

ADDENDUM
MEETING OF THE PLANNING COMMITTEE
WEDNESDAY 06th MARCH 2024

ITEM NO: 5

**PLANNING APPLICATION: 22/02067/F- FORMER MERSTHAM LIBRARY
WELDON WAY MERSTHAM SURREY RH1 3QB**

Clarifications/amendments to report

Affordable housing:

At Page 14 of the agenda, paragraph 1, and paragraph 4.2 of the report reference is made to affordable rent. This is an error.

The report should read as “The applicant, Raven Housing Trust, is a registered provider and proposes all the properties as affordable ~~rent~~ **dwelling**s. The scheme would therefore provide 100% affordable housing in the form of 11 shared ownership units.”

The report provides more detail on this matter at paragraphs 6.22 to 6.25.

Parking matters:

Third paragraph of p.15. To clarify whilst there would be a loss of up to two informal spaces along the existing access road it is important to note that as set out in paragraph 6.35 “the applicant has advised that this part of the access road is under their ownership and that the uses of the football club and day centre are not permitted to use this access for parking under the terms of their lease and it is meant to be kept clear for access”. With regard to the referred to potential loss of 10 on street parking spaces to allow refuse truck access this is considered in more detail in paragraph 6.42 of the report. It is important to note that 10 is the maximum estimate from Surrey County Council. Parts of the areas identified for possible parking restrictions, including the existing access for the Merstham library which is not currently an area you should park and opposite the access to Age Concern it is noted that there are already bollards in place to discourage on street parking. Therefore the potential loss of unrestricted on street parking spaces is likely to be lower than this. Further as set out at paragraph 6.42 of the report the restrictions will not mean that no on-street parking can take place in these areas but that there will likely be time restrictions to ensure there is clearance for the refuse truck during collection time. All these factors need to be taken in to account when considering this issue.

At paragraph 6.35 the officers would also like to stress that the 6 proposed spaces along the access are in addition to the 21 spaces proposed within the site to serve the residents. As set out at paragraph 6.42 the proposed 21 parking spaces meets the minimum requirements of the DMP parking standards for a scheme of this size. The additional 6 spaces should be viewed as a positive addition for the users of Age Concern and Merstham Football and Social Club.

Given the concerns about the informal parking within the existing access and in order to ensure that the 6 proposed spaces are left available for the users of the football club and Age Concern it is recommended to amend condition 18 so that the applicant is also required to provide a parking management plan so that finalised details can be secured in terms of allocating spaces for the new residents, visitors and users of the football club and Age Concern and details of how the parking will be managed through things such as line marking, signs, any enforcement and any necessary agreements between parties.

Amended plans

Since the publishing of the agenda the applicant has provided an updated House Type Plan for the 3 bed units. This was just to address an error in the floor area shown. Therefore the drawings condition has been updated to address this.

Further consultation responses

Contamination Officer

Following a further review of the submitted information additional conditions have been recommended to ensure that a remedial strategy and verification report (to confirm the remedial works have been adequately carried out) are secured as part of the construction process as well as a condition to cover any unexpected contamination.

Updates to recommended conditions (changes in bold and *italics*)

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

Plan Type	Reference	Version	Date Received
<i>Proposed Plans</i>	<i>AL (20) XX 02</i>	<i>01</i>	<i>04.03.2024</i>
Proposed Plans	AL (20) XX 01	00	23.09.2022
Block Plan	AL (10) X S 02	01	23.09.2022
Elevation Plan	AL (20) E 01	00	23.09.2022
Location Plan	AL (10) X S 01.2	01	23.09.2022

Elevation Plan	ADP-XX-ZZ-DR-A-0012		19.10.2023
Elevation Plan	ADP-XX-ZZ-DR-A-0011		19.10.2023
Elevation Plan	ADP-XX-ZZ-DR-A-0010		19.10.2023
Site Layout Plan	SD20106-01A	A	19.10.2023
Roof Plan	ADP-XX-ZZ-DR-A-0002	1	20.12.2023
Section Plan	ADP-XX-ZZ-DR-A-0020	1	20.12.2023
Elevation Plan	ADP-XX-ZZ-DR-A-0030	1	20.12.2023
Site Layout Plan	AL (10) X- GF 02	3	20.12.2023

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.

