 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:		PLANNING COMMITTEE
	DATE:		31 st October 2018
	REPORT OF:		HEAD OF PLACES & PLANNING
	AUTHOR:		Matthew Sheahan
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AGENDA ITEM:	9	WARD:	Redhill West

APPLICATION NUMBER:		18/01901/F	VALID:	05/10/2018
APPLICANT:	The South London Church Fund and So Southwark Diocesan Board of Finance		AGENT:	The Michael Blacker Partnership
LOCATION:	ST MATTHEWS CHURCH STATION ROAD REDHILL			
DESCRIPTION:	Proposed replacement of existing timber shed with new timber shed			
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/ referenced for detail.				

This application is referred to Planning Committee as the agent is a Councillor.

SUMMARY

The site is occupied by St Matthews Church, located on Station Road to the west of Redhill Town Centre. The church is a Listed Building. It is positioned at an elevated ground level from the road, with the gradient within the site rising in a northerly direction. The wider area is characterised by a mix of building styles, with older buildings such as the church and Stonecroft to the east, interspersed with modern 20th Century office buildings and retail units on the edge of Redhill Town Centre.

The proposal seeks permission for new shed to replace an existing shed associated with the Church food bank. It would be 2.1m in height with a footprint broadly equivalent to that of the existing shed. It would have a dual pitched roof and would be of a timber construction.

It is considered that the proposed shed would be acceptable in terms of its' impact on the character of the Locally Listed building. It would be sited to the rear where it would be out of view from the wider area, thus not detracting from the setting of the church, in accordance with Policy Pc10 of the Borough Local Plan. The small size of the shed would not result in harm to the amenity of any neighbouring properties.

RECOMMENDATION(S)

Planning permission is **GRANTED** subject to conditions.

Consultations:

Highway Authority: *"The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements"*

Representations:

Letters were sent to neighbouring properties on 25th May 2018. A site notice was posted on 10th October 2018. No responses have been received.

1.0 Site and Character Appraisal

- 1.1 The site of is occupied by a prominent Locally Listed Anglican Church, built in 1867, sited to the north side of the A25 leading through Redhill town centre. The church is sited at an elevated position, with the ground level increasing relatively steeply in a northerly direction. The church carpark is sited to the west of the church, which extends to the very rear of the site. To the rear is the church hall, which is not listed, as well as a number of additional ancillary buildings located to the north east corner of the building associated with the food bank that operates from the church.
- 1.2 The surrounding area is quite varied in terms of character of buildings. Stonecroft to the east is of a similar age to the church and is also Locally Listed, which contrasts with the modern 21st Century Office opposite. There is also a considerable mix of land uses, with office and residential transitioning to retail located to the edge of Redhill Town Centre.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The local planning authority was not approached for formal advice prior to the submission of this application.
- 2.2 Improvements secured during the course of the application: Amendments were not sought as the proposal is deemed to be acceptable.
- 2.3 Further improvements could be secured: further improvements can be sought by way of suitably worded conditions.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|------------|--|--|
| 3.1 | 99/18100/F | St Matthews Church Station Road
Redhill | Granted
3 rd February 2008 |
|-----|------------|--|--|

External floodlighting of Station
Road elevation.

- 3.2 04/02844/F Construction of two storey link block between north aisle of church & southern flank of church hall to form entrance foyer, meeting room & ancillary accommodation. (Drwg No. 1593/E/35, 36A, 37C, 38B, 39C, 40A) Granted 28th January 2005

4.0 Proposal and Design Approach

- 4.1 This is a full application for the proposed replacement of an existing timber shed with a new timber shed. The existing shed is 2.1m high with a single pitch roof. The proposed shed would be the same height, albeit with a dual pitched roof. The existing shed has a floor area of 3.3 square metres. It would be sited to the rear of the church, next to another shed which is to be retained.
- 4.2 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.
- 4.3 Evidence of the applicant's design approach is set out below:

Assessment	The statement does not include an assessment of the local character of the area.
	No site features worthy of retention were identified.
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The statement does not explain why the proposal was chosen.

