committee
17th April 2019

Agenda Item: 10
18/02456/F

multiple dwellings, in this case the existing building is already capable of conversion and as such I see no conflict on this matter.

- 6.8 Whilst the extensions themselves, would result in some additional built form, this is sensitively located and would not result in a markedly increased impact on the openness of the green belt or conflict with the purposes of including land within the green belt. The extent of encroachment into the Green Belt in terms of the new access road and the parking provisions has been minimised in order to limit the impact on the openness of the Green Belt and visual impact.
- 6.9 As such I consider the application to accord with the policies within the Framework, Cs3 of the Core Strategy, and policies Co1 and Ho24A of the Local Plan

Impact on Area of Outstanding Natural Beauty (AONB), Area of Great Landscape Value (AGLV), Ancient Woodland (pSNCI) and biodiversity.

- 6.10 Core Strategy Policy CS2, and Local Plan policies Pc1, Pc3 and Pc4 seek to protect valued landscapes within the borough and the natural environment including woodlands and trees. The application site is located within the AONB and AGLV and the western boundary of the site adjoins an area of ancient woodland.
- 6.11 The Council's AONB advisor was consulted in relation to the landscape designations and confirmed he did not consider the application to have a negative impact on the AONB. The proposal will result in some elements of new build, including the introduction of revised parking arrangements and a new vehicular access to the east of the main building on an area that is largely grassed. However I do not consider the proposal will result in harmful visual impact or be harmful to the landscape given the limited extent of the extensions, the overall decrease in hardstanding proposed, and that the construction of the access drive would have a limited impact on trees and other landscape features.
- 6.12 The application is supported by an ecology assessment, comprising an extended Phase 1 Habitat and Protected Species Scoping Survey and Bat Survey, as well as an Arboricultural survey and Impact Assessment. These documents confirm with the exception of bats and nesting birds the habitats within the development site are of limited ecological value. Bat mitigation has been outlined and is subject to a proposed condition noting that the main house and outbuildings host a total of five small day roosts for bats and therefore works to adjust, convert and renovate the buildings will require a license from Natural England. In addition a condition is proposed to secure the recommendations for the management of the site to achieve a net gain in biodiversity.
- 6.13 Ancient woodland occupies the area to the west (and north-west) of the application and in addition there are several other visually significant trees on the site. Although the proposed parking area would be sited adjacent to this area of Ancient Woodland, it would not encroach into the woodland and the use of conditions would mean it would not have an adverse impact on those trees or the potential SNCI..
- 6.14 The tree officer was consulted on the proposal in order to assess the proposed development against impact upon existing trees and vegetation. Following revision to

Agenda Item 10

Planning Committee
17th April 2019

Agenda Item: 10
18/02456/F

the parking layout and level changes no objection has been raised to the proposed works subject to conditions relating to landscaping, levels and tree protection. The proposed new access drive would be constructed adjacent to a row of lime trees which are of significant visual amenity. However the road would be site a minimum of 9m from the base of these trees, a distance which should avoid harm to tree roots. The loss of vegetation along the southern boundary as a result of the formation of the new access is considered acceptable, noting the vegetation in this area is of low quality and new landscape proposals are introduced to improve the boundary hedging along Harps Oak Lane.

- 6.15 The landscape proposals been designed to retain and enhance the setting of the listed building whilst providing amenity space for the dwellings. The Council has reviewed the proposed curtilage arrangements balancing the need to minimise impact on openness, enhance the setting of the listed building, preserve the open Edwardian character of the grounds and provide amenity spaces for new residents. With the exception of curtilage arrangements to dwelling 5 (including boundary treatments and the location of the bin and bike store) the landscape scheme is considered acceptable. Overall the landscape proposals are considered to result in a significant enhancement to the site, with new tree planting and hedges integrated into the existing landscape fabric.
- 6.16 In light of the above the application is considered to be in accordance with Core Strategy Policy CS2, and Local Plan policies Pc1, PC2D, Pc2G, Pc3 and Pc4

Design appraisal and effect on the historic interest of the site

- 6.17 Harps Oak House comprises a two-storey detached house which represents numerous phases of development. The earliest parts of the building date from the 15th century, where the timber frame and roof form of the building to the rear survive. The timber framed building was re-fronted in flint in the early 18th century, partially utilising 17th century windows and inserting a 17th century inglenook fireplace which survives in the rear portion of the property. The building has since been extended in the 19th and 20th centuries. A number of smaller outbuildings are located within its curtilage.
- 6.18 The early twentieth century extension proposed for demolition is of lower architectural merit and contributes to the significance of the listed building to a lesser degree. This part of the building is in a poor state of repair and will be replaced with new 2.5 storey accommodation to comprise two houses. The replacement north wing will maintain the existing height of the ridgeline of the listed building, and the footprint remains largely the same. Where the listed building is to be extended to the west onto the 1924 range, this has been set back from the principal building line so that an impression of the increase in bulk is minimised. Similarly, the extensions to the outbuildings have been designed so that the additional floorspace is set discreetly behind the existing elevations and set back to the west of the site where the additional massing is not readily appreciated.
- 6.19 Overall the proposals are considered to avoid causing harm to the historic fabric and character of the listed building, minimise the impact to both the setting of the listed buildings and the openness of the green belt and protect the character of the site.

Agenda Item 10

Planning Committee
17th April 2019

Agenda Item: 10
18/02456/F

The proposal will secure a long term viable use for the building and where possible maintain elements of the original plan form, with a sensitive and restorative approach to the internal features of the building. The massing, bulk and height of the proposal is considered responsive to the existing building footprint and the integrity of the listed building.

- 6.20 The applicant has prepared a heritage statement that assess the effect of the proposals on the significance of the heritage asset of the listed building. The conclusions of this are considered an accurate representation.
- 6.21 Detailed internal features retention plans have been prepared and inform the room by room schedules presented at Appendix E of the Design and Access Document. In addition a timber frame survey has been undertaken, the recommendations of which are proposed to be subject to condition.
- 6.22 Given the heritage value of the building the conservation officer was consulted on the application to ensure the integrity of the listed building is maintained. He commented as follows:

“The proposals have been subject to considerable discussion as subdivision of a listed building is always complicated and the house has a number of historical phases apparent in its historic fabric. It has been a major task for the new owners to clear the litter and waste etc left by the previous owner, make good the building and remove encroaching undergrowth, the result of neglect from the previous owner. The new owner has been very cooperative in addressing issues of concern in terms of the conversion of the building and from a listed building point of view most issues appear to have been satisfactorily resolved.”

- 6.23 Following receipt of amended plans the conservation officer has confirmed a position of no objection subject to conditions. Overall the proposed development is considered to be well-designed and acceptable in terms of its impact on the character and appearance of the listed building and its wider setting. It is concluded that the proposals – subject to the various recommended conditions – would not give rise to harm to the heritage assets. As such, the applications are considered to comply with Policy CS4 of the Core Strategy, Borough Local Plan 2005 policy Pc9 and the provisions of the NPPF.

Effects on the amenity of neighbouring properties

- 6.24 The nearest neighbour is situated on the opposite side of Harps Oak Lane approximately 70m away. This level of separation is such that no harm to the amenities of existing residents is considered to arise including by way of overlooking, loss of privacy, overshadowing, overbearing or obtrusiveness.
- 6.25 Noise and disturbance resulting from the development when completed would be acceptable and accord with normal residential environments whilst any resulting from construction would be temporary and could be mitigated by condition. The development proposes the use of a new access and the movements generated by the six dwellings are not considered likely to cause undue noise and disturbance. The existing noise environment which includes the A23/ M23 is noted in this context.

Agenda Item 10

Planning Committee
17th April 2019

Agenda Item: 10
18/02456/F

Neither is the proposed development considered to give rise to harm by reason of air quality / pollution when considered in the context of this background environment.

- 6.26 Whilst the introduction of the new access proximate to these properties will undoubtedly result in a change in view, acknowledging both the new access and revised landscape arrangements in addition to the built form, this is not a material planning consideration.
- 6.27 While giving rise to a degree of change in the relationship between buildings, the proposed scheme would not adversely affect the amenity of neighbouring properties, and complies with policy Ho9, Ho13 and Ho16.

Highway matters

- 6.28 The existing access drive joins London Road North (A23) at a point where it is a dual carriageway and vehicles have to travel in a northerly direction only. The existing access is confirmed by the County Highway Authority as being sub-standard and therefore a new access, as proposed from Harps Oak Lane would offer an opportunity for improvement with regards to highway safety.
- 6.29 It is noted that the principle of an access in this new location has already been established by the previous planning permission ref 02/01353/CU which approved an access on the same siting for use by 9 flats under a conversion scheme.
- 6.30 Speed surveys have been submitted with the application to demonstrate that the visibility splays provided to the new access are acceptable. This position has been confirmed by the Highway Authority who have assessed the application on safety, capacity and policy grounds and confirmed there is no objection to the new access and the proposed development subject to conditions relating to the construction of the new access and closure of the old, parking, the requirement for a construction transport management plan and electric vehicle charge points. The proposal provides 12 spaces which accords with the current maximum standard. In addition it is considered that a condition in relation to the provision of bike storage is appropriate.
- 6.31 Advice has also been offered by the CHA in respect of sustainable transport, noting the countryside location of the site. In this case the proposal is located approx 1km from Merstham, results in the reuse of an existing residential building and will enable the future of this historic asset to be secured and enhanced, all of which carry significant weight in the planning balance.

Affordable Housing

- 6.32 Core Strategy Policy CS15 and the Council's Affordable Housing SPD require financial contributions towards affordable housing to be provided on housing developments of 1-9 units.
- 6.33 However, in light of the 2014 Written Ministerial Statement and more recently the NPPF 2018, it is clear that affordable housing contributions should not be required for minor development of less than 10 dwellings. The Council is not presently requiring financial contributions from applications such as this resulting in a net gain of fewer

Agenda Item 10

Planning Committee
17th April 2019

Agenda Item: 10
18/02456/F

than 10 units. The absence of an agreed undertaking does not therefore warrant a reason for refusal in this case.

Infrastructure, CIL and other matters.

- 6.34 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, road, public transport and community facilities which are needed to support new development. This development would be CIL liable and, although the exact amount would be determined and collected after the grant of planning permission, an informal calculation shows a CIL liability of around £36,250 prior to indexation
- 6.35 Beyond CIL, legislation and national policy requires that only contributions that are directly required as a consequence of development can be secured through planning obligations. Requests of this nature must be fully justified with evidence including costed spending plans to demonstrate what the money requested would be spent on. In this case, no such site specific contributions have been requested.
- 6.36 The proposal would make a positive contribution towards meeting the housing needs and requirements of the borough, with associated social and economic benefits which flow from that. This attracts a limited amount of additional weight in favour of the application.
- 6.37 The site is not in an area at risk of flooding and falls within Flood Zone 1 according to the Environment Agency flood maps and is also considered to be at very low risk of surface water flooding.
- 6.38 Future occupiers - The proposed dwellings in terms of their layout, size, accessibility and access to facilities are considered acceptable. Each dwelling would have an acceptable floor space, with access to acceptable provision of amenity space. The wider grounds being communal, with small provisions for private amenity space, given the desire to maintain the openness of the grounds and avoid excess enclosure noting the site's green belt location and desire to maintain and enhance the setting of the listed building. When judged from a living standard perspective the proposal is considered acceptable.

CONDITIONS

A - PLANNING APPLICATION 18/02456/F

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:

Agenda Item 10

Planning Committee
17th April 2019

Agenda Item: 10
18/02456/F

Plan Type	Reference	Version	Date Received
Landscaping Plan	0153/18/B/1E		01.03.2019
Location Plan	1451-PL1100	B	01.03.2019
Site Layout Plan	1451-PL1101	B	01.03.2019
Survey Plan	1451-PL1105	B	01.03.2019
Site Layout Plan	1451-PL1110	B	01.03.2019
Site Layout Plan	1451-PL1111	B	01.03.2019
Proposed Plans	1451-PL1112	B	01.03.2019
Block Plan	1451-PL1113	B	01.03.2019
Block Plan	1451-PL1115	B	01.03.2019
Block Plan	1451-PL1116	B	01.03.2019
Block Plan	1451-PL1117	B	01.03.2019
Floor Plan	1451-PL1200	B	01.03.2019
Floor Plan	1451-PL1201	B	01.03.2019
Roof Plan	1451-PL1202	B	01.03.2019
Floor Plan	1451-PL203	B	01.03.2019
Floor Plan	1451-PL204	B	01.03.2019
Roof Plan	1451-PL1205	B	01.03.2019
Floor Plan	1451-PL1210	B	01.03.2019
Floor Plan	1451-PL1211	B	01.03.2019
Floor Plan	1451-PL1212	B	01.03.2019
Roof Plan	1451-PL1213	B	01.03.2019
Floor Plan	1451-PL1214	B	01.03.2019
Floor Plan	1451-PL1215	B	01.03.2019
Roof Plan	1451-PL1216	B	01.03.2019
Elevation Plan	1451-PL1300	B	01.03.2019
Elevation Plan	1451-PL1301	B	01.03.2019
Elevation Plan	1451-PL1302	B	01.03.2019
Elevation Plan	1451-PL1303	B	01.03.2019
Street Scene	1451-PL1305	B	01.03.2019
Street Scene	1451-PL1306	B	01.03.2019
Elevation Plan	1451-PL1310	B	01.03.2019
Elevation Plan	1451-PL1311	B	01.03.2019
Elevation Plan	1451-PL1312	B	01.03.2019
Elevation Plan	1451-PL1313	B	01.03.2019
Street Scene	1451-PL1315	B	01.03.2019
Street Scene	1451-PL1316	B	01.03.2019
Section Plan	1451-PL1400	B	01.03.2019
Section Plan	1451-PL1401	B	01.03.2019
Section Plan	1451-PL1402	B	01.03.2019
Section Plan	1451-PL1403	B	01.03.2019
Section Plan	1451-PL1405	B	01.03.2019
Section Plan	1451-PL1406	B	01.03.2019
Section Plan	1451-PL1410	B	01.03.2019
Section Plan	1451-PL1411	B	01.03.2019
Section Plan	1451-PL1412	B	01.03.2019
Section Plan	1451-PL1413	B	01.03.2019
Section Plan	1451-PL1415	B	01.03.2019
Section Plan	1451-PL1416	B	01.03.2019

Agenda Item 10

Planning Committee
17th April 2019

Agenda Item: 10
18/02456/F

Proposed Plans	1415-PL2610	B	01.03.2019
Proposed Plans	1415-PL2612	B	01.03.2019
Proposed Plans	1415-PL2614	B	01.03.2019
Proposed Plans	1415-PL2615	B	01.03.2019

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. Unless otherwise agreed in writing with the Local Planning Authority the development shall be carried out in accordance with the levels specified on approved drawing 1451-PL1115 RevB Proposed site plan- Levels

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining land and to safeguard the visual amenities of the locality and the setting of the listed building with regard to Reigate and Banstead Borough Local Plan 2005 policy 24A and Pc9.

4. 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;
- The roof and tile hanging shall be of handmade sandfaced plain clay tiles. The existing front east elevation shall reuse the existing handmade peg tiles and made good any shortfall with handmade sandfaced peg tiles. All tile hanging shall be in straight lines with no Winchester cut to the verge of gable as this not a traditional detail in the local area. The base of the tile hanging shall have a bottom sprocket kick out to the bottom three tiles. Tile hanging shall be of a lighter colour than the roof tile, to match existing colours.
 - All external joinery shall be of painted timber including doors and windows. All gable verge and bargeboard detail shall remain as existing, notwithstanding the elevation drawings, and all bargeboards on new elevations shall be architraved with no box ends.
 - All flat window dormers and door dormers shall have a white painted cyma recta cornice.
 - All external joinery including doors shall be of painted timber with architraved bargeboards with no box ends.
 - All render shall be white or cream painted. In the case of the Bedroom 1 dwelling 2 (former bedroom 8) this shall be a white or cream painted arts and crafts roughcast render.
 - All eaves shall have no gutter fascia, to match existing, unless otherwise agreed in writing by the LPA.
 - All rainwater goods shall be of black painted cast metal.
 - All footpaths and drives shall be of fixed flint peashingle gravel, natural yorkstone or granite setts.
 - All rooflights shall be black painted metal conservation rooflights with a single vertical external glazing bar to divide the glass pane within each opening. All rooflights shall be solid metal, metal sheet or foil on timber is not acceptable.

Agenda Item 10

Planning Committee
17th April 2019

Agenda Item: 10
18/02456/F

- j) All brickwork shall be handmade sandfaced brick in Flemish bond (except for areas of header bond, monks bond or Flemish garden wall bond). The brick shall be of dark multistock to match existing, a sample of which shall be submitted to and approved in writing by the LPA before the brick is installed.
- k) This permission does not purport to grant consent for the external door details shown on the elevations. Before external doors are installed detailed drawings of the doors shall be submitted to and approved in writing by the LPA.
- l) This permission does not purport to grant consent for the window details shown on the elevations. Before works on windows are commenced, detailed drawings of the windows, including retention and repair of existing windows, shall be submitted to and approved in writing by the LPA. All windows shall be single glazed, thermal efficiency to be achieved by secondary glazing. Window details shall match existing except where low grade late 20th century modern windows. All casement windows shall be of white painted timber with casements in each opening. All sash windows shall be white painted timber vertically sliding sashes, set back behind the reveal at one brick depth where set in masonry. All leaded windows shall have external patinated lead comes of width to match existing. The details shall show whether windows are set back or not. The repair drawing for the 17th century windows within the flint elevation shall show the joinery repair and retention of timber.
- m) All repointing of existing stone and brickwork shall be in a lime putty grit mortar set back behind the arrises with a bristle brush finish. The existing Merstham stone shall be retained, reversed where perished, with lime and stone dust dubbing out, and no new stone shall be installed without the consent in writing of the LPA.
- n) Details of new internal doors shall be submitted to and approved in writing by the LPA before their installation. They shall be panelled doors of painted timber to match existing. Press moulded doors are unacceptable.
- o) Before the building is occupied a scheme for refurbishment of the flint elevation including removal of the render and rationalisation of the external pipework shall be submitted to and approved in writing by the LPA.
- p) Removal of timber frame, studwork or rafters, other than or more extensive than set out and anticipated in the Bryhill report shall require the consent in writing of the LPA. All cleaning of timber shall be non abrasive and sandblasting is not permitted.
- q) All weatherboarding shall be of black featheredge timber.
- r) Before any freestanding or external fast charge socket is installed details shall be submitted to and approved in writing by the LPA to ensure they are appropriate to the setting of the listed building. Any illumination shall be minimised and coloured lights or LEDS shall be avoided or their prominence reduced.
- s) Before photovoltaic or solar panels are installed, details of their location and design shall be submitted and approved in writing by the LPA to ensure they respect the setting of the listed building. All panels shall have black frames and reduced silvered elements. The catslide solar panel shall be omitted. Consideration will be given to flat arrays hidden within crown roofs or within the grounds suitably screened with hedging.
- t) All arches, windows or door headers in brickwork shall be gauged brick arches, double header on edge or segmental brick arches. Stretcher brick soldier brick arches are not acceptable.

Agenda Item 10

Planning Committee
17th April 2019

Agenda Item: 10
18/02456/F

- u) The Ha Ha terrace wall shall have a yew and holly hedge of the same height as the wall installed by the first planting season following completion and before occupation of the building. This shall be retained on an ongoing basis and managed to maintain a not greater or less than the height of the wall or as otherwise agreed in writing by the local planning authority. The hedge shall be planted as a staggered double row at not less than 3 plants to a metre. Any losses through death or disease shall be remedied by replacement, to current landscape standards, within 1 year to maintain this feature.
- v) The 18th century header brick wall and stone base to the rear wall of the outbuilding (vicinity of room 23) shall be dismantled and rebuilt in lime mortar to match existing in lime mortar in the revised external location before occupation of the building.

Reason: To ensure that a satisfactory external appearance is achieved of the development and the proposed works have an acceptable impact on the listed building and is setting with regard to Reigate and Banstead Borough Local Plan 2005 policies Pc9, Ho24A and Co1 and Reigate and Banstead Core Strategy policies CS1, CS2, CS3, CS4 and CS10.

- 5. This consent does not purport to grant consent for the curtilage dividing wall between units 4 and 5 and details (including siting) of the bike and bin store for unit 4. Revised details of the bin and bike store for unit 4 shall be submitted to and approved in writing by the LPA and installed prior to occupation and thereafter retained.

Reason: To preserve the visual amenity of the area, the setting of the listed building and protect neighbouring residential amenities with regard to the Reigate and Banstead Borough Local Plan 2005 policies Pc9, Ho24A and Pc4.

- 6. No part of the development hereby approved shall be first occupied unless and until the following facilities and boundary treatments have been provided within the development site in accordance with the approved plans and details secured by condition 6 above:
 - a) secure parking for bicycles
 - b) facilities for the storage of refuse bins
 - c) refuse collection point
 - d) boundary treatments to define curtilage arrangements and to the wider site

Thereafter, the aforementioned facilities and boundary treatments shall retained and maintained to the satisfaction of the Local Planning Authority.

Reason: To preserve the visual amenity of the area, the setting of the listed building and protect neighbouring residential amenities with regard to the Reigate and Banstead Borough Local Plan 2005 policies Co1, Ho24A and Pc9. In addition to ensure that the development would promote sustainable transport choices and make adequate provision for waste and recycling with regard to policies CS10 and CS17 of the Reigate and Banstead Core Strategy 2014 and in recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012

- 7. No development shall commence including demolition and or groundworks preparation until all related arboricultural matters, including arboricultural supervision, monitoring and tree protection measures are implemented in strict accordance with

Agenda Item 10

Planning Committee
17th April 2019

Agenda Item: 10
18/02456/F

the approved details contained in the Tree Protection Plan and Arboricultural Method Statement compiled by SJA Trees, reference 18080 – 01a, dated November 2018..

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 of the Reigate and Banstead Borough Local Plan

8. No development, groundworks or demolition processes shall be undertaken until an agreed scheme of supervision for the arboricultural protection measures have been submitted to and approved in writing by the local planning authority. The pre commencement meeting, supervision and monitoring shall be undertaken in accordance with these approved details. The submitted details shall include.
1. Pre commencement meeting between the retained arboricultural consultant, local planning authority Tree Officer and individuals and personnel responsible for the implementation of the approved development
 2. Timings, frequency of the supervision and monitoring regime and an agreed reporting process to the local planning authority.
 3. The supervision monitoring and reporting process shall be undertaken by a qualified arboriculturist.

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 of the Reigate and Banstead Borough Local Plan.

9. No development above slab level shall commence on site until a detailed scheme for the landscaping of the site including the retention of existing landscape features has been submitted to and approved in writing by the LPA. Landscaping schemes shall include details of any tree removal/retention, 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 and management programme.

Hedges adjacent to the house should be of evergreen species such as yew, box, holly or privet. Marscent species such as hornbeam or beech shall not be used as not typical of the palette of shrubbery species evident on the site.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing with the local planning authority.

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, shrubs of the same size and species.

Agenda Item 10

Planning Committee
17th April 2019

Agenda Item: 10
18/02456/F

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 Co1, Pc4 and Pc9 of the Reigate and Banstead Borough Local Plan 2005.

10. No pruning, removal or other works to the retained trees and hedges located both within and overhanging the site, shall take place during construction, or for one year after completion except with the prior written approval of the Local Planning Authority. Any tree work already approved as part of this consent and any other work undertaken should be done in accordance with British Standard 3998 'Recommendations for Tree Work'. If any of the retained trees or hedges, within the site, controlled by this condition, are removed, die, or become damaged or diseased within one year of completion, it/they shall be replaced before the expiry of one calendar year by tree/s or hedge/s, to a planting specification agreed in writing by the Local Planning Authority.

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 policy Pc4 of the Reigate and Banstead Borough Local Plan 2005.

11. 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) vehicle routing of construction traffic
 - (e) measures to prevent the deposit of materials on the highway
 - (f) on-site turning for construction vehicles
- 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 above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2019.

12. No part of the development shall be first occupied unless and until the proposed vehicular access to Harps Oak Lane has been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2019.

13. a) The means of access to the development hereby approved shall be from Harps Oak Lane only.

Agenda Item 10

Planning Committee
17th April 2019

Agenda Item: 10
18/02456/F

b) The development hereby approved shall not be first occupied unless and until a permanent physical barrier fronting London Road has been erected to prevent the formation of unauthorised access to that road in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter that permanent.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2019.

14. 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 be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking /turning areas shall be retained and maintained for their designated purposes.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF 2019

15. 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 recognition of objectives of Section 9 Promoting Sustainable Transport of the NPPF 2019.

16. No development shall commence until a European Protected Species (EPS) license from Natural England is obtained for development works affecting bats. Thereafter the work shall be undertaken in strict accordance with the Natural England approved Method Statement

Reason: To ensure that any protected species or the habitats thereof are safeguarded with respect to policy Pc2G of the Reigate and Banstead Borough Local Plan 2005, policy CS10 of the Reigate and Banstead Core Strategy and the provisions of the NPPF.

17. The development shall be carried out in strict accordance with the recommendations, avoidance and mitigation measures identified in the Ecology Assessment Report by GS Ecology (dated 27 September 2018) at sections 4.0 and 5.0 in respect of construction working methods, ecological enhancement and provision of replacement or alternative habitat. In addition provision of an internal bat loft suitable for Brown Long Eared bats shall be incorporated within the main building. All replacement and alternative habitat and other ecological enhancement shall be completed prior to first occupation of the development.

Agenda Item 10

Planning Committee
17th April 2019

Agenda Item: 10
18/02456/F

Reason: In order to preserve and enhance the wildlife and habitat interest on the site and ensure species present on the site are afforded appropriate protection during construction works with regard to Reigate and Banstead Borough Local Plan 2005 policy Pc2G.

18. No areas of soft landscaping or breaking up of the existing hardstanding should occur without the written consent of the Local Planning Authority. In giving consent, evidence may be requested by the Local Planning Authority to demonstrate that any such works would not give rise to harm to human by way of contamination arising from historic use of the site.

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Borough Council Core Strategy Policy CS10 and the NPPF.

19. Prior to the commencement of development an intrusive pre demolition and refurbishment asbestos survey, in accordance with HSG264 supported by appropriate mitigation scheme to control risks to future occupiers, shall be submitted to and approved by the Local Planning Authority. The scheme must be written by a suitably qualified person and shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation which shall be independently verified to the satisfaction of the LPA prior to occupation.

Reason: To ensure that a satisfactory strategy is put in place for addressing contaminated land before development commences and to make the land suitable for the development without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment with regard to Reigate and Banstead Borough Council Core Strategy Policy CS10 and the NPPF.

20. 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 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 properties by overlooking, to protect the visual amenities of the area and the heritage value of the listed asset in accordance with Reigate and Banstead Borough Local Plan 2005 policy Pc9 and Ho24A.

21. 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 and the heritage value of the listed asset with regard to Reigate and Banstead Borough Local Plan 2005 policies Co1, Ho24A and Pc9.

Agenda Item 10

Planning Committee
17th April 2019

Agenda Item: 10
18/02456/F

22. 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 erection, construction or alteration of a gate, fence, wall or other means of enclosure including hedgerows permitted by Class A of Part 2 of the Second Schedule of the 2015 Order shall be carried out without a separate planning application and approval, other than those walls, fences or hedges specified in this application.

Reason: To control any subsequent additions and enclosures to protect the heritage value of the listed asset and its setting in accordance with Reigate and Banstead Borough Local Plan 2005 policy Pc9.

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 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.
3. 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

Agenda Item 10

Planning Committee
17th April 2019

Agenda Item: 10
18/02456/F

- (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.

4. 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.
5. The applicant is advised that the Borough Council is the street naming and numbering authority and you will need to apply for addresses. This can be done by contacting the Address and Gazetteer Officer prior to construction commencing. You will need to complete the relevant application form and upload supporting documents such as site and floor layout plans in order that official street naming and numbering can be allocated as appropriate. If no application is received the Council has the authority to allocate an address. This also applies to replacement dwellings. If you are building a scheme of more than 5 units please also supply a CAD file (back saved to 2010) of the development based on OS Grid References. Full details of how to apply for addresses can be found http://www.reigatebanstead.gov.uk/info/20277/street_naming_and_numbering
6. 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. Please see: www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs
7. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
8. 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

Agenda Item 10

Planning Committee
17th April 2019

Agenda Item: 10
18/02456/F

expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

9. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
10. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
11. The use of a suitably qualified arboricultural consultant is essential to provide acceptable supervision and monitoring in respect of the arboricultural issues in respect of the above condition. All works shall comply with the recommendations and guidelines contained within British Standard 5837.

REASON FOR PERMISSION FOR 18/02456/F

The development hereby permitted has been assessed against development plan policies CS1, CS2, CS3, CS4, CS10, CS11, CS12, CS13, CS14, CS15, CS17 and Pc1, PC2D, Pc2G Pc3, Pc4, Pc9, Co1, Ho9, Ho16, Ho18, Ho24A, Ut4, Mo5, and Mo7 of the Borough Local Plan 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.

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.

B - PLANNING APPLICATION 18/02457/LBC

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Type	Reference	Version	Date Received
Landscaping Plan	0153/18/B/1E		01.03.2019
Location Plan	1451-PL1100	B	01.03.2019
Site Layout Plan	1451-PL1101	B	01.03.2019
Survey Plan	1451-PL1105	B	01.03.2019
Site Layout Plan	1451-PL1110	B	01.03.2019

Agenda Item 10

Planning Committee
17th April 2019

Agenda Item: 10
18/02456/F

Site Layout Plan	1451-PL1111	B	01.03.2019
Proposed Plans	1451-PL1112	B	01.03.2019
Block Plan	1451-PL1113	B	01.03.2019
Block Plan	1451-PL1115	B	01.03.2019
Block Plan	1451-PL1116	B	01.03.2019
Block Plan	1451-PL1117	B	01.03.2019
Floor Plan	1451-PL1200	B	01.03.2019
Floor Plan	1451-PL1201	B	01.03.2019
Roof Plan	1451-PL1202	B	01.03.2019
Floor Plan	1451-PL203	B	01.03.2019
Floor Plan	1451-PL204	B	01.03.2019
Roof Plan	1451-PL1205	B	01.03.2019
Floor Plan	1451-PL1210	B	01.03.2019
Floor Plan	1451-PL1211	B	01.03.2019
Floor Plan	1451-PL1212	B	01.03.2019
Roof Plan	1451-PL1213	B	01.03.2019
Floor Plan	1451-PL1214	B	01.03.2019
Floor Plan	1451-PL1215	B	01.03.2019
Roof Plan	1451-PL1216	B	01.03.2019
Elevation Plan	1451-PL1300	B	01.03.2019
Elevation Plan	1451-PL1301	B	01.03.2019
Elevation Plan	1451-PL1302	B	01.03.2019
Elevation Plan	1451-PL1303	B	01.03.2019
Street Scene	1451-PL1305	B	01.03.2019
Street Scene	1451-PL1306	B	01.03.2019
Elevation Plan	1451-PL1310	B	01.03.2019
Elevation Plan	1451-PL1311	B	01.03.2019
Elevation Plan	1451-PL1312	B	01.03.2019
Elevation Plan	1451-PL1313	B	01.03.2019
Street Scene	1451-PL1315	B	01.03.2019
Street Scene	1451-PL1316	B	01.03.2019
Section Plan	1451-PL1400	B	01.03.2019
Section Plan	1451-PL1401	B	01.03.2019
Section Plan	1451-PL1402	B	01.03.2019
Section Plan	1451-PL1403	B	01.03.2019
Section Plan	1451-PL1405	B	01.03.2019
Section Plan	1451-PL1406	B	01.03.2019
Section Plan	1451-PL1410	B	01.03.2019
Section Plan	1451-PL1411	B	01.03.2019
Section Plan	1451-PL1412	B	01.03.2019
Section Plan	1451-PL1413	B	01.03.2019
Section Plan	1451-PL1415	B	01.03.2019
Section Plan	1451-PL1416	B	01.03.2019
Proposed Plans	1415-PL2610	B	01.03.2019
Proposed Plans	1415-PL2612	B	01.03.2019
Proposed Plans	1415-PL2614	B	01.03.2019
Proposed Plans	1415-PL2615	B	01.03.2019

Agenda Item 10

Planning Committee
17th April 2019

Agenda Item: 10
18/02456/F

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.

2. The development for which Listed Building Consent is hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 18(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 52 (4) of the Planning and Compulsory Purchase Act 2005.

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 roof and tile hanging shall be of handmade sandfaced plain clay tiles. The existing front east elevation shall reuse the existing handmade peg tiles and made good any shortfall with handmade sandfaced peg tiles. All tile hanging shall be in straight lines with no Winchester cut to the verge of gable as this not a traditional detail in the local area. The base of the tile hanging shall have a bottom sprocket kick out to the bottom three tiles. Tile hanging shall be of a lighter colour than the roof tile, to match existing colours.
 - b) All external joinery shall be of painted timber including doors and windows. All gable verge and bargeboard detail shall remain as existing, notwithstanding the elevation drawings, and all bargeboards on new elevations shall be architraved with no box ends.
 - c) All flat window dormers and door dormers shall have a white painted cyma recta cornice.
 - d) All external joinery including doors shall be of painted timber with architraved bargeboards with no box ends.
 - e) All render shall be white or cream painted. In the case of the Bedroom 1 dwelling 2 (former bedroom 8) this shall be a white or cream painted arts and crafts roughcast render.
 - f) All eaves shall have no gutter fascia, to match existing, unless otherwise agreed in writing by the LPA.
 - g) All rainwater goods shall be of black painted cast metal.
 - h) All footpaths and drives shall be of fixed flint peashingle gravel, natural yorkstone or granite setts.
 - i) All rooflights shall be black painted metal conservation rooflights with a single vertical external glazing bar to divide the glass pane within each opening. All rooflights shall be solid metal, metal sheet or foil on timber is not acceptable.
 - j) All brickwork shall be handmade sandfaced brick in Flemish bond (except for areas of header bond, monks bond or Flemish garden wall bond). The brick shall

Agenda Item 10

Planning Committee
17th April 2019

Agenda Item: 10
18/02456/F

- be of dark multistock to match existing, a sample of which shall be submitted to and approved in writing by the LPA before the brick is installed.
- k) This permission does not purport to grant consent for the external door details shown on the elevations. Before external doors are installed detailed drawings of the doors shall be submitted to and approved in writing by the LPA.
 - l) This permission does not purport to grant consent for the window details shown on the elevations. Before works on windows are commenced, detailed drawings of the windows, including retention and repair of existing windows, shall be submitted to and approved in writing by the LPA. All windows shall be single glazed, thermal efficiency to be achieved by secondary glazing. Window details shall match existing except where low grade late 20th century modern windows. All casement windows shall be of white painted timber with casements in each opening. All sash windows shall be white painted timber vertically sliding sashes, set back behind the reveal at one brick depth where set in masonry. All leaded windows shall have external patinated lead comes of width to match existing. The details shall show whether windows are set back or not. The repair drawing for the 17th century windows within the flint elevation shall show the joinery repair and retention of timber.
 - m) All repointing of existing stone and brickwork shall be in a lime putty grit mortar set back behind the arrises with a bristle brush finish. The existing Merstham stone shall be retained, reversed where perished, with lime and stone dust dubbing out, and no new stone shall be installed without the consent in writing of the LPA.
 - n) Details of new internal doors shall be submitted to and approved in writing by the LPA before their installation. They shall be panelled doors of painted timber to match existing. Press moulded doors are unacceptable.
 - o) Before the building is occupied a scheme for refurbishment of the flint elevation including removal of the render and rationalisation of the external pipework shall be submitted to and approved in writing by the LPA.
 - p) Removal of timber frame, studwork or rafters, other than or more extensive than set out and anticipated in the Bryhill report shall require the consent in writing of the LPA. All cleaning of timber shall be non abrasive and sandblasting is not permitted.
 - q) All weatherboarding shall be of black featheredge timber.
 - r) Before any freestanding or external fast charge socket is installed details shall be submitted to and approved in writing by the LPA to ensure they are appropriate to the setting of the listed building. Any illumination shall be minimised and coloured lights or LEDS shall be avoided or their prominence reduced.
 - s) Before photovoltaic or solar panels are installed, details of their location and design shall be submitted and approved in writing by the LPA to ensure they respect the setting of the listed building. All panels shall have black frames and reduced silvered elements. The catslide solar panel shall be omitted. Consideration will be given to flat arrays hidden within crown roofs or within the grounds suitably screened with hedging.
 - t) All arches, windows or door headers in brickwork shall be gauged brick arches, double header on edge or segmental brick arches. Stretcher brick soldier brick arches are not acceptable.
 - u) The Ha Ha terrace wall shall have a yew and holly hedge of the same height as the wall installed by the first planting season following completion and before occupation of the building. This shall be retained on an ongoing basis and

Agenda Item 10

Planning Committee
17th April 2019

Agenda Item: 10
18/02456/F

managed to maintain a not greater or less than the height of the wall or as otherwise agreed in writing by the local planning authority. The hedge shall be planted as a staggered double row at not less than 3 plants to a metre. Any losses through death or disease shall be remedied by replacement, to current landscape standards, within 1 year to maintain this feature.

- v) The 18th century header brick wall and stone base to the rear wall of the outbuilding (vicinity of room 23) shall be dismantled and rebuilt in lime mortar to match existing in lime mortar in the revised external location before occupation of the building.

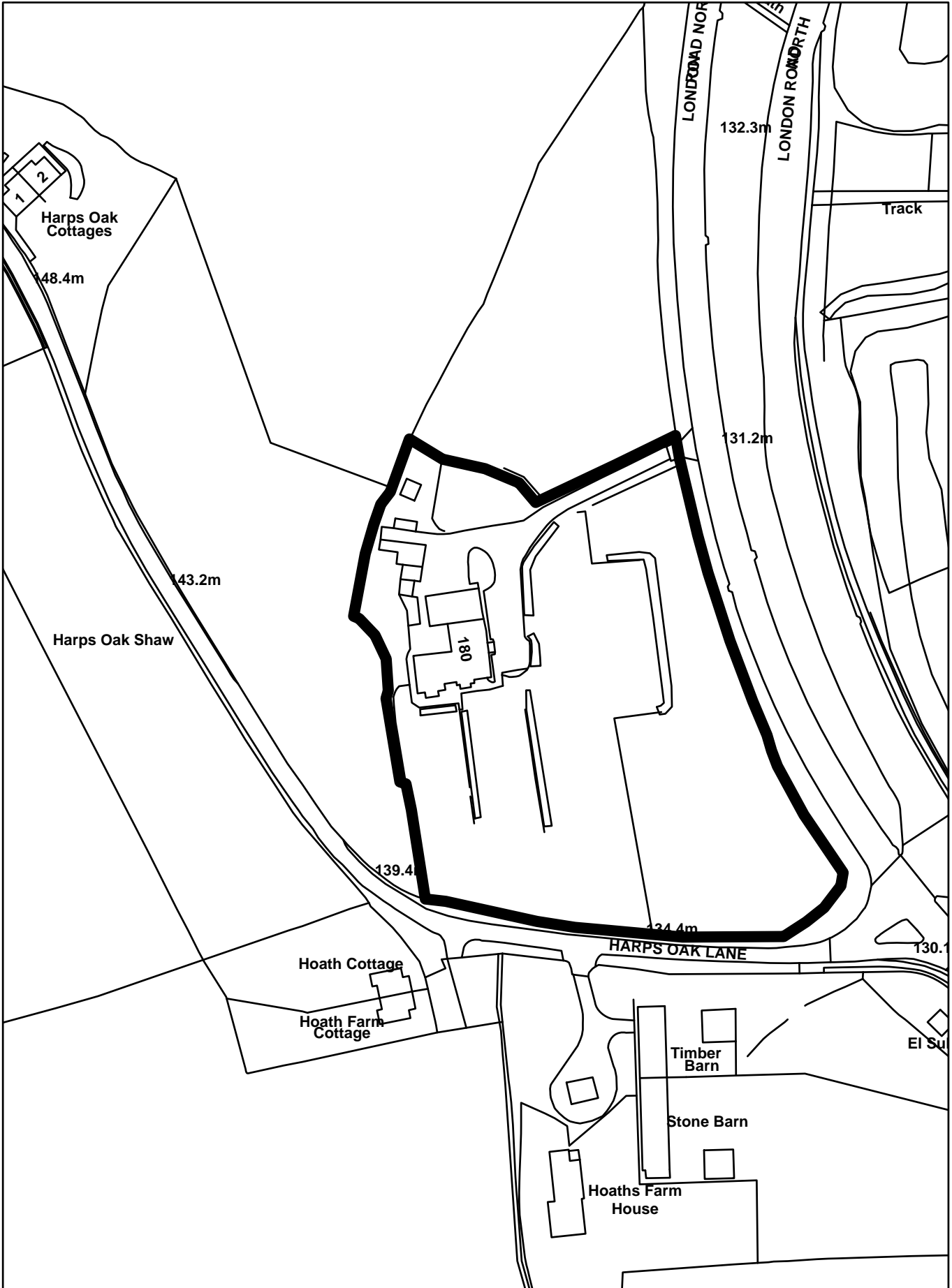
Reason: To ensure that a satisfactory external appearance is achieved of the development and the proposed works have an acceptable impact on the listed building and is setting with regard to Reigate and Banstead Borough Local Plan 2005 policies Pc9, Ho24A and Co1 and Reigate and Banstead Core Strategy policies CS1, Cs3, CS3, CS4 and CS10.

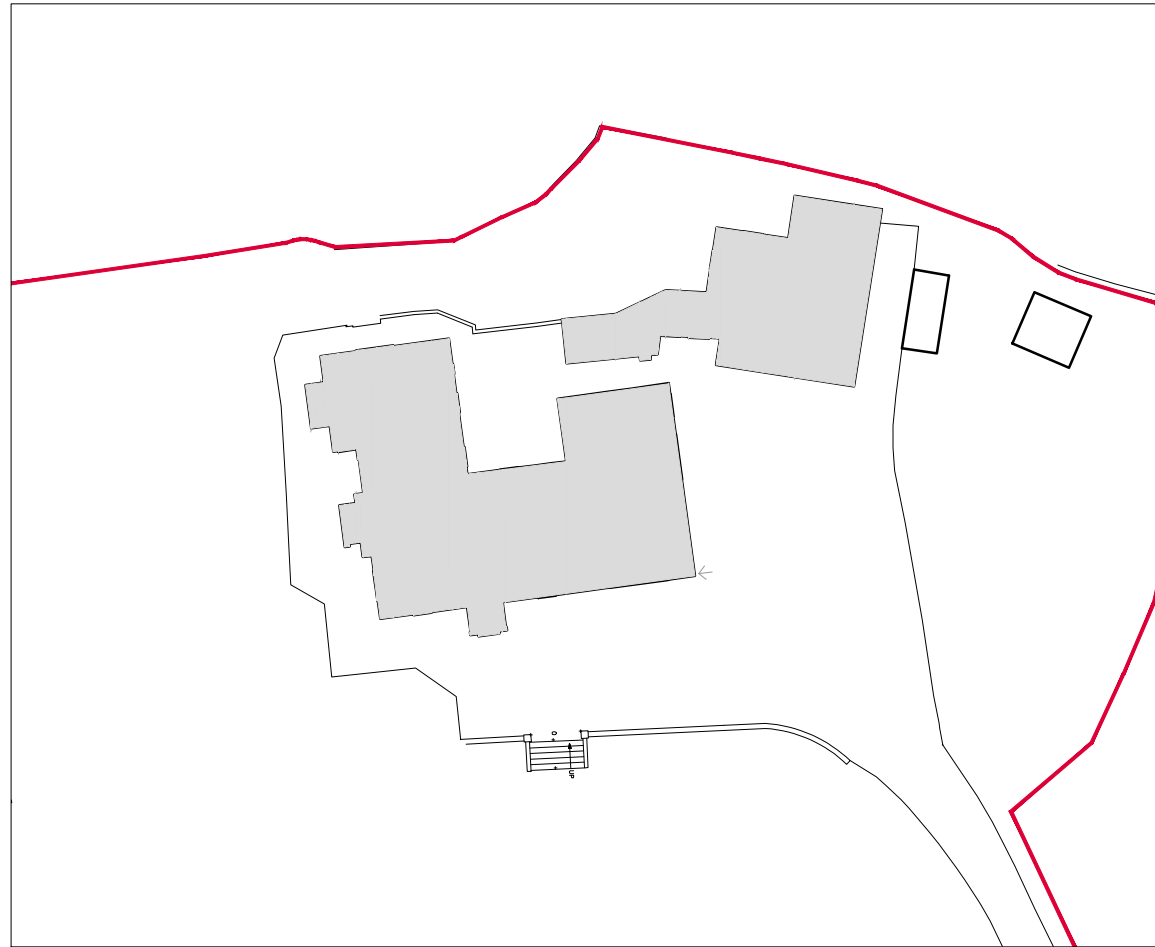
REASON FOR PERMISSION FOR 18/02457/LBC

The development hereby permitted has been assessed against development plan policies CS1, CS3, CS4, and Pc9 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.

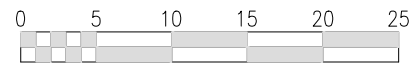
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

Agenda Item 10
18/02456/F & 18/02457/LBC - Harps Oak House,
180 London Road North, Merstham





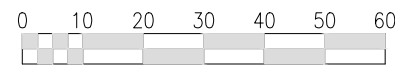
Existing Block Plan



Scale: 1:500@A3



Existing Site Location



Scale: 1:1250@A3

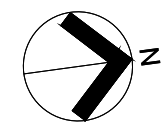
NOTES

Use figured dimensions only. Scale drawing only when a scale bar is present. All dimensions to be checked by user and any discrepancies, error or omissions to be reported to the architect before work commences. Read this drawing with all relevant materials.

Key:

— Site Boundary

Existing Block Plan & Site Location



B	- 25/2/19	ip	IP	Updated to Planning comments.
A	- 25/1/19	ip	IP	Updated to Planning comments.
Rev	Date	Dm	Chkd	Description

Purpose of Issue:
PLANNING APPLICATION
 client:
Harps Oak House Ltd
 project:
Harps Oak House, Merstham
 drawing title:
Existing Site Location & Block Plan

scale at A3:	date:	drawn by:	checked by:
Varies	Feb 2019	DK	IP
drawing number:	revision:		
1451 - PL1100	B		

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Key:
— Site Boundary

176



Planning Committee
17 April 2019
Existing Site Plan
Scale: 1:500@A3

Rev	Date	By	Description
B	25/2/19	IP	Updated to Planning comments.
A	25/1/19	IP	Updated to Planning comments.

Purpose of Issue:
PLANNING APPLICATION

Client:
Harps Oak House Ltd

Project:
Harps Oak House, Merstham

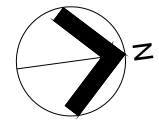
Drawing Title:
Existing Site Plan

Scale	Date	Drawn By	Checked By
1:500	Feb 2019	DK	IP

Drawing Number: 1451-PL1101
Revision: B

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Note: For Full Arboricultural Survey See SJA Reports and Plans

Agenda Item 10



NOTES
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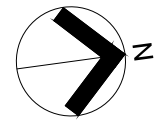
- Key:**
- Site Boundary
 - +135.5 Existing Levels
 - Banking
- Note: For Full Arboricultural Survey See SJA Reports and Plans
- Existing Landscaping

Topographical Survey



Scale: 1:500@A3

Note: For Full Arboricultural Survey See SJA Reports and Plans
Note: Topographical survey by ENGINEERING LAND & BUILDING SURVEYS - Nov 2016



B	- 25/2/19	ip	IP	Updated to Planning comments.
A	- 25/1/19	ip	IP	Updated to Planning comments.
Rev	Date	Dm	Chkd	Description

Purpose of Issue:
PLANNING APPLICATION

client:
Harps Oak House Ltd

project:
Harps Oak House, Merstham

drawing title:
Topographical Survey

scale at A3:	date:	drawn by:	checked by:
1:500	Feb 2019	DK	IP
drawing number:	revision:		
1451-PL1105	B		

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NOTES
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- Key:**
- Site Boundary
 - +135.5m Levels Retained
 - +135.5m Proposed Levels
 - Banking
- Note: For Full Arboricultural Survey See SJA Reports and Plans**
- Landscaping Retained
 - Landscaping Removed



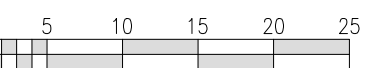
178

Agenda Item 10

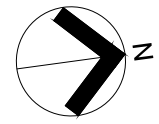
Planning Committee
17 April 2019

Proposed Site Plan

Scale: 1:500@A3



Note: For Full Arboricultural Survey See SJA Reports and Plans
 Note: For Proposed Landscaping Strategy see HW&Co Drawings



Rev	Date	By	Description
B	25/2/19	IP	Updated to Planning comments.
A	25/1/19	IP	Updated to Planning comments.

