

Minutes of a meeting of the Planning Committee held at the Town Hall, Reigate on Wednesday 21 February at 7.30 pm.

Present: Councillors: Mark Brunt (Chairman); Rosemary Absalom†, Derek Allcard, Michael Blacker, Jill Bray, Richard Coad†, Graeme Crome, Julian Ellacott, James King, Steve Kulka, Steven McKenna, Simon Parnall, Jamie Paul, David Pay, David Powell, Michael Selby, Christian Stevens, Barbara Thomson and Rachel Turner

† Substitute

\* Part meeting

120. **MINUTES**

**RESOLVED** that the minutes of the meeting held on 24 January 2018 be confirmed as a correct record and signed.

121. **APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillor Grant-Duff (substitute: Councillor Coad) and Councillor Stephenson (substitute: Councillor Absalom).

122. **DECLARATIONS OF INTEREST**

Councillor King declared a disclosable pecuniary interest in agenda item 14 (17/03027/HHOLD) as he was the applicant. Councillor King confirmed that he would leave the meeting throughout the debate and vote on the item.

Councillor Ellacott declared a non-pecuniary interest in agenda item 11 (17/02197/HHOLD) because he was acquainted with the applicant.

Councillor Parnall declared a non-pecuniary interest in agenda item 11 (17/02197/HHOLD) because he was a friend of many years to the applicant. Councillor Parnall advised that he would leave the meeting through the debate and vote on the item because of his close connection to the applicant.

123. **ADDENDUM TO THE AGENDA**

An addendum was circulated at the meeting to provide an update on matters arising after the agenda was published.

**RESOLVED** to note and to take into consideration the content of the addendum.

124. **17/02196/F: 32 - 42 PRICES LANE, REIGATE**

The Committee considered an application for demolition of the existing buildings and redevelopment to form 31 retirement apartments for the elderly including communal facilities, access, car parking and landscaping.

**RESOLVED** that planning permission be **GRANTED** subject to:

- (a) completion of all documentation required to create a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure:
  - (i) a contribution of £240,000 towards the provision of affordable housing upon commencement of development;
  - (ii) a clawback mechanism to provide that, in the event that legislation which would prevent the charging of ground rents on the application scheme is in force at the point of first occupation, the council covenants to return a sum of up to maximum £103,508 to the applicant within 30 days; and
  - (iii) the Council's legal costs in preparing the agreement

In the event that a satisfactorily completed obligation is not received by 31 June 2018 or such longer period as may be agreed, the Head of Places and Planning be authorised to refuse permission for the following reason:

*The proposal fails to provide an agreed contribution to fund affordable housing provision within the Borough of Reigate & Banstead, and is therefore contrary to policy CS15 of the Reigate and Banstead Core Strategy 2014.*

(b) the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Layout Plan	20071RG P02		22.09.2017
Landscaping Plan	20071RG RF10		22.09.2017
Site Layout Plan	20071RG P11		22.09.2017
Elevation Plan	20071RG P09	A	01.12.2017
Elevation Plan	20071RG P08	A	01.12.2017
Elevation Plan	20071RG P07	A	01.12.2017
Roof Plan	20071RG P06	A	13.12.2017
Floor Plan	20071RG P05	A	13.12.2017
Floor Plan	20071RG P04	A	13.12.2017
Floor Plan	20071RG P03	A	13.12.2017
Location Plan	20071RG P01		22.09.2017
Arb/Tree Protection Plan	17192-BT2	E	04.10.2017
Other Plan	SU01		04.10.2017
Elevation Plan	EL 01		13.10.2017
Floor Plan	UNNUMBERED		13.10.2017
Floor Plan	32-34-GND		13.10.2017

Floor Plan	36-38-1ST	13.10.2017
Floor Plan	36-38-GND	13.10.2017
Floor Plan	40-42-1ST	13.10.2017
Floor Plan	40-42-GND	13.10.2017

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.

3. No development shall commence including groundworks preparation and demolition until all related arboricultural matters including tree protection measures, pre commencement meeting, arboricultural supervision and monitoring are implemented in accordance with the approved details contained in the Arboricultural Assessment and Method Statement dated 26th September 2017 reference 17192-AA-AN Tree Protection Plan Barrell plan reference 17192-BT2 and the Manual for Managing Trees on Development Sites compiled by barrel Tree Consultancy.

Reason:

To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

4. 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) provision of boundary hoarding behind any visibility zones;
  - (e) HGV deliveries and hours of operation; and
  - (f) measures to prevent the deposit of materials on the highway
- 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:

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 2012.

5. No development shall commence on site until a scheme for the landscaping and replacement tree planting of the site including the retention of existing landscape features has been submitted and approved in writing by the Local Planning Authority. Landscaping schemes shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or use of the approved development or in accordance with a programme agreed in writing with the Local Planning Authority.

All new tree planting shall be positioned in accordance with guidelines and advice contained in the current British Standard 5837: Trees in relation to construction. Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, and shrubs of the same size and species.

Reason:

To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan 2005.

6. No development shall take place until the detailed design of the surface water drainage scheme has been submitted to an approved in writing by the Local Planning Authority. Such details should include:
- (a) a design that follows the principles set out in the approved drainage strategy (Drainage Impact Assessment dated September 2017 by Peter Brett Associates);
  - (b) detailed drawings showing drainage layout, long or cross sections of each drainage element, pipe sizes and invert and cover levels;
  - (c) appropriate calculations to the elements above showing how the national SuDS requirements have been met (if different from the approved strategy), including filtration rates;
  - (d) details of outline construction phasing and how surface water and any associated pollution will be dealt with during the construction of the development and how any on site drainage systems will be protected and maintained;
  - (e) details of who will manage the drainage elements and their associated maintenance regimes; and
  - (f) details of where any exceedance flows (i.e. rainfall greater than design or flows following blockages) would run to, avoiding risks to people and property.

Reason:

To ensure that the development is served by an adequate and approved means of drainage which would not increase flood risk on or off site and is suitably maintained throughout its lifetime to comply with Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005, Policy CS10 of the Core Strategy 2014 and the requirements of non-statutory technical standards.

7. Notwithstanding the approved plans, no above ground works on the residential buildings hereby approved shall take place until written details of the materials to be used in the construction of the external surfaces, including fenestration and roof, have been submitted to and approved in writing by the Local Planning Authority, and on development shall be carried out in accordance with the approved details.

Reason:

To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

8. The development hereby approved shall be carried out in accordance with the recommendations for mitigation, construction practice and ecological enhancement – including in relation to bats – identified in the Preliminary

Ecological Appraisal by ECOSA (report reference 3232.F0 dated 2<sup>nd</sup> October 2017).

Reason:

In order to preserve and enhance the wildlife and habitat interest on the site and ensure species present on the site are afforded appropriate protection during construction works with regard to Reigate and Banstead Borough Local Plan 2005 policy Pc2G.

9. Notwithstanding the approved plans, the development hereby approved shall not be first occupied unless and until the proposed vehicular access to Prices Lane has been constructed with kerbed radii and tactile paving at the pedestrian crossing points and pedestrian visibility measuring two metres from the sides of the accesses by two metres from the back of the footway in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter the pedestrian visibility zones shall be kept permanently clear of any obstruction over 0.6m high above the footway surface.

