

**REIGATE SOCIETY - ARCHITECTURE AND PLANNING
COMMITTEE**

Applications to be discussed at meeting to be held on 18 December 2017

Ref.	Name	Number/Road	Town	Description	Notes
17/02732	F	77-83 Bell Street	Reigate	Redevelopment of existing surface car park and RH2 7AN construction of 3 no. studio flats and 3 no. 1-bed flats with associated cycle parking, refuse store and landscaping.	OBJECT Over-development of tight site. Concerns over minimal separation distances, effect on outlook, daylight and sunlight to surrounding buildings to south and west of application site. No parking provided, loss of existing parking.
17/02927	HHOLD	<i>The Folly</i>	6 Castle Walk	Reigate Front ground floor extension RH2 9AY	NO COMMENT (but roof-light would improve daylighting/ventilation to deep interior)
17/02876	F	<i>Redhill Youth Association Hall</i>	Marketfield Road	Redhill Demolition of existing building to provide 50 residential RH1 units (including affordable housing) and a community hall, together with bicycle spaces, plant, internal refuse storage, roof-garden and associated landscaping.	OBJECT For a major proposal this application is lacking important information about the context of the proposals relative to the embankment behind and adjoining developments nearby. Where is the street scene? Although it can be argued that the scheme will provide an eastern 'edge' to the town centre we are very concerned that when considered together with other proposed developments along both sides of Marketfield Road that a 'canyonised' Marketfield Road – with the effects on daylight, sunlight, wind and pollution that will result (the Appendices to the Daylight Report illustrates this concern) The building is too tall at 9? stories and the height should be reduced. Critically there is no on-site parking at all. Delivery vehicles (removal vehicles and emergency vehicles) need to be able to get off the road. In addition some residents (including key workers such as midwives for example) do need a vehicle for their livelihoods. So if this building (and Redhill) is to contain a mix of occupiers and not just London office workers then a reasonable level of car-parking must be provided. No landscaping proposals either?
17/02818	F	<i>La Lanterna</i>	73 Bell Street	Reigate Proposed two-storey building to comprise two flats RH2 7AN	OBJECT Concerns over minimal separation distances and effect on outlook, daylight and sunlight to existing buildings to west and south of application sight. Clunky design. No parking provided.
17/02891 & 17/02890	F OUT	<i>St Nicholas School</i>	Taynton Drive	Merstham Erection of modular school accommodation, car parking, RH1 3PU access works, play space, landscaping and ancillary works required for a temporary period of two years.	NO COMMENT
17/02949	F	<i>West View Farm</i>	St George's Road	Salfords Demolition of existing agricultural buildings and removal of RH1 5RD hardstanding areas and erection of 3 x3 bed dwellings with parking and landscaping.	OBJECT Interesting design but object in principle to new dwellings within green belt

17/02905	F	Garage Block	Kingsley Grove	Reigate The Development of land off Kingsley Grove. Currently RH2 the site has 44 disused garages, with the rear section vacant. The development proposes the demolition of the garages and creation of 6 new dwellings. (Comprising of 3 bedroom, 2 storey , semi detached houses). A total of 13 no. parking spaces have been provided and the existing access route in and out of the site has been retained.	COMMENT No objection in principle but rather austere in appearance
17/02990	LBC		10 Bell Street	Reigate Proposed separate retail units at nos. 8 and 10 Bell Street RH2 7BG including shop fit-out of 10 Bell St.	COMMENT Staff toilet /mess room / changing areas may be better located at rear of store, allowing attractive inglenook fireplace here to form feature in shop-fitting arrangement
17/02985	F	Colley Lodge	27 Beech Road	Reigate Construction of a new two storey 4 bedroom dwelling with RH2 9NA double garage in the garden land adjoining 27 Beech Road.	OBJECT Over-development – cramped scheme in RASC. Unattractive design, bland gable-ends to garage block.
17/03016 17/03017	F LBC	Slipshoe House Dental Surgery	6 Slipshoe Street	Reigate Erection of two storey rear extension, alterations and RH2 9HU ancillary	COMMENT the ground floor courtyard area will be dark and unattractive. Would be better if accommodation were arranged around a two-storey central courtyard

R&BBC NOTICE OF APPEALS SUBMITTED

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