

ADDENDUM
MEETING OF THE PLANNING COMMITTEE
TUESDAY 25th APRIL 2023

ITEM NO: 5

PLANNING APPLICATION: 22/02228/F - LAND TO THE NORTH OF MERRYWOOD PARK REIGATE SURREY

Representations:

Since the publication of the report, a further 22 letters of representation have been received and have raised the following issues:

Issue	Response
Inadequate parking	See paragraphs 6.7-6.11
Hazard to highway safety	See paragraphs 6.7-6.11
Survey fails to consider Merrywood Park residents and Merrywood Park House residents separately	See paragraphs 4.5

Additional Commentary:

Current existing parking spaces	23 parking spaces within the car parking area within Merrywood Park House site. (11 spaces for residents of Merrywood Park, 12 spaces for residents of Merrywood Park House)
	27 on street parking spaces as per the Applicant's survey
	30 on street parking spaces as per the Council's survey

The survey has considered the total number of parking spaces available to all residents of Merrywood Park and Merrywood Park House. The above table outlines the number of existing parking spaces.

- 12 spaces are available solely for residents of Merrywood Park House and their visitors. (minimum parking standards require 10 spaces)
- 11 spaces are available solely for residents of Merrywood Park.
- 27 – 30 spaces are available to all highway users as on street parking in Merrywood Park.

In terms of the minimum parking standards required by the Development Management Plan 2019, Merrywood Park House exceeds this, as does Merrywood Park if taking an average between the number of spaces between the Applicant's and Council's parking surveys.

On street parking spaces are not marked out and therefore the number available are reliant on residents parking considerately.

It is considered reasonable to count Merrywood Park House and Merrywood Park parking requirements as one, as both exceed the minimum parking standards and the majority (on street parking spaces) are available to all highway users.

Historically cars have parked on the pavement in Merrywood Park. Both the Applicant's and the Council's parking survey Consultants have included this manner of parking within their survey parking space numbers. The County Highways Authority have reviewed the Applicant's survey and raised no objection on the grounds on highway safety. As cars parking in this arrangement have been in place prior to the development of Merrywood Park House (as evidence by Google Streetview etc), this situation has not arisen because of the development of Merrywood Park House. As stated within the report, planning conditions can only be imposed to make development acceptable in planning terms, and the use of conditions to remedy a pre-existing situation would not meet the relevant legal tests of conditions.

Consultation period:

The consultation period expires today, 25th April 2023. As the Council is not determining this application due to the appeal submitted, any additional comments received prior to the expiry shall be included in the Council's response to the Planning Inspectorate.

ITEM NO: 6

PLANNING APPLICATION: 22/00685/F MERSTHAM RECREATION GROUND, ALBURY ROAD, MERSTHAM, RH1 3LW

There are some typos in the Summary section of the report, arising from the Track Changes review of the report.

CONSULTATIONS:

Historic England: The application has been reviewed by Historic England and no objection has been raised. It is advised that, whilst there will be some disturbance to the scheduled monument these works are considered to be reasonable and overall the works would be positive for the ongoing protection and enjoyment of the monument and its presentation. Historic England advise that scheduled monument consent (SMC) would be required for all elements of work within the scheduled monument.