

**ADDENDUM**  
**MEETING OF THE PLANNING COMMITTEE**  
**WEDNESDAY 24<sup>th</sup> NOVEMBER 2021**

**ITEM NO: 5**

**PLANNING APPLICATION: 21/01458/F – Hockley Industrial Centre Hooley Lane Redhill Surrey RH1 6ET**

**CONSULTATIONS**

Further consideration has been given by Surrey County Council regarding the informal crossing and they have updated their recommended condition in line with the following updated comments:

“There is currently no footway on the south side of Hooley Lane across the site frontage. Pedestrians would therefore have to use the existing vehicular access and cross the one way road to gain access to the footway on the north side of Hooley Lane. This is not ideal from a highway safety point of view, as pedestrians would have to wait within the carriageway before crossing the road, and visibility of oncoming vehicles would be restricted by the vehicles parked along the south side of Hooley Lane outside the site. Condition no. 2 [see below for updated condition 15] therefore requires the applicant to provide a footway within the site. The footway should consist of a kerb build out with a dropped kerb and tactile paving with Hooley Lane. This would be subject to a road safety and technical review prior to construction under a Section 278 Agreement under the Highways Act 1980. The footway would be required provide a safe place for pedestrians to enter and leave the site and would have the added benefit of increasing visibility of oncoming vehicles by allowing pedestrians to see past the parked vehicles. In addition the footway would be required to encourage walking to and from the development.”

Whilst this is still subject to further negotiation and a road safety audit officers consider that the amended wording is an improvement to the original condition as it secures the implementation of some form of separate pedestrian access to the site and a better link to an uncontrolled crossing.

**CONDITIONS**

Following discussions with the applicant and the submission of additional information as set out below:

- Proposed levels plan – which is very similar to the levels agreed under discharge of condition application ref. 18/00967/DET03 under the 2018 scheme. See **Appendix A** for proposed levels plan A (also **Appendix B and C** showing approved layout and comparison layouts respectively)
- A Construction Transport Management Plan/Construction Management Statement. Which again was already approved under the 2018 scheme ref. 18/00967/DET04.

As a result of the discussions and additional information a number of the conditions have been altered as set out below.

In addition following a further review of the submitted Railway Vibration Assessment by NVE dated 10/2/2015 ref. NVE2714-1 and clarification from the applicant, officers are now satisfied that the scheme is unlikely to result in an unacceptable level of vibration, even without the construction methods recommended within the report. Therefore it is recommended to **omit condition 24**, which seeks implementation of these unnecessary measures. It should also be of note that there was no such condition on the 2018 extant scheme or the previous appeal case and therefore it is considered reasonable to remove it.

Substitute/amend conditions as follows (amendments to existing conditions in **bold**):

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

Plan Type	Reference	Version	Date Received
Proposed Plans	PL 21-572- 300	B	10.11.2021
Survey Plan	PL 21-572- 02	A	10.11.2021
Site Layout Plan	PL 21-572-04	B	11.11.2021
Proposed Plans	19-504- C12.1	B	25.05.2021
Proposed Plans	19-504- C12.2	B	25.05.2021
Proposed Plans	19-504- C5.1	B	25.05.2021
Elevation Plan	19-504- C5.2	D	25.05.2021
Site Layout Plan	ENG-DWG-VED-VC0880-001	P04	25.05.2021
Site Layout Plan	PL 21-572- 03		25.05.2021
Other Plan	PL 21-572- 202		25.05.2021
Street Scene	PL 21-572- 09		25.05.2021
Proposed Plans	PL 21-572- 400		25.05.2021
Street Scene	PL 21-572-10		25.05.2021
Other Plan	PL 21-572- 08		25.05.2021
Other Plan	PL 21-572- 07		25.05.2021
Proposed	Plans PL 21-572- 201		25.05.2021
Site Layout	Plan PL 21-572- 05		25.05.2021
Other Plan	PL 21-572- 06		25.05.2021
Other Plan	PL 21-572- 103		25.05.2021
Proposed Plans	PL 21-572- 102		25.05.2021
Floor Plan	PL 21-572- 200		25.05.2021
Floor Plan	PL 21-572- 101		25.05.2021
Floor Plan	PL 21-572- 100		25.05.2021
Street Scene	PL 21-572- 11		25.05.2021
Location Plan	PL 21-572- 01		25.05.2021
<b>Proposed Levels</b>	<b>PL 21-572-12</b>		<b>23.11.2021</b>

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 development hereby permitted shall only be completed in accordance with the details of the existing and proposed ground levels across the site and the proposed finished floor levels of the buildings which have been submitted with the application (Survey Plan ref. PL 21-572-300 B and Proposed levels plan ref. PL21-572-12).**

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 Development Management Plan DES1.

