

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 19 February 2020 at 7.30 pm.

Present: Councillors D. Allcard (Chairman), R. Absalom, M. S. Blacker (Vice-Chair), J. S. Bray, H. Brown, P. Harp, F. Kelly, J. P. King, S. A. Kulka, S. McKenna, R. Michalowski, C. Stevens, R. S. Turner, S. T. Walsh and G. Buttironi (Substitute).

Also present: Councillor C.T.H. Whinney

90. MINUTES

RESOLVED that the minutes of the previous meeting held on 22 January 2020 be confirmed and signed as a correct record.

91. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor J. Hudson (substituted for by Councillor G. Buttironi).

92. DECLARATIONS OF INTEREST

There were no declarations of interest.

93. ADDENDUM TO THE AGENDA

RESOLVED that the addendum be noted.

It was identified that items 6, 7, and 8 of the agenda had been withdrawn and would therefore not be considered at the meeting.

94. 18/02276/F QUARRYSIDE BUSINESS PARK, TROWERS WAY, REDHILL, SURREY

The Committee considered an application at Quarryside Business Park, Trowers Way, Redhill for the demolition of existing buildings and erection of 83 dwellings together with open space landscaping access and parking. As amended on 23/01/2019, 28/03/2019, 21/05/2019, 07/06/2019, 01/08/2019, 01/10/2019 and on 21/11/2019 and on 23/12/2019.

Deanne Weaver, a local resident, spoke in objection to the application. They stated that whilst they appreciated that efforts had been made to improve the proposed development, it would exacerbate local issues with inadequate infrastructure, road safety and a shortage of parking. They therefore indicated that they considered that the proposed development would be detrimental to the local community.

Emanuele Mazzotta, a local resident, spoke in objection to the application. They stated that whilst they acknowledged that the application would need to be considered on its own merits, they considered that it would be right for the

developer, having previously developed the nearby Watercolour development, to be considerate to the concerns of the local community. They drew attention to potential road safety measures, including one-way elements and speed limits and stated that residents should not lose access to existing parking during any construction process.

John Longhorn, representing the applicant, spoke in support of the application. He stated that work had been undertaken to address previously identified concerns with the application, including moving the play-space to be centrally located and changing the location of the incorporated community facility. He stated that a one-way traffic management plan would be in place to minimise the impact of construction.

It was supported that informative 18 in the addendum be amended to refer to 'at the earliest opportunity before commencement of development' and a further informative was supported stating that 'The applicant is encouraged to install a safety barrier at the pedestrian route onto Canalside, to deter children from running into the road.'

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

95. 19/01176/F KINGSWOOD FIELDS, MILLFIELD LANE, LOWER KINGSWOOD, SURREY, KT20 6RP

This item was withdrawn from this agenda and was therefore not considered at this meeting.

96. 19/01184/F KINGSWOOD FIELDS, MILLFIELD LANE, LOWER KINGSWOOD, SURREY, KT20 6RP

This item was withdrawn from this agenda and was therefore not considered at this meeting.

97. 19/01177/F KINGSWOOD FIELDS, MILLFIELD LANE, LOWER KINGSWOOD, SURREY, KT20 6RP

This item was withdrawn from this agenda and was therefore not considered at this meeting.

98. 19/01981/F 52 ALBERT ROAD NORTH, REIGATE, RH2 9EL

The Committee considered an application at 52 Albert Road North, Reigate for change of use from B8 (Storage and Distribution) to B1C (Light Industrial) and the erection of a single building comprising 3 units of 1,507 sqm GEA with associated car parking and yard areas (as amended 10.1.20).

Cllr Buttironi left the meeting during consideration of this item and did not take part in the vote.

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

99. 19/02336/F LAND TO THE REAR OF 17-23 THE DRIVE, BANSTEAD, SM7 1DF

The Committee considered an application at land to the rear of 17-23 The Drive, Banstead for the erection of two detached dwellings. As amended on 28/01/2020.

It was supported that condition 19 be amended to be required pre-commencement.

Cllr Buttironi was not present for this item and re-joined the meeting at its conclusion.

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

100. DEVELOPMENT MANAGEMENT Q3 PERFORMANCE

The Committee considered the information presented and **RESOLVED** that the report be noted.

101. ANY OTHER URGENT BUSINESS

There was no other urgent business.

The Meeting closed at 8.56 pm