Reason:

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 2012.

10. The development hereby approved shall not be first occupied until the space has been laid out within the site in accordance with the approved plans for 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:

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 2012.

11. The development hereby approved shall not be first occupied until facilities for the secure, accessible storage of a minimum of 14 bicycles have been provided within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter, the bicycle storage facility shall be retained and maintained for its designated purpose.

Reason:

To ensure that the development would promote sustainable transport choices with regard to Policy CS17 of the Reigate and Banstead Core Strategy 2014 and in recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012

12. The development hereby approved shall not be first occupied unless and until the existing accesses to the site from Prices Lane have been permanently closed and any kerbs, verge and/or footway fully reinstated.

Reason:

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 2012.

13. The development hereby approved shall not be first occupied until the external buggy/mobility scooter store has been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved above facility shall be retained and maintained for its designated purpose.

Reason:

To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

14. The development hereby approved shall not be first occupied until details of external lighting within the site have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed prior to occupation and thereafter maintained in accordance with the approved details.

Reason:

To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

15. The development hereby approved shall not be first occupied until refuse storage facilities have been provided in accordance with the approved plans. The said facilities shall thereafter be retained exclusively for its designated purpose.

Reason:

To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

16. The development hereby approved shall not be first occupied unless and until a verification report demonstrating that the sustainable urban drainage system has been constructed as per the agreed scheme has been submitted to and approved in writing by the Local Planning Authority. The validation report should be carried out by a qualified drainage engineer.

Reason:

To ensure that the development is served by an adequate and approved means of drainage which would not increase flood risk on or off site and is suitably maintained throughout its lifetime to comply with Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005, Policy CS10 of the Reigate and Banstead Core Strategy 2014 and the requirements of non-statutory technical standards.

17. No plant or machinery, including fume extraction, ventilation and air conditioning, which may be required by reason of granting this permission, shall be installed within or on the building without the prior approval in writing of the Local Planning Authority. Any approved plant or machinery shall be installed and thereafter maintained in accordance with the approved details and any manufacturer's recommendations.

Reason:

To ensure that a satisfactory external appearance is achieved of the development and to safeguard the amenities of neighbouring occupiers with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

18. The first floor and second floor windows in the east side elevation (Elevation F-F) of the development hereby permitted shown as serving apartments 15, 16, 25 and 26 on the approved plans shall be glazed with obscured glass which shall be fixed shut, apart from a top hung opening fanlight whose cill height shall not be less than 1.7 metres above internal floor level, and shall be maintained as such at all times.

Reason:

To ensure that the development does not affect the amenity of the neighbouring property by overlooking with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

19. The occupation of the residential dwellings hereby approved (excluding any on-site staff) shall be restricted at all times to persons 60 years old and above, with the exception of persons 55 years old and above who are a spouse or partner of an occupant 60 years old and above.

Reason:

To ensure the development caters for those requiring sheltered/retirement housing in order to maintain an appropriate choice of housing with regard to Policy CS14 of the Reigate and Banstead Core Strategy 2014.

## INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at [www.firesprinklers.info](http://www.firesprinklers.info).
2. The applicant is advised that prior to the occupation of the development, adequate provision should be made for waste storage and collection. You are advised to contact the Council's Recycling and Cleansing team to discuss the required number and specification of wheeled bins on [rc@reigate-banstead.gov.uk](mailto:rc@reigate-banstead.gov.uk) or on the Council's website at [http://www.reigate-banstead.gov.uk/info/20051/commercial\\_waste](http://www.reigate-banstead.gov.uk/info/20051/commercial_waste).
3. Your attention is drawn to the benefits of using the Secured by Design award scheme.
4. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
  - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
  - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
  - (c) Deliveries should only be received within the hours detailed in (a) above;
  - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
  - (e) There should be no burning on site;
  - (f) Only minimal security lighting should be used outside the hours stated above;

and

- (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit. In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - [www.ccscheme.org.uk/index.php/site-registration](http://www.ccscheme.org.uk/index.php/site-registration).

5. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see: <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>

6. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see [www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice).

7. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

8. When a temporary access is approved or an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense.

9. A pedestrian inter-visibility splay of 2m by 2m shall be provided on each side of the access, the depth measured from the back of the footway and the widths outwards from the edges 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.

10. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.



11. The use of a suitably qualified arboricultural consultant is essential to provide acceptable supervision and monitoring in respect of the arboricultural issues in respect of the above condition. All works shall comply with the recommendations and guidelines contained within British Standard 5837.

12. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. Replacement planting of trees and shrubs shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate structural landscape trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of semi mature /Advanced Nursery Stock sizes with initial planting heights of not less than 6m 4.5m with girth measurements at 1m above ground level in excess of 20/25cm and 16/18cm.

13. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.

125. **17/00444/F: FORMER SHAFTESBURY HOUSE, 14 SCHOOL HILL, MERSTHAM**

The Committee considered an application for retention and conversion of the original villa to provide 2 apartments, demolition of all more recent additions and erection of a new storey extensions to provide 4 apartments and erection of 7 houses with associated landscaping, car parking provision and alterations to the proposed access.

The importance of having an effective traffic management plan in place, and adhered to, throughout the construction phase was noted, and officers undertook to consult with ward members on the details.

**RESOLVED** that planning permission be **GRANTED** subject to:

(a) the completion of all documentation required to create a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended to secure:

- (i) the provision on site of 4 x 2 bed shared ownership affordable units; and
- (ii) the Council's legal costs in preparing the agreement

In the event that a satisfactorily completed obligation is not received by 21 August 2018 or such longer period as may be agreed, the Head of Places and Planning be authorised to refuse permission for the following reason:

*1. The proposal fails to provide an agreed contribution to fund affordable housing provision within the Borough of Reigate & Banstead, and is therefore contrary to policy CS15 of the Reigate and Banstead Core Strategy 2014.*

(b) the following conditions:

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Site Layout Plan	4238-PL-10		23.02.2017
Detailed Technical Plan	E13018117 CO1	C	22.01.2018
Location Plan	4238-PL-00	B	22.01.2018
Elevation Plan	4238-PL-06	C	17.01.2018
Floor Plan	4238-PL-09	C	17.01.2018
Floor Plan	4238-PL-08	D	17.01.2018
Floor Plan	4238-PL-07	C	17.01.2018
Elevation Plan	4238-PL-05	C	17.01.2018
Elevation Plan	4238-PL-04	E	17.01.2018
Site Layout Plan	4238-PL-03	D	17.01.2018
Site Layout Plan	4238-PL-02	D	17.01.2018
Site Layout Plan	4238-PL-01	F	17.01.2018

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.

3. No development shall take place until the developer obtains the Local Planning Authority's written approval of details of both existing and proposed ground levels and the proposed finished ground floor levels of the buildings. The development shall be carried out in accordance with the approved levels.

