


Supplementary Agenda

Planning and Regulatory Committee



<u>Date and Time</u>	<u>Place</u>	<u>Contact</u>	<u>Web:</u>
Wednesday, 27 September 2023 10.30 am	Council Chamber, Woodhatch Place, 11 Cockshot Hill, Reigate, Surrey, RH2 8EF	Joss Butler joss.butler@surreycc.gov.uk	Council and democracy Surreycc.gov.uk <u>Twitter:</u> @SCCdemocracy 

SUPPLEMENTARY AGENDA

- 7 SURREY COUNTY COUNCIL PROPOSAL RE/23/00467/CON - FORMER BENTLEY DAY CENTRE, THE HORSESHOE, BANSTEAD, SURREY, SM7 2BQ** (Pages 1 - 4)

Update sheet.

- 8 SURREY COUNTY COUNCIL PROPOSAL RE23/01392/CON - THE OAKWOOD SCHOOL, BALCOMBE ROAD, HORLEY, SURREY RH6 9AE** (Pages 5 - 6)

Update sheet.

- 10 TEMPORARY FOOTPATH DIVERSION ORDER - FOOTPATH 163 (BLETCHINGLEY)** (Pages 7 - 8)

Updated Drawing No. 3/1/21/H38A.

Change:

The Temporary Alternative Route is shown on the original plan (3/1/21/H38) as B – C (Footpath) and E – C – D (Bridleway). The route has been constructed on the ground as shown on the new plan (3/1/21/H38A), with the footpath at Point C now meeting the Bridleway at the junction with Whitehill Lane. The revised Temporary Alternative Route is therefore shown B – C (Footpath) and C – D (Bridleway)

Joanna Killian
Chief Executive
Published: 26 September 2023

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UPDATE SHEET

SURREY COUNTY COUNCIL PROPOSAL RE/23/00467/CON

DISTRICT(S) REIGATE & BANSTEAD

Former Bentley Day Centre, The Horseshoe, Banstead, Surrey, SM7 2BQ

Outline application for erection of part 4- and part 5-storey building (with additional lower ground floor) for extra care accommodation, comprising self-contained apartments, staff and communal facilities, and associated parking. Appearance and landscaping reserved.

SUMMARY REPORT

Amend final sentence as follows:

The recommendation is that, pursuant to Regulation 3 of The Town and Country Planning General Regulations 1992, outline planning application ref: RE/23/00467/CON be granted subject to Conditions.

AMENDING DOCUMENTS

Add the following:

- Emails (two) dated 18 May 2023 from Agent relating to landscaping and lighting.
- Letter dated 24 August 2023 from Agent.

CONSULTATIONS AND PUBLICITY

Add the following:

All responses detailed were received in relation to the original consultation exercise undertaken on 16 March 2023, except for the Banstead Village Residents' Association "further response" which was received in relation to the re-consultation exercise undertaken on 4 September 2023 following the receipt of amended plans.

Parish/Town Council and Amenity Groups

Add the following to Banstead Village Residents' Association response:

Further response: Despite the lowering of the overall height by 3m the building remains out of keeping with its surroundings. The side wings still have 4 floors of flats and the central with [sic] has 5 floors, 4 all accommodation and the 5th, ground floor, with communal areas on the central part of the ground floor. There is also a lower ground floor under half the building.

The bulk and mass of the building is still out of character with its surroundings and the scale of the building has the potential to be imposing and overbearing. The loss of 3m in height will make no difference set against the trees. It will still be very obvious between autumn and spring and the balconies which will still overlook neighbouring properties have the potential to increase overlooking and loss of privacy. The flat roofed design of the building adds to the box like look.

BVRA [Banstead Village Residents' Association] finds no reasons to change its original decision and continue to object.

PLANNING CONSIDERATIONS

Amend paragraph 30 as follows:

30. The guidance on the determination of planning applications contained in the Preamble/Agenda frontsheet is expressly incorporated into this Report and must be read in conjunction with the following paragraphs.

Amend paragraph 120 as follows:

120. The Squirrels – This site is the closest of the surrounding sites to the proposed development and is also within the ownership of Surrey County Council. The site is currently used as a Short Breaks Centre for Adults with Learning Disabilities and/or Autism, and a planning application is being considered at the moment for a new, modern building comprising eight ensuite bedrooms, communal and staff facilities within a single storey building and landscaped gardens (reference RE23/01394/CON). The existing building provides, and replacement building would provide, short stay residential accommodation and the proposed development of the Bentley site as proposed will have some impact on current and future users of the site by virtue of its proximity, its height and overall bulk. However, this impact will not cause any significant loss of amenity by virtue of the nature of the use and the fact that this is short stay accommodation and the windows facing on to the Bentley site serve rooms which will be used as an office, a kitchen and a staff room. It is not therefore considered that the proposal will give rise to any loss of residential amenity to current or future occupiers of this site.

Amend paragraph 173 as follows:

173. In response to a consultation request with regards to this application, the County Ecologist has stated that insufficient information had been provided in relation to Biodiversity Net Gain, loss of designated woodland, and tree removals (see comments further summarised under paragraph 22 above).

