

ADDENDUM

MEETING OF THE PLANNING COMMITTEE

WEDNESDAY 14th December 2022

ITEM NO: 5

PLANNING APPLICATION: 22/01989/F - LAND AT LABURNUM AND NO 50 HAROLDSLEA DRIVE HORLEY RH6 9DU

Representations

Since the publication of the Planning Committee report, 51 further representations have been received. 1 letter of support and 50 further objections.

The further objections have been raised on the following grounds:

- Alternative location/ proposal preferred
- Drainage/sewage capacity
- Flooding
- Harm to Conservation Area
- Harm to Green Belt/countryside
- Harm to wildlife habitat
- Hazard to highway safety
- Inadequate parking
- Increase in traffic and congestion
- Inconvenience during construction
- Impact on existing public services
- Loss of/harm to trees
- Loss of private view
- No need for the development
- Noise from air traffic
- Noise & disturbance
- Out of character with surrounding area
- Overbearing relationship
- Overdevelopment
- Overlooking and loss of privacy
- Overshadowing
- Poor design
- Property devalue (a non planning matter)

All of the issues raised have been discussed within the committee report.

The 1 letter of support making the following points:

- Benefit to housing need, it is of vital importance that more housing is built
- The proposal appears reasonable, fitting in character with our area and appropriate for the amenities of the suburb.

Consultations

Since the publication of the Planning Committee report the following additional consultation response has been received:

Natural England - No objection. Based on the plan submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites and has no objection.

ITEM NO: 6

PLANNING APPLICATION: 22/00271/F - REIGATE GRAMMAR SCHOOL REIGATE ROAD REIGATE SURREY

Representations

Since the publication of the Planning Committee report, 1 further representations has been received. Objections have been raised on the following grounds:

- Alternative location/ proposal preferred
- Flooding
- Inadequate parking
- Inconvenience during construction
- Increase in traffic and congestion
- Overbearing relationship
- Overdevelopment
- Overshadowing
- Size of proposal much larger than swimming pool part of Donyngs Leisure Centre

The issues raised have been addressed within the Officer report. In terms of the size of the centre compared to Donyngs this comparison is not considered appropriate. The swimming pool element cannot be easily separated from the rest of the Donyngs Centre so there is no way of accurately comparing the two. The overall footprint of Donyngs is much larger than that of this proposal and it has multiple floors. This proposal is for a sports hall and two storey ancillary element. The justification for need and size is discussed within the committee report.

Additional points of clarification

At paragraph 6.29 of the report the second sentence should read:

“The distance between the building and the nearest north facing windows with RPCPS is approximately **34m** at its closest point, 31m from the edge of the existing outdoor covered area”.

Size of existing sports hall as confirmed by applicant:

14.9m wide x 27.5m long and 8.1m high at the roof apex. These are internal dimensions. A Sport England standard 3 court hall is 18m by 27m, which means that the existing hall is undersized on width by c.3m.

Proposed sports hall:

25.5m wide x 42m long x 8m high (approx. 7.7m useable). **Appendix A** shows the size of the sports hall, sized to Sports England requirements for a range of sports.

Existing flood lights:

In order to help members with their assessment the application has confirmed that the floodlights on the existing MUGA are 8.2m above the MUGA surface to the top of the light.

By way of context the proposed sports hall (which is the tallest element would be:

- 8.4m high to top of flat roof element main roof - so 20cm higher than the existing floodlights but further away from the MUGA of the Reigate Parish Church Primary School.
- 10.72m high to top of the proposed saw tooth elements – again these are set much further away from the Reigate Parish Church Primary School.

The site level for the existing MUGA at the Reigate Parish Church Primary School is shown at +103.48 on the submitted plans – 48cm higher than the existing MUGA at the Reigate School. So the sports hall would be:

- 7.92m higher (to main flat roof element) than the MUGA at Reigate Parish Church Primary School
- 10.24m higher (with saw teeth) than the MUGA at Reigate Parish Church Primary School

Similarly in terms of the relationship to 3 Blackborough Close as set out in the report “due to the change in levels the sports centre will be set at a lower ground level and so would be approximately 10m above the ground level of no.3.” This is the overall height including the saw tooth elements. The main roof height excluding the saw tooth would be approximately 7.7 m above the ground level of no.3.