Reason:

To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

4. Notwithstanding the drawings, the proposed external finishing materials and details shall be carried out using the external facing materials and details specified below and there shall be no variation without the prior approval in writing of the Local Planning Authority;
- All roofs to the front old building (plot 1 & 2) and all new buildings shall be of wealden handmade sandfaced plain clay tiles with bonnet tiles to hips and clay ridge tiles. All tile hanging shall be of wealden handmade sandfaced plain clay tiles with no winchester cut. The tile hanging shall be of a lighter colour than the roof tile.
  - All external joinery shall be of painted timber.
  - All windows shall be white painted timber vertically sliding sashes, set back behind the reveal at one brick depth where set in brickwork. Plots 7 to 13 may be white painted timber side hung casements if required, with casements in each opening to ensure equal sightlines. All glazing bars shall be of traditional profile and externally applied.
  - All brickwork shall be of handmade brick in Flemish bond. All windows arches where set in brick walls shall be of gauged brick arches. All repairs to the front garden wall shall be in English bond.

- e) All dormers shall have an ogee cornice.
- f) All rainwatergoods shall be of painted cast metal or cast metal profile.
- g) The original Georgian building, numbered plots 1 and 2, shall be retained.
- h) All access and drives shall be of fixed gravel and all footpaths shall be of flagstones.
- i) details of any photovoltaics / solar panels shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works

Reason:

To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

5. No development shall commence including demolition and or groundworks preparation until a detailed, finalised, scaled Tree Protection Plan (TPP) and the related Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of service routings. The AMS shall also include a pre-start meeting, supervisory regime for their implementation & monitoring with an agreed reporting process to the LPA. All works shall be carried out in strict accordance with these details when approved.

Reason:

To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction – Recommendations' and policies Pc4, Pc12 and Ho9 of the Reigate and Banstead Borough Local Plan

Informative:

The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837

6. No development shall commence on site until a scheme for the landscaping of the site including the retention of existing landscape features has been submitted to and approved in writing by the LPA. Landscaping schemes shall include details of hard and soft landscaping, including any tree removal/retention, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation and management programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing with the local planning authority.

All new tree planting shall be positioned in accordance with guidelines and advice contained in the current British Standard 5837. Trees in relation to construction.

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, shrubs of the same size and species.

Reason:

To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4, Pc12, Ho9 of the Reigate and Banstead Borough Local Plan 2005.

Informative:

The use of a landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant condition. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality.

7. 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)
  - (e) provision of boundary hoarding behind any visibility zones
  - (f) HGV deliveries and hours of operation
  - (g) measures to prevent the deposit of materials on the highway
  - (h) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
  - (i) no HGV movements to or from the site shall take place during school drop off and pick up times nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in School Hill during these times

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 conditions are 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 2012.

8. The development hereby approved shall not be first occupied unless and until the proposed modified vehicular access to School Hill has been constructed and provided with visibility zones of 2.4m 'x' distance by 43m 'y' distance in each direction in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

Reason:

The above conditions are 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 2012.

9. The development hereby approved shall not be first occupied unless and until a pedestrian inter-visibility splay measuring 2m x 2m has been provided on each side of the proposed modified vehicular access to School Hill, the depth measured from the back of the footway and the widths outwards from the edges of the access, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. No obstruction to visibility between 0.6m

and 2m in height above ground level shall be erected within the area of such plays.

Reason:

The above conditions are 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 2012.

10. 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 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 purposes.

Reason:

The above conditions are 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 2012.

11. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with the approved plans for:  
(a) The secure parking of bicycles within the development site.  
and thereafter said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

The above conditions are 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 2012.

12. 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 boundary treatment shall be completed before the occupation of the development hereby permitted.

Reason:

To preserve the visual amenity of the area and protect neighbouring residential amenities with regard to the Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Pc4.

13. The first floor windows in the north elevation of plot 3 & 4 and 5 &6 excluding the window to the external communal staircase shall be glazed with obscured glass which shall be fixed shut, apart from a top hung opening fanlight whose cill height shall not be less than 1.7 metres above internal floor level, and shall be maintained as such at all times.

Reason:

To ensure that the development does not affect the amenity of the neighbouring property by overlooking with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

14. No development, shall commence until details of the detailed design of the surface water drainage scheme has been submitted to and approved in writing by

the Local Planning Authority. Hereafter the drainage scheme shall be implemented and maintained in strict accordance with the approved details. The submission shall include:

- (a) A design that satisfies the SuDs Hierarchy and follows the principles set out in the approved drainage strategy 'Flood Risk & Drainage Strategy Report'
- (b) Detailed drawings showing drainage layout, long or cross sections of each drainage element, pipe sizes and invert and cover levels.
- (c) Appropriate calculations to the elements above showing how the national SuDs standards have been met (if different from the approved strategy)
- (d) Details of outline construction phasing and how surface water and any associated pollution will be dealt with during the construction of the development, and how any on site drainage systems will be protected and managed
- (e) Details of who will maintain the drainage elements and their associated maintenance regimes.
- (f) Details of where any exceedance flows (i.e. rainfall greater than design or flows following blockages) would run to, avoiding risks to people and property

Reason:

To ensure the design meets the technical stands for SuDS and the final drainage design does not increase flood risk on or off site in accordance with Reigate and Banstead Borough Local Plan 2005 policy Ut4, Policy CS10 of the Core Strategy 2014, as well as the requirements of the Non-statutory technical standards and the provisions of the NPPF.

15. Prior to first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme.

Reason:

To ensure the Sustainable Drainage System is designed to the technical standards and the final drainage design does not increase flood risk on or off site in accordance with Reigate and Banstead Borough Local Plan 2005 policy Ut4, Policy CS10 of the Core Strategy 2014, as well as the requirements of the Non-statutory technical standards and the provisions of the NPPF.

16. The development shall be carried out in accordance with the measures identified within the Greenspace Ecological Solutions Ltd. (GES Extended Phase I Habitat Survey and those previously identified by Lloyd Bore Ltd. in August 2013.

Reason :

In order to ensure suitable wildlife protection with regards Policy Pc2G of the Reigate and Banstead Borough Local Plan 2005.

## INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at [www.firesprinklers.info](http://www.firesprinklers.info).
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, a 140 litre wheeled bin conforming to British Standard

BSEN840 and a 60 litre recycling box should be provided for the exclusive use of the occupants of that dwelling. Prior to the initial occupation of any communal dwellings or flats, wheeled refuse bins conforming to British Standard BSEN840, separate recycling bins for paper/card and mixed cans, and storage facilities for the bins should be installed by the developer prior to the initial occupation of any dwelling hereby permitted. Further details on the required number and specification of wheeled bins and recycling boxes is available from the Council's Neighbourhood Services on 01737 276501 or 01737 276097, or on the Council's website at [www.reigate-banstead.gov.uk](http://www.reigate-banstead.gov.uk). Bins and boxes meeting the specification may be purchased from any appropriate source, including the Council's Neighbourhood Services Unit on 01737 276775.

4. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
- (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
  - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
  - (c) Deliveries should only be received within the hours detailed in (a) above;
  - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
  - (e) There should be no burning on site;
  - (f) Only minimal security lighting should be used outside the hours stated above; and
  - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - [www.ccscheme.org.uk/index.php/site-registration](http://www.ccscheme.org.uk/index.php/site-registration).

5. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as: (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme; (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them; (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours; (iv) the name and contact details of the site manager who will be able to deal with complaints; and (v) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.

6. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must

be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form or modify a vehicle crossover or to install dropped kerbs. Please see:

[www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs](http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs).

7. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

8. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.

9. The applicant site is situated on or in close proximity to land that could be potentially contaminated by virtue of previous historical uses of the land. As a result there is the potential of ground contamination to be present beneath part(s) of the site. Groundworkers should be made aware of this so suitable mitigation measures and personal protective equipment measures (if required) are in place and used. Should significant ground contamination be identified the Local Planning Authority should be contacted promptly for further guidance.

126. **17/01401/F: C F SPARROWHAWK LTD, 24 EPSOM LANE NORTH, EPSOM DOWNS**

The Committee considered an application for change of use from a scrap metal business to residential flats by demolishing the existing work sheds and building a total of 12 flats in two units with undercroft parking for the residences.

The agent representing the applicant spoke in favour of the application.

**RESOLVED** that planning permission be **REFUSED** on the following grounds:

1. The proposal, by virtue of the excessive height, depth, bulk and massing of the buildings and their layout within the site including the close spacing between them and their close proximity to the road frontage, would appear uncharacteristically dominant within the street scene of Epsom Lane North and harmful to the more spacious character of the area. Ho9, Ho13 and Ho16 of the Reigate and Banstead Local Plan 2005, policy CS4 of the Reigate and Banstead Core Strategy and the provisions of the NPPF in relation to "Requiring Good Design".
2. Insufficient information has been provided to demonstrate that the development would be make adequate provision for a feasible sustainable drainage system to effectively manage surface water run-off. The proposed development could therefore give rise to risk of flooding to future occupants and neighbouring property and highway, contrary to policy CS10 of the Reigate and Banstead Core



Strategy, the provisions of the NPPF and the 2014 Written Ministerial Statement on “Sustainable Drainage Systems”.

3. In absence of a completed legal agreement, the proposal fails to make adequate provision for affordable housing and is therefore contrary to policy CS15 of the Reigate and Banstead Core Strategy 2014.

*Note: Councillor Coad was not present at the start of this item and, in accordance with the Committee’s protocol, did not take part in the debate or vote.*

**127. 17/02787/F: 40 FIR TREE ROAD, BANSTEAD**

The Committee considered an application for demolition of the existing building previously used as C2 residential institution and erection of a three-storey building to allow for five residential flats.

An unaccompanied site inspection was undertaken in respect of this application.

**RESOLVED** that planning permission be **GRANTED** subject to the following conditions:

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	0117		30.11.2017
Floor Plan	010		30.11.2017
Floor Plan	011		30.11.2017
Roof Plan	012		30.11.2017
Elevation Plan	013		30.11.2017
Elevation Plan	014		30.11.2017
Block Plan	0117	B	10.01.2018
Site Layout Plan	0117 P 050	B	10.01.2018
Floor Plan	0117 P 100	C	10.01.2018
Floor Plan	0117 P 101	C	10.01.2018
Floor Plan	0117 P 102	D	09.02.2018
Roof Plan	0117 P 103	D	09.02.2018
Elevation Plan	0117 E 300	D	09.02.2018
Elevation Plan	0117 E 301	D	09.02.2018
Street Scene	0117 E 302	C	10.01.2018

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.

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.

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

3. No development shall take commence the developer obtains the Local Planning Authority's written approval of details of both existing and proposed ground levels and the proposed finished ground floor levels of the buildings. The development shall be carried out in accordance with the approved levels.

Reason:

To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

4. 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) provision of boundary hoarding behind any visibility zones
  - (e) HGV deliveries and hours of operation
  - (f) measures to prevent the deposit of materials on the highway
  - (g) on-site turning for construction vehicles

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:

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 2012.

5. No development, except demolition, shall commence on site until a scheme for the landscaping of the site has been submitted and approved in writing by the local planning authority. Landscaping schemes shall include details of hard landscaping, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation and management programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing with the local planning authority.

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, and shrubs of the same size and species.

Reason:

To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

6. 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 the Reigate and Banstead Borough Local Plan 2005 policy Pc8.

7. No above ground construction or superstructure works to the approved building shall take place until written details of the materials to be used in the construction of the external surfaces, including fenestration and roof, have been submitted to and approved in writing by the Local Planning Authority, and on development shall be carried out in accordance with the approved details.

Reason:

To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9 and Ho13.

8. Notwithstanding the approved drawings, the development hereby approved shall not be first occupied unless and until details of a revised design and siting for the bin store building has been submitted to and approved in writing by the Local Planning Authority. The bin store shall be constructed in accordance with the revised details and thereafter retained and maintained for its designated purpose.

Reason:

To ensure that the development would make appropriate provision for the storage of waste and recycling in a manner which would not adversely impact on the character of the area with regard to policy Ho9 of the Reigate and Banstead Borough Local Plan 2005.

9. 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 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 purposes.

Reason:

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 2012.

10. The development hereby approved shall not be first occupied until space has been laid out in the development in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for a minimum of five bicycles to be stored in a covered, well-lit and secure location. Thereafter the bike storage shall be retained and maintained for its designated purpose.

Reason:

To ensure that the development would promote sustainable transport choices with regard to Policy CS17 of the Reigate and Banstead Core Strategy 2014 and

in recognition of Section 4 “Promoting Sustainable Transport” in the National Planning Policy Framework 2012

11. The development hereby approved shall not be first occupied until details of privacy screens to be installed to the side returns of the proposed rear terraces have been submitted to and approved in writing by the Local Planning Authority. The screens shall be installed in full accordance with the approved details and thereafter retained and maintained as such at all times.

Reason:

To ensure that the development does not affect the amenity of the neighbouring property by overlooking with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9 and Ho13.

12. Notwithstanding the drawings, 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 boundary treatment shall be completed in accordance with the approved details before the occupation of the development hereby permitted and thereafter permanently maintained.

Reason:

To preserve the visual amenity of the area and protect neighbouring residential amenities with regard to the Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Pc4.

13. The first floor windows in the eastern and western side elevations of the development hereby permitted shall be glazed with obscured glass which shall be fixed shut, apart from a top hung opening fanlight whose cill height shall not be less than 1.7 metres above internal floor level, and shall be maintained as such at all times.

Reason:

To ensure that the development does not affect the amenity of the neighbouring property by overlooking with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9 and Ho13.

14. The second floor rooflights in the eastern and western side elevations of the development hereby permitted shall be glazed with obscured glass which and shall be fitted with restrictors limiting opening to 10cm or less unless the cill height would be greater than 1.7 metres above internal floor level, and shall be maintained as such at all times.

Reason:

To ensure that the development does not affect the amenity of the neighbouring property by overlooking with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9 and Ho13.

**INFORMATIVES**

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at [www.firesprinklers.info](http://www.firesprinklers.info).

