

BOROUGH OF REIGATE AND BANSTEAD

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held at the New Council Chamber on 21 March 2018 at 7.30 pm.

Present: Councillors M. A. Brunt (Chairman), D. Allcard (Vice-Chair), M. S. Blacker, G. P. Crome, J. M. Ellacott, Z. Grant-Duff, J. P. King, S. A. Kulka, S. McKenna, M. J. Selby, J. M. Stephenson, C. Stevens, B. J. Thomson, S. Parnall, D. J. Pay, J. Paul and D. T. Powell

120. MINUTES

RESOLVED that the minutes of the meeting held on 21 February 2018 be confirmed as a correct record and signed.

121. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Bray (substitute: Councillor Whinney).

122. DECLARATIONS OF INTEREST

There were no declarations of interest.

123. ADDENDUM TO THE AGENDA

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

124. 17/02876/F: REDHILL YOUTH ASSOCIATION HALL, MARKETFIELD ROAD, REDHILL

The Committee considered an application for demolition of the existing building to provide 50 residential units (including affordable housing) and a community hall, together with bicycle spaces, plant, internal refuse storage, roof-garden and associated landscaping.

Members asked for an informative to be added to the permission, in respect of the Construction Transport Management Plan, encouraging the developer to liaise closely with other developers in the area to ensure that traffic management across all sites was designed to cause the least disturbance possible.

The Committee also agreed that an informative should be added, encouraging Network Rail to take the opportunity to upgrade the subway and clear the neighbouring pathways which would enhance the overall landscaping.

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) **seven units of affordable housing as shared equity tenure;**
- (ii) **the provision of a new community facility to an agreed shell & core specification and transfer of a long-leasehold interest in the facility to the Borough Council at a peppercorn and otherwise reasonable terms;**
- (iii) **a contribution of £200,000 towards the internal fit-out of the community facility;**
- (iv) **car club membership for all residents for a period of three years;**
- (v) **a contribution of £4,600 towards the monitoring of a Travel Plan for the development; and**
- (vi) 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 make adequate provision for: affordable housing, the satisfactory replacement of the existing community use and measures to promote sustainable travel and is therefore contrary to policies Cf1, Mo4 and Mo7 of the Reigate and Banstead Borough Local Plan 2005 and policies CS12, CS15 and CS17 of the Reigate and Banstead Core Strategy 2014.

- (b) an informative encouraging the developer to liaise with other developers in the area on their Construction Management Plans to mitigate disturbance;
- (c) an informative encouraging the neighbouring landowner to undertake improvements to the subway and pathways; and
- (d) 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:

Plan Type	Reference	Version	Date Received
Site Layout Plan	A1-001	1	07.12.2017
Existing Plans	A2-003	0	07.12.2017
Site Layout Plan	A2-002	0	07.12.2017

Location Plan	A2-001	0	07.12.2017
Proposed Plans	A1-104	2	07.12.2017
Elevation Plan	A1-103	2	07.12.2017
Floor Plan	A1-102	1	07.12.2017
Floor Plan	A1-101	1	07.12.2017
Site Layout Plan	UNNUMBERED		07.12.2017
Site Layout Plan	UNNUMBERED		07.12.2017
Site Layout Plan	UNNUMBERED		07.12.2017

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. 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) Measures to prevent the deposit of materials on the highway
 - (g) Measures to encourage use of non-car modes of transport to the site during construction

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.

4. No development shall commence until details of measures to safeguard the Redhill Brook culvert have been submitted to and approved in writing by the Local Planning Authority. Such measures shall include:

- (a) Confirmation of the exact location, alignment, depth and dimensions of the culvert in the vicinity of the site, including a CCTV condition survey for the culvert length adjacent to the site boundary
- (b) Detailed design drawings and structural calculations for any works within 8 metres of the outer most edge of the culvert to demonstrate that the structural integrity of the culvert will not be undermined due to the proximity of any proposed works
- (c) a construction method statement including timing of works, methods used for all works within 8 metres of the culvert, machinery to be employed on site (including location and storage of plant, materials and fuel, access routes) and details of site supervision (including supervision of works within 8 metres of the culvert)

