

**ADDENDUM**  
**MEETING OF THE PLANNING COMMITTEE**  
**WEDNESDAY 09<sup>th</sup> FEBRUARY 2022**

**ITEM NO: 5**

**PLANNING APPLICATION: 21/02485/OUT - COLLINGWOOD BATCHELLOR 46 -  
48 VICTORIA ROAD HORLEY SURREY RH6 7QE**

**Additional representations**

Since the publishing of the report 62 further representations have been received.

3 in support:

- benefit to housing need
- good use of brownfield land in sustainable location
- Community/regeneration benefit
- Economic growth / jobs

59 objections:

- Alternative location/ proposal preferred
- Drainage/sewage capacity
- Harm to listed building
- Hazard to highway safety
- Health fears
- Inadequate affordable housing provision
- Inadequate parking
- Inconvenience during construction
- Increase in traffic and congestion
- Lack of infrastructure and services for new flats
- Loss of buildings
- Loss of private view [Officer note: this is not a material planning consideration]
- No need for the development
- Noise & disturbance
- Out of character with surrounding area
- Overbearing relationship
- Overdevelopment
- Overshadowing
- Poor design

The matters set out above are addressed within the committee report.

**ITEM NO: 6**

**PLANNING APPLICATION: 21/00429/CU – THE OLD PHEASANTRY, MERRYWOOD GROVE, LOWER KINGSWOOD**

This item has been withdrawn from the meeting agenda at the applicant's request in order that they be given the opportunity to seek to provide amendments to overcome the concerns identified.

**ITEM NO: 7**

**PLANNING APPLICATION: 21/02009/F – EVERSFIELD, 56 REIGATE ROAD, REIGATE**

**CONDITIONS**

Condition 1 to be amended as follows:

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

Reason: To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

Note: Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations or Section 73 of the Act for minor material alterations. An application must be made using the standard application forms and you should consult with us, to establish the correct type of application to be made.

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Rec</b>
Combined Plan	D-13	A	07.10.2021
Floor Plan	D-07	E	22.11.2021
Floor Plan	D-06	M	22.11.2021
Floor Plan	D-08	C	22.11.2021
Floor Plan	D-09	C	22.11.2021
Proposed Plans	D-10	E	22.11.2021
Proposed Plans	D-11	E	22.11.2021
Proposed Plans	D-12	E	22.11.2021
Proposed Plans	D-14		22.11.2021
Location Plan	D-01	B	22.07.2021
Floor Plan	D-04	B	30.07.2021
Floor Plan	D-03	C	30.07.2021
Elevation Plan	D-05	B	30.07.2021

Condition 3 to be amended as follows to ensure the retention of a prominent Holly (tree 49)

3. No development above ground floor slab level shall commence on site until a scheme for the landscaping and replacement tree planting of the site including the retention of existing landscape features has been submitted to and approved in writing by the local planning authority. The Landscaping scheme shall include details of hard landscaping, boundary fencing of treatment,

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, the reinstatement of evergreen ornamental shrubbery set between the extended area and the Victorian building, numbers/densities of planting and an implementation programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to first 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.

The Holly labelled 49 in the Arboricultural Method Statement should be retained as much as possible, accepting that there will be some need for reshaping and pruning.

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 NHE3 and DES1 of the Reigate and Banstead Borough Development Management Plan 2019, British Standards including BS8545:2014 and British Standard 5837:2012.

## **Informatives**

Additional informatives to be added:

7. The applicant is reminded that the loft space as shown on the approved plans shall not be used for habitable accommodation and a further planning application would be required for conversion or extension of this space including dormers or roof lights.
8. It is recommended that piled foundations are used as these will have less impact on the surrounding trees and shrubs.

### **ITEM NO: 8 a and 8b**

### **PLANNING APPLICATION: 21/00468/F and 21/00469/LBC – THE OMNIBUS BUILDING LESBOURNE ROAD REIGATE SURREY**

This item has been withdrawn from the meeting agenda following clarification by the applicant that they were seeking a decision on plans submitted for rooflights rather than the originally submitted plans for dormers.

**ITEM NO: 9**

**PLANNING APPLICATION: 21/02420/F - MARKETFIELD COURT 15  
MARKETFIELD WAY REDHILL SURREY RH1 1EU**

**Conditions**

Additional condition to be added:

8. All units within the development hereby approved shall be provided with the necessary infrastructure to facilitate connection to a high speed broadband. Unless otherwise agreed in writing with the Local Planning Authority, this shall include as a minimum:

- a) A broadband connection accessed directly from the nearest exchange or cabinet
- b) Cabling and associated installations which enable easy access for future repair, replacement or upgrading.

