

ADDENDUM
MEETING OF THE PLANNING COMMITTEE
WEDNESDAY 21st MARCH 2018

ITEM NO: 5

**APPLICATION: 17/02876/F– REDHILL YOUTH ASSOCIATION HALL,
MARKETFIELD ROAD, REDHILL**

PAGE NO: 47

Assessment

Paragraph 6.42 of the Officer Report (page 62) relating to air quality has some missing text. The second and third sentences should read:

“In terms of the proposed residential units, whilst the site is within the A23/Redhill Town Centre Air Quality Management Area, Environmental Health has confirmed that due to the set back from the road future occupants will not experience unacceptable air quality or pollution. Furthermore, latest monitoring of NO₂ concentrations in the vicinity of the site shows a steady improvement in air quality over the past 5 years, with annual mean concentrations now meeting UK air quality objectives”.

CONDITIONS

As a result of further consideration and clarification from the Environment Agency in respect of their requirements for the Redhill Brook, Condition 4 should be replaced with the following:

4. No development shall commence until details of measures to safeguard the Redhill Brook culvert have been submitted to and approved in writing by the Local Planning Authority. Such measures shall include:
 - (a) Confirmation of the exact location, alignment, depth and dimensions of the culvert in the vicinity of the site, including a CCTV condition survey for the culvert length adjacent to the site boundary
 - (b) Detailed design drawings and structural calculations for any works within 8 metres of the outer most edge of the culvert to demonstrate that the structural integrity of the culvert will not be undermined due to the proximity of any proposed works
 - (b) a construction method statement including timing of works, methods used for all works within 8 metres of the culvert, machinery to be employed on site (including location and storage of plant, materials and fuel, access routes) and details of site supervision (including supervision of works within 8 metres of the culvert)

Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development does not increase the risk of flooding by compromising the structural integrity of the Redhill Brook or its ability to convey water in accordance with policy Ut4 of the Reigate and Banstead Borough Local Plan 2005 and Policy CS10 of the Reigate and Banstead Core Strategy.

ITEM NO: 6

APPLICATION: 17/02662/F – FAIRLAWN, THE GLADE, KINGSWOOD

PAGE NO: 85

Proposal and Design Approach

4.6 The table is corrected as follows:

Site area	0.512ha
Proposed parking spaces	19
Parking standard	7+ (recommended maximum)
Net increase in dwellings	6
Existing site density	1.95dph
Proposed site density	13.67dph
Density of the surrounding area	2.7dph (extent of coverage of site location plan)
Former Kingsworthy House on a site of 0.28ha area	Density of 24.5dph

CONDITIONS

Condition no. 2, dates of receipt of plans should read as follows.

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

Plan Type	Reference	Version	Date Received
Site Location Plan	4796 3 110		16.11.2017
Exg GF Site Plan	4796 2 51		16.11.2017
Exg Floor Plans	4796 2 52		16.11.2017
Exg Elevations	4796 2 53		16.11.2017
Proposed Site Plan	4796 3 120	C	13.02.2018
Prop Bst/GF Plans	4796 3 121	B	13.02.2018
Prop 1/2FL/Roof Plans	4796 3 122	B	13.02.2018
Prop Elevations	4796 3 123	B	13.02.2018
Exg/Prop Street Elevns	4796 3 126	B	13.02.2018
Prop Street/Rear	4796 3 128	A	13.02.2018
Site Sections	4796 3 129	A	13.02.2018
Site Cross Section	4796 3 134	A	13.02.2018
Landscape Diagram	4796 3 135		13.02.2018

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.

