



To: All Members of the Planning Committee

Dear Councillor

PLANNING COMMITTEE - THURSDAY, 5TH SEPTEMBER, 2019

Please find attached an update report for the meeting of the Planning Committee to be held on Thursday, 5th September, 2019. This was not included in the original Agenda pack published previously.

1. **UPDATE REPORT** (Pages 3 - 16)

Update report for the following application:

- Agenda Item 3 – Land at Epsom & Ewell High School, Ruxley Lane, West Ewell, - 18/01360/FUL
- Agenda Item 4 – 7 Cedar Hill, Epsom KT18 7BP – 19/00725/FLH

For further information, please contact Democratic Services, tel: 01372 732121 or email: democraticservices@epsom-ewell.gov.uk

Yours sincerely

A handwritten signature in black ink, appearing to read "K. Beldan".

Chief Executive

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**Agenda Item 3 – Land at Epsom & Ewell High School –
18/01360/FUL**

Recommendation (Changes are marked in **BOLD**)

Part A

Subject to a Section 106 Agreement being completed and signed by 5 December 2019 under the following heads of terms

- **The development will be providing 40% affordable housing units. This equates to 65 units split between 45 Affordable Rent units and 20 Shared Ownership units.**
- **£40,000 to improve the existing playground at Curtis Road.**
- **A LEMP (Landscape and Ecological Management Plan) being used to secured implementation and management of the ecological mitigation in perpetuity**
- **traffic signal systems at the Ruxley Lane (B284) junctions with both Chessington Road (B284) and Kingston Road (A240);**
- **Provision of a shared cycle way footway between Ruxley Lane and Scotts Farm Road;**
- **Provision of one car club vehicle for a minimum of two years, with all costs associated with the provision of the vehicle including provision of parking space either within a publicly accessible location of the development or on the public highway and pump priming being met by the developer;**
- **Provision of £50 worth of free travel for the first residential users of the proposed development using the car club vehicles;**
- **Provision of one year free membership of the car club for the first occupants of each of the proposed residential units; and**
- **£6,150 towards Travel Plan Auditing.**
- **To secure a S278 for the provision of a car parking bay on Scotts Farm Road to hold 6 vehicles.**

The Committee authorise the Head of Planning to grant planning permission, subject to Conditions.

Part B

In the event the S106 Agreement referred to in Part A is not completed by 5 December 2019, the Head of Planning be authorised to refuse the application for the following reason:

The application fails to provide the necessary Affordable Housing and Contribution and Off Site Highway works to mitigate the proposed development contrary to policies CS9 and CS12 of the Epsom and Ewell Core Strategy 2007, DM6, DM21, DM22 and DM36 Development Management Policies Document

Fire Assessment

Fire Risk is not a material planning consideration and According to PAS 79 - Fire Risk Assessment – Guidance and a recommended methodology – the risk assessment can only validly be carried-out when a building is in normal use. However, it is important to address fire safety during the planning stage to ensure that the building is fit for purpose and that the approved building can incorporate the required fire safety elements.

The applicant has supplied a stage 2 fire safety strategy. The main areas of legislation governing fire safety are the Building Regulations 2010 and Regulatory Reform (Fire Safety) Order 2005.

The Building Regulations, produced under the Building Act 1984, is the primary legislation controlling building work and applies to the majority of new or materially altered buildings.

The fire safety requirements are given in Part B of Schedule 1 to the Building Regulations 2010 and make requirements for specific areas:

- B1 Means of warning and escape
- B2 Internal fire spread (linings)
- B3 Internal fire spread (structure)
- B4 External fire spread
- B5 Access and facilities for the fire service

The fire safety report concludes that the proposal would meet all safety requirements if it complies with recommendations made within the report (These are to be detailed within building control plans and are not for planning consideration. This does not discount the need of the applicant to address fire safety issues within the submission of building control plans):

The exits in the Classroom block and the Sports centre are not currently wide enough to facilitate the number of occupants proposed on the plans. It is recommended that the storey exit widths are revised in the next stage of the project; or the occupancy figures are updated in line with the occupancy figures given in the report.

