

BOROUGH OF REIGATE AND BANSTEAD
PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held at the New Council Chamber - Town Hall, Reigate on 6 June 2018 at 7.30 pm.

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

Also present: Councillor J. F. White

1. ELECTION OF CHAIRMAN

RESOLVED that Councillor S. Parnall be appointed as Chairman for the municipal year 2018-19.

2. APPOINTMENT OF VICE CHAIRMAN

RESOLVED that Councillor M. Blacker be appointed as Vice Chairman for the municipal year 2018-19.

3. MINUTES

RESOLVED that the minutes of the meeting held on 16 May 2018 be approved as a correct record and signed, subject to the addition of Councillors Absalom, Whinney and White to the list of those present, and to the deletion of the Notes which had carried forward from a previous meeting.

4. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Mrs Bray.

5. DECLARATIONS OF INTEREST

Councillor Stephenson declared a non pecuniary interest in agenda item 7 (18/00236/F and 18/00327/LBC) because he was acquainted with a resident who lived next to the school.

Councillor Biggs declared a non pecuniary interest in agenda item 8 (18/00222/OUT) because he had been chairman of the Horley Town Council Planning Committee when the application came before it. Councillor Biggs left the meeting throughout the debate and vote on this item.

Councillor Parnall declared a disclosable pecuniary interest in agenda item 11 (18/00823/HHOLD) because he was the applicant. Councillor Parnall left the meeting throughout the debate and vote on this item.

6. ADDENDUM TO THE AGENDA

An addendum was tabled at the meeting, providing an update on matters arising and advising of any changes made to recommendations following publication of the agenda.

RESOLVED that the addendum be noted

7. 18/00326/F AND 18/00327/LBC: DUNOTTAR SCHOOL, 36 HIGH TREES ROAD, REIGATE

The Committee considered an application for phased development works to be undertaken at the school, full details of which were as set out in the report and addendum. The application was for both full permission and listed building consent.

The application had been deferred from the previous meeting for a site inspection and to allow for further discussion.

It was noted that the addendum included an amended condition 13 providing further clarity on the requirements for the School Travel Plan.

The addendum also proposed two further informatives.

Informative 8 recommended the establishment of a Travel Plan Liaison Group and the Committee hoped that the Ward Member would be invited to join any such liaison group.

Informative 9 encouraged the marking out of parking spaces on site, and the Committee agreed that this should be expanded to include a recommendation for road markings to be made along the High Trees Road Boundary, as it was felt that this would be particularly beneficial in helping to manage parking and traffic circulation.

It was noted that the Chairman and Ward Members wished to be involved in the detail of conditions 13 and 16, regarding the Travel Plan and non-school use of the premises, and officers undertook to ensure that they would be consulted.

RESOLVED that:

in respect of application 18/00326/F planning permission be **GRANTED with conditions** as set out in the report and addendum, including the expansion of Informative 9 to cover the boundary along High Trees Road; and

in respect of application 18/00327/LBC listed building consent be **GRANTED with conditions** as set out in the report and addendum.

Note: Councillor Selby requested that it be recorded that he voted against this application.

8. 18/00222/OUT: HORLEY LIBRARY, 102 VICTORIA ROAD, HORLEY

The Committee considered an outline application for demolition of the existing building and the redevelopment of the site for residential purposes, full details of which were as set out in the report and addendum.

The Committee proposed that provision should be made in any new development for the charging of electric vehicles and it was agreed that this could be added as a further informative.

RESOLVED that planning permission be **GRANTED with conditions** as set out in the report and addendum, together with an additional informative regarding the provision of a charging point for electric vehicles.

Note: Councillor Biggs left the meeting throughout the debate and vote on this item.

9. 18/00038/F: JESSOPS LODGE, 50 MASSETTS ROAD, HORLEY

The Committee considered an application for demolition of the existing coach house, erection of two new mews cottages and conversion of the main house ground floor into flats, full details of which were as set out in the report and addendum.

The Committee were concerned that drivers parked at the front of the property would not have a clear sight before pulling out onto the road and recommended the installation of a mirror or similar to help with visibility. It also recommended that the turning area within the site should be clearly marked out to avoid its use as parking. It was agreed that these matters could be covered by the addition of informatives.

RESOLVED that planning permission be **GRANTED with conditions** as set out in the report and addendum, together with further informatives to encourage provision of a visibility aid for drivers parked at the front and clearer marking of the turning area within the site to prevent it being used for parking.

10. 18/00478/F: ROMANS GARAGE, BRIGHTON ROAD, BANSTEAD

The Committee considered an application for the extension and remodelling of the car showroom, full details of which were as set out in the report and addendum.

RESOLVED that planning permission be **GRANTED with conditions** as set out in the report and addendum.

11. 18/00823/HHOLD: LANGDALE HOUSE, KINGSWOOD PARK, WOODLAND WAY, KINGSWOOD

The Committee considered an application for a log cabin garden room and a garden shed to the side of the property, full details of which were as set out in the report and addendum.

RESOLVED that planning permission be **GRANTED with conditions** as set out in the report.

Notes:

Councillor Parnall left the meeting throughout the debate and vote on this item.

The Vice Chairman took the Chair in his absence.

12. ANY OTHER URGENT BUSINESS

It was noted that there was no further business to discuss.

The Meeting closed at 9.38 pm