5.0 Policy Context

5.1 Designation

Urban Area
Locally Listed Building

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)

5.3 Reigate & Banstead Borough Local Plan 2005

Community Facility	Cf2
Heritage Sites	Pc10

5.4 Other Material Considerations

National Planning Policy Framework
2018

National Planning Practice Guidance

Supplementary Planning Guidance

Other

Human Rights Act 1998
Community Infrastructure Levy
Regulations 2010

6.0 Assessment

6.1 The proposal seeks permission to replace an existing timber shed with an existing timber shed.

6.2 The main issues to consider are:

- Design and Impact on the character of the area
- Impact on neighbouring residential amenity

Design and Impact on the Character of the Area

6.3 The proposed shed would be a modest addition, sitting on a similar footprint to the existing shed. The Church is Locally Listed, therefore consideration is given to the potential impact of any development on the character and setting of the heritage asset in accordance with Policy Pc10 and Cf2 of the Borough Local Plan.

- 6.4 It is considered that the level of impact would be minimal and comparable to that of the existing shed. The Conservation Officer raises no objection given its' location to the rear of the church, where it is hidden from general view.

Impact on neighbouring residential amenity

- 6.5 The proposed shed would be sited away from neighbouring properties and would be sufficiently small to not impact on the amenity of any other properties.

CONDITIONS

1. The development hereby permitted shall be completed 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.

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

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

Plan Type	Reference	Version	Date Received
Location Plan	SK01		10.09.2018
Combined Plan	001		10.09.2018
Site Layout Plan	SK002		10.09.2018
Location Plan	SK01		10.09.2018
Elevation Plan	01	A	21.09.2018
Site Layout Plan	SK003		21.09.2018
Elevation Plan	01	B	05.10.2018
Elevation Plan	02	A	05.10.2018

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.

3. The materials and windows to be used in the development hereby approved shall be as specified in the application.

Reason: To ensure that the development hereby permitted is only constructed using the appropriate external facing materials or suitable alternatives in the interest of the visual amenities of the area with regard to Reigate and Banstead Borough Local Plan 2005 policy Cf2.

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowzers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and
 - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

4. The Applicants attention is brought to the requirement of the Planning Enforcement notice that required the corrective works to be completed within eight months of the date the Enforcement Notice became effective. The Enforcement Notice is extant and the Council will expect, to avoid prosecution proceedings, the works to the clubhouse to be completed within 3 months of the date of this permission.

