

BOROUGH OF REIGATE AND BANSTEAD

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held at the New Council Chamber - Town Hall, Reigate on 4 September 2019 at 7.30 pm.

Present: Councillors D. Allcard (Chairman), M. S. Blacker (Vice-Chair), H. Brown, P. Harp, J. Hudson, F. Kelly, J. P. King, S. A. Kulka, S. McKenna, R. Michalowski, S. Parnall, C. Stevens, R. S. Turner, N. D. Harrison (Substitute) and K. Sachdeva (Substitute).

Also present: Councillors R. J. Feeney.

33. MINUTES

RESOLVED that the minutes of the previous meeting held on 31st July 2019 be approved and signed as a correct record.

34. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors J. Bray (substituted by N. Harrison) and S. Walsh (substituted by K. Sachdeva).

35. DECLARATIONS OF INTEREST

There were no declarations of interest.

36. ADDENDUM TO THE AGENDA

RESOLVED that the addendum be noted.

37. 19/00314/F - 38 FIR TREE ROAD, BANSTEAD, SURREY, SM7 1NG

The Committee considered an application at 38 Fir Tree Road in Banstead for the replacement of the existing building C3 dwelling house to allow for 5 units of C3 residential flats.

Mr Martin Briggs, a local resident, spoke in objection to the application on the grounds that the development would cause harm to highway safety and because construction of the site would create unacceptable disruption for neighbouring residents.

Mr Lee Whiteman, the applicant's agent, spoke in support of the application on the grounds that the development was compatible with the existing character in the area; was compliant with parking standards; adhered to the local and national planning policy framework; and, because there had been no objection from the county highways authority in relation to the highways safety issues raised.

Councillor R. Feeney, a Ward Member for Nork, spoke in objection to the application on the grounds that the proposed development would be harmful to the

character of the area as a result of a car dominated frontage and cramped overdevelopment of the site.

A motion to refuse the application was proposed and seconded and upon a vote it was **RESOLVED** that planning permission be **REFUSED** on the grounds that:

The development would, by virtue of the bulk, scale and massing of the proposed building, limited separation to the boundaries, the extent of frontage car parking and associated hard surfacing and limited rear amenity space, represent an overdevelopment of the site which would be out of keeping with, and harmful to, the character of the locality. The proposal would therefore be contrary to policies 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 "Achieving well-designed places".

COMFORT BREAK

The Committee suspended the meeting between 20:32 p.m. and 20:34 p.m. for a comfort break. There was no debate or vote during this time.

38. 19/00210/OUT - BROOK ROAD GARAGE, BROOK ROAD, REDHILL

The Committee considered an application at the Brook Road Garage on Brook Road in Redhill for the demolition of the existing buildings and the erection of a building comprising of 57 flats.

RESOLVED that planning permission be **GRANTED** with conditions, as per the recommendation and amended conditions within the addendum, subject to a Section 106 agreement.

39. 19/00784/F - NICOLA FARM, 37 WOODMANSTERNE LANE, WOODMANSTERNE, SM7 3HA

The Committee considered an application at Nicola Farm, 37 Woodmansterne Lane in Woodmansterne for the erection of 6 detached dwellings and associated parking on the existing previously developed land at Nicola Farm.

RESOLVED that planning permission be **GRANTED** with conditions, as per the recommendation with condition 10 clarified in respect of electric vehicle charging points as follows:

The development hereby approved shall not be occupied unless and until at least 1 of the available parking spaces per plot are provided with a fast charge socket (current minimum requirement 7kw Mode 3 with Type 2 connector – 230v AC 32 amp single phase dedicated supply) in accordance with the approved plans.

40. 19/01516/CLP - 32 SOUTH ROAD, REIGATE

The Committee considered an application at 32 South Road in Reigate for a loft conversion incorporating a hip to gable roof extension with a dormer to the rear.

RESOLVED that the roof extension be permitted development, as per the recommendation.

41. ANY OTHER URGENT BUSINESS

There was no other urgent business to consider.

The Meeting closed at 9.20 pm