Purpose of Issue:
PLANNING APPLICATION

client:
Harps Oak House Ltd

project:
Harps Oak House, Merstham

drawing title:
Proposed Site Plan

scale at A3:	date:	drawn by:	checked by:
1:500	Feb 2019	DF	IP

drawing number: **1451 - PL1110** revision: **B**

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- Key:**
- Site Boundary
 - +135.5m Levels Retained
 - +135.5m Proposed Levels
 - Banking

Note: For Full Arboricultural Survey See SJA Reports and Plans

- Landscaping Retained
- Landscaping Removed
- Gravel
- Grasscrete



Proposed retaining wall
Crib Lock

Existing Stairs to be repaired
/ replaced

Visitor Parking

Proposed New Access / Egress

Refuse & Recycling
Collection Point

Existing HaHa
Visitor Parking

Wooden Bollard (type Epping
Bollard) to close off existing
driveway to traffic:
Total height: 1800mm
Height above ground:
1200mm
Pyramid top only
Bollard in FSC certified hard
wood 200 x 200mm
To be concreted directly into
the ground

LONDON ROAD NORTH

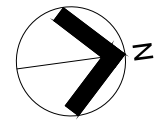
HARPS OAK LANE

Proposed Annotated Site Plan



Scale: 1:500@A3

Note: For Full Arboricultural Survey See SJA Reports and Plans
Note: For Proposed Landscaping Strategy see HW&Co Drawings



B - 25/2/19	ip	IP	Updated to Planning comments.
A - 25/1/19	ip	IP	Updated to Planning comments.
Rev	Date	Chkd	Description

Purpose of Issue:
PLANNING APPLICATION

client:
Harps Oak House Ltd

project:
Harps Oak House, Merstham

drawing title:
Proposed Annotated Site Plan

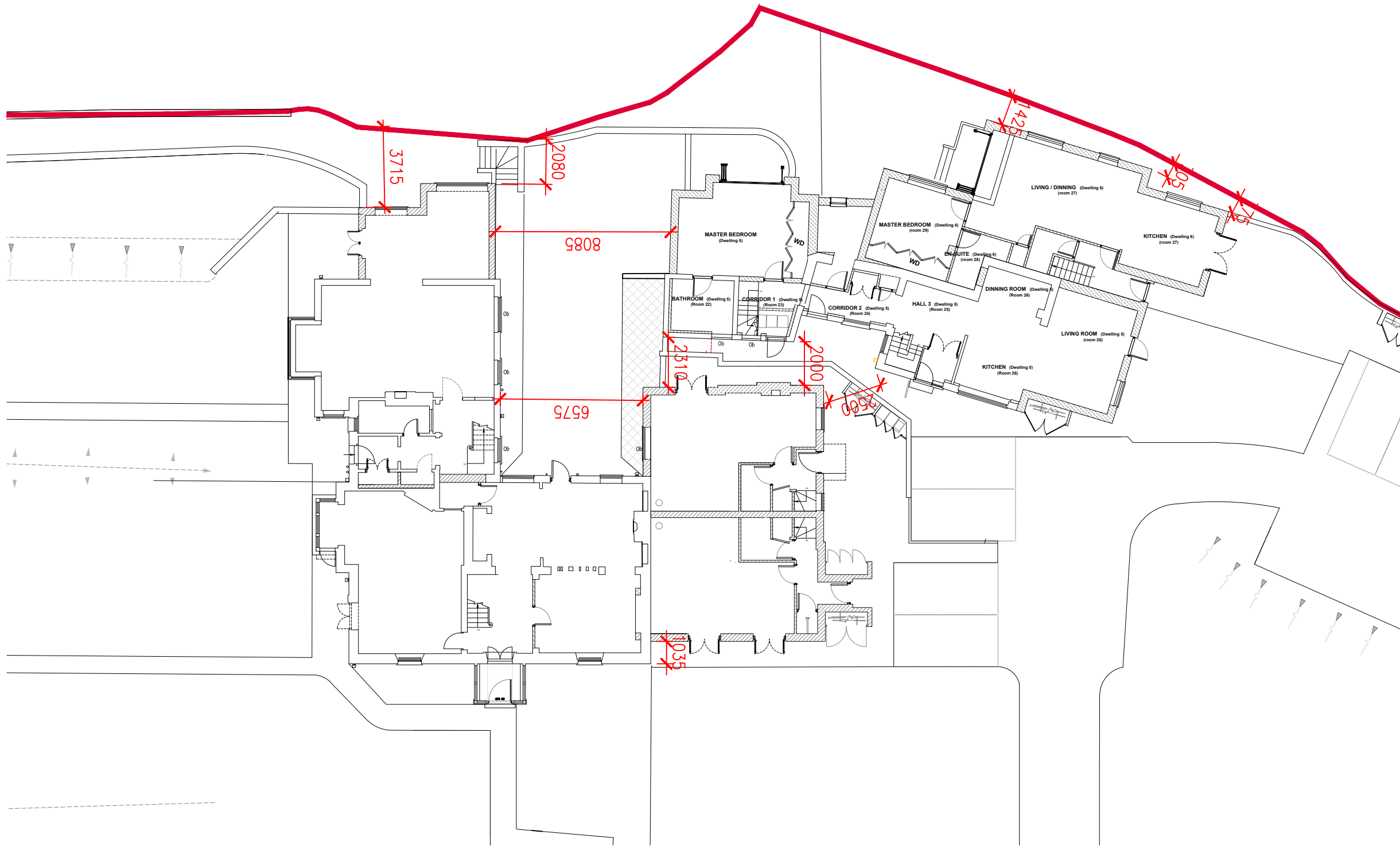
scale at A3:	date:	drawn by:	checked by:
1:500	Feb 2019	DF	IP
drawing number:	revision:		
1451 - PL1111	B		

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NOTES
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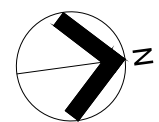
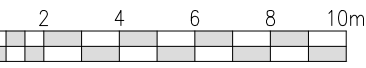
Key:
— Site Boundary



180

Agenda Item 10

Planning Committee
17 April 2019
Proposed Dimensional Plan
Scale: 1:200@A3



B	25/2/19	ip	IP	Updated to Planning comments.
A	25/1/19	ip	IP	Updated to Planning comments.
Rev	Date	Dm	Chkd	Description

Purpose of Issue:
PLANNING APPLICATION

client:
Harps Oak House Ltd

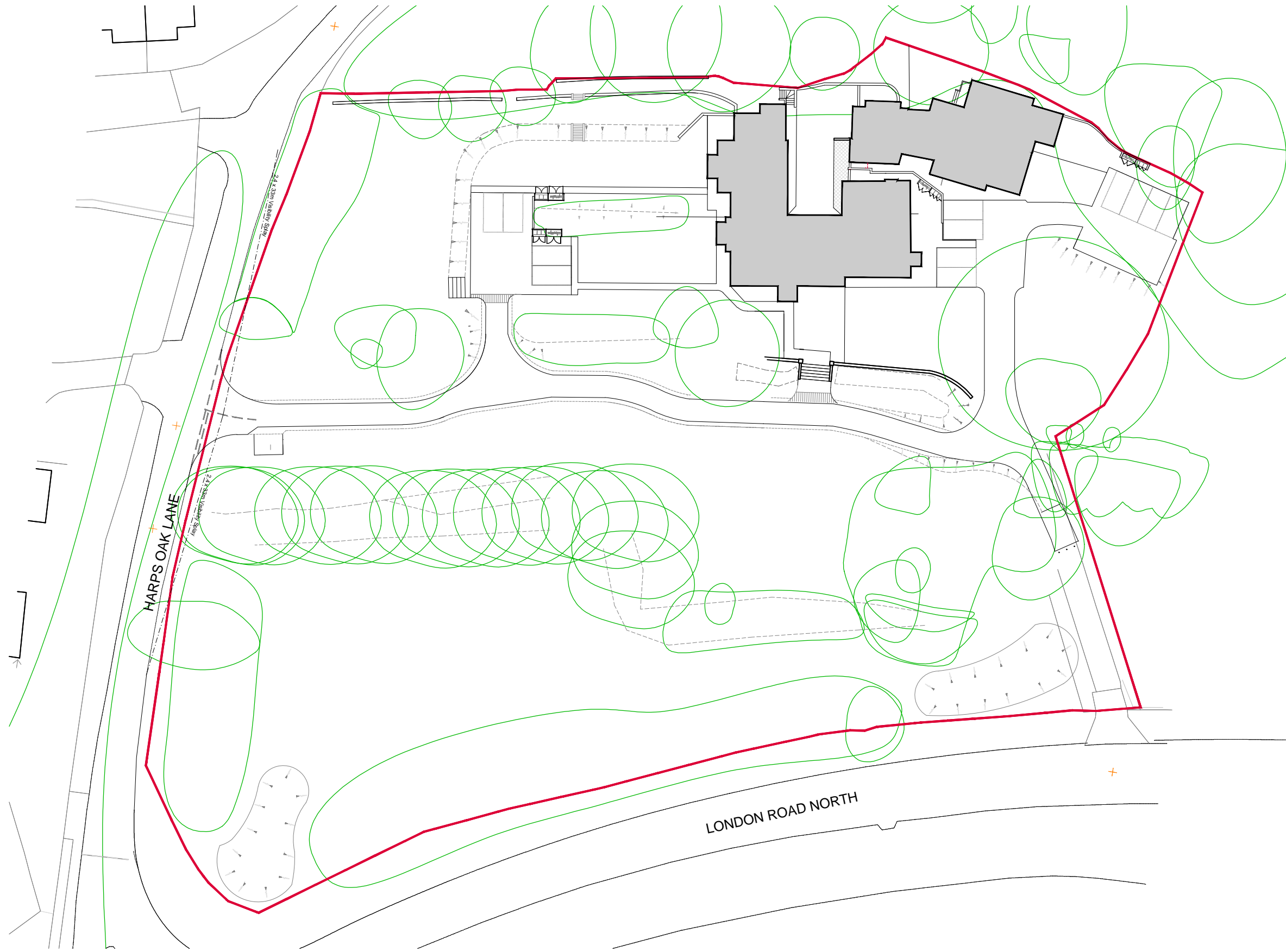
project:
Harps Oak House, Merstham

drawing title:
Proposed Dimensional Plan

scale at A3:	date:	drawn by:	checked by:
1:200	Feb 2019	DF	IP
drawing number:	revision:		
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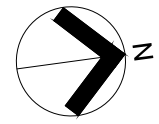
NOTES
Use figured dimensions only. Scale drawing only when a scale bar is present. All dimensions to be checked by user and any discrepancies, error or omissions to be reported to the architect before work commences. Read this drawing with all relevant materials.

- Key:**
- Site Boundary
 - +135.5m Levels Retained
 - +135.5m Proposed Levels
 - Banking
 - Landscaping Retained
- Note: For Full Arboricultural Survey See SJA Reports and Plans

Proposed Block Plan

Scale: 1:500@A3

Note: For Full Arboricultural Survey See SJA Reports and Plans
Note: For Proposed Landscaping Plan see HW&Co Drawings



B - 25/2/19	ip	IP	Updated to Planning comments.	
A - 25/1/19	ip	IP	Updated to Planning comments.	
Rev Date	Dm	Chkd	Description	

Purpose of Issue:
PLANNING APPLICATION

client:
Harps Oak House Ltd

project:
Harps Oak House, Merstham

drawing title:
Proposed Block Plan

scale at A3:	date:	drawn by:	checked by:
1:500	Feb 2019	DF	IP
drawing number:	revision:		
1451 - PL1113	B		

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- Key:**
- Site Boundary
 - +135.5m Levels Retained
 - +135.5m Proposed Levels
 - Banking

Note: For Full Arboricultural Survey See SJA Reports and Plans

Landscaping Retained

- +1000mm to +1499mm
- +750mm to +999mm
- +500mm to +749mm
- +250mm to +499mm
- +100mm to +249mm
- +99mm to -99mm
- 100mm to -249mm
- 250mm to -499mm
- 500mm to -749mm
- 750mm to -999mm
- 1000mm to -1499mm
- 1500mm to -1999mm
- 2000mm or more

B	25/2/19	IP	IP	Updated to Planning comments.
A	25/1/19	IP	IP	Updated to Planning comments.
Rev	Date	By	Chkd	Description

Purpose of Issue:
PLANNING APPLICATION

client:
Harps Oak House Ltd

project:
Harps Oak House, Merstham

drawing title:
**Proposed Site Plan
Indicative Level Differences**

scale at A3:	date:	drawn by:	checked by:
1:500	Feb 2019	DF	IP
drawing number:	revision:		
1451 - PL1115	B		

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182

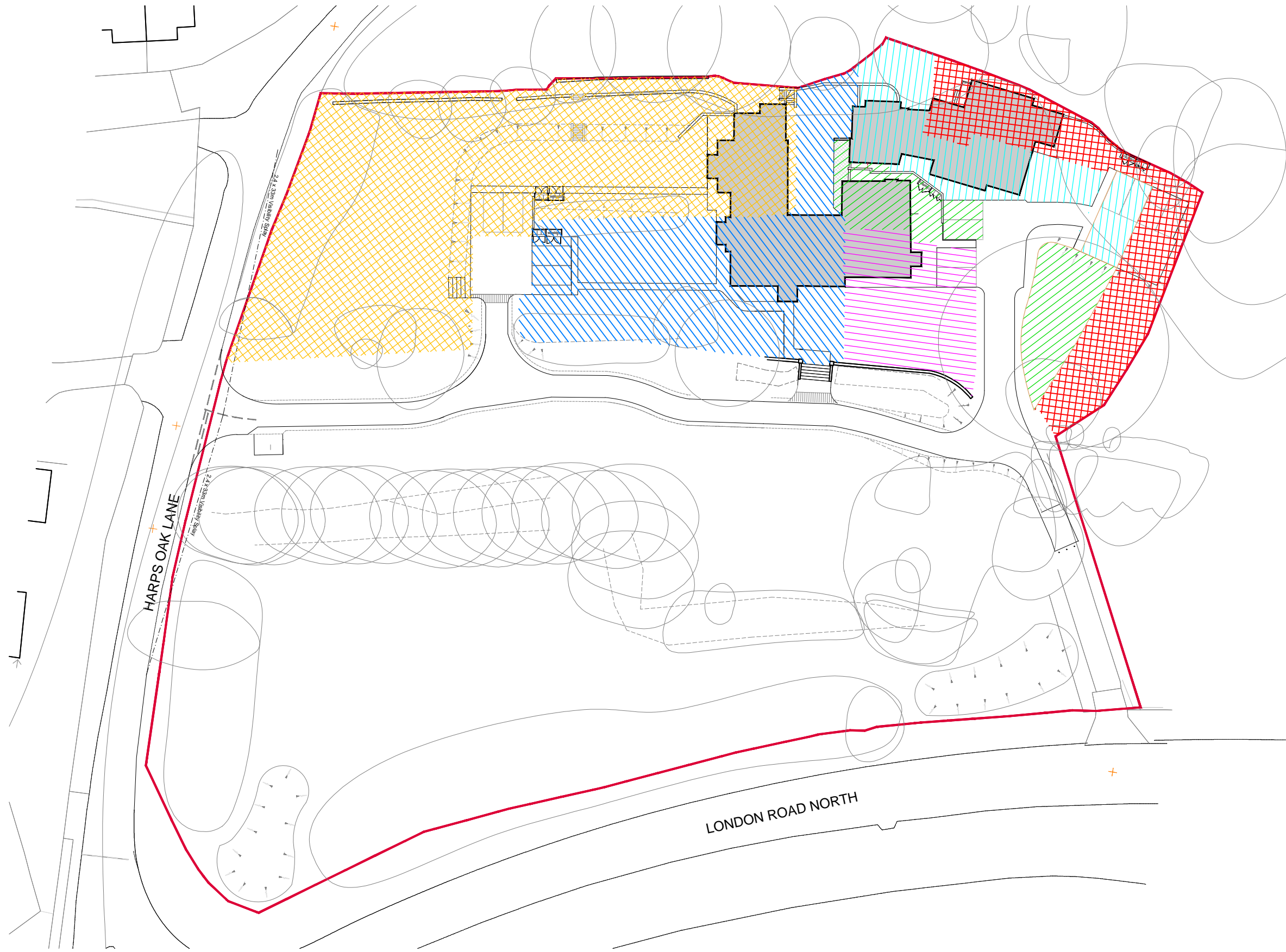
Planning Committee
17 April 2019

Proposed Block Plan

Scale: 1:500@A3

Note: All level changes are indicative (to be detailed designed)

Agenda Item 10



NOTES
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- Key:**
- Site Boundary
 - +135.5m Levels Retained
 - +135.5m Proposed Levels
 - Banking

Note: For Full Arboricultural Survey See SJA Reports and Plans

- Landscaping Retained
- Unit 1 Ownership
- Unit 2 Ownership
- Unit 3 Ownership
- Unit 4 Ownership
- Unit 5 Ownership
- Unit 6 Ownership

Rev	Date	By	Description
B	25/2/19	IP	Updated to Planning comments.
A	25/1/19	IP	Updated to Planning comments.

Purpose of Issue:
PLANNING APPLICATION

client:
Harps Oak House Ltd

project:
Harps Oak House, Merstham

drawing title:
**Proposed Site Plan
Plot Ownership**

scale at A3:	date:	drawn by:	checked by:
1:500	Feb 2019	DF	IP

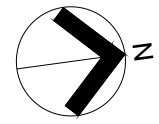
drawing number: **1451 - PL1116** revision: **B**

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Proposed Block Plan

Scale: 1:500@A3

Note: For Full Arboricultural Survey See SJA Reports and Plans
Note: For Proposed Landscaping Plan see HW&Co Drawings



NOTES
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- Key:**
- +135.5m Levels Retained
 - +135.5m Proposed Levels
 - Banking

Note: For Full Arboricultural Survey See SJA Reports and Plans

Landscaping Retained

- Existing Retaining Wall
- Existing HaHa
- Existing Perimeter fence made good
- 1.8m Chain Link Fence with timber posts
- Hawthorn Hedge
- +1m High Brick Wall
- <1m High Brick Wall
- 1.5m High Hedge

B	25/2/19	ip	IP	Updated to Planning comments.
A	25/1/19	ip	IP	Updated to Planning comments.
Rev	Date	Dm	Chkd	Description

Purpose of Issue:
PLANNING APPLICATION

client:
Harps Oak House Ltd

project:
Harps Oak House, Merstham

drawing title:
**Proposed Site Plan
Site Boundary and Fence Plan**

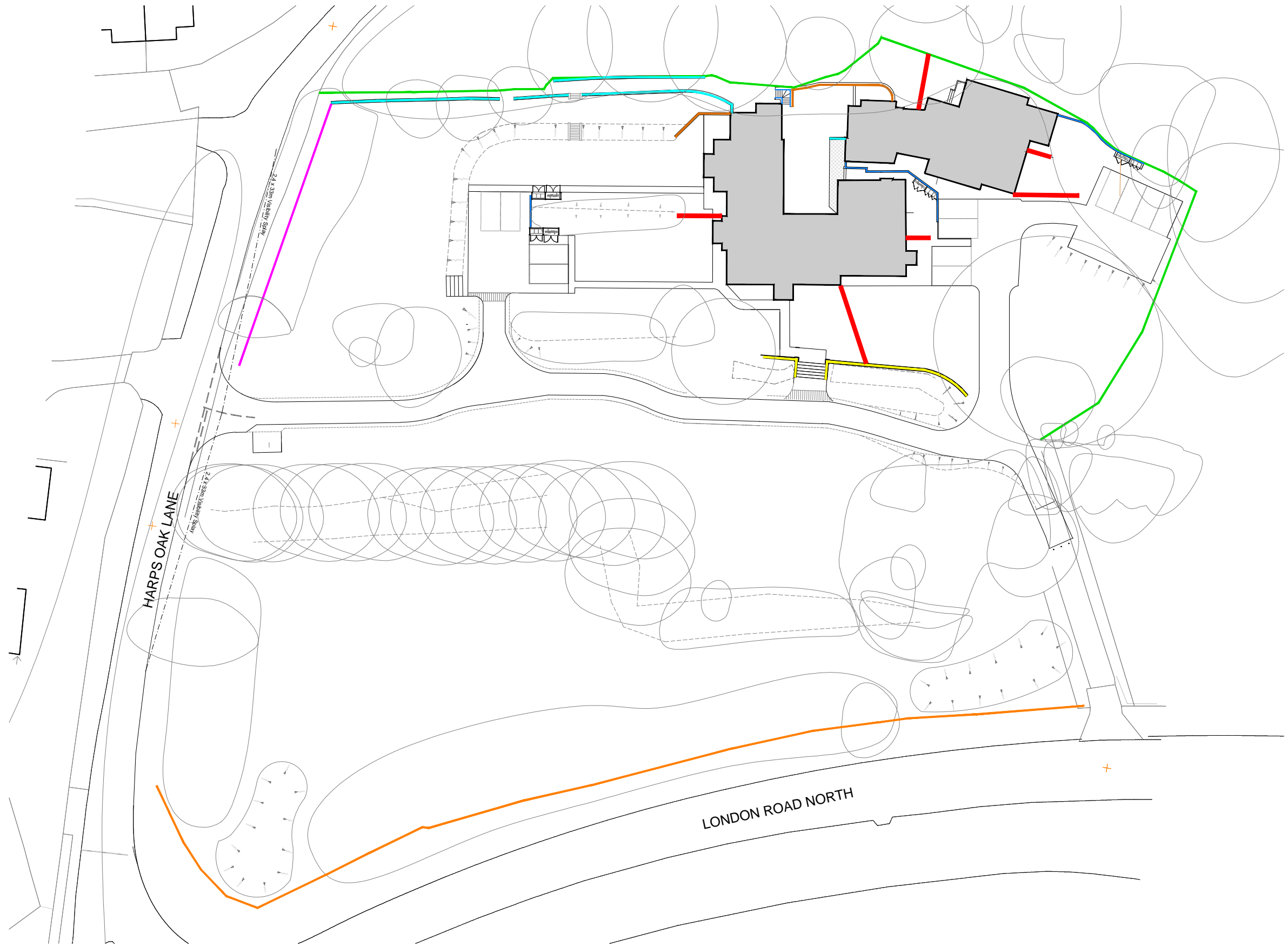
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1:500	Feb 2019	DF	IP

drawing number:
1451 - PL1117

revision:
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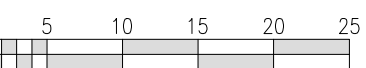


184

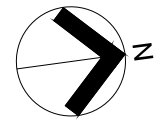
Planning Committee
17 April 2019

Proposed Block Plan

Scale: 1:500@A3



Note: For Full Arboricultural Survey See SJA Reports and Plans
Note: For Proposed Landscaping Plan see HW&Co Drawings



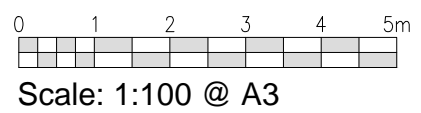
Agenda Item 10



NOTES
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- Key:**
- Existing Walls
 - - - Beams / Structure above
 - +135.13 Finished Floor Levels
 - (2.45) Floor to Ceiling Heights

Existing Ground Floor Plan - Building 1



Note: Building survey by ENGINEERING LAND & BUILDING SURVEYS - Nov 2016

B	25/2/19	ip	IP	Updated to Planning comments.
A	25/1/19	ip	IP	Updated to Planning comments.
Rev	Date	Drn	Chkd	Description

Purpose of Issue:
PLANNING APPLICATION

client:
 Harps Oak House Ltd

project:
 Harps Oak House, Merstham

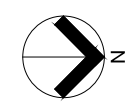
drawing title:
 Existing Ground Floor Plan - Building 1
 Internal features Plan

scale at A3: 1:100 date: Feb 2019 drawn by: DF checked by: IP

drawing number: 1451 - PL1200 revision: B

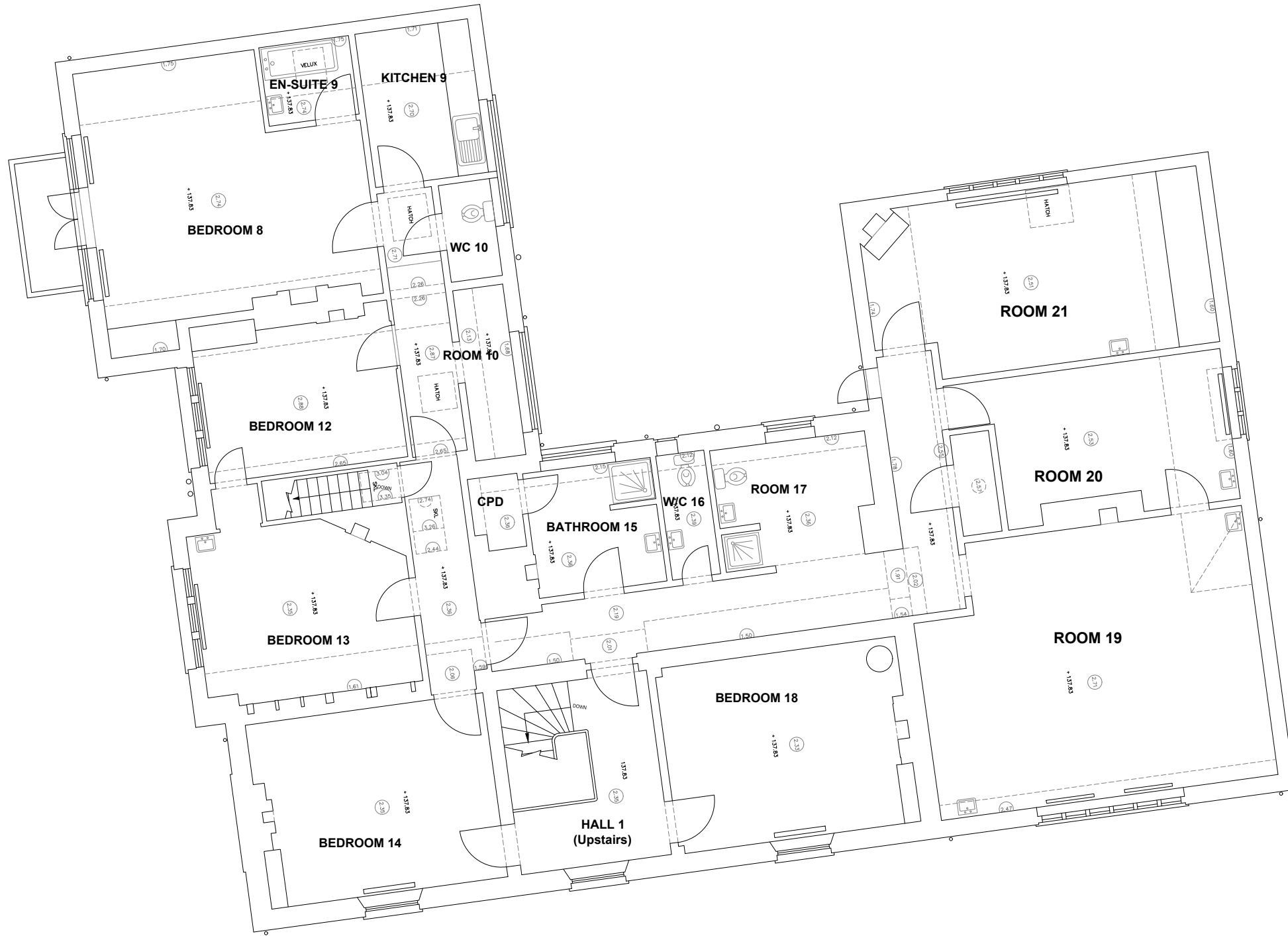
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Key:
— Existing Walls
- - - Beams / Structure above
+135.13 Finished Floor Levels
2.45 Floor to Ceiling Heights



186

Agenda Item 10

B	25/2/19	ip	IP	Updated to Planning comments.
A	25/1/19	ip	IP	Updated to Planning comments.
Rev Date	Drn	Chkd	Description	

Purpose of Issue:
PLANNING APPLICATION

client:
Harps Oak House Ltd

project:
Harps Oak House, Merstham

drawing title:
Existing First Floor Plan - Building 1

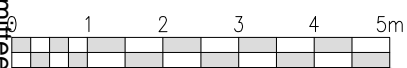
scale at A3:	date:	drawn by:	checked by:
1:100	Feb 2019	DK	IP
drawing number:	revision:		
1451 - PL1201	B		

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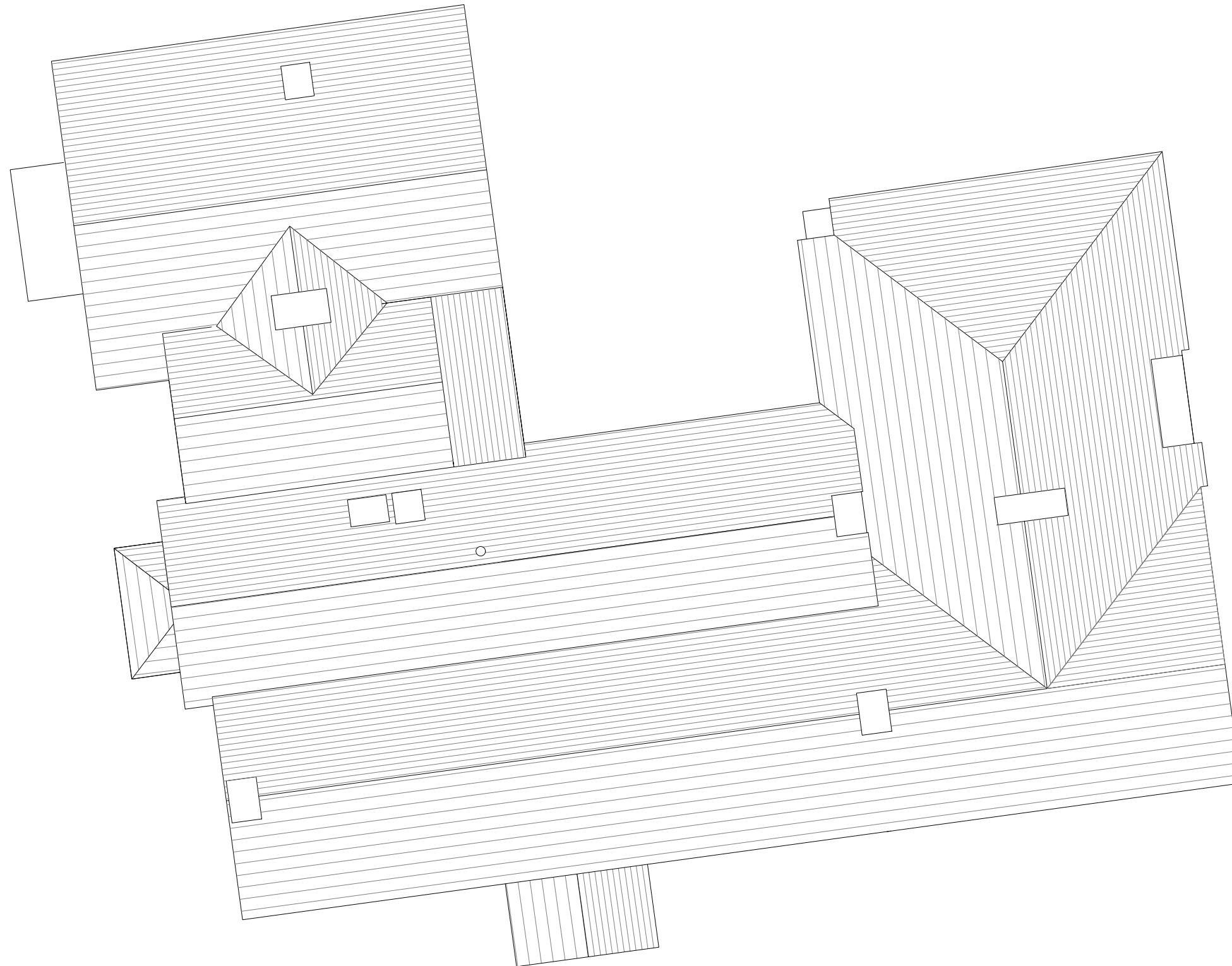
Planning Committee
17 April 2019

Existing First Floor Plan - Building 1

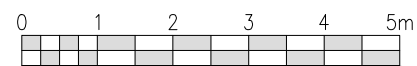


Scale: 1:100 @ A3

Note: Building survey by ENGINEERING LAND & BUILDING SURVEYS - Nov 2016



Existing Roof Plan - Building 1



Scale: 1:100 @ A3

Note: Based on Building Survey by ENGINEERING LAND & BUILDING SURVEYS - Nov 2016



NOTES
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B	25/2/19	ip	IP	Updated to Planning comments.
A	25/1/19	ip	IP	Updated to Planning comments.
Rev Date	Drn	Chkd	Description	

Purpose of Issue:
PLANNING APPLICATION

client:
Harps Oak House Ltd

project:
Harps Oak House, Merstham

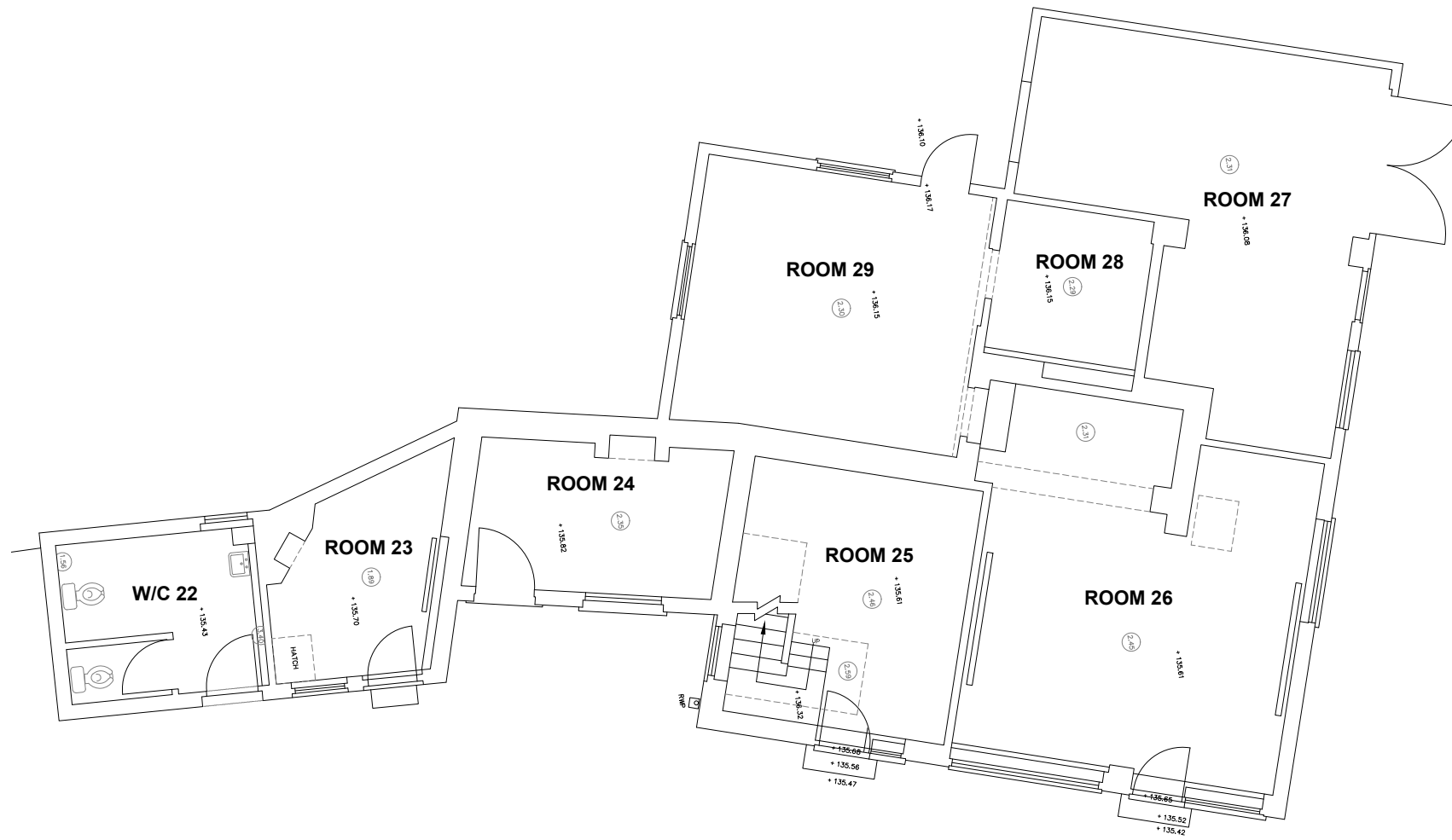
drawing title:
**Existing Roof Plan
 Building 1**

scale at A3: 1:100 date: Feb 2019 drawn by: DK checked by: IP

drawing number: 1451 - PL1202 revision: B

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188

Agenda Item 10

B	25/2/19	ip	IP	Updated to Planning comments.
A	25/1/19	ip	IP	Updated to Planning comments.
Rev	Date	Drn	Chkd	Description

Purpose of Issue:
PLANNING APPLICATION

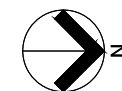
client:
Harps Oak House Ltd

project:
Harps Oak House, Merstham

drawing title:
**Existing Ground Floor Plan
Building 2**

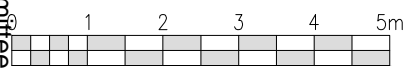
scale at A3:	date:	drawn by:	checked by:
1:100	Feb 2019	DK	IP
drawing number:	revision:		
1451 - PL1203	B		

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Note: Building survey by ENGINEERING LAND & BUILDING SURVEYS - Nov 2016

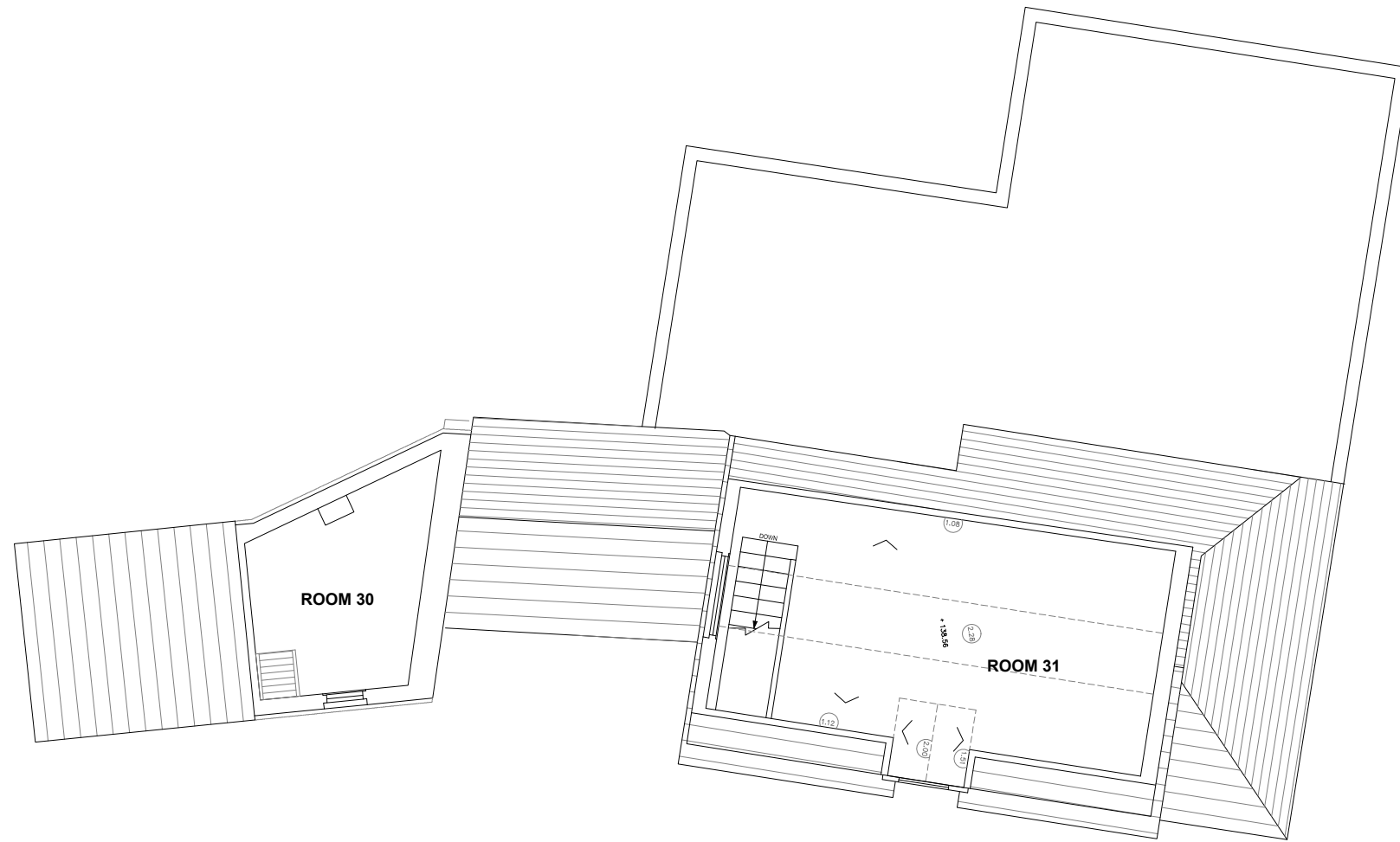
Existing Ground Floor Plan - Building 2
17 April 2019
Planning Committee



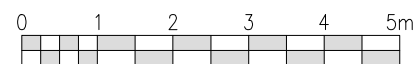
Scale: 1:100 @ A3

NOTES
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- Key:**
- Existing Walls
 - - - Beams / Structure above
 - +135.13 Finished Floor Levels
 - (2.45) Floor to Ceiling Heights

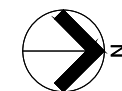


Existing First Floor Plan - Building 2



Scale: 1:100 @ A3

Note: Topographical survey by ENGINEERING LAND & BUILDING SURVEYS - Nov 2016



B	25/2/19	ip	IP	Updated to Planning comments.
A	25/1/19	ip	IP	Updated to Planning comments.
Rev	Date	Drn	Chkd	Description

Purpose of Issue:
PLANNING APPLICATION

client:
Harps Oak House Ltd

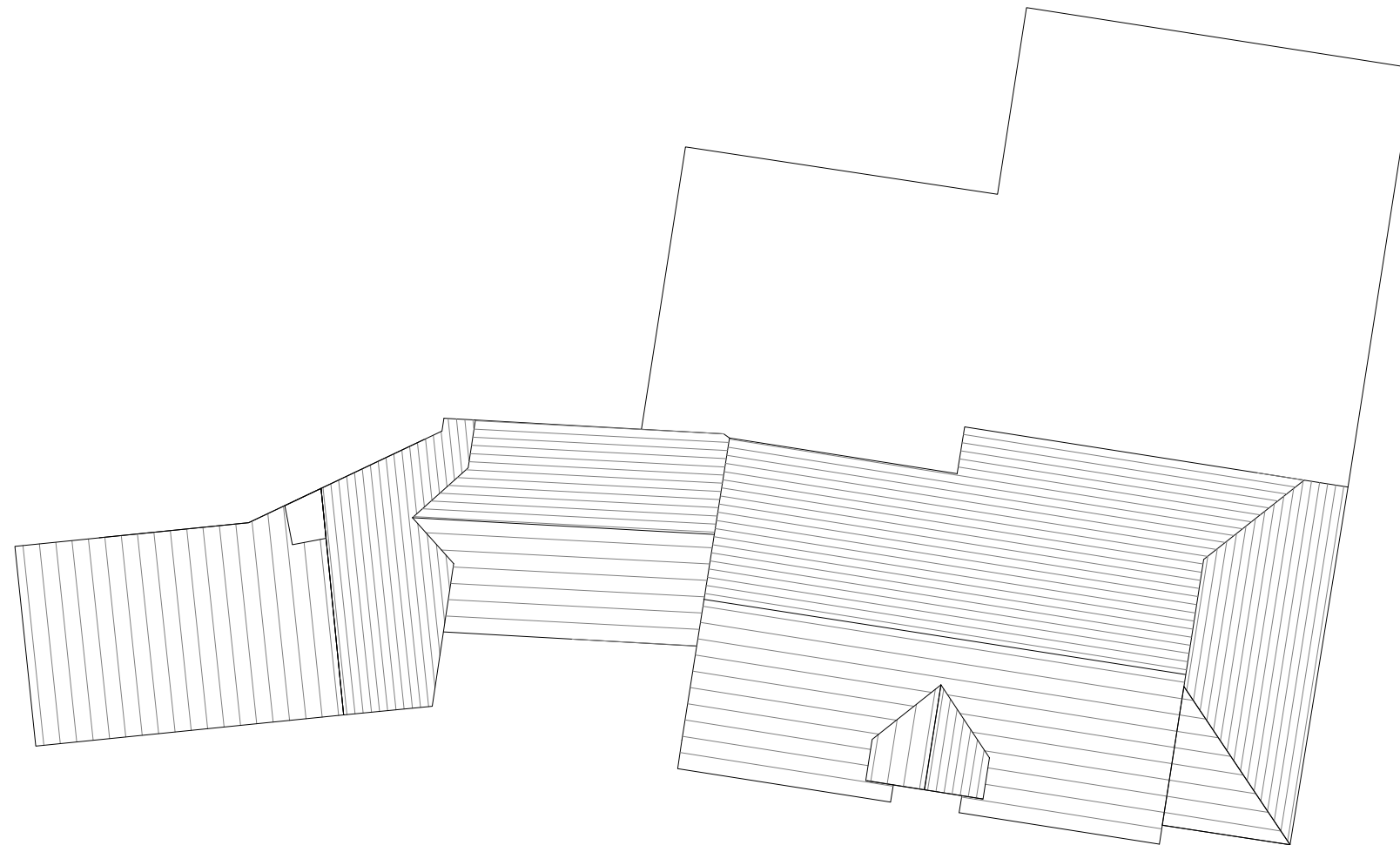
project:
Harps Oak House, Merstham

drawing title:
**Existing FirstFloor Plan
Building 2**

scale at A3: 1:100	date: Feb 2019	drawn by: DK	checked by: IP
drawing number: 1451 - PL1204	revision: B		

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190

Agenda Item 10

B	25/2/19	ip	IP	Updated to Planning comments.
A	25/1/19	ip	IP	Updated to Planning comments.
Rev	Date	Drn	Chkd	Description

Purpose of Issue:
PLANNING APPLICATION

client:
Harps Oak House Ltd

project:
Harps Oak House, Merstham

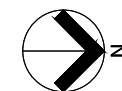
drawing title:
**Existing Roof Plan
Building 2**

scale at A3: 1:100 date: Feb 2019 drawn by: DK checked by: IP

drawing number: 1451 - PL1205 revision: B

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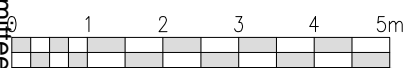
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Note: Based on Building Survey by ENGINEERING LAND & BUILDING SURVEYS - Nov 2016

Planning Committee
17 April 2019

Existing Roof Plan - Building 2



Scale: 1:100 @ A3



NOTES
 Use figured dimensions only. Scale drawing only when a scale bar is present. All dimensions to be checked by user and any discrepancies, error or omissions to be reported to the architect before work commences. Read this drawing with all relevant materials.

- Key:**
- Existing Walls
 - - - Beams / Structure above
 - - - Walls Removed
 - /// Proposed Walls
 - Ob Obscure Glazing
 - +135.13 Finished Floor Levels
 - (2.47) Floor to Ceiling

B - 25/2/19	ip	IP	Updated to Planning comments.
A - 25/1/19	ip	IP	Updated to Planning comments.
Rev Date	Drn	Chkd	Description

Purpose of Issue:
PLANNING APPLICATION

client:
 Harp Oak House Ltd

project:
 Harps Oak House, Merstham

drawing title:
 Proposed Ground Floor Plan
 Building 1

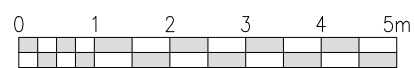
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1:100	Feb 2019	JH	IP

drawing number:
 1451 - PL1210

revision:
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Proposed Ground Floor Plan - Building 1



Scale: 1:100 @ A3

Note: Based on Building Survey by ENGINEERING LAND & BUILDING SURVEYS - Nov 2016

NOTES
Use figured dimensions only. Scale drawing only when a scale bar is present. All dimensions to be checked by user and any discrepancies, error or omissions to be reported to the architect before work commences. Read this drawing with all relevant materials.