REASON FOR PERMISSION

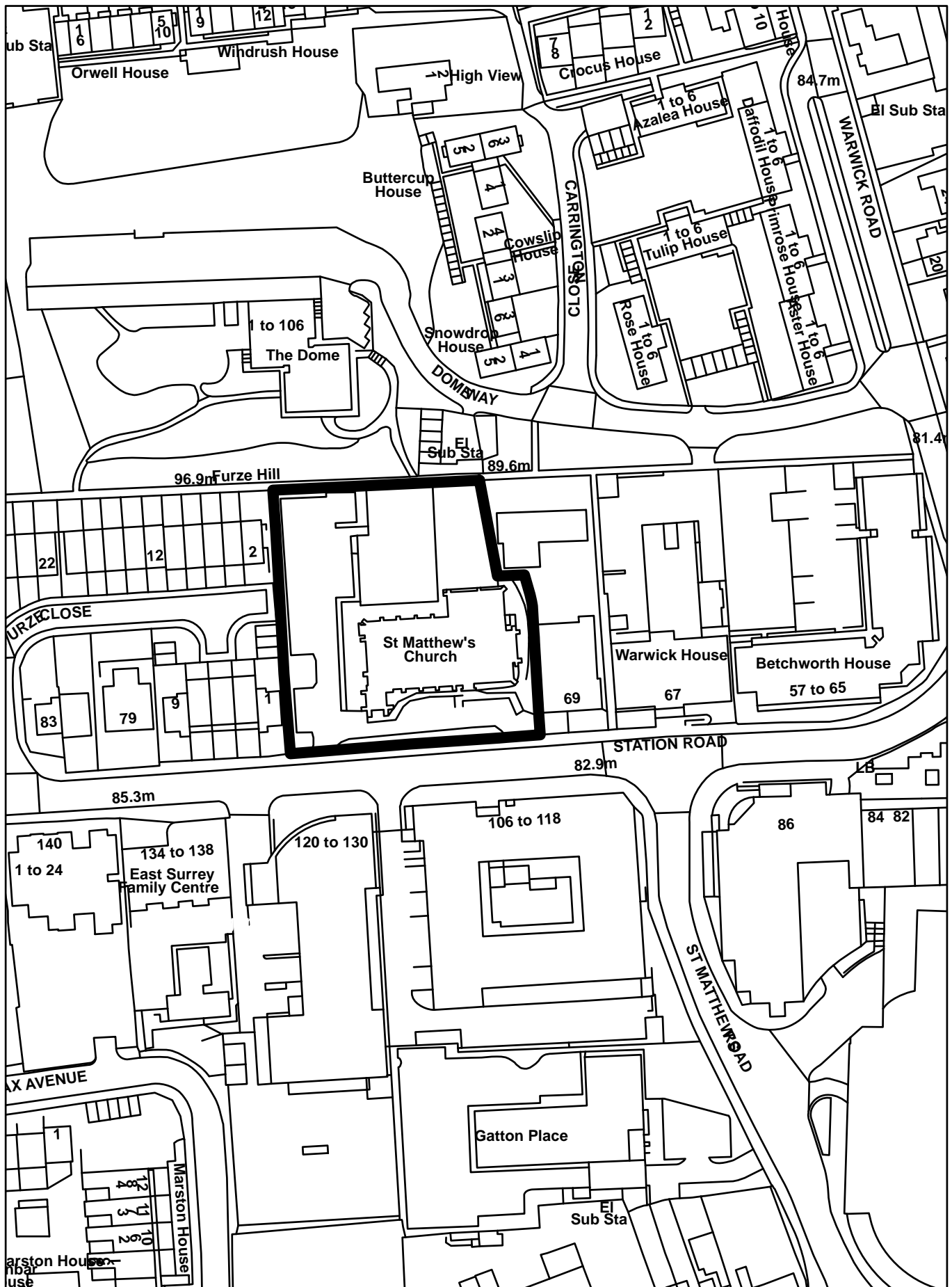
The development hereby permitted has been assessed against development plan policies Pc10 and Cf2 and other material considerations, including third party representations. It has been concluded that the development is in accordance with

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.

18/01901/F - St Matthews Church, Station Road, Redhill



Michael Blacker *Partnership*

Michael S. Blacker C.Eng. F.I.Struct.E. Andrew Blacker B.Sc.(Hons) C.Eng. M.I.C.E.

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PROJECT

St MATTHEWS CHURCH
STATION ROAD
REDHILL, RH1 1DL

Job No.

