

ADDENDUM
MEETING OF THE PLANNING COMMITTEE
WEDNESDAY 28th NOVEMBER 2018

ITEM NO: 5

APPLICATION: 18/01133/F – BROOK ROAD GARAGE, BROOK ROAD, REDHILL

PAGE NO: 11

RECOMMENDATION

A minor amendment is proposed to the recommendation to reflect the Council's normal practice in respect of securing costs in relation to preparation and monitoring of the legal agreement.

The recommendation is therefore amended as follows:

Subject to the completion of all documentation required to create a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure:

- (i) 10 units of affordable housing as shared ownership tenure;
- (ii) The Council's legal costs in preparing and monitoring the agreement.

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

In the event that a satisfactorily completed obligation is not received by 31 December 2018 or such longer period as may be agreed, the Head of Places and Planning be authorised to refuse permission for the following reason:

The proposal fails to make adequate provision for affordable housing and is therefore contrary to policies CS15 of the Reigate and Banstead Core Strategy Core Strategy 2014.

ITEM NO: 6

APPLICATION: 18/00967/OUT – HOCKLEY INDUSTRIAL CENTRE, HOOLEY LANE, REDHILL

PAGE NO: 49

The description of development set out in the contents page of the published agenda is incorrect. The correct description is that set out within the Officer Report on page 49, i.e.:

“Outline planning application for the partial demolition of existing buildings, erection of 4 apartment blocks comprising 23 x 1 bed flats and 37 x 2 bed flats (60 in total).

RECOMMENDATION

Following further negotiation with the applicant, a viability review mechanism is proposed to be incorporated into the legal agreement.

The recommendation is therefore amended as follows:

Subject to the completion of all documentation required to create a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure:

- (iii) 3 units of affordable housing as shared ownership tenure;
- (iv) A viability review and clawback mechanism whereby 50% of any uplift in the GDV outturn from the development is secured as a further contribution towards off-site affordable housing provision, subject to a cap equivalent to the maximum in lieu contribution which would be required by Policy CS15.
- (v) The Council’s legal costs in preparing and monitoring the agreement.

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

In the event that a satisfactorily completed obligation is not received by 31 December 2018 or such longer period as may be agreed, the Head of Places and Planning be authorised to refuse permission for the following reason:

The proposal fails to make adequate provision for affordable housing and is therefore contrary to policies CS15 of the Reigate and Banstead Core Strategy Core Strategy 2014.

CONDITIONS

Revised plans incorporating minor amendments to the ground floor internal entrance corridor to Block 1 have been received. The corrected Floor Plan is included at **Appendix 1** and supersedes that shown on page 87 of the agenda. Condition should therefore be amended as below (changes to version shown in italics).

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

Plan Type	Reference	Version	Date Received
Street Scene	17-386-57	C	07.11.2018

Street Scene	17-386-58	C	07.11.2018
Site Layout Plan	17-386-50	D	07.11.2018
Section Plan	17-386-61	B	07.11.2018
Section Plan	17-386-55	B	07.11.2018
Section Plan	17-386-62	C	07.11.2018
Street Scene	17-386-65	C	07.11.2018
Street Scene	17-386-64	C	07.11.2018
Section Plan	17-386-63	C	07.11.2018
Floor Plan	17-386-100	D	28.11.2018
Floor Plan	17-386-101	C	07.11.2018
Roof Plan	17-386-102	C	07.11.2018
Elevation Plan	17-386-103	D	07.11.2018
Elevation Plan	17-386-104	C	07.11.2018
Elevation Plan	17-386-105	D	28.11.2018
Floor Plan	17-386-200	B	07.11.2018
Elevation Plan	17-386-201	B	07.11.2018
Elevation Plan	17-386-202	B	07.11.2018
Floor Plan	17-386-300	B	07.11.2018
Elevation Plan	17-386-301	B	07.11.2018
Elevation Plan	17-386-302	B	07.11.2018
Street Scene	17-386-900	C	07.11.2018
Street Scene	17-386-901	C	07.11.2018
Street Scene	17-386-902	C	07.11.2018
Street Scene	17-386-905	B	02.05.2018
Location Plan	17-386-01	A	02.05.2018
Elevation Plan	17-386-402	A	02.05.2018
Elevation Plan	17-386-401	A	02.05.2018
Floor Plan	17-386-400	A	02.05.2018
Block Plan	17-386-60	A	02.05.2018
Elevation Plan	17-386-06	A	02.05.2018
Block Plan	17-386-05	A	02.05.2018
Block Plan	17-386-04	A	02.05.2018
Survey Plan	17-386-03	A	02.05.2018
Block Plan	17-386-02	A	02.05.2018

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.

Note: Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations or Section 73 of the Act for minor material alterations. An application must be made using the standard application forms and you should consult with us, to establish the correct type of application to be made.

