

Planning & Regulatory Committee 27 September 2023

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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