8. The development hereby permitted shall not commence, ***other than demolition and site clearance works***, until details of the design of a surface water drainage scheme has been submitted to and approved in writing by the local planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDs, NPPF and Ministerial Statement on SuDs. The required drainage details shall include:
- a) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of **1.6 l/s**.
 - b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
 - c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
 - d) Details of drainage management responsibilities and maintenance regimes for the drainage system.

- e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

The development shall be completed in accordance with the approved details and thereafter maintained in accordance with the agreed details.

Reason: To ensure the design meets the technical standards for SuDs and the final drainage design does not increase flood risk on or off site in accordance with, Policy CS10 of the Core Strategy 2014, Policies DES9 and CCF2 of the Development Management Plan 2019 and the 2019 NPPF.

18. Notwithstanding the approved plans the development hereby approved shall not be first occupied unless and until:
- a) ***space has been laid out, in accordance with an updated and finalised parking layout, which has been submitted to and approved in writing by the Local Planning Authority, for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear and not impede the access of refuse collection vehicles.***
 - b) ***A Parking Management Plan has been submitted to and approved in writing by the Local Planning Authority which details how the approved parking spaces shall be allocated for the new residents, visitors and users of the football club and Age Concern and details of how the parking will be managed on an ongoing basis. The Parking Management Plan shall be implemented and any agreed measures installed prior to the first occupation of the development.***

Thereafter the parking and turning areas shall be retained and maintained for their designated purposes and shall be managed in accordance with the Parking Management Plan.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and Policy TAP1 Access, Parking, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019 and in order that the development promotes more sustainable forms of transport, and to accord with the National Planning Policy Framework 2019 and Reigate and Banstead Core Strategy 2014 Policy CS17.

27. a. ***Prior to commencement of the development a detailed remediation method statement should be produced that details the extent and method(s) by which the site is to be remediated, to ensure that unacceptable risks are not posed to identified receptors at the site and details of the information to be included in a validation report, has been submitted to and approved in writing by the Local Planning Authority, and***

any additional requirements that it may specify, prior to the remediation being commenced on site. The method statement shall refer to and be based on the findings and recommendations of the submitted Phase 1 and Phase 2 reports. The Local Planning Authority shall then be given a minimum of two weeks written notice of the commencement of remediation works.

b. Prior to first occupation, a remediation validation report for the site shall be submitted to and agreed in writing by the Local Planning Authority. The report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto, so as to enable future interested parties, including regulators, to have a single record of the remediation undertaken at the site. Should specific ground gas mitigation measures be required to be incorporated into a development the testing and verification of such systems should have regard to CIRIA C735 guidance document entitled 'Good practice on the testing and verification of protection systems for buildings against hazardous ground gases' and British Standard BS 8285 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings

Reason: To demonstrate remedial works are appropriate and demonstrate the effectiveness of remediation works so that the proposed development will not cause harm to human health or pollution of controlled waters with regard to the Reigate and Banstead Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF.

- 28. Contamination not previously identified by the site investigation, but subsequently found to be present at the site shall be reported to the Local Planning Authority as soon as is practicable. If deemed necessary development shall cease on site until an addendum to the remediation method statement, detailing how the unsuspected contamination is to be dealt with, has been submitted in writing to the Local Planning Authority. The remediation method statement is subject to the written approval of the Local Planning Authority and any additional requirements that it may specify.**

Note: Should no further contamination be identified then a brief comment to this effect shall be required to discharge this condition

Reason: To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to the Reigate and Banstead

Local Plan Development Management Plan 2019 (Policy DES9 Pollution and contaminated Land) and the NPPF

ITEM NO: 6

PLANNING APPLICATION: 23/02214/F Land Rear Of 19 Croydon Lane Banstead SM7 3BW

Consultations

Surrey County Council SuDS (LLFA): No objection. Recommended pre-commencement condition relating to submission of surface water drainage scheme.

