 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	28 November 2018
	REPORT OF:	HEAD OF PLACES & PLANNING
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AGENDA ITEM:	7	WARD: <i>Horley Central</i>

APPLICATION NUMBER:	18/01736/F	VALID:	16/10/2018
APPLICANT:	Redhill & Horley Gospel Hall Trust	AGENT:	PJ Architectural
LOCATION:	THE GROVE MEETING HALL, THE GROVE, HORLEY		
DESCRIPTION:	Erection of replacement hall with parking. As amended on 4/10/2018. As amended on 16/10/2018.		
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 Committee in accordance with the Constitution as the application site as the proposed total floorspace is greater than 100sqm

SUMMARY

The site is located at the junction of The Grove and Fairlawns and covers an area of approximately 0.781ha. It is close to local bus routes serving the town and there is a railway station within walking distance. The site is in a predominantly residential neighbourhood with flats at Grovelands to the north and two storey dwellings in Fairlawns to the south and east.

Planning permission for a similar scheme ref.12/00846/F of 95sq m floorspace was granted in July 2012 but this has never been implemented this and the permission has lapsed.

Existing trees to the perimeter of the site would be protected during construction and would be retained.

The proposed building will have a floor area of approximately 112sq m (replacing building of 198sq m) and would be single storey. External materials consist of red/brown facing bricks, interlocking concrete roof tiles and grey uPVC obscured glazed windows.

The proposed site layout is generally unchanged. Parking and turning within the site would be improved by setting the new building back into the site. Nine accessible car parking spaces, as per existing, have been provided two of which are for the

disabled and comply with requirements of Part M of the Building Regulations. There would also be two on-site bicycle stands.

It is considered that the development, including provision for sustainable travel in the form of the bicycle stands and with its floor area less than that of the existing, would be acceptable in terms of its design and impact in terms of appearance and traffic generation. Accordingly it is recommended that permission be granted.

RECOMMENDATION

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 other than the inclusion of cycle parking in the layout in encouraging a sustainable form of travel.

Horley Town Council: no objection but suggests travel plan (NOTE: a travel plan did not form a requirement for the previous similar proposal nor has it/is it sought by the Highway Authority).

Representations:

Letters were sent to neighbouring properties on 22 August 2018 and a site notice was posted 28 August 2018.

Two responses have been received raising the following issues:

Issue	Response
Inadequate parking	See paragraph 6.11.
Increase in traffic and congestion	See paragraph 6.11.
Noise & disturbance	See paragraphs 6.6 & 6.7.
Hazard to highway safety	See paragraph 6.11.
Harm to wildlife habitat	See paragraph 6.10.
Loss of private view	Not a planning matter.
Overlooking	See paragraphs 6.6 & 6.7.
Overshadowing	See paragraphs 6.6 & 6.7.

1.0 Site and Character Appraisal

1.1 The existing meeting hall is a single storey detached pitched roofed building of brick and tile construction. There is a parking area to the front with access on to Station Approach. The site is enclosed by mature evergreen hedging to the south, east and west boundaries with mature tree screening along the northern boundary.

The building is located within a predominantly residential area, with the parking area for Horley Station directly opposite Station Approach.

2.0 Added Value

2.1 Improvements secured at the pre-application stage: the applicant did not approach the Council for pre-application advice, therefore the opportunity to secure improvements did not arise.

2.2 Improvements secured during the course of the application: provision of bicycle stands.

2.3 Further improvements could be secured through the use of conditions.

3.0 Relevant Planning and Enforcement History

3.1	12/00846/F	Proposed replacement meeting Building (95sq m)	Granted 18 July 2012
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4.0 Proposal and Design Approach

4.1 This is a full application for a replacement single storey meeting hall similar to that under application no. 12/00846/F. Floor area would be 112sq m replacing a building of 198sq m.

4.2 External materials are unspecified interlocking concrete roof tiles, brickwork and uPVC windows and fascias.

4.3 An amended site layout plan shows two "Sheffield" type parking stands.

4.4 There would be no change to the means of access and there is already a tarmaced apron on the site for car parking.

4.5 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.

4.6 Evidence of the applicant's design approach is set out below:

Assessment	The site is located at the junction of The Grove and Fairlawns and covers an area of approximately 0.781ha. It is close to local bus routes serving the town and there is a railway station within walking distance.
	Existing trees to the perimeter of the site will be protected during construction and will be retained.
Involvement	No community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The applicant's reasons for choosing the proposal from the available options were to improve the facilities on this site.

5.0 Policy Context

5.1 Designation

Urban area
Tree Preservation Order (TPO) RE845

5.2 Reigate and Banstead Core Strategy

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

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Community Facilities	Cf2
Movement	Mo5,Mo7

5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	Local Distinctiveness Design Guide
Other	Human Rights Act 1998

6.0 Assessment

6.1 The application site is situated within the urban area where there is a presumption in favour of sustainable development and where the principle of such residential development is acceptable in land use terms.

6.2 The main issues to consider are:

- Design appraisal
- Neighbour amenity
- Trees
- Wildlife
- Highway matters
- Pre-commencement condition

Design appraisal

6.3 The application proposes a single storey replacement meeting hall. The development would see the new building positioned further back in to the site with a reduced floor area (198sq m to 112sq m). The building is reflective of the height and form of the existing building, albeit on a reduced scale.