Reason: To ensure that the development promotes access to, and the expansion of, a high quality electronic communications network in accordance with Policy INF3 of the Reigate & Banstead Development Management Plan 2019.

**Informatives**

Officers note that concerns have been raised regarding the continued closure of the subway to the east of the site. The continued closure cannot reasonably be a reason to refuse this application but an informative is recommended to encourage applicant to re-open the footway as soon as possible.

Additional informative to be added:

4. The Council would urge the applicant to reopen the footpath and subway that leads to Redstone Hill as quickly as it is safe to do so to enable members of the public to make use of it again as soon as possible.

**ITEM NO: 10**

**PLANNING APPLICATION: 21/02357/F – LAND TO THE REAR OF 25 ALBURY  
ROAD, MERSTHAM**

**Informatives**

Additional informative to be added:

10. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. Further information can be found on the Council website at : [Climate Change Information](#).

The plans of the previous scheme refused at appeal are attached at appendix A.

**ITEM NO: 11**

**PLANNING APPLICATION: 21/02038/HHOLD – 17 Vogan Close, Reigate**

**INFORMATIVES**

Additional informatives to be added as per below:

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 <https://firesprinklers.org.uk/>
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions. Further information can be found on the Council website at: Climate Change Information.

**ITEM NO: 12**

**PLANNING APPLICATION: 21/03016/F – HMP HIGH DOWN, HIGHDOWN LANE BANSTEAD**

**CONDITIONS**

Condition 4 to be amended as follows:

4. No development with the exception of demolition shall be carried out 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 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) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.
  - b) 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.
  - c) 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.). Confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.
  - d) 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.
  - e) Details of drainage management responsibilities and maintenance regimes for the drainage system.

f) 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.

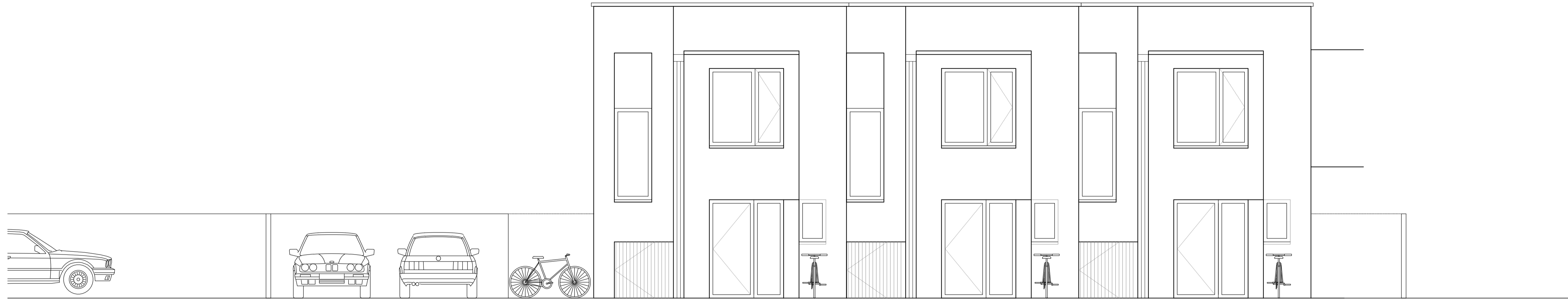
Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site, and comply with Policy CCF2 of the Development Management Plan 2019.

