

**ADDENDUM**  
**MEETING OF THE PLANNING COMMITTEE**  
**WEDNESDAY 19<sup>th</sup> DECEMBER 2018**

**ITEM NO: 5**

**APPLICATION: 18/01971/F – LILLIPUT NURSERY, WEST AVENUE, SALFORDS**

**PAGE NO: 9**

**PLANS:**

CGI Images of the proposal are provided at Appendix A

**Representations**

A further two letters of objection have been received. These raise the matters below, which have already been addressed by the officer within his report:

- Inadequate parking
- Out of character with surrounding area
- Overdevelopment

**Accessibility, Parking And Highway Implications**

In supplement to the report the following clarification is provided:

Table at paragraph 4.7: A total of 30 car parking spaces plus a taxi / ambulance space are to be provided.

In relation to paras 6.36 and 6.37 of the report the following is noted:

2005 Local Plan parking standards:

*"Old people's home"* (1 space per 5 residents) which if applied to the proposal would equate to a requirement of 15 spaces. This standard relates to the total provision for residents, staff and visitors.

*"Nursing care"* – To be assessed on a case by case basis

The peak parking demand figure in para 6.37 of 20 spaces which has been drawn from the national TRICS database relates to total parking demand / all trips generated by residents, staff and visitors.

Clarification on the site access:

The current access to the nursery is via the existing access on West Avenue at the north-western corner of the site. This access has historically been shared with the residents of the caretaker's bungalow and as a secondary access for the school. The proposal seeks to create a new private access for the care home and as such separate vehicular movements. This is considered a highway safety benefit. There is no intention by the care home to utilise the old access.

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**APPLICATION: 18/01576/F – 43-49 HIGH STREET, HORLEY**

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**3.0 Relevant Planning and Enforcement History**

- 3.4 Approved plans for permission ref: 16/01758/F are provided for information at Appendix B.
- 3.5 15/00552/P3JPA – Change of use of the office space (Class B1a) to residential use as 6 self-contained apartments (Class C3) – Prior approval not required - 14 April 2015. Note this relates to flats Nos 1 – 6.
- 3.6 A Planning Enforcement Notice and Stop Notice, Ref: 16/00558/UCU2, was served in August 2018 further to the unauthorised use of the car park area within this site for airport car parking. The Notices have been complied with.

**4.0 Proposal and Design Approach**

Existing and proposed parking spaces are each 13 (rather than 12) in number hence the relevant passage reads as below.

- 4.5 Further details of the development are as follows:

Site area	0.5ha
Existing parking spaces	13
Proposed parking spaces	13

The applicant has clarified the spaces are for flats 7-15, because parking spaces were not a requirement for the development of flats 1-6. As such the 3 new flats will each have a parking space allocated.

**CONDITIONS**

Condition no. 4 in amended to incorporate reference to details required of the sedum roof and roof railings/fencing as well as restriction of any access (other than for maintenance purposes) onto the sedum roof.

The reason for given for Condition nos. 5 and 6 be revised to refer to the singular and not plural.

Condition no. 6 should refer to 13 rather than 12 parking spaces.

These Conditions and the Reasons therefor should thus read as follows, the omitted/corrected/additional passages emboldened:

- 4. Prior to the construction reaching slab level, details of materials to be used in the construction of the external surfaces, including fenestration **and the sedum roof (to which there should be no access other than for**

**maintenance purposes) and of materials, siting and height of main roof railings/balustrade/ fencing, 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 policies Ho9 and Ho13.

5. No development shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
  - (b) loading and unloading of plant and materials
  - (c) storage of plant and materials
  - (d) programme of works (including measures for traffic management)
- has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.**

Reason: The above **condition is** required in order that the development should 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 2018.

6. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for **13** vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking/turning areas shall be retained and maintained for their designated purpose.

Reason:

The above **condition is** required in order that the development should 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 2018.