- Key:**
- Existing Walls
 - - - Beams / Structure above
 - - - Walls Removed
 - /// Proposed Walls
 - Ob Obscure Glazing

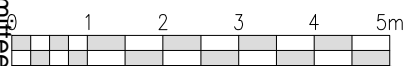


192

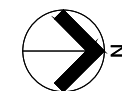
Agenda Item 10

Planning Committee
17 April 2019

Proposed First Floor Plan - Building 1



Scale: 1:100 @ A3



B - 25/2/19	ip	IP	Updated to Planning comments.
A - 25/1/19	ip	IP	Updated to Planning comments.
Rev Date	Drn	Chkd	Description

Purpose of Issue:
PLANNING APPLICATION

client:
Haps Oak House Ltd

project:
Haps Oak House, Merstham

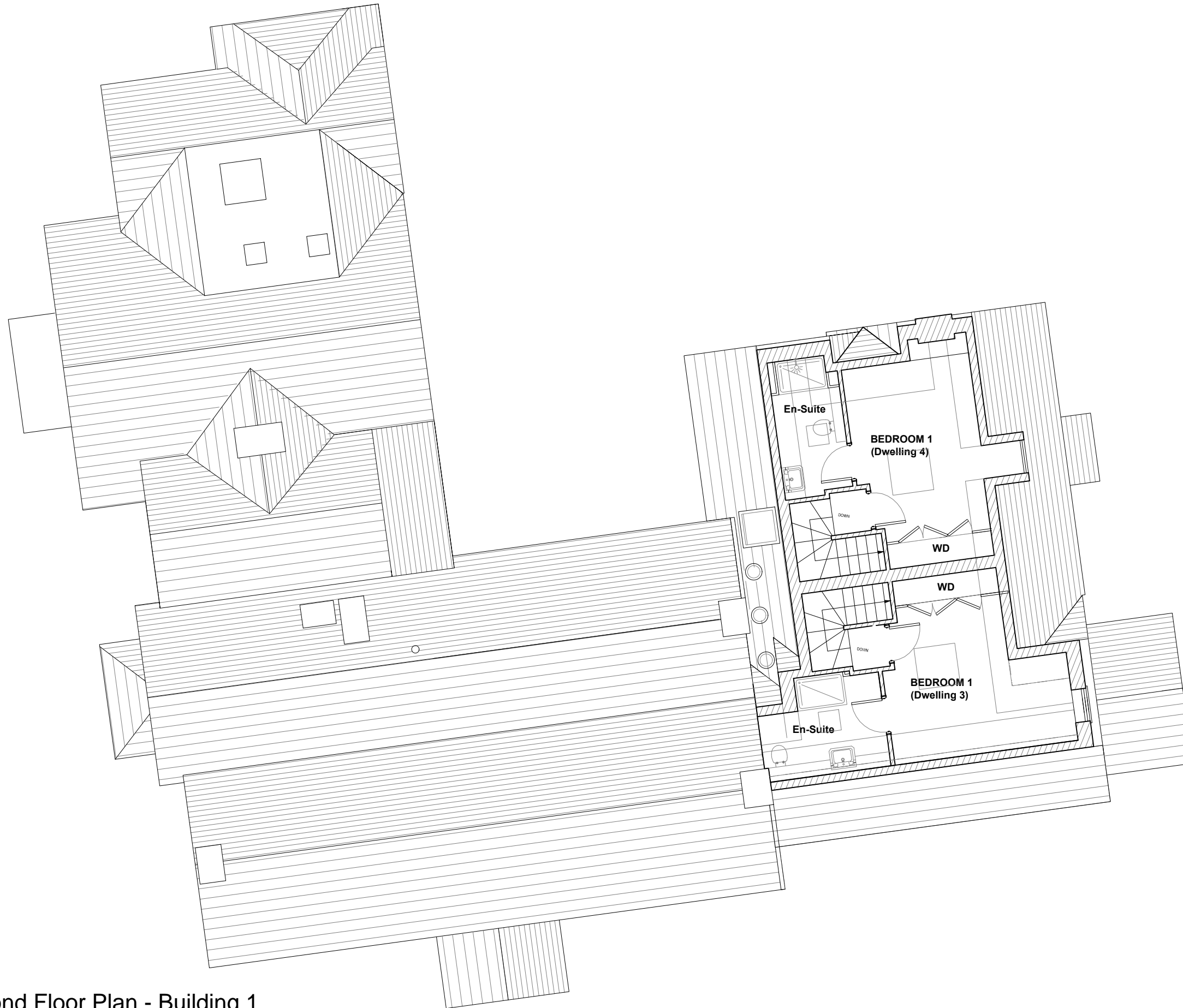
drawing title:
Proposed First Floor Plan
Building 1

scale at A3:	date:	drawn by:	checked by:
1:100	Feb 2019	JH	IP
drawing number:	revision:		
1451 - PL1211	B		

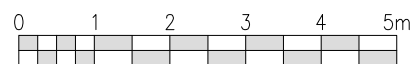
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Note: Based on Building Survey by ENGINEERING LAND & BUILDING SURVEYS - Nov 2016



Proposed Second Floor Plan - Building 1



Scale: 1:100 @ A3

Note: Based on Building Survey by ENGINEERING LAND & BUILDING SURVEYS - Nov 2016

NOTES
 Use figured dimensions only. Scale drawing only when a scale bar is present. All dimensions to be checked by user and any discrepancies, error or omissions to be reported to the architect before work commences. Read this drawing with all relevant materials.

- Key:**
- Existing Walls
 - - - Beams / Structure above
 - - - Walls Removed
 - /// Proposed Walls
 - Ob Obscure Glazing
 - +138.31 Finish Floor Level
 - 2.35 Floor to Ceiling Height
 - - - 2m Skeliling line
 - - - 1.5m Skeliling line

B	25/2/19	ip	IP	Updated to Planning comments.
A	25/1/19	ip	IP	Updated to Planning comments.
Rev Date	Drn	Chkd	Description	

Purpose of Issue:
PLANNING APPLICATION

client:
Haps Oak House Ltd

project:
Haps Oak House, Merstham

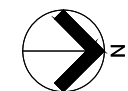
drawing title:
**Proposed Second Floor Plan
 Building 1**

scale at A3:	date:	drawn by:	checked by:
1:100	Feb 2019	JH	IP

drawing number:
1451 - PL1212

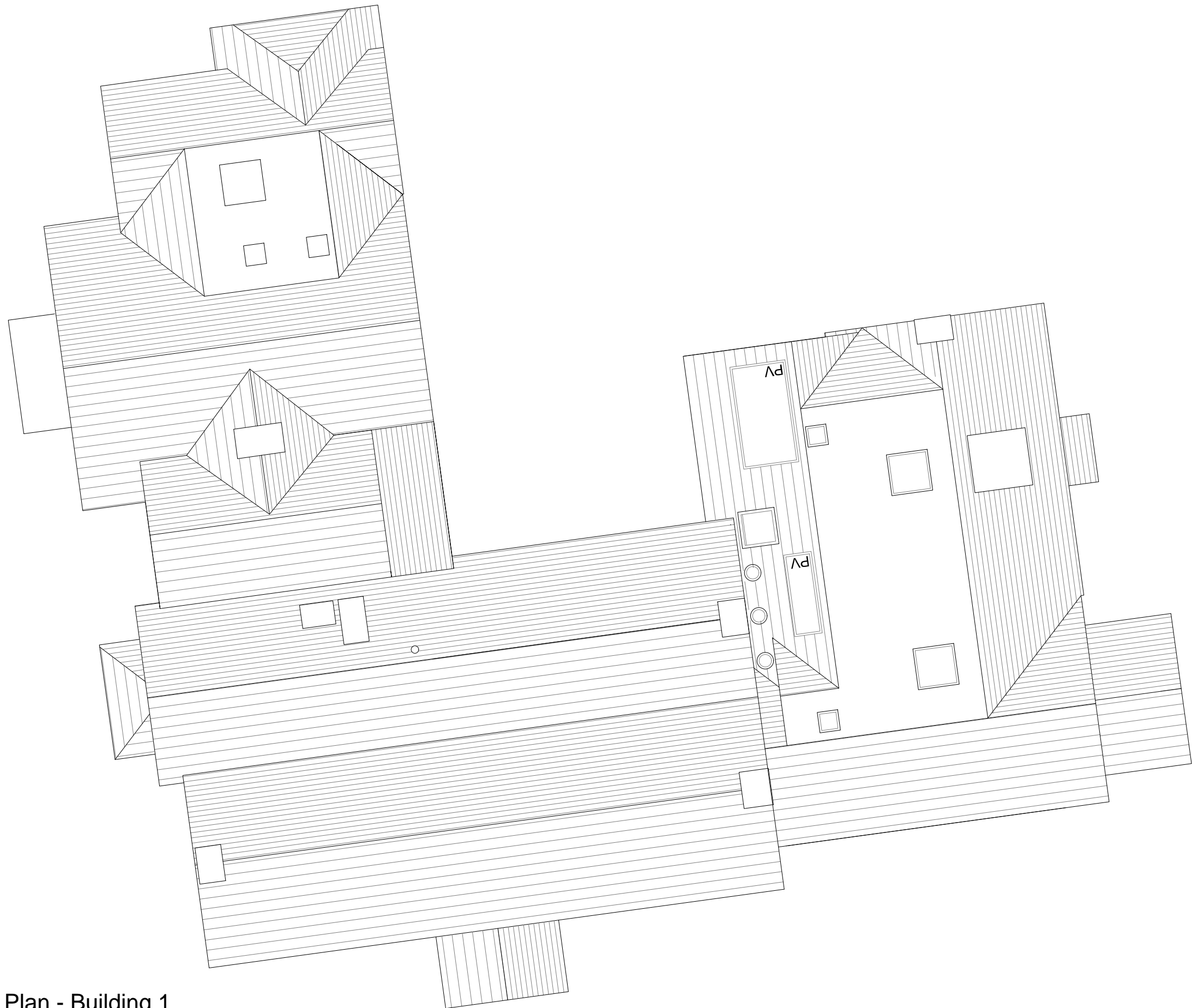
revision:
B

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NOTES

Use figured dimensions only. Scale drawing only when a scale bar is present. All dimensions to be checked by user and any discrepancies, error or omissions to be reported to the architect before work commences. Read this drawing with all relevant materials.

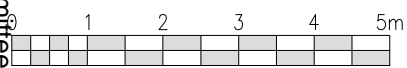


194

Agenda Item 10

Planning Committee
17 April 2019

Proposed Roof Plan - Building 1



Scale: 1:100 @ A3

B	25/2/19	ip	IP	Updated to Planning comments.
A	25/1/19	ip	IP	Updated to Planning comments.
Rev Date	Drn	Chkd	Description	

Purpose of Issue:
PLANNING APPLICATION

client:
Haps Oak House Ltd

project:
Haps Oak House, Merstham

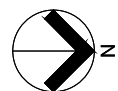
drawing title:
**Proposed Roof Plan
Building 1**

scale at A3:	date:	drawn by:	checked by:
1:100	Feb 2019	JH	IP

drawing number:	revision:
1451 - PL1213	B

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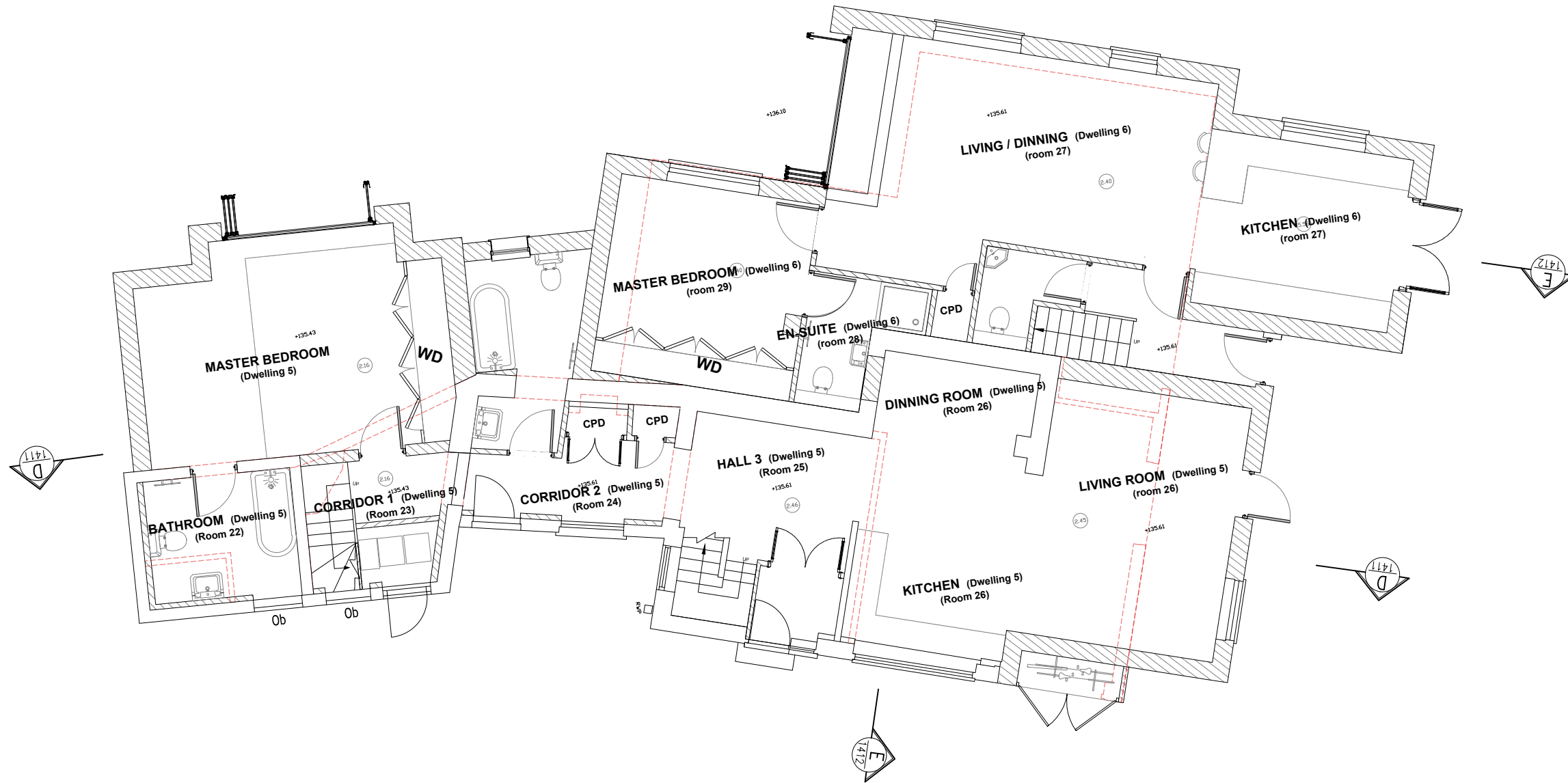
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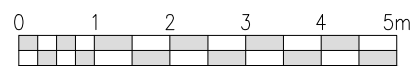
Note: Based on Building Survey by ENGINEERING LAND & BUILDING SURVEYS - Nov 2016

NOTES
Use figured dimensions only. Scale drawing only when a scale bar is present. All dimensions to be checked by user and any discrepancies, error or omissions to be reported to the architect before work commences. Read this drawing with all relevant materials.

- Key:**
- Existing Walls
 - - - Beams / Structure above
 - - - Walls Removed
 - /// Proposed Walls
 - Ob Obscure Glazing
 - +135.61 Finished Floor Levels
 - (2.40) Floor to Ceiling



Proposed Ground Floor Plan - Building 2



Scale: 1:100 @ A3



B	25/2/19	ip	IP	Updated to Planning comments.
A	25/1/19	ip	IP	Updated to Planning comments.
Rev Date	Drn	Chkd	Description	

Purpose of Issue:
PLANNING APPLICATION

client:
Haps Oak House Ltd

project:
Harps Oak House, Merstham

drawing title:
Proposed Ground Floor Plan
Building 2

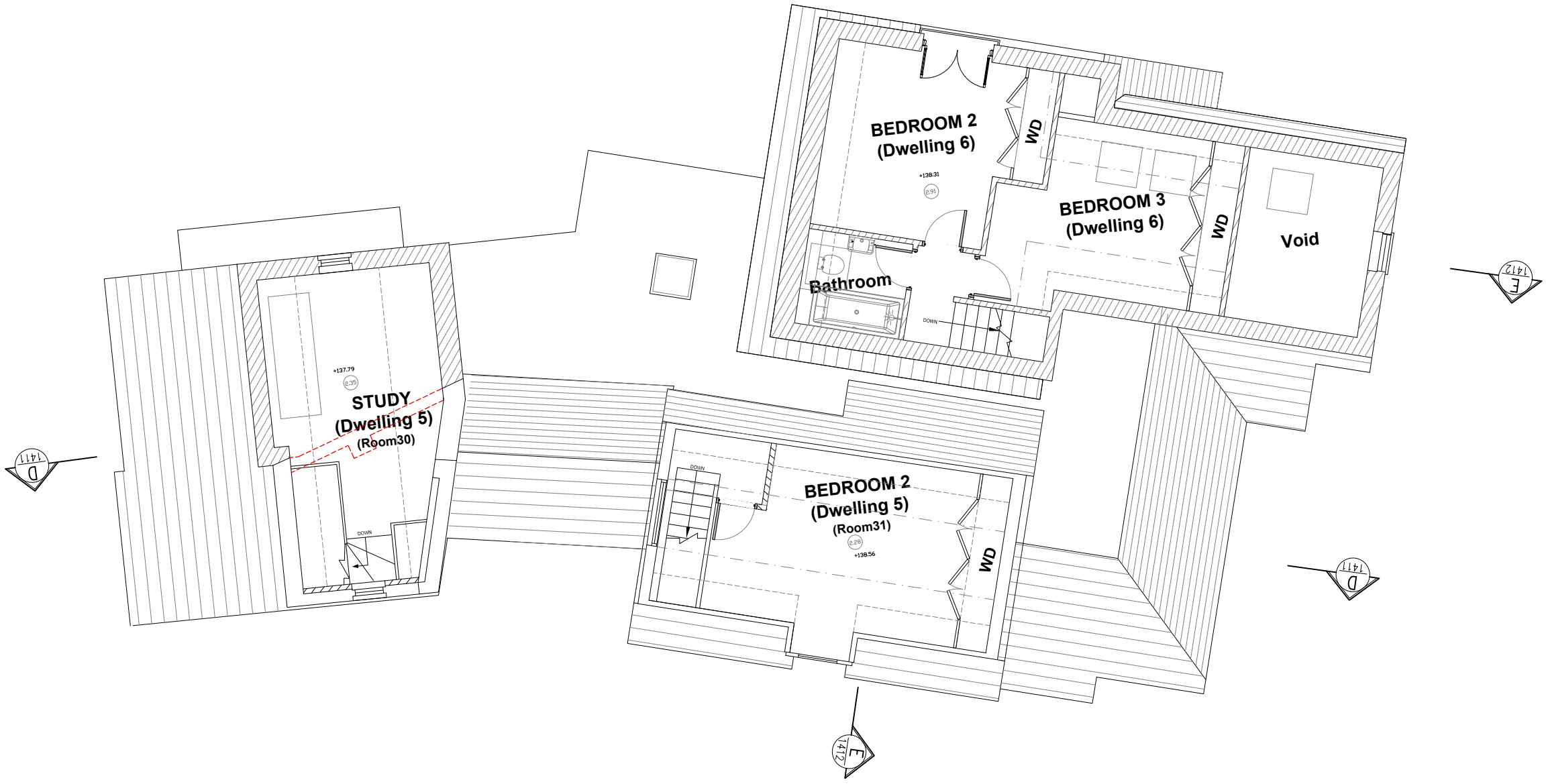
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1:100	Feb 2019	JH	IP
drawing number:	1451 - PL1214		revision: B

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NOTES
Use figured dimensions only. Scale drawing only when a scale bar is present. All dimensions to be checked by user and any discrepancies, error or omissions to be reported to the architect before work commences. Read this drawing with all relevant materials.

- Key:**
- Existing Walls
 - - - Beams / Structure above
 - - - Walls Removed
 - /// Proposed Walls
 - Ob Obscure Glazing
 - +138.31 Finish Floor Level
 - (2.35) Floor to Ceiling Height
 - - - 2m Skeliling line
 - - - 1.5m Skeliling line

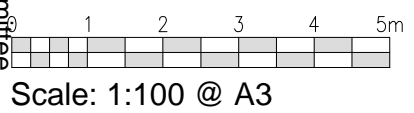


196

Agenda Item 10

Planning Committee
17 April 2019

Proposed First Floor Plan - Building 2



B	25/2/19	ip	IP	Updated to Planning comments.
A	25/1/19	ip	IP	Updated to Planning comments.
Rev	Date	Drn	Chkd	Description

Purpose of Issue:
PLANNING APPLICATION

client:
Haps Oak House Ltd

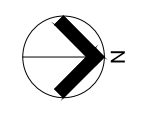
project:
Harps Oak House, Merstham

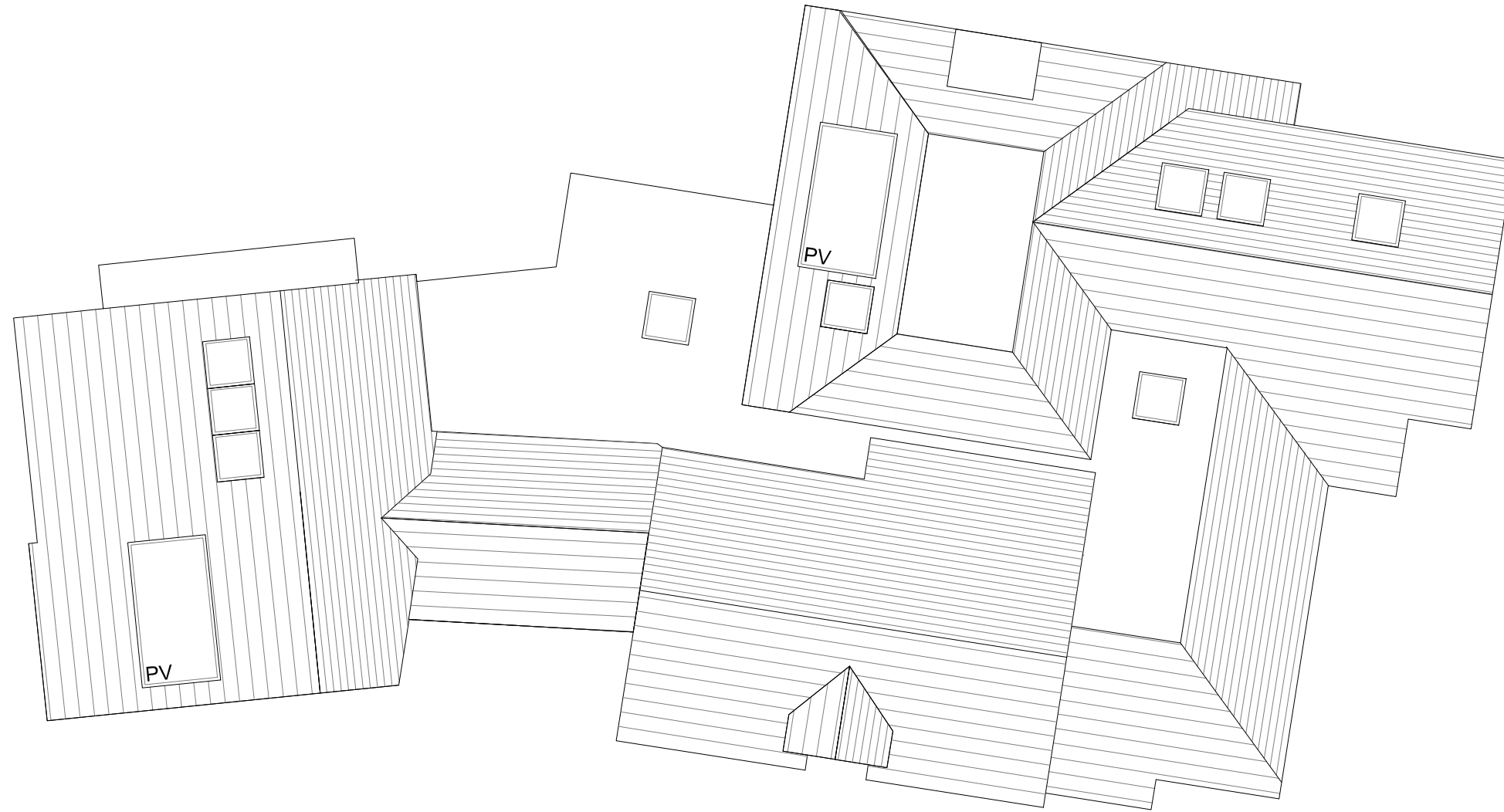
drawing title:
Proposed First Floor Plan
Building 2

scale at A3:	date:	drawn by:	checked by:
1:100	Feb 2019	JH	IP
drawing number:	revision:		
1451 - PL1215	B		

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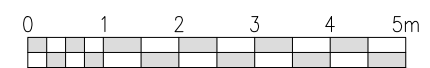
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NOTES
 Use figured dimensions only. Scale drawing only when a scale bar is present. All dimensions to be checked by user and any discrepancies, error or omissions to be reported to the architect before work commences. Read this drawing with all relevant materials.

Proposed Roof Plan - Building 2



Scale: 1:100 @ A3

B	- 25/2/19	ip	IP	Updated to Planning comments.
A	- 25/1/19	ip	IP	Updated to Planning comments.
Rev Date	Drn	Chkd	Description	

Purpose of Issue:
PLANNING APPLICATION

client:
Haps Oak House Ltl

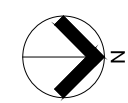
project:
Harps Oak House, Merstham

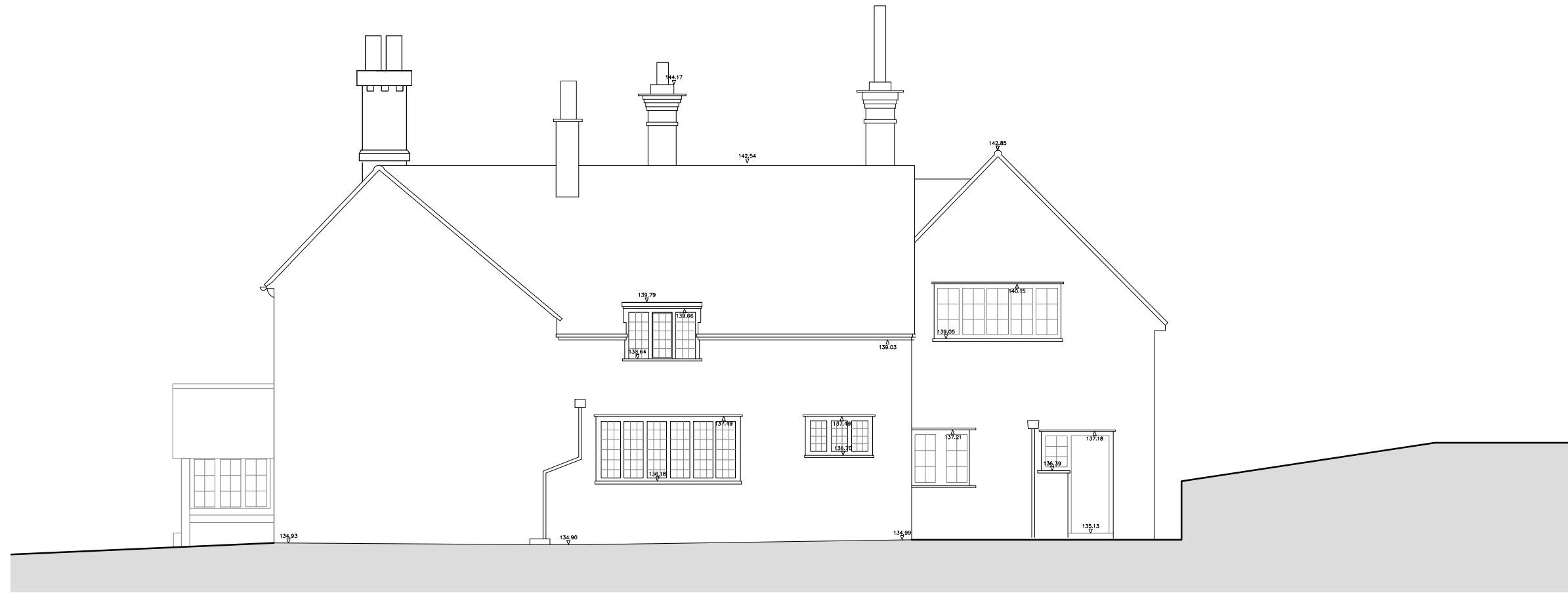
drawing title:
**Proposed Roof Plan
 Building 2**

scale at A3:	date:	drawn by:	checked by:
1:100	Feb 2019	JH	IP
drawing number:	revision:		
1451 - PL1216	B		

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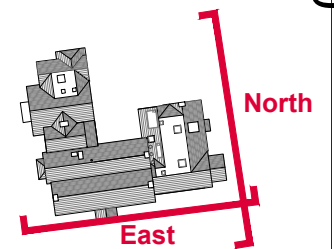




Existing North Elevation



Existing East Elevation



B - 25/2/19 ip IP Updated to Planning comments.
A - 25/1/19 ip IP Updated to Planning comments.
Rev Date Dm Chkd Description

Purpose of Issue:
PLANNING APPLICATION

client:
Harps Oak House Ltd
project:
Harps Oak House, Mertsham
drawing title:
**Existing Elevations Building 1
North - East**

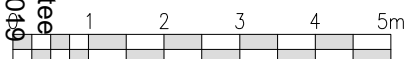
scale at A3: 1:100 date: Feb 2019 drawn by: DK checked by: IP
drawing number: 1451 - PL1300 revision: B

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17 April 2019



Scale: 1:100 @ A3

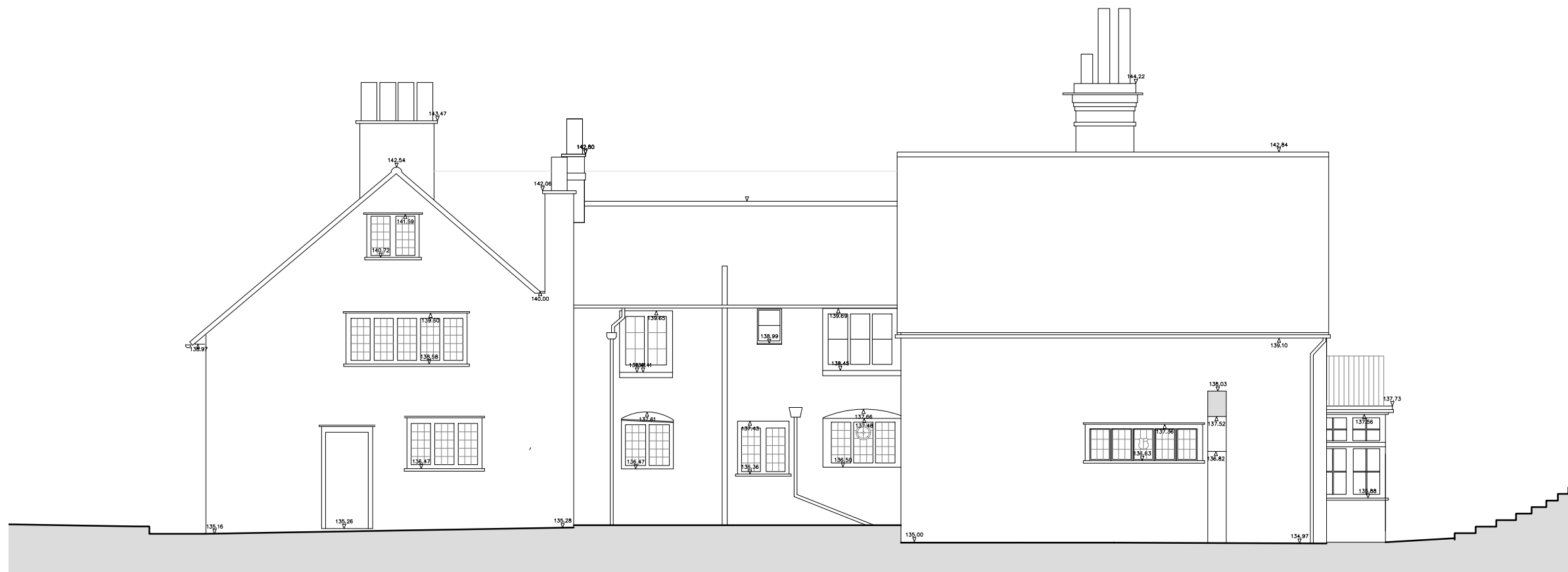
Existing Elevations- Building 1

Note: Building Survey by ENGINEERING LAND & BUILDING SURVEYS - Nov 2016

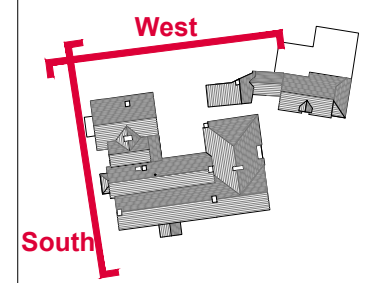
Agenda Item 10



Existing South Elevation



Existing West Elevation

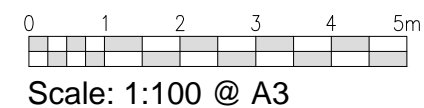


B - 25/2/19	ip	IP	Updated to Planning comments.
A - 25/1/19	ip	IP	Updated to Planning comments.
Rev Date	Drn	Chkd	Description

PLANNING APPLICATION

client:
Harps Oak House Ltd
project:
Harps Oak House, Mertsham
drawing title:
Existing Elevations - Building 1
South - West

scale at A3:	date:	drawn by:	checked by:
1:100	Feb 2019	DK	IP
drawing number:			revision:
1451 - PL1301			B

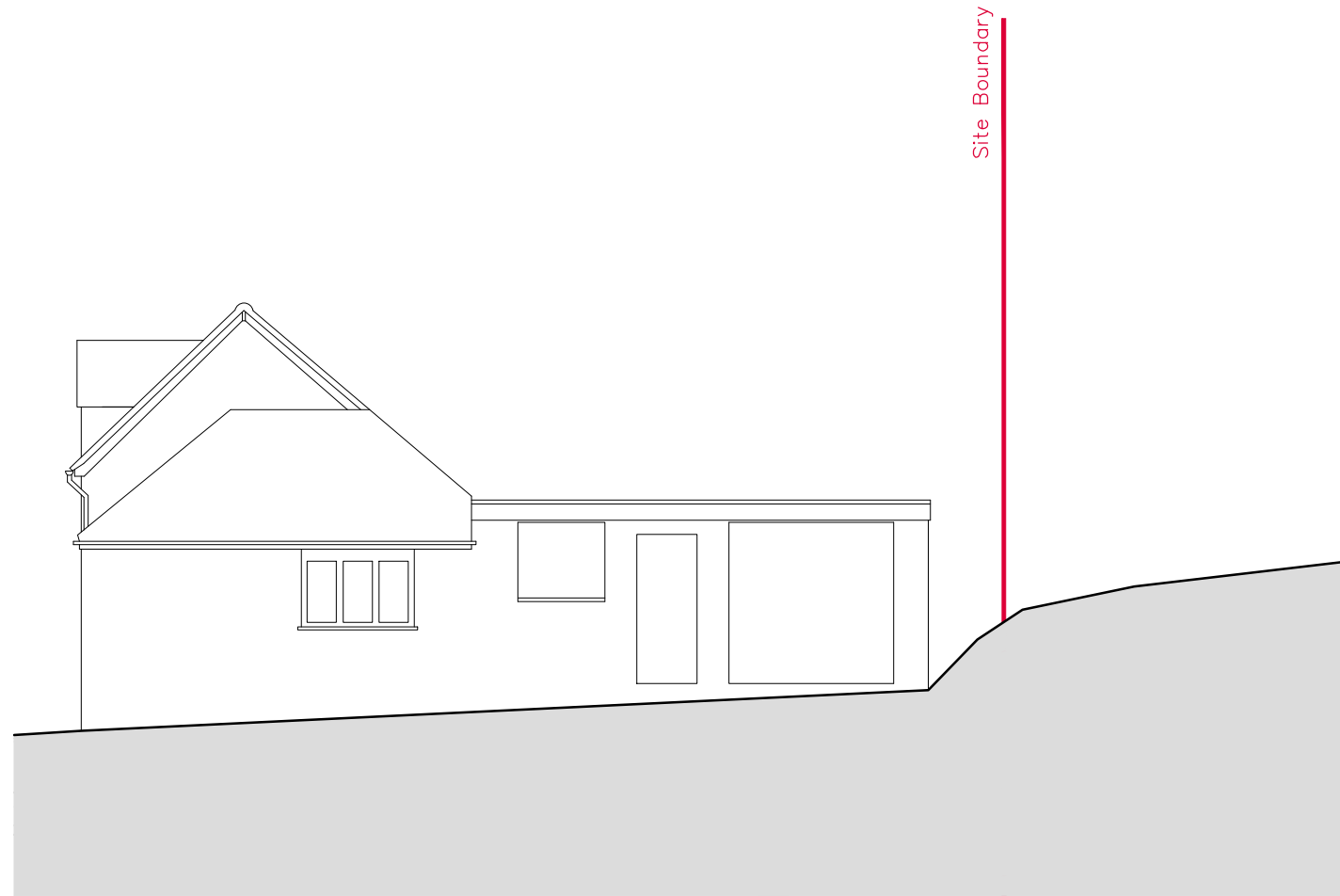


Existing Elevations- Building 1

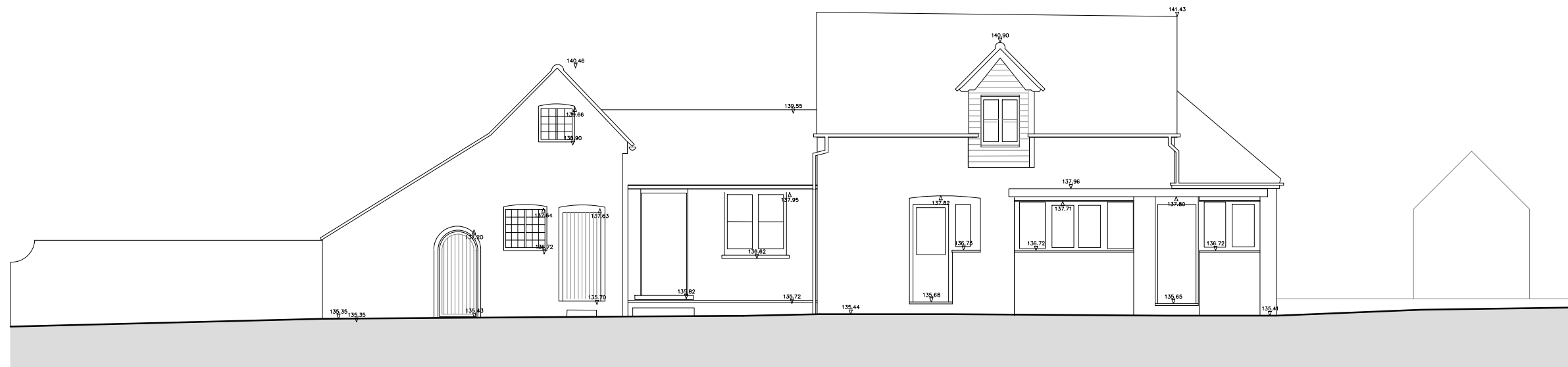
Note: Building Survey by ENGINEERING LAND & BUILDING SURVEYS - Nov 2016

NOTES

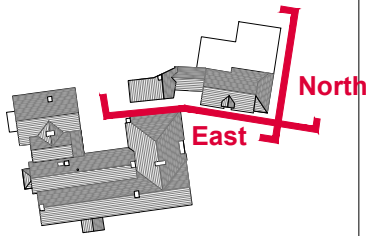
Use figured dimensions only. Scale drawing only when a scale bar is present. All dimensions to be checked by user and any discrepancies, error or omissions to be reported to the architect before work commences. Read this drawing with all relevant materials.



Existing North Elevation



Existing East Elevation



Rev	Date	Drn	Chkd	Description
B	25/2/19	ijp	IP	Updated to Planning comments.
A	25/1/19	ijp	IP	Updated to Planning comments.

PURPOSE OF ISSUE: PLANNING APPLICATION

client:
Harps Oak House Ltd

project:
Harps Oak House, Mertsham

drawing title:
Existing Elevations - Building 2 North - East

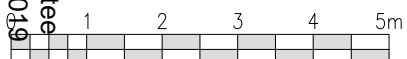
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1:100	Feb 2019	DK	IP
drawing number:	1451 - PL1302		revision:
			B

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200

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17 April 2019

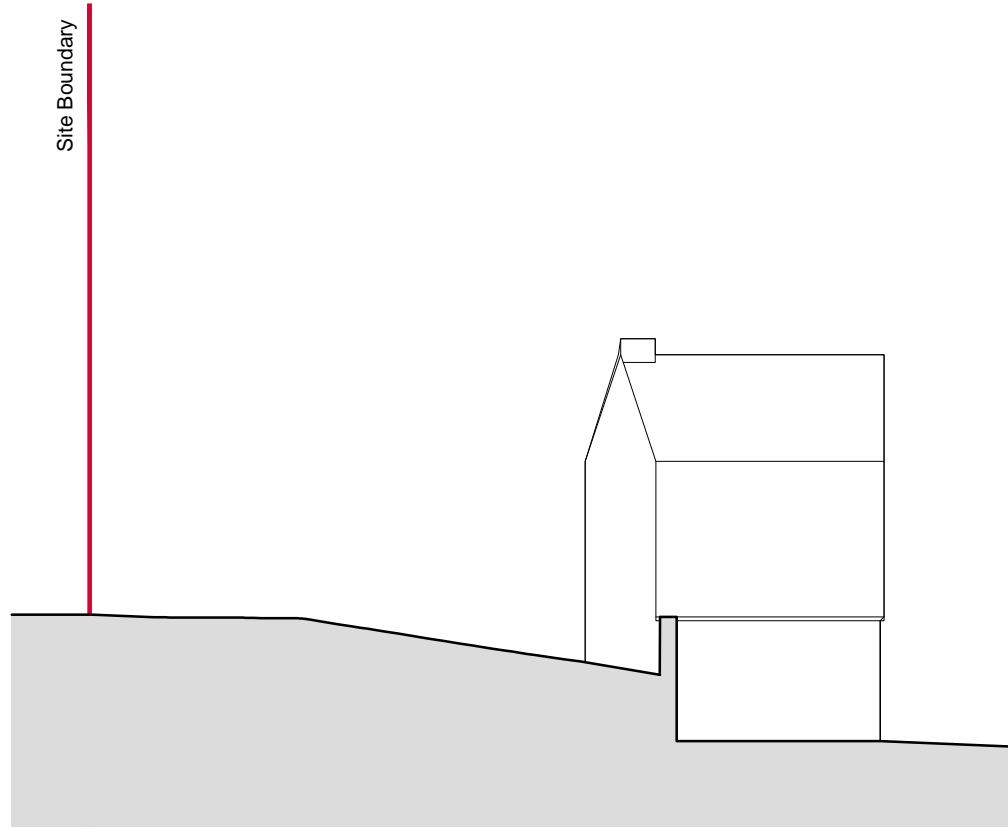


Scale: 1:100 @ A3

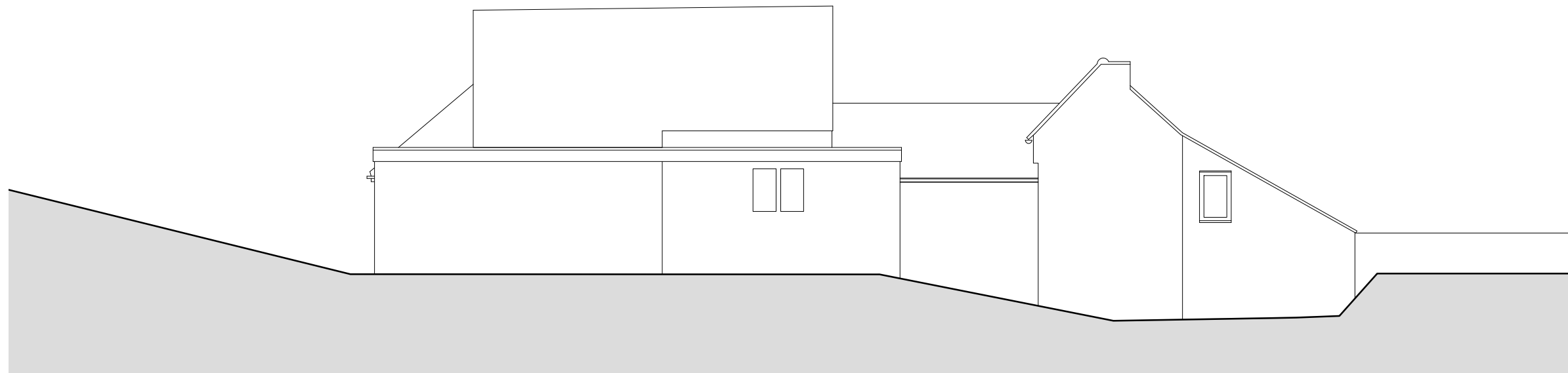
Existing Elevations- Building 2

Note: Based on Building Survey by ENGINEERING LAND & BUILDING SURVEYS - Nov 2016

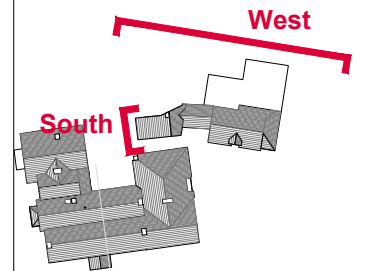
NOTES
Use figured dimensions only. Scale drawing only when a scale bar is present. All dimensions to be checked by user and any discrepancies, error or omissions to be reported to the architect before work commences. Read this drawing with all relevant materials.



Existing South Elevation



Existing West Elevation



B	- 25/2/19	ip	IP	Updated to Planning comments.
A	- 25/1/19	ip	IP	Updated to Planning comments.
Rev Date	Drn	Chkd	Description	

Purpose of Issue:
PLANNING APPLICATION

client:
Harps Oak House Ltd

project:
Harps Oak House, Mertsham

drawing title:
Existing Elevations - Building 2
South - West

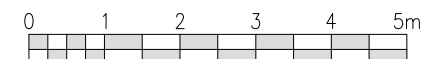
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1:100	Feb 2019	DK	IP
drawing number:	revision:		
1451 - PL1303	B		

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Existing Elevations- Building 2

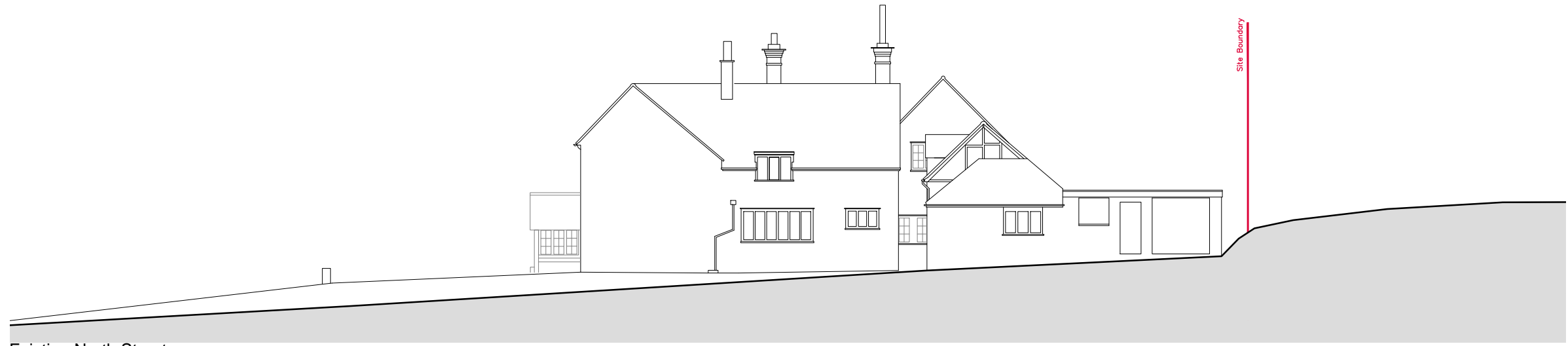
Note: Based on Building Survey by ENGINEERING LAND & BUILDING SURVEYS - Nov 2016



Scale: 1:100 @ A3

NOTES
Use figured dimensions only. Scale drawing only when a scale bar is present. All dimensions to be checked by user and any discrepancies, error or omissions to be reported to the architect before work commences. Read this drawing with all relevant materials.

Key:
 Site Boundary

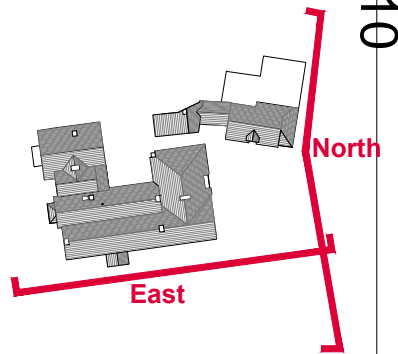


Existing North Streetscene



Existing East Streetscene

Existing Streetscenes North & East



B	25/2/19	ijp	IP	Updated to Planning comments.
A	25/1/19	ijp	IP	Updated to Planning comments.
Rev	Date	Drn	Chkd	Description

Purpose of Issue:
PLANNING APPLICATION

client:
Harps Oak House Ltd
project:
Harps Oak House, Mertsam
drawing title:
Existing Streetscenes North - East

scale of A3:	date:	drawn by:	checked by:
1:200	Feb 2019	DK	IP
drawing number:			revision:
1451 - PL1305			B

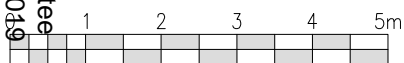
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202

Agenda Item 10

Planning Committee
17 April 2019



Scale: 1:100 @ A3

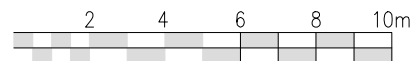
NOTES
Use figured dimensions only. Scale drawing only when a scale bar is present. All dimensions to be checked by user and any discrepancies, error or omissions to be reported to the architect before work commences. Read this drawing with all relevant materials.