4. **In relation to construction transport management the development hereby permitted shall only be completed in accordance with the details of the report 'Construction Transport Management Plan and Construction Management Statement' by Nordhus Properties Ltd dated 23.11.2021 Rev C.** 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 to accord with the National Planning Policy Framework 2019, Reigate and Banstead Core Strategy 2014 Policy CS17 and Reigate and Banstead Development Management Plan September 2019 policies TAP1 and DES8

5. **In relation to construction management the development hereby permitted shall only be completed in accordance with the details of the report 'Construction Transport Management Plan and Construction Management Statement' by Nordhus Properties Ltd dated 23.11.2021 Rev C.** Only the approved details shall be implemented during the construction of the development.

Reason: The condition above is required in order that the development is managed in a safe and considerate manner to help mitigate potential impact on the amenity and safety of neighbours and to accord with Reigate and Banstead Development Management Plan 2019 policy DES8.

6. **No demolition shall take place until the tree protection measures have been implemented in accordance with the recommendations of the submitted Arboricultural Implications Assessment by Broad Oak Tree Consultants (Ref: J49.20).**

**With the exception of demolition, no further development shall commence including groundworks preparation** until a detailed, scaled finalized Tree Protection Plan (TPP) and the related finalized 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, type of surfacing for the entrance drive and location of site offices. The AMS shall also include a meeting prior to any works other than demolition taking place, 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 reason: To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with Reigate and Banstead Development Management

Plan 2019 policies NHE3 and DES1 and the recommendations within British Standard 5837:2012 Trees in relation to design, demolition and construction.

8. No development **shall take place above slab level** until a scheme to provide biodiversity benefits, informed by the submitted ecology report (The Ecology Co-op Updated Preliminary Ecological Appraisal and Bat Survey Report dated 3/9/2021), has been submitted to and approved in writing by the local planning authority (LPA). This should be designed alongside the soft landscaping proposals for the site. The biodiversity enhancement measures approved shall be carried out and maintained in strict accordance with these details and before first occupation of this development unless otherwise agreed in writing by the LPA,.

Reason: To provide enhancements to the biodiversity of the site in accordance with the provisions of the National Planning Policy Framework and Reigate and Banstead Development Management Plan 2019 policy NHE2

9. **A. No development shall take place, other than demolition to slab level (excluding any ground works or removal of slabs) until** a detailed remediation method statement has been produced and submitted to and approved in writing by the Local Planning Authority, in line with the recommendations of the Phase 1 Contamination Risk Assessment (ref. 11322, Sept 2014) & Phase 2 (ref. 11810-Rev.1, October 2019) Contamination Assessment prepared by Ground & Environmental Services Ltd., 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 and any additional requirements that it may specify, prior to the remediation being commenced on site. The Local Planning Authority shall then be given a minimum of two weeks written notice of the commencement of remediation works.

B. Prior to occupation, a remediation validation report for the site shall be submitted to and approved in writing by the Local Planning. 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 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 the Reigate and Banstead Development Management Plan 2019 policy DES9 and the NPPF.

10. 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.

Note: Should no further contamination be identified then a brief comment to this effect shall be required to discharge this condition

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 the Reigate and Banstead Development Management Plan 2019 policy DES9 and the NPPF.

11. **No development shall take place, other than demolition to slab level (excluding any ground works or removal of slabs)** until details of the design of a surface water drainage scheme has been submitted to and approved in writing by the local planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDs, NPPF and Ministerial Statement on SuDs. The required drainage details shall include:

- a) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. If Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 2.63 l/s.
- b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
- c) 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 from increased flood risk.
- d) Details of drainage management responsibilities and maintenance regimes 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 before the drainage system is operational.

The development shall be completed in accordance with the approved details and thereafter maintained.

Reason: To ensure the design meets the technical standards for SuDs and the final drainage design does not increase flood risk on or off site in accordance with, Policy CS10 of the Core Strategy 2014, Policies DES9 and CCF2 of the Development Management Plan 2019 and the 2019 NPPF.