RECOMMENDATION

Amend Condition 8 as follows:

The development hereby permitted shall not be occupied unless and until a continuous, level pedestrian crossing across The Horseshoe junction with the site access road, following public rights of way route 515, and improved pedestrian crossing facilities on The Horseshoe, have been provided in accordance with a scheme to be submitted to and approved by the County Planning Authority.

Add Condition 21 as follows:

The extra care accommodation hereby permitted shall remain within Use Class C2 Residential Institutions in accordance with The Town and Country Planning (Use Classes) Order 1987, or any subsequent Order amending or replacing this Order, and shall remain as affordable housing for rent in accordance with the definition within the National Planning Policy Framework 2023 Annex 2: Glossary, or any subsequent Government guidance, unless otherwise approved in writing by the County Planning Authority.

Add Reason 21 as follows:

To ensure that the proposed development remains solely for the use intended and meets the definition of affordable housing in order to contribute to the Reigate and Banstead affordable housing need in accordance with National Planning Policy Framework 2023 paragraphs 65 and

124; Reigate and Banstead Local Plan: Core Strategy July 2014 Policy CS14; and Reigate and Banstead Local Plan Development Management Plan September 2019 Policies BAN2 and DES7.

TOWN AND COUNTRY PLANNING ACT 1990 – GUIDANCE ON THE DETERMINATION OF PLANNING APPLICATIONS

Delete section.

HUMAN RIGHTS ACT 1998

Delete section.

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UPDATE SHEET

SURREY COUNTY COUNCIL PROPOSAL RE23/01392/CON

DISTRICT(S) REIGATE & BANSTEAD

The Oakwood School, Balcombe Road, Horley, Surrey RH6 9AE

The erection of five (5 No) lighting columns and LED lighting lanterns within parking zone 1 and four (4 No) lighting columns and LED lighting lanterns with in parking zone 2 (part retrospective).

Amending Information to Update Officer Report

The applicant has provided clarification that the lighting scheme proposed in parking zones 1 and 2 will only be operational during Oakwood School's term time. Outside of Oakwood Schools term time the lighting scheme is proposed to be set to 'off' within parking zones 1 and 2.

CONSULTATIONS AND PUBLICITY

Additional key issues raised by public

An additional letter from a representation who has previously made comments, has been received since the publishing of the Officer Report. The concerns raised are summarised below.

The resident considers there is a lack of robust justification as to why the lighting columns have been erected whilst there is no planning permission for them and therefore this application should be rejected. The resident considers the applicant is using the laying of tarmac as an excuse to installing the columns and is of the opinion that the columns could have been installed after the tarmac was laid. The resident also considers the construction contract for the school extension did not include lighting and therefore would need revising and the contractor would have been aware of there was no planning permission in place for the lighting columns.

Officers Response

A retrospective planning application is considered on its own merits in the same way as other planning applications in accordance with national and local policy and development guidelines. The County Planning Authority have considered this planning application as set out in the Officer report and is satisfied that the information submitted by the applicant and is satisfied that the proposal meets Development Plan Policy.

Whilst justification for the retrospective application was requested by the County Planning Authority, Officers cannot enforce that this information is submitted for this application to be determined. The application can only be considered against local development framework and national planning policy framework, and County Planning Authority considers the proposal meets Development Plan Policy.

The concerns raised in relation to the construction contract is outside of the County Planning Authorities remit for this planning application and the contracts referred to do not constitute as a material planning consideration. Whilst the applicant has installed the lighting columns without

planning permission, the planning application has been considered on its own merits against local and national policy and the method of submitting the planning application and the behaviour of the applicant is not a material consideration.

Whilst the phasing of the works undertaken by the applicant is not ideal, the County Planning Authority has not authority to determine the order of works that the applicant may choose to take or whether a scheme is fully implemented.

Officers recognise that as part of planning permission ref: RE21/02101/CON, that application did not advance a lighting scheme, however this does not mean subsequent planning applications cannot be put forward.

RECOMMENDATION

Amend wording of Condition 4, the changes are highlighted in **bold** text to assist.:

4. The lighting hereby permitted shall not be illuminated except between the hours of:
 - Parking Zone 1 car park: 08:00 to 18:00
 - Parking Zone 2 car park: 07:30 to 18:00

Notwithstanding the above, for up to 30 days within a calendar year the lighting in Parking Zone 1 and Parking Zone 2 may be illuminated between the hours of 18:00 to 22:00 hours Monday to Friday for uses solely in direct connection with the Schools function such as parents evening. Accurate records of the number of days that the extended hours have been used in Parking Zone 1 and Parking Zone 2 shall be maintained for up to 12 months at any one time and shall be made available to the County Planning Authority upon request.

The lighting scheme in parking zones 1 and 2 shall only be operational during the School's term time.

The lighting scheme shall not be operational during Saturdays, Sundays, Public, Bank Holidays, or National Holidays.

Reason: *To safeguard and protect the existing community in accordance with Policies DES1 and DES 9 of the Reigate and Banstead Local Plan – Development Management Plan (2019).*

Town & Country Planning Act 1990

Footpath163 Bletchingley

Temporary Diversion



Parish of Bletchingley
District of Tandridge

Grid Ref. at 'A' 532062 152325
Drawing No. 3/1/21/H38A
Printed by: AW 06/23
Scale: 1:2500 @ A3



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