

BOROUGH OF REIGATE AND BANSTEAD

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held remotely at 7.30 pm

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

Also present: Councillors .

76. MINUTES

RESOLVED that the minutes of the previous meeting held on 28 October 2020 be approved as a correct record.

77. APOLOGIES FOR ABSENCE

There were no apologies for absence.

78. DECLARATIONS OF INTEREST

Councillor Michalowski declared a non-pecuniary interest in item 6 of the agenda, Shrewsbury Court Independent Hospital, as he lives approximately 100m from the site. Councillor Michalowski remained present for the item and returned a vote of abstain.

79. ADDENDUM TO THE AGENDA

RESOLVED that the addendum be noted.

80. 20/00861/F - LITTLE THORNS, LONDON ROAD, REDHILL, SURREY

The Committee considered an application at Little Thorns, London Road, Redhill for the demolition of a detached house and garaging, and construction of a block of 7 no. Apartments including parking and landscaping. As amended on 05/06/2020, 30/06/2020, 27/07/2020, 01/10/2020, 05/10/2020, 05/11/2020 and on 06/11/2020.

Reasons for refusal were proposed by Councillor McKenna and seconded by Councillor Blacker, whereupon the Committee voted and **RESOLVED** that planning permission be **REFUSED** on the grounds that:

1. The proposal by reason of height, depth, bulk, massing and proximity to the maisonettes at 1-8 Holcon Court, would appear as a dominant and overbearing structure when viewed from these neighbouring properties. Harmful to the residential amenities of their occupants, contrary to the Policy DES1 of the Reigate and Banstead Development Management Plan 2019.

81. 20/01540/F - SHREWSBURY COURT INDEPENDENT HOSPITAL, SHREWSBURY ROAD, REDHILL

The Committee considered an application at Shrewsbury Court Independent Hospital, Shrewsbury Road, Redhill for the demolition of existing secure health care building (use class C2a) and construction of a mixed use scheme comprising 72 bed residential health care facility (use class C2), along with 3 x 2.5 storey terraced houses and 1 x two storey 3 bed linked detached dwelling, all with associated revised access, parking and gardens. As amended on 22/10/2020 and on 28/10/2020.

RESOLVED that, subject to completion of a Section 106 legal agreement, planning permission be **GRANTED** with conditions, as per the recommendation and addendum plus an additional condition relating to archaeological record.

82. 19/02559/F - THE EPIPHANY HOUSE, MANSFIELD DRIVE, MERSTHAM, REDHILL, SURREY

The Committee considered an application at The Epiphany House, Mansfield Drive, Merstham, Redhill for the demolition of the existing properties and the erection of ten houses, comprising 2 x 2 bed and 4 x 3 bed terraced houses, 2 x 3 bed semi-detached and 2 x 4 bed detached houses, with associated access and parking. As amended on 20/01/2020, 12/02/2020 and on 16/03/2020.

Aled Roderick, Director of the U.K. Gospel Church, spoke in objection to the application on the grounds that he did not support the proposed change of use and this view was supported by the local community. There was a strong demand to retain D1 use as there was a need for community use. The Church had made an offer to purchase the site which had been rejected. It was felt that the Church had not had sufficient time to make a further offer and he urged the Committee to refuse the application so that they could make a further offer on the site.

Robert Turner, the agent, spoke in support of the application, stating that the site was not viable for its current designated use and had been vacant for a number of years. The development would provide 10 mixed family homes and would complement the surrounding residential area. There had been sufficient time for the Church group to make an offer, as the site had been marketed for over 16 months. The offer made by the Church was under the market value.

Councillor Mark Brunt, a visiting Member for the Ward, spoke on the application stating that a planning application had been considered for the site approximately a year before. At that point it was raised that there had been insufficient marketing, and this had been discussed with Officers at the time. It was disappointing that the community group had not had an offer accepted. In terms of the conditions, it was recommended that these be strengthened to include refuse collection points within the development.

RESOLVED that planning permission be **GRANTED** subject to conditions as per the recommendation and addendum, amended to require refuse collection points to be included within the site.

83. 20/01591/F - MERSTHAM PARK SCHOOL, TAYNTON DRIVE, MERSTHAM, SURREY

The Committee considered an application at Merstham Park School, Taynton Drive, Merstham for the demolition of the existing school buildings, including main school buildings, sports hall and ancillary buildings and erection of new part two, part three storey secondary school, car parking, play space, landscaping and ancillary works. As amended on 01/09/2020, 09/10/2020 and on 27/10/2020.

Councillor Mark Brunt, a visiting Member for the Ward, spoke in support for the application on the grounds that this had been supported by Councillors and that the school had been a “long lost item” on the estate. There was concern that the developer had not addressed highway safety for children and vehicles and further consideration could have been made to place parking at the rear of the site, thereby reducing the conflict between vehicles and pedestrians. It was recommended that an additional condition be included regarding landscaping to allow improved visibility. Officers were thanked for their work with Surrey Highways.

RESOLVED that, subject to completion of a Section 106 legal agreement, planning permission be **GRANTED** as per the recommendation and conditions and addendum changes, plus an additional condition specifying that the landscaping bordering the northern access be retained in perpetuity.

84. 20/00887/F - 78-80 HORLEY ROAD, REDHILL, SURREY

The Committee considered an application at 78-80 Horley Road, Redhill for the demolition of existing conservatory, garage and outbuildings. Sub-division of plot, erection of detached bungalow and attached self-contained flat. Replace timber lean-to entrance porch & associated hard/soft landscaping works & dropped kerb vehicular access. As amended on 18/09/2020 and on 20/10/2020.

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

85. 20/01848/HHOLD - 1 ALBURY ROAD, MERSTHAM

The Committee considered an application at 1 Albury Road, Merstham for the removal of existing conservatory and construction of full width ground floor extension with partial first floor extension.

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

86. ANY OTHER URGENT BUSINESS

There was none.

The Meeting closed at 10.03 pm