2. The applicant is advised that prior to the occupation of the development, adequate provision should be made for waste storage and collection. You are advised to contact the Council’s Recycling and Cleansing team to discuss the

required number and specification of wheeled bins on [rc@reigate-banstead.gov.uk](mailto:rc@reigate-banstead.gov.uk) or on the Council's website at [http://www.reigate-banstead.gov.uk/downloads/file/2579/making\\_space\\_for\\_waste](http://www.reigate-banstead.gov.uk/downloads/file/2579/making_space_for_waste).

3. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:

- (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
- (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
- (c) Deliveries should only be received within the hours detailed in (a) above;
- (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
- (e) There should be no burning on site;
- (f) Only minimal security lighting should be used outside the hours stated above; and
- (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit. In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - [www.ccscheme.org.uk/index.php/site-registration](http://www.ccscheme.org.uk/index.php/site-registration).

4. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as: (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme; (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them; (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours; (iv) the name and contact details of the site manager who will be able to deal with complaints; and (v) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.

5. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority Local Highways Service Group (0300 200 1003) before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs.

Please see: [www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs](http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs).

6. When an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Highways

Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense.

7. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

8. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.

9. The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837

10. The applicant is advised to use the 'Secured by Design' scheme to design out crime by the use of effective crime prevention and security standards.

11. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.

*Note: In accordance with the Constitution, and at his request, it was noted that Councillor Selby voted against this application.*

128. **17/02433/F: BARCLAYS BANK PLC, 24 STATION APPROACH, TADWORTH**

The Committee considered an application for change of use from former bank (use class A2) to residential (use class C3), alterations/extensions at roof level and a rear extension to provide seven self-contained flats and associated development.

The importance of having an effective traffic management plan in place, and adhered to, throughout the construction phase was noted, and officers undertook to consult with ward members on the details.

**RESOLVED** that planning permission be **GRANTED** subject to the following conditions:

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.

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Other Plan	UNNUMBERED		20.11.2017
Block Plan	267(PL)01		18.10.2017
Site Layout Plan	267(PL)02		18.10.2017
Roof Plan	267(PL)05		18.10.2017
Floor Plan	267(PL)04		18.10.2017
Floor Plan	267(PL)03		18.10.2017
Floor Plan	267(PL)08	B	25.01.2018
Floor Plan	267(PL)07	B	25.01.2018
Floor Plan	267(PL)09	B	25.01.2018
Roof Plan	267(PL)10	C	25.01.2018
Section Plan	267(PL)15	B	25.01.2018
Elevation Plan	267(PL)14	C	25.01.2018
Elevation Plan	267(PL)13	C	25.01.2018
Elevation Plan	267(PL)12	C	25.01.2018
Elevation Plan	267(PL)11	C	25.01.2018
Site Layout Plan	267(PL)06	B	25.01.2018

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004

3. Notwithstanding the drawings, the proposed external finishing materials and details shall be carried out using the external facing materials and details specified below and there shall be no variation without the prior approval in writing of the Local Planning Authority:
  - a) All roofs shall be of dark Wealden handmade sandfaced plain clay tiles with bonnet tiles to hips and handmade clay ridge tiles. The side gables shall be tile hanging in Wealden handmade sandfaced plain clay tiles with no Winchester cut.
  - b) All external joinery shall be of painted timber (except for the plate glass doors and windows which shall be of dark grey finish).
  - c) All windows shall be white painted timber vertically sliding sashes with exposed box sashes, painted timber architrave surrounds and glazing bars to match existing (except the dormer windows).
  - d) All brickwork shall be of handmade 50mm ( 2 inch) multistock brick in Flemish bond with closer bricks to surrounds and gauged red brick arches.
  - e) All hipped roof dormers shall have side hung white painted timber casements with casements in each opening to ensure equal sightlines. The hips shall be

in bonnet tiles. The cheeks shall be thin and clad in lead or tile hung and the eaves shall be traditionally detailed without gutters.

- f) All rainwater goods shall be of black painted cast metal.
- g) The cornice and entablature shall be of natural bath stone and the existing cornice shall be repaired like for like before occupation of the building.
- h) The bin store doors shall be of dark stained vertical timber boarding.
- i) All rooflights shall be black painted metal conservation rooflights with single vertical glazing bars of traditional profile.
- j) The fascias to the rear box dormers shall be of no more than two brick courses deep and of black finish.

Reason:

To ensure that the development hereby permitted is only constructed using the appropriate external facing materials in the interest of the visual amenities of the area with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Ho13 and Pc13.

- 4. Prior to commencement of the works, details of the hipped dormers showing the pitch to be raised to 50 degrees shall be submitted to and approved by the Local Planning Authority.

Reason:

To ensure that the development hereby permitted is implemented with traditional design in the interest of the visual amenities of the area with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Ho13 and Pc13.

- 5. The development shall not be occupied until detail of the bicycle lockers have been submitted to and approved in writing by the Local Planning Authority and installed.

Reason:

To ensure that the development hereby permitted is only constructed using the appropriate external facing materials in the interest of the visual amenities of the area with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Ho13 and Pc13.

- 6. No development shall be undertaken until details of the north elevation doors and fanlights have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved door and fanlight details.

Reason:

To ensure that the development hereby permitted is only constructed using the appropriate external facing materials in the interest of the visual amenities of the area with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Ho13 and Pc13.

- 7. 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 boundary treatment shall be completed before the occupation of the development hereby permitted.

Reason:

To ensure that the development hereby permitted is only constructed using the appropriate external facing materials in the interest of the visual amenities of the



area with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Ho13 and Pc13.

### **INFORMATIVES**

1. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, a 140 litre wheeled bin conforming to British Standard BSEN840 and a 60 litre recycling box should be provided for the exclusive use of the occupants of that dwelling. Prior to the initial occupation of any communal dwellings or flats, wheeled refuse bins conforming to British Standard BSEN840, separate recycling bins for paper/card and mixed cans, and storage facilities for the bins should be installed by the developer prior to the initial occupation of any dwelling hereby permitted. Further details on the required number and specification of wheeled bins and recycling boxes is available from the Council's Neighbourhood Services on 01737 276501 or 01737 276097, or on the Council's website at [www.reigate-banstead.gov.uk](http://www.reigate-banstead.gov.uk). Bins and boxes meeting the specification may be purchased from any appropriate source, including the Council's Neighbourhood Services Unit on 01737 276775.

2. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at [www.firesprinklers.info](http://www.firesprinklers.info).

3. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:

- (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
- (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
- (c) Deliveries should only be received within the hours detailed in (a) above;
- (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
- (e) There should be no burning on site;
- (f) Only minimal security lighting should be used outside the hours stated above; and
- (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

4. Building works involving work on an existing wall shared with another property; or new building on the boundary with a neighbouring property; or excavating near a neighbouring building, may fall within the scope of the Party Wall, etc. Act 1996 and may require that you serve a Statutory Notice on all affected owners. Further guidance is available from [www.communities.gov.uk](http://www.communities.gov.uk).