The main object of an evacuation strategy is to ensure all occupants can reach a place of safety in the event of a fire. The initial approach will be to adopt a simultaneous evacuation where all the occupants in the building will evacuate on the sound of the fire alarm.

A Category M fire alarm and fire detection system will be installed and retrospective assessment regarding the inclusion of sprinklers.

There are not any planning objections to the fire safety aspects of the proposal.

Corrections within the report

- 4.17 Should state 9.11 metres in height
- 4.30 Should state 5 metres to the ridge
- 9.43 Housing requirement should state 697 housing requirement

Amendments to the conditions (Changes are marked in **BOLD**)

Condition 2

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Design and Access Statement
- Design and Access Statement - Addendum
- 101703-BEL-SL-01-B Presentation Planning Layout
- 101703-BEL-SL-02-B Supporting Planning Layout
- 101703-BEL-SL-03-B Storey Heights Layout
- 101703-BEL-SL-04-B Tenure Layout
- 101703-BEL-SL-05-C Unit Type Layout
- 101703-BEL-SL-06 Location Plan
- 101703-BEL-SL-07-B Materials Layout
- 101703-BEL-SL-08 Existing Site Plan
- 101703-BEL-SL-FRP01 Footpath Route Plan 01
- 101703-BEL-SL-FRP02 Footpath Route Plan 02
- 101703-BEL-SL-OSA01 Open Space Areas 01
- 101703-SS01-A Street Scene 01
- 101703-SS02-A Street Scene 02
- 101703-SS03-A Street Scene 03
- 101703-SEC01-A Site Section 01
- 101703-SEC02-A Site Section 02
- PO-2B-2S-TF-E The Potter - Elevations - Town - Feature Brick
- PO-2B-2S-TT-E The Potter - Elevations - Town - Tile
- PO-2B-2S-P1 The Potter - Floor Plans
- TH-3B-2S-TB-E-A The Thespian - Elevations - Town - Brick

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TH-3B-2S-TT-E-A	The Thespian - Elevations - Town - Tile
TH-3B-2S-TC-E-A	The Thespian - Elevations - Town - Contemporary
TH-3B-2S-P1-A	The Thespian - Floor Plans
QU-3B-2S-TF-E	The Quilter - Elevations - Town - Feature Brick
QU-3B-2S-P1	The Quilter - Floor Plans
101703-H324+-E1	House Type H324+ - Elevations - Town - Feature Brick
101703-H324+-E2	House Type H324+ - Elevations - Town - Tile
101703-H324+-E5	House Type H324+ - Elevations - Town - Contemporary
101703-H324+-P1	House Type H324+ - Floor Plans
101703-H324+-E3	House Type H324+ - Elevations - Town - Feature Brick
101703-H324+-P2	House Type H324+ - Floor Plans
101703-H324+-E4	House Type H324+ - Elevations - Town - Feature Brick
101703-H324+-P3	House Type H324+ - Floor Plans
MA-3B-2S-TF-E	The Mason - Elevations - Town - Feature Brick
MA-3B-2S-TC-E	The Mason - Elevations - Town - Contemporary
MA-3B-2S-P1	The Mason - Floor Plans
101703-B2-E1-B	Apartment Block 2 - Front Elevation
101703-B2-E2-B	Apartment Block 2 - Side Elevations
101703-B2-E3	Apartment Block 2 - Rear Elevation
101703-B2-P1-B	Apartment Block 2- Ground Floor Plan
101703-B2-P2-B	Apartment Block 2 - First Floor Plan
101703-B2-P3-B	Apartment Block 2 - Second Floor Plan
101703-B2-P4-B	Apartment Block 2 - Third Floor Plan
BA-2B-2S-TC-E	The Baker - Elevations - Town - Contemporary
BA-2B-2S-P1	The Baker - Floor Plans
TI-3B-2S-TF-E	The Tillman - Elevations - Town - Feature Brick
TI-3B-2S-TC-E	The Tillman - Elevations - Town - Contemporary
TI-3B-2S-P1	The Tillman - Floor Plans
SW-3B-3S-TF-E	The Shipwright- Elevations - Town - Feature Brick
SW-3B-3S-P1	The Shipwright - Floor Plans
101703-B1-E1-B	Apartment Block 1 - Front Elevation
101703-B1-E2-B	Apartment Block 1 - Side Elevations
101703-B1-E3-B	Apartment Block 1 - Rear Elevation
101703-B1-P1-B	Apartment Block 1- Ground Floor Plan
101703-B1-P2-B	Apartment Block 1 - First Floor Plan
101703-B1-P3-B	Apartment Block 1 - Second Floor Plan
101703-B1-P4-B	Apartment Block 1 - Third Floor Plan
101703-B3-E1-B	Apartment Block 3 - Front Elevation
101703-B3-E2-B	Apartment Block 3 - Side Elevation
101703-B3-E3-B	Apartment Block 3 - Rear Elevation
101703-B3-E4-B	Apartment Block 3 - Side Elevation
101703-B3-P1-B	Apartment Block 3 - Ground Floor Plan
101703-B3-P2-B	Apartment Block 3 - First Floor Plan
101703-B3-P3-B	Apartment Block 3 - Second Floor Plan
101703-B3-P4-B	Apartment Block 3 - Third Floor Plan
101703-GAR01	Garage Type 01 - Floor Plan and Elevations
101703-GAR02	Garage Type 02 - Floor Plan and Elevations
101703-GAR03	Garage Type 03 - Floor Plan and Elevations