Existing South Streetscene



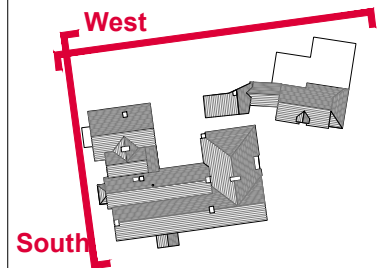
Existing West Streetscene



Scale: 1:200 @ A3

Existing Streetscenes South & West

Agenda Item 10



B - 25/2/19	ip	IP	Updated to Planning comments.	revision:
A - 25/1/19	ip	IP	Updated to Planning comments.	B
Rev Date	Drn	Chkd	Description	

Purpose of Issue:
PLANNING APPLICATION

client:
Harps Oak House Ltd

project:
Harps Oak House, Mertsham

drawing title:
Existing Streetscenes South & West

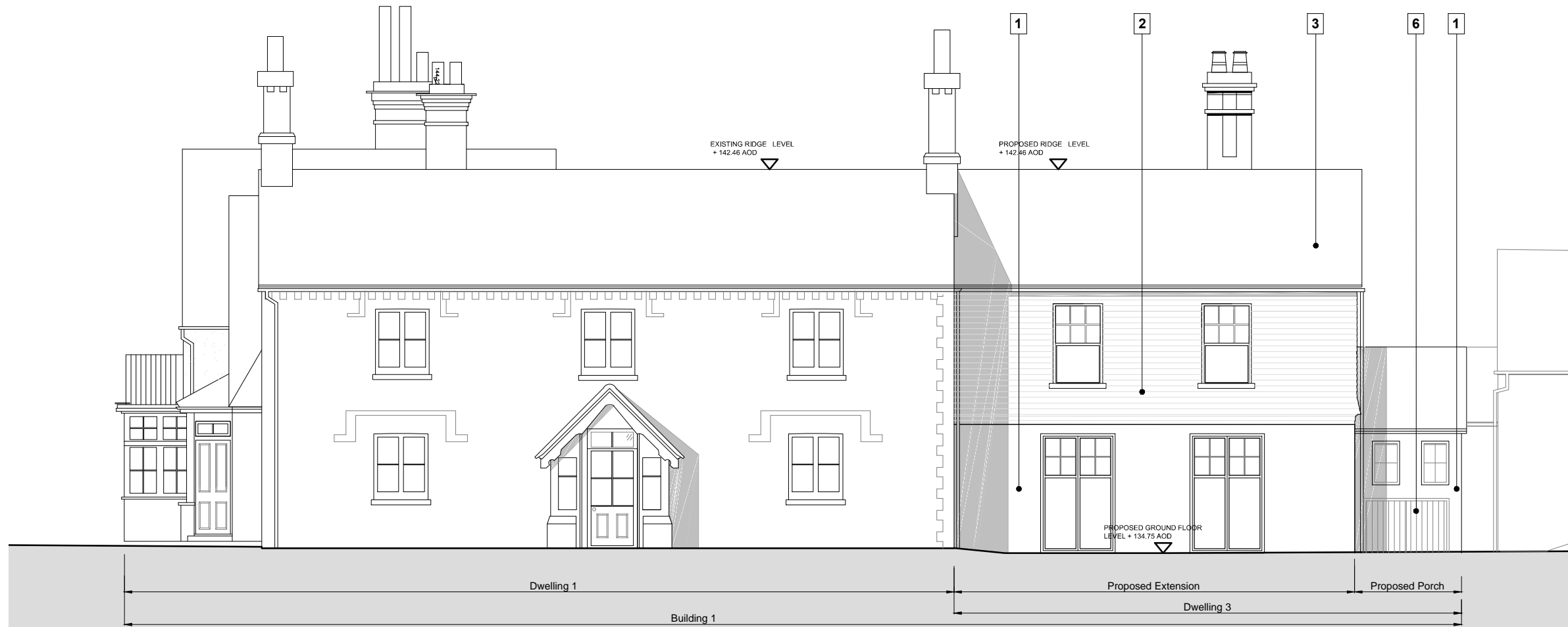
scale at A3:	date:	drawn by:	checked by:
1:200	Feb 2019	DK	IP
drawing number:			
1451 - PL1306			

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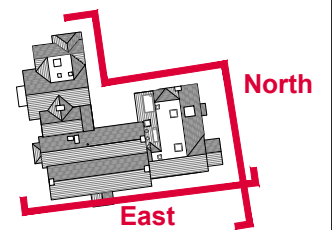
Proposed North Elevation



Proposed East Elevation

Key:

- Site Boundary
- 1** Brickwork
- 2** Wall tiles to match existing
- 3** Clay tiles
- 4** Relocated Window
- 5** Weather board black
- 6** Wooden doors
- 7** Obscured glazing
- 8** Render (light grey)
- 9** Brick plinths



B - 25/2/19	ip	IP	Updated to Planning comments.
A - 25/1/19	ip	IP	Updated to Planning comments.
Rev Date	Drn	Chkd	Description

PURPOSE OF ISSUE:
 PLANNING APPLICATION

client:
 Harps Oak House Ltd

project:
 Harps Oak House, Mertsham

drawing title:
 Proposed Elevations Building 1 North - East

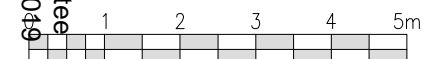
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1:100	Feb 2019	DK	IP
drawing number:	revision:		
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204

Planning Committee
 17 April 2019



Scale: 1:100 @ A3

Proposed Elevations- Building 1

Note: Based on Building Survey by ENGINEERING LAND & BUILDING SURVEYS - Nov 2016

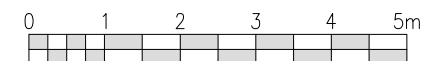
Agenda Item 10



Proposed South Elevation



Proposed West Elevation



Scale: 1:100 @ A3

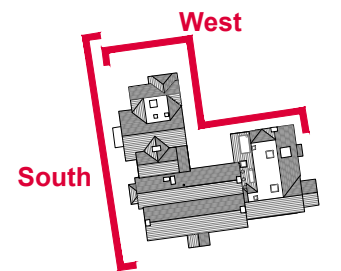
Proposed Elevations- Building 1

Note: Based on Building Survey by ENGINEERING LAND & BUILDING SURVEYS - Nov 2016

NOTES
Use figured dimensions only. Scale drawing only when a scale bar is present. All dimensions to be checked by user and any discrepancies, error or omissions to be reported to the architect before work commences. Read this drawing with all relevant materials.

Key:

-  Site Boundary
-  Brickwork
-  Wall tiles to match existing
-  Clay tiles
-  Relocated Window
-  Weather board black
-  Wooden doors
-  Obscured glazing
-  Render (light grey)
-  Brick plinths



B - 25/2/19	ip	IP	Updated to Planning comments.
A - 25/1/19	ip	IP	Updated to Planning comments.
Rev Date	Drn	Chkd	Description

Purpose of Issue: **PLANNING APPLICATION**

client: Harps Oak House Ltd

project: Harps Oak House, Mertsham

drawing title: Proposed Elevations - Building 1 South - West

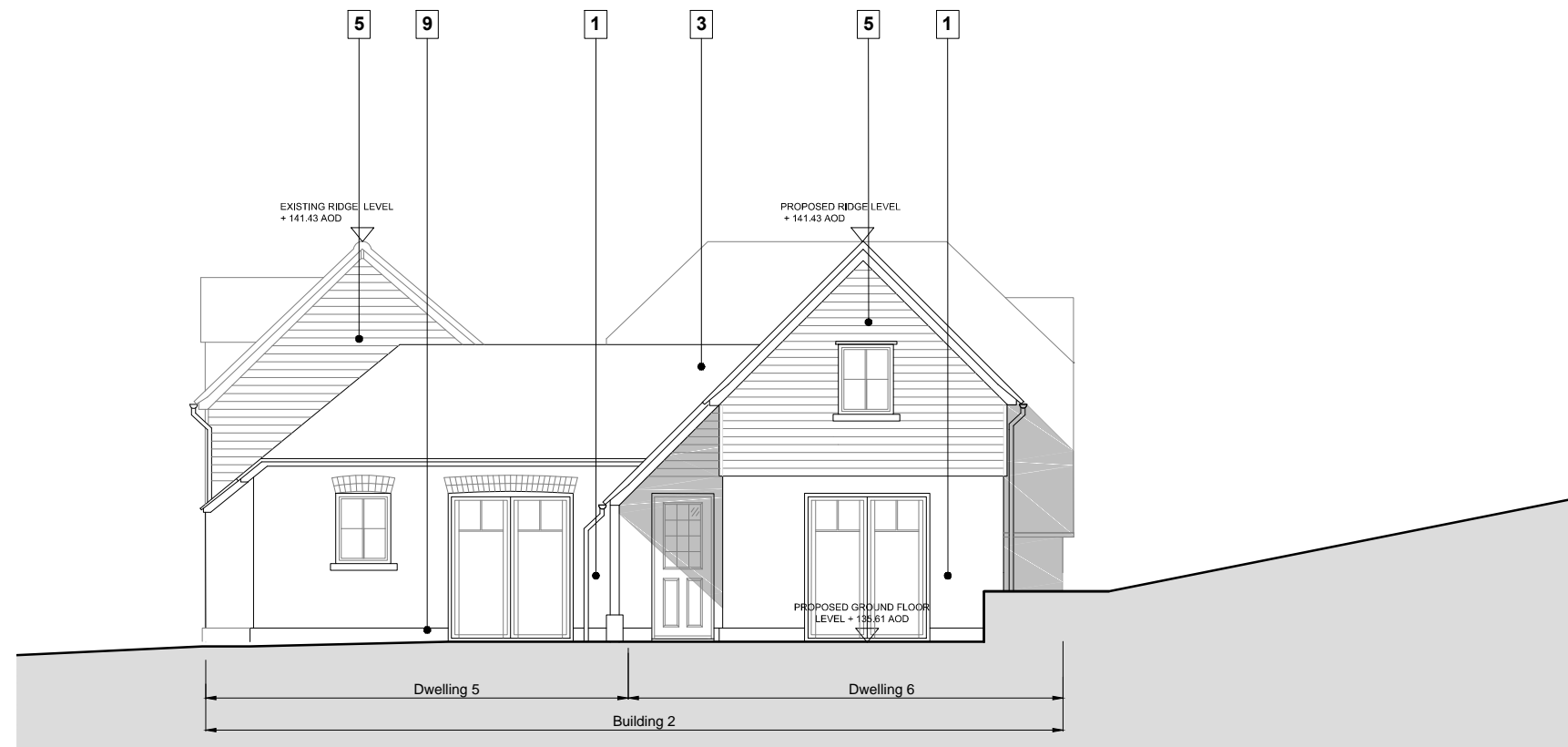
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1:100	Feb 2019	DK	IP

drawing number:	revision:
1451 - PL1311	B

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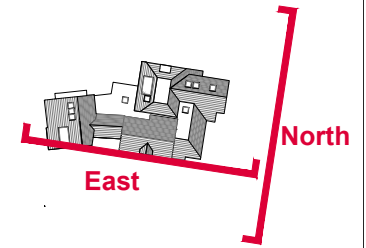
Proposed North Elevation



Proposed East Elevation

Key:

- Site Boundary
- 1** Brickwork
- 2** Wall tiles to match existing
- 3** Clay tiles
- 4** Relocated Window
- 5** Weatherboard black
- 6** Wooden doors
- 7** Obscured glazing
- 8** Render (light grey)
- 9** Brick plinths

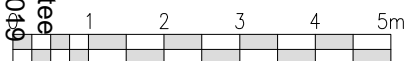


B - 25/2/19	ip	IP	Updated to Planning comments.
A - 25/1/19	ip	IP	Updated to Planning comments.
Rev Date	Drn	Chkd	Description

Purpose of Issue:
PLANNING APPLICATION
 client:
 Harps Oak House Ltd
 project:
 Harps Oak House, Mertsham
 drawing title:
 Proposed Elevations - Building 2
 North - East

scale at A3: 1:100	date: Feb 2019	drawn by: DK	checked by: IP
drawing number: 1451 - PL1312	revision: B		

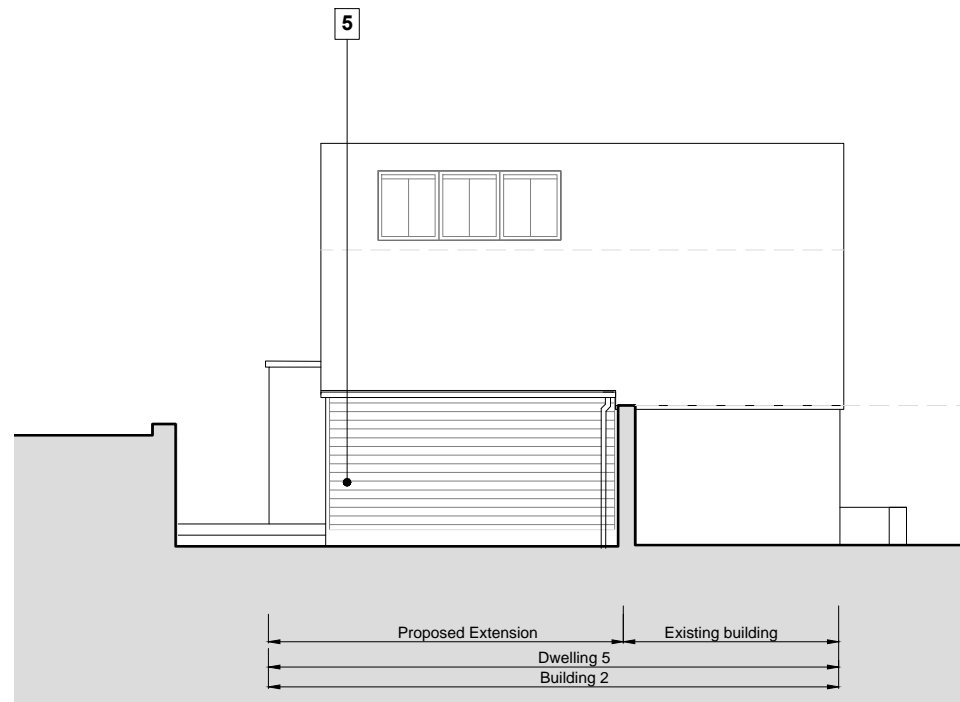
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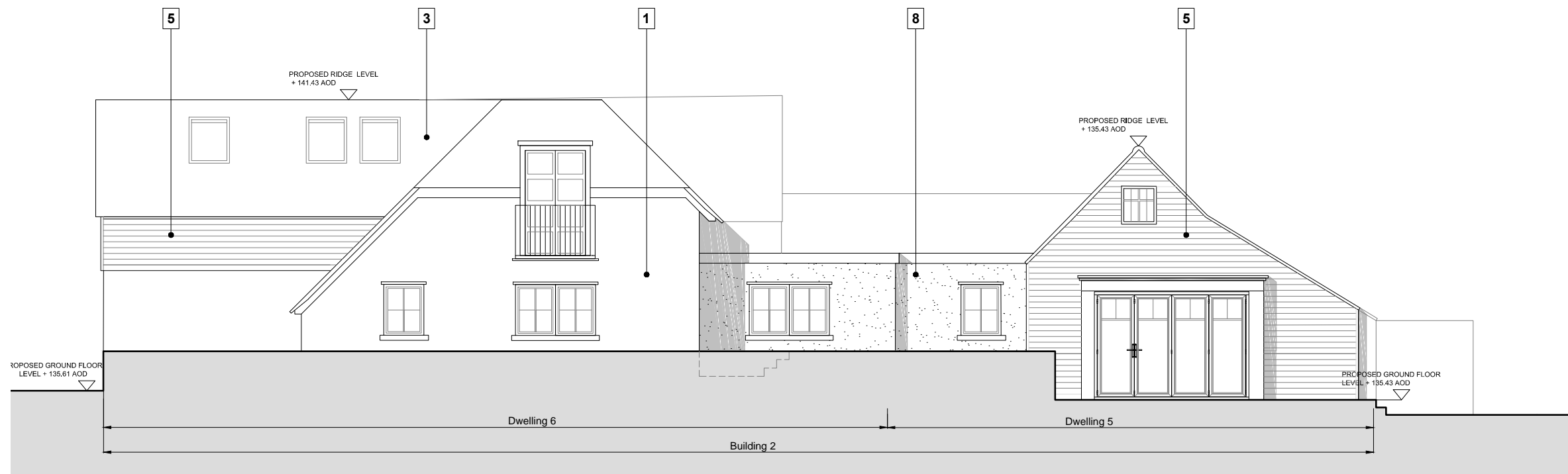
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Use figured dimensions only. Scale drawing only when a scale bar is present. All dimensions to be checked by user and any discrepancies, error or omissions to be reported to the architect before work commences. Read this drawing with all relevant materials.

Key:

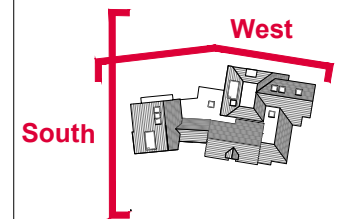
- Site Boundary
- 1** Brickwork
- 2** Wall tiles to match existing
- 3** Clay tiles
- 4** Relocated Window
- 5** Weather board black
- 6** Wooden doors
- 7** Obscured glazing
- 8** Render (light grey)
- 9** Brick plinths



Proposed South Elevation



Proposed West Elevation



B	25/2/19	ip	IP	Updated to Planning comments.
A	25/1/19	ip	IP	Updated to Planning comments.
Rev	Date	Drn	Chkd	Description

PURPOSE OF ISSUE:
PLANNING APPLICATION

client:
Harps Oak House Ltd

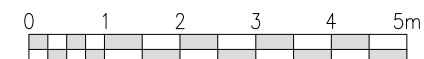
project:
Harps Oak House, Mertsham

drawing title:
**Proposed Elevations - Building 2
South - West**

scale at A3:	date:	drawn by:	checked by:
1:100	Feb 2019	DK	IP
drawing number:	revision:		
1451 - PL1313	B		

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Scale: 1:100 @ A3

Proposed Elevations- Building 2

NOTES
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Key:
 Site Boundary

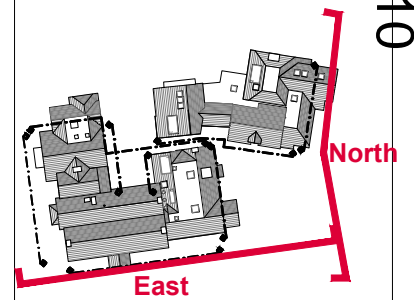


Proposed North Streetscene



Proposed East Streetscene

Proposed Streetscenes North & East



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A - 25/1/19	ip	IP	Updated to Planning comments.
Rev Date	Drn	Chkd	Description

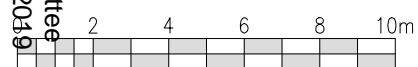
PURPOSE OF ISSUE:
PLANNING APPLICATION

client:
Harps Oak House Ltd
project:
Harps Oak House, Mertsham
drawing title:
Proposed Streetscenes North - East

scale of A3:	date:	drawn by:	checked by:
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drawing number:	revision:		
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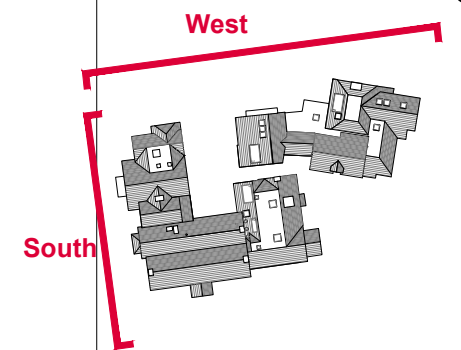
Key:
 Site Boundary



Proposed South Streetscene



Proposed West Streetscene



B	25/2/19	ip	IP	Updated to Planning comments.
A	25/1/19	ip	IP	Updated to Planning comments.
Rev Date	Drn	Chkd	Description	

Purpose of Issue:
PLANNING APPLICATION

client:
Harps Oak House Ltd

project:
Harps Oak House, Mertsham

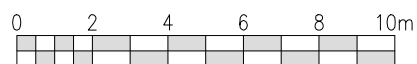
drawing title:
Proposed Streetscenes South & West

scale at A3:	date:	drawn by:	checked by:
1:200	Feb 2019	DK	IP
drawing number:	revision:		
1451 - PL1316	B		

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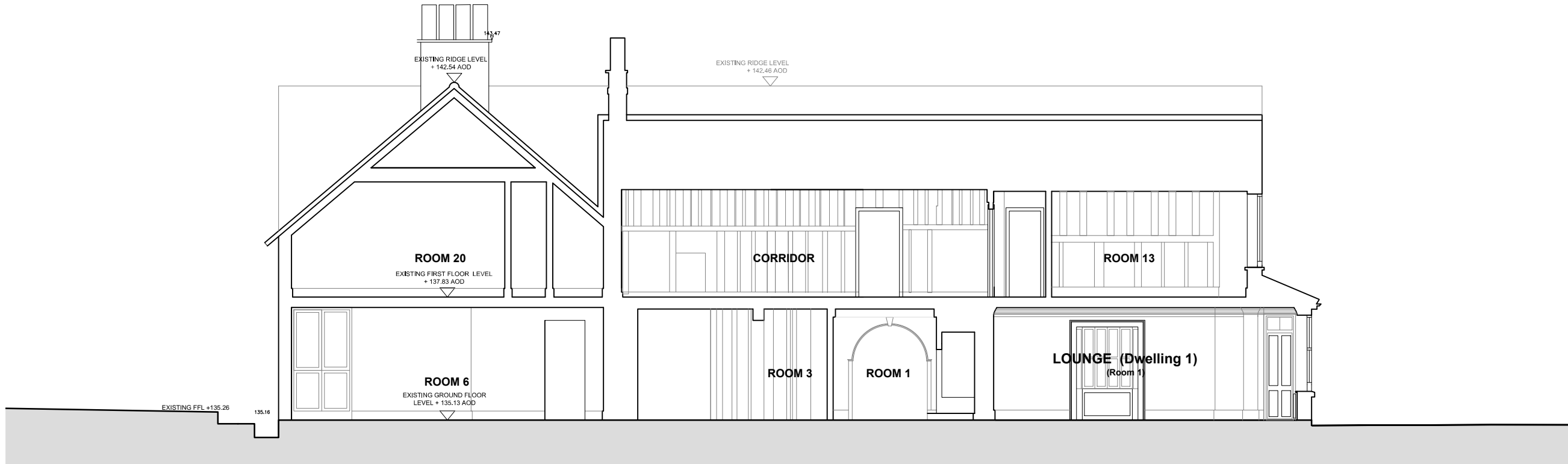
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Proposed Streetscenes South & West



Scale: 1:200 @ A3

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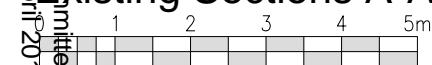
Existing Section A-A



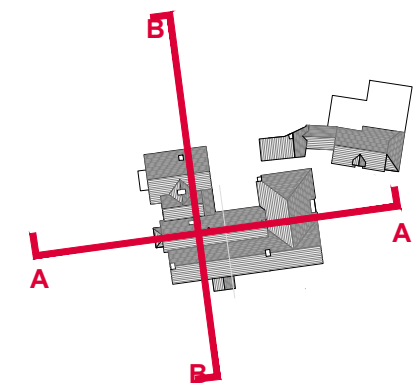
Existing Section B-B

210

Planning Committee
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Existing Sections A-A & B-B



Scale: 1:100 @ A3



Key:
 Site Boundary

B	25/2/19	ip	IP	Updated to Planning comments.
A	25/1/19	ip	IP	Updated to Planning comments.
Rev Date	Drn	Chkd	Description	

Purpose of Issue:
PLANNING APPLICATION
 client:
 Harps Oak House Ltd
 project:
 Harps Oak House, Mertsham
 drawing title:
 Existing Sections A -A & B-B

scale at A3:	date:	drawn by:	checked by:
1:100	Feb 2019	DK	IP
drawing number:	revision:		
1451 - PL1400	B		

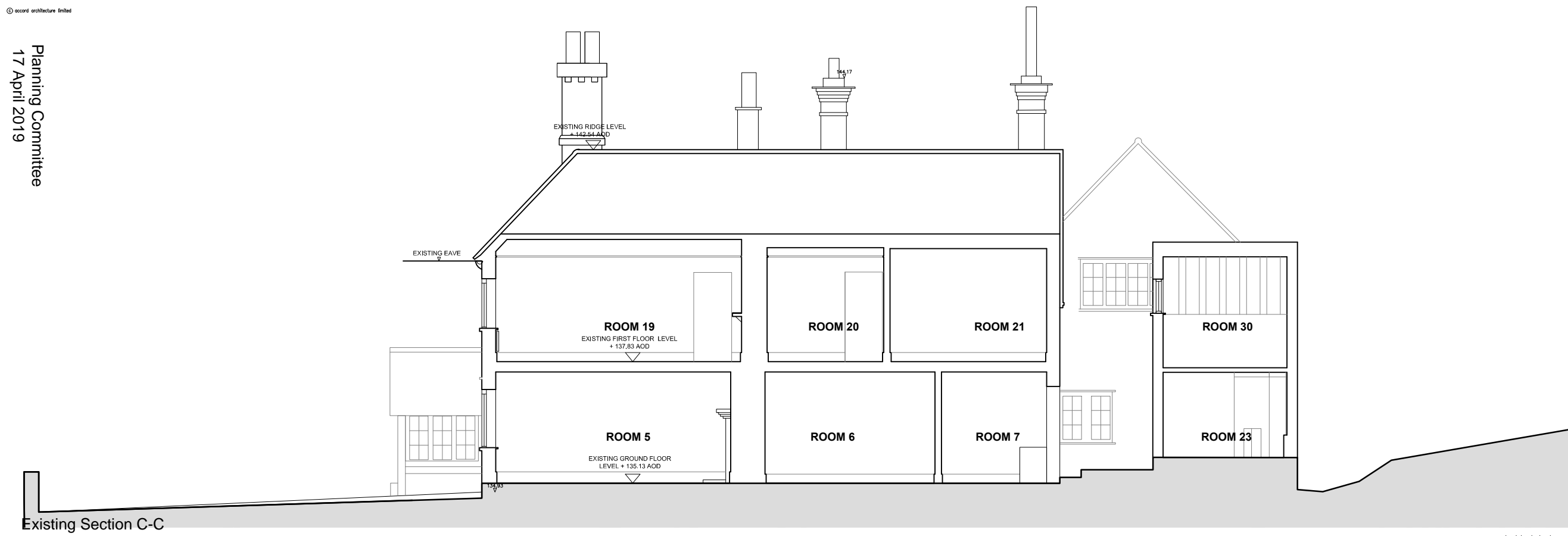
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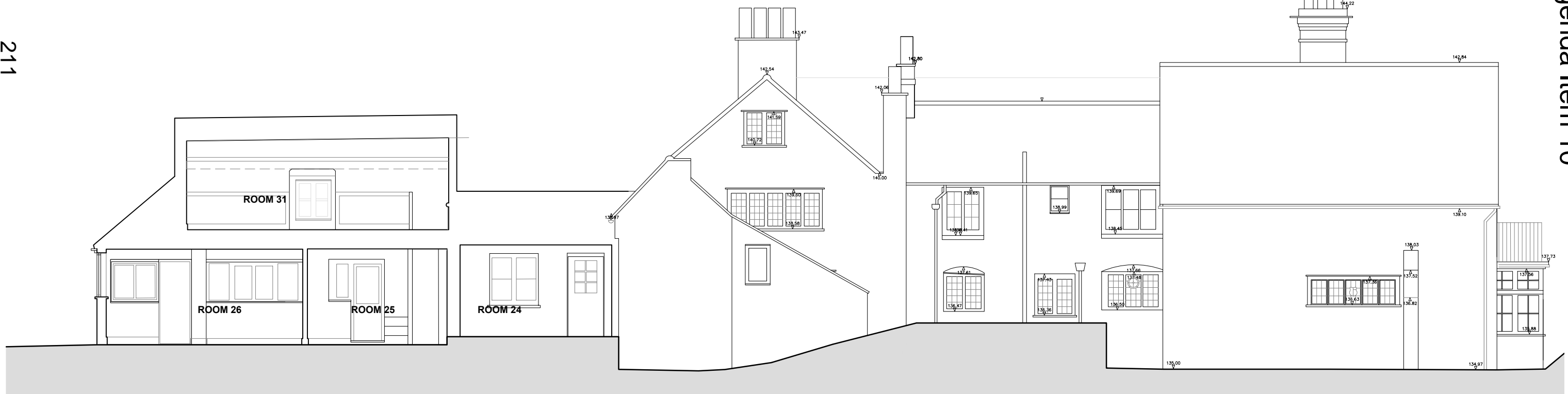
Agenda Item 10

NOTES
Use figured dimensions only. Scale drawing only when a scale bar is present. All dimensions to be checked by user and any discrepancies, error or omissions to be reported to the architect before work commences. Read this drawing with all relevant materials.

Key:
 Site Boundary



Existing Section C-C



Existing Section D-D

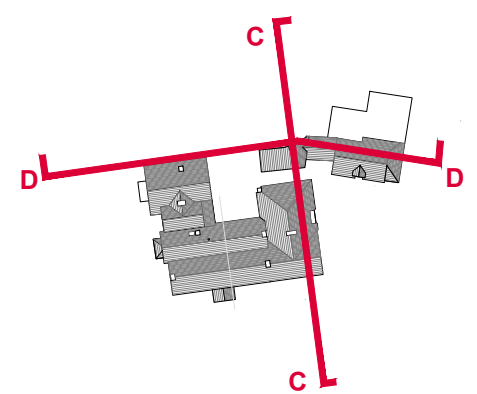
211

Agenda Item 10

Existing Sections C-C & D-D



Scale: 1:100 @ A3



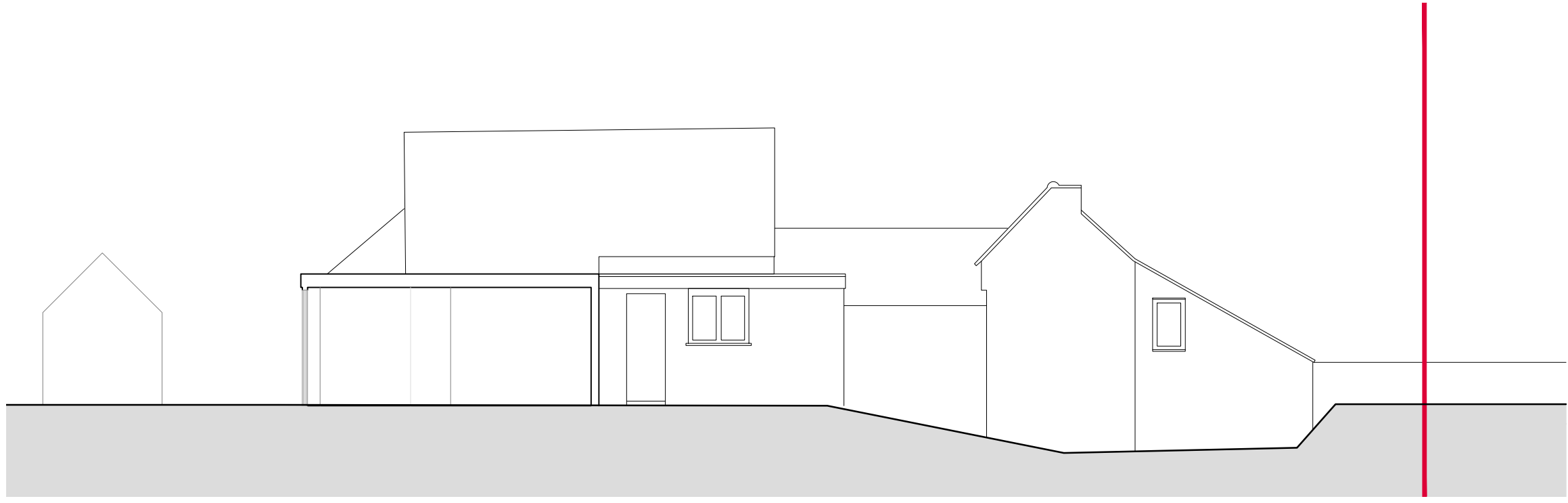
B - 25/2/19 ip IP Updated to Planning comments.
A - 25/1/19 ip IP Updated to Planning comments.

Purpose of Issue:
PLANNING APPLICATION
client:
Harps Oak House Ltd
project:
Harps Oak House, Mertsham
drawing title:
Existing Sections C-C & D-D

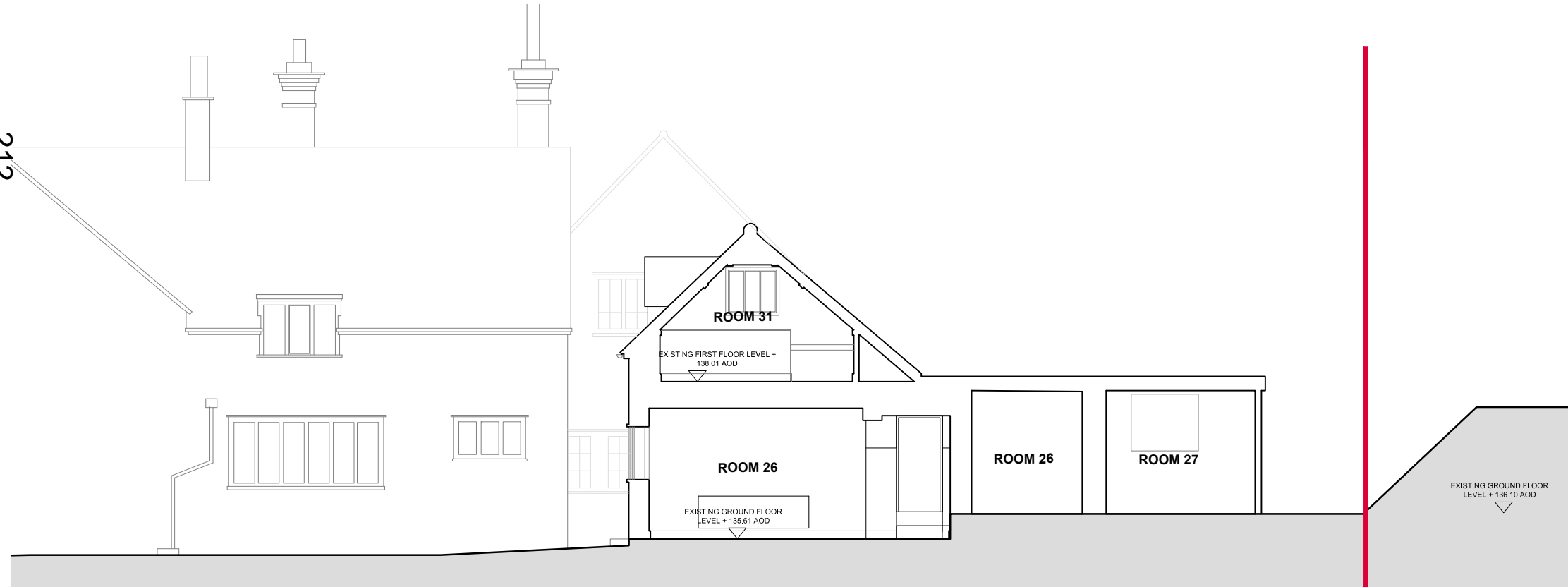
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drawing number: 1451 - PL1401 revision: B

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Key:
 Site Boundary



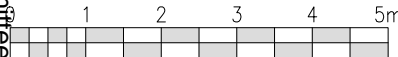
Existing Section E-E



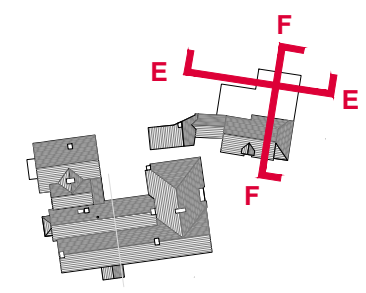
Existing Section F-F

Planning Committee
 17 April 2019

Existing Sections E-E & F-F



Scale: 1:100 @ A3



B	25/2/19	ip	IP	Updated to Planning comments.
A	25/1/19	ip	IP	Updated to Planning comments.
Rev Date	Drn	Chkd	Description	

Purpose of Issue:
PLANNING APPLICATION

client:
 Harps Oak House Ltd

project:
 Harps Oak House, Mertsham

drawing title:
 Existing Sections E-E & F-F

scale at A3:	date:	drawn by:	checked by:
1:100	Feb 2019	DK	IP
drawing number:	revision:		
1451 - PL1402	B		

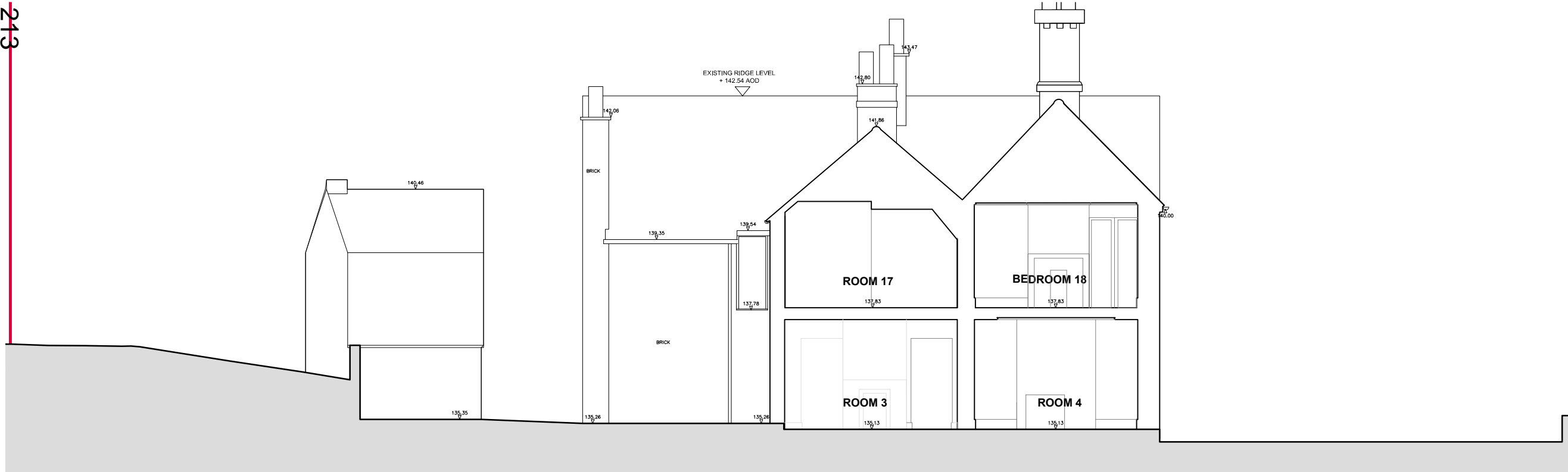
NOTES
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Key:
— Site Boundary



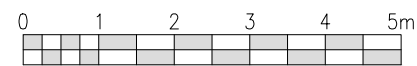
Existing Section H-H

213

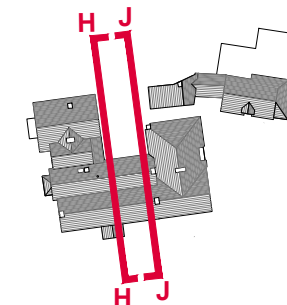


Existing Section J-J

Existing Sections H-H & J-J



Scale: 1:100 @ A3



B	25/2/19	ip	IP	Updated to Planning comments.
A	25/1/19	ip	IP	Updated to Planning comments.
Rev	Date	Drn	Chkd	Description

Purpose of Issue:
PLANNING APPLICATION

client:
Harps Oak House Ltd
project:
Harps Oak House, Mertsham
drawing title:
Existing Sections H-H & J-J

scale at A3:	date:	drawn by:	checked by:
1:100	Feb 2019	DK	IP
drawing number:	revision:		
1451 - PL1403	B		

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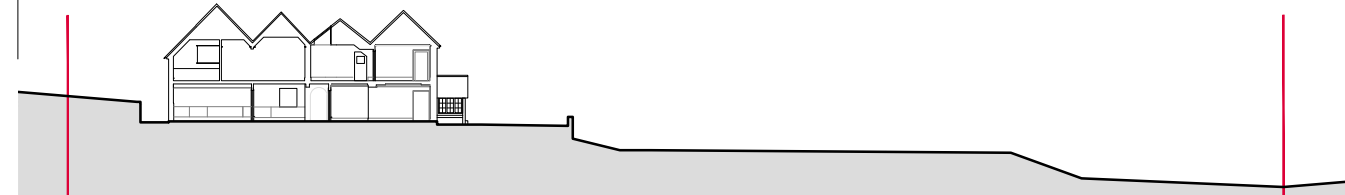
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NOTES
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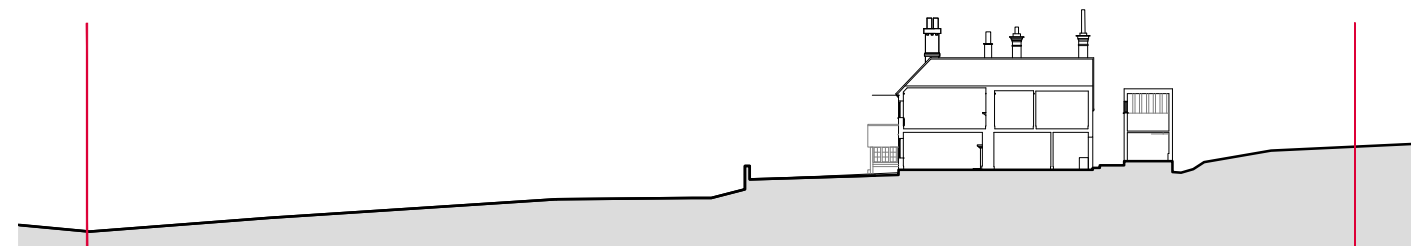
Key:
— Site Boundary



Existing Section A-A



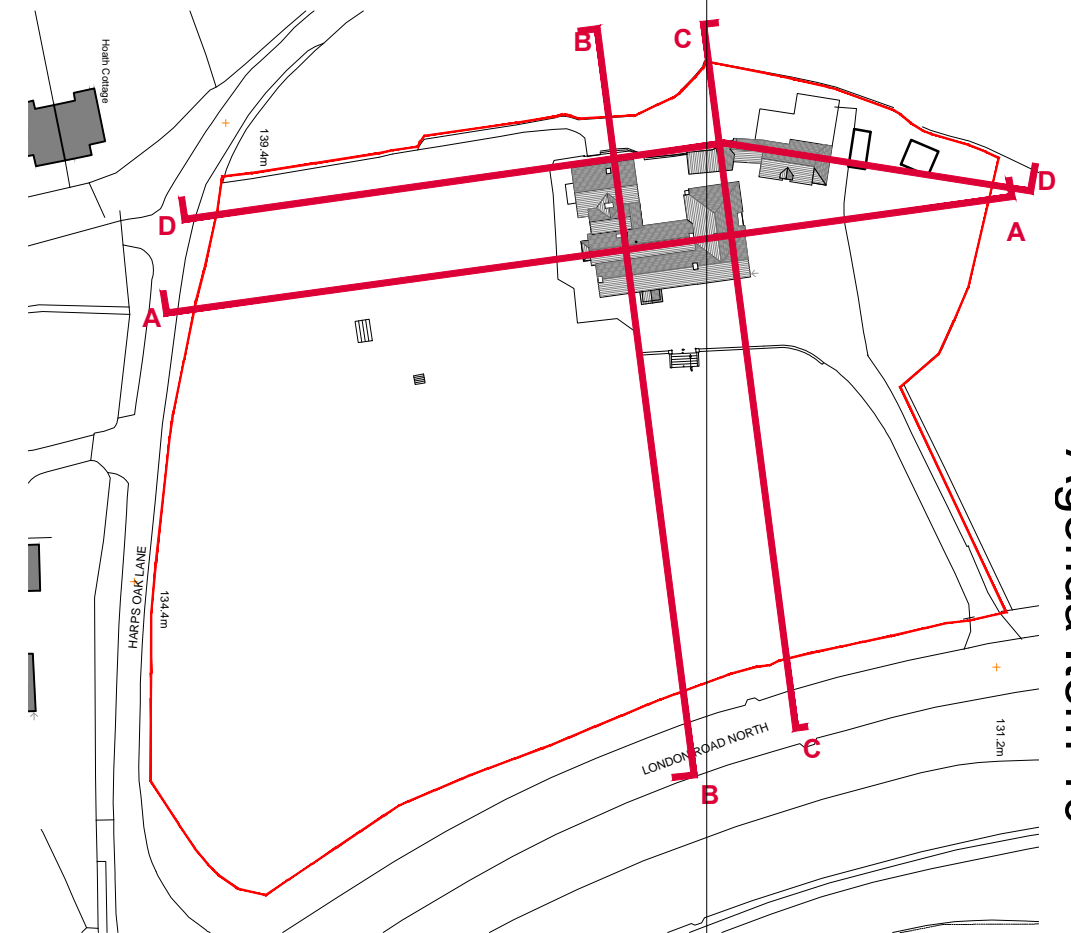
Existing Section B-B



Existing Section C-C



Existing Section D-D

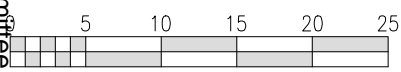


Agenda Item 10

214

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17 April 2019

Existing Site Sections A-A, B-B, C-C & D-D



Scale: 1:500 @ A3

Note: For Existing Landscaping see SJA Plans & Report

B	25/2/19	ip	IP	Updated to Planning comments.
A	25/1/19	ip	IP	Updated to Planning comments.
Rev Date	Drn	Chkd	Description	

Purpose of Issue:
PLANNING APPLICATION

client:
Harps Oak House Ltd
project:
Harps Oak House, Mertsham

drawing title:
**Existing Site Sections
AA, BB, CC & DD**

scale at A3: 1:100 date: Feb 2019 drawn by: DK checked by: IP

drawing number: 1451 - PL1405 revision: B

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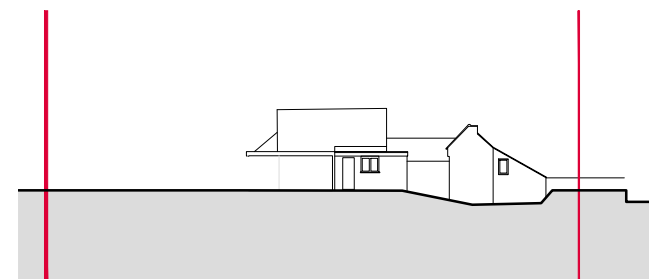
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NOTES
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Key:
— Site Boundary



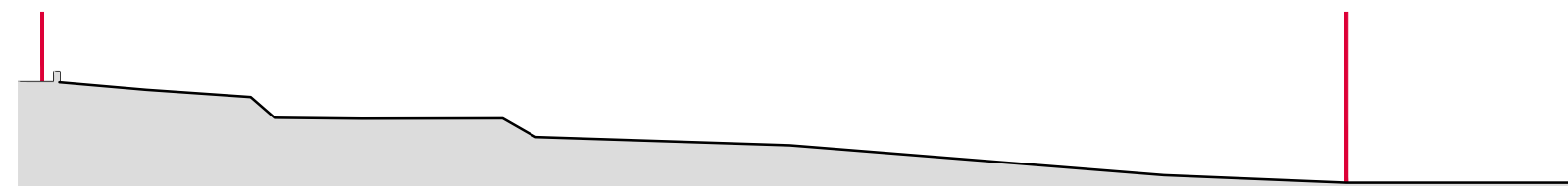
Existing Site Section D1-D1



Existing Site Section E-E

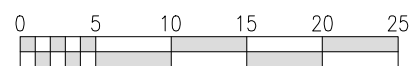


Existing Site Section F-F

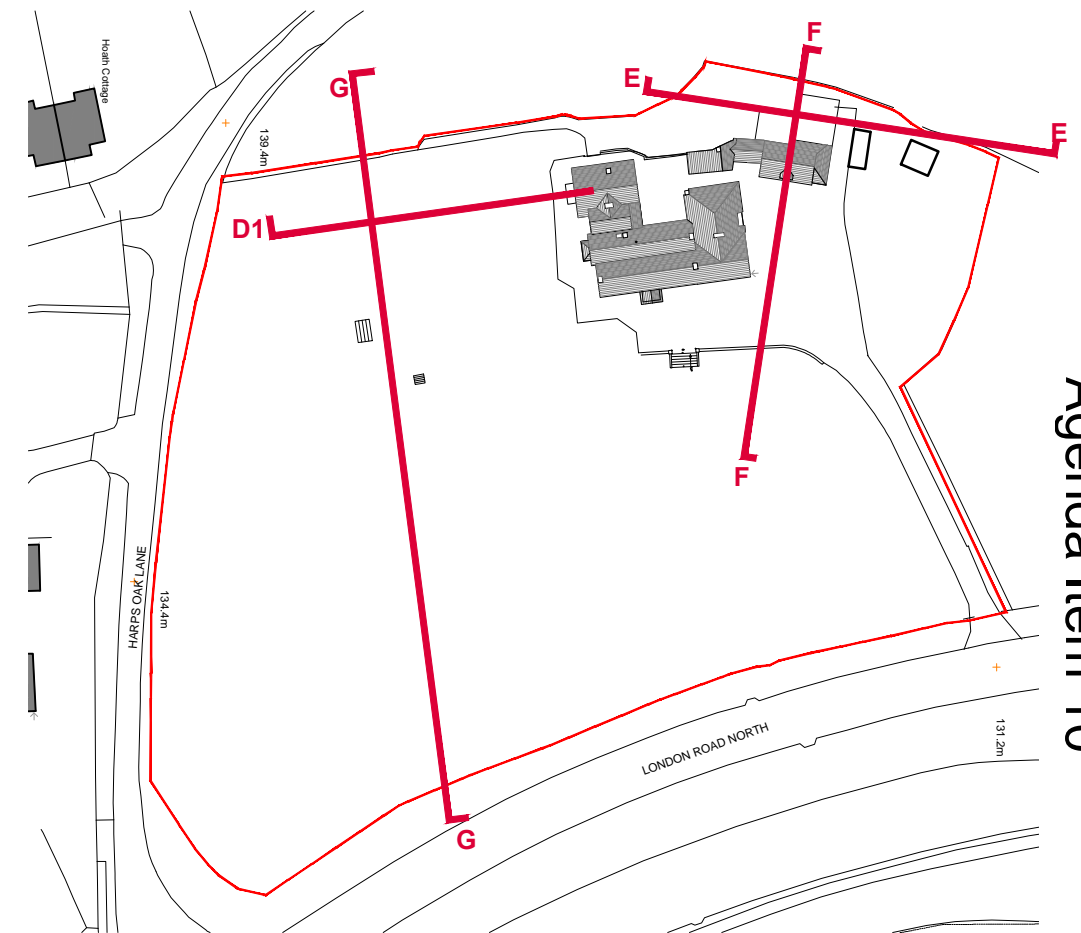


Existing Site Section G-G

Existing Site Sections D1-D1, E-E, F-F & G-G



Scale: 1:500 @ A3



Agenda Item 10

B - 25/2/19 ip IP Updated to Planning comments.
A - 25/1/19 ip IP Updated to Planning comments.