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

Reason:

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

5. No development shall commence on site until a scheme for the landscaping of the site, including the new public realm area between Marketfield Way and the subway, has been submitted and approved in writing by the Local Planning Authority. The landscaping scheme shall details of:
 - a) hard landscaping including materials and street furniture,
 - b) planting plans including schedules of plants noting species, plant sizes and proposed numbers/densities,
 - c) specifications for tree, shrub, and hedge or grass planting and establishment, including details of planting pits/trenches, soils, guying, aeration, drainage and irrigation
 - d) an implementation programme

All hard and soft landscaping work, including the new public realm area, 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 commence until details of the proposed finished floor levels and flood mitigation works as detailed in the approved Flood Risk Assessment (FRA) revision 6 produced by AECOM dated 19 January 2018 have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- (a) The finished floor level of the residential section of the ground floor unit shall have a finished floor level of no less 77.5m AOD which is set 600mm above the 1% annual probability event flood level
- (b) Safe access shall be provided to the east side of the building, whilst egress from the ground level residential unit shall be achieved by a raised entrance to the south of the building out of the floodplain
- (c) The plant section of the building which has proposed ground levels below the 1% annual probability event shall include flood resistant construction required to protect vulnerable equipment
- (d) Flood plain compensation shall be provided in the void underneath the residential ground floor unit

Reason:

To reduce the risk of flooding and ensure the development will be safe over its lifetime in accordance with policy Ut4 of the Reigate and Banstead Borough Local Plan 2005 and Policy CS10 of the Reigate and Banstead Core Strategy.

7. No development shall commence until the detailed design of the surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. Such details should include:

- a) A design that satisfies the SuDS Hierarchy and is compliant with the national non-statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS
- b) Evidence that the proposed solution will effectively manage the 1 in 30 and 1 in 100 (+40% CC allowance) for climate change storm events, during all stages of the development (pre, post and during), associated

discharge rates and storage volumes shall be provided using a Greenfield discharge rate of 2 litres per second

- c) Detailed drawings to include: a finalised drainage layout detailing the location of SuDS elements, pipe diameters, levels, details of how SuDS elements will be protected from root damage and long and cross sections of each SuDS element including details of any flow restrictions and how they will be protected from blockage
- d) Details of the remedial works required to utilise the existing surface water outfall
- e) Details of management and maintenance regimes and responsibilities
- f) A plan showing exceedance flows and how property on and off site will be protected

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.

8. No development shall commence until updated contaminated land desktop study and contaminated land site investigations have been undertaken, the results of which shall be submitted to and approved in writing by the Local Planning Authority and should address the following points:

- a) An updated desktop study for the site, including a revised and updated site walkover and identification of any changes to site environs
- b) Updated testing of shallow soils for similar determinants to those tested in the Ground Investigation Report by Geo-Environmental (ref: GE8630C dated September 2012) and taking account of any Asbestos Containing Materials that may have degraded and affected site soils in the intervening period;
- c) A further report on the knotweed status of the site
- d) Ground gas monitoring data from a minimum of 3no. boreholes for a minimum of 6no. visits with regard to the frequency and monitoring periods stipulated in Tables 5.5a and 5.5b of CIRIA C665 "Assessing risks posed by hazardous ground gases to buildings guidance document".

The above investigations shall be carried out in accordance with a proposal to be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that contamination risks on the site are fully assessed on the basis of up to date information and to ensure that any remediation and subsequent development will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 and the NPPF.

9. Prior to commencement of development or remediation on site and following submission of the updated desktop study and site investigations required in Condition 8, a detailed remediation method statement shall be submitted to and approved in writing by the Local Planning Authority.

The statement shall explain the extent and method(s) by which the site is to be remediated, including any ground gas protection, to ensure that unacceptable risks are not posed to identified receptors. The statement shall also identify the information to be included in any validation report.

