

## **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 30 October 2019.

Present: Councillors D. Allcard (Chairman), M. S. Blacker (Vice-Chair), P. Harp, J. Hudson, J. P. King, S. A. Kulka, S. McKenna, R. Michalowski, S. Parnall, C. Stevens, S. T. Walsh and C. T. H. Whinney (Substitute).

#### **51. MINUTES**

**RESOLVED** that the minutes of the previous meeting held on 2<sup>nd</sup> October 2019 be confirmed and signed as a correct record.

#### **52. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors J. Bray (substituted for by Councillor C. Whinney), F. Kelly, and R. Turner.

#### **53. DECLARATIONS OF INTEREST**

Councillor M. Brunt, a visiting Member, declared a non-pecuniary interest in item 8 for the application adjacent to the pumping station, Horley Sewage Works, Lee Street, Horley (19/01665/F), as the Leader of Reigate and Banstead Council which was the applicant. Councillor M. Brunt left the room for the debate and vote on item 8.

#### **54. ADDENDUM TO THE AGENDA**

**RESOLVED** that the addendum be noted.

#### **55. 18/02324/F - MOUNT PLEASANT, COPPICE LANE, REIGATE**

The Committee considered an application at Mount Pleasant, Coppice Lane, Reigate, for the demolition of the existing care home (use class C) and erection of a replacement apartment building comprising 10 apartments, plus associated hard and soft landscaping measures.

Mr. Jon Guise, a local resident, spoke in objection to the application on the grounds that the proposal represented a significant increase in density relative to a previously approved application, and that the proposed level of parking provision was insufficient and would therefore harm the amenity of local residents through overspill onto surrounding roads.

Sascha Wardley, an agent for the applicant, spoke in support of the application on the grounds that the scale and external aspects of the proposed development were significantly in line with a previously approved application, and that improvements had been made relative to previously agreed levels of visual impact, wildlife protection, and parking, with the developer offering additional parking provision to exceed the require standard.

**RESOLVED** that planning permission be **GRANTED** with conditions, as per the recommendation and addendum.

**56. 19/00439/S73 - PLOT 2, 35, THE AVENUE, TADWORTH, KT20 5DG**

The Committee considered an application at Plot 2, The Avenue, Tadworth, for the erection of one 5 bed house on two floors with one en-suite bedroom within the roof space. The house is designed with an integrated double garage. Variation of conditions 1, 4 & 1 of permission 17/01149/F – changes to windows, doors, landscaping, increase in size of rear garden by acquisition of strip of land from 37 The Avenue and repositioning of dwelling closer to the Avenue.

Councillor C. Whinney left the meeting for the duration of this item and was not present for the debate or vote.

**RESOLVED** that planning permission be **REFUSED** as per the recommendation within the report.

**57. 19/01067/F - REAR OF 86-90 PARTRIDGE MEAD, BANSTEAD**

The Committee considered an application at the rear of 86-90 Partridge Mead, Banstead for the erection of 4 dwellings.

**RESOLVED** that planning permission be **GRANTED** with conditions, as per the recommendation and addendum.

**58. 19/01665/F - BUILDING ADJACENT TO PUMPING STATION, HORLEY SEWAGE WORKS, LEE ROAD, HORLEY**

The Committee considered an application at building adjacent to Pumping Station, Horley Sewage Works, Lee Street, Horley for erection of 4 1-bedroom dwellings with associated hard and soft landscaping.

It was identified that the site was on Lee Street, not Lee Road as was listed in the report.

Councillor M. Brunt, a visiting Member, left the room for the debate and vote on this item.

Committee Members expressed concern regarding the small size of the dwellings with regard to the relevant standard, although the report identified that Policy DES5 allows for exceptions where an innovative type of affordable housing is to be provided, and that it was not considered that the floor area of each unit would result in a sub-standard form of accommodation.

A motion to defer the application was proposed and seconded, and upon a vote the Committee **RESOLVED** that determination of the application be **DEFERRED** for further consideration of the size of the dwellings.

**59. 19/00559/OUT - LAND TO REAR OF 57 MASSETTS ROAD, HORLEY, RH6 7DT**

The Committee considered an application at the land to the rear of 57 Massetts Road, Horley, RH6 7DT for the demolition of existing detached garage and erection of 2 semi-detached houses (3 Bed 5 Person dwellings) with associated access.

It was clarified that this application was in Horley Central and South Ward.

**RESOLVED** that planning permission be **GRANTED** with conditions, as per the recommendation and addendum.

It was identified that Ward Members would be consulted on the Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS).

**60. 19/01667/F - LAND TO REAR OF 63-65 HILLSIDE, BANSTEAD, SM7 2BH**

The Committee considered an application at land to the rear of 63-65 Hillside, Banstead for proposed 2 3-bedroom semi-detached houses.

**RESOLVED** that planning permission be **GRANTED** with conditions, as per the recommendation and addendum.

**61. DEVELOPMENT MANAGEMENT PERFORMANCE (Q2, 2019/20)**

**RESOLVED** that the report be noted.

**62. ANY OTHER URGENT BUSINESS**

It was identified that the Council's Governance Task Group would be reviewing the revised Committee arrangements established following the Boundary Review and May 2019 elections, and that Planning Committee Members might be consulted to advise the impact of the revised arrangements regarding the Planning Committee.

There was no other urgent business to consider.

The Meeting closed at 9.34 pm