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101703-GAR04	Garage Type 04 - Floor Plan and Elevations	
101703-GAR05	Garage Type 05 - Floor Plan and Elevations	
101703-GAR06-A	Garage Type 06 - Floor Plan and Elevations	
101703-SH01	Cycle Shed 01 - Floor Plan and Elevations	
101703-SH02	Cycle Shed 02 - Floor Plan and Elevations	
101703-SUB01	Sub Station - Floor Plan and Elevations	
7806	residential Scheme Biodiversity Enhancement	plan
PL01	Site Location Plan	
PL02	Existing Site Plan	
PL03	Proposed Site Plan	
PL10	Existing Site Plan	
PL11	Existing Ground Floor Plan	
PL12	Existing Roof Plan	
PL13	Existing Elevations	
PL20	Proposed Site Plan	
PL21	Rev.P1 Proposed Ground Floor Plan	
PL22	Rev.P1 Proposed First Floor Plan	
PL23	Rev.P1 Proposed Roof Plan	
PL24	Rev.P1 Proposed Elevations (1 of 2)	
PL25	Rev.P1 Proposed Elevations (2 of 2)	
PL30	Existing Site Plan	
PL31	Existing Ground Floor Plan	
PL32	Existing First Floor Plan	
PL33	Existing Roof Plan	
PL34	Existing Elevations	
PL40	Rev.P1 Proposed Site Plan	
PL41	Rev.P1 Proposed Ground Floor Plan	
PL42	Rev.P1 Proposed First Floor Plan	
PL43	Rev.P1 Proposed Roof Plan	
PL44	Rev.P1 Proposed Elevations (1 of 2)	
PL45	Rev.P1 Proposed Elevations (2 of 2)	
PL50	Proposed Site Plan	
PL51	Rev.P1 Proposed Ground Floor Plan	
PL52	Proposed Roof Plan	
PL53	Proposed Elevations (1 of 2)	
PL54	Proposed Elevations (2 of 2)	
PL60	Proposed Site Plan	
PL61	Proposed Elevations (1 of 2)	
PL62	Proposed Elevations (2 of 2)	
PL70	Rev.P1 Proposed Site Plan	
PL71	Proposed Elevations (1 of 2)	
PL72	Proposed Elevations (2 of 2)	
PL75	Rev.P1 Proposed Plan	
PL76	Proposed Elevations (1 of 2)	
PL77	Proposed Elevations (2 of 2)	
PL78	Rev.P1 Proposed Plans and Elevations	
PL80	Rev.P1 Proposed Contextual North Elevation	