Any remediation works shall be completed in strict accordance with the approved method statement and the Local Planning Authority shall be given a minimum of two weeks' notice before the relevant remediation works commence on site.

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 and the NPPF.

10. Any 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.

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 and the NPPF.

11. Notwithstanding the approved plans, no development above ground floor slab level of any part of the development hereby approved shall take place until written details of the materials to be used in the construction of the external

surfaces, including fenestration, balconies 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.

12. No development above ground floor slab level of any part of the development hereby approved shall take place until a scheme for the soundproofing of the floors and walls between the proposed Community Use unit and any vertically or horizontally adjoining residential accommodation has been submitted to and approved in writing by the Local Planning Authority.

The measures shall be implemented in strict accordance with the approved details prior to first occupation of the development and shall thereafter be retained as such.

Reason:

In order to safeguard the residential amenities of adjoining occupiers of the development with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

13. The community unit (identified as Community use on approved drawing A1-101 P Rev 1) hereby approved shall be occupied for purposes falling within Use Class D1 and/or as offices falling within Use Class B1(a) provided the latter is carried on only by a charitable, voluntary sector, community sector or similar organisation as may be agreed by the Local Planning Authority.

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 change of use shall occur without planning permission obtained from the Local Planning Authority.

Reason:

To ensure there is adequate control over the use of the unit in order to safeguard the availability of the accommodation for community uses and organisations with regard to Reigate and Banstead Borough Local Plan 2005 policy Cf1.

14. The development hereby approved shall be carried out in accordance the approved Noise and Vibration Assessment produced by Sharps Redmore (dated 30 November 2017)

The window systems installed to the residential units shall meet the specifications set out in paragraphs 4.9 and 4.10 (including the corresponding figure on paragraph 4.11) unless an alternative specification is agreed in writing with the Local Planning Authority.

Reason:

To ensure that future occupants would not be exposed to unacceptable levels of noise and in order to achieve an adequate level of residential amenity with regard to policies Ho9 and Ho10 of the Reigate and Banstead Borough Local Plan 2005 and policy CS10 of the Reigate and Banstead Core Strategy.

15. The development hereby approved shall be carried out in accordance with the approved Air Quality Assessment produced by AECOM dated 26 November 2017, with particular regard to the use of a low NOx emission (<40 mg/kWhr) boiler/heating plant as specified in Section 4 and the recommendations in Appendix C with regard to Construction Phase Mitigation.

Reason:

To ensure that the development would not give rise to unacceptable impacts on air quality or put future occupants at unacceptable risk of poor air quality with regard to policy Ho9 of the Reigate and Banstead Borough Local Plan 2005 and policy CS10 of the Reigate and Banstead Core Strategy.

16. The development hereby approved shall be carried out in accordance with the Energy and Sustainability Statement by Building Services Design dated December 2017 (revision 03).

Notwithstanding the approved plans, details of the final siting and positioning of the proposed solar photovoltaic panels shall be submitted to an approved in writing by the Local Planning Authority prior to the occupation of the first residential unit. Thereafter, the panels shall be installed and operational prior to the occupation of the first residential units.

Reason:

In order to promote renewable energy and to ensure that the development would minimise carbon emissions with regard to Policy CS10 of the Reigate and Banstead Core Strategy.

17. The development hereby permitted shall be carried out in accordance with the approved Ecological Survey Including Bat Emergence Surveys Report by Furesfen dated September 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.

- 18.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.

19. Notwithstanding the approved plans, the development hereby approved shall not be first occupied until the proposed restricted layby loading bay within Marketfield Way and the associated Traffic Regulation Order have been designed and fully implemented in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, with all associated costs met by the developer.

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.

20. The development hereby approved shall not be first occupied until facilities for the secure, accessible storage of a minimum of 50 bicycles has been provided within the site in accordance with the approved plans.

Thereafter, the bicycle storage facility shall be retained and maintained for its designated purpose to the satisfaction of the Local Planning Authority.

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.