6.4 There would be nine parking spaces on site, including two dedicated disabled bays with turning areas and two cycle stands. The existing boundary treatment would be retained as part of the proposal. The Council's Arboriculturist has recommended a condition be attached to ensure that tree protection measures are in place prior to development commencing.

- 6.5 Having regard to the above information it is considered that the development would not materially alter the existing character and appearance of the area and would not result in an intensification of the use.

Neighbour amenity

- 6.6 The proposed addition would not materially alter the existing site conditions. In fact it could be argued that the reduction of the existing built form may improve neighbour amenity. A
- 6.7 Having regard to the boundary screening, distance between neighbouring dwellings, single storey nature of the proposal and the reduced form it is not considered that the development would unacceptably harm the residential amenities of any adjoining property.

Trees

- 6.8 The Council's Tree Officer comments as follows.
"In the absence of any arboricultural information I am unable to provide detailed comments. The protected beech at the front is part of a group TPO (RE845) which also includes a cherry. Whilst the new building is unlikely to be located within its root protection area, but it will be necessary to implement the relevant tree protection measure to prevent accidental damage during demolition and construction phase, such as storage/ disposal of harmful materials which can harm the trees, Therefore I support this application subject to the following condition being attached to the decision notice." (see condition 3)
- 6.9 These comments are endorsed and the recommended condition in safeguarding nearby protected trees would be incorporated in the decision notice.

Wildlife

- 6.9 One representation was received citing concern about potential wildlife impact, in particular whether there are any bats nesting. Certain birds and mammals, including bats, are protected and it would be appropriate to attach an informative advising the applicant of the implications of the habitats thereof if found. The site is not identified as of wildlife importance and there is not considered to be a strong likelihood of any bats roosting.

Highway matters

- 6.10 The Highway Authority, whilst noting there is no change to vehicular access and the proposal's having no significant impact on the traffic situation, considers, as regards the original application, the site to be over-reliant on private vehicle traffic with no cycle parking provision. Consequently the Highway Authority welcomes inclusion within the scheme of cycle stands (as shown on the amended site layout plan) and thereby found the proposal to be acceptable.

Pre-commencement condition

- 6.11 It is intended to impose a pre-commencement condition to any permission, relating in this case to tree protection measures. Under the provisions of the Town and Country Planning (Pre-commencement) Regulations 2018, the Council is obliged to seek the applicant's agreement to this in writing: the applicant has done so.

CONDITIONS

1. The development hereby permitted shall be begun 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:

Plan Type	Reference	Version	Date Received
Location Plan	UNNUMBERED		21.08.2018
Plans & Elevations	B 3094 01		13.08.2018
Land Survey	1308		13.08.2018
Existing Plans & Elevns	B 3099 03		21.08.2018
Proposed Site Layout	B 0394 02	A	16.10.2018

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.

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.

3. No development shall commence including groundworks or demolition until a detailed Tree Protection Plan (TPP) shall be submitted to and approved in writing by the local planning authority. The TPP shall contain details of the specification and location of tree protection (barriers and/or ground protection) and any construction activity that may take place within the protected root areas of trees/hedges shown, where retained on the TPP. The tree protection measures shall be installed prior to any development works and will remain in place for the duration of all construction works. The tree protection barriers/ground protection shall only be removed on the completion of all construction activity, including hard landscaping. All works shall be carried out in strict accordance with these details when approved.

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 policies Pc4 and Pc12 of the Reigate and Banstead Borough Local Plan.

4. Prior to the construction reaching slab level, details of materials to be used in the construction of the external surfaces, including fenestration and roof, must be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that a satisfactory external appearance is achieved with regard to Reigate and Banstead Borough Local Plan 2005 policy Cf2.

5. The development hereby approved shall not be first occupied unless and until facilities have been provided in accordance with the approved plans for the secure parking of bicycles within the development site and thereafter the said approved facilities shall be retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

the above condition is required in order that sustainable travel is promoted with regards to policy Mo7 of the Reigate and Banstead Borough Local Plan 2005, policies CS10 and CS17 of the Reigate and Banstead Core Strategy 2014 and Section 9 "Promoting Sustainable Transport " in the National Planning Policy Framework 2018.

6. The existing boundary hedge shall be retained and maintained to the approval of the Local Planning Authority.

Reason:

To preserve the visual amenity of the area and protect neighbouring residential amenities with regard to the Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Pc4.

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. The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837.
4. The applicant is advised that certain birds and mammals are protected in law under the Wildlife and Countryside Act 1981 and all reasonable precautions

must be taken to avoid killing or injuring them and in the cases of birds, damaging or destroying their eggs. The applicant is advised that search procedures should be carried out by a licensed consultant to determine whether there are protected birds or mammals resident on the site or in buildings, and to consult English Nature in the event that existence of such species is confirmed.

5. 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 bowsers 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.