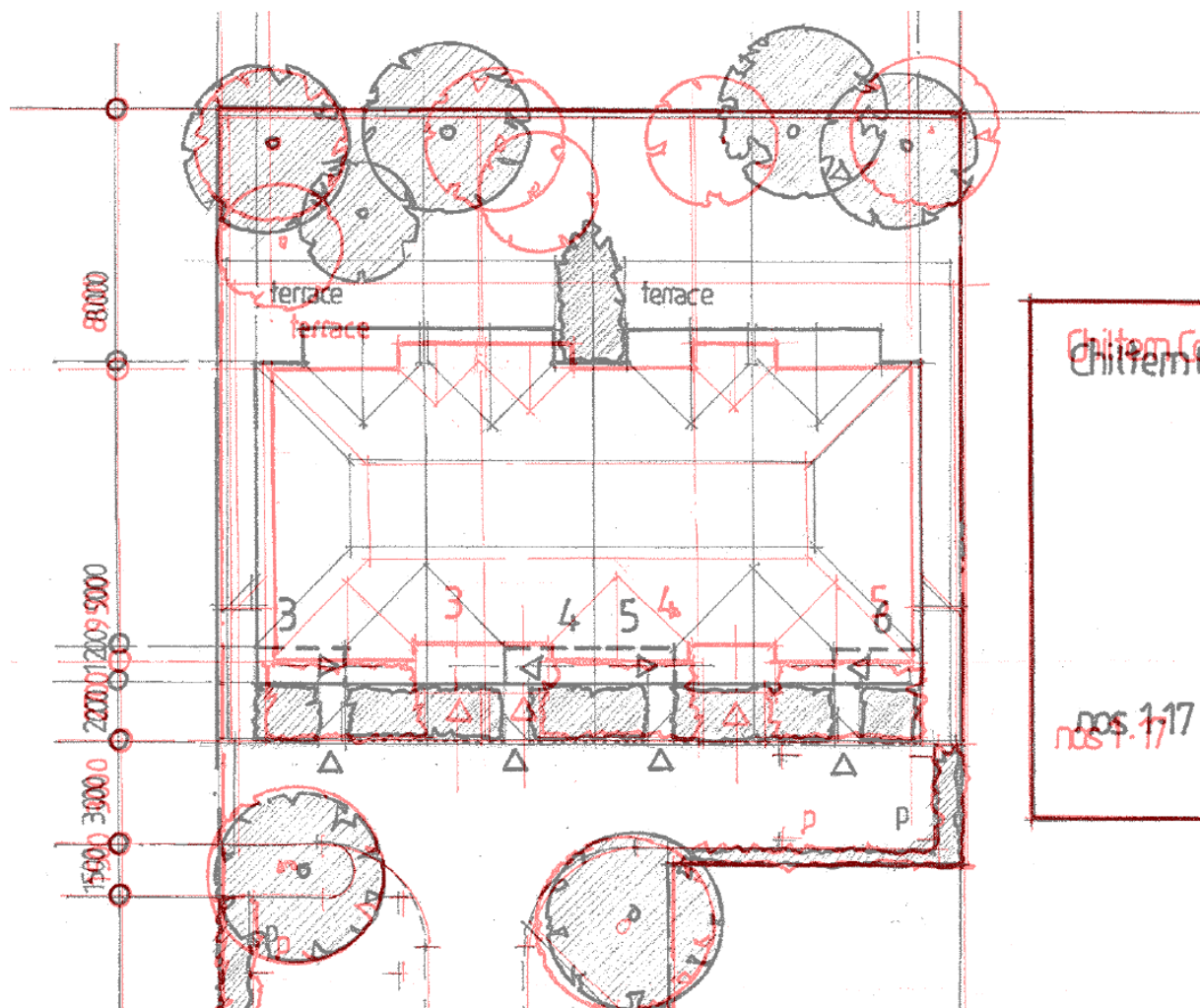
ITEM NO: 7

APPLICATION: 17/02942/F – 31 Blackborough Road, Reigate, Surrey, RH2 7BS

PAGE NO: 111

The layout of the most recently approved scheme, 16/02801/F is included at Appendix A.

The overlay plan below shows the proposed scheme outlined in red, and the refused application reference: 17/01351/F in black.



Key

Current proposal 17/02942/F – red

Application reference 17/01351/F (refused) - black

ITEM NO: 8

**APPLICATION: 18/00036/F- LAND TO THE REAR OF 4A CROYDON LANE,
BANSTEAD**

PAGE NO: 137

The block plan on page 152 of the agenda has been superseded by the block plan on page 153, following amendments to reduce the garden sizes. The plan on page 152 does not form part of the application.

CONDITIONS

Condition 1 to be replaced with:

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

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.

Plan Type	Reference	Version	Date Received
Survey Plan	UNNUMBERED		05.01.2018
Block Plan	UNNUMBERED	A	02.03.2018
Combined Plan	UNNUMBERED	A	02.03.2018
Site Layout Plan	UNNUMBERED	A	02.03.2018
Location Plan	UNNUMBERED	A	02.03.2018
Elevation Plan	UNNUMBERED	A	02.03.2018

Condition 5 to be replaced with:

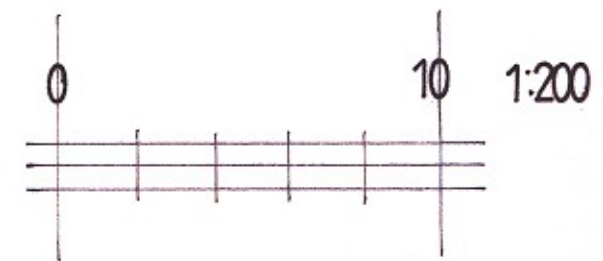
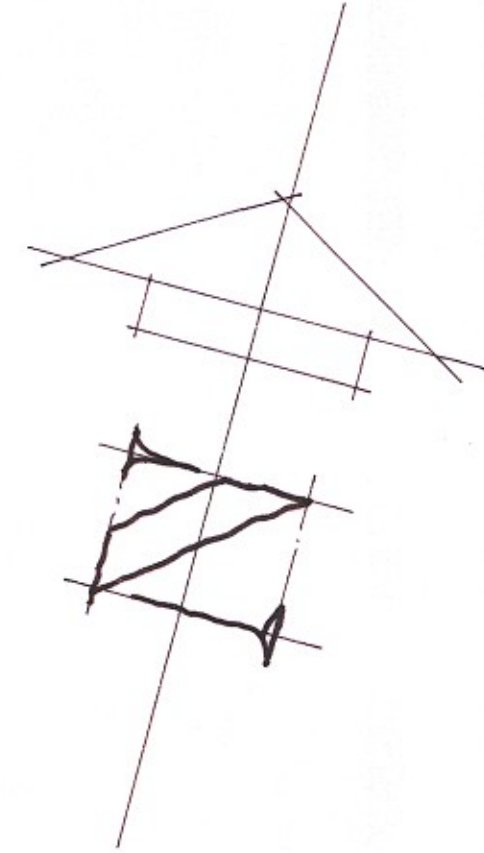
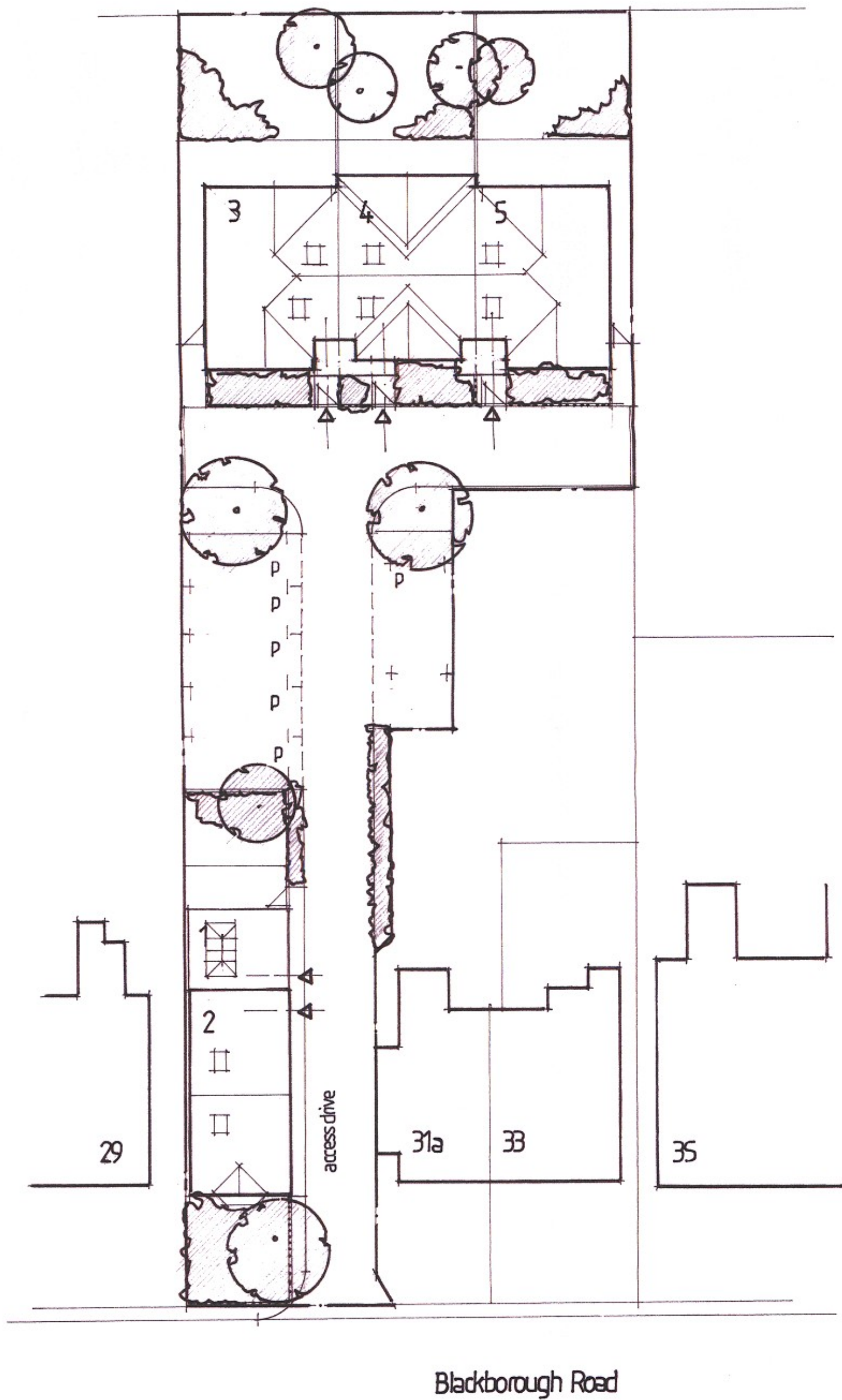
5. The development shall not be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The fencing shall be of an open, ranch style and maintained as such thereafter. The boundary treatment shall be completed before the occupation of the development hereby permitted.

Reason: To preserve the visual amenity of the area and protect the openness of the Metropolitan Green Belt with regard to the Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Co1.

All dimensions must be checked and confirmed by the contractor before start of any works. Any errors or omissions must be advised to client/DPS.
 All site setting out dimensions to be checked against approved planning drawings and approved by client before start of any works.
 Do not scale from this drawing use only figured dimensions.
 All drawings are to be read in conjunction with approved construction notes and schedules.
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revisions :

location plan 1:1250



31 Blackborough Road, Reigate

Site Layout

no 81-16-01 scale 1:200 at A2 date 11/16



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