21. Notwithstanding the submitted Travel Plan, the development hereby approved shall not be first occupied until a revised final Travel Plan in accordance with the aims and objectives of the National Planning Policy Framework and Surrey County Council's Travel Plan Guidance has been submitted to and approved in writing by the Local Planning Authority.

The applicant shall then implement the approved Travel Plan upon first occupation and for each subsequent occupation of the development and thereafter maintain and develop the Travel Plan to the satisfaction of the Local Planning Authority.

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

22. The residential units hereby approved shall not be first marketed for sale, rent or other occupation until details of the Travel Packs to be provided to purchasers have been submitted to and approved in writing by the Local Planning Authority.

The Travel Packs shall include, as a minimum the following details:

- a) The location of leisure, retail, employment, education and health facilities within a 2km walking distance and a 5km cycling distances of the site
- b) Bus and train facilities within 400 metres walking distance of the site
- c) The nearest car club vehicles and details of the membership to be provided to each household

The approved Travel Packs shall be given to each household and shall be updated appropriately as required.

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.

23. 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.

24. The development hereby approved shall not be first occupied until details of any external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed in accordance with the approved details and thereafter retained and maintained as such.

Reason:

To ensure safeguard the visual and residential amenities of adjoining occupiers and the surrounding area with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

25. The development hereby approved shall not be first occupied unless and until a remediation validation report detailing 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, has been submitted to and approved in writing by the Local Planning Authority.

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 Ho9 and the NPPF.

26. 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.

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.

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 or on the Council's website at 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.

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: www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme. 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***
6. ***The applicant is advised that the submitted Travel Plan shall be revised to include details of how the car club vehicles are to be marketed to site occupants including details of how those residents would obtain free three years car club membership as specified in paragraph 7.7. The applicant shall include the information that is within paragraphs 3.8 to 3.18 of the submitted Transport Assessment and the information within table 3.4 and figure 3.11 of the submitted Transport Assessment, including details of how the travel packs will be kept up to date.***
7. ***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.***
8. ***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.***
9. ***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).***
10. ***The culverted section of the Redhill Brook at this location is an Environment Agency designated Main River. Therefore any permanent or temporary activities within 8 metres of the outer most edge may require a Flood Risk Activity Permit. For further information, please see www.gov.uk/guidance/flood-risk-activities-environmental-permits***
11. ***If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written consent.***
12. ***The developer is reminded of the need to comply with Network Rail requirements and standards for the safe operation of the railway and the protection of Network Rail's adjoining land, both during construction and after completion of works.***

13. ***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.***

14. ***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 street trees will be of Advanced Nursery Stock sizes with initial planting heights of not less than 4.5m with girth measurements at 1m above ground level in excess of 16/18cm.***

125. 17/02662/F: FAIRLAWN, THE GLADE, KINGSWOOD

The Committee considered an application for demolition of an existing house and construction of a new building containing seven flats and a basement car park.

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

Two members of the public spoke against the application and the applicant's representative spoke in its favour.

The reasons for refusal were proposed and seconded.

RESOLVED that Planning permission be **REFUSED**.

126. 17/02942/F: 31 BLACKBOROUGH ROAD, REIGATE

The Committee considered an application for demolition of the existing commercial buildings and erection of five dwellings with associated external works.

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:

Plan	Type	Reference	Version	Date
Received				
Site Layout Plan		76-17-01		14.12.2017
Floor Plan		40-17-02		14.12.2017

Elevation Plan	40-17-03		14.12.2017
Floor Plan	76-17-04		14.12.2017
Elevation Plan	76-17-05		14.12.2017
Section Plan	62-17-06	A	14.12.2017
Existing Plans	40-17-07		14.12.2017
Existing Plans	40-17-08		14.12.2017
Location Plan	UNNUMBERED		27.12.2017

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. 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;
 - a) The roof shall be of the north block shall be of handmade or handcrafted clay plain tiles with clay ridge tiles and the roof of the house to Blackborough Road shall be of natural slate with clay ridge tiles unless otherwise agreed in writing by the LPA.
 - b) The walls shall be of handmade sandfaced multistock brick in flemish bond unless otherwise agreed in writing by the LPA.
 - c) The windows of the house to Blackborough Road shall be white painted timber vertically sliding sashes with external glazing bars of traditional profile set back behind the reveal at one brick depth, with gauged brick arches.
 - d) The windows to the northern block shall be white painted timber casements with casements in each opening to ensure equal sightlines or vertically sliding sashes, with external glazing bars of traditional profile, set back behind the reveal at one brick depth, with gauged brick arches.