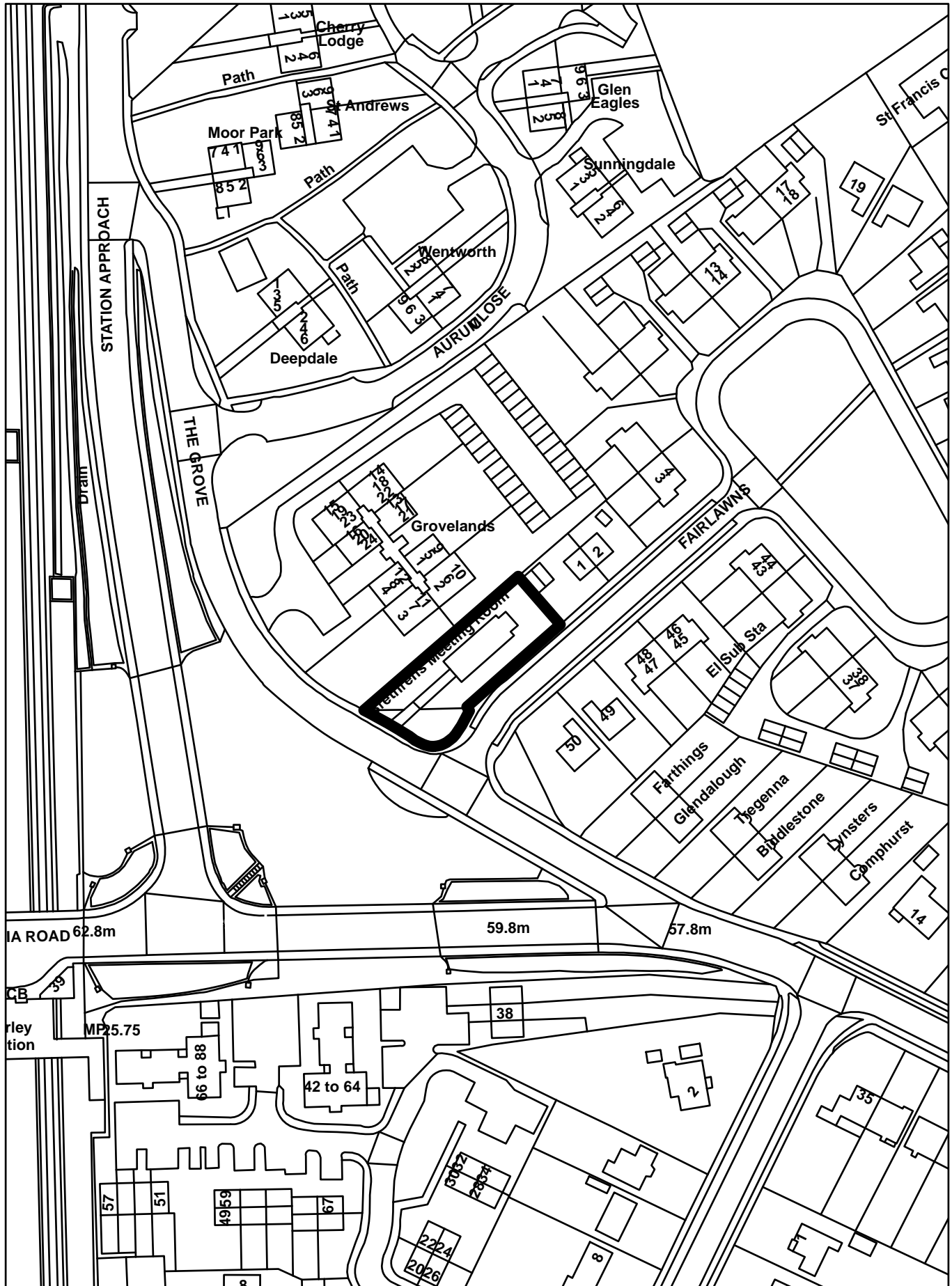
REASON FOR PERMISSION

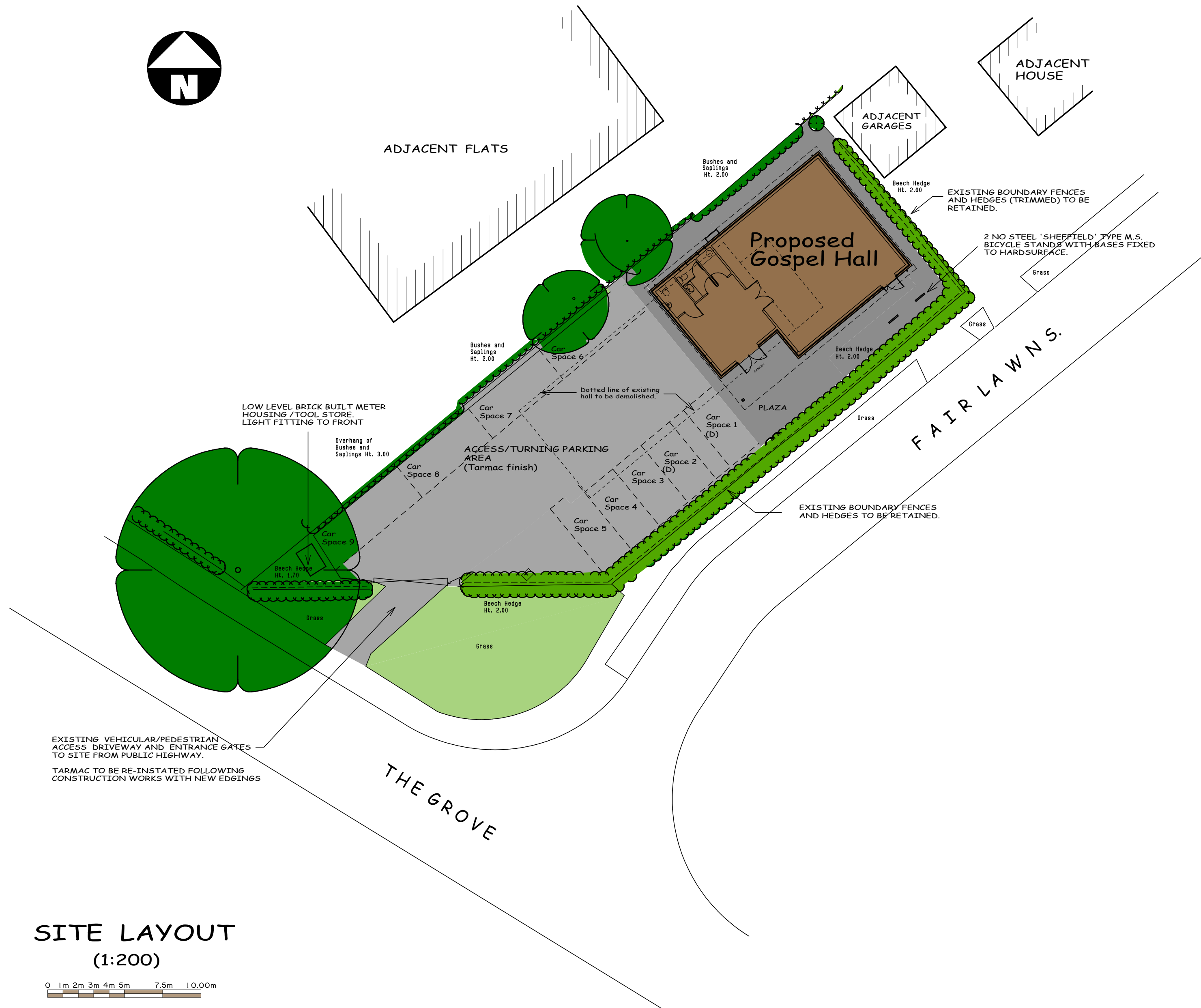
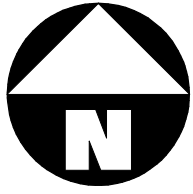
The development hereby permitted has been assessed against development plan policies CS1, CS4, Pc4, Cf2, Mo5, Mo7 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations 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.

18/01736/F THE GROVE MEETING HALL THE GROVE HORLEY





GENERAL NOTES

ALL EXISTING TREES / HEDGES TO BE PROTECTED DURING CONSTRUCTION WORKS AND AFTER THE COMPLETION OF BUILDING WORKS IN ACCORDANCE WITH A SCHEME TO BE SUBMITTED TO AND APPROVED BY THE LOCAL AUTHORITY.

FOR DETAILS OF EXISTING SITE INCLUDING POSITION OF TREES REFER TO TOPOGRAPHICAL SURVEY DRAWING NO 1308 PREPARED BY THE WARDELL PARTNERSHIP

FOR DETAILS OF PROPOSED NEW BUILDING REFER TO DRAWING NUMBER B 3094 01

THERE IS NO REQUIREMENT FOR A BIN STORE AS THE USERS DO NOT GENERATE ANY REFUSE.