Surrey County Council Archaeological Officer: No objection.

Report

The following amendments are made to the case officer report highlighted in **bold** and *italics*.

- 6.36 In terms of surface water flooding and drainage, no drainage information has been provided at the application stage. In order to meet the requirements of policy CCF2, **and in accordance with the comments received from the LLFA**, a condition is recommended to secure a suitable scheme of drainage **prior to development**.

Conditions

The following amendments are made to the recommended conditions highlighted in **bold** and *italics*.

3. The materials to be used in the construction of the external surfaces of the development shall be constructed in accordance with the materials as specified within the application, **including the exterior of the structure to be finished in 'Juniper Green'**, and there shall be no variation without prior approval and agreement in writing with the Local Planning Authority.

Reason: To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

ITEM NO: 7

PLANNING APPLICATION: 22/01461/F - GREEN LINNETS & WILD WOOD OUTWOOD LANE CHIPSTEAD CR5 3NP

Further consultation response

Following review due to the size of the site and proximity of the site to an area of High Archaeological Potential to the west of the site, around the Granary building South Of

Ramblers Rest Public House the Surrey County Council Archaeologist has been consulted.

They have replied as follows:

“As you are aware the site is over the 0.4ha area that would usually require the submission of an archaeological assessment and it is also just to the east of an area identified as being of High Archaeological Potential due to the past discovery of prehistoric flintworks and a quantity of medieval pottery to the rear of the Gamblers Rest pub. Normally I would advise that the applicant should be asked to provide the assessment required by the policy but in this case this would cause a delay in determining the application and the proximity of the AHAP means that there is clear potential for archaeological remains to be present on the site and so it is clear that further investigations will be required. Therefore, I suggest that in this case it would be reasonable to secure provision of a programme of archaeological investigation by the use of the following condition should planning consent be granted.”

Therefore a condition is recommended to secure this.

Updates to recommended conditions (changes in bold and italics)

6. ***No other part of the development hereby approved shall be commenced*** unless and until the access to Outwood Lane has been constructed and provided with vehicle visibility zone in accordance with the plan numbered 2111006 01 Rev D, within the submitted Motion Technical Note dated 5/6/2023, and forward visibility of 70 metres has been provided in accordance with the plan numbered 2111006 04 Rev C, within the same aforementioned Technical Note, and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6 metres high above the ground.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Policy TAP1 Parking, access, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

7. ***The development hereby approved shall not be first occupied*** unless and until a pedestrian inter-visibility splay of 2m by 2m has been provided on each side of the access in accordance with a plan to be submitted to and approved in writing with the Local Planning Authority, the depth measured from the back of the footway and the width outwards from the edge of the access. No fence, wall or other obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Policy TAP1 Parking, access, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

8. No development, other than **the site access works**, demolition and site clearance, shall commence until a strategy for the disposal of surface and foul water (surface water drainage scheme) is submitted to and approved in writing by the Local Planning Authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDs, NPPF and Ministerial Statement on SuDs. Details of drainage management responsibilities and maintenance regimes for the drainage system must also be included. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the site is satisfactorily drained and in order to protect water and environmental quality with regard to Policy CS10 of the Core Strategy 2014, Policy CCF2 of the Development Management Plan 2019 and the NPPF.

19. No development shall commence until a further badger survey of the site has been undertaken and the findings, as well as any necessary mitigation measures, have been submitted to and agreed in writing by the Local Planning Authority. The survey and report shall be undertaken by an appropriately qualified and experienced ecologist and shall be undertaken within the proposed development boundary and a 30m buffer (**where practical and possible to do so due to site access/ownership**), to search for any new badger setts and confirm that any setts present remain inactive. If any badger activity is detected a suitable course of action shall be detailed within the survey report.

Once agreed the development shall be constructed in accordance with the mitigation measures.