Purpose of Issue:
PLANNING APPLICATION

client:
Harps Oak House Ltd

project:
Harps Oak House, Mertsham

drawing title:
**Existing Site Sections
D1, EE, FF & GG**

scale at A3: 1:500 date: Feb 2019 drawn by: DK checked by: IP

drawing number: 1451 - PL1406 revision: B

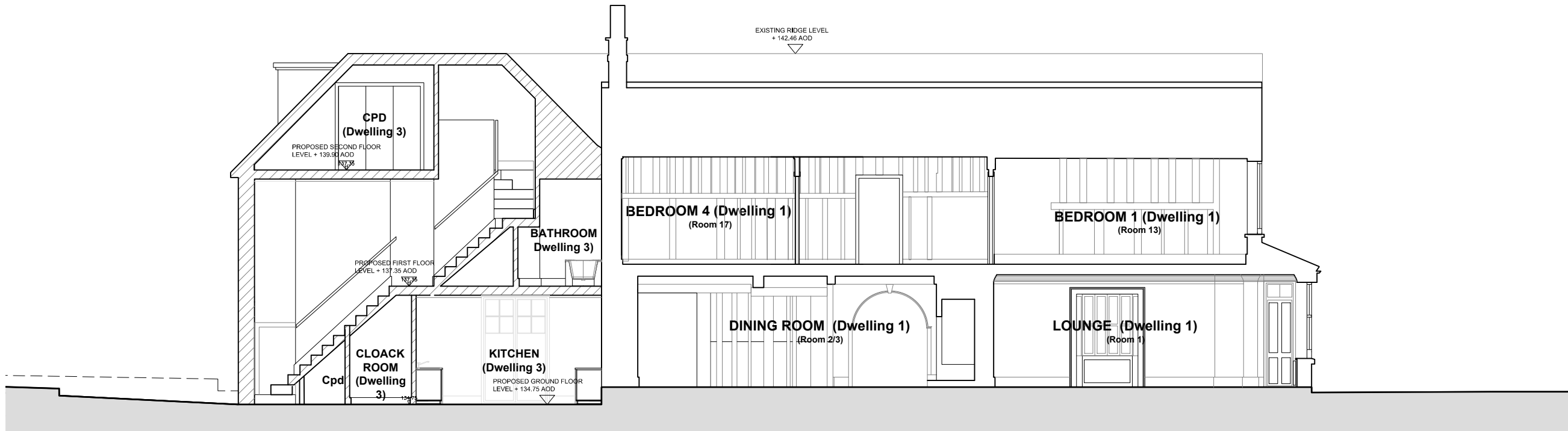
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Note: For Existing Landscaping see SJA Plans & Report f

NOTES
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- Key:**
- Site Boundary
 - Existing Walls
 - - - - - Walls Removed
 - Proposed Walls



Proposed Section A-A

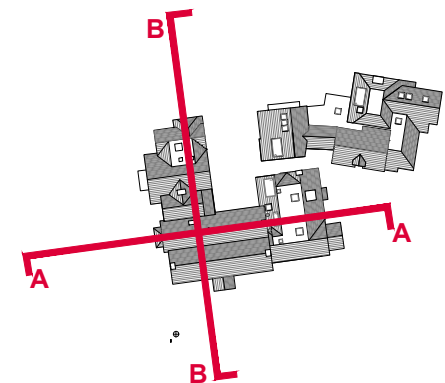


Proposed Section B-B

Planning Committee
 17 April 2019

Proposed Sections A-A & B-B

Scale: 1:100 @ A3



B	25/2/19	ip	IP	Updated to Planning comments.
A	25/1/19	ip	IP	Updated to Planning comments.
Rev	Date	Drn	Chkd	Description

Purpose of Issue:
PLANNING APPLICATION

client:
 Harps Oak House Ltd

project:
 Harps Oak House, Mertsham

drawing title:
 Proposed Sections A - A & B - B





scale at A3:	date:	drawn by:	checked by:
1:100	Feb 2019	DK	IP
drawing number:	revision:		
1451 - PL1410	B		

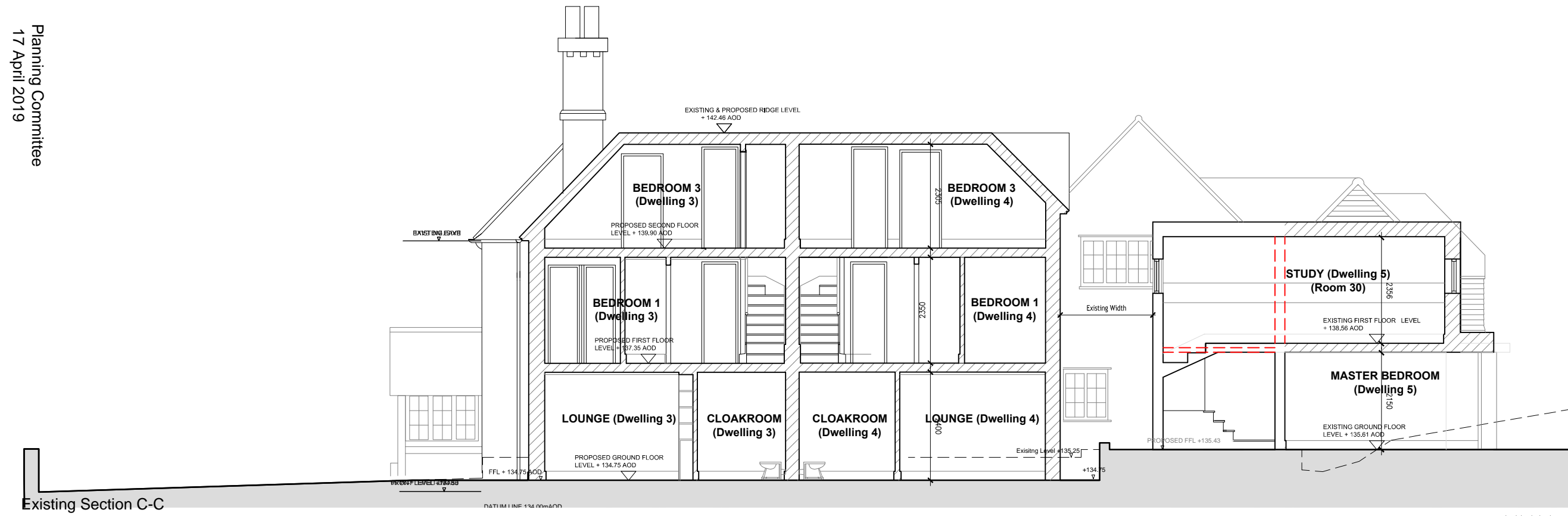
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Key:

-  Site Boundary
-  Existing Walls
-  Walls Removed
-  Proposed Walls



217

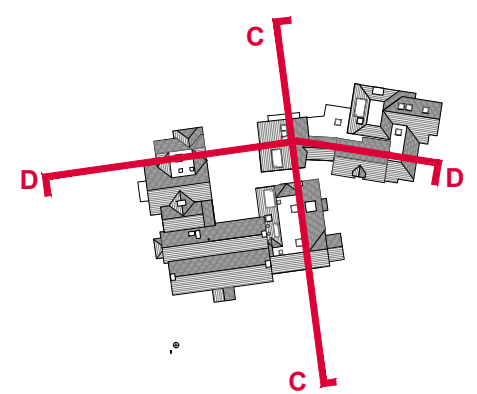


Existing Section D-D

Existing Sections C-C & D-D



Scale: 1:100 @ A3



B - 25/2/19 ip IP Updated to Planning comments.
 A - 25/1/19 ip IP Updated to Planning comments.

PURPOSE OF ISSUE:
PLANNING APPLICATION

client:
Harps Oak House Ltd

project:
Harps Oak House, Mertsham





drawing title:
Proposed Sections C-C & D-D

scale at A3: 1:100 date: Feb 2019 drawn by: DK checked by: IP

drawing number: 1451 - PL1411 revision: B

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Key:

-  Site Boundary
-  Existing Walls
-  Walls Removed
-  Proposed Walls



Proposed Section E-E

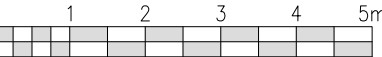


Proposed Section F-F

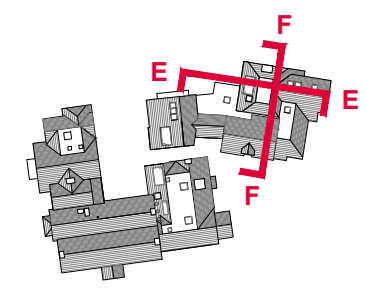
218

Planning Committee
17 April 2019

Proposed Sections E-E & F-F



Scale: 1:100 @ A3



B	25/2/19	ip	IP	Updated to Planning comments.
A	25/1/19	ip	IP	Updated to Planning comments.
Rev	Date	Drn	Chkd	Description

Purpose of Issue:
PLANNING APPLICATION

client:
 Harps Oak House Ltd





project:
 Harps Oak House, Mertsham

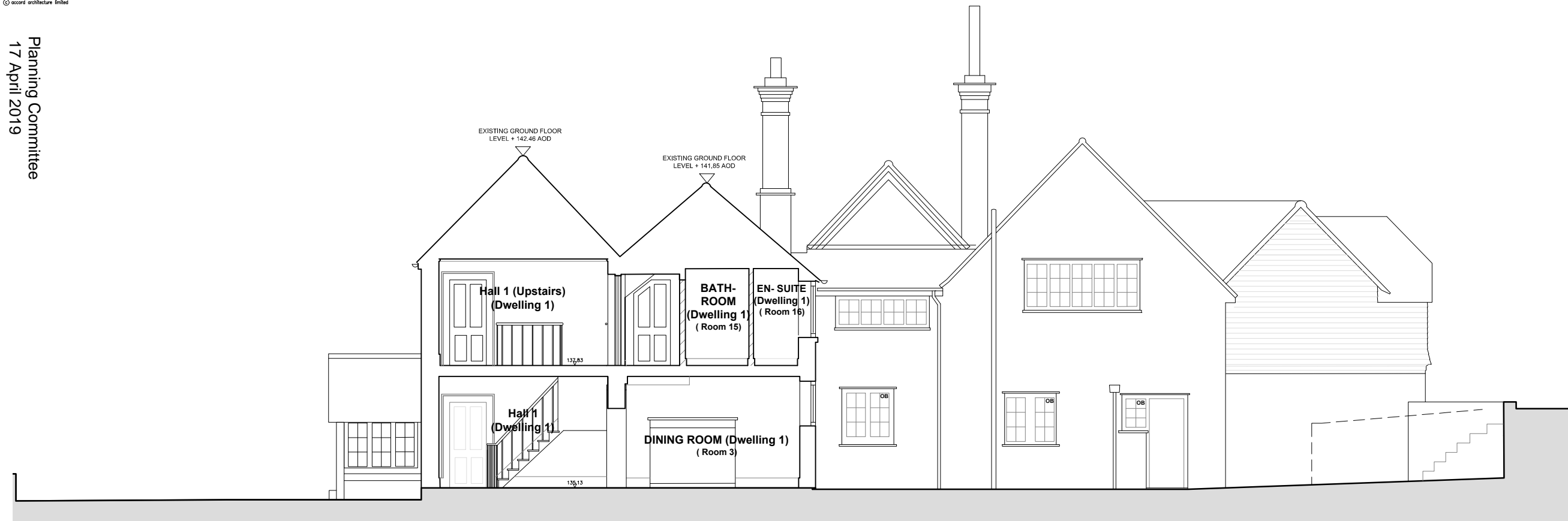
drawing title:
 Proposed Sections E-E & F-F

scale at A3:	date:	drawn by:	checked by:
1:100	Feb 2019	DK	IP
drawing number:	revision:		
1451 - PL1412	B		

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Key:

-  Site Boundary
-  Existing Walls
-  Walls Removed
-  Proposed Walls



Proposed Section H-H

219

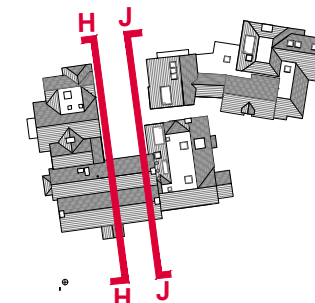


Proposed Section J-J

Proposed Sections H-H & J-J



Scale: 1:100 @ A3



B	25/2/19	ip	IP	Updated to Planning comments.
A	25/1/19	ip	IP	Updated to Planning comments.
Rev Date	Drn	Chkd	Description	

Purpose of Issue:
PLANNING APPLICATION

client:
Harps Oak House Ltd

project:
Harps Oak House, Mertsham

drawing title:
Proposed Sections H-H & J-J

scale at A3:	date:	drawn by:	checked by:
1:100	Feb 2019	DK	IP
drawing number:	revision:		
1451 - PL1413	B		

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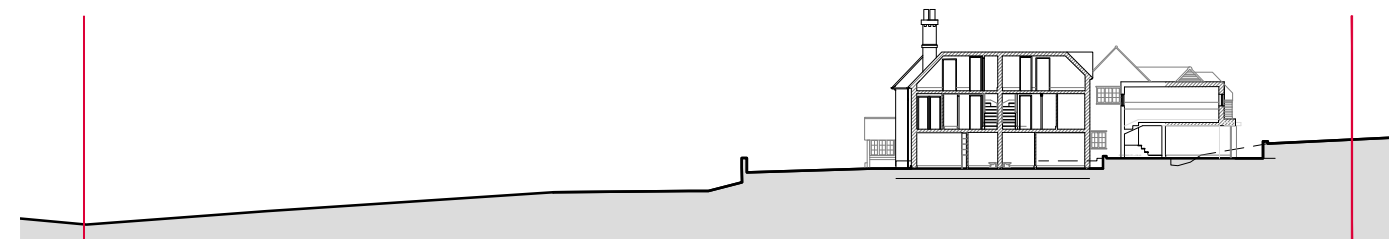
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Proposed Section A-A



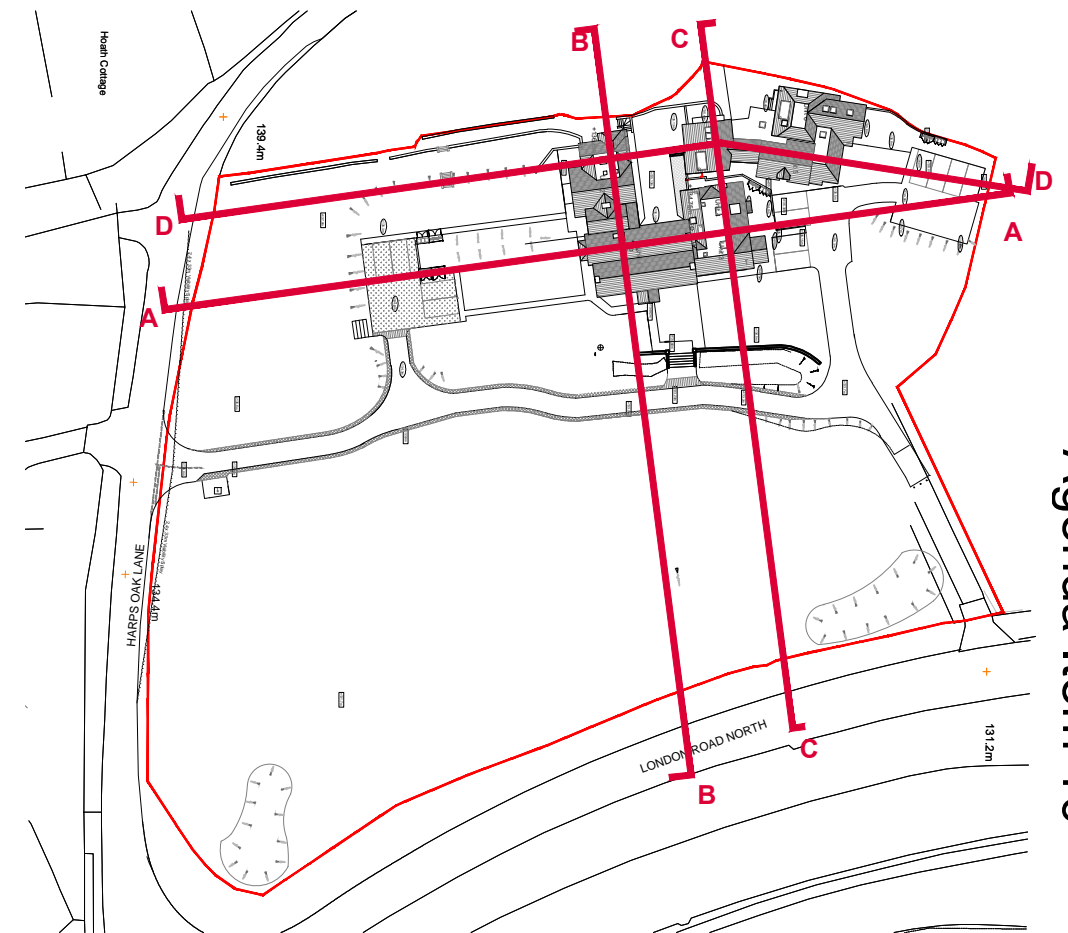
Proposed Section B-B



Proposed Section C-C



Proposed Section D-D



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B - 25/2/19 ip IP Updated to Planning comments.
A - 25/1/19 ip IP Updated to Planning comments.

Purpose of Issue:
PLANNING APPLICATION

client:
Harps Oak House Ltd

project:
Harps Oak House, Mertsham

drawing title:
Proposed Site Sections
AA, BB, CC & DD

scale at A3: 1:100 date: Feb 2019 drawn by: DK checked by: IP

drawing number: 1451 - PL1415 revision: B

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17 April 2019

Proposed Site Sections A-A, B-B, C-C & D-D

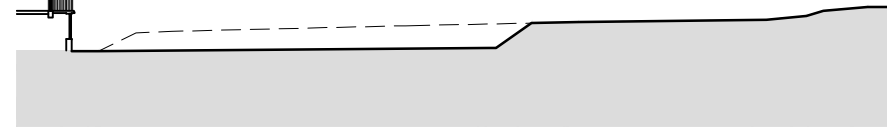


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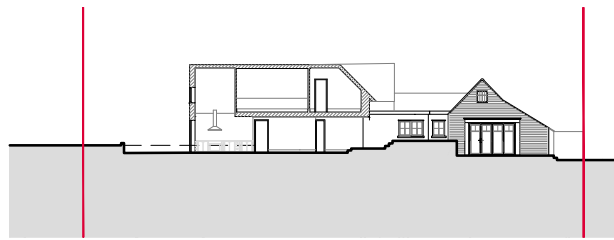
Note: For Existing Landscaping see SJA Plans & Report for Proposals see HW&Co Landscape Strategy in DAS

NOTES
Use figured dimensions only. Scale drawing only when a scale bar is present. All dimensions to be checked by user and any discrepancies, error or omissions to be reported to the architect before work commences. Read this drawing with all relevant materials.

Key:
— Site Boundary



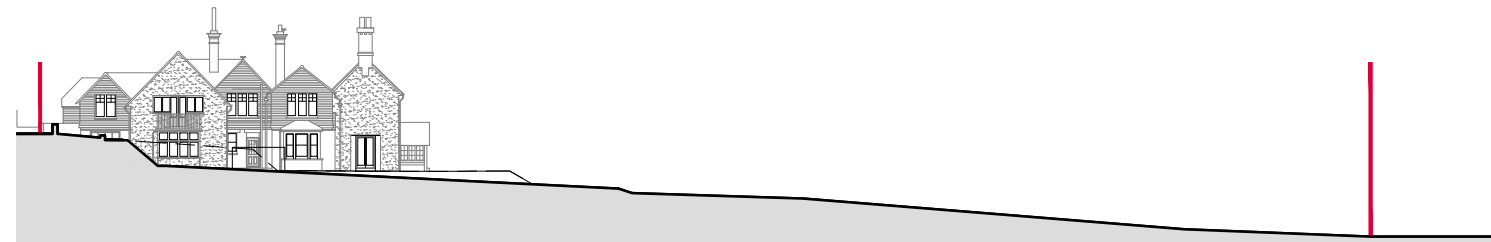
Proposed Site Section D1-D1



Proposed Site Section E-E

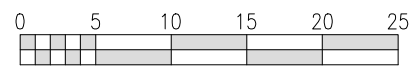


Proposed Site Section F-F

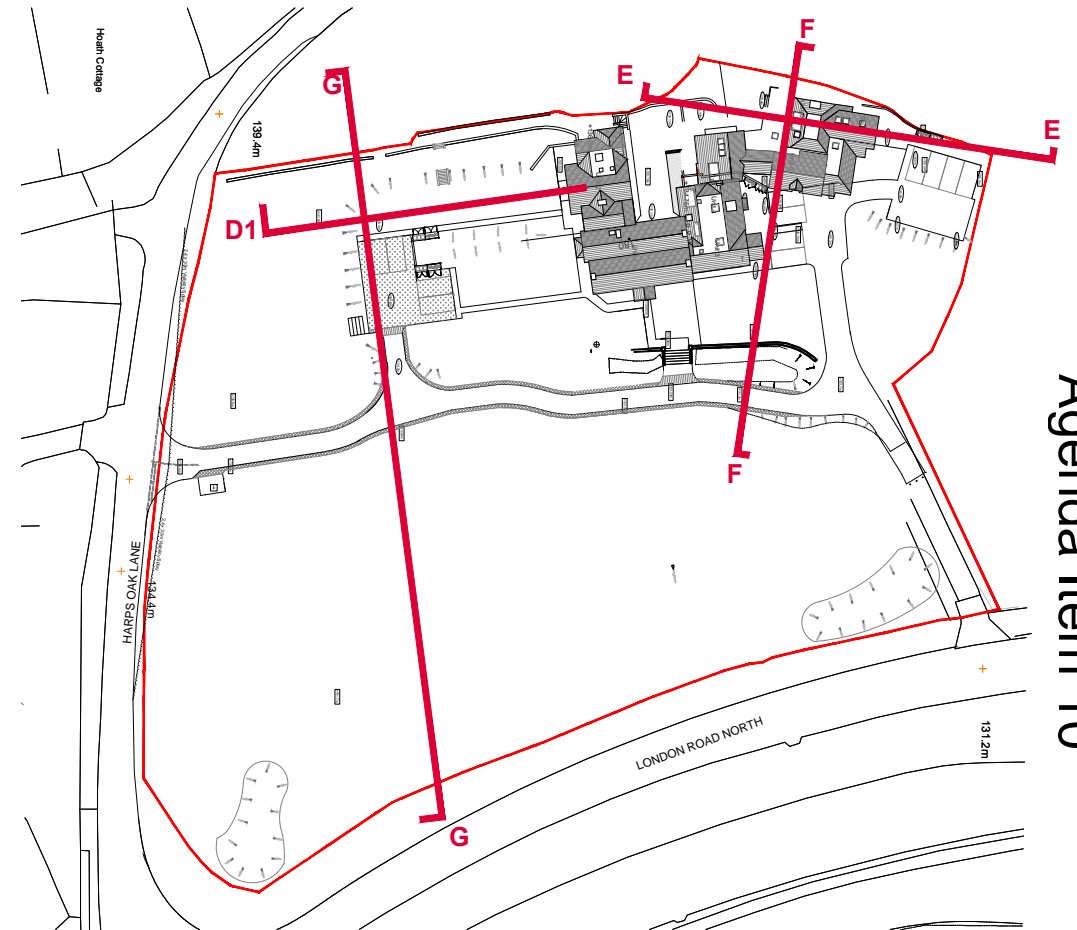


Proposed Site Section G-G

Proposed Site Sections D1-D1, E-E, F-F & G-G



Scale: 1:500 @ A3



Agenda Item 10

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A - 25/1/19 ip IP Updated to Planning comments.

Purpose of Issue:
PLANNING APPLICATION

client:
Harps Oak House Ltd

project:
Harps Oak House, Mertsham

drawing title:
**Proposed Site Sections
D1, EE, FF & GG**

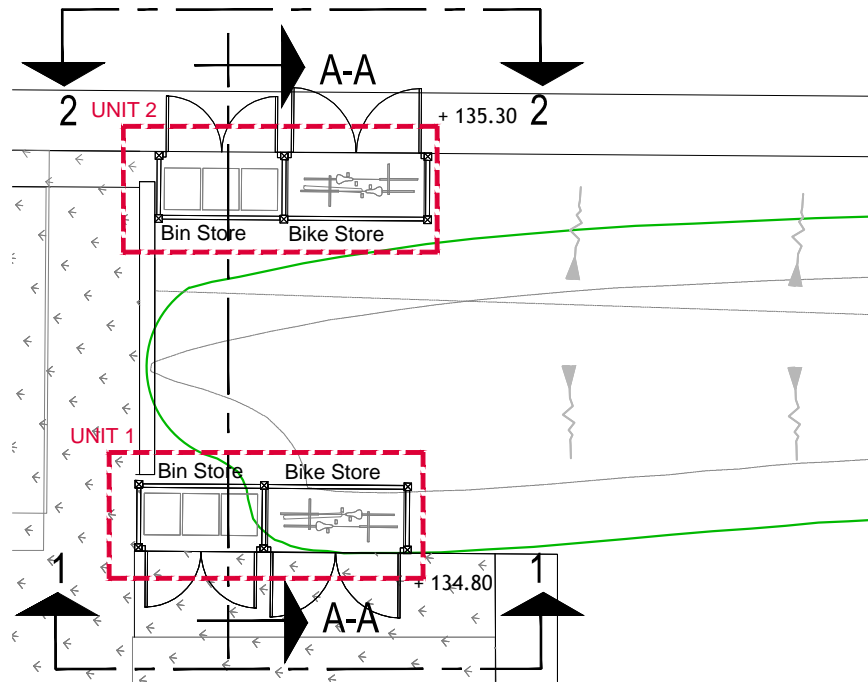
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drawing number: 1451 - PL1416 revision: B

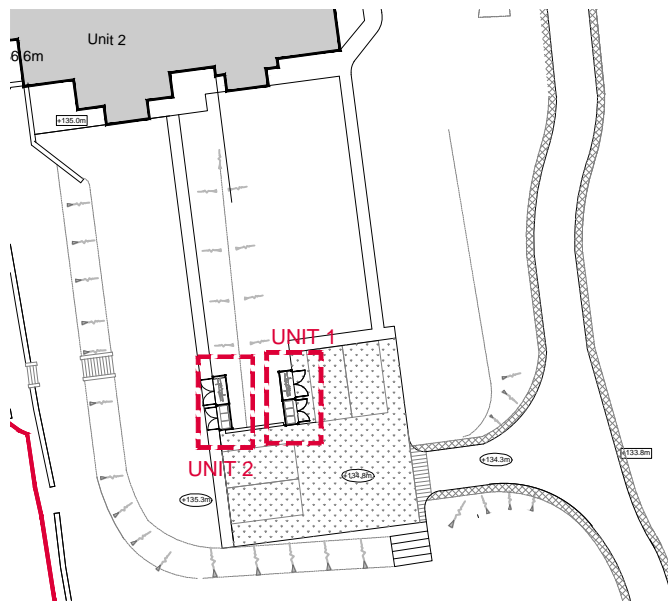
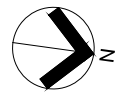
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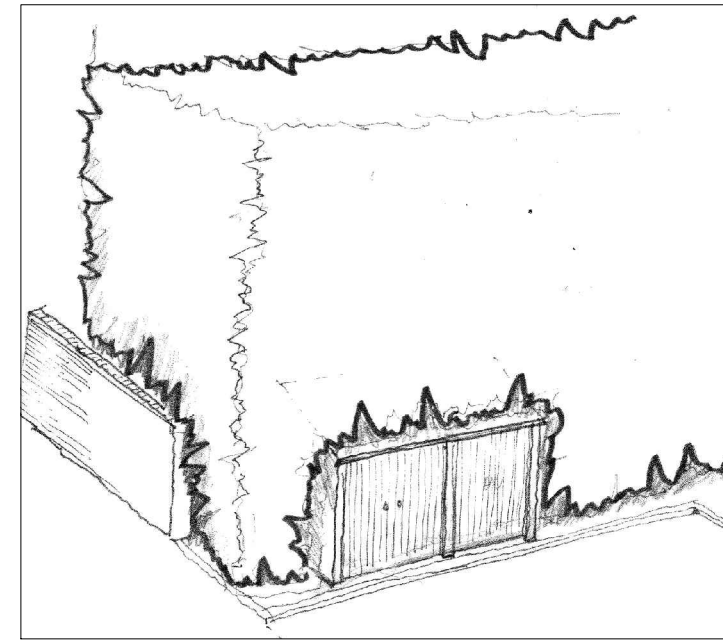
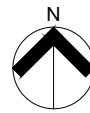
Note: For Existing Landscaping see SJA Plans & Report for Proposals see HW&Co Landscape Strategy in DAS



Floor Plan
Scale 1:50



Location Plan
Scale 1:500



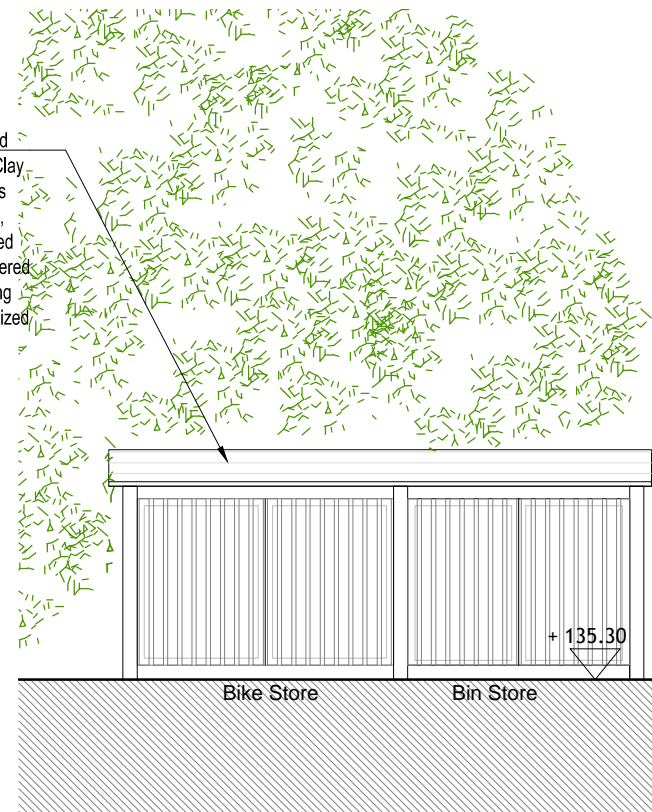
Indicative Sketch

NOTES
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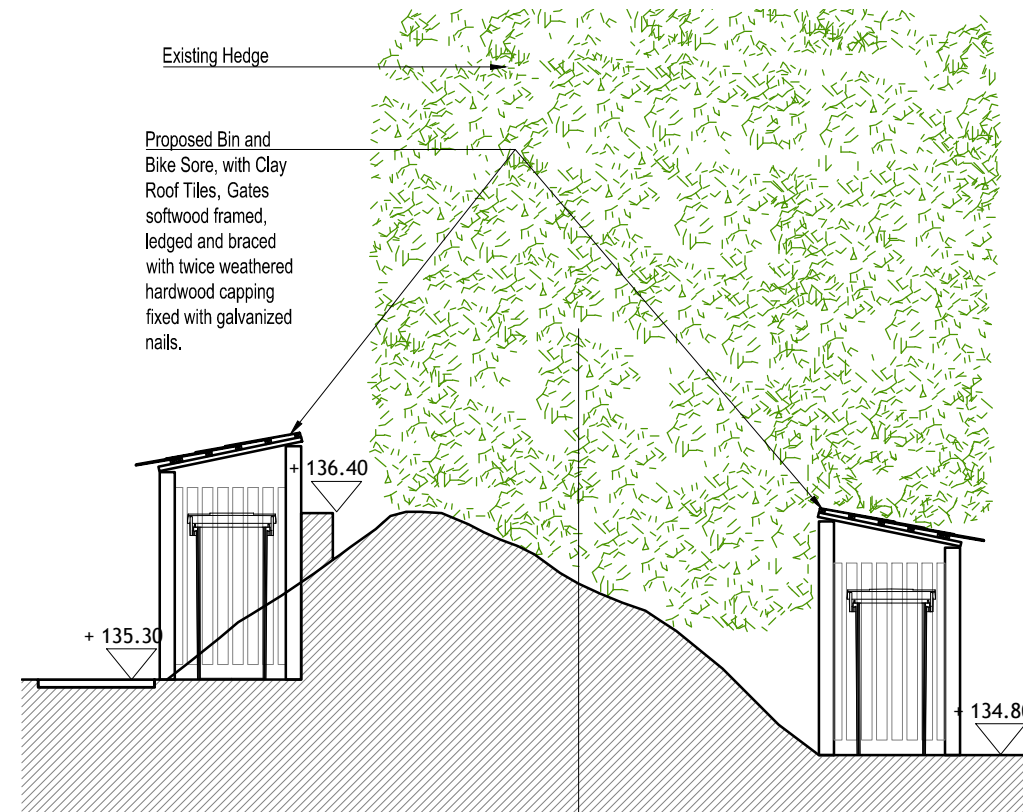


Proposed Elevation 1 - Unit 1
Scale 1:50

Proposed Bin and Bike Store, with Clay Roof Tiles, Gates softwood framed, ledged and braced with twice weathered hardwood capping fixed with galvanized nails.



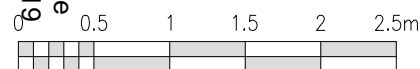
Proposed Elevation 2 - Unit 2
Scale 1:50



Proposed Section A-A
Scale 1:50

Proposed Bin and Bike Store
Unit 1 and Unit 2 - Building 1

Scale: 1:50 @ A3



Planning Committee
7 April 2019

Agenda Item 10

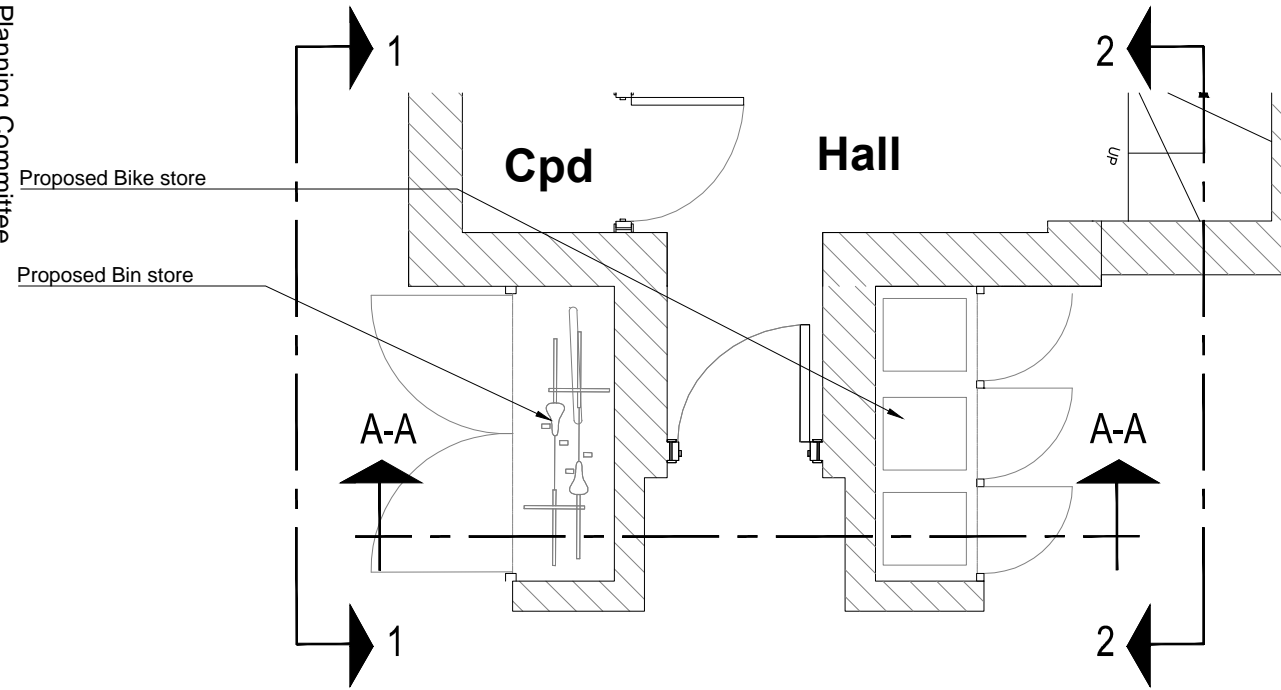
B - 25/2/19	ip	IP	Updated to Planning comments.
A - 25/1/19	ip	IP	Updated to Planning comments.
Rev Date	Dm	Chkd	Description

Purpose of Issue:
PLANNING APPLICATION
client:
Haps Oak House Ltd
project:
Haps Oak House, Merstham
drawing title:
Proposed Bin Store and Bike Store
Unit 1 and Unit 2 - Building 1

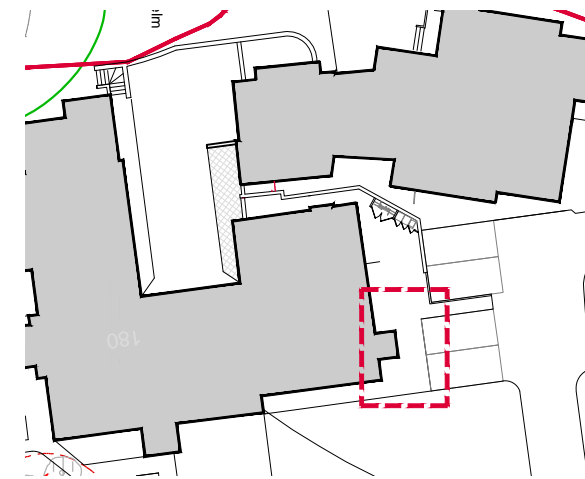
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1:50 / 1:500	Feb 2019	JH	IP
drawing number:	revision:		
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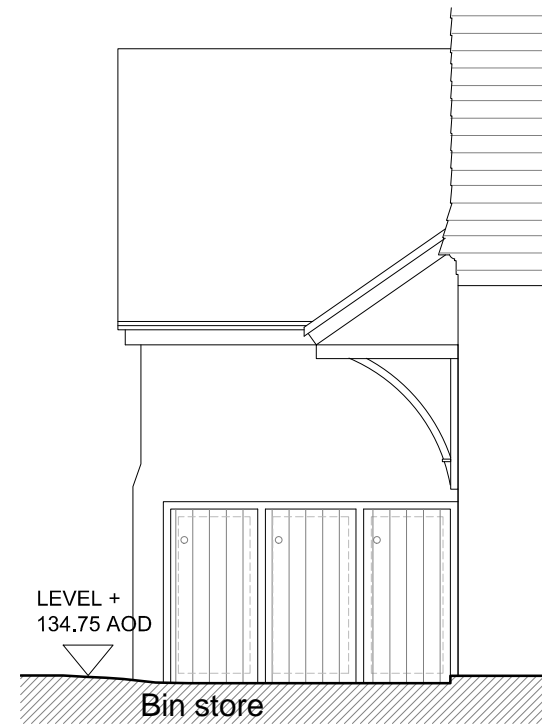
Floor Plan
Scale 1:50



Location Plan
Scale 1:500



Proposed Elevation 1
Scale 1:50



Proposed Elevation 2
Scale 1:50



Proposed Section A-A
Scale 1:50

**Proposed Bin and Bike Store
Unit 3- Building 1
Scale: 1:50 @ A3**



B - 25/2/19	ip	IP	Updated to Planning comments.	revision:
A - 25/1/19	ip	IP	Updated to Planning comments.	B
Rev Date	Drm	Chkd	Description	

Purpose of Issue:
PLANNING APPLICATION

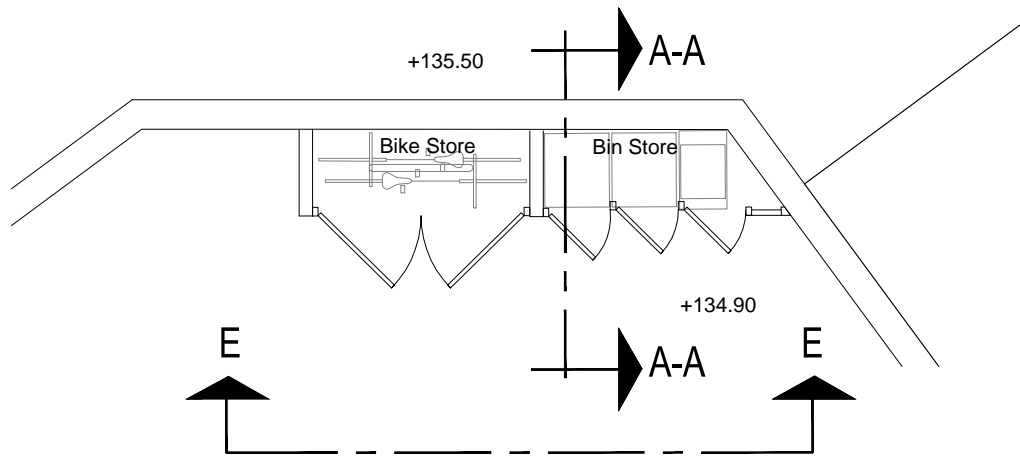
client:
Haps Oak House Ltd

project:
Harps Oak House, Merstham

drawing title:
Proposed Bin Store and Bike Store
Unit 3 - Building 1

scale at A3: 1:50 / 1:500	date: Feb 2019	drawn by: JH	checked by: IP
drawing number: 1451 - PL2612			

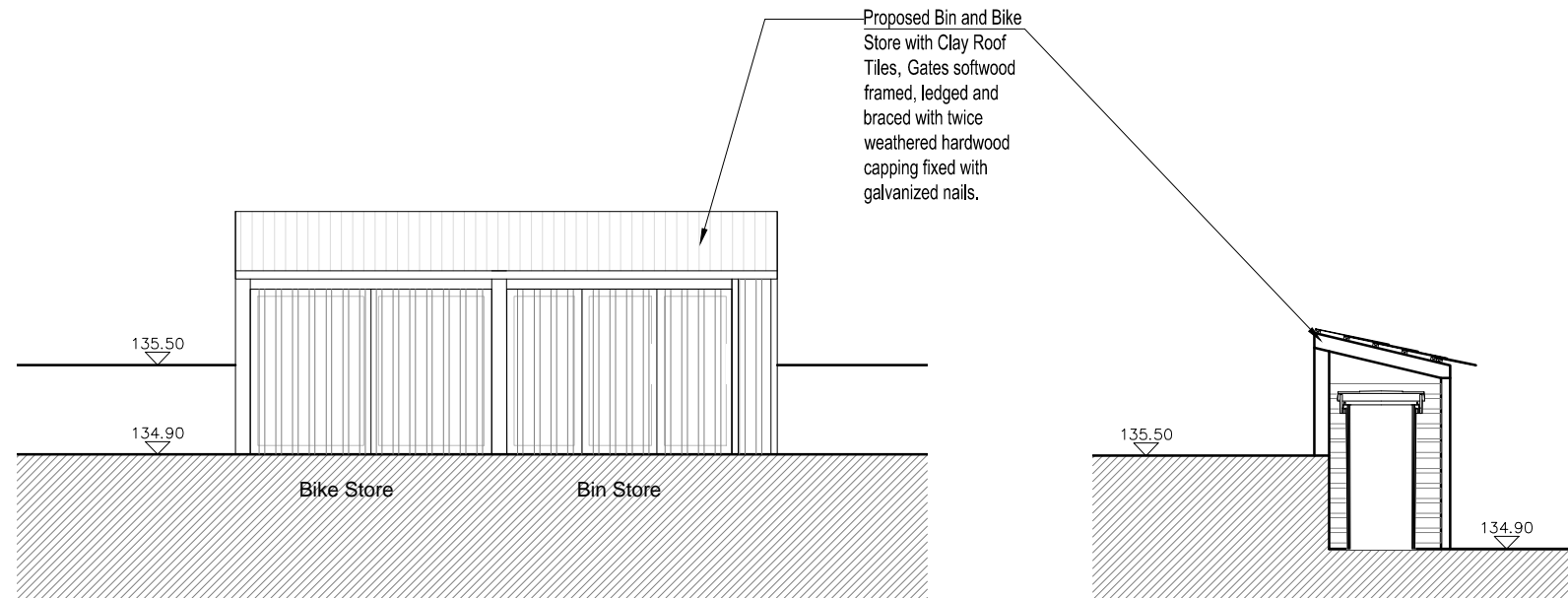
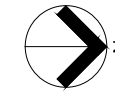
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Floor Plan
Scale 1:50



Location Plan
Scale 1:500



Proposed Elevation 1
Scale 1:50

Proposed Section A-A
Scale 1:50

B	25/2/19	ip	IP	Updated to Planning comments.
A	25/1/19	ip	IP	Updated to Planning comments.
Rev Date	Drn	Chkd	Description	

Purpose of Issue:
PLANNING APPLICATION

client:
Haps Oak House Ltd

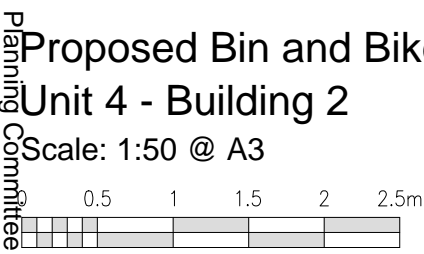
project:
Harps Oak House, Merstham

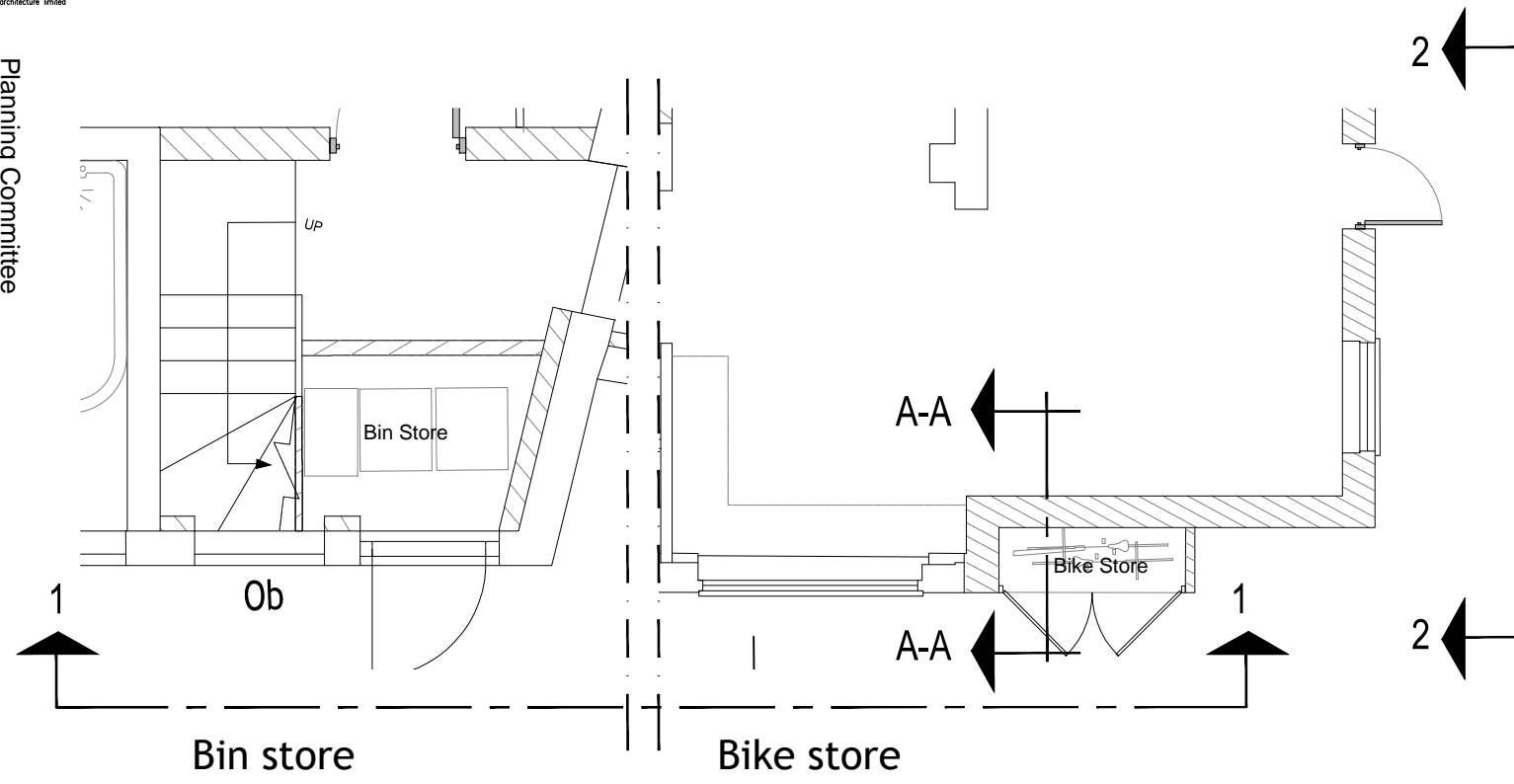
drawing title:
Proposed Bin Store and Bike Store Plan
Unit 4 - Building 2

scale at A3:	date:	drawn by:	checked by:
1:50 / 1:500	Feb 2019	JH	IP
drawing number:	revision:		
1451 - PL2613	B		

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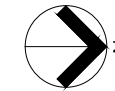
Bin store

Bike store

Floor Plan
Scale 1:50



Location Plan
Scale 1:500

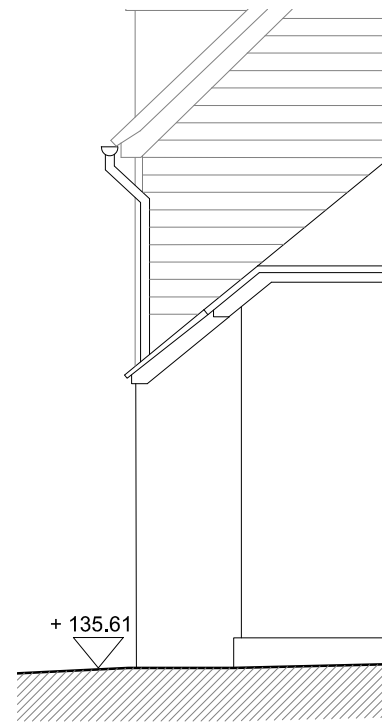


NOTES
Use figured dimensions only. Scale drawing only when a scale bar is present. All dimensions to be checked by user and any discrepancies, error or omissions to be reported to the architect before work commences. Read this drawing with all relevant materials.

