

ADDENDUM
MEETING OF THE PLANNING COMMITTEE
WEDNESDAY 04th SEPTEMBER 2019

ITEM NO: 5

APPLICATION: 19/00210/OUT - BROOK ROAD GARAGE, BROOK ROAD, REDHILL

RECOMMENDATION

The recommendation is amended as follows to provide greater clarity in respect of the affordable housing provision required on the development.

“Subject to 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) 12 units of affordable housing as shared ownership tenure, comprising a total floorspace of not less than 579sqm*
- (ii) The affordable housing provision shall not include any 1 bedroom 1 person units which do not benefit from a private balcony*
- (iii) the affordable units to have private balconies to at least the same proportion as the non-affordable units;*
- (iv) the Council’s legal costs in preparing the agreement;*

*Outline planning permission is **GRANTED** subject to conditions.*

In the event that a satisfactorily completed obligation is not received by 31 December 2019 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 and is therefore contrary to policies CS15 of the Reigate and Banstead Core Strategy 2014.”

CONDITIONS

The applicant has queried part of the wording of condition no. 4, submitting that safe access to the Brook Wall to enable the survey to be undertaken could not be achieved until demolition and site clearance had been completed. The applicant has therefore requested that the trigger point be amended to allow demolition to occur prior to the river wall survey.

The Environment Agency, which recommended imposition of the condition, has confirmed that they would have no objection to the change in the trigger point for the condition.

As such, condition 4 is amended as follows:

“No development above ground slab level shall commence until a river wall survey that considers the design of the proposed new development and includes any required to the river wall has been submitted to and approved in writing by the Local Planning Authority

The survey and resultant scheme shall be based on ensuring an estimated useful life (EUL) of the river wall of 100 years, commensurate with the lifetime of the development and shall:

- (a) Identify the structural condition and life expectancy of the river wall*
- (b) Provide details to repair, replace or renew (as appropriate) to ensure all structural components of the river wall have an EUL of 100 years*
- (c) Identify the timing and nature of any repeat works or on-going maintenance to all structural components of the river wall to maintained an EUL of 100 years*

Reason: To ensure 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.”

Condition 25 seeks submission of a scheme for electric vehicle charging; however, these details are already shown on the ground floor plan which indicates that 6 bays would be provided with charging sockets. The reason given for the condition is also updated to reflect correct policies. As such, condition 25 is proposed to be amended as follows:

“The development hereby approved shall not be occupied unless and until the six electric vehicle charging bays have been provided in accordance with the approved plans.

Each bay shall be provided with a fast charge socket (current minimum requirements – 7kw Mode 3 with Type 2 connector – 230v AC 32Amp single phase dedicated supply), unless otherwise agreed in writing with the Local Planning Authority.

Thereafter, the electric vehicle bays and associated equipment shall be retained and maintained for their designated purpose.

Reason: To ensure that the development would promote sustainable transport choices and the use of electric and low emission vehicles in recognition of Policy CS17 of the Reigate and Banstead Core Strategy 2014 and the provisions of the NPPF 2019 in respect of “promoting sustainable transport”.

ITEM NO: 7

APPLICATION: 19/00314/F – 38 FIR TREE ROAD BANSTEAD SURREY SM7 1NG

Proposal and design approach

The details in respect of the parking standards contained in the box below paragraph 4.6 of the Officer Report should read as follows:

4.6 *Further details of the development are as follows:*

<i>Site area</i>	<i>0.084 hectares</i>
<i>Existing use</i>	<i>C3 Dwellinghouse</i>
<i>Proposed use</i>	<i>C3 Dwelling House</i>
<i>Proposed Site Density</i>	<i>59.5 dwellings per hectare (dph)</i>
<i>Existing parking spaces</i>	<i>6</i>
<i>Proposed parking spaces</i>	<i>6</i>
<i>Parking standard</i>	<i>1 car parking space per 2 bedroom flat (Development Management Plan), plus 1 visitor space per 5 units</i>

Assessment

Paragraph 6.1 in the Officer report should be corrected as follows:

6.6 *The application seeks permission for the replacement of the existing building C3 dwelling house to allow for 5. No unit C3 residential flats.*