

BOROUGH OF REIGATE AND BANSTEAD

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held at the Remote Meeting on 29 July 2020 at 7.30 pm.

Present: Councillors M. S. Blacker (Vice-Chair), J. S. Bray, J. Hudson, F. Kelly, J. P. King, S. A. Kulka, S. McKenna, R. Michalowski, S. Parnall (Chairman), R. Ritter, K. Sachdeva, C. Stevens, R. S. Turner, S. T. Walsh and C. T. H. Whinney (Substitute).

28. MINUTES

RESOLVED that the minutes of the meeting held on 8 July 2020 be approved and signed as a correct record.

29. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Harp (substituted by Councillor Whinney).

30. DECLARATIONS OF INTEREST

Councillor Whinney declared a non-pecuniary interest in item 5, Kingsmuir, 14 Ringley Park Road, Reigate on the basis that he had a personal relationship with the agent and a resident connected with the applicant. Councillor Whinney remained present for the duration of item 5 and participated in the debate but did not vote on this item.

31. ADDENDUM TO THE AGENDA

Members noted the Development Management Q1 2020/21 performance figures set out in Appendix C of the Addendum. Members thanked the Development Management team for their work during lockdown and maintaining performance through a challenging period.

RESOLVED that the addendum be noted.

32. KINGSMUIR, 14 RINGLEY PARK ROAD, REIGATE

The Committee considered an application at Kingsmuir, 14 Ringley Park Road, for the demolition of the existing dwelling and erection of a two storey building comprising seven flats.

Barney Hilsdon, a local resident, spoke in objection to the application on the grounds that the proposed development had a poor quality of design and would fail to make a positive contribution to the character and appearance of the surroundings. The size and scale of the development were not in keeping with existing residential properties and there would be a large-scale visual impact due to the size, height and footprint. Local residents were concerned about the road safety impact of the development.

Hamish Watson, the applicant, spoke in support of the application on the grounds that it was a well-conceived scheme that responded well to the existing street scene. A comprehensive planting scheme would enhance landscaping. The proposal had been amended three times following discussions with Council officers, including a last minute reorientation of the development so that it would be set parallel to the boundary of the site.

RESOLVED that planning permission be **GRANTED** as per the recommendation, subject to addendum changes and change to condition 10 to include details on timing of deliveries.

33. CLEARS FARM STABLES, 1A THE CLEARS, REIGATE, SURREY, RH2 9JL

The Committee considered an application at Clears Farm Stables, 1A The Clears, Reigate for the re-use of previously developed land to provide four open market residential dwellings and conversion of Reigate stone stable building to a carport.

Andrew Stewart, a local resident, spoke in objection of the application on the grounds that it was inappropriate and insensitive. Residents were concerned about road safety, a loss of privacy to existing residential properties and a negative visual impact on the green belt. The proposed building materials would not match the existing street scene and the development would be cramped and overdeveloped.

Barry Darling, the applicant, spoke in support of the application on the grounds that the proposed development would be in keeping with the picturesque surroundings. Green belt principles had been observed and the design was in line with planning policy. No trees would be removed and there would be a reduction in hard surfaced areas. There would be no danger to highway safety and there would be improvements to refuse collections. The proposals were sympathetically designed to complement the surroundings.

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

- 1) The proposed development would, by reason of scale and design of the proposed dwellings and the different and smaller garden sizes in relation to the prevailing design of houses in the locality and the relatively larger garden sizes, result in an uncharacteristic and harmful development in this Countryside location. The proposal would thereby be contrary to policy DES1 of the Reigate and Banstead Local Plan Development Management Plan 2019.
- 2) The proposed development would result in two of the central properties not having carparking immediately adjoining or within their curtilage. This would result in inconvenience and an unsatisfactory layout of development contrary to policy DES1 and TAP1 of the Reigate and Banstead Local Plan Development Management Plan 2019.

and to **DELEGATE** the decision upon whether to grant planning permission or not to the Head of Planning subject to the expiry of the notification period and the consideration of any further representations received, and that the application would be reported for a decision upon by the Planning Committee if, on the consideration

of all the available information, the Head of Planning was minded to make a decision contrary to that of the Committee.

34. LIMELIGHT, 35A THE AVENUE, TADWORTH

The Committee considered a retrospective application at Limelight, 35A The Avenue, Tadworth for a 5 bedroom detached house (original consent 17/01149/F) for dwelling in location as shown on submitted plans (as built).

A motion to refuse the application was proposed by Councillor Blacker and seconded by Councillor Walsh whereupon the Committee voted and the motion was not carried.

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

35. 12 FAIRACRES, AXES LANE, SALFORDS

The Committee considered an application at 12 Fairacres, Axes Lane, Salfords for the retention of the existing shed for the purposes of storage, maintenance and repair of showground vehicles and equipment.

RESOLVED that planning permission be **GRANTED** subject to conditions as per the recommendation and addendum.

36. ANY OTHER URGENT BUSINESS

There were no items of urgent business.

The Meeting closed at 10.08 pm