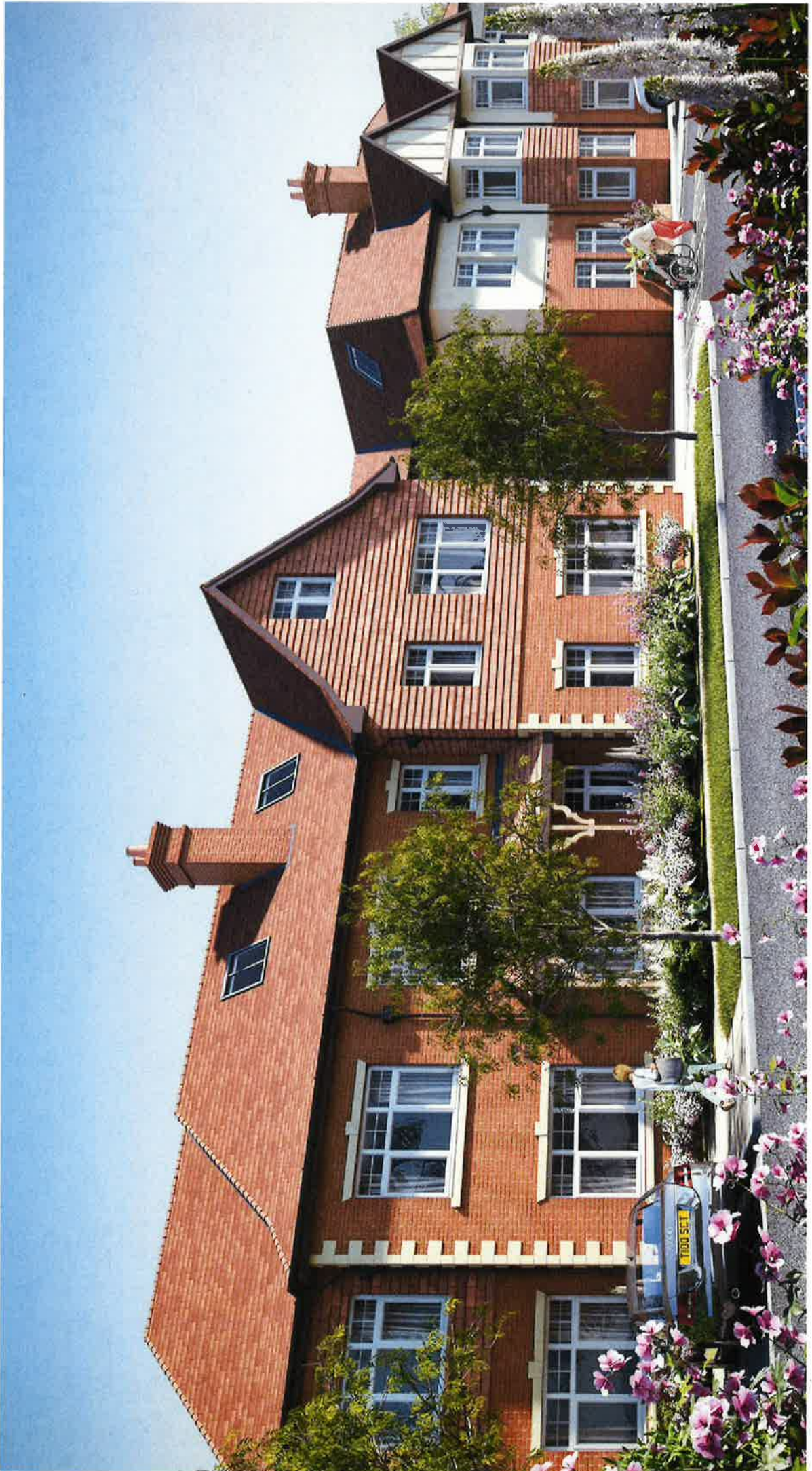
**ITEM NO: 7**

**APPLICATION: 18/01752/F – 4 BEAUFORT ROAD, REIGATE RH2 9DJ**

**PAGE NO: 71**

**PLANS**

The submitted floor plans are attached at APPENDIX C



APPENDIX A



# APPENDIX B

PLANNING



HIGH STREET

39

43

41

49

REAR (PURSUING FLAT)