Changes to conditions

Following review of the conditions and comments from the applicant the following minor changes are recommended to the following conditions (changes highlighted in **bold** and *italics* and underlined, deleted wording is struck through):

5. No development shall commence until an updated Construction Transport Management Plan (CTMP) to also include details of:

(a) programme of works (including measures for traffic management)

(b) HGV deliveries and hours of operation

~~(b)~~ **(c)** loading and unloading of plant and materials

~~(c)~~ **(d)** storage of plant and materials

~~(f)~~ **(e)** before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: 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 DES8 Construction Management of the Reigate and Banstead Local Plan Development Management Plan September 2019.

6. No development shall take place until the developer obtains the Local Planning Authority's written approval of details of both existing and proposed ground levels (including levels of land **within the site which immediately** adjoins the site boundaries) and the proposed finished ground floor levels of the buildings. The development shall be carried out in accordance with the approved levels.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining buildings and to safeguard the visual amenities of the locality including heritage assets with regard to Reigate and Banstead Development Management Plan DES1 and NHE9.

~~7. No development shall commence including demolition and or groundworks~~
Prior to the commencement of any development works, including demolition and all construction activities, all tree protection measures shall be undertaken in strict accordance with the approved details contained in the Arboricultural Method Statement ref. RT-MME-155624-03 Rev A and the Tree Protection Plan dwg no. C155624-03-01 Rev A from Middlemarch Environmental. All arboricultural matters will then follow that described in these 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 British Standard

5837:2012 'Trees in Relation to Design, demolition and Construction – Recommendations' and reason: To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies NHE3, DES1 and DES3 of the Reigate and Banstead Development Management Plan 2019 and the recommendations within British Standard 5837:2012 Trees in relation to design, demolition and construction.

8. The development hereby permitted shall not commence, **except demolition**, 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 further 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 submitted drainage strategy (Smith and Wallwork Engineers, ref. 0295-SAW-ZZ-ZZ-RP-C-0003 S2 P02 15/06/2022). If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate equivalent to the pre-development Greenfield run-off.

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 technical standards for SuDs and the final drainage design does not increase flood risk on or off site in accordance with, Policy CS10 of the Core Strategy 2014, Policies DES9 and CCF2 of the Development Management Plan 2019 and the 2019 NPPF.

12. No development shall commence on site, **except demolition**, until a scheme for the soft and hard landscaping (including hard surfacing and any street furniture such as bins and benches), including details of existing landscape features to be retained or pruned, has been submitted and approved in writing by the local planning authority. The landscaping scheme shall include details of hard landscaping, 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 and proposed numbers/densities and an implementation programme. With regard to hard landscaping the following is expected to be included in the submission:

- The artificial pitches shall generally be of natural green colour to match the adjacent lawns.
- The car park to Broadfield House shall be of flint pea shingle gravel, fixed or unfixed

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

Any trees shrubs or plants planted or any existing plants/hedging retained 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 heritage assets and to comply with Reigate and Banstead Borough Development Management Plan 2019 policies NHE3, NHE9 and DES1, British Standards including BS8545:2014 and British Standard 5837:2012.

14. Prior to above ground works of the development hereby approved, full details of a lighting strategy shall be submitted to and approved in writing by the local planning authority. The lighting strategy shall include details of the lighting of all public areas, buildings, and sports pitches **of the application site** and shall be designed to comply with the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01-21 Zone E2. The strategy shall include details of how the lights will be automatically controlled to meet curfew requirements. The lighting scheme shall be installed in accordance with the approved details before the commencement of the use and shall be retained and maintained in accordance with the approved details thereafter. No other floodlighting shall be installed on the site without further planning consent.

Reason: To protect the visual amenity of the area and neighbouring residential amenities and protect protected species (bats) with regard to Reigate and Banstead Core Strategy 2014 Policy CS10 and policy OSR3, INF3, DES1, DES9 and NHE2 of the Reigate and Banstead Development Management Plan 2019.

18. The development shall not be ~~first occupied~~/brought in to **first** use 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 be completed before the occupation of the development hereby permitted.

Reason: In the interest of maintaining the historic and architectural character of the listed building, historic gardens and the visual amenities of the area with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

19. **A.** The use of the Sports Centre and MUGAs hereby permitted, or the operation of any building services plant, shall not commence until an assessment of the cumulative acoustic impact arising from the operation of all internally and externally located plant has been submitted to and approved in writing by the local planning authority. The assessment of the cumulative acoustic impact shall be undertaken in accordance with BS 4142: 2014 (or subsequent superseding equivalent) and other relevant measures, and shall include a scheme of attenuation measures to ensure the rating level of noise emitted from the proposed building services plant is 5 dbA less than representative background.

