

Minutes of a meeting of the **Planning Committee** held at the **New Council Chamber - Town Hall, Reigate** on **Wednesday, 23 November 2022** at **7.30 pm**.

Present: Councillors S. Parnall (Chairman); J. Baker, J. S. Bray, P. Chandler, Z. Cooper, P. Harp, A. King, S. A. Kulka, S. McKenna, R. Michalowski, C. Stevens, D. Torra, R. Absalom (Substitute) and N. C. Moses (Substitute)

Attended remotely: Councillors Blacker (visiting member) and J. King.



64 Minutes

The minutes of the last meeting on 2 November 2022 were **APPROVED**.

65 Apologies for absence

Apologies for absence had been received from Councillors Blacker and Walsh. Councillors Absalom and Moses attended as their respective substitutes. Councillor Blacker attended the meeting virtually as a visiting member. An apology for absence had been received from Councillor J King, who attended part of the meeting virtually.

66 Declarations of interest

There were none.

67 Addendum to the agenda

RESOLVED: that the Addendum be noted.

68 22/01421/F - Land to the rear of 65 Lonesome Lane, Reigate

The Committee considered an application at land to the rear of 65 Lonesome Lane, Reigate for a Full planning application for the redevelopment of previously developed land to provide 4no. residential dwellings, with associated parking and landscaping.

RESOLVED that planning permission be **GRANTED** subject to conditions as per the recommendation and addendum with amendments to conditions 6 and 14:

6. The development shall not be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall include boundary treatment to the paddocks and accesses, include wildlife friendly access and be completed before the occupation of the development hereby permitted.

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Reason: To preserve the visual amenity of the area and protect neighbouring residential amenities with regard to the Reigate and Banstead Development Management Plan 2019 policy DES1 and NHE3.

and;

14. The development shall not be occupied until a scheme of refuse collection has been submitted to and approved in writing by the Local Planning Authority. The refuse facilities shall thereafter be provided and retained in accordance with the approved details.

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.

69 22/01629/F - Land to the rear of 15-17 Horley Road, Redhill

The Committee considered an application at land to the rear of 15-17 Horley Road, Redhill for the erection of 2 dwellings with associated landscaping, access and parking.

RESOLVED that planning permission be **GRANTED** subject to conditions.

70 22/01410/F - Aberdour School, Brighton Road, Burgh Heath

The Committee considered an application at Aberdour School, Brighton Road, Burgh Heath for the New single storey preschool buildings to replace existing portable cabins.

Councillor Blacker, a visiting member, stated that the design was unusual and would be datable. This was a vast improvement when compared to the current structures on the site.

RESOLVED that planning permission be **GRANTED** subject to conditions as per the recommendation and addendum and to include an informative stating that:

The applicants attention is drawn to archaeological finds within the locality and is encouraged to contact the County Archaeology Team to arrange an archaeological watching brief and properly record, disseminate any finds and incorporate learning opportunities for children attending the school should items of interest be discovered.

71 22/01595/F - Sterling House, 8 Boulters Lane, Banstead

The Committee considered an application at Sterling House, 8 Boulters Lane, Banstead for an extension to create 3 flats to building.

Councillor Blacker, a visiting member, stated that the proposed development was in a sustainable area, however there were concerns regarding limited public car parking locally and the impact of parking at school time drop off and pick up times in the area.

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A request to defer the application to the following Committee meeting was proposed by Councillor Absalom and seconded by Councillor Chandler. Following a vote, the motion was not carried.

RESOLVED that planning permission be **GRANTED** subject to conditions as per the recommendation and addendum, with the following additional condition:

1. Prior to the commencement of any development works, including demolition and all construction activities, a scheme of tree protection measures shall be submitted to and approved by the Local Planning Authority, the development shall thereafter be undertaken in strict accordance with the approved details.
Reason: To ensure good arboricultural 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 Development Management Plan 2019 and the recommendations within British Standard BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations.'

72 Any other urgent business

There was none.

The meeting finished at 9.22 pm