FOR GENERAL BUILDING USAGE NOTES SEE DRAWING NUMBER B 3094 01

PROPOSED REPLACEMENT MEETING HALL
The Grove,
Horley, Surrey, RH6 9HA

PROPOSED SITE LAYOUT

Scale: 1:200
Date: 14/06/18

For the
Redhill & Horley Gospel Halls Trust

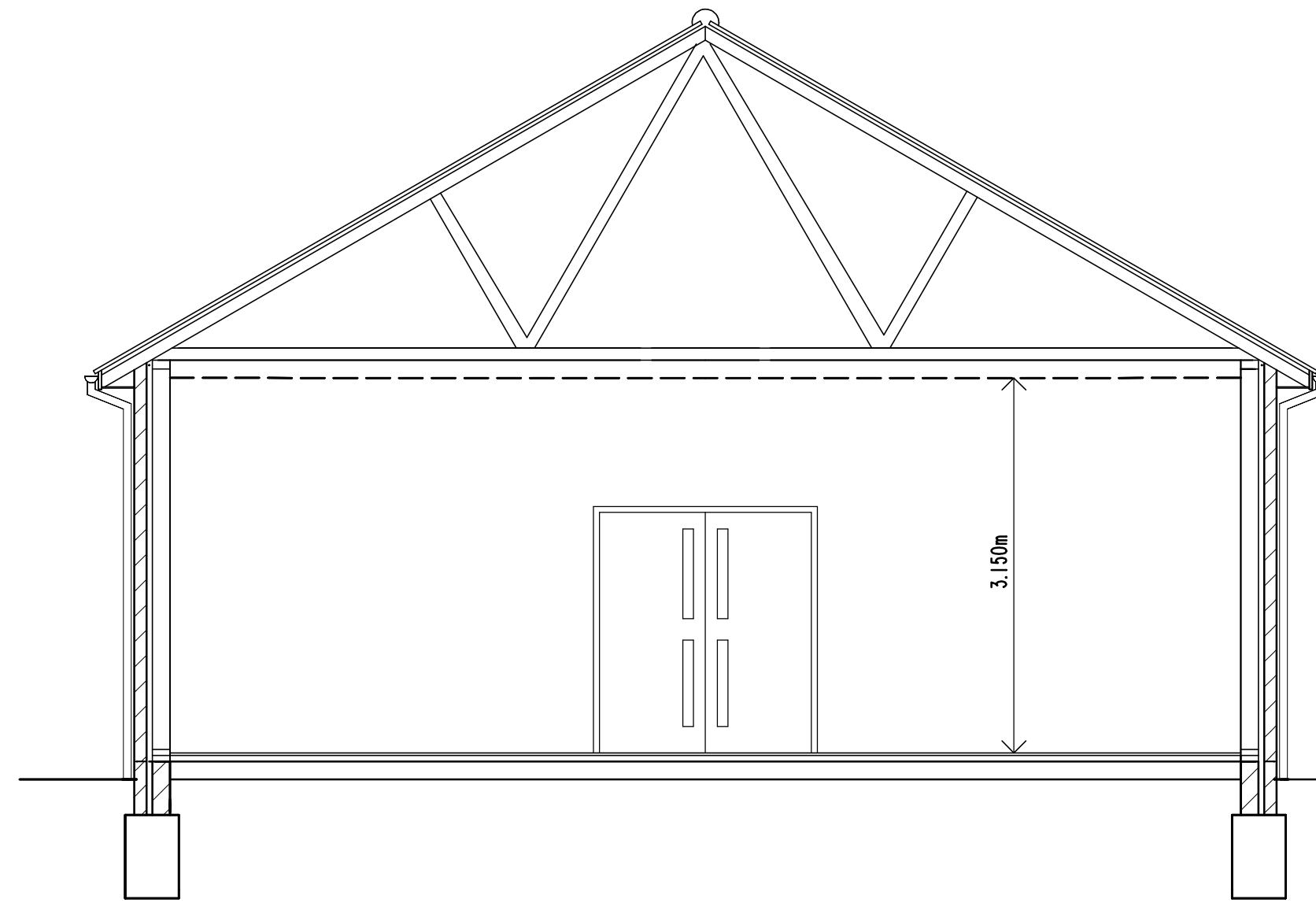
Revisions:
A Cycle stands shown) 04/10/18
Plaza area extended)

Drawing No:

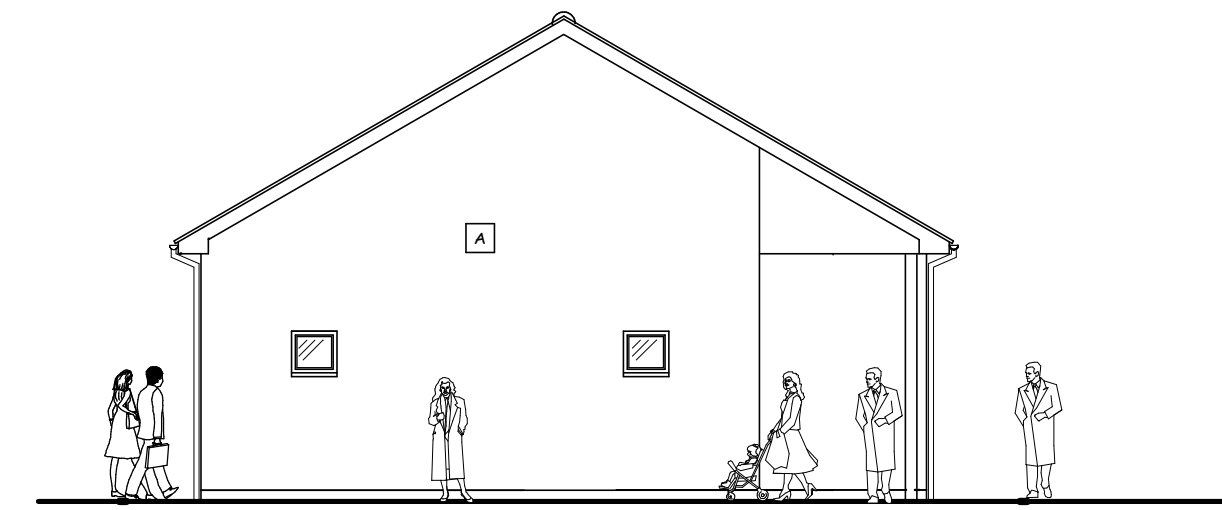
REIGATE
B 3094 02A

SITE LAYOUT
(1:200)