B. The use hereby permitted, or the operation of any building services plant, shall not commence until a post-installation noise assessment has been carried out, including suitable measurements to confirm compliance with the approved noise criteria, and has been submitted to and approved by the planning authority. The scheme shall be implemented in accordance with the approved details and attenuation measures, and they shall be permanently retained and maintained in working order for the duration of the use and their operation. No other external plant shall be installed on the building without the express permission of the Local Planning Authority.

Reason: To protect the amenities of adjoining occupiers with regard to policy CS10 Sustainable Development of RBBC Core Strategy (2014) and policy DES9 of the RBBC Development Management Plan (2019).

20. Prior to any use of the sports centre and MUGAs hereby permitted a Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan should include but not be limited to, management responsibilities during all operating hours, measures to control noise and disturbance **including from in-sports use**, playing of music or other amplified sound and minimising the effects of patrons coming and going from the site. **Such measures are expected to include achieving relevant sound-proofing and minimising openable windows.** Where any management practices give rise to reported complaints of a substantiated and significant of impact to local amenity received by the operator or the Local Planning Authority, this must be brought to the attention of the Local Planning Authority and any

necessary changes to the management plan implemented to the satisfaction of the Local Planning Authority.

Reason: To protect the amenities of adjoining occupiers with regard to policy CS10 Sustainable Development of RBBC Core Strategy (2014) and policy DES9 of the RBBC Development Management Plan (2019).

21. The sports centre and MUGAs hereby approved shall not **be brought in to first use** ~~first used/occupied~~ unless and until the proposed car parking adjacent to Broadfield House has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking /turning areas shall be retained and maintained for their designated purposes.

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users, and to preserve and enhance the character of the Conservation Area, and to accord with the NPPF and Reigate and Banstead Development Management Plan policy TAP1 and NHE9.

22. The sports centre and MUGAs hereby approved shall not **be brought in to first use** ~~not be first used/occupied~~ unless and until facilities for secure, covered parking of 15 additional bicycles have been provided in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority. Thereafter the said approved facilities shall be retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order that the development promotes more sustainable forms of transport, and to preserve the character of the Conservation Area, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17 and policy TAP1 and NHE9 of the Development Management Plan.

23. Prior to the first use/~~occupation~~ of the sports centre and MUGAs, a Travel Statement shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework (2021), and Surrey County Council's "Travel Plans Good Practice Guide", to set out objectives and measures to encourage sustainable travel, in particular cycle usage and parking, and that this will be monitored. Also included should be accessibility to the site by bus and train, and walking facilities to the site from the nearest bus stops, rail station and Reigate town centre. The development shall then be carried out in accordance with the approved details.

Reason: In order that the development promotes more sustainable forms of transport, and to preserve the character of the Conservation Area, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17 and policy TAP1 and NHE9 of the Development Management Plan.

ITEM NO: 7

PLANNING APPLICATION: 22/02449/F - 64 & REAR OF 62 SHELVERS WAY, TADWORTH, SURREY KT20 5QF

Representations

Since the publication of the Planning Committee report, 7 further representations have been received. Objections have been raised on the following grounds:

- Inconvenience during construction
- Drainage/sewage capacity
- Alternative location/ proposal preferred
- Flooding
- Harm to wildlife habitat
- Increase in traffic and congestion
- Loss of private view
- Loss of/harm to trees
- No need for the development
- Noise & disturbance
- Overdevelopment
- Overlooking and loss of privacy
- Impact on services
- Out of character with surrounding area
- Light pollution
- Inadequate parking
- Harm to/loss of trees
- Harm to Conservation Area
- Harm to Green Belt/countryside
- Loss of buildings
- Crime fears
- Hazard to highway safety
- Support – Benefit to housing need

The majority of the issues raised have been discussed within the Officer report.

Loss of buildings

The proposal would result in the demolition of No. 62. This building is not of particular architectural merit and its loss would not warrant refusal of the application.

16 responses were received from 15 contributors.

County Highways Authority

Since the publication of the Planning Committee report, comments have been received from the County Highways Authority. Although no objections are confirmed, conditions 6 and 9 are amended as follows overleaf in accordance with the conditions recommended by the CHA.

Surrey Wildlife Trust

Since the publication of the Planning Committee report, comments have been received from Surrey Wildlife Trust. No objections are raised but in view of the comments received, condition 20 is amended and a new informative 21 added

Conditions:

6. Notwithstanding the submitted plan numbered 21008-A-PL-052 Rev A the development shall not be commenced until the proposed bellmouth vehicular access to Shelvers Way and the first 20 metres of the new access road have been provided with parking restrictions in accordance with a revised scheme to be submitted to and approved in writing with the Local Planning Authority.

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.

