

## **BOROUGH OF REIGATE AND BANSTEAD**

### **PLANNING COMMITTEE**

Minutes of a meeting of the Planning Committee held at the New Council Chamber - Town Hall, Reigate on 31 October 2018 at 7.30 pm.

Present: Councillors S. Parnall (Chairman), M. S. Blacker (Vice-Chair), Mrs. R. Absalom, L. S. Ascough, R. Biggs, Mrs. J. S. Bray, J. M. Ellacott, V. H. Lewanski, S. McKenna, R. Michalowski, J. Paul, J. M. Stephenson, C. Stevens, Mrs. R. S. Turner, S. T. Walsh, C. T. H. Whinney, F. Kelly (Substitute) and B. A. Stead (Substitute).

Also present: Councillors .

#### **60. MINUTES**

**RESOLVED** that the minutes of the meeting held on 3 October 2018 be approved as a correct record and signed.

#### **61. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Crome, Selby (substituted by Councillor Stead) and Thomson (substituted by Councillor Kelly).

#### **62. DECLARATIONS OF INTEREST**

Councillor Blacker declared a pecuniary interest in agenda item 9 (18/01901/F – St Matthew's Church, Station Road, Redhill) because he was the agent for the applicant. Councillor Blacker left the room for the duration of this item and did not participate in the debate or the vote.

Councillor Michalowski declared a personal and prejudicial interest in agenda item 9 (18/01901/F – St Matthew's Church, Station Road, Redhill) because he had donated part of his community grant to the applicant. Councillor Michalowski left the room for the duration of this item and did not participate in the debate or the vote.

#### **63. ADDENDUM TO THE AGENDA**

**RESOLVED** that the addendum be noted.

#### **64. 18/01637/F - THE WARWICK SCHOOL, NOKE DRIVE, REDHILL**

The committee considered an application at The Warwick School, Noke Drive in Redhill for the demolition of the main teaching block and sports facilities; and for the construction of a new main teaching block together with a new sports hall, rationalisation of vehicle access, parking and on-site drop-off/pick-up areas; formal and informal play areas.

Mr Oates, a local resident, spoke in objection to the application on the grounds that the character, scale and height of the proposed development would have an

unacceptable impact on the neighbouring residential properties adjacent to the northern boundary of the site in respect of loss of sunlight, construction noise and visibility.

Karen Tipper spoke in support of the application on behalf of the applicant, noting that the surveys included with the application demonstrated that the proposals would not cause significant harm in relation to parking, site access and noise. The school would remain open for the duration of the works and there would be no change to the current capacity or timetabling at the school as a result of the proposed development.

The committee discussed the management of noise, guidance for assessing the impact of developments on the outlook of residential properties, the use of soft landscaping measures to mitigate the visual impact of the proposed sports hall building and the colour scheme for the roof / external cladding materials of the school block.

**RESOLVED** that planning permission be **GRANTED with conditions** as detailed in the report, as amended by the Addendum; and with the inclusion of:

- a communication plan clause in condition No.4; and
- a review of condition No.11 to ensure that the proposed colour condition of the school block is correct.

The requirement for a S106 agreement was withdrawn by Surrey County Council before the Planning Committee meeting and therefore no S106 was required.

**65. 18/01180/F - FORMER PHILIPS RESEARCH LABORATORIES SOUTH SITE, CROSSOAK LANE, SALFORDS**

The Committee considered an application at the former Philips Research Laboratories South Site, Crossoak Lane in Salfords for the redevelopment of the site to include four employment buildings incorporating 5 units for open b1(b), b1(c), b2 and b8 use comprising 15,831sqm gea with associated parking and landscape planting.

The Committee discussed the advice from the highways authority, Surrey County Council, in relation to the proposed access to the site for heavy goods vehicles; and the impact of vehicular traffic entering and egressing from the site on the surrounding road network.

