

REIGATE SOCIETY - ARCHITECTURE AND PLANNING COMMITTEE

Applications to be discussed at meeting to be held on 16 December 2019

Ref.	Z	Name	Number/Road	Town	Description	Notes
19/02285	OUT		Land At 529559 153845 Rockshaw Road	Merstham	Outline application for the development of land to the north of Rockshaw Road to consist of the development of 4 detached dwellings (Use Class C3) and an extra care scheme of up to 85 units comprising of apartments and cottages (Use Class C2); associated communal facilities; provision of vehicular and cycle parking together with all necessary internal roads and footpaths; provision of open space and associated landscape works; and ancillary works and structures; and creation of a nature park.	COMMENT The area in which the site is situated is inappropriate for this use as it is noisy. There is concern for increased traffic flow, particularly in relation to the older access bridge over the railway on Rockshaw Road. We also have concern over the protection of the Greenbelt. We would suggest that lifetime homes and electric car points be implemented at later stages.
19/02369	F	<i>Clears Farm Stables</i>	1A The Clears	Reigate RH2 9JL	Re-use of previously developed land to provide four open-market residential dwellings and provision of a replacement stable-block.	OBJECT We object to the location of the new stables as it is on Greenbelt land which has not been previously developed. The approval of this scheme will set an unwanted precedent. We have concerns about overlooking into neighbours' rear gardens from the rear of the new houses. We are also concerned by the proposed parking, on an area which is currently grass-covered, and about the increased traffic flow.
19/02185 19/02186	F LBC	<i>Forge Garage</i>	London Road	RH1 3BN	Addition of new office accommodation, together with the refurbishment and conversion of the existing workshop to office use, with associated car parking and landscaping. <i>NB : Area of Great Landscape Value, Metropolitan Green Belt</i>	COMMENT We are looking forward to following this protection of an important building
19/02252	F	<i>Hair Lounge</i>	5 Slipshatch Road	RH2 8HA	Replacement of existing shop front with new rendered frontage with door and window.	COMMENT This application should include a Change of Use from retail to residential. The loss of a retail unit in this area sets a worrying precedent.
19/01930	ADV	<i>Carluccios</i>	74 High Street	RH2 9AP	Installation of signage comprising a fascia sign and projecting sign, installation of awning and painting of facade. As amended on 31/10/2019 and on 19/11/2019	COMMENT We agree with the Conservation Officer's comments

19/02025	ADV	McDonalds	108 Horley Road	RH1 5AA	The installation of a new digital signage suite comprising 4 no. free-standing signs.	NO COMMENT
19/02222	F		30 Sandcross Lane	RH2 8EL	Construction of a new attached 3 bedroom dwelling to side of 30 Sandcross Lane.	COMMENT The proposed curved bays to the front elevation should match the existing
19/02225	F	The Pizza Project	2 High Street	Merstham	Proposed first floor rear extension to form office with external access staircase.	NO COMMENT The Committee awaits the Conservation Officer's comments