

BOROUGH OF REIGATE AND BANSTEAD

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held virtually on 14 April 2021 at 7.30 pm.

Present: Councillors S. Parnall (Chairman), M. S. Blacker (Vice-Chair), J. S. Bray, P. Harp, J. Hudson, J. P. King, S. A. Kulka, K. Sachdeva, C. Stevens, R. S. Turner, C. T. H. Whinney, J. C. S. Essex (Substitute) and C. M. Neame (Substitute).

125. MINUTE SILENCE

Following the sad passing of His Royal Highness The Duke of Edinburgh on Friday 9 April 2021, the Committee held a minute's silence as a mark of respect.

126. MINUTES

RESOLVED that the minutes of the previous meeting held on 17 March 2021 be approved as a correct record.

127. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors McKenna and Walsh. Councillors Essex and Neame attended as their respective substitutes. An apology for absence had also been received from Councillor Kelly.

128. DECLARATIONS OF INTEREST

Councillor Blacker declared a pecuniary interest in item 10, 129 and 131 Bletchingley Road, as he was the agent for this application and item 11, 20 Cheyne Walk, as this property belonged to his daughter. Councillor Blacker was not present at the meeting for the duration of these items.

129. ADDENDUM TO THE AGENDA

RESOLVED that the addendum be noted.

130. 20/02581/F - 94 BRIGHTON ROAD HORLEY SURREY RH6 7JQ

The Committee considered an application at 94 Brighton Road, Horley for the extension, alteration and addition of residential accommodation to the existing building on 94 Brighton Road to provide 6 self-contained flats.

Reasons for refusal were proposed by Councillor Stevens and seconded by Councillor Sachdeva, whereupon the Committee voted and **RESOLVED** that planning permission be **REFUSED** on the grounds that:

1. The proposed additional 1 bedroom studio, by virtue of its proximity and outlook onto the proposed covered parking area, combined with the restrictions to daylighting to its main windows would result in an unacceptable living environment for future occupiers, contrary to policies DES1 and DES5 of the Reigate and Banstead Development Management Plan 2019 and advice contained within the Local Distinctiveness Design Guide SPG and the NPPF 2019.

2. The proposed development would be located in an area of medium accessibility and would provide insufficient off street parking to meet the parking standards as set out in Annex 4 of the Development Management plan 2019 This would result in additional pressures for on street parking in the local area to the detriment of the amenities of existing residents, contrary to the provisions of Policies CS1 and CS10 of the Reigate and Banstead Local Plan Core Strategy and Policies DES1, TAP1 and Annexe 4 of the Reigate and Banstead Development Management Plan 2019.

131. 20/02840/HHOLD - 9 GARDEN CLOSE, BANSTEAD, SM7 2QB

The Committee considered an application at 9 Garden Close, Banstead for a proposed two-storey side extension.

RESOLVED that planning permission be **GRANTED** subject to conditions as per the recommendation.

132. 19/02559/F - THE EPIPHANY HOUSE, MANSFIELD DRIVE, MERSTHAM, REDHILL, RH1 3JP

The Committee considered an application at The Epiphany House, Mansfield Drive, Merstham, Redhill for the demolition of the existing properties and the erection of ten houses, comprising 2 x 2 bed and 4 x 3 bed terraced houses, 2 x 3 bed semi-detached and 2 x 4 bed detached houses, with associated access and parking. As amended on 20/01/2020,12/02/2020 and on 16/03/2020.

Aled Roderick Director of the U.K. Gospel Church, spoke in objection to the application stating that when the application was determined last year significant weight was placed on Part A of the DMP Policy which required reasonable attempts to be made to sell the property under its existing use at a price that genuinely reflected market value. The U.K. Gospel Church had since submitted a Red Book valuation, which together with its earlier valuation came to a figure of £770,000. The Council accepted a valuation of £1.2 million which they considered in excess of the genuine market value and therefore INF2 had not been complied with due to the site's overvaluation during the marketing period.