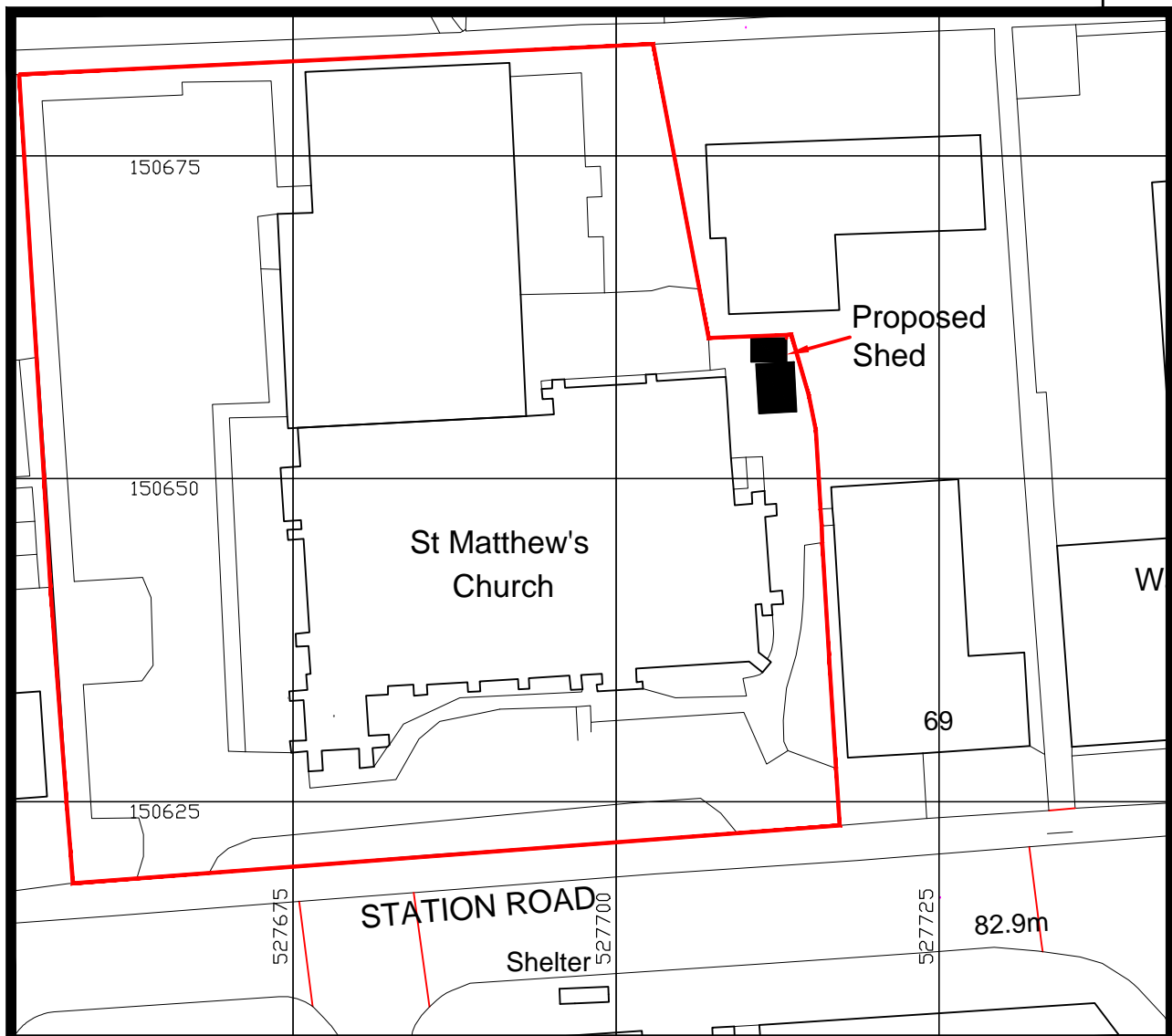
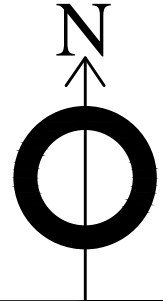
4490

Sht. No.