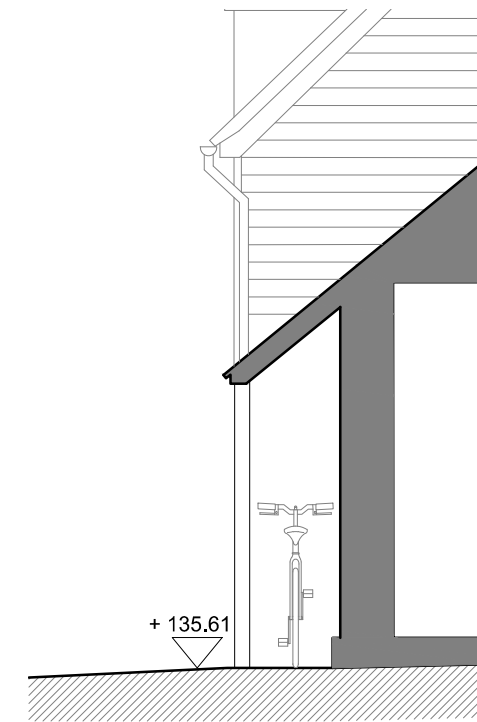
225



Proposed Elevation 1
Scale 1:50

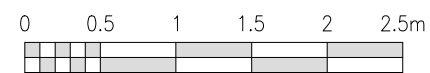


Proposed Elevation 2
Scale 1:50



Proposed Section
Scale 1:50

**Proposed Bin and Bike Store
Unit 5- Building 2
Scale: 1:50 @ A3**



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A - 25/1/19	ip	IP	Updated to Planning comments.
Rev Date	Drn	Chkd	Description

Purpose of Issue:
PLANNING APPLICATION

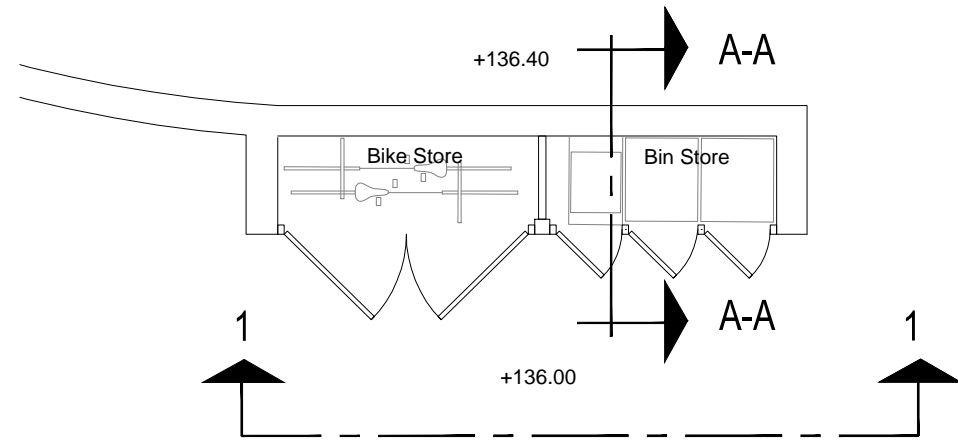
client:
Haps Oak House Ltd

project:
Harps Oak House, Merstham

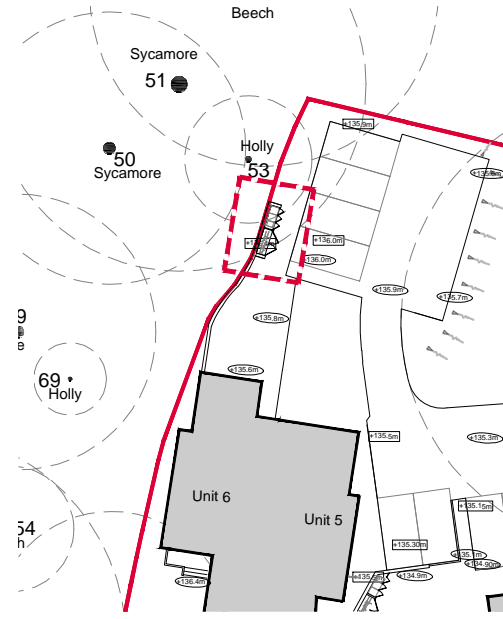
drawing title:
Proposed Bin Store Plan
Unit 5 - Building 2

scale at A3:	date:	drawn by:	checked by:
1:50 / 1:500	Feb 2019	JH	IP
drawing number:	revision:		
1451 - PL2614	B		

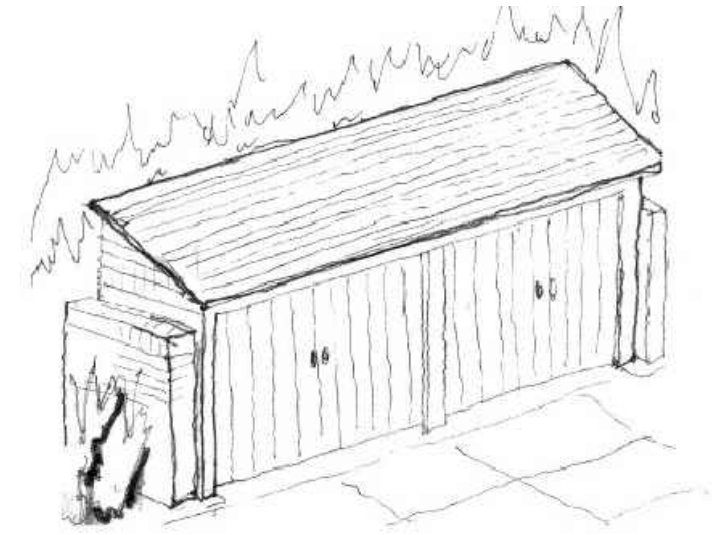
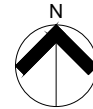
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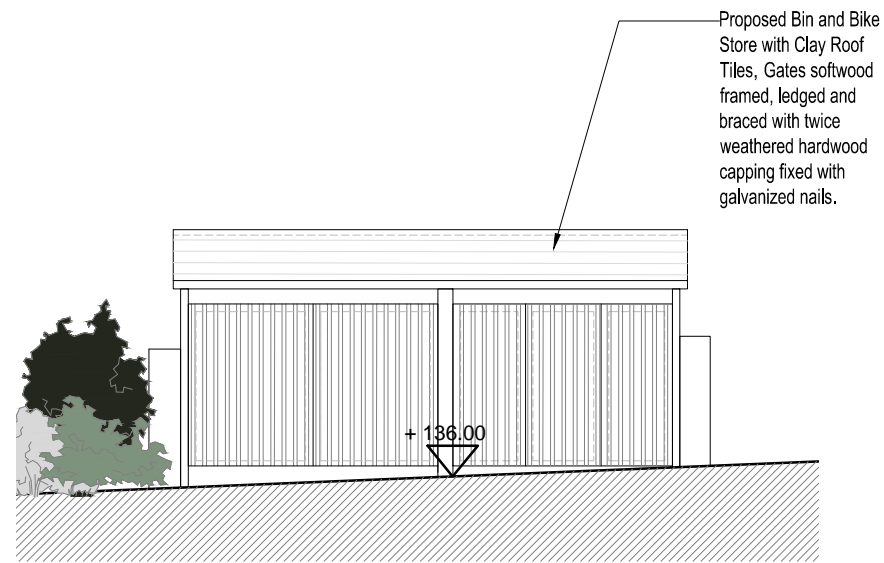
Floor Plan
 Scale 1:50



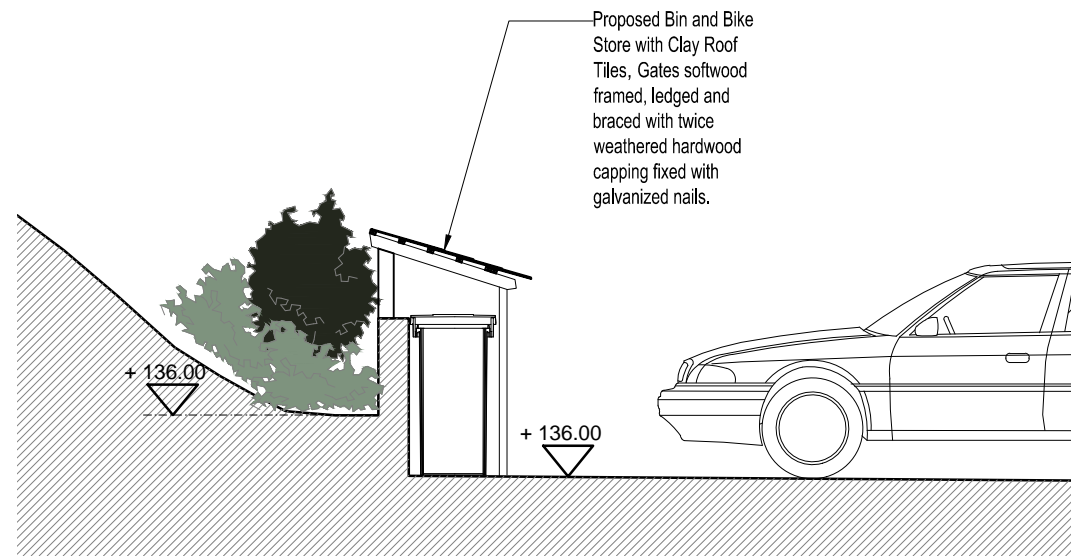
Location Plan
 Scale 1:500



Indicative Sketch



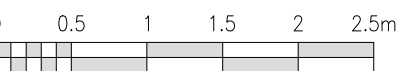
Proposed Elevation 1
 Scale 1:50



Proposed Section
 Scale 1:50

Proposed Bin and Bike Store
Unit 6- Building 2
 Scale: 1:50 @ A3

Planning Committee
 17 April 2019



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A - 25/1/19	ip	IP	Updated to Planning comments.
Rev Date	Dm	Chkd	Description

Purpose of Issue:
PLANNING APPLICATION

client:
Haps Oak House Ltd

project:
Haps Oak House, Merstham

drawing title:
**Proposed Bin Store and Bike Store
 Unit 6 - Building 2**


scale at A3:	date:	drawn by:	checked by:
1:50 / 1:500	Feb 2019	JH	IP
drawing number:	revision:		
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Agenda Item 11

Planning Committee
17 April 2019

Agenda Item: 11
18/02583/F

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	17 th April 2019
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Hollie Marshall
	TELEPHONE:	01737 276010
	EMAIL:	Hollie.marshall@reigate-banstead.gov.uk
AGENDA ITEM:	11	WARD: Chipstead, Hooley And Woodmansterne

APPLICATION NUMBER:	18/02583/F	VALID:	9th January 2019
APPLICANT:	McCarthy & Stone Retirement Lifestyles Ltd	AGENT:	The Planning Bureau Ltd
LOCATION:	CORNERWAYS, SMUGGLERS, MOUNTFIELD OUTWOOD LANE CHIPSTEAD & 266 CHIPSTEAD WAY WOODMANSTERNE SURREY		
DESCRIPTION:	Demolition of existing properties and redevelopment to form 28 retirement living apartments for older persons including communal spaces, car parking and associated landscaping. As amended on 25/01/2019.		
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 four dwellings and redevelopment to form 28 retirement living apartments for older persons including communal spaces, car parking and associated landscaping. The proposal would be made up of 14 x one bedroom flats and 14 x two bedroom flats.

Application 17/00870/F for 25 retirement living apartments was refused by the Council including for appearing harmful to the character of the area but was allowed on appeal in September 2018. In allowing the appeal the Inspector found that the scale and design of the proposal would be appropriate in the context of surrounding development and frontage treatments and the building would have adequate circulation and amenity space around it. The Inspector noted *'rather than causing harm to the character and appearance of the local area it would have a beneficial effect in townscape terms by more clearly marking an important corner site and providing better definition to the road junction and the approaches to it. The proposal, therefore, complies with LP Policy Ho 9 which seeks to maintain and enhance the natural built environment through high standards of design and layout.'*

Despite individual views on this the appeal decision remains a significant material consideration. The proposed design approach would be similar to the extant permission. No alterations are proposed to the elevation fronting Outwood Lane; however minor alterations are proposed to the elevation fronting Chipstead Way. Relatively modest changes are

Agenda Item 11

Planning Committee
17 April 2019

Agenda Item: 11
18/02583/F

proposed that would see an increase the width of the central component. Recessed sections would remain so as to retain the appearance of three dwellings fronting Chipstead Way. Alterations are proposed to the rear elevations that would be concealed from views within the streetscene.

The increase in the number of units is also being achieved by way of proposed amendments internally to the floor plans. The previous application comprised of 6 x one bedroom units 19 x two bedroom units and. The current proposal comprises 14 x one bedroom units and 14 x two bedroom units.

Overall, it is considered the proposal would result in a largely similar design and appearance to that granted permission by the Inspector and is considered acceptable.

In the recent appeal, the Inspector found the proposal would not result in harm to neighbour amenity. The relationship between the proposed built form and neighbouring dwellings would remain the same as the consented scheme and subject to a condition requiring an acoustic fence, the proposal is considered acceptable in regard to impact upon neighbour amenity.

The proposed access into the site would be the same as the permitted development. The previous application proposed 18 parking spaces for the 25 units which was deemed acceptable at appeal. This proposal for 28 units originally proposed no increase in parking but during the course of the application amendments have been sought to increase the parking provision to increase the number of parking spaces from 18 to 20. Whilst still seemingly low, this represents a slight improvement in the relative proportion of parking to dwellings compared to the previous scheme. The County Highways Authority raise no objection to the proposal subject to recommended conditions.

The previous scheme provided a contribution of £71,000 towards affordable housing which is increased to £80,000 with the current proposal in line with the relative increase in dwelling units.

RECOMMENDATION(S)

Subject to the completion of all documentation required to create a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure:

- (i) A contribution of £80,000 towards the provision of affordable housing;
 - (ii) The Council's legal costs in preparing the agreement
- Planning permission is **GRANTED** subject to conditions.

In the event that a satisfactorily completed obligation is not received by 17th May 2019 or such longer period as may be agreed, the Head of Places and Planning be authorised to refuse permission for the following reason:

1. The proposal fails to provide an agreed affordable housing provision within the Borough of Reigate & Banstead, and is therefore contrary to policy CS15 of the Reigate and Banstead Core Strategy 2014.

Agenda Item 11

Planning Committee
17 April 2019

Agenda Item: 11
18/02583/F

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.

Divisional Crime Prevention Design Advisor – recommends a condition or informative for the development to achieve standards contained within the Secured by Design award scheme to be successfully granted the award.

Infrastructure Agreements Manager – no comments received

Sustainable Drainage SCC – no objection subject to conditions

UK Power Networks – no comments received

Sutton and East Surrey Water Company – no comments received

Woodmansterne Greenbelt and Residents Association – no comments received

Outwood Lane Residents Association – Objects on the grounds of adverse impact upon the amenities of neighbouring properties, inadequate parking, noise and disturbance, increase in traffic and congestions

Chipstead Residents Association – no comments received

Representations:

Letters were sent to neighbouring properties on 22nd January 2019, a site notice was posted 1st February 2019 and advertised in local press on 31st January 2019.

2 responses have been received raising the following issues:

Issue	Response
Hazard to highway safety	See paragraph 6.13 – 6.16 and conditions 7, 13, 14, 15 and 16
Inadequate parking	See paragraph 6.12 and 6.17 and condition 16
Overlooking and loss of privacy	See paragraph 6.9
Inconvenience during construction	See paragraph 6.26 and condition 7
Increase in traffic and congestion	See paragraph 6.13 – 6.17

Agenda Item 11

Planning Committee
17 April 2019

Agenda Item: 11
18/02583/F

1.0 Site and Character Appraisal

- 1.1 The application site is located at the corner of Outwood Lane and Chipstead Way and comprises four detached dwellings. The three dwellings located on the western side of Outwood Lane are set within large plots and comprise a mixture of chalet bungalow style and two storey detached dwellings, all of which are set back considerably from the road frontage. The existing dwelling on Chipstead Way is set within a more modest plot and comprises a modern, two storey detached dwelling.
- 1.2 The site is elevated from the road along Outwood Lane and land levels rises up quite significantly from front to back. The site has an open character with a predominance of soft landscaping along the frontage, typical of Outwood Lane and the locality in general. There are a number of large mature trees along frontage of the site, including two prominent Oaks.
- 1.3 The buildings themselves are not of particular architectural interest; however, the plots are considered to contribute positively to the character of the locality due to their adherence with prevailing building line, height, spaciousness and predominance of landscaping.
- 1.4 The surrounding area is typified by predominantly a mixture of chalet style and two storey detached dwellings, generally within ample plots, and retains a suburban low density character, despite more recent developments further along Outwood Lane. Properties on the western side of Outwood Lane are varied architecturally and have a degree of individuality which contributes to the character of the area, whereas those on the eastern side have a less varied suburban character. Outwood Lane itself retains a verdant, highly landscaped character, particularly along the western side.
- 1.5 As a whole, the application site extends to approximately 0.30ha.

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 amendments have been sought to increase the parking provision and two additional spaces have been included within the site layout, bringing the total to 20.
- 2.3 Further improvements could be secured: Conditions attached to the planning appeal decision would be applied.

3.0 Relevant Planning and Enforcement History

- 3.1 17/00870/F Demolition of existing buildings and redevelopment to form 25 Retirement Living Apartments for older persons including communal facilities and associated parking, Refused 18 July 2018
Appeal Allowed 27 September 2018

Planning Committee
17 April 2019

Agenda Item 11

Planning Committee
17 April 2019

Agenda Item: 11
18/02583/F

landscaping and new access.

- 3.4 Application 17/00870/F was allowed on appeal in September 2018. In allowing the appeal the Inspector made the following points:

Character and Appearance

'Given that existing variation no harm in visual amenity terms would be caused by the proposed building projecting forwards of these existing buildings. Indeed, bringing these main elements forward within the site would better define the position of the road junction in townscape terms.'

'The dual aspect of house 3 and front elevation of house 4 together would provide a much improved elevation than is currently presented by the largely featureless gable of Cornerways, the side wall to its garage and mediocre timber fencing to its garden boundary.'

'By bringing elements of the new building closer to Outwood Lane and presenting active elevations to both frontages the proposal would successfully 'turn the corner' on this corner site. It would bring significant townscape benefits in terms of marking the corner site and defining the location of the junction.'

'When considered as part of the wider street scene, the design strategy would successfully break up the building's mass, giving it a domestic scale and rhythm that fits comfortably within the character of the street. On Chipstead Way, the staggered line of and varied materials within the elevation, in combination with the stepped profile of the ground floor slab and ridge line to accommodate the fall in site level, would successfully produce the appearance of 3 main components with subservient links.'

'The proposed landscaping would present a more attractive edge to both road frontages and long term management and maintenance would ensure that this is maintained as a high quality boundary treatment. As the formal layout and design of frontage landscaping would reflect that at Outwood Grange and Cedar View this would not be out of place in the site's context. The loss of one of the oak trees is regrettable but is necessary to provide adequate visibility at the access junction. The landscaping proposals would provide adequate compensation for this loss.'

'Accordingly, I find that the scale and design of the proposal would be appropriate in the context of surrounding development and frontage treatments. The building would have adequate circulation and amenity space around it and would not, in my view, appear cramped or represent an overdevelopment of the site.'

'Rather than causing harm to the character and appearance of the local area it would have a beneficial effect in townscape terms by more clearly marking an important corner site and providing better definition to the road junction and the approaches to it. The proposal, therefore, complies with LP Policy Ho 9 which seeks to maintain and enhance the natural built environment through high standards of design and layout.'

Living conditions

Agenda Item 11

Planning Committee
17 April 2019

Agenda Item: 11
18/02583/F

'The technical evidence in the NIA and presented at the Hearing leads me to conclude that the proposal would not give rise to material harm to their living conditions either when they are inside their homes or using their rear gardens. Accordingly, I find that the proposal complies with the requirement in LP Policies Ho 9 and Ho 13, that new residential development should not seriously or unreasonably affect the amenities of adjoining properties, and that within Policy Ho 20 that it should not detract from the amenities of the surrounding area.'

The full appeal decision is appended to this report.

4.0 Proposal and Design Approach

- 4.1 This is a full application for demolition of the existing four dwellings and redevelopment to form 28 retirement living apartments for older persons including communal spaces, car parking and associated landscaping. The proposal would be made up of 14 x one bedroom flats and 14 x two bedroom flats. (The previous application comprised 6 x one bedroom flats and 19 x two bedroom flats).
- 4.2 The replacement building would be a single block of L-shaped form, with wide frontages onto both Outwood Lane and Chipstead Way. The site would be accessed from Outwood Lane with an access drive stretching along this road frontage and along the southern side boundary to the rear part of the site, serving a parking court to the rear and communal garden area.
- 4.3 The design and style of the building would be similar to that granted permission at the recent appeal. The building would feature recessed elements so as to appear as main components with subservient links.
- 4.4 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.
- 4.5 Evidence of the applicant's design approach is set out below:

Assessment	The character of the surrounding area is assessed as residential development varying in size and scale. Houses in Outwood Lane and Chipstead Way are predominantly two storey in height. The pattern of development is varied, including semi-detached and detached properties
	Site features meriting retention are listed as some of the existing trees along the boundaries.
Involvement	No community consultation took place as part of this proposal, although prior to the previous application

Agenda Item 11

Planning Committee
17 April 2019

Agenda Item: 11
18/02583/F

	McCarthy and Stone held a public exhibition to display the proposals for the development on Thursday 9 th March 2017 between 4pm and 8pm at Chipstead Gold Club, How Lane.
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 revised market information and being able to make the most effective and efficient use of the site for older persons accommodation.

4.6 Further details of the development are as follows:

Site area	0.3 hectares
Proposed parking spaces	20
Parking standard	35 (maximum)
Net increase in dwellings	24
Existing site density	13 dwellings per hectare
Proposed site density	93 dwellings per hectare
Density of the surrounding area	83 dwellings per hectare (approved scheme)

5.0 Policy Context

5.1 Designation

Urban area

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS12 (Infrastructure Delivery),
CS14 (Housing Needs)
CS15 (Affordable Housing)
CS17 (Travel Options and Accessibility)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Housing	Ho9, Ho13, Ho14, Ho16, Ho20,
Movement	Mo4, Mo5, Mo6, Mo7

Agenda Item 11

Planning Committee
17 April 2019

Agenda Item: 11
18/02583/F

5.4 Other Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

Supplementary Planning Guidance

Developer Contributions SPD,
Affordable Housing SPD, Local
Distinctiveness Design Guide,
Surrey Design, Human Rights Act
1998, Community Infrastructure
Levy Regulations 2010 (as
amended), Conservation of Habitats
and Species Regulations 2010

6.0 **Assessment**

- 6.1 Being situated within the urban area, there is no in principle objection to redevelopment of the site. Redevelopment of sites such as the application site is consistent with the Council's "urban areas first" approach which is embodied within the Core Strategy and the general national policy encouragement for making effective use of brownfield sites provided they are not of high environmental value.
- 6.2 On the basis of the extant permission granted at the recent appeal, the principle of redevelopment of the site for retirement housing in terms of the sustainability/accessibility and over-concentration criteria in policies Ho20 and CS14 and the type of provision are all considered acceptable. The Planning Inspector attached a conditions restricting occupation of the apartments to persons over 60 is needed to ensure that the development caters for those requiring such specialist accommodation and to comply with Core Strategy Policy CS 14. The same condition is recommended to be attached to a grant of consent of this application.
- 6.3 There remains extant consent for 25 x 1 and 2 bedroom apartments. The detailed matters of design, character, amenity and access are discussed below.
- 6.4 The main issues to consider are
- Design appraisal
 - Neighbour amenity
 - Access and parking
 - Infrastructure contributions
 - Affordable Housing

Design appraisal

- 6.5 The proposed design approach would be similar to the extant permission. No alterations are proposed to the elevation fronting Outwood Lane; however minor alterations are proposed to the elevation fronting Chipstead Way. Relatively modest changes are proposed that would see an increase the width of the central component. Recessed sections would remain so as to retain the appearance of three dwellings fronting Chipstead Way. Alterations are proposed to the rear elevations that would be concealed from views within the streetscene.

Agenda Item 11

Planning Committee
17 April 2019

Agenda Item: 11
18/02583/F

- 6.6 The increase in the number of units is also being achieved by way of proposed amendments internally to the floor plans. The previous application comprised of 6 x one bedroom units 19 x two bedroom units and. The current proposal comprises 14 x one bedroom units and 14 x two bedroom units.
- 6.7 The site layout remains largely unchanged from that of the approved scheme. The access and parking arrangements would be similar with the addition of two extra parking spaces, one to be sited at the front of the site and one to the rear. Whilst these would diminish the already small area of landscape provision further, they are considered beneficial to having no additional spaces provided and would not significantly affect the character of the development.
- 6.8 The Planning Inspector concluded that the proposed development '*would have a beneficial effect in townscape terms by more clearly marking an important corner site and providing better definition to the road junction and the approaches to it*'. Overall, it is considered the proposal would result in a largely similar design and appearance to that granted permission by the Inspector and is considered acceptable.

Neighbour amenity

- 6.9 The relationship between the proposal and neighbouring dwellings would remain the same as that granted permission. The amendments to the site would not alter the built form adjacent to the neighbouring dwellings whereby the Planning Inspector found these relationships to be acceptable.
- 6.10 The Planning Inspector did attach a condition to safeguard the amenity of the adjacent occupiers, requiring an acoustic fence be erected before the building is brought into use. Such a condition is recommended to ensure the movements of car do not result in harm in terms of noise and disturbance.
- 6.11 The addition of one extra parking space to the rear of the property is not considered to generate significantly increased levels of vehicle movements over that found acceptable in the recent planning appeal. And, subject to the recommended acoustic fence condition, the proposal is not considered to result in a harmful impact in terms of noise and disturbance to neighbouring dwellings.

Access and parking

- 6.12 The development would be accessed by a single access road and crossover from Outwood Lane. As above, the access road would run along the frontage of the site and would extend along the southern boundary of the site with Green Eaves to serve the car park in the rear of the site. A total of five parking spaces would be provided to the front of the site with a further fifteen in the rear parking court (totalling 20). The proposed parking provision has been increased by two parking spaces over the previous application.
- 6.13 The proposed development involves the creation of a new vehicular access to Outwood Lane, and the closure of the existing accesses that serve the four existing dwellings. Visibility to the south of the proposed access point is currently restricted by a large oak tree located within the highway verge outside Mountfield. This tree is

Agenda Item 11

Planning Committee
17 April 2019

Agenda Item: 11
18/02583/F

in a state of gradual decline, which is likely to continue, therefore the County Highway Authority has consented to its removal. The applicant has carried out a speed survey in the vicinity of the site, and the proposed visibility splays at the site access are considered to be appropriate for the speed of traffic on Outwood Lane.

- 6.14 There is currently no footway on the western side of Outwood Lane outside the site. The applicant is therefore proposing to extend the existing footway that runs along the southern side of Chipstead Way into the site, and to install an informal pedestrian crossing point on Outwood Lane, consisting of a central refuge island, dropped kerbs, and tactile paving. Provision of this facility would involve the use of the existing tactile location for the proposed island, and the slight widening of the carriageway to accommodate a 2m wide crossing with 3.1m through lanes on each side. The proposed crossing would enable elderly residents from the proposed development, as well as existing residents from Chipstead Way, to cross the road safely in order to access the footway on the eastern side of Outwood Lane.
- 6.15 The applicant would need to enter into a Section 278 legal agreement with the County Highway Authority before any highway works associated with the construction of the proposed extended footway and pedestrian crossing are carried out.
- 6.16 There is space within the site so that refuse collection can take place from Outwood Lane rather than within the site, as is the case with the existing dwellings located along this road. As for other large service/delivery vehicles, the applicant has submitted a drawing to show that a 7.5 tonne panel van would be able to enter the site access, turn around within the site, and exit the site access in forward gear, without encroaching on the proposed pedestrian refuge island. The County Highway Authority is satisfied that the proposed servicing arrangements are acceptable from a highway safety point of view.
- 6.17 The proposed parking includes the provision of 20 parking spaces for the 28 retirement apartments, which equates to a ratio of 0.71 spaces per unit. The approved scheme for 25 units equates to a ratio of 0.72 spaces per unit. The proposed quantum of parking represents a shortfall of 15 spaces for the proposed development that includes 14 two bed units and 14 one bed units. The applicant has confirmed that residents parking would be controlled through the allocation of the spaces, therefore the number of car owners buying an apartment would be limited to the number of spaces allocated for this use. This was accepted by the Planning Inspector. There is therefore no reason to believe the same ratio would increase demand for parking on the highway to the detriment of highway safety.

Affordable housing

- 6.18 In the assessment of the previous application it was accepted that it was not viable to provide the full 30% requirement for affordable housing. During the course of the appeal, a Legal Agreement was secured to provide an affordable housing contribution of £71,000.
- 6.19 The revised scheme increases the number of units (from 25 to 28) predominantly through internal reconfiguration rather than building more saleable space than the previous scheme. (The increase in floor area is just 79 sqm).

Planning Committee
17 April 2019

Agenda Item 11

Planning Committee
17 April 2019

Agenda Item: 11
18/02583/F

- 6.20 The considerations of the viability of the scheme were recently assessed and given the limited amount of time that has passed; they are unlikely to be materially different now. Given market conditions, it is not considered that there would have been a material improvement in underlying viability to the previous scheme.
- 6.21 The applicant has offered a pro-rata approach to the affordability contribution based on the increase in the number of units and proposes a contribution of £80,000.
- 6.22 Given the realistic fallback position of the extant permission and the considerations of the viability in the recent planning application and appeal; the proposed contribution is agreeable and the application is recommended for approval subject to the completion of a legal agreement to secure the affordable housing contribution.

Community Infrastructure Levy (CIL) and Requested Contributions

- 6.23 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.
- 6.24 The proposal, being for a C3 use in the form of separate retirement living apartments, falls within the uses which attract a charge based on the Council's adopted Charging Schedule and as such the development would be liable to pay CIL. The amount due would be formally determined in due course should permission be granted; however, based on the plans submitted the indicative charge would be in the region of £277,918.
- 6.25 In terms of other contributions and planning obligations, the Community Infrastructure Levy (CIL) Regulations which were introduced in April 2010 which states that it is unlawful to take a planning obligation into account unless its requirements are (i) relevant to planning; (ii) necessary to make the proposed development acceptable in planning terms; and (iii) directly related to the proposed development. As such only contributions, works or other obligations that are directly required as a consequence of development can be requested and such requests must be fully justified with evidence. In this case, no such contributions or requirements have been requested or identified.

Other matters

- 6.26 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.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Agenda Item 11

Planning Committee
17 April 2019

Agenda Item: 11
18/02583/F

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
Site Layout Plan	SE-2389-03-AC-02	B	29.03.2019
Existing Plans	PP/3140/Coulsdon/F2		08.01.2019
Existing Plans	PP/3140/Coulsdon/F3		08.01.2019
Other Plan	047.0060.012	B	10.12.2018
Location Plan	SE-2389-03-AC-01		10.12.2018
Other Plan	047.0060.014		10.12.2018
Other Plan	047.0060.013		10.12.2018
Other Plan	047.0060.011	C	10.12.2018
Elevation Plan	SE-2389-03-AC-08	A	10.12.2018
Elevation Plan	SE-2389-03-AC-06	A	10.12.2018
Elevation Plan	SE-2389-03-AC-07	A	10.12.2018
Floor Plan	SE-2389-03-AC-05	A	10.12.2018
Floor Plan	SE-2389-03-AC-04	A	10.12.2018
Floor Plan	SE-2389-04-AC-03	A	10.12.2018
Arboricultural Plan	9268/01		10.12.2018
Arboricultural Plan	PP/3140/COULSDON/FI/A		10.12.2018
Other Plan	70006032-SK-004	A	25.01.2019

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. Notwithstanding the approved plans, no development above ground floor slab level shall take place until 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. The 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 take place until a detailed scheme for surface water drainage has been submitted to an approved in writing by the local planning authority. The detailed scheme shall include:

Agenda Item 11

Planning Committee
17 April 2019

Agenda Item: 11
18/02583/F

- a) A design that satisfies the SuDS hierarchy and follows the principles set out in the approved drainage strategy (Outline Foul & Surface Water Drainage Strategy by WSP dated April 2017 Rev 001);
 - b) Detailed drawings showing drainage layout, long or cross sections of each drainage element, pipe sizes and invert and cover levels;
 - c) Appropriate calculations to the elements above showing how national SuDS standards have been met (if different from the approved strategy);
 - d) Details of outline construction phasing and how surface water and any associated pollution risk will be dealt with during the construction of the development, and details of how any on site drainage systems will be protected and maintained;
 - e) Details of who will maintain the drainage elements and their associated maintenance regimes;
 - f) Details of where any exceedance flows (i.e. rainfall greater than design or flows following blockages) would run to, avoiding risks to people and property.
- The development shall be carried out in strict accordance with the approved details.

Reason:

To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

6. No part of the development shall be occupied unless and until a verification report, demonstrating that the sustainable urban drainage system has been constructed in accordance with the approved scheme, has been submitted to and approved in writing by the local planning authority. The validation report should be prepared by a suitably qualified drainage engineer.

Reason:

To ensure that the development is served by an adequate and approved means of drainage which would not increase flood risk on or off site and is suitably maintained throughout its lifetime to comply with Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005, Policy CS10 of the Reigate and Banstead Core Strategy 2014 and the requirements of non-statutory technical standards.

7. No development shall commence until a Construction Transport Management Plan, to include details of:
 - (a) parking and turning for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including any measures for traffic management)
 - (e) provision of boundary hoarding behind any visibility zones
 - (f) HGV deliveries and hours of operation
 - (g) measures to prevent the deposit of materials on the highway
 - (h) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused 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:

In order to meet the objectives of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

8. No development, including demolition or site clearance, shall take place until bat surveys have been carried out and the findings of the surveys and any resultant

Agenda Item 11

Planning Committee
17 April 2019

Agenda Item: 11
18/02583/F

recommendations for mitigation or other actions have been submitted to and approved in writing by the local planning authority. The development shall subsequently be carried out in strict accordance with the approved details and programme for the implementation of any agreed mitigation or other measures.

Reason:

In order to preserve and enhance the wildlife and habitat interest on the site and ensure species present on the site are afforded appropriate protection during construction works with regard to Reigate and Banstead Borough Local Plan 2005 policy Pc2G.

9. No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees (the tree protection plan) and the appropriate working methods (the arboricultural method statement) in accordance with paragraphs 5.5 and 6.1 of British Standard BS 5837: Trees in relation to design, demolition and construction - Recommendations (or in an equivalent British Standard if replaced) have been submitted to and approved in writing by the local planning authority. The method statement shall include a pre-commencement meeting, supervisory and monitoring regime with an agreed reporting process to the local planning authority as works progress. The scheme for the protection of the retained trees shall be carried out as approved.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars.

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

10. No development shall take place until a scheme for hard and soft landscaping has been submitted to and approved in writing by the local planning authority. The scheme shall include details of existing trees and landscape features to be retained, replacement tree planting, planting plans and 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); details of hard surfacing materials, garden furniture and structures, lighting equipment and an implementation and management programme

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, within the first planting season following completion of the development or in accordance with a programme approved in writing by the local planning authority.

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or diseased within five years of planting shall be replaced within the next planting season by trees or 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

Agenda Item 11

Planning Committee
17 April 2019

Agenda Item: 11
18/02583/F

policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

11. The development shall be carried out in accordance with the recommendations for mitigation, construction practice and ecological enhancement set out in section 8 of the Extended Phase 1 Habitat Survey by Innovation Group Environmental Services (report reference E1107161346 dated 15 August 2016).

Reason:

In order to preserve and enhance the wildlife and habitat interest on the site and ensure species present on the site are afforded appropriate protection during construction works with regard to Reigate and Banstead Borough Local Plan 2005 policy Pc2G.

12. No part of the development shall be occupied unless and until an acoustic screen, meeting the specification set out in paragraph 5.14 of the Noise Impact Assessment (24 Acoustics dated 28th March 2017), has been installed along the boundaries with Green Eaves and 264 Outwood Lane as specified on Figure 3 of the above report. The acoustic screen shall thereafter be retained and maintained for the life of the development.

Reason:

To safeguard the amenity of adjoining residential occupiers with regard to policies Ho9 and Ho13 of the Reigate and Banstead Borough Local Plan 2005.

13. The development hereby approved shall not be first occupied unless and until the proposed vehicular access to Outwood Lane has been constructed and provided with visibility zones in accordance with the approved plans (drawing no. 047.0060.012 Rev B) and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in order to meet the objectives of the NPPF (2018), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

14. The development hereby approved shall not be first occupied unless and until the existing accesses from the site to Outwood Lane have been permanently closed and any kerbs, verge, footway, fully reinstated.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in order to meet the objectives of the NPPF (2018), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

15. The development hereby approved shall not be first occupied unless and until the proposed extended footway, and the proposed pedestrian crossing facility comprising a central refuge island, dropped kerbs, tactile paving, and associated road markings and carriageway widening, on Outwood Lane, have been constructed and implemented in general accordance with the approved plans (drawing no. 047.0060.011 Rev C).

Reason:

Agenda Item 11

Planning Committee
17 April 2019

Agenda Item: 11
18/02583/F

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in order to meet the objectives of the NPPF (2018), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

16. 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 be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking / turning areas shall be retained and maintained for their designated purposes.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in order to meet the objectives of the NPPF (2018), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

17. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with the approved plans / documents for:
- (a) The secure parking of bicycles / mobility scooters within the development site
 - (b) Information to be provided to residents / staff / visitors regarding the availability of and whereabouts of local public transport services, shops and facilities and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In recognition of Section 4 “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 and Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

18. No plant or machinery, including fume extraction, ventilation and air conditioning required by reason of granting this permission, shall be installed within or on the building without the prior written approval of the local planning authority. Any approved plant or machinery shall be installed and thereafter maintained in accordance with the approved details and any manufacturer’s recommendations.

Reason:

To ensure that a satisfactory external appearance is achieved of the development and to safeguard the amenities of neighbouring occupiers with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

19. The occupation (excluding any on-site staff) of the residential dwellings hereby approved shall at all times be restricted to persons 60 years old and above, with the exception of persons of a minimum of 55 years old who are a spouse or partner of an occupant 60 years old or above.

Reason:

To ensure the development caters for those requiring sheltered/retirement housing in order to maintain an appropriate choice of housing with regard to Policy CS14 of the Reigate and Banstead Core Strategy 2014.

20. 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

Agenda Item 11

Planning Committee
17 April 2019

Agenda Item: 11
18/02583/F

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 to meet the objectives of the NPPF (2012), and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005).

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. Your attention is drawn to the fact that this permission is subject to a legal agreement the provisions of which should be complied with in full. A payment of infrastructure contributions is required and there is a requirement to notify the Council in advance of commencement of development. Payment of **£80,000** then becomes due.

On commencement of development, notice should be sent to the Planning Authority in writing or email to planning.applications@reigate-banstead.gov.uk advising that works have started. The sum described above is payable within a period of 28 days from commencement of development.

The development, once started, will be monitored by my enforcement staff to ensure compliance with the legal agreement and the conditions. Failure to pay the agreed infrastructure contribution will result in legal action being taken against the developer and/or owner of the land for default of the relevant agreement.

4. 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.
5. 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

Agenda Item 11

Planning Committee
17 April 2019

Agenda Item: 11
18/02583/F

- 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.

6. 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.

REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies Pc4, Ho9, Ho13, Ho14, Ho16, Ho20, Mo4, Mo5, Mo6 and Mo7 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.

Planning Committee
17 April 2019



Appeal Decision

Hearing Held on 22 August 2018

Site visit made on 22 August 2018

by Paul Singleton BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 27 September 2018

Appeal Ref: APP/L3625/W/17/3182379

Cornerways, Smugglers, Mountfield & 266 Chipstead Way, Outwood Lane, Chipstead, CR5 3NH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by McCarthy & Stone Retirement Lifestyles Ltd against the decision of Reigate & Banstead Borough Council.
 - The application Ref 17/00870/F, dated 11 April 2017, was refused by notice dated 18 July 2017.
 - The development proposed is demolition of existing buildings and redevelopment to form 25 retirement living apartments for older persons including communal facilities and associated parking, landscaping and new access.
-

Decision

1. The appeal is allowed and planning permission is granted for demolition of existing buildings and redevelopment to form 25 retirement living apartments for older persons including communal facilities and associated parking, landscaping and new access at Cornerways, Smugglers, Mountfield & 266 Chipstead Way, Outwood Lane, Chipstead, CR5 3NH in accordance with the terms of the application, Ref 17/00870/F, dated 11 April 2017 subject to the conditions set out in attached schedule and the obligations included in the Unilateral Undertaking dated 22 August 2018.

Procedural Matters

2. A signed Statement of Common Ground between the appellant and the Council was submitted at the hearing. I have had regard to this in my consideration of the appeal.
3. The third reason for refusal asserted that the proposal fails to make adequate provision for affordable housing in accordance with Policy CS15 of the Reigate and Banstead Borough Local Plan 2005 (LP). Subsequent negotiations have resulted in an agreed financial contribution for the provision of affordable housing elsewhere in the Borough. A signed Unilateral Undertaking (UU), prepared under Section 106 of the Town & Country Planning Act 1990, which would secure the payment of the agreed sum, was submitted at the hearing. The Council has confirmed that the planning obligations within the UU satisfactorily address the concerns set out in the third reason.

Agenda Item 11

Appeal Decision APP/L3625/W/17/3182379

4. On 24 July 2018 the Government published a revised version of the National Planning Policy Framework (Framework) which has replaced and superseded that issued in 2012. As the appeal statements were prepared before that date the main parties were given the opportunity to submit written comments on what bearing, if any, the revised Framework has on the issues before me. I have had regard to the comments received.

Main Issues

5. In light of the resolution of Reason 3 the main issues are (a) the effect on the character and appearance of the site and the surrounding area focused on Outwood Lane and Chipstead Way, and (b) the effect on the living conditions of occupiers of the adjacent properties at Green Eaves and number 264 Chipstead Way with regard to noise and disturbance.

Reasons

Character and appearance

6. The existing dwellings on the appeal site are of no particular architectural merit, either individually or as a group, and neither the buildings nor the site is subject to any heritage or townscape designations. There is no objection in principle to the site's redevelopment for retirement apartments.
7. Detached properties are the predominant housing type in the area focused on the junction of Outwood Lane and Chipstead Way. However, Figure 3 in Townscape Solutions' statement shows that there is considerable variety in terms of plot and building size, plot and building width, plot coverage and spacing between buildings. The historic pattern of dwellings fronting onto through roads has been eroded by more recent developments at Water Mead, 267-275 Chipstead Way, Outwood Grange and Cedar View. The replacement of the four existing houses with a single building would not be out of place in that varied context subject to an appropriate quality of design. The design strategy seeks to break up the scale and massing of the building by creating an appearance of 3 linked 'houses' on Chipstead Way and 2 linked 'houses' on Outwood Lane.
8. On its eastern side, Outwood Lane has an unbroken frontage of mainly detached houses with most of these following clearly established building lines. On the western side there is no appreciable building line to the north of Chipstead Way where the Water Mead houses back onto Outwood Lane and are hidden by dense, roadside vegetation. For this reason the proposal would be read mainly in the context of the existing development on Outwood Lane to the south west of the appeal site. Here the building line varies to a considerable degree and more recent developments have departed from any sense of a common building line.
9. Although it would project forwards of 2 of the 3 existing properties on the site the front corner of the new building would be in much the same position as Cornerways. In overall terms, it would be closer to Outwood Lane but the stepped profile of the front elevation would reflect the staggered nature of the building line of the properties to the south west. Given that existing variation no harm in visual amenity terms would be caused by the proposed building projecting forwards of these existing buildings. Indeed, bringing

these main elements forward within the site would better define the position of the road junction in townscape terms.