9. The development shall not be occupied until a 1.8 metres wide footway has been provided on the east side of the access road in accordance with the approved drawing 21008-A-PL 052 Rev A.

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.

20. Prior to the closure of the badger sett, a suitably qualified ecologist shall carry out a pre-works walkover. The shall Applicant proceed in line with the advice provided by Arbtech in the Badger Survey Report. The results of the survey work should be provided to the LPA in a written report.

Should the outlier sett be confirmed as being active, then a suitably qualified ecologist shall design a badger mitigation strategy to be submitted and approved by the Local Planning Authority prior to commencement of development. Should this require a licence from Natural England then no works shall commence until the licence is granted by Natural England.

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.

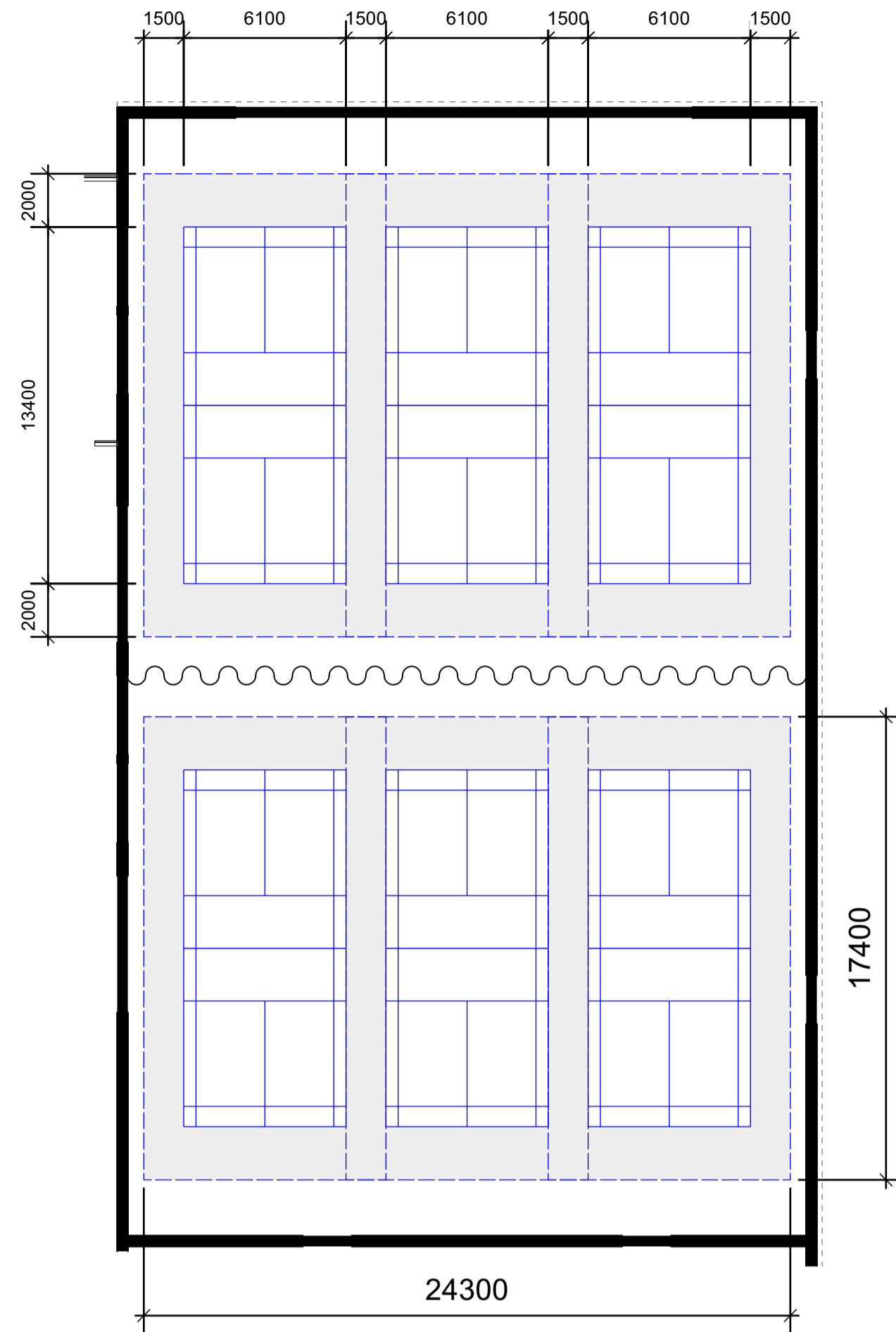
Informative

24. The Applicant is advised to employ a precautionary approach to the demolition of Building B1 – if evidence of a bat roost is recorded, then works should cease and an ecologist contacted for advice on how to proceed.