Reason: For the avoidance of doubt and in the interests of proper planning as required by Policy CS5 of the Core Strategy (2007)

REMOVED REFERENCES BELOW – Not technical Drawings

101703-PER01-A Perspective View 01
101703-PER02 Perspective View 02
101703-PER03 Perspective View 03
101703-PER04 Perspective View 04

Condition 7

REMOVED – Reason: this condition is covered by separate conditions for both sites

Condition 13

No development shall take place at the **School Site** until a landscape and ecological management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas of the school site development (except privately owned domestic gardens), shall be submitted to and approved in writing by the Local Planning Authority. The landscape and ecological management plan shall be carried out as approved and any subsequent variation shall be agreed in writing by the local planning authority. The scheme shall include the following elements:

Details of maintenance regimes

Details of any new habitat created on site and/or buffers around water bodies

Details of management responsibilities

Reason: To ensure that the wildlife areas are protected and managed appropriately. Also to secure opportunities for enhancing the sites nature conservation value in line with national planning policy and adopted policy DM4 in the Development Management Policies Document adopted October 2015

Condition 22

The **School Site** of the hereby permitted scheme shall not commence until details of the design of a surface water drainage scheme for the **School Development** have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

- a) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development (Pre, Post and during), associated discharge rates and storages volumes shall be provided using a maximum Greenfield discharge rate of 11.2 l/s for the 1 in 1 year, 29.8 l/s for the 1 in 30 year and 41.9 for the 1 in 100 year storm events (as per the SuDS pro-forma or otherwise as agreed by the LPA).
- b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
- c) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.
- d) Details of drainage management responsibilities and maintenance regimes for the finalised drainage system
- e) Confirmation that the existing drainage ditch along the western boundary remains entirely operational pre, post and during construction.
- f) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

Condition 28

Notwithstanding paragraphs 6.2.1 to 6.3 of the submitted Transport Assessment dated December 2019 proposing arrangements to manage car parking details to manage cycle parking stock and arrangements to accommodate parking of mini buses within the site a revised document to manage such parking shall be submitted to and approved in writing before occupation of the **Epsom and Ewell High School Development**. The approved details shall be implemented upon occupation of the proposed community facilities. Should there be a need for interim parking arrangements during the construction phase of the development a temporary scheme should be submitted and approved in writing by the Local Planning Authority. The parking spaces approved for the final development shall thereafter be retained thereafter.

Reason: The Condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and DM 35 Transport and New Development, of the Epsom & Ewell Borough Council Development management Policies Document 2015

Condition 30

REMOVED – Reason: Refuse collection is not relevant to the school site (The refuse storage and collection remains the same as existing).

Condition 31

REMOVED - Reason: This is covered by Condition 23.

Condition 33

The Sports Facilities open for public use shall not operate outside of the hours listed for each element listed below:

Facility	Mon- Thurs	Friday	Saturday	Sunday
Sports hall	End of school day – 22.00 (Term Time) 09.00 - 22.00 (bank holidays and school holidays)		09.30 – 17.00	09:00 – 19.30
Studios	End of school day – 22.00 (Term Time) 09.00 - 22.00 (bank holidays and school holidays)		09.30 – 17.00	09:00 – 19.30
3g AGP (Floodlit)	End of school day – 21.00 (Term Time) 09.00 - 21.00 (bank holidays and school holidays)	End of school day – 19.00 (Term Time) 09.00 -19.00 (bank holidays and school holidays)	09.00 – 17.00	09.00 – 17.00
Hockey Plus Surface (hockey, tennis, netball (floodlit))	End of school day – 21.00 (Term Time) 09.00 - 21.00 (bank holidays	End of school day – 19.00 (Term Time) 09.00 -19.00 (bank holidays	09.00 – 17.00	09.00 – 17.00