SK003

Date

SEPT 2018

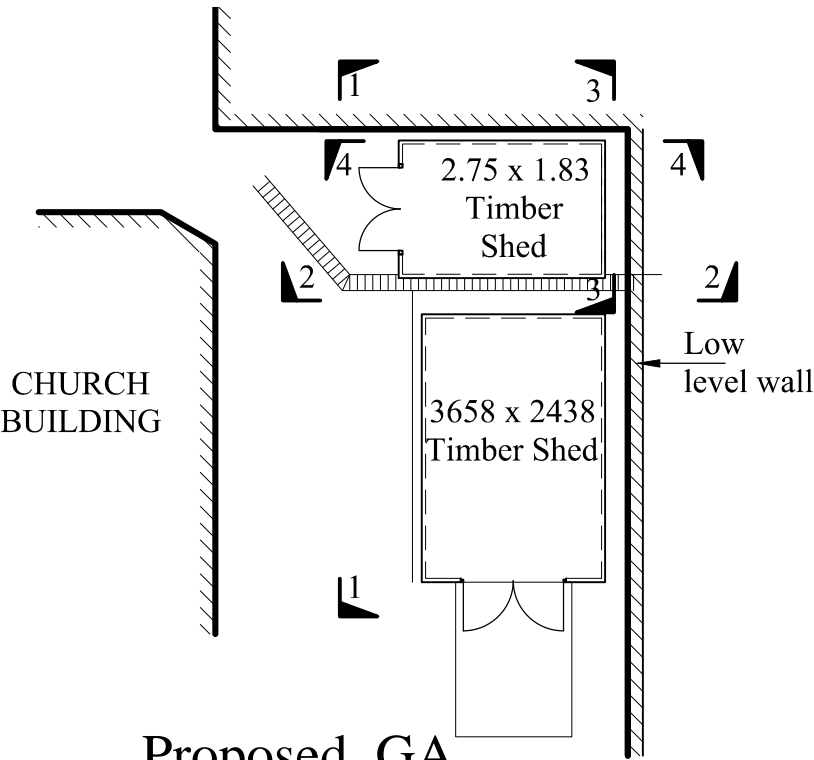


PROPOSED SITE PLAN

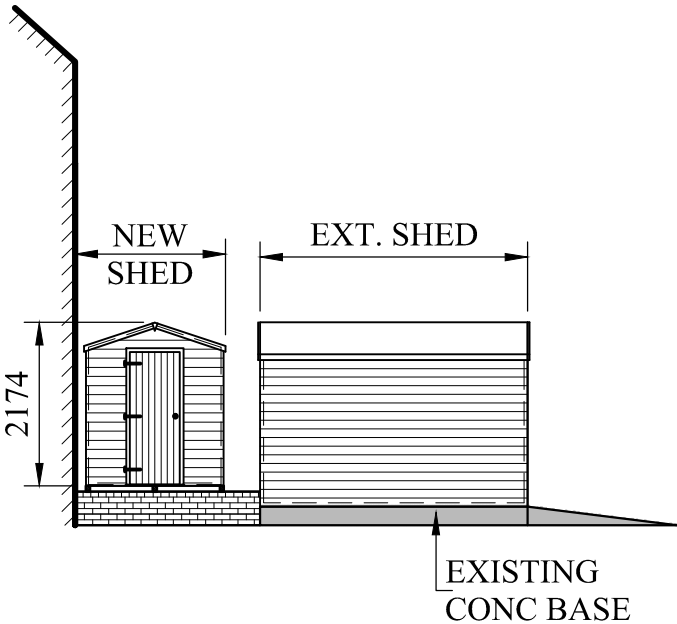


0 10 20 50 [m]

