

Planning & Regulatory Committee 30 October 2024

UPDATE SHEET

SURREY COUNTY COUNCIL PROPOSAL RE24/00028/CON

DISTRICT(S) REIGATE & BANSTEAD

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Site of Former Colebrook and Spectrum Noke Day Centres, Noke Drive, Redhill, Surrey RH1 1PT

Outline application for the erection of part 1, 4, 5 and 6 storey building for extra care accommodation, comprising self-contained apartments, staff and communal facilities, and associated parking with access from St Anne's Drive and Noke Drive. Appearance and landscaping reserved.

Amending Documents (Since report published) – None

CONSULTATIONS AND PUBLICITY

None

RECOMMENDATION

- Amendment to Condition 2 to include correct plan number (Roof plan), to read:

Drawing Number: 5210471-ATK-XX-RF-DR-A-90117 rev P02 – Indicative General Arrangements – Proposed Plans – Roof dated 13 December 2023

- Amendment to wording of Condition 4 to reference updated Flood Risk Assessment (10 October 2024):

- 4. The development shall be carried out in accordance with the submitted Flood Risk Assessment ref: Colebrook Day Centre Flood Risk Assessment (Rev 1.5) dated 10 October 2024, job number: 5210471 and the following mitigation measure it details:
 - Compensatory storage shall be provided of total volume of 523m³ at NGR location: TQ283506

This mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measure detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

- Amendment to wording of Condition 20 to refer to Condition 19 (working hours condition):

20. Prior to the commencement of the development hereby permitted a Construction Noise Management Plan (CNMP) shall be submitted to and approved in writing by the County Planning Authority (CPA), taking into account the construction working hours set out in Condition 19. The CNMP should include (but not be limited to) noise limits at noise sensitive receptors, noise impact assessments, mitigation measures, monitoring procedures and complaints procedures.

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- Amendment to wording of Informative number 14 to refer to Condition 26:

14. Details submitted pursuant to Condition 26 should include details of how lighting will be installed to minimize impacts to nocturnal wildlife within retained habitats with value for commuting and foraging bats. This should include any woodland and tree lines, with particular attention to the retained trees with bat suitability, in order to minimise disturbance to bats (see Table 28 of the Ecology Report dated 19 August 2024). These details should be accordance with the Institution of Lighting Engineers and Bat Conservation Trust Bats and Artificial Lighting at Night Guidance Note 08/23 2023.