**ITEM NO: 13**

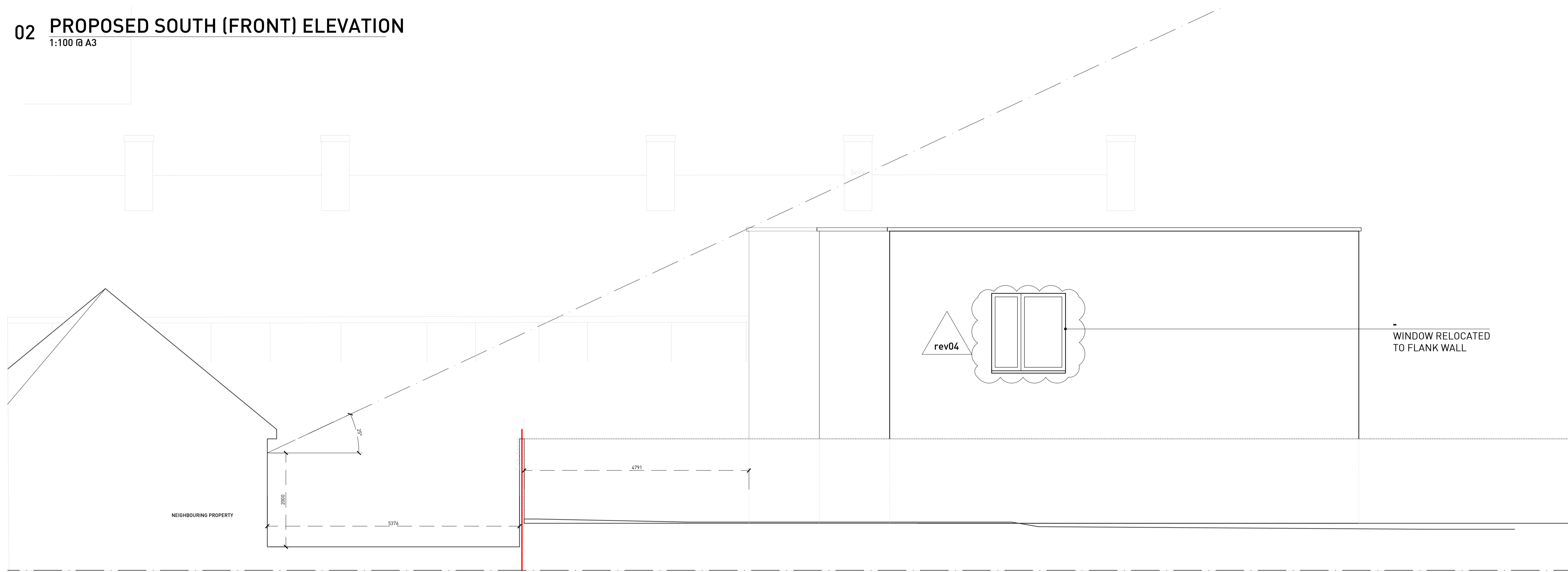
**Q3 PERFORMANCE REPORT**

The % of major appeals dismissed in row 6 should read 66%, not 75%.

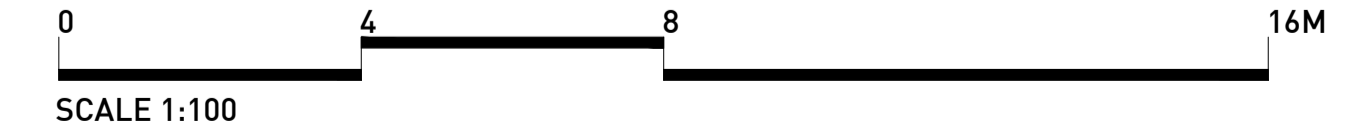
# Appendix A



**02 PROPOSED SOUTH (FRONT) ELEVATION**  
1:100 @ A3



**01 PROPOSED EAST (SIDE) ELEVATION**  
1:100 @ A3



Rev	Date	Description	Drawn	Check
0	19.09.2019	DRAFT PLANNING ISSUE	CF	CF
1	25.10.2019	DRAFT PLANNING ISSUE	CF	CF
2	05.02.2020	PLANNING ISSUE	CF	CF
3	11.03.2020	PLANNING ISSUE	FL	FL
4	16.05.2020	PLANNING ISSUE - DRAWING AMENDMENT	FL	FL

Do not Scale. Use figured dimensions only. All dimensions to be checked on site.  
All drawings to be read in conjunction with the Engineers' drawings. Any discrepancies between consultants drawings to be reported to the Architect before any work commences.  
The Contractor's attention is drawn to the Health & Safety matters identified in the Health & Safety plan as being potentially hazardous. These items should not be considered as a complete and final list. The Work Package Contractor's normal Health and Safety obligations still apply when undertaking constructional operations both on and off site.

