

ADDENDUM
MEETING OF THE PLANNING COMMITTEE
WEDNESDAY 3rd JULY 2019

ITEM NO: 5

APPLICATION: 17/02947/F - Land At Langley Vale, South Of Downs Road And East Of Headley Road Hurst Road Headley Epsom Surrey

CONDITIONS

Conditions 2 and 5 be amended as below, with conditions 10, 14 and 15 deleted and a new condition be added.

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

Plan Type	Reference	Version	Date Received
Site Layout Plan	LANGLEY_004		15.12.2017
Site Layout Plan	LANGLEY_002		15.12.2017
Site Layout Plan	LANGLEY_008		15.12.2017
Site Layout Plan	LANGLEY_009		15.12.2017
Proposed Plans	EIA-002		15.12.2017
Site Layout Plan	EIA-001		15.12.2017
Arboricultural Plan	LANGLEY_005		15.12.2017
Arboricultural Plan	EIA-003		15.12.2017
Site Layout Plan	EIA-004		15.12.2017
Detailed Technical Plan	EIA-005		15.12.2017
Site Layout Plan	EIA-007		15.12.2017
Site Layout Plan	EIA-006		15.12.2017
Detailed Technical Plan	EIA-010		15.12.2017
Elevation Plan	EIA-009		15.12.2017
Site Layout Plan	EIA-011		15.12.2017
Site Layout Plan	EIA-013		15.12.2017
Site Layout Plan	EIA-012		15.12.2017
Site Layout Plan	LANGLEY_010		15.12.2017
Site Layout Plan	LANGLEY_001		15.12.2017
Arb / Tree Protection Plan	SJA TPP 15163-03.0	D	15.12.2017
Arb / Tree Protection Plan	SJA TPP 15163-03.1	D	15.12.2017
Arb / Tree Protection Plan	SJA TPP 15163-03.2	D	15.12.2017
Arb / Tree Protection Plan	SJA TPP 15163-03.3	D	15.12.2017
Arb / Tree Protection Plan	SJA TPP 15163-03.4	D	15.12.2017
Location Plan	LANGLEY_012		15.01.2018
Site Layout Plan	EIA-012		07.12.2018

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.

5. Prior to the commencement of development, a survey of the site by an appropriately qualified ecologist shall be undertaken to check for any new signs of badger set construction on site in the vicinity of the proposed paths, the scope of which shall be agreed with the Local Planning Authority in advance. If any changes in badger activity is detected, such as a new sett construction, a suitable course of action shall be submitted to and approved in writing by the local planning authority

Reason: To ensure the protection of the protected species with regard to Reigate and Banstead Borough Local Plan 2005 policy Pc2G, Reigate and Banstead Core Strategy 2014 policy CS2, and the NPPF.

10. This condition be deleted as it is not necessary given all development (paths) within this Borough are to be permeable
14. This condition be deleted as it is not necessary given all development (paths) within this Borough are to be permeable.
15. This condition be deleted as it is not necessary given no development within this Borough would necessitate piling works.

An addition condition is recommended in regards to signage as follows:

16. Notwithstanding the approved plans, full details of the number, size, design and position of signage, interpretation boards and grove posts to be erected within the site, shall be submitted to and approved in writing by the local planning authority prior to the car park being brought into use.

Reason: To protect the visual amenity of the area and to satisfy Banstead Borough Local Plan 2005 policy Pc1.

ITEM NO: 6

APPLICATION: 19/00062/F – HORLEY GAS HOLDER STATION, BALCOMBE ROAD, HORLEY

CONDITIONS:

Condition 5 be amended as follows:

5. No development shall commence until a Mitigation Strategy in relation to reptiles (slow worms) is produced. This Mitigation Strategy will detail the translocation process to include the capture and release of reptiles to the agreed receptor site. Details will also be included regarding the on-going post translocation management and monitoring of the receptor area.

Thereafter the work shall be undertaken in strict accordance with the approved Mitigation Strategy and recommendations as outlined in the approved Reptile Survey Report: Proposed receptor site at Old Wickhurst Lane (dated 17 th May 2019).

Reason: To ensure that any protected species or the habitats thereof are safeguarded with respect to policy Pc2G of the Reigate and Banstead Borough Local Plan 2005, policy CS10 of the Reigate and Banstead Core Strategy and the provisions of the NPPF.

ITEM NO: 7

APPLICATION: 19/00387/S73 – Hilltop, Warren Drive, Kingswood

Representations

A further letter of objection has been received from a neighbouring property reiterating concerns already expressed. The concerns of this letter have been addressed within the report.