	and school holidays)	and school holidays)		
Compact Athletics Training April – Sept	End of school day – 21.00 (Term Time) 09.00 - 21.00 (bank holidays and school holidays)		09.00 – 17.00	09:00 – 17.00
Compact Athletics Training Oct – March	None	None	09.00 – 16.00	09:00 – 16.00
Grass pitches/playing field upper field May – August	End of school day – 21.00 (Term Time) 09.00 - 21.00 (bank holidays and school holidays)		09.00 – 17.00	09.00 – 17.00
Grass pitches/playing field upper field April/September	End of school day – 19.00 (Term Time) 09.00 - 19.00 (bank holidays and school holidays)		09.00 – 17.00	09.00 – 17.00
Grass pitches/playing field upper field October – March	None	None	09.00 – 17.00	09.00 – 17.00
Grass pitch 7v7 Main School Site September – April	None	None	09.00 – 17.00	09.00 – 17.00

Reason: To safeguard the amenities of the occupiers of the neighbouring properties in accordance with Policy DM10 of the Development Management Policies Document adopted October 2015).

Condition 34

Prior to the installation of fans. Louvres etc on the School Development, full details of their size, position and specification shall be submitted and approved in writing with the LPA.

Reason: In the interests of the visual amenities if the area in accordance with Policy DM10 (Design Requirements for New Developments) of the Epsom & Ewell Borough Council Development Management Policies Document 2015

Condition 38

The hours and use of **the outdoor AGP facilities** of the School Site approved by the school users shall be restricted to organised sport and recreation between the hours of 09:00 and 21:00 Monday to Thursday, 09:00 and 19:00 on Fridays and 09:00 and 17:00 on weekends and bank holidays.

Reason: To ensure the amenities of the area and Local residents to accord with policies CS3 of the Core Strategy 2007 and Policies DM4 and DM10 of the Development Management Policies Document adopted October 2015

Condition 40

Prior to any occupation of the School Site, the approved remediation scheme prepared under **Condition 36** must be carried out in accordance with its terms. Following completion a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the local planning authority.

Reason: To control ground pollution in accordance with Policy DM17 of the Development Management Policies Document adopted October 2015

Condition 49

No development shall take place at the **Residential Site** until a landscape and ecological management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas of the residential site development (except privately owned domestic gardens), shall be submitted to and approved in writing by the Local Planning Authority. The landscape and ecological management plan shall be carried out as approved and any subsequent variation shall be agreed in writing by the local planning authority. The scheme shall include the following elements:

- Details of maintenance regimes
- Details of any new habitat created on site and/or buffers around water bodies
- Details of management responsibilities

Reason: To ensure that the wildlife areas are protected and managed appropriately. Also to secure opportunities for enhancing the sites nature conservation value in line with national planning policy and adopted policy DM4 in the Development Management Policies Document adopted October 2015

Condition 51 (Access)

The residential development hereby approved shall not be commenced unless and until the proposed access to Scott's Farm Road and the first 10 metres of the new access road have both been constructed under a Section 278 Agreement and the access provided with visibility zones of 43 metres to the near side kerb line from a point 2.4 metres back into the access from the near side kerb line and tactile paving and dropped kerbs at the pedestrian crossing points in general accordance with plan numbered **174390-001B** submitted within the Ardent Transport Assessment dated December 2018, all to be permanently retained.