15. The development hereby approved shall not be first occupied until a footway within the site with a kerb build out to Hooley Lane to provide an uncontrolled pedestrian crossing point has been constructed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: The above conditions are 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 and Reigate and Banstead Development Management Plan policy TAP1

27. The development shall not be occupied until a scheme demonstrating compliance with the 'Silver' Standard of 'Secured by Design' (i.e. compliance with Section 2a in the Secured by Design Homes 2019 Guidance) has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed before the occupation of the development hereby permitted and shall be permanently maintained as such thereafter.

Reason: To ensure that the development provides a secure environment for future residents in accordance with Policy DES1 of the Reigate & Banstead Development Management Plan 2019.

**ITEM NO: 6**

**PLANNING APPLICATION: 21/01367/F - 136 BRIGHTON ROAD, BURGH HEATH**

The site layout of the scheme allowed at appeal is attached at Appendix D.

Addition to Paragraph 6.17:

Additionally a Parking Strategy has been submitted which includes a parking survey of the adjacent slip road at the front of the site. It identifies a total of 40 spaces potentially available along the slip road with 38 spaces found to be available for parking on both survey nights, indicating sufficient off street parking to accommodate the shortfall provided on site.

**ITEM NO: 7a and 7b**

**PLANNING APPLICATION: 20.02233.F & 20.01217.LBC THE BULLS HEAD PUBLIC HOUSE, 55 WEST STREET, RH2 9AE**

Condition One of applications A and B should be updated to the following

**7a – 20.02233.F**

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version Date</b>
Location Plan	11.81.PT 305	16/10/2020
Block Plan	11.81.PT 306	16/10/2020
Existing Plans	11.81.PT 302	16/10/2020
Existing Site Layout	11.81.PT 301	16/10/2020
Proposed Plans	11.081.PT.G.304E	16/11/2021
Proposed Site Layout	11.081.PT.G.303E	16/11/2021

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.

### **7b – 20.01217.LBC**

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version Date</b>
Location Plan	11.81.PT 305	16/10/2020
Block Plan	11.81.PT 306	16/10/2020
Existing Plans	11.81.PT 302	16/10/2020
Existing Site Layout	11.81.PT 301	16/10/2020
Proposed Plans	11.081.PT.G.304E	16/11/2021
Proposed Site Layout	11.081.PT.G.303E	16/11/2021

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.

### **ITEM NO: 8**

#### **PLANNING APPLICATION: 18/02159/F Land Parcel at Gower Road, Horley**

### **CONDITIONS**

Add new condition 12 as follows:

12. The development hereby approved shall not be first occupied unless and until a revised site layout plan showing allocated parking to the east of the site has been provided in accordance with a scheme to be submitted to and approved in writing by the local planning authority.

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 2021 and Policy TAP1 of the Reigate and Banstead Development Management Plan 2019.

### **ITEM NO: 9**

#### **PLANNING APPLICATION: 21/02537/ADV - HARLEQUIN THEATRE 16 LONDON ROAD REDHILL SURREY RH1 1NN**

Following concerns raised regarding the potential for the vinyls on the doors to obscure visibility and pose a potential HSE risk, the Council's Health and Safety Officer was consulted. He advises:

"Due to the automatic doors being in situ and the low height of the lower windows within the doors, we (the applicant) will have complied with the relevant legislation even with the installation of the vinyl wrap. However the risk does remain and it is

down to our (the applicant's) own assessment of the risk to ensure that the risk is reduced, therefore I recommend looking into the below as part of the plans

- Implementation of measures (such as signage) to ensure people are conscious when opening the doors
- Ensure that the automatic doors are able to be manually placed to be open should any mechanism be faulty (thus providing accessibility and vision even in the event of mechanical failure)"

## **INFORMATIVES**

In response to the above an informative is suggested:

1. The applicant is encouraged to implement signage around the doors to ensure the potential hazard from reduced visibility is made clear and that the automatic doors can be manually placed open in the event of mechanical failure to ensure these always remain available for use.

- Do not scale from the drawing.
- The Contractor is to check all site dimensions and levels before work commences.
- This drawing must be read with and checked against all structural and other specialist drawings, specifications and bills of quantities.
- The Contractor is to comply with all current British Standards and Building Regulations whether or not specifically stated on these drawings.
- Notify Client and Addo Design Ltd of any discrepancies.