Reason: To ensure that any potential impact to badgers is adequately mitigated in accordance with the provisions of the National Planning Policy Framework and policy NHE2 of the Development Management Plan 2019.

24. **No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.**

Reason: The site covers an area in which it is considered necessary to preserve for future reference any archaeological information before it is destroyed by the development with regard to Reigate and Banstead Borough Development Management Plan 2019 policy NHE9. This is necessary to be a pre-commencement condition because the suitable recording of archaeology goes to the heart of the planning permission.

ITEM NO: 8

Chipstead: Walpole Avenue & Starrock Green Conservation Area

Appendix 4

List of Properties that requested exclusion from the proposed designation

The following is a list and map of properties that requested exclusion from the Conservation Area as they considered their property did not meet the criteria for inclusion. Officers felt that exclusion of these properties would harm the cohesion of the proposed Conservation Area, though if the Committee felt a particular property should be excluded the rest of the proposed Conservation Area should still proceed.

The individual properties are set out below ;

1. Under Garth, Walpole Avenue

Requested exclusion as a modern house but supported designation of the proposed Conservation Area.

Response : Difficult to exclude as embedded in area. If excluded would need to retain hedge road boundaries in area.

2. Little Orchard, Doghurst Lane

Requested exclusion as modern house.

Response: Difficult to exclude as embedded in area. If excluded would need to retain hedge road boundaries in proposed Conservation Area.

3. Ashcroft Cottage, Hazelwood Lane

Requested exclusion as architect not known and garden shortened.

Response : Architect was Blair Imrie in 1908 and most gardens shortened in area. As an Imrie house strong case for inclusion in proposed Conservation Area#, so should be included.

4. Briar Bank, Walpole Avenue

Requested exclusion to allow extension of property. Also suggested west side of Walpole Avenue should be excluded due to extensions and demolitions.

Response : As this side of Walpole Avenue contains the largest number of Blair Imrie houses, 11 in total, noting that extensions are normal in a Conservation Area and that the suggestion to exclude would exclude households who want to be in the proposed area, there is a very strong case for inclusion of the west side as it is the core of the proposed Conservation Area. Briar Bank is also the same age and materials as the Blair Imrie houses so adds to the cohesiveness and character of the proposed Conservation Area and should be included.

5. Surrey Cottage, Walpole Avenue

Requested exclusion as building had been extend.

Response: This is a particularly characterful building by Blair Imrie with visibility along the footpath so makes a particularly strong contribution to the proposed Conservation Area and should be included. As noted, most buildings in Conservation Areas have extensions. It should be included within the area.

6. Airburth, How Lane

Requested exclusion as consider it was not arts and crafts and didn't want to be restricted. Suggested only arts and crafts buildings should be included.

Response : Designation is not just about arts and crafts houses but other buildings of interest of the early 20th century or earlier. The property cannot be excluded as it is prominently located at the central crossroads focal point of the proposed Conservation Area. Whilst the box dormer on the house is regrettable, the entrance wing is by the arts and crafts architect Oswald Milne. It should be included.

7. Forbes Field, Walpole Avenue

Requested that house should be excluded as built in 1952.

Response: Property is on a prominent spacious plot with trees and hedges embedded in the proposed area, is in the vernacular revival style and its form including catslide roof is in keeping with the arts and crafts houses in the road so should be included.

8. The Grove, Starrock Lane

Opposed to inclusion of property in Conservation Area as not arts and crafts.

Response : This house of 1936 lacks the interest of the earlier arts and crafts houses but is in the same vernacular revival style on a spacious plot embedded in the area where the mature trees and hedges contribute to and embedded with the character of the proposed Conservation Area so should be included.

9. The Plain House, Walpole Avenue

This was an objection to the proposed Conservation Area and therefore not counted within the exclusion total, but they did also ask the house to be excluded as a modern house.

Response : It is considered that the design contributes to the character of the proposed Conservation Area as a sympathetic modern building and is embedded within the area so should be included.

