

ADDENDUM
MEETING OF THE PLANNING COMMITTEE
WEDNESDAY 31st AUGUST 2022

ITEM NO: 5

**PLANNING APPLICATION: 22/00476/F GILEAD HOUSE QUALITY STREET
MERSTHAM SURREY RH1 3BB**

Representations

County Highway Authority (CHA): Additional comment from the CHA regarding the reinstatement of the grass verge to the front of the site as follows:

The developer is proposing to replace the hard standing in front of the site, with verge. There would be no objection to this, but the developer would have to pay a commuted sum of £90 per m² of new verge due to the increase in maintenance cost of verge. This would be off set against the cost of the existing tarmac at a rate of £29.30 per m².

Additional neighbour representations have been received raising the following objections/ comments:

- Drainage/sewage capacity
- Harm to listed building
- Harm to Conservation Area
- Harm to wildlife habitat
- Inadequate parking
- Inconvenience during construction
- Increase in traffic and congestion
- Loss of/harm to trees
- No need for the development
- Noise & disturbance

These matters are already addressed within the committee report, as well as conditions and informatives.

Conditions

The following additional condition is added:

18. The development hereby approved shall not be occupied unless and until the proposed verge on the site frontage has been provided in accordance with the approved plan numbered P102 Rev D.

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 Parking, access and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

Informatives

Informative 12 is amended as follows:

With regard to Condition 8 (Landscaping) and Condition 9 (boundary treatment) the Council is encouraging the developer to incorporate planting and measures to encourage biodiversity and wildlife and allow wildlife to move into and out of gardens and, in particular, include Hedgehog friendly gravel boards where appropriate. Details of the 'wildlife friendly' measures should be provided with the submission of the details for approval.

The additional informatives from the County Highway Authority are included as follows:

19. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road.

Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.

20. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Division of Surrey County Council.

21. The developer is reminded that the proposed verge would attract a commuted sum of £90 per m² of verge proposed minus the existing tarmac at a rate of £29.30 per m². This will be subject to a Mini Section 278 Agreement.

ITEM NO: 6

PLANNING APPLICATION: 22/01160/F 89 ALBERT ROAD HORLEY SURREY RH6 7HB

Biodiversity

The Applicant has submitted a Preliminary Ecology Assessment by ACJ ecology dated August 2022. In regard to bats, the report notes at para 5.14 *'There were no features for the potential to support roosting bats.'* The report concludes *'the habitats for protected species were evaluated for their likelihood of providing shelter, roosting, foraging, basking and nesting. The likelihood of protected species is negligible, and*

no additional surveys are needed.’ On this basis, no further information is required and the proposal is not considered to result in a harmful impact upon wildlife habitats.

The report makes a recommendation in regard to nesting birds and when works should be undertaken so as to avoid nesting season. In terms of biodiversity net gain, the report recommends biodiversity enhancements should include the native species mix to improve diversity and adapt to climate change.

A condition and an information are recommended as follows:

Condition

22. No development above ground level shall commence until a scheme to provide positive biodiversity benefits, 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 or as otherwise agreed in writing by the LPA, and before occupation of this development.

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

Informative

14. Nesting birds are protected under the Wildlife and Countryside Act 1981 and other legislation. Therefore all checks should be made to establish if any parts of the existing site are in use by nesting birds. Specialist advice may be needed to ensure full compliance with this wildlife legislation. This will require site assessment in advance of the implementation of this approved work in liaison with the relevant nature conservation organisations. The presence of such protected species may affect when the work can be done.

ITEM NO: 8

PLANNING APPLICATION: 22/00336/F 73-77 BRIGHTON ROAD HORLEY RH6 7HL

Conditions

Condition 3 is amended as follows:

3. The materials to be used in the construction of the external surfaces of the development shall be constructed in accordance with the materials as specified within the application and there shall be no variation without prior approval and agreement in writing with the Local Planning Authority.

Reason: To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

Condition 6 is removed as the requirement to provide cycle storage for 4 bicycles is secured by condition 7. Condition 6 is therefore not required and is included in error.