**129. 17/02949/F: WEST VIEW FARM, ST GEORGES ROAD, SALFORDS**

The Committee considered an application for demolition of existing agricultural buildings and removal of hardstanding areas and erection of three three-bedroom dwellings with parking and landscaping.

Members were concerned to ensure that the proposed eco habitat was not allowed to degrade over time so that local wildlife was encouraged and protected.

Officers undertook to provide the applicant with the contact details for Horley Conservation Group, who would be able to provide support and guidance on managing the natural habitat.

Officers also undertook to share members' concerns with Tandridge District Council because part of the site was situated within their authority and a planning application would be coming before them in due course.

**RESOLVED** that planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	(PL)00		15.12.2017
Floor Plan	(PL) 13		15.12.2017
Arboricultural Plan	CM/17638		15.12.2017
Section Plan	(PL) 18		15.12.2017
Elevation Plan	(PL) 19		15.12.2017
Site Layout Plan	(PL) 01		15.12.2017
Proposed Plans	(PL) 20		15.12.2017
Block Plan	(PL) 11		15.12.2017
Floor Plan	(PL) 14		15.12.2017
Floor Plan	(PL) 12		15.12.2017
Site Layout Plan	(PL) 10		15.12.2017
Existing Plans	(PL) 02	B	15.01.2018
Existing Plans	(PL) 03	B	15.01.2018
Section Plan	(PL) 15	B	15.01.2018
Section Plan	(PL) 16	B	15.01.2018
Section Plan	(PL) 17	B	15.01.2018

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.

3. No development shall take place until the developer obtains the Local Planning Authority's written approval of details of both existing and proposed ground levels and the proposed finished ground floor levels of the buildings. The development shall be carried out in accordance with the approved levels.

Reason:

To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9

4. No development shall take place until written details of the materials to be used in the construction of the external surfaces, including fenestration and roof, have been submitted to and approved in writing by the Local Planning Authority, and on development shall be carried out in accordance with the approved details.

Reason:

To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

5. No development shall commence including groundworks preparation and demolition until all related arboricultural matters, including arboricultural supervision, monitoring and tree protection measures are implemented in strict accordance with the approved details contained in the Tree Protection Plan and Arboricultural Method Statement compiled by SJA reference 17104-01, dated December 2017

Reason:

To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction – Recommendations' and policies Pc4 of the Reigate and Banstead Borough Local Plan.

Informative:

The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837

6. No development shall commence on site until a scheme for the landscaping of the site including the retention of existing landscape features has been submitted to and approved in writing by the LPA. Landscaping schemes shall include details of hard and soft landscaping, including any tree removal/retention, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation and management programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing with the local planning authority.

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of

planting shall be replaced within the next planting season by trees, shrubs of the same size and species.

Reason:

To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4, Ho9 of the Reigate and Banstead Borough Local Plan 2005.

Informative:

The use of a landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant condition. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality.

7. The development shall be constructed in accordance with the submitted Construction Management Plan, ref A13457/VAA prepared by Pell Frichmann dated 13<sup>th</sup> December 2017. This includes provision for before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused. Any variation to the CMP shall be agreed in writing with the Local Planning Authority.

Reason:

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 2012.

8. 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 boundary treatment shall be completed before the occupation of the development hereby permitted.

Reason:

To preserve the visual amenity of the area and protect neighbouring residential amenities with regard to the Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Pc4.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification), no first floor windows, dormer windows or rooflights other than those expressly authorised by this permission shall be constructed.

Reason:

To ensure that the development does not affect the amenity of the neighbouring property by overlooking and to protect the visual amenities of the area in accordance with Reigate and Banstead Borough Local Plan 2005 policy Ho9.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions permitted by Classes A B and C or E of Part 1 of the Second Schedule of the 2015 Order shall be constructed.

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policies Co1, Ho24, Ho9, Ho13, and Ho16

11. No development, shall commence 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 development shall thereafter be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority  
Reason:  
To ensure that the development is served by an adequate and approved means of drainage and to prevent flooding with regard to Policy Ut4 of the Reigate and Banstead Borough Local Plan 2005 and Policy CS10 of the Reigate and Banstead Core Strategy 2014.
12. The development hereby permitted shall be implemented in accordance with the recommendations of the Preliminary Ecological Appraisal and Ecological Mitigation and Enhancement Strategy submitted with the application in all respects. Any variation shall be agreed in writing by the Local Planning Authority before such change is made. This condition will be discharged on receipt of a letter from the project ecologist stating that the mitigation has been completed according to the recommendations.  
Reason:  
To protect the important species and habitats on the site, in accordance with Policy Pc2G of the Reigate and Banstead Borough Local Plan 2005, Natural England standing advice and the provisions of the NPPF
13. No development shall commence until a landscape and ecological management plan (LEMP) for the new pond and the retention and enhancement of the meadow grassland on land to the east of the built footprint within the application red line has been submitted to and approved in writing by the Local Planning Authority. The LEMP should be based on the proposed mitigation and biodiversity enhancements set out in the Ecological Mitigation and Enhancement Strategy and shall include the long term ecological design objectives, management responsibilities and maintenance schedules for all landscape and ecological areas. The LEMP shall ensure that construction activities on site have regard to the potential presence of protected species and ensure recommendations are incorporated with respect to 'means of escape' and precautionary working methods that follow best ecological practice. The development shall thereafter be carried out and thereafter managed in accordance with the approved LEMP.  
Reason:  
To preserve and enhance the ecological and landscape value and open rural setting of the locality and ensure that the development would not harm any wildlife or protected species with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Ho13 and PC2G.
14. Prior to commencement of development a written comprehensive environmental desktop study report is required to identify and evaluate possible on and off site sources, pathways and receptors of contamination and enable the presentation of all plausible pollutant linkages in a preliminary conceptual site model. The study shall include relevant regulatory consultations such as with the Contaminated Land Officer and be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. The report shall be prepared in accordance with the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175.

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 Reigate and Banstead Borough Council Core Strategy CS10 and the provisions of the NPPF

15. In follow-up to the environmental desktop study report and prior to the commencement of development, a contaminated land site investigation proposal, detailing the extent and methodologies of sampling, analyses and proposed assessment criteria required to enable the characterisation of the plausible pollutant linkages identified in the preliminary conceptual model, shall be submitted to the Local Planning Authority. This is subject to the written approval in writing of the Local Planning Authority, and any additional requirements that it may specify, prior to any site investigation being commenced on site. Following approval, the Local Planning Authority shall be given a minimum of two weeks written notice of the commencement of site investigation works.

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 Reigate and Banstead Borough Council Core Strategy CS10 and the provisions of the NPPF

16. Prior to commencement of the development, a contaminated land site investigation and risk assessment, undertaken in accordance with the site investigation proposal as approved that determines the extent and nature of contamination on site and is reported in accordance with the standards of DEFRA's and the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175, shall be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. If applicable, ground gas risk assessments should be completed inline with CIRIA C665 guidance.