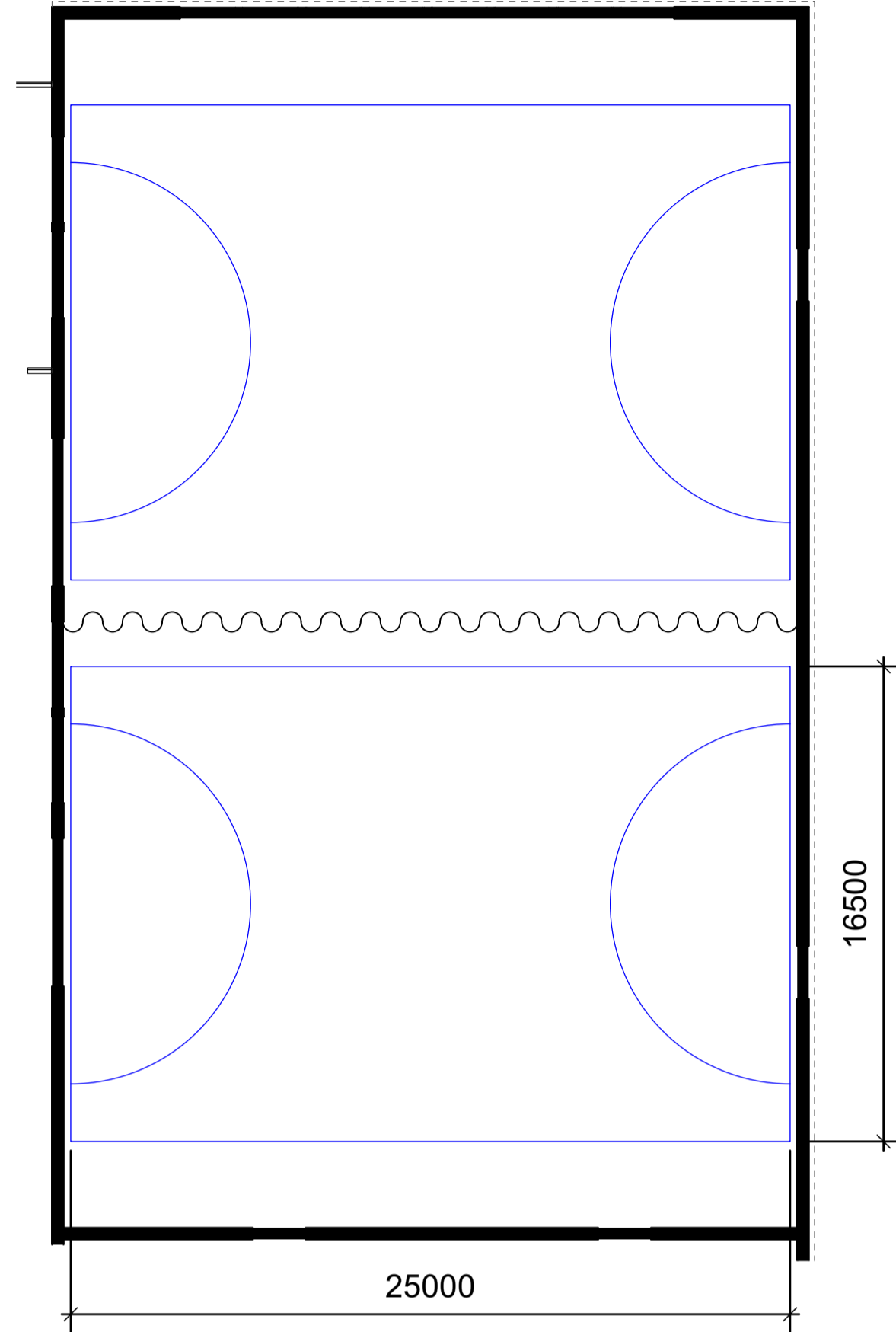
Note:

Sports hall sized to Sports England requirements for a range of sports.

