

Planning & Regulatory Committee 7 December 2022

Item No

7

## UPDATE SHEET

### SURREY COUNTY COUNCIL PROPOSAL RE22/00775/CON

**DISTRICT(S)** REIGATE & BANSTEAD BOROUGH COUNCIL

**Reigate Parish School, 91 Blackborough Road, Reigate, Surrey RH2 7DB**

**Construction of a new artificial grass surfaced Multi-Use Games Area (MUGA), macadam-paved access route, provision of new perimeter gates and fencing and associated works without compliance with Condition 3 of Planning Permission ref: RE15/01766/CON dated 16 October 2015 to extend the hours of use of the MUGA to allow use by the community.**

**Page 1 in summary:** Delete sentence commencing '*the current application seeks*' and replace with following:

*This current application seeks to amend this condition to allow for the MUGA to be used for longer periods by the school and wider community as follows:*

*08:00 – 19:30 weekdays*

*09:00 – 19:00 Saturdays*

*14:00 – 18:00 on 12 Sundays per calendar year*

**Page 1 in summary:** Delete last two lines commencing '*The County Council*' and replace with the following:

***The recommendation is to PERMIT subject to conditions.***

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### ***Amending Documents***

**After** '*Emails from planning agent dated 11 July, 03 November 2022 and 23 November 2022*' **add:**

*'containing amplifying comments and agreement to amended hours'*

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### ***PLANNING HISTORY***

**Paragraph 5 insert the word 'drainage' after 'water'**

### ***INTRODUCTION***

**Paragraph 16 insert the word 'review' after '2019'** - To read 'Reigate and Banstead Core Strategy 2014 and 2019 review'.

## **PLANNING CONSIDERATIONS**

**Para 19** *first planning application reference should be RE15/01766/CON; second planning reference should be RE15/01766/CON*

**Para 21** insert '*which in this case is the County Planning Authority*' after first '**Local Planning Authority**'

**Para 21** insert 's' on 'condition'

**Para 23** *planning reference should read: RE15/01766/CON*

**Paragraph 29** second sentence delete the word '*the*' before '*both*'

**Paragraph 36** *ignore strikethrough of number 36*

**Paragraph 37** delete words '*the County Council*' and replace the word '*academic*' with *calendar*

**Paragraph 38** delete number 27

**Paragraph 40** delete last sentence beginning '*Indeed*' and insert: '*The representations received in connection with this application acknowledge that there is a degree of noise arising from the site and the use of the MUGA however none make any reference to that being harmful at present. They do however make reference to the extended hours potentially harming amenity but It should be noted that the comments received from neighbours relate to the hours originally applied for (to 21.30 on some evenings) not the shorter hours (to 19.30 latest) negotiated by officers.*'

**Paragraph 45** change '*effect*' to '*affect*'

## **CONDITIONS**

**Delete condition 2 and replace with the following:**

The artificial turf pitch hereby permitted shall only be used between the following hours:

08.00 and 19.30 hours (subject in winter months to cessation of the use at sunset hour\*) on weekdays,

09:00 – 19:00 hours Saturdays; subject in winter months cessation of the use upon darkness and

14:00 – 18:00 hours for 12 Sundays per calendar year subject in winter months cessation of the use upon darkness in any calendar year for events organised by the school or its Parent Teacher Association or for the benefit of families of current pupils or staff of the school; and for community use. The school shall maintain a record of any weekend use which shall be made available to the County Planning Authority on request.

\*typical sunset hours in Reigate in 2022

Jan	16.04 GMT
Feb	16.51 GMT
March	17.41 GMT
April	19.34 BST
May	20.23 BST
June	21.07 BST
July	21.20 BST
Aug	20.48 BST
Sept	19.47 BST
Oct	18.39 BST
Nov	16.35 GMT
Dec	15.57 GMT

**Delete condition 3:** *The condition is superfluous and can not be brought forward to this permission as the area of land where the woodland area was located has been built on.*

**Delete condition 4, rename to condition 3 and replace with the following:**

*‘4 The surface water drainage scheme for the site, shall be managed and maintained in accordance with the details approved under ref. RE15/02471/CON dated 22 December 2015’*

**Delete condition 5, rename to condition 4 and insert the following:**

*‘5 Prior to the adoption of the extended hours a Travel Statement shall be submitted and approved in writing by the County Planning Authority. The Travel Statement shall be in accordance with the sustainable development aims and objectives of the National Planning Policy Framework 2021, and Surrey County Council’s “Travel Plans Good Practice Guide”, explaining to users of the MUGA how they can access the site via non-car modes of transport such as use of any local train and bus services, walking and cycling from Reigate Town Centre.’*

**Condition 6, rename to condition 5 and delete the following:** *‘without the prior written consent of the County Planning Authority in an application on that behalf’.*

**BACKGROUND PAPERS – To be included at the end of Officer Report.**

[National Planning Policy Framework Planning Practice Guidance waste; traveller sites; planning for schools development; sustainable drainage systems; parking and Starter Homes.](#)

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*Contact Chris Turner*

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## **Background papers**

The deposited application documents and plans, including those amending or clarifying the proposal, and responses to consultations and representations received, as referred to in the report and included in the application file.

For this application, the deposited application documents and plans, are available to view on our [online register](#). The representations received are publicly available to view on the district/borough planning register.

The Reigate & Banstead Borough Council planning register for this application can be found under application reference RE22/00775/CON.

### **Other documents**

The following were also referred to in the preparation of this report:

### **Government Guidance**

[National Planning Policy Framework](#)

[Planning Practice Guidance](#)

### **The Development Plan**

Reigate and Banstead Local Plan Development Management Plan 2019

Reigate and Banstead Core Strategy 2014 and Reigate and Banstead Core Strategy Review 2019

### **Other Documents**

Surrey County Council Guidelines for Noise and Vibration

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**END OF UPDATE SHEET**



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