REAR (HORLEY ELECTRICAL)

REAR (HORLEY LAUNDRETTE)

STREET PETS

REAR (DANIEL POULCE)

60

LUMLEY ROAD

8

50 40 30 20 10 8 6 5 4 3 2 1 0 METERS

Scale 1/200 at A3 size  
 CAD File Horley phase 2.7.mxd  
 Client Mark Vickers Properties  
 Date July 2016  
 Drawing No. 13

**BLOCK PLAN**

Drawing Title

Site Address 43-49 High Street,  
 HORLEY, RH6 7BN  
 Surrey

Project Title  
**PROPOSED 1ST AND 2ND FLOOR EXTENSION AT THE  
 REAR OF MIDDLETON HOUSE TO PROVIDE 6 FLATS**

Telephone 01293 862 152  
 Email fmcacard@gmail.com

Design Firm Roger Card Construction  
 61 The Street  
 Charlwood, RH6 0DS

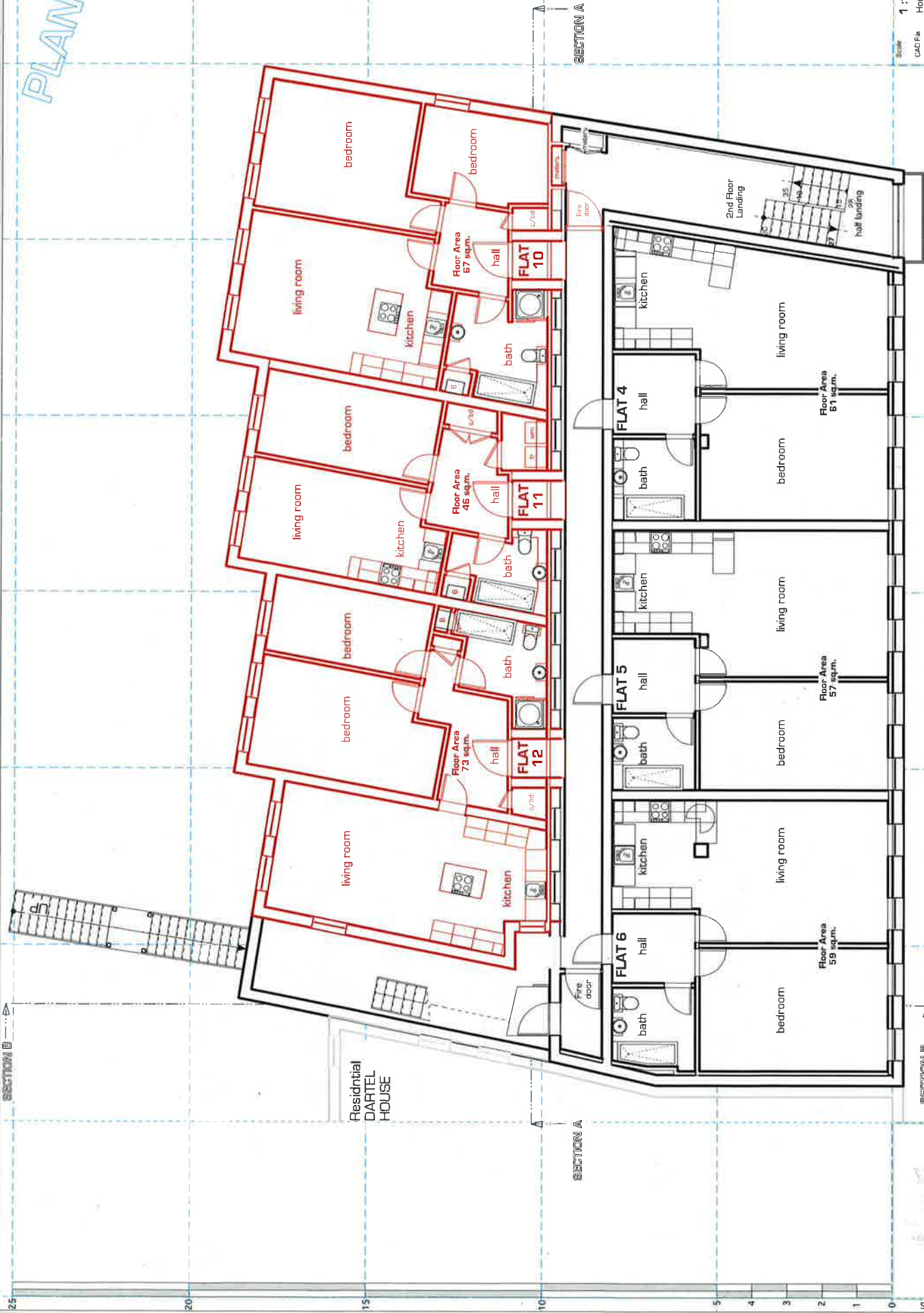


PLANNING

# APPENDIX B



Scale: 1:100 @ A3 size  
 UAD File: Horley phase 2.7.mcd  
 Client: Mark Vickers Properties  
 Date: JULY 2016  
 Drawing No: 10



**PROPOSED**  
**2nd. FLOOR**

Site Address: 43, 49 High Street,  
 HORLEY, RH6 7BN  
 Surrey.

Project Title: **PROPOSED 1ST AND 2ND FLOOR EXTENSION AT THE REAR OF MIDDLETON HOUSE TO PROVIDE 6 FLATS**

Telephone: 01293 862 152  
 Email: fmcasrod@gmail.com

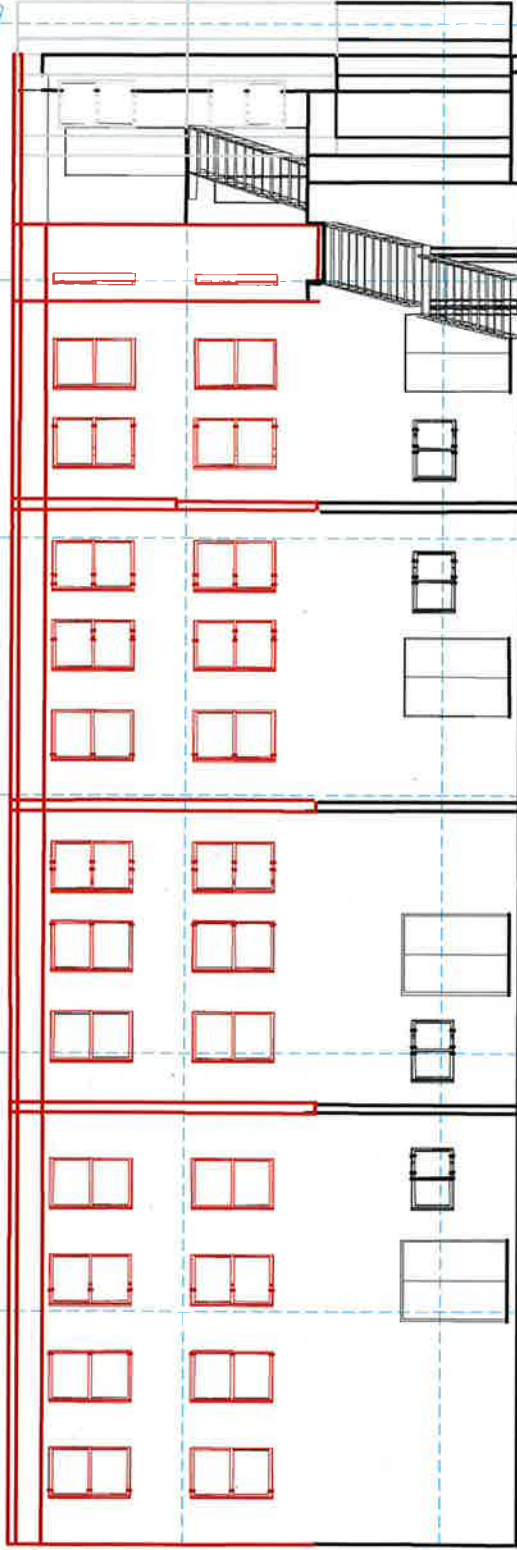
Design Firm: Roger Card Construction  
 51 The Street,  
 Charlwood, RH6 0DS