- e) The first floor elevations facing the cemetery shall be tile hung in handmade sandfaced plain clay tiles.
- f) The rooflights shall be black painted metal conservation rooflights with single vertical glazing bars of traditional profile.
- g) All bargeboards shall be of white painted timber with architrave mouldings and straight edges with box ends omitted.
- h) All external joinery shall be of painted timber.
- i) All dormers shall have an ogee cornice.
- j) This permission does not purport to grant consent for the front elevation of the new house fronting Blackborough Road, revised details of which shall be submitted to and approved in writing by the LPA before works commence, showing lower cills to increase the verticality of the sashes to match the neighbouring properties.
- k) This consent does not purport to grant consent for the use, siting or extent of the proposed photovoltaic and solar pane, details of which shall be submitted to and approved in writing by the LPA before works commence. If the extent and position of the panels is acceptable they shall be flat panels, fully flush with the plane of the roof, with black frames and no silvered elements and sited within the axial symmetry of the elevations. Where the siting of the panels is considered unacceptable details of alternative provision shall be submitted to and approved in writing before the works commence.

Reason:

To ensure that a satisfactory external appearance of the development is achieved and to maintain the character of the adjacent Conservation Area with regard to Reigate and Banstead Borough Local Plan 2005 policies Pc13, Ho9 and Pc13.

5. No development shall commence including demolition and or groundworks preparation until a detailed, 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

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, Pc12, Ho9 of the Reigate and Banstead Borough Local Plan 2005.

7. The development hereby approved shall not be first occupied unless and until the existing section of dropped kerb in front of the proposed flats (plots 1 and 2) has been permanently closed and any kerbs, verge, footway, fully reinstated.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in order to meet the objectives of the NPPF (2012), and to satisfy policy Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

8. 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 and in order to meet the objectives of the NPPF (2012), and to satisfy policy Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

9. 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) 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 and in order to meet the objectives of the NPPF (2012), and to satisfy policy Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

10. The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for:

- (a) The secure parking of bicycles within the development site, and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In recognition of Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012 and to satisfy policy Mo7 of the Reigate and Banstead Borough Local Plan (2005), and policy CS17 of the Core Strategy (2014).

11. 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 Ho9 and the NPPF.

12. 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 Ho9 and the NPPF.

13. 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 Ho9 and the NPPF.

14. (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 Ho9 and the NPPF.

15. 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 Ho9 and the NPPF.

16. 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.

17. Prior to the commencement of the development full details (and plans where appropriate) of the waste management collection points, (and pulling distances where applicable), throughout the development shall be submitted to and approved in writing by the Local Planning Authority.

All waste storage and collection points should be of an adequate size to accommodate the bins and containers required for the dwelling(s) which they are intended to serve in accordance with the Council's guidance contained within Making Space for Waste Management in New Development.

Each dwelling or flat shall be provided with the above facilities in accordance with the approved details prior to occupation of the relevant dwellings.

Reason:

To provide adequate waste facilities in the interests of the amenities of the area and to encourage in accordance with Reigate and Banstead Borough Local Plan (2005) policy Ho9.

18. 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.

19. 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 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 Ho9, Ho13, and Ho16

20. The first floor windows in the side elevations of the detached flat building and terrace building 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.

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.

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. 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.

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.

127. 18/00036/F: LAND TO THE REAR OF 4A CROYDON LANE, BANSTEAD

The Committee considered an application for demolition of the stable and storage barn and the erection of two bungalows with associated parking.

The Committee commented on the extensive use of brickwork in the proposed plans, and expressed a preference for greater use of wood cladding to reflect the character of the Green Belt. It was noted that use of materials would be controlled by condition and that the Chairman and Ward Members would be consulted and invited to comment in the usual manner.