ITEM NO: 8

APPLICATION: 18/01617/F - 2 PARKHURST ROAD HORLEY SURREY RH6 8HB

PAGE NO: 115

CONDITIONS

Further comments have been received from the County Highways Authority with the following additional recommended condition:

13. The development hereby approved shall not be occupied until the proposed refuse collection point has been provided in accordance with the approved plans. Thereafter the refuse collection point shall be retained and maintained for its designated purpose.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. The above condition is required in order to meet the objectives of the NPPF (2012), and to satisfy policy Mo7 of the Reigate and Banstead Borough Local Plan (2005).

PLANS

The proposed site layout plan was not included in the agenda and is added to the addendum **Appendix 2**

ITEM NO: 9a and 9b

APPLICATION: 14/02077/DET03 and 14/02077/DET04 - LAND TO THE EAST OF RECTORY LANE, WOODMANSTERNE

PAGE NO: 141

Site Plan

A site plan showing the correct application site boundaries is to be found at the **Appendix 3**. This supersedes the plan on page 158 of the agenda.

Consultations:

SCC Countryside Officer: In addition to the representation reported in the report the following additional detailed representations were made prior to the final amendment:

- The fencing adjacent to any right of way should be 1-1.5m high and not be constructed using barbed wire, and;
- If recorded on the Definitive Map and Statement, paths will have a registered width of 2m. Fencing should be stepped back from the path to leave at least 2.5m

Coulsdon West Residents' Association (CWRA): The Comments from the neighbouring Residents Association in the London Borough of Croydon were included in the general representations. For completeness there comments are provided specifically below:

- Harm to Conservation Area
- Harm to Green Belt/countryside
- Harm to wildlife habitat
- Poor design

The Coulsdon West Residents' Association (CWRA) includes residents of Chipstead Valley, Lyndhurst and Winifred roads as members and we were most supportive of initiatives to gain public right of way status for the footpaths crisscrossing the field and beyond. The footpaths have been used by generations of residents to access Woodmansterne and The Mount. This is important for people wishing to access Woodmansterne Station and local bus routes, particularly for students attending Croydon Schools. We have been concerned that the landowners have already erected fencing to restrict public access around the field and the proposal to fence off the footpath behind Lyndhurst to deny a route to the plantation is unacceptable to us and Sutton residents.

We were most anxious that the vibrant hedgerows bordering the allotments should be maintained to protect flora and fauna as well as offering protection to allotment holders against incursion. This also applies to hedgerows behind Lyndhurst Road. We are disappointed that a considerable quantity of hedgerow has already been lost. We are also disappointed that the landscaping around the lagoon, promised by SEW to begin two winters ago has yet to materialise and what was once a pleasant vista has been allowed to become an eyesore.

We urge you to reject this application before public access to the footpaths is completely restricted. We also note that should this fencing be allowed access to the plantation area will only be possible via Whitethorn Ave.

After so many years of trouble free walking, CWRA do not see the need for this obstructive fencing. An opportunity to foster much better community relationships will have been lost.

Representations:

It is clarified that the last full notification to neighbouring properties was on 15 August 2018.

It is clarified that the representations summarised and reported do also exclude the 'complaint' related communication that was prompted by the decision and reaction to the grant of the planning permission in June 2015.

- The following representation is corrected, as per the italics:

Why need extra fences?

The decision on how an individual or company enclose their land is a matter for the *applicant/land owner to propose*. In this case the details have been reserved and the assessment of the acceptability (or not) of the proposals is the subject of this application.

- The following paragraph is corrected with the missing words added, as per the italics:

6.14 The issue of the PROW's is of particular local importance to the community and *I met* their agents LMS together with the Countryside Officer to seek options and best solutions, at this time, to avoid the need for unnecessary works or amendment to the landscaping works in the future.

Assessment:

The issues raised in the above comments are already addressed in the report, with the process of a request for PROW being a separate matter. It is appropriate to reaffirm that the proposals, as amended, do not propose the removal of any hedgerows but rather the management of them. The reason for the developer not undertaking the works, to date, is because of the process that has been on-going with the community engagement revisions. The applicants await the approval before commencement.

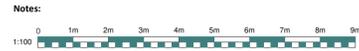
The additional SCC Countryside Officer Comments reported are already embedded into the proposals which would accord with the request about the fence height not exceed 1.5m. The applicant, on the matter of the fencing detail and the request that it should be stepped back from the path to leave at least 2.5m space has been confirmed to be acceptable. The masterplan, drawing no. LMSL/21/SESW/PL1,

currently specifies *“a corridor of at least 2m wide”*. This dimension has therefore been amended in writing and an informative is added to the recommendation to assert the change.

