

Planning & Regulatory Committee 29 May 2024 Item No 9

## **UPDATE SHEET**

### **SURREY COUNTY COUNCIL PROPOSAL TA2024/47**

**DISTRICT(S)** TANDRIDGE

**Site of former Orchard Court Care Home, East Grinstead Road, Lingfield, Surrey RH7 6ET**

**Outline application for the erection of part 2 and 3 storey building (with additional basement) for extra care accommodation, comprising self-contained apartments, staff and communal facilities, electric substation and associated parking. Appearance and landscaping reserved**

#### ***Amendments to the report since publishing***

#### **Additional representations received:**

A total of twelve letters of representation have been received. Nine letters of objection and three letters of support have been received.

### **CONSULTATIONS AND PUBLICITY**

#### ***District Council***

#### **Tandridge District Council**

Further comments have been received from the District Council. A summary of their comments are set out below:-

“While it is acknowledged that affordable housing is a benefit given the lack of five year housing land supply the additional information provided has still not addressed the initial concerns raised. As such, it remains the view of officers at Tandridge District Council that the harm identified clearly and demonstrably outweighs the benefits of the proposal at this time.”

Officer’s comment:

The officer’s report provides a summary of the concerns raised by the District Council. All the comments raised have been considered and addressed within the officer’s report.

#### **County Noise Consultant:**

Further comments have been received from the County noise consultant. Condition 16 has been updated to reflect the comments received.

#### **Replace condition 16 as drafted with the following:-**

The development hereby permitted shall not be occupied unless a noise assessment is submitted to and approved in writing by the County Planning Authority to show that noise levels at the proposed residential units achieve the following noise levels, in line with BS8233.

- The noise level in living rooms, and bedrooms to not exceed 35dB(A) Leq,16hr during the daytime.
- The noise level in bedrooms to not exceed 30dB(A) Leq,8hr during the night-time.
- The noise level in bedrooms to not exceed 45dB(A) Lf,Max,1min more than 10 times per night.

The assessment should include a consideration of noise from aircraft associated with Gatwick Airport. Both the prevailing (westerly) and less common (easterly) operations should be considered.

If it is necessary to keep windows closed to achieve the above internal sound levels, then an appropriate ventilation system must be installed providing adequate ventilation to achieve Approved Document F (Building Regulations 2010, Approved Document F: Ventilation) requirements. In addition, an appropriate scheme should be put in place to avoid overheating conditions and comply with Approved Document O (Building Regulations 2010, Approved Document O: Overheating) requirements.

Reason: To Safeguard residential amenities and in accordance with policy DP7 of the Tandridge District Local Plan and policy CSP18 of the Tandridge District Core Strategy.

### **Add informative**

A good acoustic design process should be followed in accordance with the 'Professional Practice Guidance on Planning and Noise: New Residential Development' (May 2017 or later versions) to ensure that the lowest practicable levels in external amenity spaces are achieved.

### **RECOMMENDATION**

Correction to 'recommendation' in Summary Report section, which should read:

That, subject to Regulation 3 of the Town and Country Planning Regulations 1992, the Committee resolves that outline planning permission is granted for application ref: TA2024/47 subject to planning conditions.