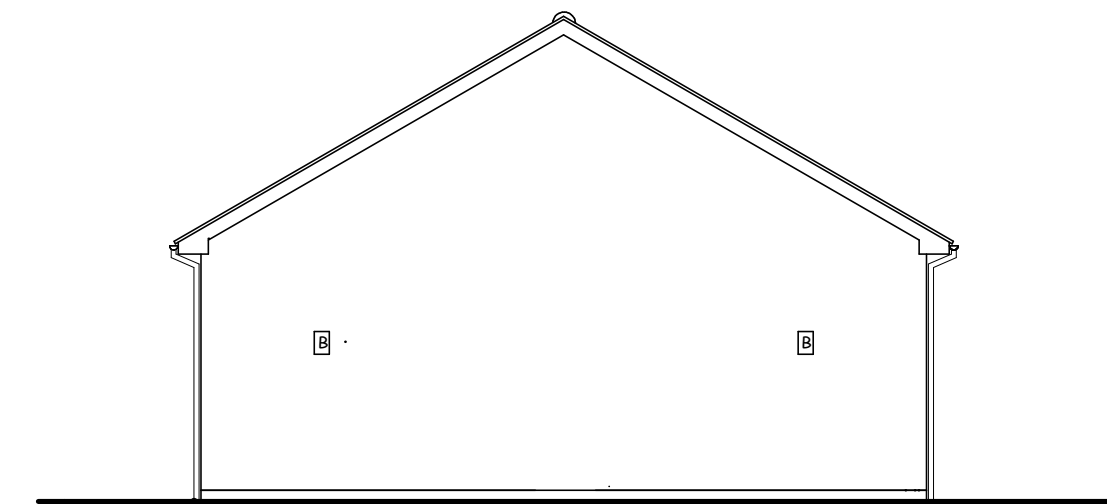
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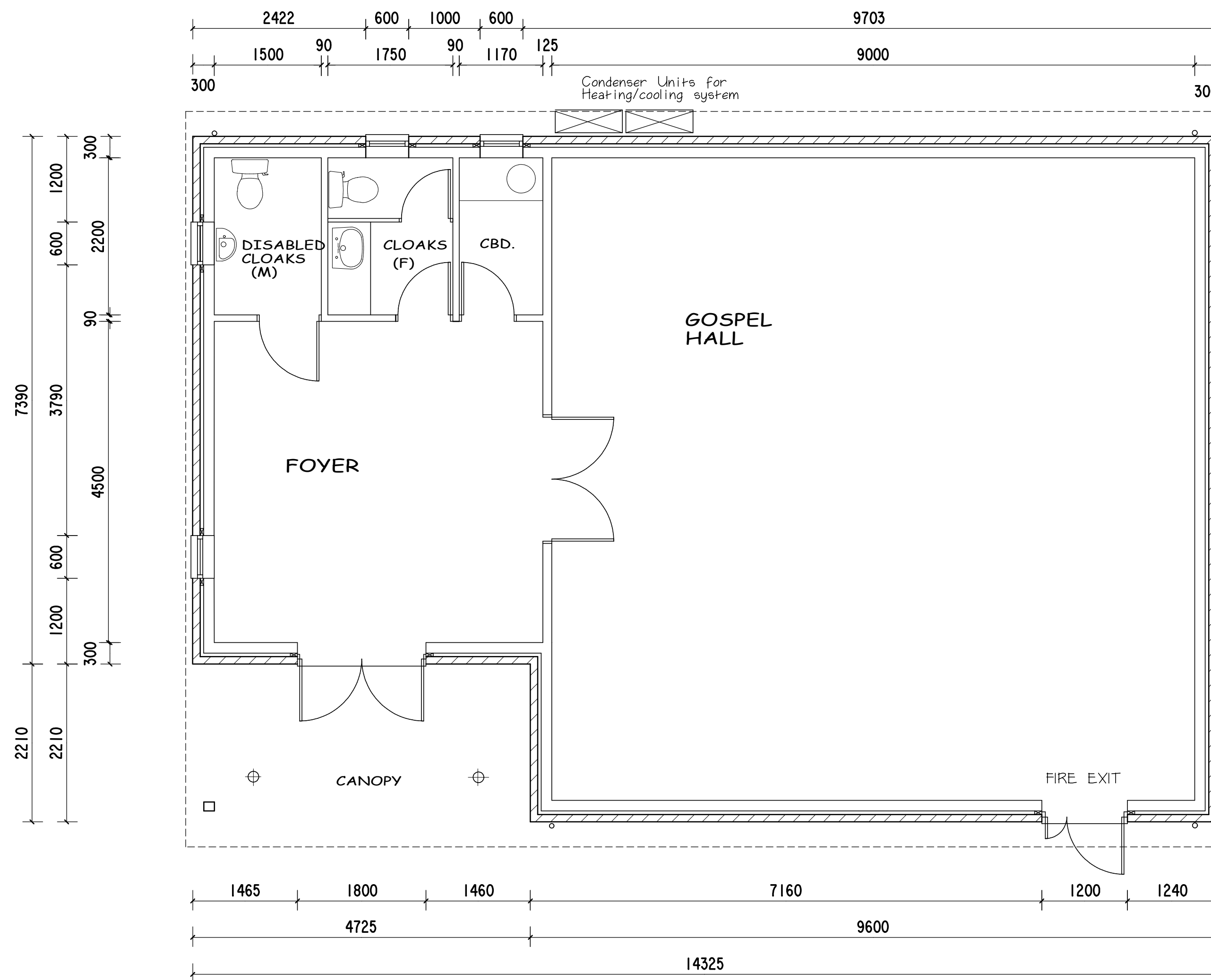
TYPICAL SECTION



