

ADDENDUM
MEETING OF THE PLANNING COMMITTEE
WEDNESDAY 28th SEPTEMBER 2022

ITEM NO: 5

PLANNING APPLICATION: 22/00669/F – ROSEACRE, HOLLY HILL DRIVE

In order to keep residents informed and allow dialogue between them and the developer, condition 8 be amended to include a communications plan.

Conditions

8. No development shall commence until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority (LPA). The CEMP shall include, but not be limited to:
- a) Map showing the location of all of the ecological features
 - b) Risk assessment of the potentially damaging construction activities
 - c) Practical measures to avoid and reduce impacts during construction
 - d) Location and timing of works to avoid harm to biodiversity features
 - e) Responsible persons and lines of communication
 - f) Use of protected fences, exclusion barriers and warning signs
 - g) a communications plan to advise location residents throughout the build
- The CEMP shall be based on and include all measures set out within the submitted ecology documents (Preliminary Ecological Appraisal (PEA), bat survey and Biodiversity net gain assessment) and recommendations set out by the Surrey Wildlife Trust.

The development shall only be carried out in accordance with the agreed mitigation measures.

Reason: To ensure that any potential impact to protected species is adequately mitigated in accordance with the provisions of the National Planning Policy Framework and policy NHE2 of the Development Management Plan 2019.

ITEM NO: 6

PLANNING APPLICATION: 22/00364/F 1 & 3 NORBURY ROAD AND ASSOCIATED GARAGES, REIGATE, SURREY RH2 9BY

Highway Matters

Plan MENORBURYROAD.1/01 has been submitted to show the proposed parking layout for the development as well as the reduction to the existing dropped kerb. This allows for additional opportunity for more regularised on street parking. This plan can be found in Appendix A. A revised CGI has also been provided, at Appendix B.

Conditions

The below conditions are amended as follows with amended wording highlighted in *italics*:

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

Plan Type	Reference	Version	Date Received
Floor Plan	2113-101	PL04	05.05.2022
Floor Plan	2113-100	PL04	05.05.2022
Site Layout Plan	2113-112	PL01	05.05.2022
Floor Plan	2113-102	PL04	16.08.2022
Roof Plan	2113-103	PL04	16.08.2022
Elevation Plan	2113-110	PL05	16.08.2022
Section Plan	2113-111	PL03	16.08.2022
Location Plan	2113-001	PL01	17.02.2022
Floor Plan	2113-011	PL01	17.02.2022
Floor Plan	2113-012	PL01	17.02.2022
Roof Plan	2113-013	PL01	17.02.2022
Elevation Plan	2113-021	PL01	17.02.2022
Elevation Plan	2113-021	PL02	03.03.2022
Other plan	MENORBURYROAD.1/01	P1	12.09.2022

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.

10. Development hereby approved shall not commence, *other than demolition*, until a foul drainage strategy, detailing how the developer intends to ensure that appropriate foul drainage is implemented with a connection to foul sewer, has been submitted to and approved by the local planning authority.

The development shall be constructed in line with the agreed detailed design and recommendations of the strategy. No occupation of any premises can take place until the installed scheme is confirmed as meeting the agreed specifications and connections are made to the sewer network.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 174 of the NPPF and Policy DES9 of the Reigate and Banstead Development Management Plan (2019).

13. No development, *other than demolition*, shall take place until a scheme for the provision and management of green landscaping next to the Saturday Ditch main river has been submitted to, and approved in writing by, the local planning authority. Thereafter, the development shall be carried out in accordance with the approved scheme. Any subsequent variations shall be agreed in writing by the local planning authority, in which case the development shall be carried out in accordance with the amended scheme.

The scheme shall include:

- o plans showing the extent and layout of the landscaping next to the watercourse
- o details of planting (with only native species)

o details demonstrating how the buffer zone will be protected during development

o details of any lighting, fencing etc. (Note no lighting should be so close as to direct lighting into the stream corridor).

Reason: Land alongside streams is particularly valuable for wildlife and it is essential this is protected. This condition is in line with paragraphs 174 and 180 of the NPPF and Policy NHE4 of the Reigate and Banstead Development Management Plan (2019). If significant harm resulting from a development cannot be avoided, adequately mitigated, or as a last resort compensated for, planning permission should be refused.

14. Prior to commencement of development, *other than demolition*, a written comprehensive environmental desktop study report is required to identify and evaluate possible on and off site sources, pathways and receptors of contamination and enable the presentation of all plausible pollutant linkages in a preliminary conceptual site model. The study shall include relevant regulatory consultations such as with the Contaminated Land Officer and be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. The report shall be prepared in accordance with the Environment Agency's Land Contamination: Risk Management Guidance (2020) and British Standard BS 10175.

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 Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

15. Prior to commencement of development, *other than demolition*, in follow-up to the environmental desktop study, a contaminated land site investigation proposal, detailing the extent and methodologies of sampling, analyses and proposed assessment criteria required to enable the characterisation of the plausible pollutant linkages identified in the preliminary conceptual model, shall be submitted to the Local Planning Authority. This is subject to the written approval in writing of the Local Planning Authority, and any additional requirements that it may specify, prior to any site investigation being commenced on site. Following approval, the Local Planning Authority shall be given a minimum of two weeks written notice of the commencement of site investigation works. Please note this means a proposal is required to be submitted and approved prior to actually undertaking a Site Investigation.