SECTION B

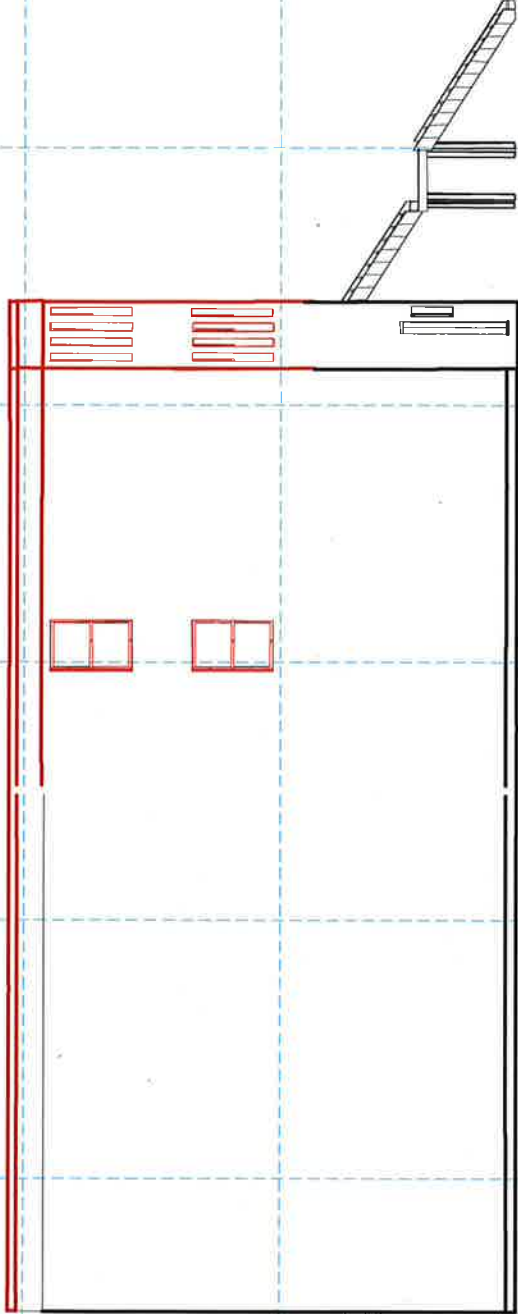
METERS 0 1 2 3 4 5 10 15 20 25

PLANNING

APPENDIX B.



REAR ELEVATION ( NORTH WEST )



SIDE ELEVATION ( NORTH EAST )

25 20 15 10 5 4 3 2 1 0 METERS

Scale 1:100 @ A3 size  
 CAD File Horley phase 2/7.mcd  
 Client Mark Vickers Properties  
 Date July 2016  
 Drawing No 11