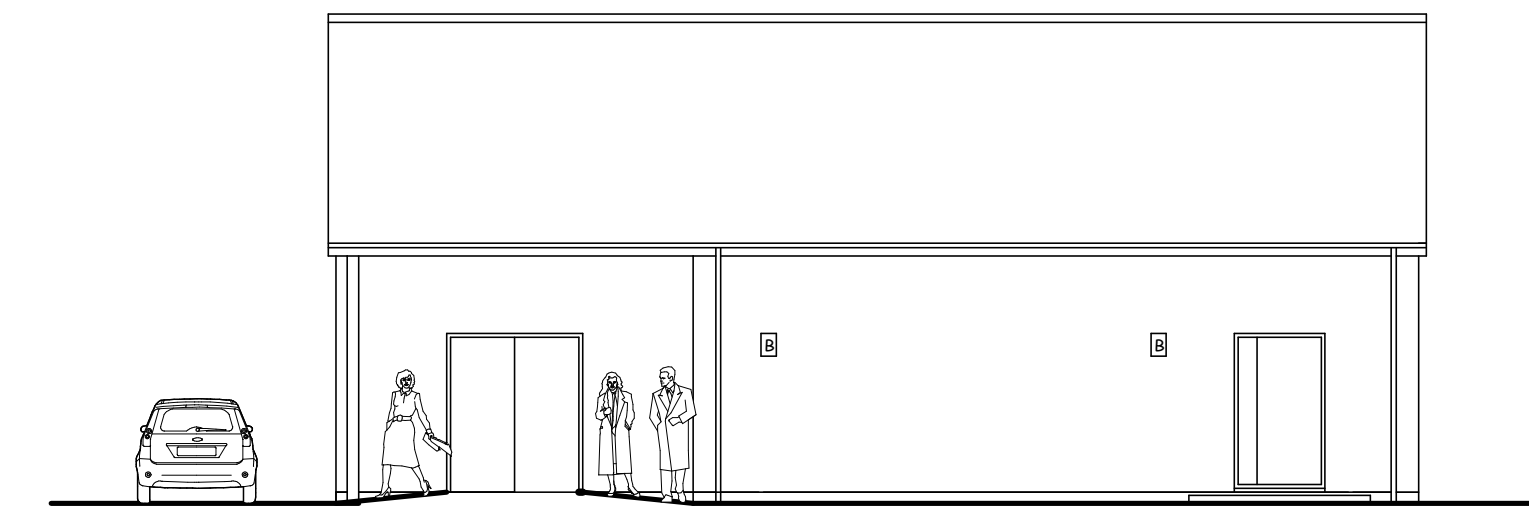
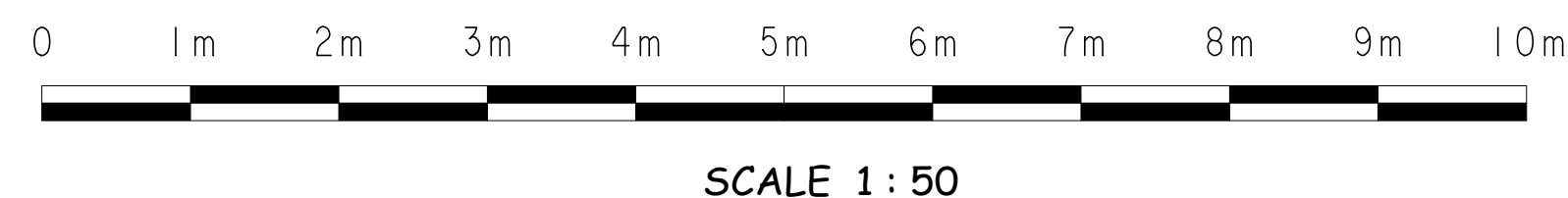
NORTH EAST ELEVATION