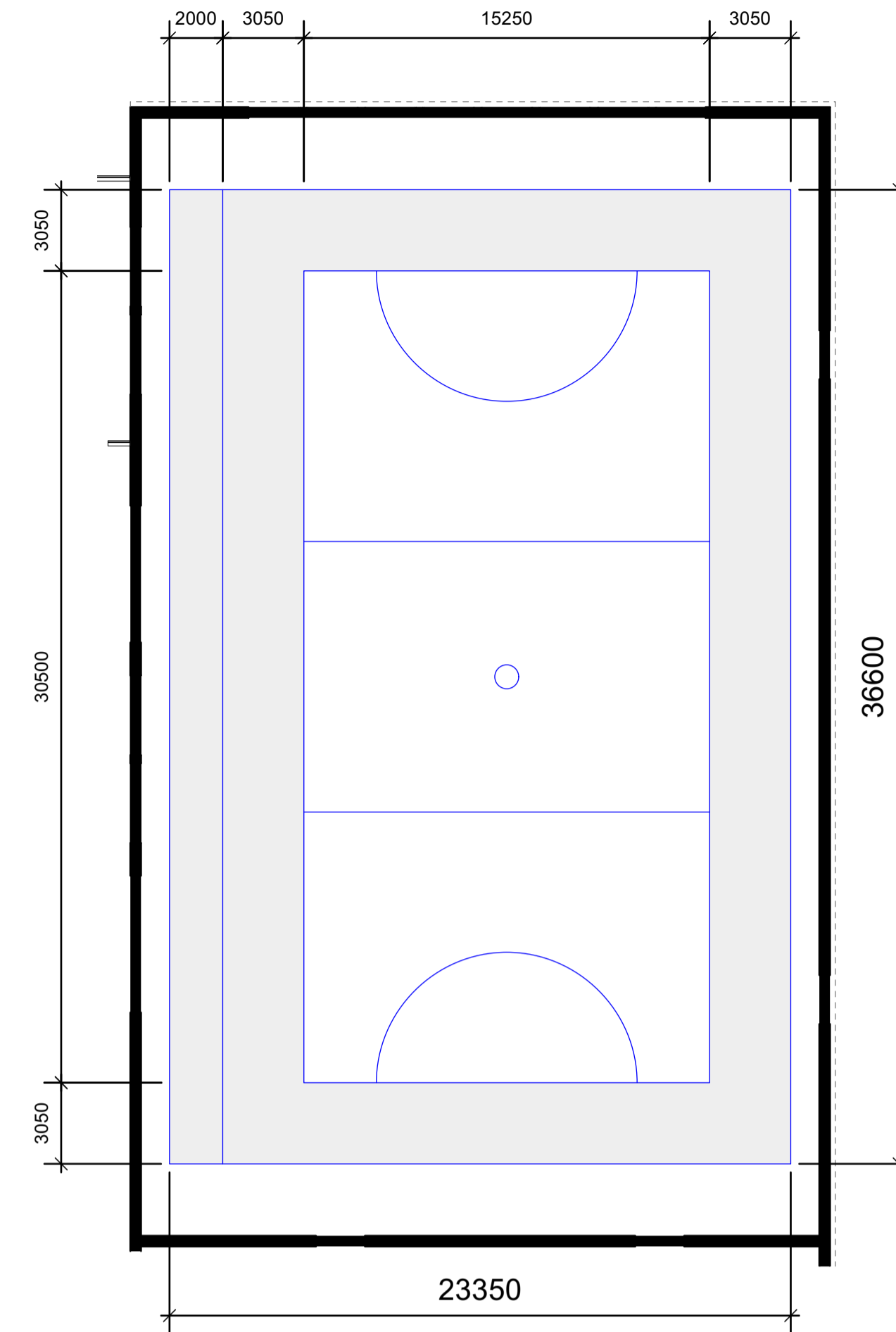
Sports Hall height to be 7.7m



