

Planning report for open meeting 9 April 2018

Applications and decisions for w/e Feb 2 - April 2 2018

Changes to the planning laws came in in March for the number of homes needed to be built where the cost of the homes in relation to the average wage for the area is looked at.

An article 4 directions from MVDC comes into force limiting permitted development rights on the following roads: The Square, Randalls Way, the Crescent, Guildford Road, Cleeve Road, and the business parks on Randalls Way and Cleeve Road.

Correspondence

The Developer for Cherfold sent CB plans of the new houses. We thanked him and informed him any response about the application would be sent to MVDC in the normal way.

Letters written to MVDC commenting on applications 18/0056, 18/0142, 18/0217, 17/1620, 17/1658, 18/0287

Meetings

The developers for the Randalls Way development contacted us about the comments we had submitted to MVDC in response to their application (17/1658) and Martyn Williams and I met with them. We discussed our concerns about the heights of the taller blocks and if they could be seen from the distance. We accepted that the development met the council guidelines for parking and number of affordable housing and it is the responsibility of the council to make changes to the road junction. Subsequently to that meeting I wrote again to MVDC, clarifying several points I had made in my first letter. This application was due to be considered at the April meeting of the council, but has been withdrawn. A new date for consideration has not yet been fixed.

Appeal

16/1280 ERA site Cleeve Road for 117 dwellings. This appeal was heard by a public enquiry, 20 Feb 2018. I spoke on the first day saying I felt it the mixed use will interfere with the running of the businesses and will also be a cramped unpleasant place to live, particularly the social housing at the rear. Illegal parking and unauthorised use of the car parks such as ball games and a skate park could also cause significant problems for the businesses. I felt the site needed to be divided so any residential element is completely separated from the offices. A local resident spoke about the impact on the surrounding area, the current traffic problems and parking shortage. This appeal has now been dismissed.

Decisions

17/2183 and 2169 Hazeldean Station Road change of use to a nursery and changes to access have been approved.

17/2293 The Chapel, Reigate Road Prior notification for the conversion of offices (B1) to 18 No. residential Units (C3) has been approved

17/1778 St Mary and St Nicholas church Demolition of redundant oil store, construction of single-storey lean-to extension, and various changes to the doors has been approved.

17/2284 Russett tiles 17 Epsom Rd the application to raise the roof to the existing bungalow has been refused.

18/0001 13 Church Rd replace a window with a UPVC sash window has been refused

Applications

18/0056 Land to the rear of 35 and 35A Bridge Street Erect a block for 14 flats. I have written saying it is overdevelopment of the site and concern about the narrow access and the position of the cycle and bin store in full view from Bridge Street.

18/0142 27 Church Street. New shop front of aluminium and glass. I have written asking that the existing front is retained, just painted in the company colour.

18/0217 Cherfold Yarm Way. This revised application for 2 houses. It is very similar to the previously refused application and I have written saying where I feel the new application still does not overcome the objections raised by the inspector to the previous application which was refused and dismissed on appeal.

17/1620 Elmer Water Works. Modifications have been made to screen the works. I have written expressing concern that the ideas presented to hide the existing buildings from view should be specifically designed by one of the many companies that specialises in this work as the wall could make the situation worse, particularly if the colour chosen is incorrect.

18/0287 Hillside, St Nicholas Hill. Replace the existing dwelling with a 5 bedroom house. I have written saying the replacement building is too large for the plot and feel moving it so far back on the plot makes the house very intrusive to the neighbours to the rear who are much lower.

18/0348 3 Elm Drive. A replacement house with a garage in front.

18/0492 ERA site Cleeve Road. Additional 44 parking spaces for South Building

F Smith