**RESOLVED** that planning permission be **GRANTED with conditions** as outlined in the report, **Subject to S106**, as amended by the Addendum; and

- the wording of the S106 resolution be reviewed by the Head of Development Management in consultation with the Chairman to ensure that requirements for Traffic Regulation Order and S278 agreements are appropriately referred to, and;
- Notwithstanding the submitted drawings, no part of the development hereby approved shall be first occupied unless and until the following have been constructed or provided in strict accordance with a detailed scheme to be submitted to and approved in writing by the Local Planning Authority:

- a) the existing western most vehicular access from the site to Cross Oak Lane has been constructed and provided within visibility zones of 2.4 metres by 43 metres in both directions; and
- b) double yellow lines on both sides of Cross Oak Lane between the Cross Oak Lane junction with the A23 and the railway bridge to the east of the site, and;
- c) and a half yellow box junction on the Cross Oak Lane west bound carriageway junction with the proposed access.

The approved details shall be implemented before occupation of the development and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6 metres above the ground.

Reason:

To ensure that the development would not prejudice highway safety nor cause inconvenience to other highway users to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and the objectives of the NPPF.

**66. 18/01134/F - LAND TO REAR OF 19-29 SHELVERS WAY**

The Committee considered an application at the land to the rear of 19-29 Shelveys Way for the erection of 6 dwellings comprising 2 x pair of semi detached dwellings, and 2 x Detached dwellings along with access to Shelveys Way utilising the approved access from 17/00016/S73, and all associated landscaping, and ancillary work.

The Committee discussed access to the site, advice from the highways authority, a construction and communications plan and the mitigation of ecological impact.

**RESOLVED** that planning permission be **GRANTED with conditions** as detailed in the report, as amended by the Addendum; and

- a communication plan clause in condition No. 7; and
- An informative to encourage landscaping and boundary treatment that is ecology and wildlife friendly – e.g. hedgehog holes.

**67. 18/01361/F - REAR OF 86 - 90 PARTRIDGE MEAD BANSTEAD**

The Committee considered an application at the rear of 86-90 Partridge Mead in Banstead for the erection of four dwellings.

The Committee discussed the access to the site, turning space for vehicles, advice from Neighbourhood Services of Reigate and Banstead Borough Council and bin storage.

Reasons for refusal were proposed and seconded, and upon a vote it was **RESOLVED** that planning permission be **REFUSED** on the grounds that:

1. The proposed development would, by reason of its layout and access that is narrow and awkward, would result in a cramped form of development out of character with the surrounding area and an overdevelopment of the site. The proposal would thereby be contrary to policy Ho9, Ho13 and Ho14 of the Reigate and Banstead Borough local Plan 2005.

**68. 18/01901/F - ST MATTHEWS CHURCH, STATION ROAD, REDHILL**

The Committee considered an application at St. Matthew's Church, Station Road in Redhill for the proposed replacement of an existing timber shed with a new timber shed.

The application was considered by the committee because the agent was a Councillor.

In accordance with their declarations of interest at item 3, Councillors Blacker and Michalowski left the room for the duration of this item and did not participate in the debate or the vote.

**RESOLVED** that planning permission be **GRANTED with conditions** as detailed in the report.

**69. 18/01818/F - THE CROFT RESIDENTIAL HOME, BUCKLAND ROAD, REIGATE**

The Committee considered an application at The Croft Residential Home, Buckland Road in Reigate for the proposed demolition of a former nursing home building and day care outbuilding, and the erection of a single replacement building, comprising 8no. Apartments (1no. 1Bed; 3no. 2Bed and 4no.3Bed units) with 16no. Surface car parking spaces, cycle and refuse storage enclosure, with associated hard + soft landscaping enhancements. (Building reduced in size with a gross internal area of 997.03Sqm).

Councillors Blacker and Michalowski joined the room at the start of this item.

The Committee discussed the potential impact of the proposed development on parking and traffic; and a condition for a construction management plan.

**RESOLVED** that planning permission be **GRANTED with conditions** as detailed in the report.

**70. PLANNING PERFORMANCE REPORT (Q2, 2018/19)**

The Committee considered a report informing members of the 2018/19 Q2 Development Management performance against a range of indicators.

**RESOLVED** that the report be noted.

**71. ANY OTHER URGENT BUSINESS**

There was no other urgent business.

The Meeting closed at 10.25 pm