

## **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 9 March 2022 at 7.30 pm.

Present: Councillors S. Parnall (Chairman), M. S. Blacker (Vice-Chair), Z. Cooper, R. Harper, A. King, J. P. King, S. A. Kulka, S. McKenna, R. Michalowski, C. Stevens, P. Chandler (Substitute), A. C. J. Horwood (Substitute), R. S. Turner (Substitute) and C. T. H. Whinney (Substitute).

#### **87. MINUTES**

It was **RESOLVED** that the minutes of the meeting held on 9 February 2022 be approved with one amendment in minute 73, apologies for absence.

#### **88. APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors Adamson, Kelly, Ritter and Walsh. Councillors Whinney, Horwood, Chandler and Turner attended as their respective substitutes. An apology for absence was also received from Councillor Baker.

#### **89. DECLARATIONS OF INTEREST**

Councillor Turner declared a non-pecuniary interest in item 8 as she was a former employee of The Children's Trust.

#### **90. ADDENDUM TO THE AGENDA**

**RESOLVED** that the addendum be noted.

#### **91. 21/02160/F - CULLIGAN INTERNATIONAL UK LTD, PROSPECT WELLS HOUSE, OUTWOOD LANE, CHIPSTEAD**

The Committee considered an application at Culligan International UK Ltd, Prospect Wells House, Outwood Lane, Chipstead for the demolition and comprehensive redevelopment of the site for a 3 storey building to provide a mixed use development comprising a shop (Use Class A1) at ground floor with 10 residential units (Use Class C3) at first and second floors, car parking, landscaping and associated works. As amended on 18/10/2021 x 2 and 22/11/2021.

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

#### **92. A) 21/00468/F AND B) 21/00469/LBC - THE OMNIBUS BUILDING, LESBOURNE ROAD, REIGATE**

The Committee considered applications at Omnibus Building, Lesbourne Road, Reigate for external alterations comprising 8 no. conservation rooflights. As amended on 16/02/2022.

Daniel Chapman, the applicant, spoke in support of the application, explaining that they wanted to provide high-quality office space, promoting worker wellbeing.

Significant investment in the quality of the office space and public areas of the building had been made, at a total cost of over £1.25 million. Potential tenants confirmed that they would only be interested in taking the space if rooflights were installed, as this would provide natural daylight and external views. This modest alteration to the roof has been developed alongside an experienced heritage specialist and the rooflights were of the same type used by Heritage England in their headquarters which was also Grade II-listed. Considerable effort had gone into considering alternatives to this proposal; however, they could not address the issues which this application sought to resolve. The benefits of the alterations were outlined. The Omnibus building itself was not a converted bus garage, but an almost entirely new building, constructed in the late 1990s, with only the original back wall remaining. The roof into which the rooflights would be inserted had been rebuilt with an entirely new structure.

A reason for permission was proposed by Councillor Michalowski and seconded by Councillor Blacker, whereupon the Committee voted on each application in turn (21/00468/F and 21/00469/LBC) and **RESOLVED** that planning permission be **GRANTED** on the grounds that:

The development hereby permitted has been assessed against development plan policies CS1, CS4, CS10, DES1, NHE9, TAP1 and material considerations, including third party representations. It has been concluded that although the development would cause harm to the listed building, such harm is outweighed by the economic benefits and the proposal is therefore 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.

### **CONDITIONS**

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</b> | <b>Date Received</b> |
|------------------|------------------|----------------|----------------------|
| Location Plan    | 0200 P-00        |                | 25.02.2021           |
| Floor Plan       | 0201 P-00        |                | 25.02.2021           |
| Floor Plan       | 0202 P-00        |                | 25.02.2021           |
| Floor Plan       | 0203 P-00        |                | 25.02.2021           |
| Roof Plan        | 0204 P-00        |                | 25.02.2021           |
| Elevation Plan   | 0205 P-00        |                | 25.02.2021           |
| Elevation Plan   | 0306 P-01        |                | 27.01.2022           |

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.

2. 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.

3. Notwithstanding the drawings, the rooflights shall be black painted metal rooflights with glazing bars of traditional profile. Details of the proposed conservation rooflights including colour and detailing and drawings showing the details and position flush with plane of roof shall be submitted and approved in writing of the Local Planning Authority before the rooflights are installed. Metal wrapped timber rooflights will be unacceptable due to their large profile.

Reason: To minimise harm to the character of the Grade II listed building with regards Development Management Plan Policies DES1, NHE9 and TAP1.

**93. 21/02145/F - HEYSHAM CHURCH LANE, COULSDON**

The Committee considered an application at Heysham Church Lane, Coulsdon for the demolition of existing substantial 1.5 Storey dwelling and replacement with 4 x new dwellings with associated car parking and private amenity space. As amended on 20/09/2021, 23/09/2021, 21/10/2021, 13/12/2021, 31/12/2021, 19/01/22, 21/01/2022, 08/02/2022 and on 18/02/2022.

A reason for refusal was proposed by Councillor Blacker and seconded by Councillor Horwood, whereupon the Committee voted and **RESOLVED** that planning permission be **REFUSED** on the grounds that:

1. The proposal, by reason of the size and number of dwellings proposed and the resultant sub division of the site would result in plots which are narrower than those of the surrounding area and an incongruous and cramped overdevelopment of the site which is out of keeping with and harmful to the character and appearance of the locality contrary to policies DES1 and DES2 of the Reigate and Banstead Development Management Plan 2019, advice within the Local Distinctiveness Design Guide SPD 2020 and chapter 12 of the NPPF.

**94. 21/02090/F - THE CHILDREN'S TRUST, TADWORTH COURT, 2 TADWORTH STREET, TADWORTH**

The Committee considered an application at The Children's Trust, Tadworth Court, 2 Tadworth Street, Tadworth for the demolition of an existing single storey school building to facilitate development of a replacement specialist multi-purpose education and therapy-led facility for children with complex clinical needs (use class f1) along with associated hard and soft landscaping, car drop off bays and ancillary works.

**RESOLVED** that planning permission be **GRANTED** as per report and addendum and following change to condition:

4c – include Ward Members

\*Details submitted on ecology, landscaping and construction to be forwarded to ward members for consideration.

**95. REPORT BACK - WRAY COMMON CONSERVATION AREA**

The Committee considered the comments received following designation of the extension to Wray Common Conservation Area on the 16 December 2020.

**RESOLVED** that there be no change to the designation.

**96. REPORT BACK - REIGATE HILL CONSERVATION AREA**

The Committee considered the comments received following designation of the extension to Reigate Hill Conservation Area on the 16 December 2020.

**RESOLVED** that there be no change to the designation.

**97. REPORT BACK - MEATH GREEN CONSERVATION AREA**

The Committee considered the comments received following designation of the extension to Meath Green Conservation Area on the 16 December 2020.

**RESOLVED** that there be no change to the designation.

The Committee thanked Mr McNally on his continued work.

**98. ANY OTHER URGENT BUSINESS**

There was none.

The Meeting closed at 9.46 pm