When the application was considered by Members in November 2020, the Council had not released key information regarding its valuation process. This meant the U.K. Gospel Church did not have the opportunity to comment and this led to a successful legal challenge which quashed the Council's decision. On the eve of this meeting, officers had advised that Part A of INF2 should be disregarded as there were sufficient local facilities and because the U.K. Gospel Church did not make representations to the DMP. This change in policy approach occurred after the Church submitted its Red Book valuation, frustrating the ability for continued community use. Furthermore, the U.K. Gospel Church had contacted the Diocese of Southwark on a number of occasions in 2018 expressing interest in the site but did not receive a response and this demand for the site was not properly considered at the consultation stage of the DMP. Members were urged to refuse the application or defer a decision to allow the site to be marketed at a genuine price.

Robert Turner, the agent, spoke in support of the application, stating that the it had been approved in November 2020 however the U.K. Gospel Church sought a

judicial review and the High Court quashed the Council's original decision. The Church's main reason for carrying out this action was due to the Council not disclosing background documents on its website. Turnbull agreed to the publication of the documents, including its agreement to the quashing order.

A further Red Book valuation was carried out on behalf of the U.K. Gospel Church. Turnbull provided a response to the Council and this included a rebuttal and there were concerns with the new valuation report. A further rebuttal was provided by the Gospel Church, but Turnbull were not aware of this or provided any details.

Turnbull have been fully compliant with the requirements of INF2, Annex 3, and RED4 of the DMP. It was considered and accepted by the Council that the loss of the community facility would not result in a shortfall of local provision, and there were no requirements for a replacement community use. There was an Urban Allocation for residential use, with up to 10 units. The U.K. Gospel Church had the opportunity to submit a reasonable offer for the site and the reasons for it being rejected were accepted by the Council. Given the considerable information provided and steps taken, this application should be approved.

RESOLVED that, the application be **GRANTED** as per recommendation with additional informative to state:

The applicant is encouraged to consider transplanting and replanting the trees shown to be removed.

133. 19/0986/F - LAND AT THE CROFT, MEATH GREEN LANE, HORLEY, RH6 8HZ

Councillor Blacker Chaired this item due to Councillor Parnall momentarily losing internet connection.

The Committee considered an application at land at The Croft, Meath Green Lane, Horley, for the erection of 10 dwellings with site access, private amenity space, garaging, parking and access to neighbouring development. As amended on 12/07/2019, 21/04/2020, 01/12/2020, 22/12/2020 and on 11/03/2021.

RESOLVED that the application be **DEFERRED** due to concerns about overdevelopment, amenity space provision and biodiversity.

134. 20/02510/F - 10 WEST DRIVE, AND LAND TO THE REAR OF 9,11, AND 12, WEST DRIVE, BURGH HEATH, KT20 5PA

The Committee considered an application at 10 West Drive, and land to the rear of 9,11, and 12, West Drive, Burgh Heath for the demolition of dwelling at 10 West Drive, and erection of 7 residential dwellings on land to the rear of 9-12 West Drive, associated landscaping, parking, access onto West Drive, and associated ancillary work. As amended on 05/02/2021.

RESOLVED that the application be **GRANTED** as per recommendation and addendum changes.

Condition 8 relating to parking restrictions to be revised and agreed with ward members and Chairman.

Additional condition:

The applicant shall give 14 days written notice to the Surrey County Council Archaeologist to advise them of the commencement of excavation works in order that a voluntary watching brief may be undertaken if required.

Reason: To ensure any archaeological artefacts are recoded with regards policy NHE9 of the Development Management Plan 2019.

135. 21/00050/F - 129 AND 131 BLETCHINGLEY ROAD, MERSTHAM

The Committee considered an application at 129 and 131 Bletchingley Road, Merstham for proposed vehicle crossovers. As amended on 18/02/2021.

RESOLVED that planning permission be **GRANTED** subject to conditions as per the recommendation and addendum.

136. 21/00388/HHOLD - 20 CHEYNE WALK, HORLEY, RH6 7PF

The Committee considered an application at 20 Cheyne Walk, Horley, RH6 7PF for a single storey flat roof extension onto detached bungalow, extension will span the whole width of the property and extend out to a maximum of 4 metres.

RESOLVED that planning permission is **GRANTED** subject to conditions.

137. ANY OTHER URGENT BUSINESS

There was none.

The Meeting closed at 9.44 pm