10. On Chipstead Way, the proposal would follow the building line established by No. 226 and the side wall to Cornerways but would present a longer and more interesting elevation to the road. This would be broken up by a significant setback between 'houses' 4 and 5, with the building stepping forward close to the junction. The dual aspect of house 3 and front elevation of house 4 together would provide a much improved elevation than is currently presented by the largely featureless gable of Cornerways, the side wall to its garage and mediocre timber fencing to its garden boundary.
11. At present, when approaching on Outwood Lane from either direction, the junction is not clearly seen until one gets very close to it. From the north east, it is heavily screened by vegetation to the front of Water Mead and, from the south west, the current set back of the properties on the appeal site means that the junction lacks definition. By bringing elements of the new building closer to Outwood Lane and presenting active elevations to both frontages the proposal would successfully 'turn the corner' on this corner site. It would bring significant townscape benefits in terms of marking the corner site and defining the location of the junction. I agree with the appellant that such an approach reflects good design practice.
12. The maximum depth of the building would be 19 metres (m). However, its depth would vary with the stepped profile of the main elevations and it would not read as a large block of uniform depth. Overall it would be deeper than the average depths of neighbouring properties but this would not be appreciable in public views. Importantly, the Chipstead Way elevation would not be a 'side return' in the manner that the side elevation of Cornerways currently is. Instead, as shown in the Visually Verified Montage (VVM) 2 (at CD D2/7), this would be an active elevation of almost equal status and interest to that to Outwood Lane. There are no other public viewpoints from which the relatively greater depth of the building would be apparent.
13. Given the size of building needed to provide the envisaged accommodation it is necessary that that its scale and massing be broken up to reduce its visual impact. Recesses in the front elevations would create the appearance of 5 separate houses and Townscape Solutions' Figure 6 shows that the front elevations to the main elements would reflect the rhythm and spacing of nearby houses in Outwood Lane and Chipstead Way.
14. The Council questions whether the set back of the recesses would be sufficient to achieve their intended objective but it is important to note that there are very few positions from which the whole of these elevations could be seen in 'flat view'. For the most part, they would be seen in an angled view as one moves along Outwood Lane or Chipstead Way and the recesses would be read in combination with the proposed variations in ridge line and roof profile and the different materials used in the construction of the main components and link elements.
15. I consider that VVM1 and 2 (CD2/5 & 2/7) provide a realistic view of how the building would appear when moving along Outwood Lane. These show that it would read as 3 linked houses rather than one long, continuous elevation. The adjacent properties immediately to the south west are detached but stand close together with the spaces in between in most cases filled at

Agenda Item 11

Appeal Decision APP/L3625/W/17/3182379

ground floor level by side extensions, garages or other structures. On the opposite side of the road, the 2 storey houses occupy most of the width of their plots with only very narrow spaces between them. The recessed link blocks in the appeal scheme would be of two rather than single storey height but the extent of setback proposed would ensure that the proposal fits within the overall rhythm and spacing of properties in the street scene on Outwood Lane. This would also be the case in respect of those elements facing Chipstead Way.

16. The proposal is not identical to that in the Twyford appeal¹ but raises similar design considerations. It would be apparent, when viewed from directly opposite on Outwood Lane, that the various components of the current appeal proposal form part of a single larger building. However, the positions from which such a view would be available would be few and far between.
17. When considered as part of the wider street scene, the design strategy would successfully break up the building's mass, giving it a domestic scale and rhythm that fits comfortably within the character of the street. On Chipstead Way, the staggered line of and varied materials within the elevation, in combination with the stepped profile of the ground floor slab and ridge line to accommodate the fall in site level, would successfully produce the appearance of 3 main components with subservient links.
18. Existing boundary treatments to properties fronting Outwood Lane vary considerably. The hedging and trees to the rear of Water Mead give this section of the road a natural edge but along the section from Chipstead Way to Lower Park Road these treatments are much more varied, with repeated changes in their form and quality. Immediately to the south west of the site these mainly comprise low boundary walls or fences with hedges or other vegetation above. This more suburban appearance is repeated in the group of dwellings to the south west of Cedar View which, although set back, are clearly visible from the road and footpath.
19. The hedge, railings, gate piers, access gates and driveway to Outwood Grange provide a marked contrast to those treatments. The scale and height of the apartment building are readily appreciable from the road and its garage block is prominent in view. That formal hedge treatment is repeated to the front of Cedar View although the new buildings are screened from public view by mature trees in the original front garden. On the eastern side of Outwood Lane the predominant use of low walls, fences and clipped hedges to front boundaries reinforces the strong suburban character of this long run of properties. The residential frontages to Chipstead Way mostly have a similar form and appearance.
20. In that context the existing vegetation to the Outwood Lane frontage of the appeal site is neither representative of the road corridor as a whole nor of significant visual amenity value. The two oak trees make a positive contribution to the street scene but T14 has a relatively uneven shape and spread. The rest of the frontage is dominated by tall conifer planting and poor quality hedges and shrubs. Although the houses are set back, gaps in the boundary vegetation permit views of generally poorly maintained front gardens and the extensive area of parking to the front of Smugglers. As

¹ APP/X0360/W/17/3170553

previously noted, Cornerways presents a very poor elevation and boundary treatment to Chipstead Way.

21. The landscaping zone in the appeal scheme would not be as deep as the front gardens to the existing properties but most of the area within those gardens comprises hardstanding for parking and vehicle circulation. A much smaller area would be given over to this use in the appeal proposal. The remaining landscaped areas would be of high quality and would use native hedge and tree varieties in place of the conifers that currently dominate the site frontage.
22. The proposed landscaping would present a more attractive edge to both road frontages and long term management and maintenance would ensure that this is maintained as a high quality boundary treatment. As the formal layout and design of frontage landscaping would reflect that at Outwood Grange and Cedar View this would not be out of place in the site's context. The loss of one of the oak trees is regrettable but is necessary to provide adequate visibility at the access junction. The landscaping proposals would provide adequate compensation for this loss.
23. Accordingly, I find that the scale and design of the proposal would be appropriate in the context of surrounding development and frontage treatments. The building would have adequate circulation and amenity space around it and would not, in my view, appear cramped or represent an overdevelopment of the site.
24. Rather than causing harm to the character and appearance of the local area it would have a beneficial effect in townscape terms by more clearly marking an important corner site and providing better definition to the road junction and the approaches to it. The proposal, therefore, complies with LP Policy Ho 9 which seeks to maintain and enhance the natural built environment through high standards of design and layout.
25. LP Policy Ho 13 states that proposals should 'conform' to the pattern of development in the surrounding area. The proposal is consistent with the policy in other respects but not with this stipulation. However, this is a particularly restrictive requirement which is not consistent with national policy, at paragraph 127 of the Framework, that planning decisions should ensure that developments are sympathetic to local character whilst not discouraging innovation or change. Only limited weight can, therefore, be given to the conflict with that part of Ho 13. In light of its compliance with Policy Ho 9 the proposal also complies with and derives support from Policy Ho 20 which encourages the development of new dwellings for the elderly in urban areas subject to their suitable location and design.
26. Policy CS 4 of the Reigate and Banstead Core Strategy 2015 (Core Strategy) applies to historic and valued townscapes. The area within which the site lies has no heritage or other townscape or landscape designation and, as no definition of 'valued townscapes' is given in the Core Strategy, it is a matter of judgment as to whether the policy applies. The surrounding residential area displays considerable variety in terms of plot and building sizes and in the style and design of the houses. It is also an area where modern developments of quite varied form and layout are interspersed between blocks of more traditional housing.

27. Paragraph 5.4.2 of the Core Strategy identifies the presence of a unique character and a strong sense of place as being likely key features of valued townscapes. Given the varied character of the surrounding area I do not consider that the locality can be described as displaying either of these attributes and, for this reason, conclude that CS 4 is not applicable to the appeal proposal. However, even if I am wrong in that judgement, the beneficial effect which the proposal would have on the character and appearance of the area would, in any event, ensure compliance with the policy and its underlying objectives.

Living conditions

28. The proposed parking area and access road would result in the movement of vehicles in close proximity to the rear gardens of the properties at Green Eaves and No. 264 Chipstead Way where no such activity currently occurs. The potential effects on the occupiers of those properties in terms of noise disturbance have been assessed in the Noise Impact Assessment (NIA) undertaken by 24 Acoustics.
29. Mr Gosling confirmed at the Hearing that the NIA had considered potential effects on both of the adjacent properties, using daytime and evening calculations to predict the effect in the gardens and night-time calculations to predict the effect at the nearest habitable windows. He also confirmed that it had taken into account maximum noise events from the closing of car doors and the effect of the inclined nature of the access route from the front of the site to the car park.
30. The appellant's reference to the appeal decision in Biggin Hill² was questioned by an objector who pointed to key differences in the context of the two proposals. However, Dr Burns' predictions of likely vehicle movements into and out of the site are based on surveys of 6 other existing developments of a similar type. The trip generation figures resulting from these surveys are very close to those from the McCarthy and Stone developments included in the national TRICS database. These do, therefore, provide a realistic assessment of the scale and frequency of the likely vehicle movements.
31. As the NIA adopts the "worst case" trip generation figures from Dr Burns' Table 2 it represents a robust assessment of the potential for noise disturbance from cars coming into and leaving the car park. Indeed, it goes further by including some movements between the hours of 19.00-23.00 and 23.00-07.00 even though minimal movements after 19.00 hours are expected given the specialised nature of the proposed accommodation.
32. 24 Acoustics have recommended the installation of an acoustic fence along the boundaries of the access road and car park with Green Eaves and No. 264 as shown on the proposed site layout. This fence would be 1.8m in height but would be sited above the retaining wall to edge of the car park, and would have a greater height relative to the ground level within the car park and part of the access road. The NIA shows that, with this fence in place, noise levels from the access and car park would be significantly lower than the prevailing ambient noise levels and that the resultant increase in ambient noise would be negligible.

² APP/G5180/W/15/3140733

33. The Council does not question the methodology used in the NIA or its findings but argues that it underestimates the noise likely to be generated by vehicle movements and associated activity. No technical assessment has, however, been submitted to substantiate those concerns. For the reasons set out above I consider that the NIA provides a fair and robust assessment of the potential noise effects resulting from the comings and goings of vehicles and the use of the car park.
34. I acknowledge that the occupiers of the two properties concerned fear the effects of what will be a significant change in the use of the appeal site. However, the technical evidence in the NIA and presented at the Hearing leads me to conclude that the proposal would not give rise to material harm to their living conditions either when they are inside their homes or using their rear gardens. Accordingly, I find that the proposal complies with the requirement in LP Policies Ho 9 and Ho 13, that new residential development should not seriously or unreasonably affect the amenities of adjoining properties, and that within Policy Ho 20 that it should not detract from the amenities of the surrounding area.

Other Matters

35. There are no ground floor windows in the side of Green Eaves and the boundary treatments would be of adequate height to prevent headlights of cars using the access road from shining directly into the garden either of that property or of No. 264. Given the nature of the development, minimal vehicle movements are likely after 19.00 hours and the risk of light spill from car headlights into the night sky would be very small.
36. The likely trip generation and proposed access arrangements have been assessed by the Local Highway Authority. It concluded that these would provide for safe and satisfactory access for users of the site and would not have an unacceptable effect on highway safety or the operation of the local highway network. My observations on my site visit support those conclusions and I have no technical evidence that contradicts them.
37. Dr Burns' evidence is that a significant proportion of residents give up their cars on moving into retirement living accommodation and that ownership and use of private cars amongst residents of such accommodation is relatively low. I accept that evidence. Given the site's accessibility to public transport services and local facilities I see no reason why this pattern of low car ownership and use should not be repeated in respect of this proposal. The level of car parking proposed is based on a robust assessment of parking demand at similar facilities and the appellant's experience of managing such developments. In these circumstances, and given the appellant's intention to allocate parking spaces as and when apartments are sold, there would be limited risk of overspill parking on nearby roads.
38. The evidence on the local need for specialised accommodation for older people is not disputed by the Council. The total level of such demand equates to about 25% of the total planned housing supply in the Borough over the Core Strategy plan period and represents a substantial level of need. In that context a contribution of 25 high quality apartments to help meet this need would be a social benefit of considerable weight.

Agenda Item 11

Appeal Decision APP/L3625/W/17/3182379

39. The proposal would also bring social benefit through its potential to free up larger family homes and the contribution this would make towards meeting local housing needs. It would also bring economic benefit through investment and employment in the construction of the development, the employment of 1 or 2 staff to manage the facility, and the potential for future residents to support local shops through expenditure on goods and services. As some residents might be expected to relocate from homes in the local area not all of this expenditure would be new. However, taken together, these economic benefits attract significant weight.

Planning Obligations

40. Paragraph 56 of the Framework and Regulation 122 of the Community Infrastructure Levy Regulations 2010 state that planning obligations should only be sought where they meet all of the following tests:
- (a) Necessary to make the development acceptable in planning terms;
 - (b) Directly related to the development; and
 - (c) Fairly and reasonably related in scale and kind to the development.
41. The UU requires the payment of £71,000 to the Council as an affordable housing contribution in lieu of the provision of affordable housing on the site. This obligation is directly related to the development and is necessary to render the proposal compliant with Core Strategy Policy CS 15 which requires residential proposals of this scale to make provision for affordable housing. The level of contribution has been agreed between the parties having regard to the overall viability of the proposal and is reasonably related in scale and kind to the development proposed. The planning obligations meet the relevant test and can, accordingly, be afforded significant weight.

Planning Conditions

42. I have had regard to the draft conditions discussed at the Hearing.
43. Permission is granted in accordance with the terms of the application but, in the interests of certainty, a condition is needed to tie the permission to the approved plans. To ensure development of an appropriate quality that does not impinge on the privacy of neighbouring residents, a condition is needed to require approval of the proposed ground and floor slab levels. As no details were submitted with the application, conditions are needed to require the approval and implementation of a detailed scheme for surface water drainage. These are necessary to ensure satisfactory drainage and avoid the risk of flooding elsewhere.
44. To minimise disruption to highway users during construction I have attached a condition requiring approval of a Construction Transport Management Plan before development is commenced. Surveys are needed before the start of development for evidence of bats and to identify any mitigation required to avoid harm to bats. A condition has been attached to require these actions. A condition is also needed so that measures are put in place to protect trees to be retained in the scheme during construction to avoid loss or damage to these features.

Agenda Item 11

Appeal Decision APP/L3625/W/17/3182379

45. I have attached conditions that require the approval and implementation of a detailed landscaping scheme and the replacement of plants that die or are lost and that require approval of all external facing and roof materials. These are needed to ensure a good quality of development. To preserve and enhance the wildlife value of the site a condition is needed to require that development be carried out in accordance with the recommendations in the Phase 1 habitat survey.
46. To safeguard the amenity of the adjacent occupiers the acoustic fence is needed before the building is brought into use and a condition has been attached accordingly. In the interests of highway safety and the safe operation of the development, conditions are also needed requiring the completion of the site access and visibility splays, reinstatement of pavement and kerbs at the existing accesses points, the extended footway and pedestrian crossing facility, and the provision of parking and turning areas within the site and parking for cycles and mobility scooters. To safeguard the amenity of nearby residents a condition is needed to provide appropriate control over the installation of plant and machinery.
47. Finally, a condition restricting occupation of the apartments to persons over 60 is needed to ensure that the development caters for those requiring such specialist accommodation and to comply with Core Strategy Policy CS 14.

Conclusions

48. I find that the proposal complies with LP Policies Ho 9 and Ho 20 and with Core Strategy Policy CS 15 in relation to the provision of affordable housing. I have not identified any conflict with Policy CS 4 but do not consider this to be directly applicable to the proposal. The proposal would not 'conform' to the pattern of development in the area but very limited weight can be given to that conflict with LP Policy Ho 13 because of the policy's inconsistency with the Framework and I find that the proposal complies with the development plan as a whole. The proposal would have considerable benefit in helping to meet the local need for specialist housing of this type and would bring other social and economic benefits of significant weight.
49. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications and appeals should be determined in accordance with the development plan unless material considerations indicate otherwise. There are no material considerations which outweigh the benefits of the scheme or justify a decision contrary to the provisions of the development plan. The appeal should, therefore, be allowed.

Paul Singleton

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Rupert Warren QC instructed by The Planning Bureau Ltd

Matthew Shellum BA(Hons) DipTP MRTPI - The Planning Bureau Ltd

Kenny Brown BSc (Hons) MA – Townscape Solutions Ltd

Steve Gosling – 24 Acoustics Ltd

Dr Allan Burns BSc (Hons) MSc PhD CEng MCIHT

FOR THE LOCAL PLANNING AUTHORITY:

Hollie Marshall BA (Hons) PGDip MRTPI – Senior Planning Officer

INTERESTED PERSONS:

Bryan Cole

Tina Nye

Roy and Maureen Knowles

Gillian Nicholson

Leslie Robinson

Anna Morley

Steve Martin

Sarah Kerridge

John Powdrell

Terry Townsend

DOCUMENTS SUBMITTED AT THE HEARING

Signed Statement of Common Ground

Signed Unilateral Undertaking

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans:
 - SE-2389-03-AC-01 Site Location Plan
 - SE-2389-03-AC-02 Proposed Site Layout
 - SE-2389-03-AC-03 Proposed Lower Ground Floor Plan
 - SE-2389-03-AC-04 Proposed Upper Ground Floor Plan
 - SE-2389-03-AC-05 Proposed First Floor Plan
 - SE-2389-03-AC-06 Proposed SE and NE Elevations
 - SE-2389-03-AC-07 Proposed End Elevations A-A & B-B
 - SE-2389-03-AC-08 Proposed Section/ Elevations C-C & D-D
 - SE-2389-03-AC-09 Proposed Site Sections
 - Rev D Proposed Pedestrian Refuge Island
 - Rev B Site Access and Pedestrian Crossing Visibility Splays
 - 047.0060.013 Rev A Car Park Tracking
- 3) No development shall take place until details of existing and proposed ground levels and proposed ground floor levels of the buildings have been submitted to and approved in writing by the local planning authority. The development shall be carried out in strict accordance with the approved levels.
- 4) No development shall take place until a detailed scheme for surface water drainage has been submitted to and approved in writing by the local planning authority. The detailed scheme shall include:
 - a) A design that satisfies the SuDS hierarchy and follows the principles set out in the approved drainage strategy (Outline Foul & Surface Water Drainage Strategy by WSP dated April 2017 Rev 001);
 - b) Detailed drawings showing drainage layout, long or cross sections of each drainage element, pipe sizes and invert and cover levels;
 - c) Appropriate calculations to the elements above showing how national SuDS standards have been met (if different from the approved strategy);
 - d) Details of outline construction phasing and how surface water and any associated pollution risk will be dealt with during the construction of the development, and details of how any on site drainage systems will be protected and maintained;
 - e) Details of who will maintain the drainage elements and their associated maintenance regimes;
 - f) Details of where any exceedance flows (i.e. rainfall greater than design or flows following blockages) would run to, avoiding risks to people and property.

Agenda Item 11

The development shall be carried out in strict accordance with the approved details.

- 5) No part of the development shall be occupied unless and until a verification report, demonstrating that the sustainable urban drainage system has been constructed in accordance with the approved scheme, has been submitted to and approved in writing by the local planning authority. The validation report should be prepared by a suitably qualified drainage engineer.
- 6) No development shall take place until a Construction Transport Management Plan (CTMP) has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of:
 - (a) parking and turning for vehicles of site personnel, operatives and visitors;
 - (b) loading, unloading and storage of plant and materials;
 - (c) programme of works (including any measures for traffic management);
 - (d) provision of boundary hoarding behind any visibility zones;
 - (e) measures to prevent deposit of materials on the highway;

The approved CTMP shall at all times be adhered to throughout the construction of the development.

- 7) No development, including demolition or site clearance, shall take place until bat surveys, as recommended in the Extended Phase 1 Habitat Survey dated 15 August 2016, have been carried out and the findings of the surveys and any resultant recommendations for mitigation or other actions have been submitted to and approved in writing by the local planning authority. The development shall subsequently be carried out in strict accordance with the approved details and programme for the implementation of any agreed mitigation or other measures.
- 8) No site clearance, preparatory work or development shall take place until a scheme for the protection of the retained trees (the tree protection plan) and the appropriate working methods (the arboricultural method statement) in accordance with paragraphs 5.5 and 6.1 of British Standard BS 5837: Trees in relation to design, demolition and construction - Recommendations (or in an equivalent British Standard if replaced) have been submitted to and approved in writing by the local planning authority. The method statement shall include a pre-commencement meeting, supervisory and monitoring regime with an agreed reporting process to the local planning authority as works progress. The scheme for the protection of the retained trees shall be carried out as approved.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars.
- 9) No development shall take place until a scheme for hard and soft landscaping has been submitted to and approved in writing by the local planning authority. The scheme shall be prepared in general accordance with the Landscape Masterplan submitted with the appeal (CD7/4) and shall include details of existing trees and landscape features to be retained, replacement tree planting, planting plans and written

Agenda Item 11

Appeal Decision APP/L3625/W/17/3182379

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); details of hard surfacing materials, garden furniture and structures, lighting equipment and an implementation and management programme.

- 10) All hard and soft landscaping work shall be completed in full accordance with the approved scheme, within the first planting season following completion of the development or in accordance with a programme approved in writing by the local planning authority.

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or diseased within five years of planting shall be replaced within the next planting season by trees or shrubs of the same size and species.
- 11) Notwithstanding the approved plans, no development above ground floor slab level shall take place until 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. The development shall be carried out in accordance with the approved details.
- 12) The development shall be carried out in accordance with the recommendations for mitigation, construction practice and ecological enhancement set out in section 8 of the Extended Phase 1 Habitat Survey by Innovation Group Environmental Services (report reference E1107161346 dated 15 August 2016).
- 13) No part of the development shall be occupied unless and until an acoustic screen, meeting the specification set out in paragraph 5.14 of the Noise Impact Assessment (24 Acoustics dated 28th March 2017), has been installed along the boundaries with Green Eaves and 264 Outwood Lane as specified on Figure 3 of the above report. The acoustic screen shall thereafter be retained and maintained for the life of the development.
- 14) No part of the development shall be occupied unless and until the vehicular access to Outwood Lane has been completed and provided with visibility splays in accordance with the approved plans (drawing no. 047.0060.012 Rev B). The approved visibility splays shall thereafter be kept permanently clear of any obstruction over 1m high.
- 15) No part of the development shall be occupied unless and until the existing accesses from the site to Outwood Lane have been permanently closed and any kerbs, verge and/or footway have fully been reinstated.
- 16) No part of the development shall be occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and turned so that they may enter and leave the site in forward gear. The parking and turning areas shall thereafter be retained and maintained exclusively for their designated purposes.
- 17) No part of the development shall be occupied unless and until the extended footway, and the pedestrian crossing facility comprising a central refuge island, dropped kerbs, tactile paving, and associated road markings and carriageway widening, on Outwood Lane, have been constructed and implemented in general accordance with the approved plans (drawing no. 047.0060.011 Rev D).

Agenda Item 11

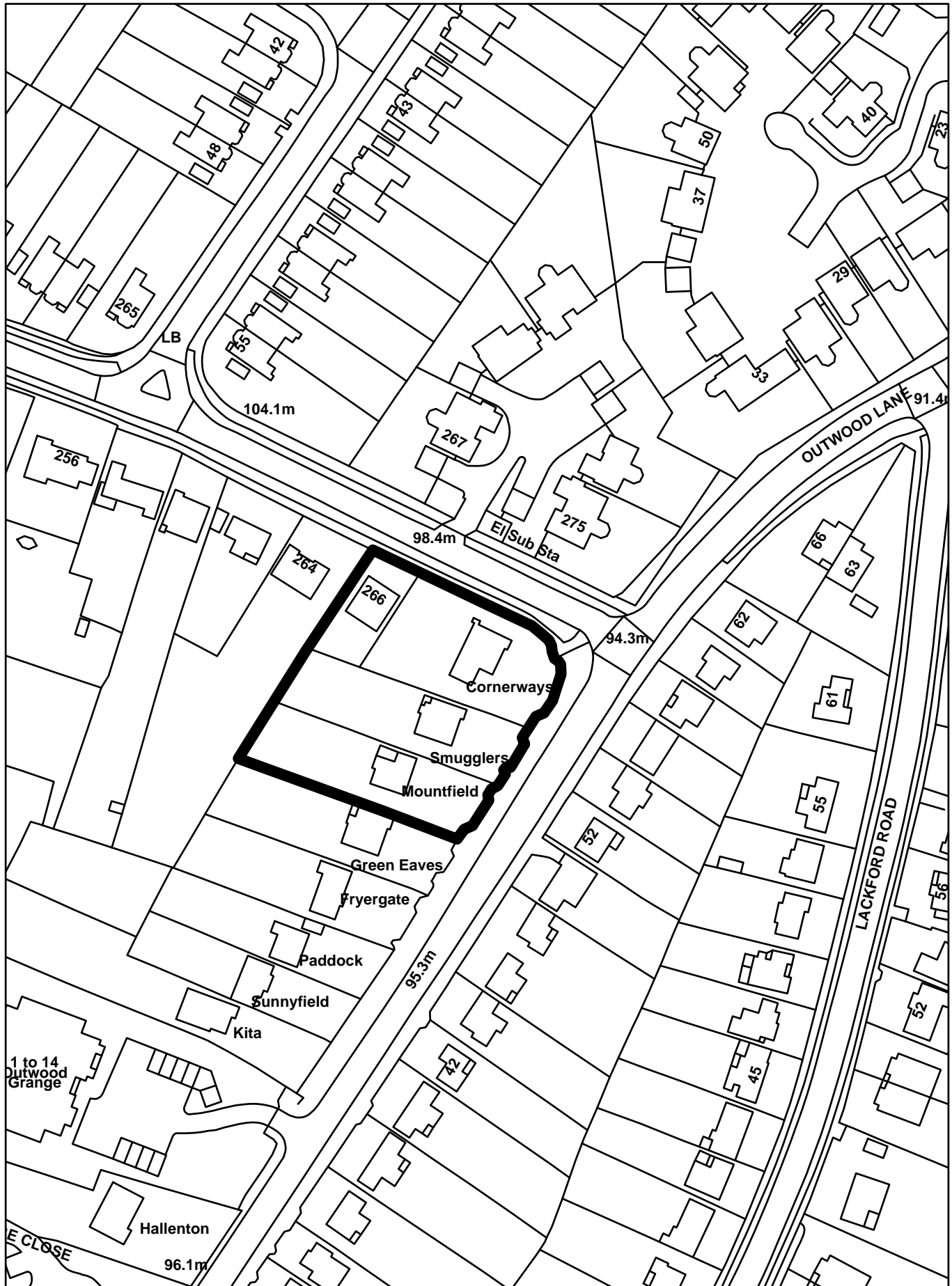
Planning Committee
17th April 2019

Agenda Item: 11
18/02583/F

- 18) No part of the development shall be occupied unless and until the following provision has been made in accordance with the approved plans:
- a) Secure parking of bicycles and mobility scooters; and
 - b) Information for residents/staff/visitors regarding the availability and location of local public transport services, shops and facilities.
- The approved cycle and mobility scooter parking facilities shall thereafter be retained and maintained exclusively for their designated purposes.
- 19) No plant or machinery, including fume extraction, ventilation and air conditioning required by reason of granting this permission, shall be installed within or on the building without the prior written approval of the local planning authority. Any approved plant or machinery shall be installed and thereafter maintained in accordance with the approved details and any manufacturer's recommendations.
- 20) The occupation (excluding any on-site staff) of the residential dwellings hereby approved shall at all times be restricted to persons 60 years old and above, with the exception of persons of a minimum of 55 years old who are a spouse or partner of an occupant 60 years old or above.

End of Schedule of Conditions

Agenda Item 11
18/02583/F - Cornerways, Smugglers, Mountfield,
Outwood Lane & 266 Chipstead Way, Chipstead





Notes:

Please report all discrepancies, errors and omissions.

Verify all dimensions on site before commencing any work on site or preparing shop drawings.

All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.

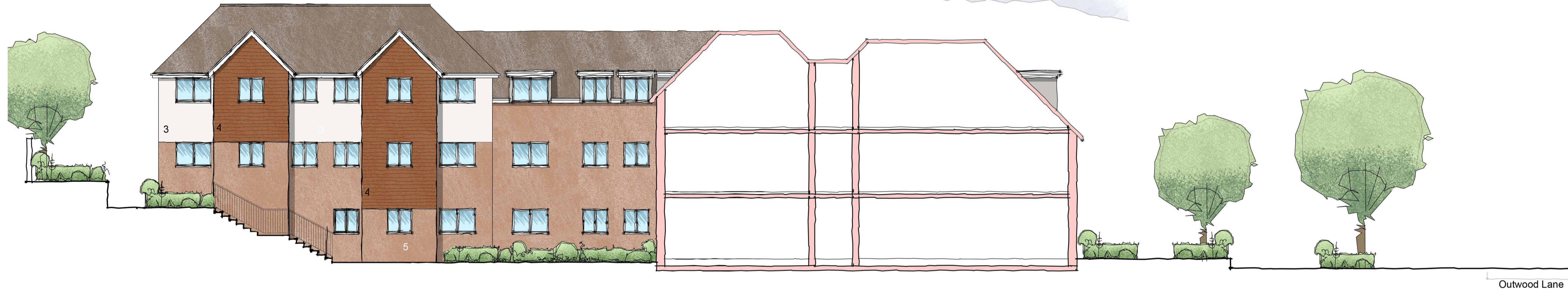
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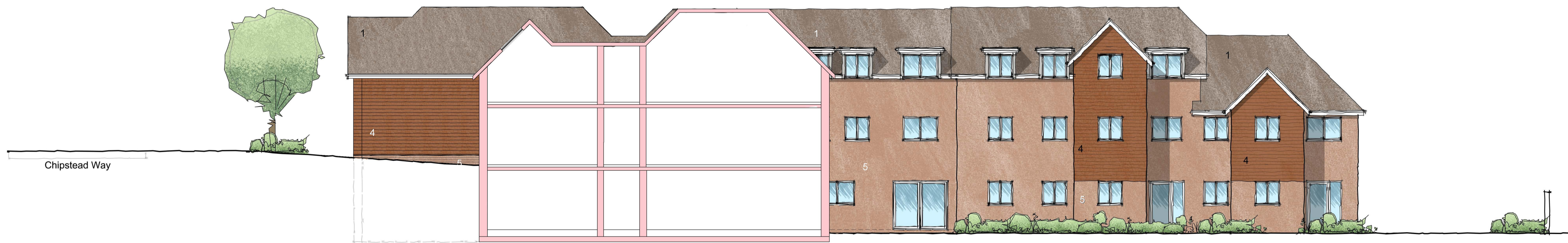
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Revisions :
 rev date revision
B 29.03.19 2 Parking spaces added.

project title McCarthy & Stone, Proposed Retirement Living, Outwood Lane, Chipstead Banstead		
drawing title Proposed Site Layout		
scale 1:200 @ A1 date November 2016	drawing number SE-2389-03-AC-02	revision B



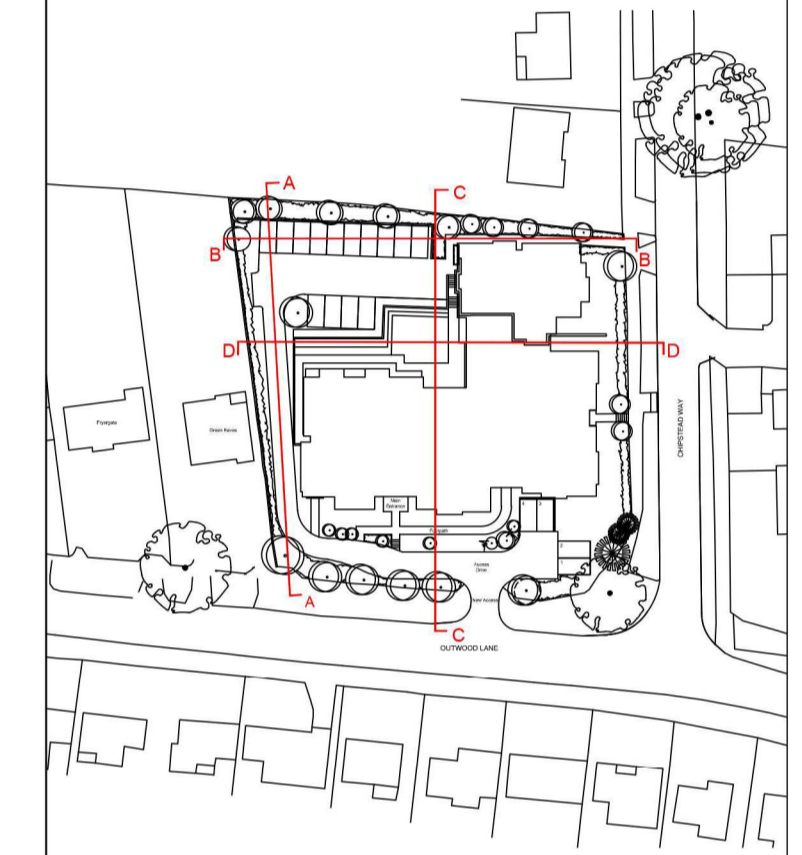
Proposed Section/Elevation C-C



Proposed Section/Elevation D-D



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Revisions :
rev date revision



Proposed Materials:

1. Plain clay tile roof
2. Slate
3. Render - white
4. Tile hanging
5. Red brickwork
6. Rainscreen Cladding
7. Curtain Walling



Church Barn, Milton Manor Farm, Ashford Road, Canterbury, Kent. CT4 7PP
t: 01227 456699 www: bdb-design.co.uk

project title
McCarthy & Stone,
Proposed Retirement Living,
Outwood Lane, Chipstead,
Banstead

drawing title Proposed Section / Elevations C-C & D-D		
scale 1:100 @ A1	drawing number SE-2389-03-AC-08	revision A
date November 2016		

Notes:

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Revisions :
rev date revision



Proposed South-East Elevation



Proposed North-East Elevation

Proposed Materials:

1. Plain clay tile roof
2. Slate
3. Render - white
4. Tile hanging
5. Red brickwork
6. Rainscreen Cladding
7. Curtain Walling



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project title
McCarthy & Stone,
Proposed Retirement Living,
Outwood Lane, Chipstead,
Banstead

drawing title
Proposed South-East & North-East
Elevations

scale 1:100 @ A1 drawing number SE-2389-03-AC-06 revision A



Planning Committee
17 April 2019

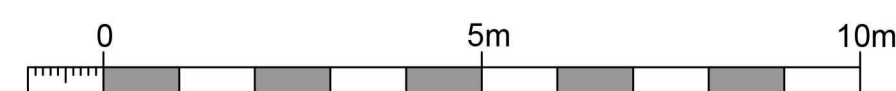


Proposed End Elevation A-A

Outwood Lane



Proposed End Elevation B-B

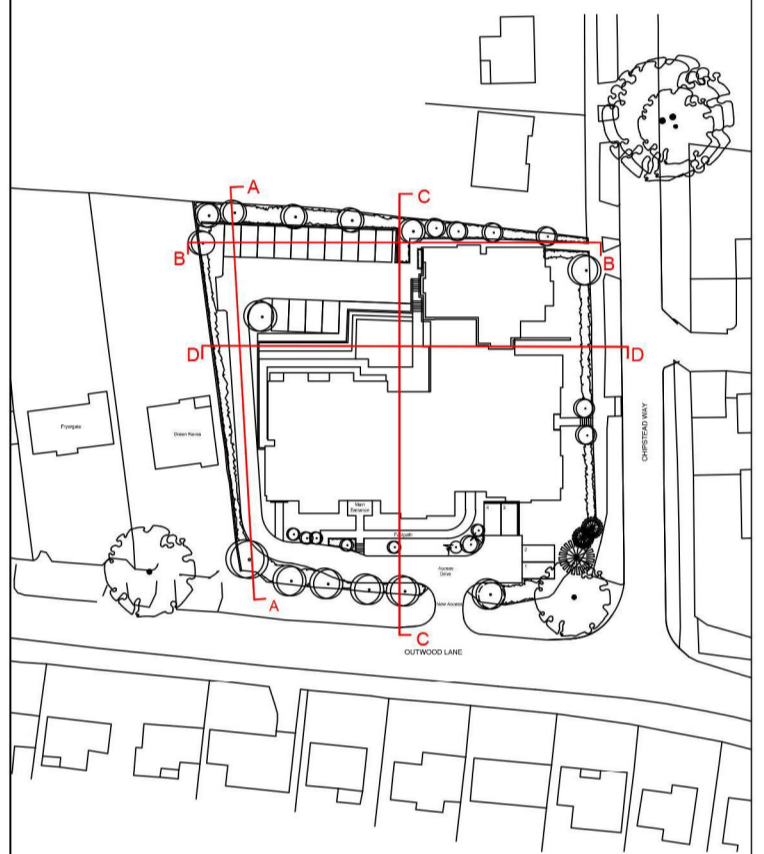


Notes:

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Revisions :

rev	date	revision



Proposed Materials:

1. Plain clay tile roof
2. Slate
3. Render - white
4. Tile hanging
5. Red brickwork
6. Rainscreen Cladding
7. Curtain Walling



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Project title:
McCarthy & Stone,
Proposed Retirement Living,
Outwood Lane, Chipstead,
Banstead

Drawing title:
Proposed End Elevations A-A & B-B

Scale: 1:100 @ A1	Drawing number: SE-2389-03-AC-07	Revision: A
Date: November 2016		

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Agenda Item 12

Planning Committee
17 April 2019

Agenda Item: 12
19/00353/RET

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	17 April 2019
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Piotr Kulik
	TELEPHONE:	01737 276611
	EMAIL:	piotr.kulik@reigate-banstead.gov.uk
AGENDA ITEM:	12	WARD: Reigate

APPLICATION NUMBER:	19/00353/RET	VALID:	19.02.2019
APPLICANT:	Respirex International Ltd	AGENT:	WS Planning & Architecture
LOCATION:	Respirex Unit E 61 Albert Road North Reigate Surrey RH2 9EL		
DESCRIPTION:	Retention of storage containers at 61 Albert Road North		
<p>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.</p>			

This application is referred to Committee as the application site is owned by the Council.

SUMMARY

This application is for the retention of 2no. storage containers at the rear of the car park serving Unit E 61 Albert Road in Reigate within the Albert Road North Industrial Estate.

Both containers are used in conjunction with the business's operations to store materials in connection with business's nature.

The smaller container is used to store flammable substances and so must be stored away from the premises. The bigger unit contains a mixture of production raw material or production output (safety boots). Some of the applicant's customers order large quantities and will only accept one delivery for that order so it can be a large number of pallets worth. The applicant has also confirmed that do not generally have enough storage space for in his main unit, whilst the whole order is assembled.

The containers in question were present on site before 2010 when the applicant took his lease. This being the case, as seems likely, the containers would be lawful through the passage of time in any case (4 years). This adds further support to the proposal which is considered acceptable in any event on its own planning merits, given the location within and character of the designated employment area.

RECOMMENDATION(S)

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

Agenda Item 12

Planning Committee
17 April 2019

Agenda Item: 12
19/00353/RET

Consultations:

Highway Authority: No objection, due to no highway requirements.

Representations:

Letters were sent to neighbouring properties on 21 February 2019. One letter has been received, where a customer made comments neither objecting to nor supporting the Planning Application

1 Site and Character Appraisal

1.1 This full application relates to part of an industrial estate, having access off Albert Road North, the whole of which is designated as an Employment Area in the Reigate and Banstead Borough Local Plan 2005.

1.2 The application site is located in a predominately urban area, to the North-West of Reigate town centre, and is adjacent to the Metropolitan Green Belt set westwards.

2 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 Improvements secured during the course of the application: No improvements have been sought as the proposal is considered acceptable in principle.

2.3 Further improvements could be secured: None proposed apart from a standard requirement to be in line with approved plans.

3 Relevant Planning and Enforcement History

3.1 No previous planning or enforcement cases.

4 Proposal and Design Approach

4.1 This application seeks retrospective planning permission for retention of 2no. existing industrial storage containers on site. They cover a footprint of approximately 2.5 metres by 12.5 metres, and 2.1 metres by 2.1 metres. The larger container is approximately 2.6 metres height and a smaller one 0.2 metre lower.

5 Policy Context

5.1 Designation
Urban Area

5.2 Reigate and Banstead Core Strategy
CS5 (Valued people and economic development)
CS10 (Sustainable development)

5.3 Reigate & Banstead Borough Local Plan 2005
Employment Em3

Agenda Item 12

Planning Committee
17 April 2019

Agenda Item: 12
19/00353/RET

Other Material Considerations

National Planning Policy Framework

Supplementary Planning Guidance

Local Distinctiveness Design Guide

Other

Human Rights Act 1998

6 Assessment

6.1 The application site is situated within the urban area where there is a presumption in favour of sustainable development.

6.2 The main issues to consider are:

- Impact on local character
- Neighbour amenity
- Highway Matters
- Impact on Green Belt

Impact on local character

6.3 The Council's Local Distinctiveness Design Guide identifies the locality as an area of Victorian/Edwardian development. However, the existing industrial estate served by Albert Road North is by its nature completely different in terms of the layout, design, scale and massing of the buildings. It is in the context of this industrial character, and the topography of the site, that the application needs to be assessed.

6.4 Policy Em3 of the Local Plan sets out design criteria for new commercial development, calling for best use of the physical characteristics of the site including retention of trees and a high and standard of design respectful of its surroundings in a comprehensive layout. The existing storage containers are functional in design and appearance, similar to many other modern commercial premises. The site is screened from public view points, and the containers itself do not form an alienated feature within immediate setting. The development is considered to meet the design criteria of policy Em3.

6.5 Overall, the proposal is considered acceptable in terms of its design and character impact and accords with policy Em3 of the Borough Local Plan 2005, Core Strategy policies CS5 and CS10, and the Council's SPG.

Neighbour Amenity

6.6 Due to the nature of the existing Industrial Estate and sitting of the containers, the proposed scheme would not adversely affect the amenity of neighbouring properties, and complies with policy Em3.

Highway Matters

6.7 The County Highway Authority has been consulted and did not raise any objections. It is considered that the application would not have a material impact on the safety and operation of the adjoining public highway.

Agenda Item 12

Planning Committee
17 April 2019

Agenda Item: 12
19/00353/RET

Impact on Green Belt

- 6.8 Metropolitan Green Belt lies immediately to the west of the site. The existing containers are within the urban area, do not involve encroachment upon the Green Belt and are screened by existing vegetation and banks. The containers are set well away from the boundary with the Green Belt and do not cause harm to the Green Belt's openness, and thereby achieve the appropriate transition to the countryside beyond, a criterion of policy Em3.

CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Type	Reference	Version	Date Received
Location Plan	J003211-DD01		20.02.2019
Block Plan	J003211-DD02		20.02.2019
Combined Plan	J003211-DD03		20.02.2019

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.

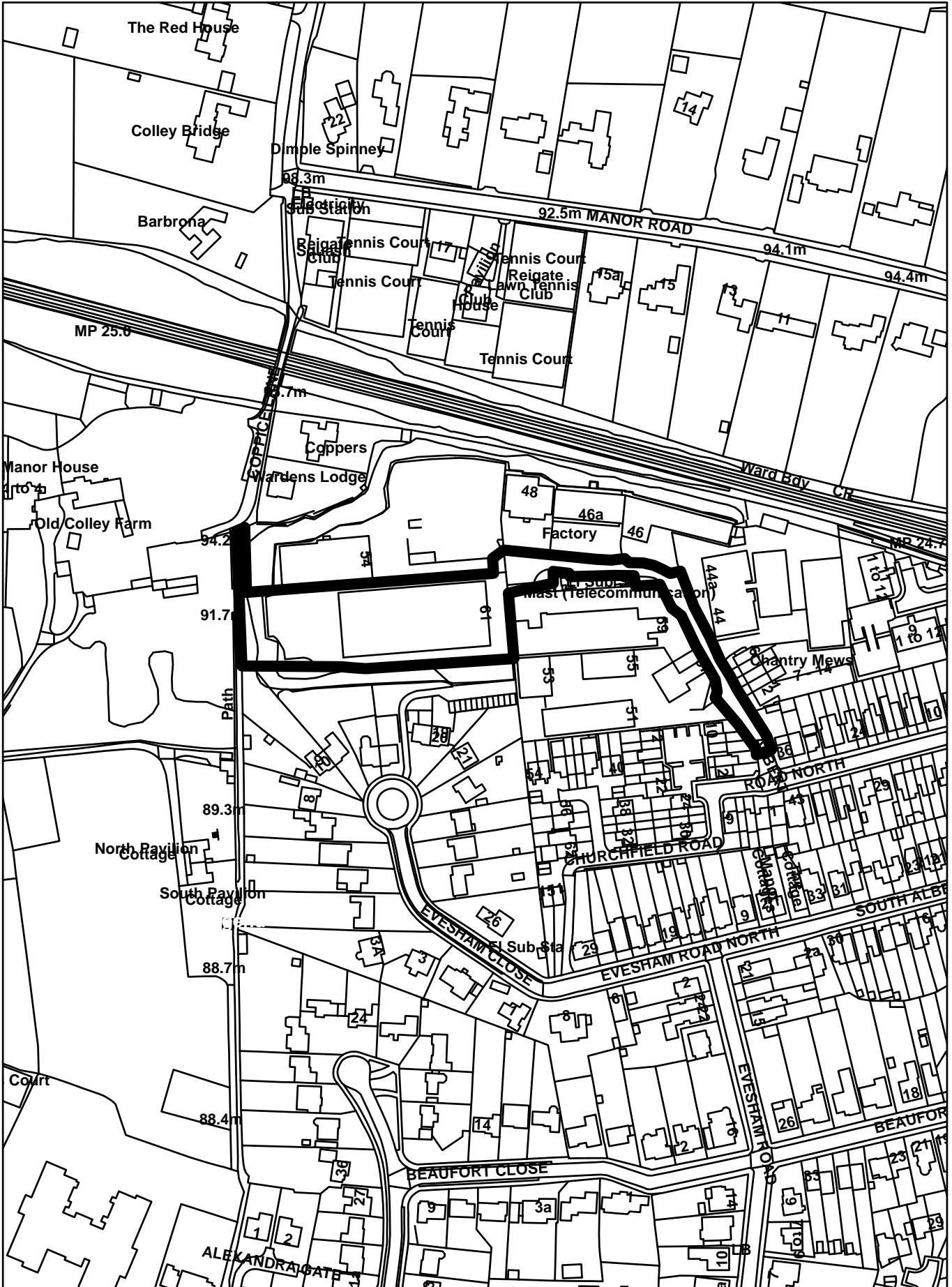
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies Em3, CS5 and CS10, and material considerations. 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.

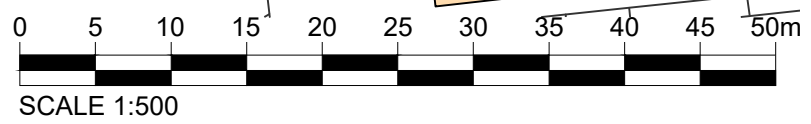
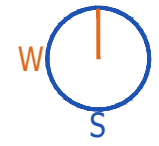
Proactive and Positive Statements

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.