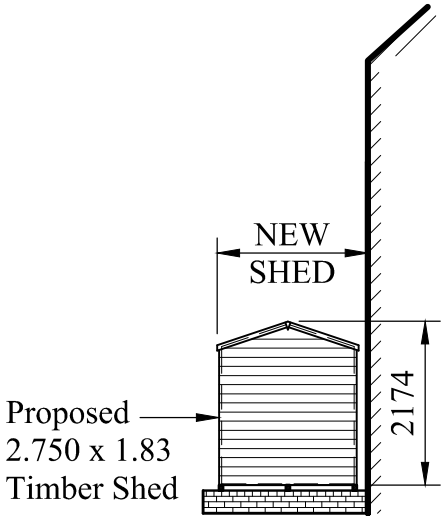
SCALE BAR 1:500



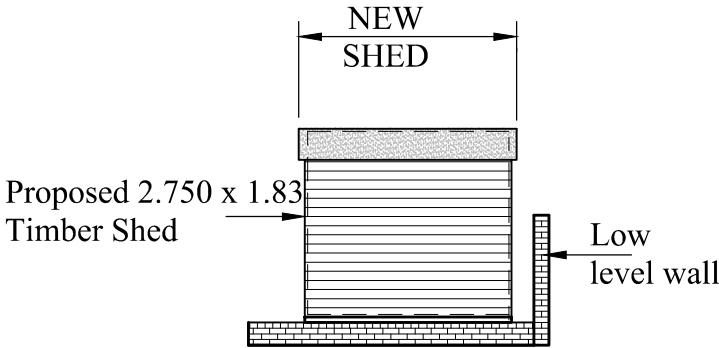
Proposed GA



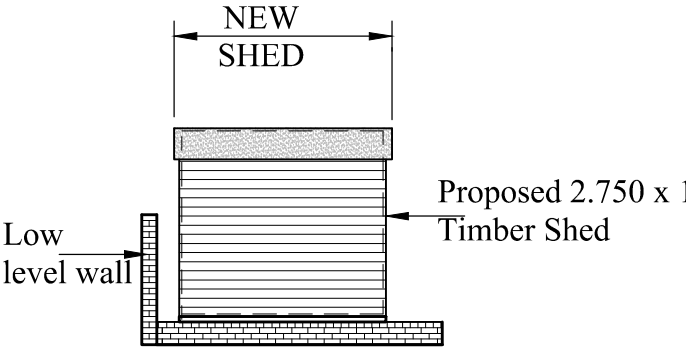
Front Elevation on New Shed
Elevation 1-1



Rear Elevation on New Shed
Elevation 3-3



Side Elevation on New Shed
Elevation 2-2



Side Elevation on New Shed
Elevation 4-4

General Notes.

1. All concrete to have a minimum cube crushing strength of:
Mass Concrete = 25 N/mm². at 28 days.
Reinforced Concrete = 35 N/mm². at 28 days.
Nominal Aggregate size is to be 20mm.
2. All dimensions to be checked on site by the Contractor prior to construction and the Engineer to be informed of any discrepancies.
3. All new steelwork is to comply with B.S.449, 1969 and later amendments, or B.S.5950 1985 and later amendments as directed.
4. All new timber is to comply with B.S.5268, 1985, Grade SC4 and be treated.
5. All dimensions are in millimetres unless otherwise stated.
6. Fire casing to steelwork is to be two layers of 12.5mm Gypsum fireline board with joints taped & staggered. Finished with skim coat of gypsum plaster on Gypsum steel encasement system to achieve 1 hour fire resistance.
7. All welds are to be continuous 6mm fillet welds unless otherwise stated.
8. This drawing is to be read in conjunction with all relevant Architects and other specialists drawings.
9. All work to be carried out to the approval of the local Authority District Surveyor or Building Inspector.

A	05/10/18	SLED DIMENSIONS CONVERTED TO METRIC
REV	DATE	
Drawing		
PROPOSED NEW 2750 x 1830 SHED GA's & ELEVATIONS		
Project		
ST MATTHEWS CHURCH STATION RD, REDHILL		
Client		
Architect		
Michael Blacker Partnership Michael S. Blacker CEng, FStructE, Andrew Blacker BSc, CEng, MICE CONSULTING STRUCTURAL & CIVIL ENGINEERS No 1 MARK STREET, REIGATE, SURREY RH2 0BL E - MAIL: engs@blacker.co.uk TELEPHONE 01737 244886 FACSIMILE 01737 224556		
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Scale	1:100 @ A3	Drawn GG Checked -
Date	Aug 2018	Job No. 4490 Dwg. No. 02 Rev A