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 Reigate and Banstead Borough Council Core Strategy CS10 and the provisions of the NPPF

- 17a. 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 Local Planning Authority shall then be given a minimum of two weeks written notice of the commencement of remediation works.
- 17b. Prior to occupation, a remediation validation report for the site shall be submitted to the Local Planning Authority in writing. 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 be in accordance with 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 Reigate and Banstead Borough Council Core Strategy CS10 and the provisions of the NPPF

18. Unexpected ground contamination: 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 Reigate and Banstead Borough Council Core Strategy CS10 and the provisions of the NPPF

## INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at [www.firesprinklers.info](http://www.firesprinklers.info).

2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.

3. The development hereby approved is liable to pay the Community Infrastructure Levy (CIL). Payment of CIL is mandatory. You are advised to familiarise yourself with CIL, its implications and your responsibilities. More information about CIL is available at [www.reigate-banstead.gov.uk/cil](http://www.reigate-banstead.gov.uk/cil).

If you have not already done so, you should submit an Assumption of Liability Form as soon as possible to notify the Council who will be responsible for paying CIL for the development. This will ensure that the CIL Liability Notice, and any subsequent correspondence associated with CIL, is issued to the correct party. Responsibility to pay CIL will default to the landowner unless another party has assumed liability. All relevant forms can be found on the Planning Portal website at:

<http://www.planningportal.co.uk/planning/applications/howtoapply/whattosubmit/cil>

4. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, a 140 litre wheeled bin conforming to British Standard BSEN840 and a 60 litre recycling box should be provided for the exclusive use of the occupants of that dwelling. Prior to the initial occupation of any communal dwellings or flats, wheeled refuse bins conforming to British Standard BSEN840, separate recycling bins for paper/card and mixed cans, and storage facilities for the bins should be installed by the developer prior to the initial occupation of any dwelling hereby permitted. Further details on the required number and specification of wheeled bins and recycling boxes is available from the Council's Neighbourhood Services on 01737 276501 or 01737 276097, or on the Council's website at [www.reigate-banstead.gov.uk](http://www.reigate-banstead.gov.uk). Bins and boxes meeting the specification may be purchased from any appropriate source, including the Council's Neighbourhood Services Unit on 01737 276775.

5. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:

- (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
- (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
- (c) Deliveries should only be received within the hours detailed in (a) above;
- (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
- (e) There should be no burning on site;
- (f) Only minimal security lighting should be used outside the hours stated above; and
- (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

6. Environmental Health would like to draw the applicant attention to the specifics of the contaminated land conditional wording such as 'prior to commencement', 'prior to occupation' and 'provide a minimum of two weeks notice'.

7. The submission of information not in accordance with the specifics of the planning conditional wording can lead to delays in discharging conditions, potentially result in conditions being unable to be discharged or even enforcement action should the required level of evidence/information be unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.

8. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to



recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

*Note: Councillor Pay was not present at the start of this item and, in accordance with the Committee's protocol, did not take part in the debate or vote.*

130. **17/02197/HHOLD: GULFOSS, THE GLADE, KINGSWOOD**

The Committee considered an application for retention and remodelling of the attached garage.

An unaccompanied site inspection was undertaken in respect of this application.

The application, for a reduction in the size of the garage, had been brought by the applicant following the loss of an appeal to maintain the current structure, which was the subject of an extant enforcement notice.

Officers advised that, if the Committee was minded to grant permission, then an informative could be added advising the applicant that work should be completed within three months to avoid any future review of the enforcement notice.

The Committee expressed a desire for the screening to be of a mix of species, rather than laurel as proposed in the application. It was also keen to ensure that the two silver birch trees to be planted were of a reasonable size and girth.

Officers undertook to add a further screening condition, to control the details of landscaping, in consultation with the Chairman and Ward Members.

**RESOLVED** that planning permission be **GRANTED** subject to

- (a) a condition to control landscaping and screening, and
- (b) the following conditions:
  1. The development hereby permitted shall be completed before the expiration of three years from the date of this permission.  
Reason:  
To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.
  2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Type	Reference	Version	Date Received
Location Plan	1776-P001	A	21.11.2017
Roof Plan	16 51 03		22.09.2017
Floor Plan	16 51 03		22.09.2017
Elevation Plan	1776-P103	A	21.11.2017
Combined Plan	1776-P101	A	21.11.2017
Survey Plan	SO863-01	B	21.11.2017
Floor Plan	1776-P102	A	21.11.2017

Elevation Plan	1776-P303	A	21.11.2017
Roof Plan	1776-P104	A	21.11.2017
Elevation Plan	1776-P304	A	21.11.2017
Block Plan	1776-P002	A	21.11.2017
Site Layout Plan	1776-P003	A	21.11.2017
Elevation Plan	1776-P302	A	21.11.2017
Elevation Plan	1776-P301	A	21.11.2017
Landscaping Plan	1776-P004	C	10.01.2018
Other Plan	2018/4132/002		30.01.2018
Other Plan	2018/4132/001		30.01.2018

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.

3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason:

To ensure that the development hereby permitted is only constructed using the appropriate external facing materials or suitable alternatives in the interest of the visual amenities of the area with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

4. Within the first planting season following this permission the landscaping of the site including the retention of existing landscape features shall be completed in accordance with the submitted and approved scheme.

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, shrubs of the same size and species.

Reason:

To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4, Ho15 and Ho9 of the Reigate and Banstead Borough Local Plan 2005.

5. The visibility zones in accordance with the approved plans shall be kept permanently clear of any obstruction over 1.05m high.

Reason:

The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users with regards Policy CS10 of the adopted Reigate and Banstead Core Strategy 2014, Policies Mo4 and Mo5 of the Reigate and Banstead Borough Local Plan 2005 and the National Planning Policy Framework 2012.

**INFORMATIVES**

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at [www.firesprinklers.info](http://www.firesprinklers.info).

2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.

3. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
- (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
  - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
  - (c) Deliveries should only be received within the hours detailed in (a) above;
  - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
  - (e) There should be no burning on site;
  - (f) Only minimal security lighting should be used outside the hours stated above; and
  - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - [www.ccscheme.org.uk/index.php/site-registration](http://www.ccscheme.org.uk/index.php/site-registration).

4. The Applicants attention is brought to the requirement of the Planning Enforcement notice that required the corrective works to be completed within three months of the date the Enforcement Notice became effective. The Enforcement Notice is extant and the Council will expect, to avoid prosecution proceedings, the works to the garage and accommodation in the roof to be completed within 3 months of the date of this permission.

5. The works hereby approved are to be completed within three months. Failure to do so will result in a review of the existing enforcement notice and consideration of further action to be taken.

*Note: Councillor Parnall left the meeting throughout the debate and vote on this item.*

**131. 17/02187/F: 32 HIGH STREET, HORLEY**

The Committee considered an application for a two storey rear extension following removal of redundant storage shed to provide two one-bedroom flats.

**RESOLVED** that planning permission be **GRANTED** subject to the following conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason:

To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	01	A	21.09.2017
Elevation Plan	08	A	21.09.2017
Elevation Plan	07		21.09.2017
Floor Plan	06	A	21.09.2017
Floor Plan	05		21.09.2017

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.

3. The development shall be carried out using the external facing materials specified in the application and no others without the prior written consent of the Local Planning Authority.