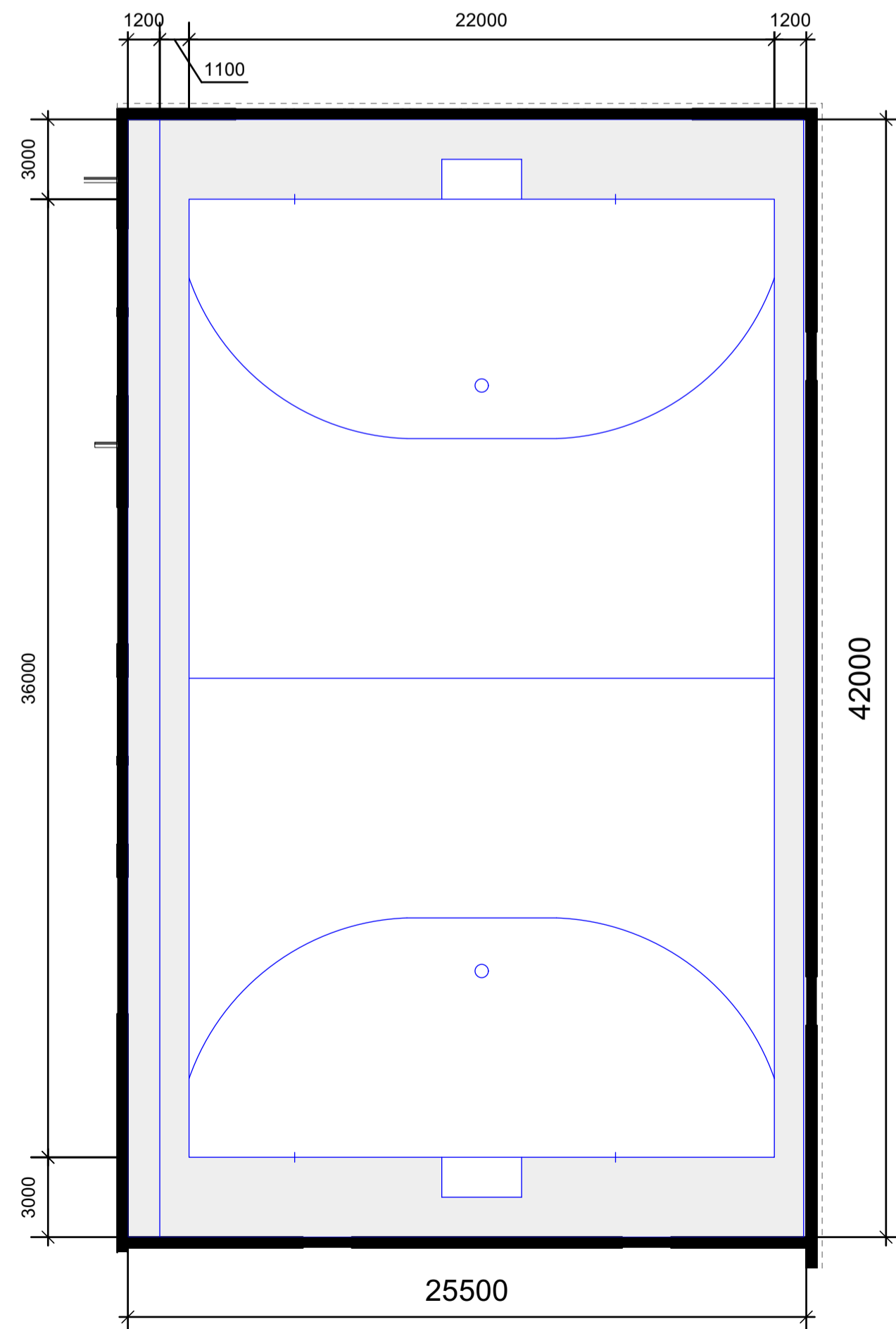
1 Badminton - Community/Club
Scale: 1:200



