

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 18 March 2020 at 7.30 pm.

Present: Councillors D. Allcard (Chairman), M. S. Blacker (Vice-Chair), J. S. Bray, J. Hudson, S. A. Kulka, R. S. Turner and S. T. Walsh.

102. MINUTES

RESOLVED that the minutes of the previous meeting held on 19 February 2020 be confirmed and signed as a correct record.

103. APOLOGIES FOR ABSENCE

Due to the coronavirus outbreak, Group Leaders had agreed to reduce the number of members attending the Committee. Apologies for absence were therefore received from Councillor Brown, Councillor Harp, Councillor Kelly, Councillor King, Councillor McKenna, Councillor Michalowski, Councillor Stevens and Councillor Absalom.

104. DECLARATIONS OF INTEREST

Councillor Blacker declared a pecuniary interest in Item 10 20/00276/HHOLD 4 Windermere Way, Reigate on the basis that he was the applicant's agent. Councillor Blacker left the room for the duration of item 10 and did not participate in the discussion or vote on the item.

105. ADDENDUM TO THE AGENDA

RESOLVED that the addendum be noted.

106. 19/02572/F TANGLEWOOD HOUSE, 286, FIR TREE ROAD, EPSOM DOWNS

The Committee considered an application at Tanglewood House, 286 Fir Tree Road, Epsom Downs for demolition of existing dwelling house (Use Class C3 – residential dwelling) and ancillary garage and erection of private residential care home, with communal facilities and parking (Use Class C2 residential institution), as amended on 26 February 2020.

RESOLVED that planning permission be **GRANTED** as per the recommendation with conditions, and additional condition to require a travel plan with flexibility over use of staff and visitor parking spaces.

107. 19/01665/F BUILDING ADJACENT TO PUMPING STATION, HORLEY SEWAGE WORKS, LEE ROAD, HORLEY

The Committee considered an application for the erection of 4 no.1 bedroom dwellings with associated hard and soft landscaping at the building adjacent to pumping station, Horley Sewage Works, Lee Road, Horley.

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

108. 19/01890/F 134 BRIGHTON ROAD, HOOLEY

The Committee considered an application for the demolition of the existing chalet-style dwelling and the erection of a development of 5 flats in a two-storey building with roof accommodation together with the provision of refuse and recycling stores and five car parking spaces.

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 provide insufficient off street parking and, by virtue of its bulk, mass and scale, result in a visually intrusive building within the street scene, detrimental to the visual character and amenities of the surrounding area. The proposal would therefore be contrary to CS1 and CS10 of the Reigate and Banstead Local Plan Core Strategy and Policies DES1, TAP1 and Annexe 4 of the Reigate and Banstead Local Plan Development Management Plan 2019.

109. 19/01671/OUT KEEPERS COTTAGE, MARGERY LANE, LOWER KINGSWOOD, TADWORTH

The Committee considered an application at Keepers Cottage, Margery Lane, Lower Kingswood for the demolition of the existing dwelling house and ancillary buildings with extant initiated detailed planning permissions for replacement dwellings and ancillary buildings. The proposal consisted of the sub-division of the approved development into 3 small self-contained dwellings within the approved location, scale, envelope, footprint with the means of access and car parking to remain unchanged.

RESOLVED that planning permission be **GRANTED** subject to conditions as per the recommendation plus additional conditions in addendum and amended condition 4 to specify acoustic fence within landscaping and added "or better" within condition 16 EV Charging point condition specification.

110. 19/01672/OUT HUNTERS LODGE, MARGERY LANE, LOWER KINGSWOOD, TADWORTH

The Committee considered an application at Hunters Lodge, Margery Lane, Lower Kingswood for the demolition of the existing dwelling house and ancillary buildings with extant initiated detailed planning permissions for replacement dwellings and ancillary buildings. The proposal consisted of the sub-division of the approved development into 3 small self-contained dwellings within the approved location, scale, envelope, footprint with the means of access and car parking to remain unchanged.

RESOLVED that planning permission be **GRANTED** subject to conditions as per the recommendation plus additional conditions in addendum and amended condition 4 to specify acoustic fence within landscaping and added "or better" within condition 16 EV Charging point condition specification.

111. 20/00276/HHOLD 4 WINDERMERE WAY, REIGATE

The Committee considered an application at 4 Windermere Way, Reigate, for a two-story front elevation extension.

The application was referred to the Committee in accordance with the Constitution as the applicant's agent was a Member of the Council.

Councillor Blacker left the room for the duration of item 10 and did not participate in the debate or vote.

RESOLVED that planning permission be **GRANTED** with conditions.

112. ANY OTHER URGENT BUSINESS

Councillor Blacker re-entered the room.

There was no urgent business to consider.

The Meeting closed at 8.38 pm