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 the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

16. Prior to commencement of the development, *other than demolition*, a contaminated land site investigation and risk assessment, undertaken in accordance with the site investigation proposal as approved that determines the extent and nature of contamination on site and is reported in accordance with the standards of DEFRA's and the Environment Agency's Land

Contamination: Risk Management Guidance (2020) and British Standard BS 10175, shall be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. If applicable, ground gas risk assessments should be completed in line with CIRIA C665 guidance.

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 the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

17. Prior to commencement of the development, *other than demolition*, a detailed remediation method statement should be produced 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, has been submitted to and approved in writing by the Local Planning Authority, 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.

Prior to occupation, a remediation validation report for the site shall be submitted to the Local Planning Authority in writing. 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 Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

19. No development shall take place, *other than demolition*, until an Invasive Species Management Plan, prepared by a suitably qualified individual, that details how the control of invasive species will be managed on site, including roles and responsibilities, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect and enhance the ecological environment in accordance with Policy NHE2 of the Development Management Plan 2019.

20. No development shall take place, *other than demolition*, until an Ecological Enhancement Plan has been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect and enhance the ecological environment in accordance with Policy NHE2 of the Development Management Plan 2019.

26. No development shall commence, *other than demolition*, until details of surface water attenuation measures have been submitted to and approved in writing by the local planning authority. Prior to occupation of the development a validation report shall be submitted to the local planning authority to demonstrate compliance with the approved details which shall thereafter be permanently maintained.

Reason: To prevent any increase in surface water flooding with regards Development Management Plan policy CCF1.

ITEM NO: 7

PLANNING APPLICATION: 22/00640/F ISBELLS COTTAGE, COCKSHOT ROAD, REIGATE, RH2 7HB

Conditions

The below condition is amended as follows with amended wording highlighted in *italics*:

4. The first and second floor windows in the side elevations (*including the first floor south-east facing bay window of plot 3*) of the development hereby permitted shall be glazed with obscured glass and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall be maintained as such at all times.

Reason: To ensure that the development does not affect the amenity of the neighbouring property by overlooking with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

Informative

An additional informative is suggested below:

12. The applicant is recommended to retain the folly in the south-eastern corner of the site.

ITEM NO: 8

PLANNING APPLICATION: 22/01517/F, LAKERS, CHURCH ROAD, REDHILL

The report incorrectly refers to St John's Church as being Grade I listed, but it is in fact Grade II* listed.

This resulted from an error in the Council's mapping system but the Council's Conservation Officer has confirmed he assessed the application on the basis of it being Grade II* listed and in terms of the setting of the Conservation Area more generally.

ITEM NO: 9

**PLANNING APPLICATION: 22/01796/CON Land At Woodhatch Place 11
Cockshot Hill Reigate RH2 8EF**

CONSULTATIONS

The following consultation response has been received:

Regulatory Support Services: Comment as follows -

'The noise assessment prepared by Aecom is mainly concerned with specifying appropriate noise insulation to create a suitable internal noise climate for the school. The only reference to external receptors is in the derivation of cumulative noise targets for the building services plant quoted in table 5.1. These values are considered appropriate having regard to the environmental noise survey detailed in the report. However, the initial recommendations noted section 6.2 of the report comments that as the building design is still in the early stages, the layout, façade design and ventilation strategy is yet to be determined

The report does not consider the daily operational impact of the school on neighbouring occupiers or the potential use of the school facilities, including the new artificial grass pitches and MUGA, outside of the normal school hours or at weekends. Although no floodlighting is proposed for these pitches it would be useful to clarify if these facilities are to be made available for users other than the school.

With regard to external lighting, the lighting plans provided do not show any offsite impacts in terms of light spill or light trespass. The predicted light levels will be below 5 lux at the site boundary. However, the introduction of the development will alter the light environment through the introduction of lighting to areas that are currently dark. The bollard lighting for the new access path to the sports pitches and Hornbeam Road being one example. The scale of this impact will depend on how the lighting is managed and can be reduced by limiting the amount of lighting needed through use of timer switches etc. While it would be ideal if all external lighting was switched off once the staff left for the night, it is likely that some lighting will need to be maintained to ensure the security of the site. This will inevitably alter the character of the locality at night compared to the existing situation.'

In light of this it is suggested to add this potential neighbour amenity impact as a further concern:

RECOMMENDED RESPONSE

Reigate and Banstead Borough Council objects on the basis of the following concerns:

- a) Lack of robust justification for the relocation of the school and the loss of Urban Open Space given alternative options for re-use, adaption and extension of the existing school are considered to exist and haven't been fully explored
- b) The substantial impact to the setting of Statutory Listed Building and Conservation Area (Designated Heritage Assets) and Locally Listed Buildings and Park & Garden (Non Statutory Designated Heritage Assets)

- c) The scale and design of the extension poorly relates to the parkland and surrounding buildings, which combined with the sheer mass and materials the building would harm the character and appearance of the townscape.

It will be for the decision maker to weigh this harm against the planning benefits in the planning balance when considering whether or not to grant planning permission for the proposed development although the Borough Council is not convinced that such benefits outweigh the harm or warrant a departure from Development Plan policy.

Furthermore, the County Council must be satisfied that robust transport modelling and highway safety audit of the proposal has been undertaken and that there would not be any significant adverse traffic impacts on the local highway network or any danger to public safety resulting from the proposal, noting the limited space available for parking/collections and narrow carriageways/pathways leading to and from the site.

The amenities of neighbouring properties must be robustly assessed including to ensure that they do not suffer from adverse noise or light pollution impacts.



Appendix A



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client
LECO (NORBURY) LTD
project
NORBURY ROAD

title
VISIBILITY SPLAYS AND PEDESTRIAN VISIBILITY
ALONG NORBURY ROAD

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