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.

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

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 place until samples 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.

4. No development shall commence until details of hard and soft landscaping is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include frontage tree and hedge planting and any other existing or proposed, soft or hard, landscaping in the front garden area, or adjacent to boundaries where appropriate. The soft landscape details shall include an establishment maintenance schedule for a minimum of 2 years, full planting specifications, planting sizes & densities. Upon implementation of the approved development all the landscaping works shall be carried out in strict accordance with the landscape details as approved, and these shall be completed, before building completion, occupation or use of the approved development whichever is the earliest.

If any of the new or existing tree/s or hedge/s, detailed and approved under this condition, are removed, die, or become significantly damaged or diseased within 5 years of completion, it/they shall be replaced before the expiry of one calendar year, to a planting specification agreed in writing by the Local Planning Authority. The hedges detailed shall be retained at a minimum height of 1 metre, or if new, once grown to this height thereafter.

Reason:

To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4, Ho9, and Ho13 of the Reigate and Banstead Borough Local Plan 2005.

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

Reason:

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

6. 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) measures to prevent the deposit of materials on the highway
 - (f) 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:

The above condition is required in order the development should not prejudice highway safety nor cause inconvenience to other highway users and to meet the objectives of the NPPF (2012) and to satisfy policy Mo7 of the Reigate and Banstead Borough Local Plan (2005).

7. The development hereby approved shall not be first occupied unless and until facilities for the storage of bins have been provided in accordance with a

scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved bin store 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.

8. 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, C, D or E of Part 1 of the Second Schedule of the 2015 Order shall be constructed (other than those expressly authorised by this permission).

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 policy Ho9, and to restrict the enlargement of dwellings in this rural area with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho24, and Co1.

9. The developer must either submit evidence that the building was built post 2000 or provide an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers. The scheme must be written by a suitably qualified person and shall be submitted to the LPA and must be approved prior to commencement to the development. The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation.

Reason:

To ensure that a satisfactory strategy is put in place for addressing contaminated land before development commences and to make the land suitable for the development without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment with regard to the NPPF

10. Prior to occupation, the Local Planning Authority shall require the applicant to demonstrate that areas of private gardens and public open space are suitable for its new intended use. The applicant shall provide in writing to the Local Planning Authority a brief methodology of how they shall demonstrate this. This could comprise a simple soil sampling exercise in garden/landscaped areas that shall also incorporate chemical analysis of any soils brought onto site. Once agreed in writing by the Local Planning Authority the applicant shall submit the results in writing, and said results shall require written sign off prior to occupation of the site.

Reason:

To comply with paragraph 122 of the NPPF to demonstrate that the site is suitable for its new use as residential accommodation.

11. There shall be no first floor or mezzanine accommodation provided within the dwellings hereby permitted.

Reason:

In order that the size, scale and intensity of the dwellings be controlled to ensure that there is no harm to the openness of the Metropolitan Green Belt with regard to Policy Co1 of the Reigate and Banstead Borough Local Plan 2005.

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.

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.

3. 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).

4. The use of suitably experienced landscape architects is recommended to satisfactorily address both the design and implementation of the landscape details of the above condition although such landscaping is

often straightforward and small scale in proportion to the approved development.

128. 17/02491/F: 8 PILGRIMS WAY REIGATE

The Committee considered an application for erection of two dwellings, garaging, parking, gates and associated access on land to the rear of 8 Pilgrims Way, with access from Brokes Road.

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.

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

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 place until samples 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.

4. No development shall commence until details of hard and soft landscaping is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include frontage tree and hedge planting and any other existing or proposed, soft or hard, landscaping in the front garden area, or adjacent to boundaries where appropriate. The soft landscape details shall include an establishment maintenance schedule for a minimum of 2 years, full planting specifications, planting sizes & densities. Upon implementation of the approved development all the landscaping works shall be carried out in strict accordance with the landscape details as approved, and these shall be completed, before building completion, occupation or use of the approved development whichever is the earliest.