Rev.	Description	Date
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# Appendix A



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Client: **NORDHUS PROPERTIES LTD**

Project: Hockley Industrial Centre  
 Hooley Lane  
 Redhill  
 Surrey

Title: Proposed Finished Floor Levels

Status: PLANNING ISSUE  
 Date: 18/11/2021 Scale: A3- 1 : 500  
 Drg No: **PL 21-572 - 12** Rev:

**Status: Planning Application**

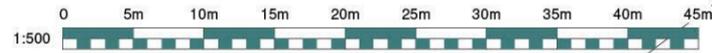
- Do not scale from the drawing.
- The Contractor is to check all site dimensions and levels before work commences.
- This drawing must be read with and checked against all structural and other specialist drawings, specifications and bills of quantities.
- The Contractor is to comply with all current British Standards and Building Regulations whether or not specifically stated on these drawings.
- Notify Addo Design Ltd of any discrepancies.

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Rev.	Description	Date
A	Preliminary Issue	19.05.2019
B	Team issue	05.12.2019
C	Planning Issue	04.01.2020
D	Blocks 2 and 3 updated	23.01.2020



# Appendix B



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drawing on experience  
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**Client: NORDHUS PROPERTIES LTD**

**Project: Hockley Industrial Centre**  
Hooley Lane  
Redhill  
Surrey

**Title: Proposed Site Layout**

**Scale: 1 : 500 @ A3 Date: 04.01.2020**

**Drg No: pl 19 -485 - 05 Rev: D**

**Status: PLANNING**

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- This drawing must be read with and checked against all structural and other specialist drawings, specifications and bills of quantities.
- The Contractor is to comply with all current British Standards and Building Regulations whether or not specifically stated on these drawings.
- Notify Client and Addo Design Ltd of any discrepancies.

# Appendix C



Rev.	Description	Date



**Note:**

- Red Line- Application Boundary  
- Area; 5168 sqm
- Red Crosshatch- Buildings to be demolished as approved under application ref:18/00967/OUT
- Green Dash Line- Approved footprints Blocks 1-4 inc. under application ref:18/00967/OUT  
-1677.68 sqm footprint coverage
- Pink Line- Proposed footprints Blocks 1-4 inc.  
-1640.63 sqm footprint coverage

**Building Footprint Comparison-**

Block	Approved Footprint	Proposed Footprint	Reduction in Coverage
1	819.98	811.91	8.07
2	396.69	392.26	4.43
3	253.03	249.26	3.77
4	207.98	187.20	20.78
<b>Total</b>	<b>1677.68</b>	<b>1640.63</b>	<b>37.05</b>

**Summary:**

All proposed building footprints are reduced, totaling a reduction of 37.05 sqm compared to approved layout.

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**Client: NORDHUS PROPERTIES LTD**