PROPOSED ELEVATIONS

Site Address 43-49 High Street,  
 HORLEY, RH6 7BN  
 Surrey,  
 Drawing Title

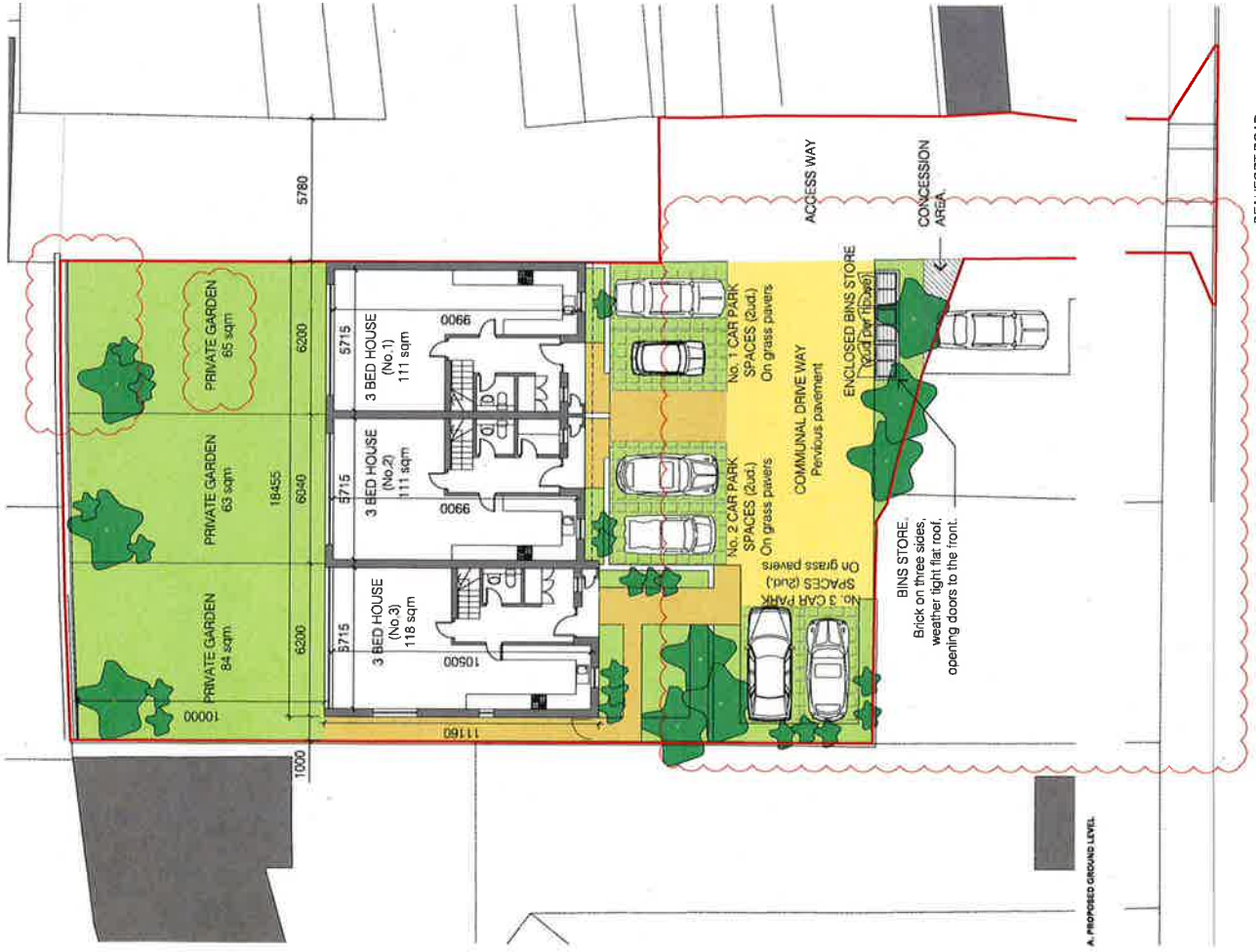
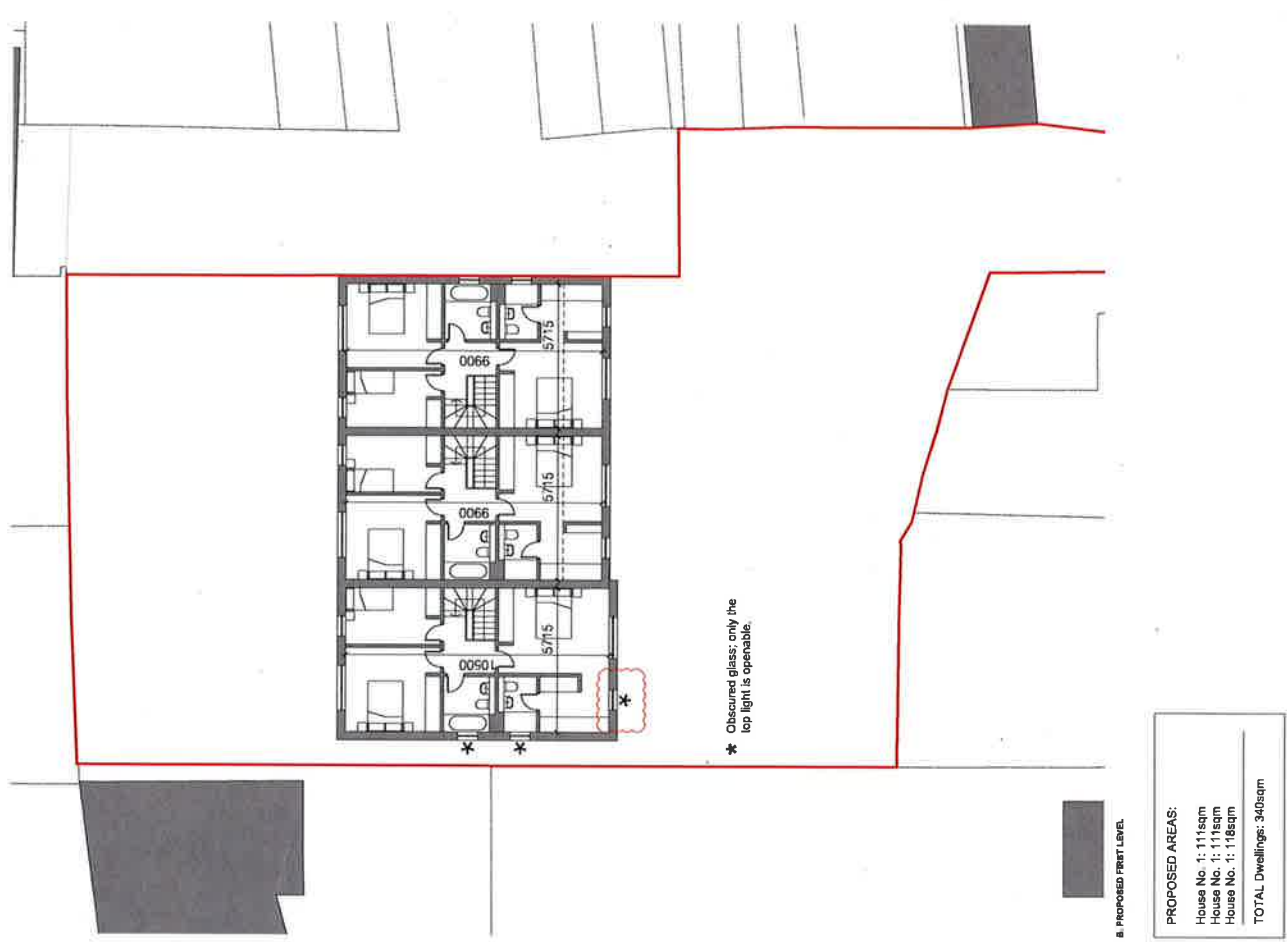
Project Job PROPOSED 1ST AND 2ND FLOOR EXTENSION AT THE  
 REAR OF MIDDLETON HOUSE TO PROVIDE 6 FLATS

Telephone 01293 662 152  
 Email finccard@gmail.com

Design Firm Beigh Card Construction  
 611 The Street  
 Charlwood, RH6 0DS



APPENDIX C



**PROPOSED AREAS:**  
 House No. 1: 111sqm  
 House No. 2: 111sqm  
 House No. 3: 118sqm  
 TOTAL Dwellings: 340sqm