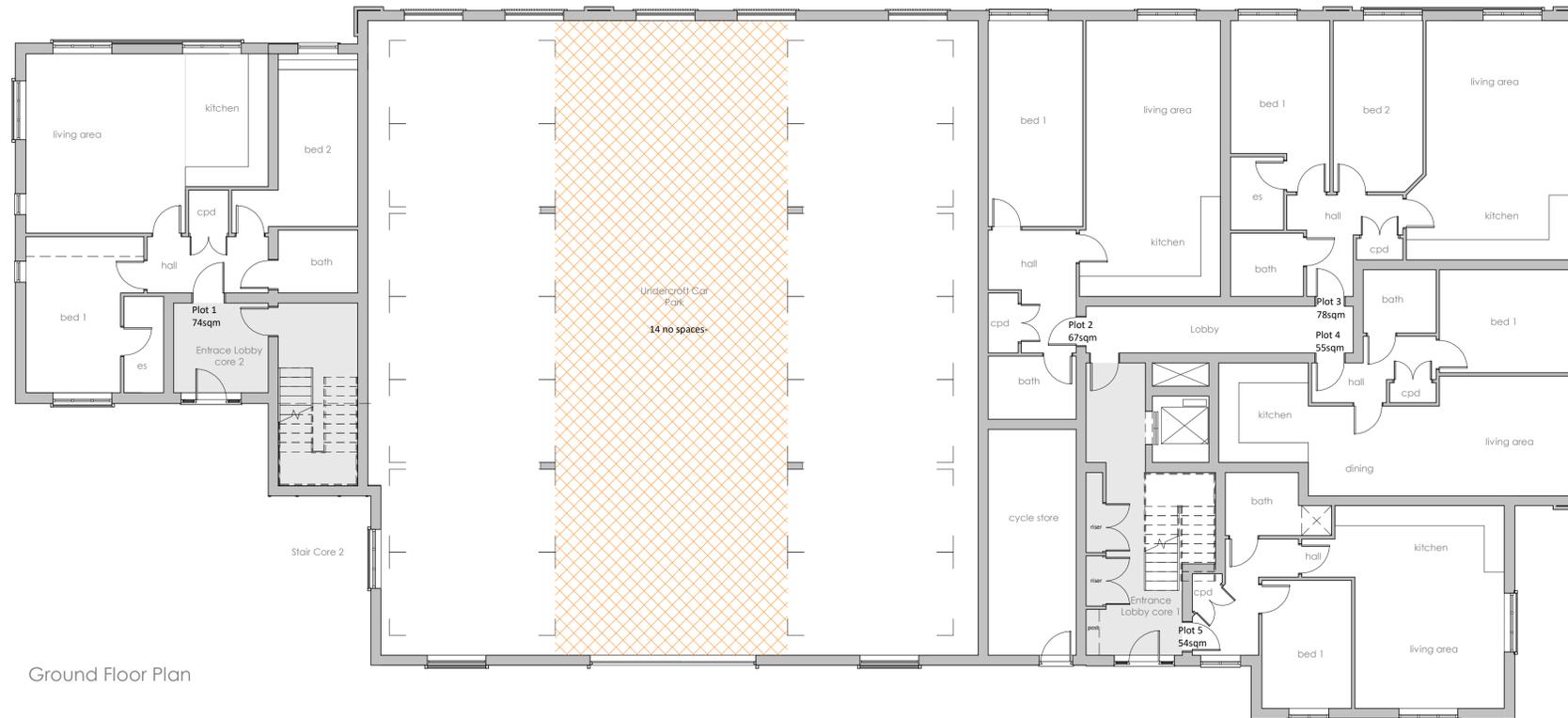
INFORMATIVES:

The following additional informatives are included in the recommendation:

2. The developer and any other party with land ownership is reminded to the fact that, should Public Rights of Way (PROW) be designated over the land, these would, subject to the specific designated rights of way have to be made for unhindered access. If changes to the approved landscaping and security/boundary treatment are necessary as a result the Council would require the submission of amendments. The Council confirms that they would agree to reasonable amendments to facilitate any requirements of the PROW designations.
3. The applicant is reminded that the approval for the approved fencing to be erected alongside the existing informal path should provide a corridor of at least 2.5m wide between the informal path and the fence.



First Floor Plan



Ground Floor Plan

Copyright: all rights have been asserted under the Design, Patents and Copyright Act 1988

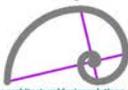
- Do not scale from the drawing.
- The Contractor is to check all site dimensions and levels before work commences.
- This drawing must be read with and checked against all structural and other specialist drawings, specifications and bills of quantities.
- The Contractor is to comply with all current British Standards and Building Regulations whether or not specifically stated on these drawings.
- Notify Addo Design Ltd of any discrepancies.

Rev.	Description	Date
A	Planning Issue	08.12.2017
B	Elevations updated	23.02.2018
C	Updated following meeting with LA	12.02.2018
D	Updated for submission	05.11.2018

APPENDIX 1

APPENDIX 2



Peter J. Gardner Architectural Design Consultant  www.architecturaldesignsolutions.co.uk 07967 205249	
Job Title	2 Parkhurst Road Horley
Drawing Title	Block Plan
Client	P.T
Date	06/07/2018
Drawn	P.J.G
Scale	1:500 on A3
Drg No.	PR/BB/01
	E

APPENDIX 3

14/02077/DET03 & 14/02077/DET04 - LAND TO THE EAST OF RECTORY LANE WOODMANSTERNE