If any of the new or existing tree/s or hedge/s, detailed and approved under this condition, are removed, die, or become significantly damaged or diseased within 5 years of completion, it/they shall be replaced before the expiry of one calendar year, to a planting specification agreed in writing by the Local Planning Authority. The hedges detailed shall be retained at a minimum height of 1 metre, or if new, once grown to this height thereafter.

Reason:

To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4, Ho9, and Ho13 of the Reigate and Banstead Borough Local Plan 2005.

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

Reason:

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

6. 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) measures to prevent the deposit of materials on the highway
 - (f) 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:

The above condition is required in order the development should not prejudice highway safety nor cause inconvenience to other highway users and to meet the objectives of the NPPF (2012) and to satisfy policy Mo7 of the Reigate and Banstead Borough Local Plan (2005).

7. The development hereby approved shall not be first occupied unless and until facilities for the storage of bins have been provided in accordance with a

scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved bin store 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.

8. 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, C, D or E of Part 1 of the Second Schedule of the 2015 Order shall be constructed (other than those expressly authorised by this permission).

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 policy Ho9, and to restrict the enlargement of dwellings in this rural area with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho24, and Co1.

9. The developer must either submit evidence that the building was built post 2000 or provide an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to future occupiers. The scheme must be written by a suitably qualified person and shall be submitted to the LPA and must be approved prior to commencement to the development. The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation.

Reason:

To ensure that a satisfactory strategy is put in place for addressing contaminated land before development commences and to make the land suitable for the development without resulting in risk to construction workers, future users of the land, occupiers of nearby land and the environment with regard to the NPPF

10. Prior to occupation, the Local Planning Authority shall require the applicant to demonstrate that areas of private gardens and public open space are suitable for its new intended use. The applicant shall provide in writing to the Local Planning Authority a brief methodology of how they shall demonstrate this. This could comprise a simple soil sampling exercise in garden/landscaped areas that shall also incorporate chemical analysis of any soils brought onto site. Once agreed in writing by the Local Planning Authority the applicant shall submit the results in writing, and said results shall require written sign off prior to occupation of the site.

Reason:

To comply with paragraph 122 of the NPPF to demonstrate that the site is suitable for its new use as residential accommodation.

11. There shall be no first floor or mezzanine accommodation provided within the dwellings hereby permitted.

Reason:

In order that the size, scale and intensity of the dwellings be controlled to ensure that there is no harm to the openness of the Metropolitan Green Belt with regard to Policy Co1 of the Reigate and Banstead Borough Local Plan 2005.

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.

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.

3. 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).

4. The use of suitably experienced landscape architects is recommended to satisfactorily address both the design and implementation of the landscape details of the above condition although such landscaping is often straightforward and small scale in proportion to the approved development.

129. LOCAL ENFORCEMENT PLAN

The Committee received a report proposing the adoption of a Local Enforcement Plan.

It was noted that there was no statutory requirement for such a plan but that it was strongly recommended and good practice to set out how the authority will investigate and what action it may take where a breach in planning has been confirmed.

Officers reported that the draft Plan had been previously circulated to the Committee, and that the response had been positive. Minor amendments to the Plan had been made to take account of the comments received.

If adopted, the Plan would become an advisory document and a material consideration in the management of planning enforcement.

In respect of listed buildings, members suggested that it would be helpful to include a reference to what may happen in the case of neglect, deliberate or otherwise.

It was also suggested that officers may wish to review the presentation of the flowchart before publication of the Plan.

Officers took note of these comments and confirmed that they would review the Plan and make any necessary amendments or additions before it was published

In conclusion, the Committee expressed its full support for the Plan and expressed its appreciation to officers involved in its preparation.

RESOLVED that the Local Enforcement Plan as set out in the annex to the report, subject to minor amendment to reflect comments made at the meeting, be adopted as an advisory document in the operation of planning enforcement.

130. ANY OTHER URGENT BUSINESS

None.

The Meeting closed at 10.27 pm