**Project:** Hockley Industrial Centre  
 Hooley Lane  
 Redhill  
 Surrey

**Title:** Demo Layout and Overlay of Proposed & Approved

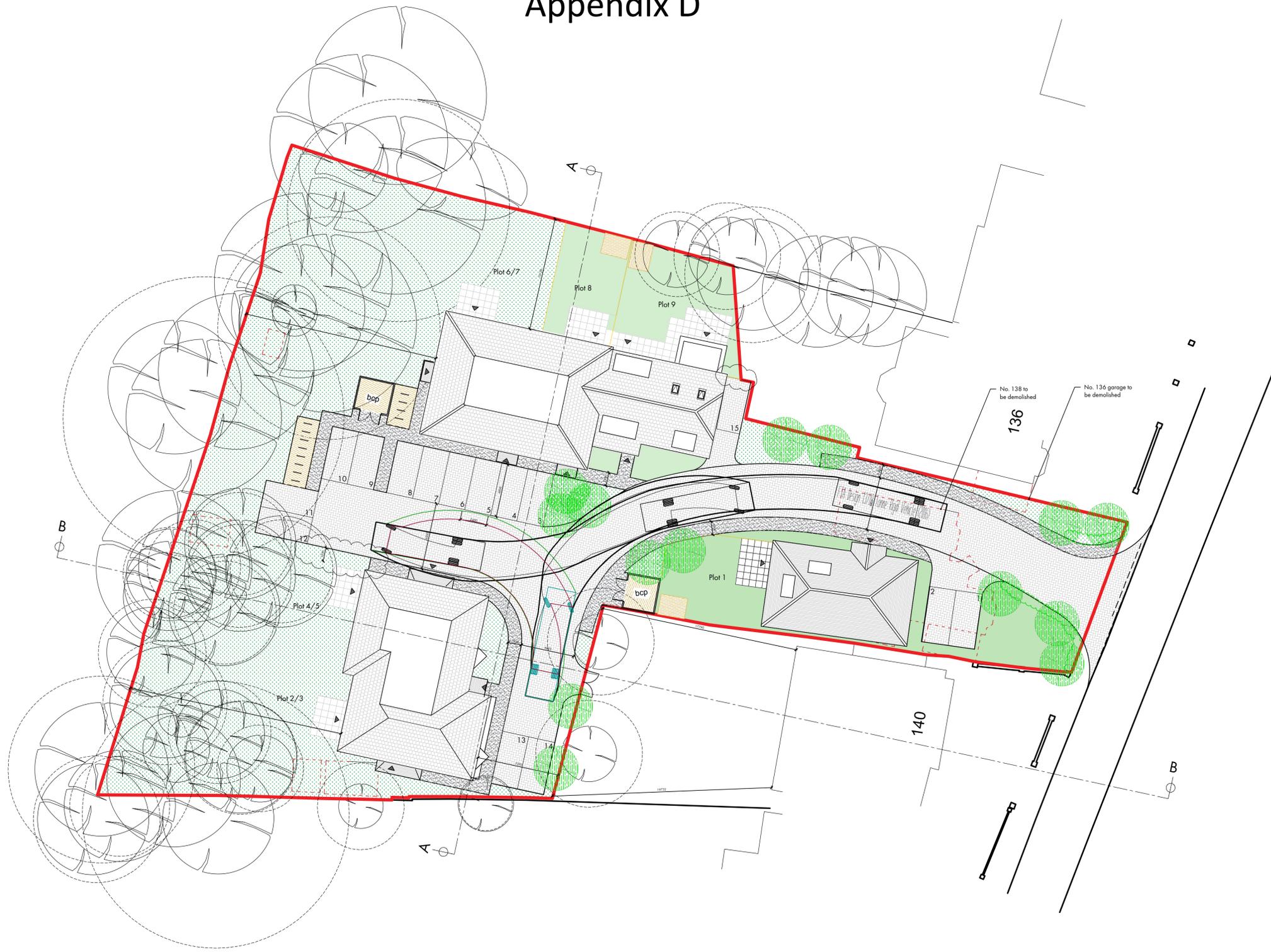
**Scale:** A3- 1 : 500 **Date:** 21.04.2021

**Drg No:** PL 21-572- 03 **Rev:**





# Appendix D



**General Note(s):**  
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 All dimensions in millimetres, unless otherwise stated.

**Drawing Revision History:**

G	Site plan updated	06.09.2019	AP
H	Site plan updated, DWG no. changed.	09.01.2020	AP
J	Cycle parking added	15.01.2020	AP
K	Bin store and minor alterations	27.01.2020	AP
L	Driveway and parking area changed to permeable block paving.	27.01.2020	AP
M	Bin lorry tracking shown	06.02.2020	AP
N	Schedule of accommodation amended	10.02.2020	AP

**Schedule of Accommodation**  
 6 No. Maisonettes 2 Bed units  
 1 No. detached chalet bungalow 3 bed  
 1 No. semi-detached 3 bed chalet house  
 1 No. terrace house 3 bed  
 Total of 9 units and 21 beds

**Parking Schedule**  
 2 spaces per 3 bed units = 6 spaces  
 1 space per 2 bed units = 6 spaces  
 3 visitors spaces  
 Total of 15 spaces

**Key**

- Managed amenity space
- Private garden
- Root protection zone
- Existing tree
- New tree
- New fence
- Concrete floor to Bin & Bike Store
- Permeable paving

bcp = Bin Collection Point

**PLANNING DOCUMENT**



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**Project Title**  
 Proposed Residential Development  
 Brighton Road,  
 Tadworth

**Drawing Title**  
 Proposed Site Plan

<b>Originator</b> AP	<b>Approved</b> 	<b>Date</b> 26.08.2019	<b>Scale</b> 1:200 @ A1
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<b>Drawing No.</b> 5547-005	<b>Rev.</b> N	<b>Sheet No.</b> 1/1
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