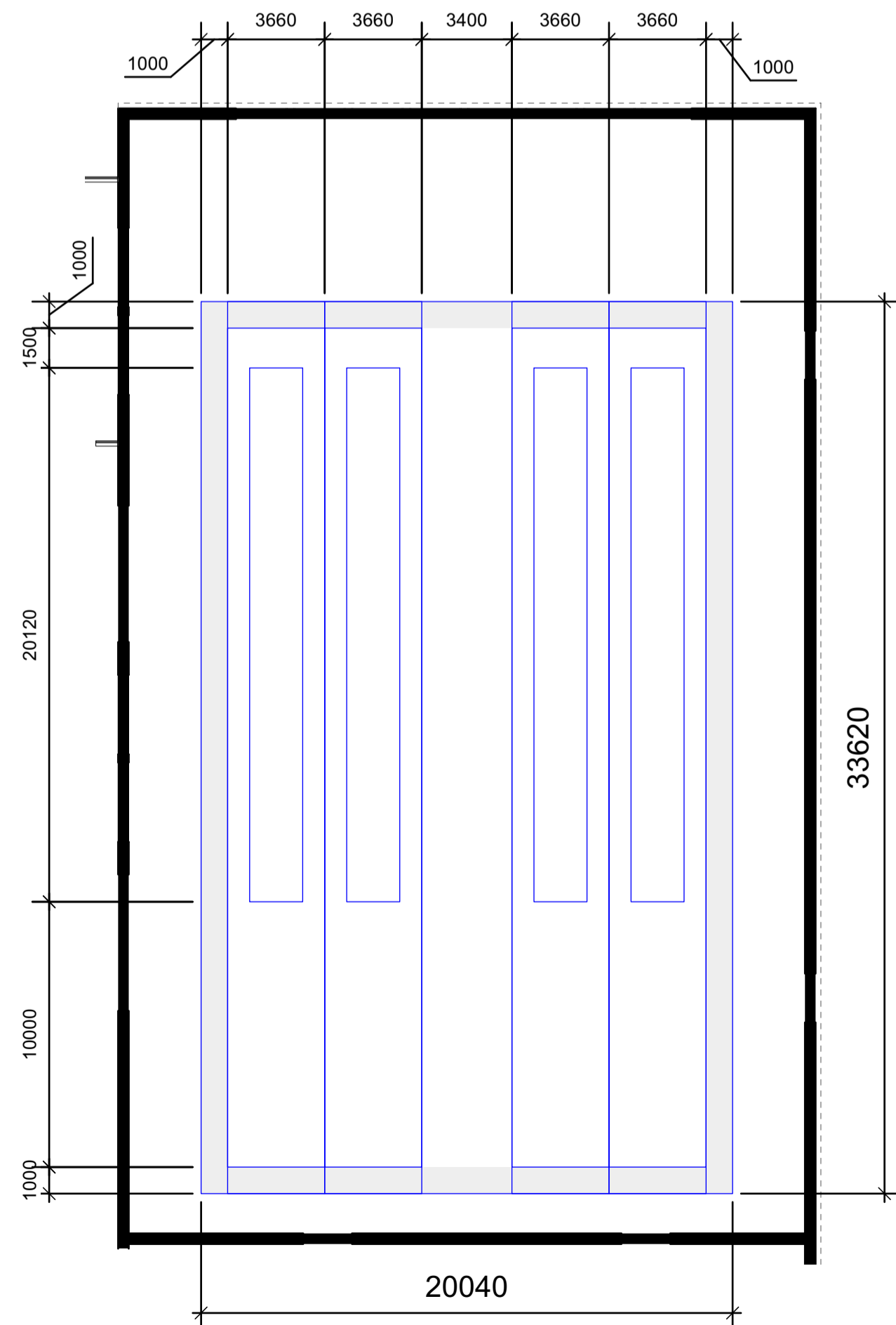
2 Football Five-A-Side w/ Rebound Walls - Community
Scale: 1:200



3 Netball - Premier
Scale: 1:200



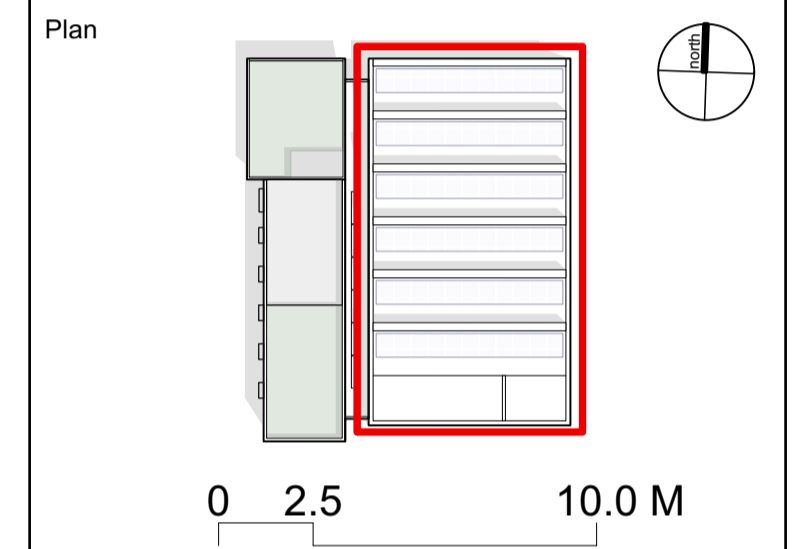
4 Hockey - Community/Club
Scale: 1:200



5 Cricket - Community/Club
Scale: 1:200

Appendix A

Rev.	Date	Revision Notes
A	05/10/22	Issued for Planning



Notes:
Do not scale from drawing. Discrepancies to be brought to the attention of the author. Not for construction.

Any areas given are approximate only and should be checked with the QS.

Electronic drawings are uncontrolled documents and are issued for information only. Any dimensions not nominated must be referred to the author for confirmation.

© Owers Warwick Architects Ltd
This document should not be relied on or used in circumstances other than those for which it was originally prepared and for which Owers Warwick Architects Ltd were commissioned.

Planning

Project
Reigate Grammar School
New Sports Centre
Reigate Rd, Reigate, RH2 0QS

Title
Sports Hall Layout

Drawing No. **2607 - P - 51-00**

Scale **AS NOTED** Paper **A1**

ARCHITECTS
OWERS WARWICK

13-15 Covent Garden | Cambridge | CB1 2HS