Agenda Item 12
19/00353/RET - Respirex, Unit E, 61 Albert Road North,
Reigate



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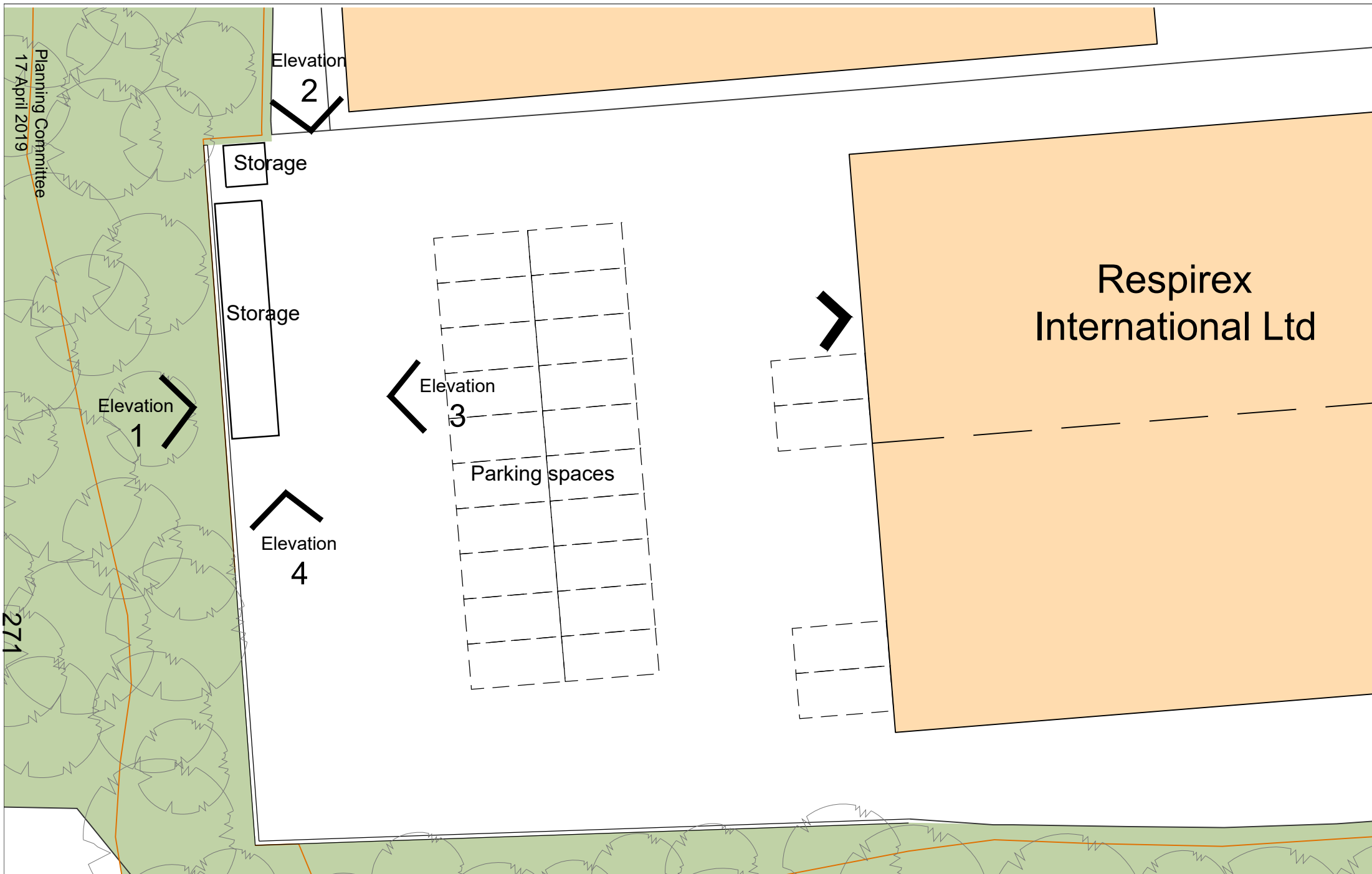
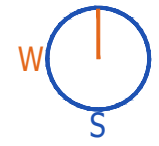
Planning Committee
17 April 2019

Rev	Date	Description

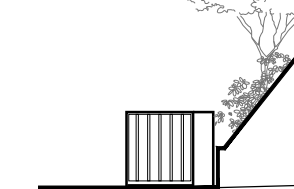
Europe House Bancroft Road, Reigate Surrey, RH2 7RP	
T. 01737 225711 F. 01737 226311 www.wspa.co.uk	
Date	Drawn By
07.02.2019	PH
Scale	Checked
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Client	
Respirex International Ltd	
Project	
Retention of containers 61 Albert Road North Reigate	
Title	
Existing and Proposed Block plan	
Drawing No.	Rev.
J003211-DD02	*

Existing and Proposed
Site plan

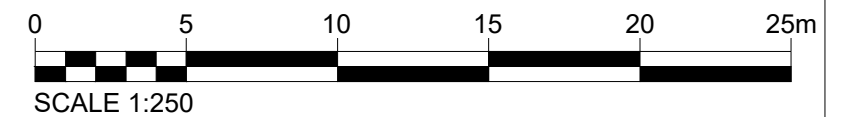
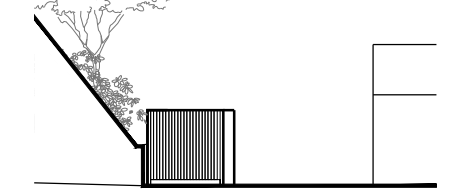
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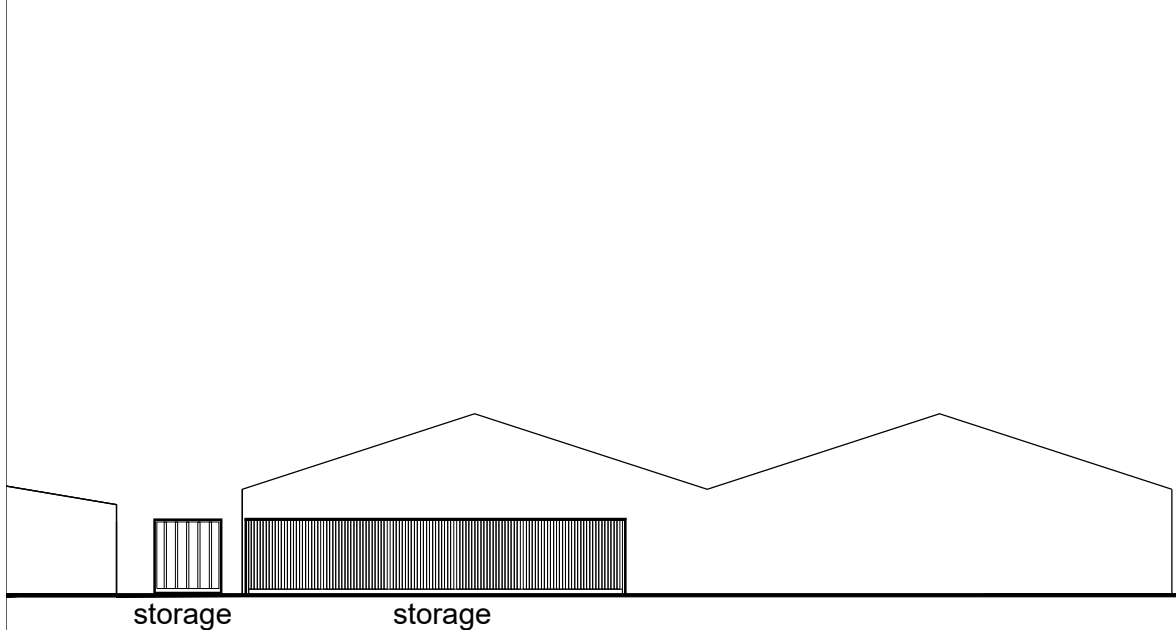
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Elevation 2



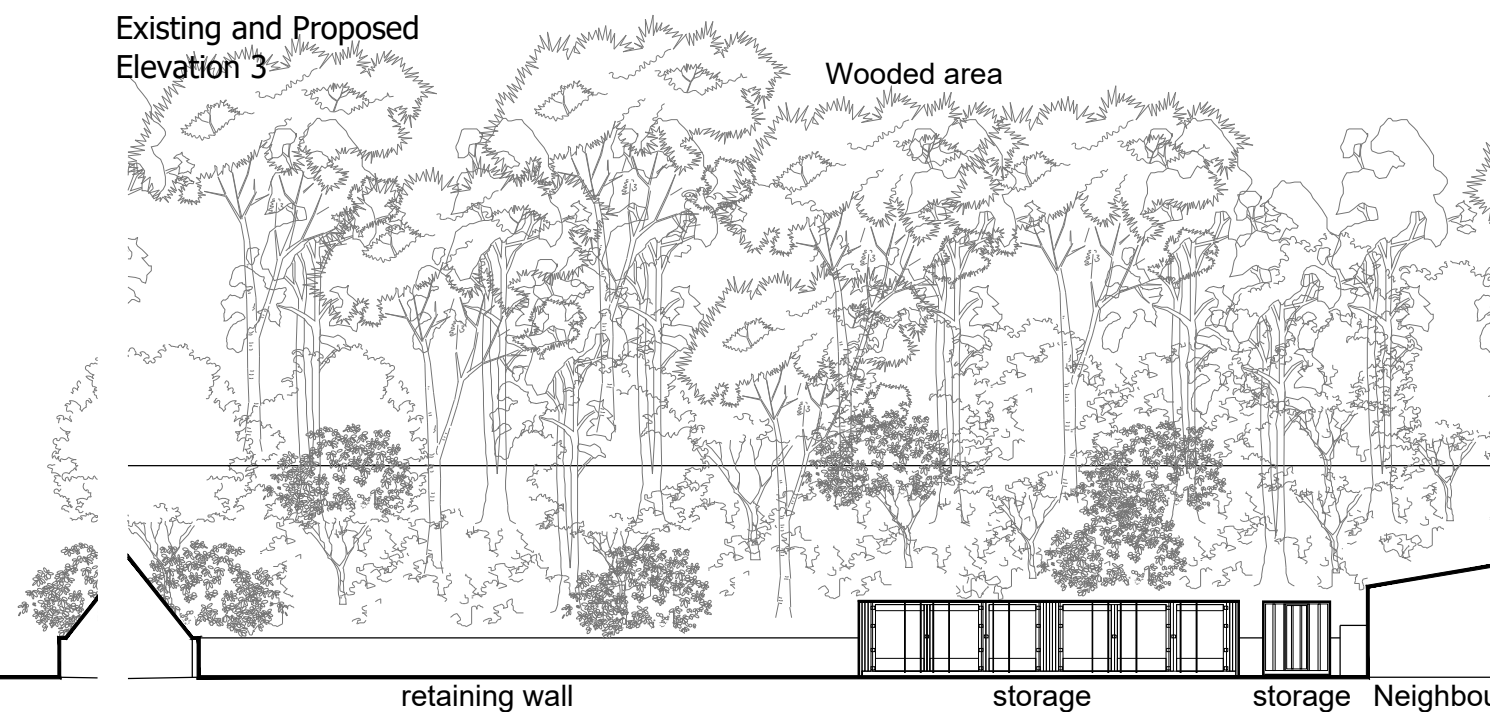
Existing and Proposed
Elevation 4



Existing and Proposed
Elevation 1



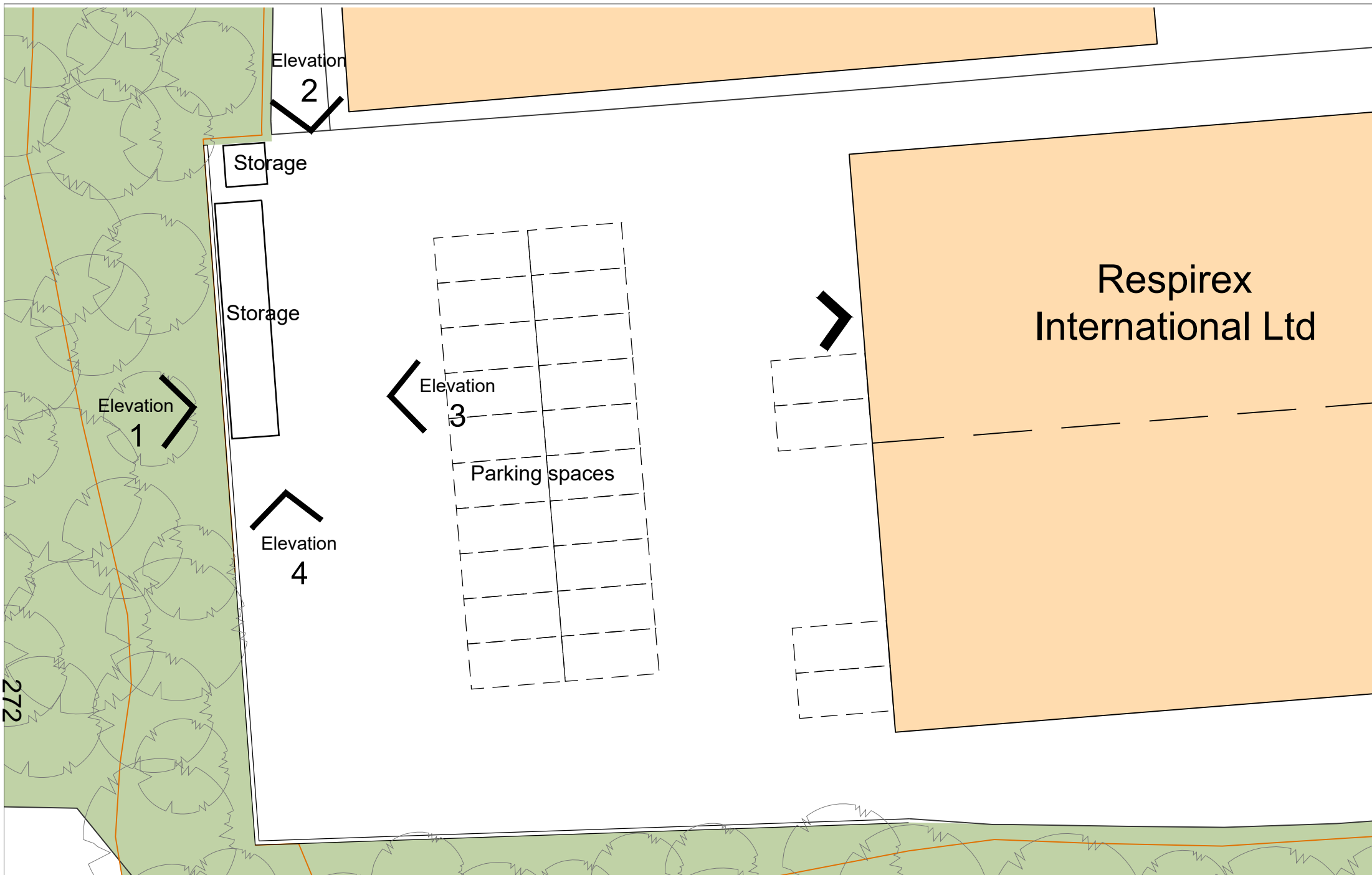
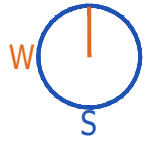
Existing and Proposed
Elevation 3



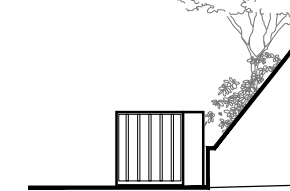
Rev	Date	Description
Europe House Bancroft Road, Reigate Surrey, RH2 7RP		T. 01737 225711 F. 01737 226311 www.wspa.co.uk
Date	07.02.2019	Drawn By PH
Scale	1:250@A3	Checked *
Client	Respirex International Ltd	
Project	Retention of containers 61 Albert Road North Reigate	
Title	Existing and Proposed Site plan and elevations	
Drawing No.	J003211-DD03	Rev. *

Existing and Proposed
Site plan

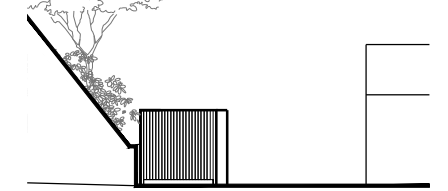
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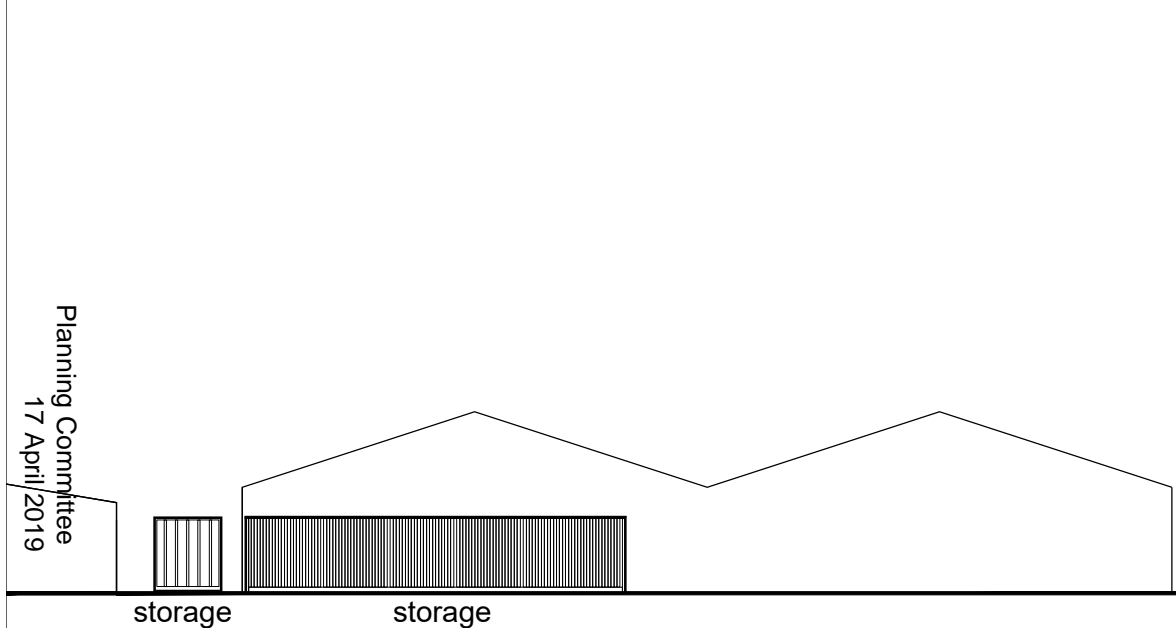
Existing and Proposed
Elevation 2



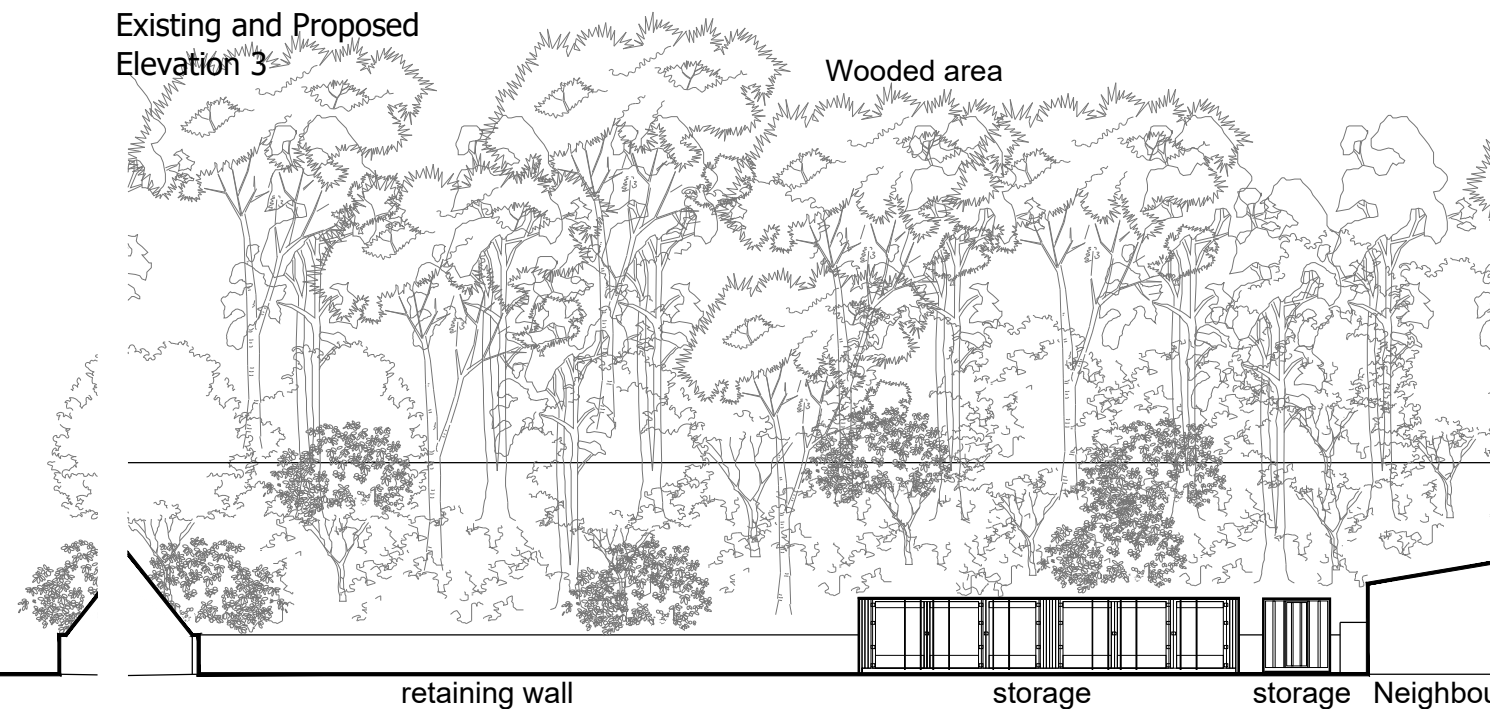
Existing and Proposed
Elevation 4



Existing and Proposed
Elevation 1



Existing and Proposed
Elevation 3



Planning Committee
17 April 2019


Agenda Item 12

Rev	Date	Description
<p>WS PLANNING & ARCHITECTURE Europe House Bancroft Road, Reigate Surrey, RH2 7RP</p> <p>T: 01737 225711 F: 01737 226311 www.wspa.co.uk</p>		
Date	07.02.2019	Drawn By PH
Scale	1:250@A3	Checked *
Client	Respirex International Ltd	
Project	Retention of containers 61 Albert Road North Reigate	
Title	Existing and Proposed Site plan and elevations	
Drawing No.	J003211-DD03	Rev. *

Agenda Item 13

Planning Committee
17th April 2019

Agenda Item: 13
19/00494/HHOLD

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE	
	DATE:	17 th April 2019	
	REPORT OF:	HEAD OF PLACES & PLANNING	
	AUTHOR:	Hollie Marshall	
	TELEPHONE:	01737 276010	
	EMAIL:	Hollie.marshall@reigate-banstead.gov.uk	
AGENDA ITEM:	13	WARD:	Reigate Hill

APPLICATION NUMBER:	19/00494/HHOLD	VALID:	12 th March 2019
APPLICANT:	Mr M Chappell	AGENT:	AEH Architect
LOCATION:	67 HOLMESDALE ROAD REIGATE SURREY RH2 0BJ		
DESCRIPTION:	Single storey rear extension and internal alterations		
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 in accordance with the Constitution as the applicant is related to a member of staff.

SUMMARY

This is a householder application for the erection of a single storey rear extension and internal alterations. The proposed rear extension would have a depth of 3.3m beyond the existing and original two storey rear projection and would have a gable roof design. The traditional form of the extension with a fully pitched roof would complement the style of the main dwelling and is not considered to cause harm to the character of the existing dwelling or locality.

Given the existing relationship between the dwellings, separation to side boundaries and the proposal passing both the 45 degree and 25 degree assessment, the proposed extension is not considered to result in harm to neighbour amenity in terms of overbearing impact, domination, loss of privacy or loss of light.

RECOMMENDATION

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

Agenda Item 13

Planning Committee
17th April 2019

Agenda Item: 13
19/00494/HHOLD

Representations:

Letters were sent to neighbouring properties on 15th March 2019 and re-consultation was undertaken on 25th March following the receipt of amended plans.

0 responses have been received.

1.0 Site and Character Appraisal

- 1.1 The application site comprises of a two storey, semi detached property on the north side of Holmesdale Road. The dwelling is of the late 19th century and has a hipped roof, front bay window feature and two storey rear projection that has a gable style roof. There are no significant trees likely to be affected by the proposed development. The site rises gradually in gradient to the rear.
- 1.2 The immediate surrounding area is characterised by a mixture of detached, semi-detached and terraced houses. Most of the properties are set back a short distance from the highway. The road mainly comprises of residential dwellings although there are some commercial uses interspersed throughout, however mainly concentrated at the western end of the road, around Reigate Station.

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 Further improvements could be secured: A condition regarding the use of materials would be attached to grant of planning permission.

3.0 Relevant Planning and Enforcement History

- 3.1 No planning history

4.0 Proposal and Design Approach

- 4.1 This is a householder planning application for a single storey rear extension and internal alterations. The proposed extension would replace an existing single storey store located to the rear of an original two storey rear projection of the house. The proposed extension would extend 3.3m beyond the two storey rear projection and extend 1.3m to the western side.
- 4.2 The proposed extension would have an eaves height of 2.25m and ridge height of 3.5m with a gable style roof. The roof would include side facing roof lights and the rear elevation would include glazed doors.
- 4.3 A modest courtyard area would be created to the rear of the main dwelling providing light to the existing and retained windows. Internal alterations are

Agenda Item 13

Planning Committee
17th April 2019

Agenda Item: 13
19/00494/HHOLD

proposed to the ground floor layout that would create a shower room and bedroom/study.

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)

5.3 Reigate & Banstead Borough Local Plan 2005

Housing

Ho9, Ho13, Ho16

5.4 Other Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

Supplementary Planning Guidance

Householder Extensions and Alterations

Other

Human Rights Act 1998

Community Infrastructure Levy

Regulations 2010

6.0 Assessment

6.1 The main issues to consider are:

- Design appraisal
- Neighbour amenity

Design and character

6.2 The proposed extension would have a gable style roof and be finished in a pallet of materials that would match that of the main dwelling. The traditional form of the extension with a fully pitched roof would complement the style of the main dwelling. The scale of the extension is considered acceptable in terms of the plot size, and the proposal would not result in an overdevelopment of the site.

6.3 The extension would be to the rear of the dwelling, not visible within the streetscene and not considered to result in a harmful impact upon the character of the locality. The design of the extension is considered to

Agenda Item 13

Planning Committee
17th April 2019

Agenda Item: 13
19/00494/HHOLD

integrate well with the main dwelling and is considered acceptable in regard to the impact upon the character of the property and locality.

Neighbour amenity

- 6.4 The property is a semi-detached, two storey house. The proposed rear extension would have a depth of 3.3m beyond the existing and original two storey rear projection. A gap of 0.6m would be maintained with the side boundary of the adjoining dwelling, No. 65 Holmesdale Road, and a gap of 1.2m with the side boundary with 69 Holmesdale Road.
- 6.5 No. 65 has been extended by way of a single storey rear extension that extends to a similar depth to that of the proposal, and No. 69 has an existing two storey and single storey rear projection that extends beyond the depth of the proposed single storey rear extension.
- 6.6 The Supplementary Planning Guidance on Householder Extensions and Alterations identifies in paragraph 5.2.2 that single storey rear extensions along a boundary are likely to conflict with the assessments in Section 4 (i.e. Outlook; Domination and overshadowing) where it exceeds 3.3m for a semi detached property. In this case the proposal would not extend beyond this recommendation and would also maintain separation to both side boundaries and therefore would comply with the SPG.
- 6.7 The proposal would not infringe a 45 degree plain drawn from the neighbouring properties rear facing windows or infringe a 25 degree plain when drawn from side facing windows.
- 6.8 Overall, given existing relationship between the dwellings, separation to side boundaries and the proposal passing both the 45 degree and 25 degree assessment, the proposed extension is not considered to result in harm to neighbour amenity in terms of overbearing, domination or loss of light.

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
Elevation Plan	PL200/05	A	22.03.2019
Location Plan	PL200/01	A	11.03.2019
Elevation Plan	PL200/03	A	11.03.2019
Floor Plan	PL200/04	C	11.03.2019
Floor Plan	PL200/02	A	11.03.2019

Agenda Item 13

Planning Committee
17th April 2019

Agenda Item: 13
19/00494/HHOLD

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. The materials to be used in the construction of the external surfaces of the extension (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing building.

Reason:

To ensure that the development hereby permitted is only constructed using the appropriate external facing materials or suitable alternatives in the interest of the visual amenities of the area with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13

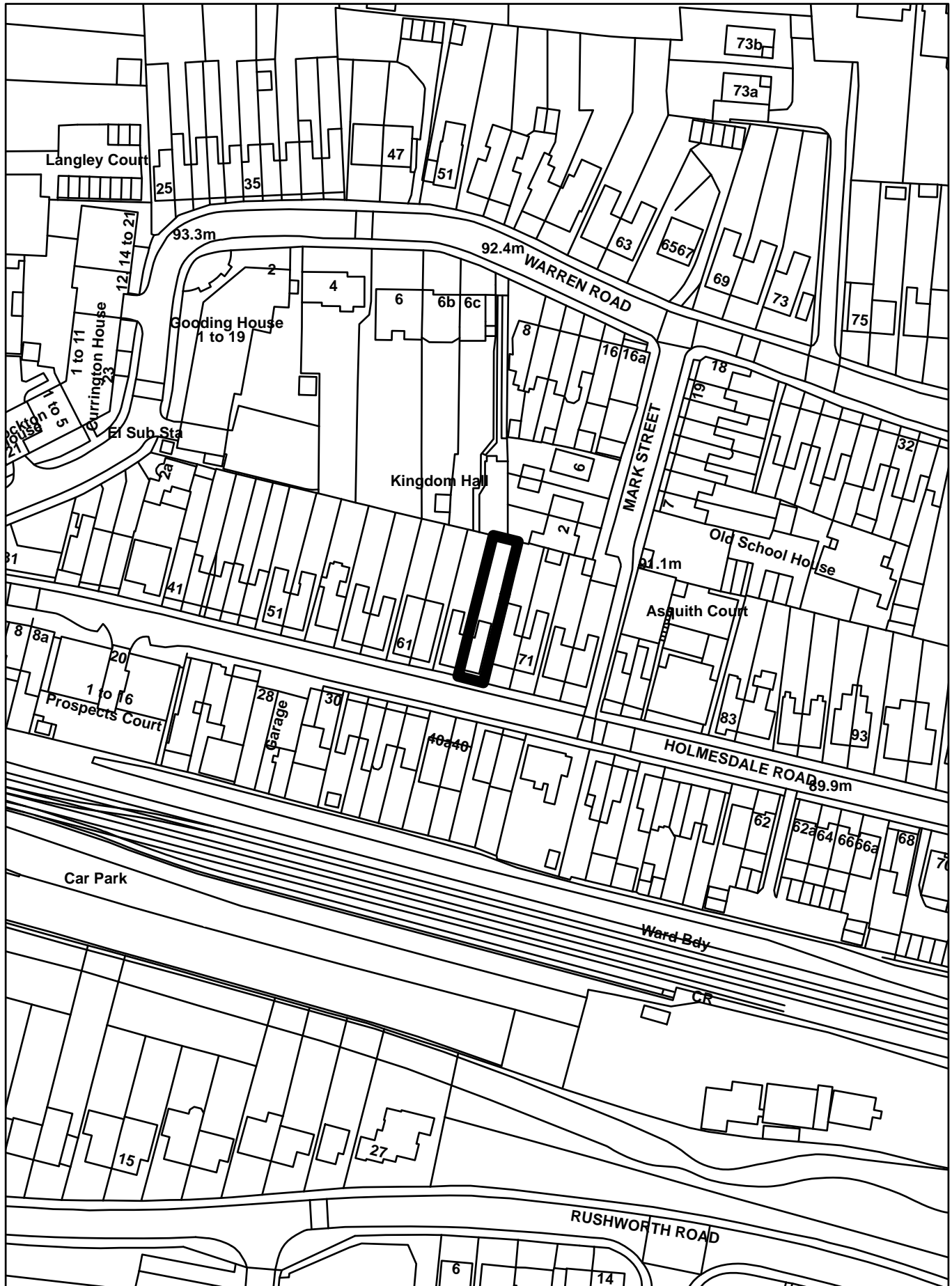
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies Ho9, Ho13 and Ho16 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.

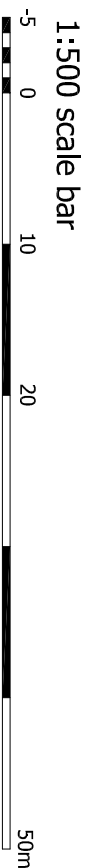
Agenda Item 13
19/00494/HHOLD - 67 Holmesdale Road, Reigate



Agenda Item 13



Proposed Site Plan 1:500



Location Plan 1:1250

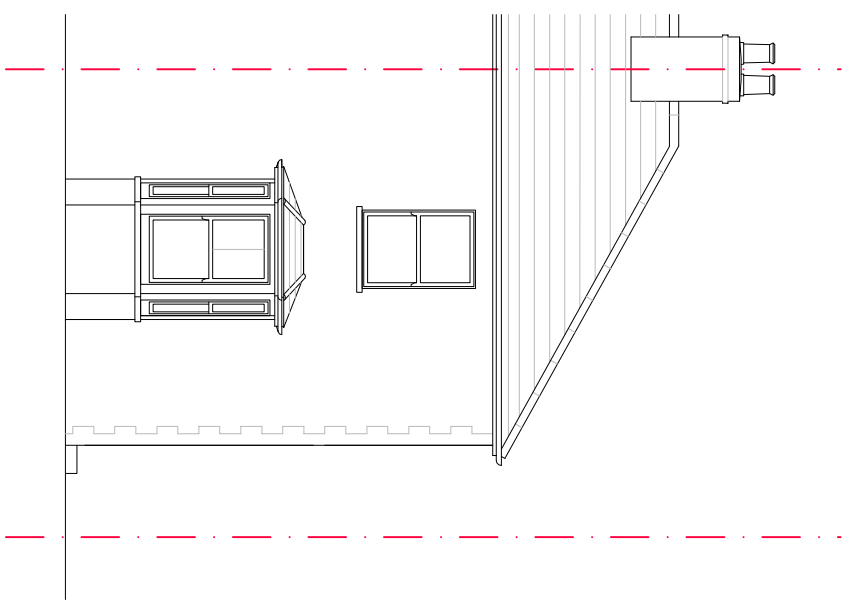


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 Refer to Structural Engineers details for structural design criteria.
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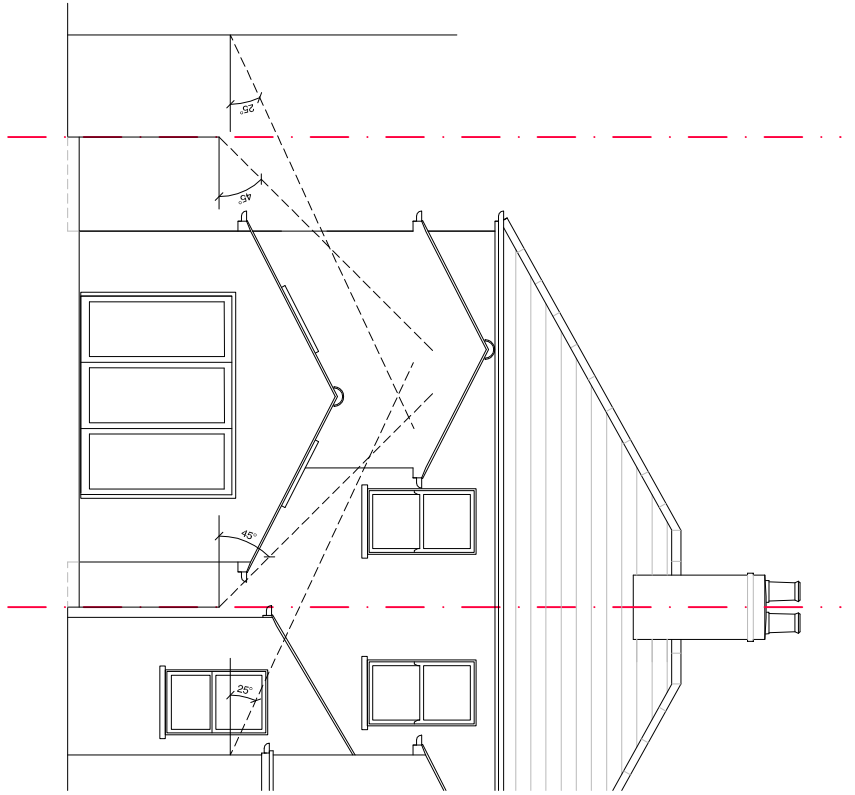
date	rev	revision	date	purpose of issue	scale	project	drawing	drawing no
06.11.18	A	Proposed footprint amended	November 18	Preliminary	1:1250@A3 1:500	Proposed Site and Location plans	67 Holmesdale Road Reigate RH2 0BJ	PL200/01

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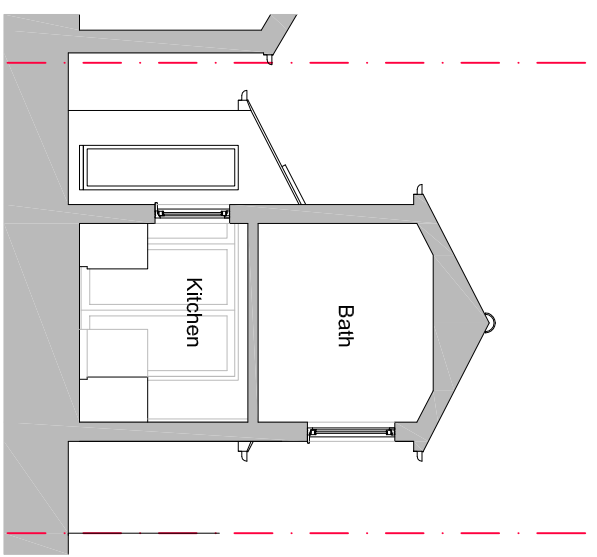
Planning Committee
 17 April 2019



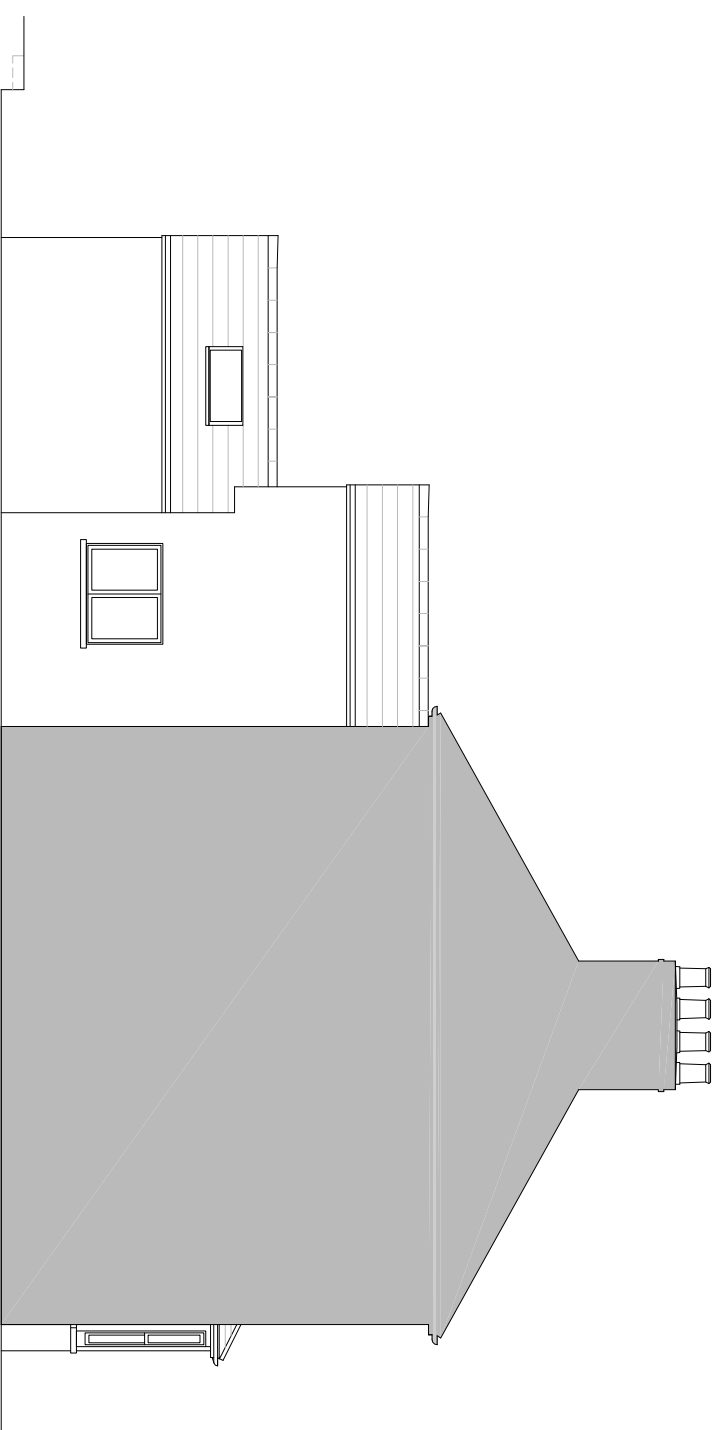
South Elevation 1:100



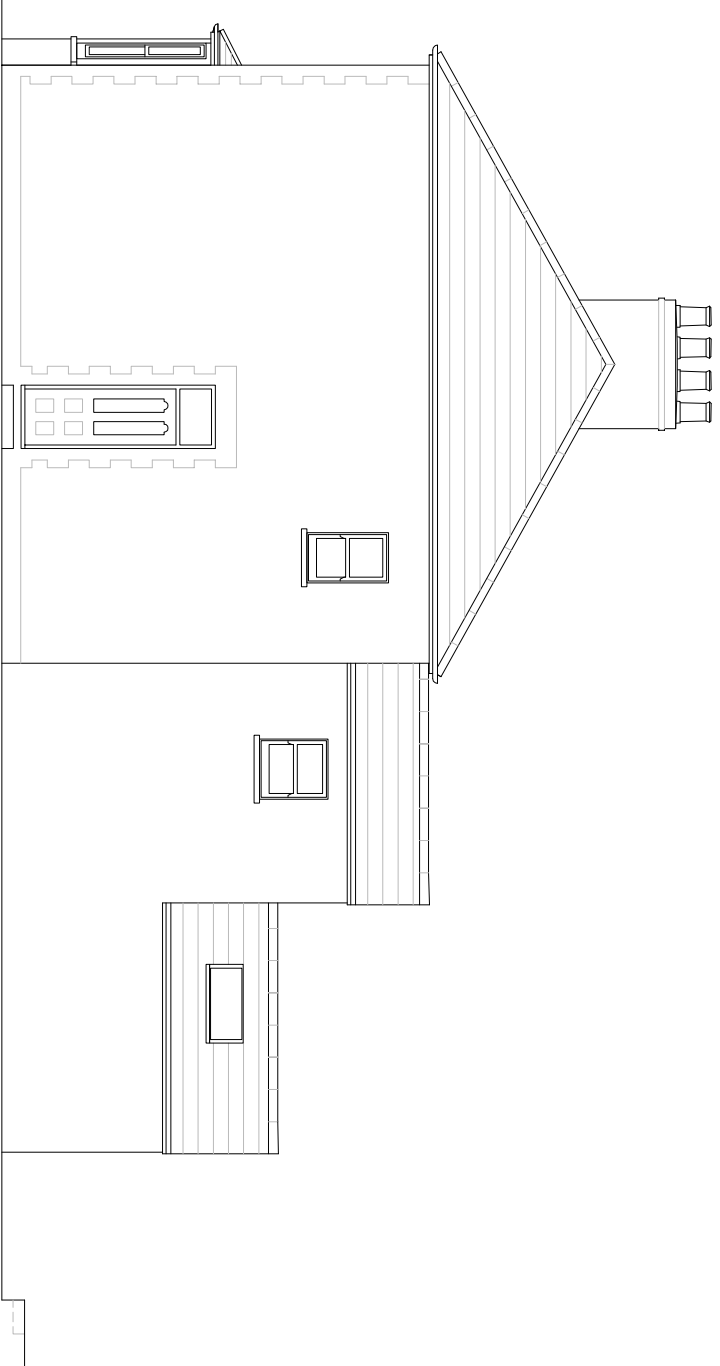
North Elevation 1:100



Section A-A 1:100



West Elevation 1:100



East Elevation 1:100




date	rev	revision
22.03.19	A	Roof-lights added

date	November 18	purpose of issue	Planning
scale	1:100@A3	project	Proposed Elevations and Section A-A
drawing		aeH architect 67 Holmesdale Road Reigate RH2 0BJ	
drawing no	PL200/05	alison@aeH-architect.com	www.aeH-architect.com
rev	A		

Agenda Item 14

Planning Committee
17 April 2019

Agenda Item: 14
DM Performance Q4 2018/19

 <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	17 April 2019
	REPORT OF:	HEAD OF PLANNING
	AUTHORS:	Andrew Benson
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	EMAIL:	Andrew.benson@reigate-banstead.gov.uk
AGENDA ITEM:	14	WARD: All

SUBJECT:	DEVELOPMENT MANAGEMENT Q4 PERFORMANCE
PURPOSE OF REPORT:	To inform members of the 2018/19 Q4 Development Management performance against a range of indicators
RECOMMENDATION:	To note the performance of Q4 of 2018/19

Planning Committee has authority to note the above recommendation

BACKGROUND

1. Development Management encompasses a wide range of planning activities including pre-application negotiations and engagement; decision making on planning applications through to compliance and enforcement.
2. It puts the Council's locally adopted development plan policies into action and seeks to achieve sustainable development.
3. It is a non-political, legislative system with all Development Management functions falling under the responsibility of the Planning Committee in the Council's Constitution. As such it is a non-Executive function falling outside the scope of the quarterly corporate performance reports that are presented to the Executive and Overview and Scrutiny Committee.
4. Development Management performance has always been monitored and reviewed in line with statutory and local targets with quarterly reports sent to the Department for Communities and Local Government. However, given that all functions of the Council as Local Planning Authority fall under the responsibility of the Planning Committee, the performance information has also been shared with the Planning Committee Chairman. This report enables the performance indicators to be noted by the Planning Committee itself.
5. This report is the fourth quarterly report of the 2018/19 municipal year and provides the quarterly performance at Table 1. Also provided at Table 2 is the requested performance measure, relating to the time taken in total days from receipt of a valid application to its registration.

Agenda Item 14

Planning Committee
17 April 2019

Agenda Item: 14
DM Performance Q4 2018/19

PERFORMANCE

	Performance measure	Target %	Q1 18/19	Q2 18/19	Q3 18/19	Q4 18/19	Overall 18/19
	Applications determined (in 8/13 weeks or agreed ext of time)						
1	Major applications	60%	100%	90%	100%	100%	98%
2	Non-major applications	70%	95%	91%	90%	86%	90%
3	Average days to decision	73	73	82	76	77	77
	Appeals						
4	Appeals Received	-	15	37	7	12	81
5	Major Appeals Decided	-	1	3	3	1	8
6	Major Appeals Dismissed	70%	0 0%	0 0%	3 (100%)	1 (100%)	4 (50%)
7	Non-major appeals Decided	-	14	10	19	9	52
8	Non-major appeals Dismissed	70%	7 50%	5 50%	14 (74%)	8 (100%)	34 (65%)
	Enforcement						
7	Reported Breaches Received		115	118	97	76	406
8	Cases Closed		111	135	114	91	451
9	On hand at end of period		165	147	139	128	128
10	Cases over 6 months old (no notice)		23	25	33	28	28
11	Priority 1 Enforcement cases investigated within 24 hours	100%	100%	100%	100%	100%	100%
	Application Workload						
12	On hand at beginning		345	353	305	310	345
13	Received		381	309	313	370	1366
14	Determined		360	343	297	303	1302
15	On hand at end of period		353	305	310	372	372

Table 1 - Development Management performance

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
7.8	6.0	5.6	8	6.2	5.8	2.3	2.9	2.6	3.8	5.3	7.1	10	3.2	2.4

Table 2 – Time taken from receipt to registration (days)

Planning applications

- The Town and Country Planning Development Management Procedure Order 2015 sets the statutory period for the determination of planning applications at 8 weeks for non-major applications and 13 weeks for major applications (10+ dwellings or 1,000+ sqm floorspace). This statutory period is relaxed where an extension of time is agreed between the applicant and local planning authority. In order to monitor the performance of local planning authorities, the Government sets targets for the determination of major and non-major planning applications within the statutory period or agreed extension of time. For major developments, this target is 60% and for non-major developments it is 70%. This Council's local performance target is slightly different at 60% and 65% respectively.
- In this Quarter 100% of major applications were determined within the statutory period or within agreed extension of time and 86% of non-major. For the year as a whole 98% of major applications were determined within the statutory period or within agreed extension of time and 90% of non-major.

Agenda Item 14

Planning Committee
17 April 2019

Agenda Item: 14
DM Performance Q4 2018/19

a whole this figure is 98% of majors and 90% of non-majors within target. This compares favourably against the Government and local performance targets and also the national average.

8. The average days to decision for Q4 and the year as a whole was 77 days, exceeding the target of 73 days. However, this partly reflects the increased use of extensions of time to secure better schemes, and amend applications to make them acceptable where appropriate.

Planning appeals

9. 12 appeals were submitted in the last quarter bringing the number to 81 for the year as a whole.

10. Alongside the Government performance measure based on speed of determination of planning applications, is the other performance criteria set for local planning authorities aimed at assessing the 'quality' of decision making. This is measured as a percentage of total applications which result in an appeal allowed, broken down between major and non-major development proposals. The relevant target for both types of application is that not more than 10% of applications should be allowed at appeal.

For example –

If 100 major applications are determined by the authority over the qualifying two-year period and 9 are allowed at appeal that would result in a figure of 9% which is acceptable. However, if 100 major applications were determined and 11 of these ended up being appealed and the appeals allowed, this would result in a figure of 11% which fails the 10% target.

The assessment is made over a 2-year period. The period concluding 31st December 2018 has now ended and we are entering the next period which will conclude 31st December 2019 and consider appeals determined between 31st December 2017 and 31st December 2019, so factoring those received in the last year. This Borough generally determines between 70 and 80 major applications each year and therefore 8 or more allowed in the two year period would likely result in the target being missed and poorly performing designation.

11. As previously reported, 4 major appeals were allowed in the first two quarters of 2018/19 and so will roll forward and continue to be counted in the assessment at end of December 2019. It is pleasing to report that there were no major appeals allowed in either of the two previous quarters.
12. 9 non-major appeals were determined in the last quarter of which 8 were dismissed. The only one to be allowed was also the only one considered at the Planning Committee, that being 77-81 Bell Street, Reigate.
13. The figure of 65% non-major appeals dismissed is broadly in line with the local target and the national average.

Planning Enforcement

14. The enforcement performance statistics for Quarter 4 show a reduction in the number of enforcement breaches reported which together with a higher number of cases closed has led to the number of open cases being brought down.

Agenda Item 14

Planning Committee
17 April 2019

Agenda Item: 14
DM Performance Q4 2018/19

Registration/Other

15. Table 2 shows that the time taken from receipt to registration of new applications peaked in January due to a combination of Christmas holidays and office closure as well as the team not being fully staffed. Since then the time taken has been reduced dramatically to 3.2 days in March and 2.4 days in February, reflecting the full staffing of the Support Team following a successful recruitment exercise.
16. The number of planning applications received in the year was 1366 compared to 1526 in 2017/18 and a 10-year high of 1704 in 2016-17. There has however been a relatively constant number of major applications in each of these years, maintaining fee income, with the reduction being in the number of householder applications. It is likely that part of the reason for this will be the increased use of extensions of time to improve schemes and make them acceptable, avoiding refusals which then result in re-submissions, which are exempt from a further application fee.