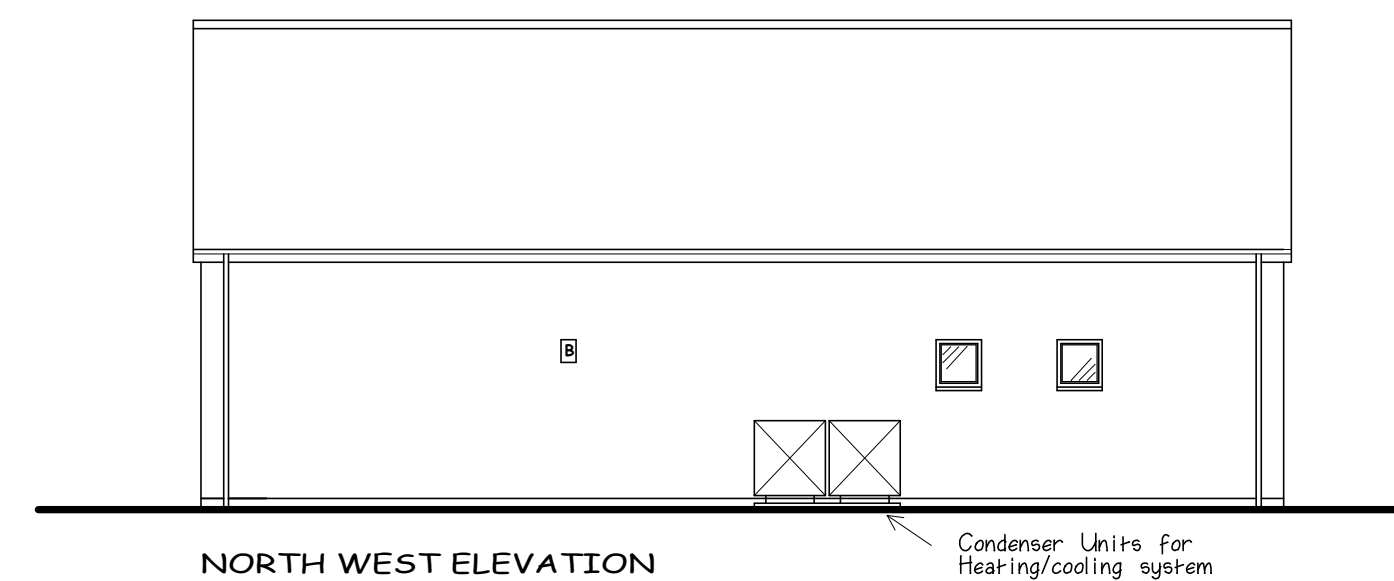
SOUTH WEST ELEVATION



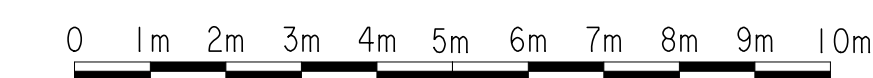
FLOOR PLAN



SOUTH EAST ELEVATION



NORTH WEST ELEVATION



SCALE 1 : 100

EXTERNAL FINISHES

- ROOF INTERLOCKING CONCRETE TILES.
COLOUR & FINISH TO BE AGREED
- BRICKWORK SELECTED FACINGS
TYPE TO BE AGREED
- WINDOWS GREY (RAL7160) PVC FRAMES
TINTED OBSCURE GLAZING
- FASCIAS GREY UPVC
- R W GOODS PVC ROUND SECTION.
GREY

GENERAL NOTES

- GROSS INTERNAL FLOOR AREA APPROX 131 SQ M
- HEATING / COOLING TO BE BY AIR TO AIR HEAT PUMP ENERGY CLASS A. EXTERNAL CONDENSERS (IN POSITION SHOWN) NOT TO EXCEED A NOISE CRITERIA OF 64DB (A)
- EXTERNAL LIGHTING FIXED AROUND BUILDING. FITTINGS IN POSITIONS SHOWN ON DRAWING.
- ALL EXISTING TREES / HEDGES TO BE PROTECTED DURING CONSTRUCTION WORKS AND AFTER THE COMPLETION OF BUILDING WORKS IN ACCORDANCE WITH A SCHEME TO BE SUBMITTED TO AND APPROVED BY THE LOCAL AUTHORITY.
- FOR DETAILS OF EXISTING SITE INCLUDING TREE POSITIONS REFER TO TOPOGRAPHICAL SURVEY DRAWING NO 1308 PREPARED BY THE WARDELL P/SHIP
- FOR PROPOSED site plan REFER TO DRAWING NUMBER B 3094 02.

ADDITIONAL ACOUSTIC INSULATION MAY BE REQUIRED INTERNALLY TO PREVENT NOISE FROM AIRCRAFT.

EXTERNAL LIGHTS

- [A] DENOTES LOW ENERGY BULKHEAD FITTING OPERATED BY INTERNAL SWITCH
- [B] DENOTES LOW ENERGY WALL MOUNTED LUMINAIRE OPERATED BY INTERNAL SWITCH.
- ⊕ LOW ENERGY LIGHT FITTING TO CEILING OF CANOPY

BUILDING USAGE NOTES :

1. PROPOSED BUILDING TO BE USED BY SAME BROTHERN GROUP AS THE EXISTING HALL
2. BUILDING WILL NOT BE USED FOR PRIVATE HIRE.
3. HOURS OF USE SAME AS EXISTING, FROM 3-7 HOURS PER WEEK.
4. SERVICES HELD ON SUNDAY, MONDAY AND OCCASIONALLY ON A FRIDAY

PROPOSED REPLACEMENT MEETING HALL (Revised Scheme)
The Grove, Horley, Surrey, RH6 9HA

SKETCH PLANS AND ELEVATIONS Scale: 1:50 1:100
Date: 14/06/18

For the Redhill & Horley Gospel Halls Trust

Revisions: Drawing No:

B 3094 01