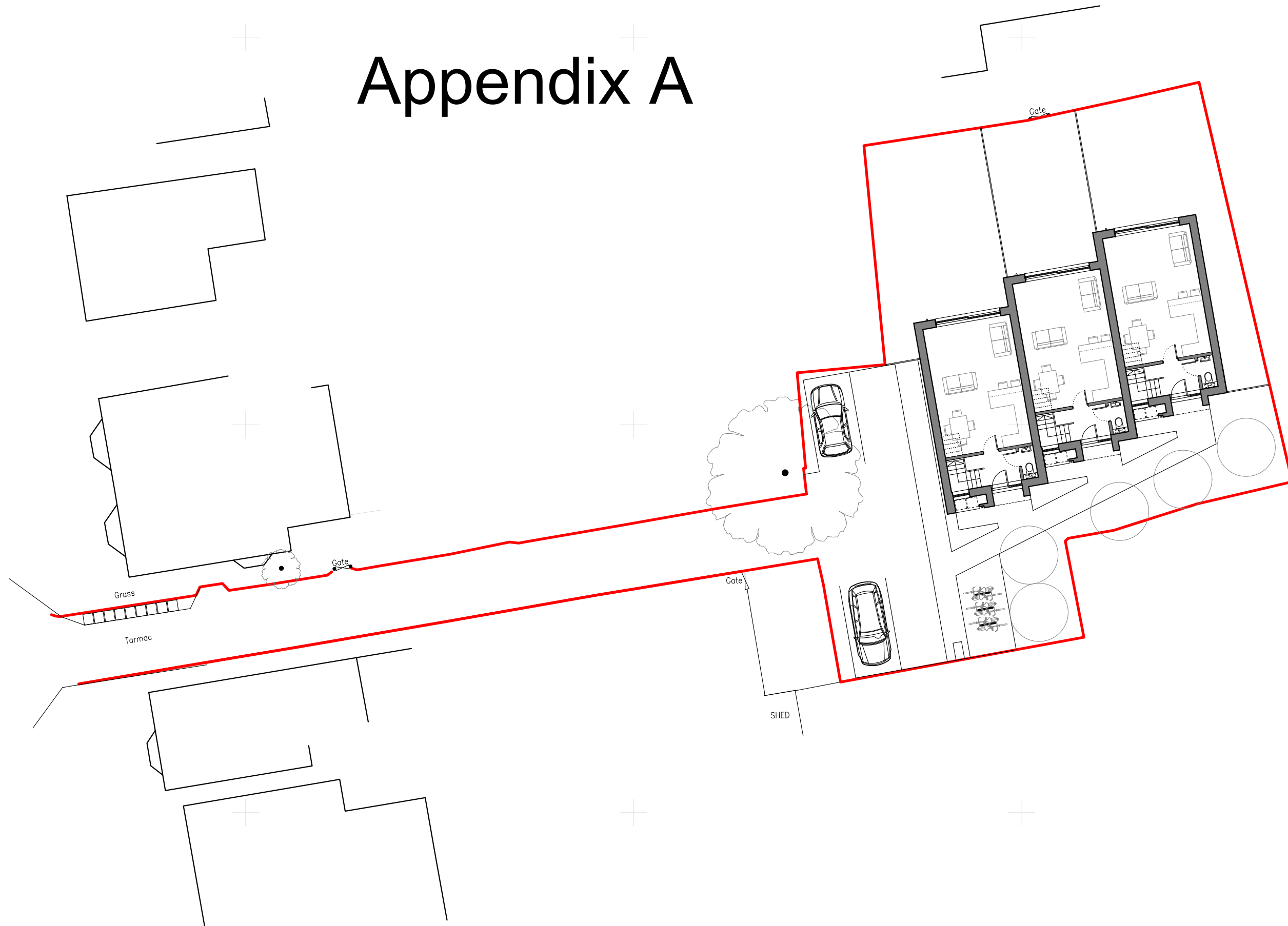
**PLANNING**

E: info@cf-architects.com  
T: 01737 457 123 (Surrey Studio)  
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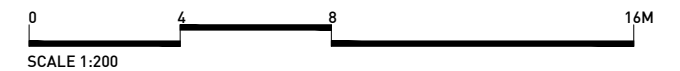
**CF ARCHITECTS**

Project:	LAND TO REAR OF 23-25 ALBURY ROAD
Title:	PROPOSED ELEVATIONS
Scale @ A1:	1:50
Scale @ A3:	1:100
Drawing and CAD File Number:	256(P)025
Rev:	4

# Appendix A



01 PROPOSED SITE PLAN  
1:200 @ A3



Rev	Date	Description	Drawn	Check
0	17.09.2019	DRAFT	CF	CF
1	25.10.2019	DRAFT	CF	CF
2	08.02.2020	PLANNING ISSUE	CF	FL
3	11.03.2020	PLANNING ISSUE	FL	FL
4	16.06.2020	PLANNING ISSUE - DRAWING AMENDMENT	FL	FL

Do not Scale. Use figured dimensions only. All dimensions to be checked on site.  
All drawings to be read in conjunction with the Engineers' drawings. Any discrepancies between consultants drawings to be reported to the Architect before any work commences.  
The Contractor's attention is drawn to the Health & Safety matters identified in the Health & Safety plan as being potentially hazardous. These items should not be considered as a complete and final list. The Work Package Contractor's normal Health and Safety obligations still apply when undertaking constructional operations both on and off site.

**PLANNING**



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**CF ARCHITECTS**

Project:	LAND TO REAR OF 25 ALBURY ROAD, RH1 3LP
Title:	PROPOSED SITE PLAN
Scale @A3:	1:200
Drawing and CAD File Number:	256(P)003
Rev:	4