Reason:

To ensure that the development hereby permitted is only constructed using the appropriate external facing materials or suitable alternatives in the interest of the visual amenities of the area with regard to Reigate and Banstead Borough Local Plan 2005, policies Ho9, Ho13 and Ho16

4. Notwithstanding the submitted plans the development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the a scheme to be submitted to and approved in writing by the Local Planning Authority for a minimum of two bicycles to be stored in a covered and secure location. Thereafter the bicycle storage area shall be retained and maintained for its designated purpose.

Reason:

The above condition is required in recognition of Section 4 “Promoting Sustainable Transport “in the National Planning Policy Framework 2012.

5. Prior to commencement of development a written comprehensive environmental desktop study report is required to identify and evaluate possible on and off site sources, pathways and receptors of contamination and enable the presentation of all plausible pollutant linkages in a preliminary conceptual site model. The study shall include relevant regulatory consultations such as with the Contaminated Land Officer and be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. The report shall be prepared in accordance with the Environment Agency’s Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175.

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 Reigate and Banstead Borough Council Local Plan 2005 Policy (insert reference) and the NPPF.

6. In follow-up to the environmental desktop study report and prior to the commencement of development, a contaminated land site investigation proposal, detailing the extent and methodologies of sampling, analyses and proposed assessment criteria required to enable the characterisation of the plausible pollutant linkages identified in the preliminary conceptual model, shall be submitted to the Local Planning Authority. This is subject to the written approval in writing of the Local Planning Authority, and any additional requirements that it may specify, prior to any site investigation being commenced on site. Following approval, the Local Planning Authority shall be given a minimum of two weeks written notice of the commencement of site investigation works.

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 Reigate and Banstead Borough Council Local Plan 2005 Policy (insert reference) and the NPPF.

7. Prior to commencement of the development, a contaminated land site investigation and risk assessment, undertaken in accordance with the site investigation proposal as approved that determines the extent and nature of contamination on site and is reported in accordance with the standards of DEFRA's and the Environment Agency's Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175, shall be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. If applicable, ground gas risk assessments should be completed inline with CIRIA C665 guidance.

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 Reigate and Banstead Borough Council Local Plan 2005 Policy (insert reference) and the NPPF.

8. 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 Local Planning Authority shall then be given a minimum of two weeks written notice of the commencement of remediation works.

b. Prior to occupation, a remediation validation report for the site shall be submitted to the Local Planning Authority in writing. 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 Reigate and Banstead Borough Council Local Plan 2005 Policy (insert reference) and the NPPF.

9. Unexpected ground contamination: 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 Reigate and Banstead Borough Council Local Plan 2005 Policy and the NPPF.

## INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at [www.firesprinklers.info](http://www.firesprinklers.info).
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, a 140 litre wheeled bin conforming to British Standard BSEN840 and a 60 litre recycling box should be provided for the exclusive use of the occupants of that dwelling. Prior to the initial occupation of any communal dwellings or flats, wheeled refuse bins conforming to British Standard BSEN840, separate recycling bins for paper/card and mixed cans, and storage facilities for the bins should be installed by the developer prior to the initial occupation of any dwelling hereby permitted. Further details on the required number and specification of wheeled bins and recycling boxes is available from the Council's Neighbourhood Services on 01737 276501 or 01737 276097, or on the Council's website at [www.reigate-banstead.gov.uk](http://www.reigate-banstead.gov.uk). Bins and boxes meeting the specification may be purchased from any appropriate source, including the Council's Neighbourhood Services Unit on 01737 276775.
4. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
  - (a) Work that is audible beyond the site boundary should only be carried out

- between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
- (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
  - (c) Deliveries should only be received within the hours detailed in (a) above;
  - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
  - (e) There should be no burning on site;
  - (f) Only minimal security lighting should be used outside the hours stated above; and
  - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - [www.ccscheme.org.uk/index.php/site-registration](http://www.ccscheme.org.uk/index.php/site-registration).

5. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.

6. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

7. Environmental Health would like to draw the applicant attention to the specifics of the contaminated land conditional wording such as 'prior to commencement', 'prior to occupation' and 'provide a minimum of two weeks notice'.

The submission of information not in accordance with the specifics of the planning conditional wording can lead to delays in discharging conditions, potentially result in conditions being unable to be discharged or even enforcement action should the required level of evidence/information be unable to be supplied. All relevant information should be formally submitted to the Local Planning Authority and not direct to Environmental Health.

**132. 17/02818/F: LA LANTERNA, 73 BELL STREET, REIGATE**

The Committee considered an application for a two storey building to comprise of two flats.

An accompanied site inspection was undertaken in respect of this application.

Reasons for refusal were proposed and seconded.

**RESOLVED** that planning permission be **REFUSED** on the following grounds:

1. The proposed development would, by reason of its scale and juxtaposition with the rear elevation of No.71a Bell Street, appear significantly overbearing from the first floor rear window of No. 71a Bell Street, harmful to the outlook from, and residential amenities of, this property contrary to policies Ho9 and Ho13 of the Reigate and Banstead Borough Local Plan 2005.

133. **17/03027/HHOLD: 46 HITCHINGS WAY, REIGATE**

The Committee considered an application for a single storey rear extension and porch.

The application was before the Committee because the applicant was a councillor.

**RESOLVED** that planning permission be **GRANTED** subject to the following conditions.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

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

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Block Plan	UNNUMBERED		21.12.2017
Location Plan	UNNUMBERED		21.12.2017
Floor Plan	3699/E/01		21.12.2017
Elevation Plan	3699/E/02		21.12.2017
Elevation Plan	3699/E/03		21.12.2017
Combined Plan	3699/01		21.12.2017

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.

3. The materials to be used in the construction of the external surfaces of the extension must be of a similar appearance to those used in the construction of the exterior of the existing building.

Reason:

To ensure that the development hereby permitted is only constructed using the appropriate external facing materials or suitable alternatives in the interest of the visual amenities of the area with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho1



4. The development hereby permitted shall not be implemented before works have commenced on the single storey extension granted by 17/02272/F at 48 Hitchings Way.

Reason:

To ensure that the development does not affect the amenity of the neighbouring property by reason of overbearing and loss of light with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

**INFORMATIVES**

1. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:

- (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
- (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
- (c) Deliveries should only be received within the hours detailed in (a) above;
- (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
- (e) There should be no burning on site;
- (f) Only minimal security lighting should be used outside the hours stated above; and
- (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - [www.ccscheme.org.uk/index.php/site-registration](http://www.ccscheme.org.uk/index.php/site-registration).

*Note: Councillor King left the meeting throughout the debate and vote on this application.*

**134. 17/02735/CLP: 11B HOLLY HILL DRIVE, BANSTEAD**

The Committee considered an application for fitting of a Velux window to the roof at the front of house.

The application was before the Committee because the applicant was a councillor.

**RESOLVED** to note that development is permitted by Class C subject to the following condition:

Any window located on a roof slope forming a side elevation of the dwellinghouse shall be-

- a) obscure-glazed; and

- b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

135. **ANY OTHER URGENT BUSINESS**

None.

**The meeting closed at 10.24 pm**