Reason: The Condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and DM 35 Transport and New Development, of the Epsom & Ewell Borough Council Development management Policies Document 2015

Condition 52

The **Residential Site** of the hereby permitted scheme shall not commence until details of the design of a surface water drainage scheme for the **Residential Site Development** have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

- a) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development (Pre, Post and during), associated discharge rates and storages volumes shall be provided using a maximum Greenfield discharge rate of 11.2 l/s for the 1 in 1 year, 29.8 l/s for the 1 in 30 year and 41.9 for the 1 in 100 year storm events (as per the SuDS pro-forma or otherwise as agreed by the LPA).
- b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
- c) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

- d) Details of drainage management responsibilities and maintenance regimes for the finalised drainage system
- e) Confirmation that the existing drainage ditch along the western boundary remains entirely operational pre, post and during construction.
- f) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

Condition 53

The Residential Site of the development hereby permitted shall not be occupied until details of the refuse and recycling storage facilities and a refuse and recycling management strategy for the residents of, and visitors to, the **Residential** development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The refuse and recycling storage and management plan **for the relevant part of the development** shall be fully implemented and made available for use prior to the occupation of the **relevant part of the** development hereby permitted and shall thereafter be retained for use at all times.

Reason: to safeguard the amenities of the occupiers of the neighbouring properties in accordance with Policy DM10 of the Development Management Policies Document Adopted October 2015.

Condition 55

Prior to any occupation of the Residential Site, the approved remediation scheme prepared under **Condition 51** must be carried out in accordance with its terms. Following completion a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the local planning authority.

Reason: To control ground pollution in accordance with Policy DM17 of the development management Policies Document adopted October 2015.

Condition 57

REMOVED – Reason: a residential travel plan has been agreed for the residential side and as such a revised plan is not required

Condition 60

The submitted Residential travel plan (Document Ref: 174390-05 **Rev. D**) shall be implemented upon first occupation and for each subsequent occupation.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and policies DM 35 Transport and New Development, DM 36 Sustainable Transport for New Development, DM 37 Parking Standards of the Epsom and Ewell Borough Council Development Management Policies Document September 2015.

Condition 64

Notwithstanding the submitted plans the development hereby approved shall not be occupied unless and until 13 spaces of the available parking spaces for the flats are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) and a further 13 of the available spaces for the flats are provided with infrastructure to fit fast charge sockets and each of the **56 dwellings with off street parking within their curtilage and 8 of the parking spaces for the 40 dwellings without off street parking within their curtilage are provided with fast charge sockets (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) and a further 8 of the parking spaces for the 40 dwellings without off street parking are provided with infrastructure to fit fast charge sockets** in accordance with a revised scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019 and policies DM 35 Transport and New Development, DM 36 Sustainable Transport for New Development, DM 37 Parking Standards of the Epsom and Ewell Borough Council Development Management Policies Document September 2015.

Additional Informatives

12. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work before 8am or after 6pm Monday to Friday, before 8am or after 1pm on a Saturday or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act

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1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Health Department Pollution Section.

13. Surrey Fire and Rescue Service (SFRS) would strongly recommend that consideration is given to the installation of AWSS (ie; Sprinklers, Water Mist etc) as part of a total fire protection package to:

- protect life;
- protect property, heritage, the environment and our climate;
- help promote and sustain business continuity; and
- permit design freedoms and encourage innovative, inclusive and sustainable architecture.

The use of AWSS can add significant benefit to the structural protection of buildings in the event of a fire. Other benefits include supporting business recovery and continuity if a fire happens.

SFRS are fully committed to promoting Fire Protection Systems for both business and domestic premises.

Passive fire protection measures, particularly fire stopping, fire barriers and fire resisting compartmentation, restricts the spread of smoke and fire through a building through hidden areas such as voids. We recommend that careful attention is given to this detail during construction. Certification of this work can be beneficial to confirm the suitability of the structure to meet its performance requirement lay out in this design application.

Your attention is drawn to the series of publications produced by the Department for Communities and Local Government (CLG), which provides information for the responsible person about the Fire Safety Order. These publications are available from Government Services and Information website at:

<https://www.gov.uk/workplace-fire-safety-your-responsibilities/fire-safety-advice-documents>

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9.14 The proposal would result in the application dwelling having 4 bedrooms, which requires 3 on-site parking space. However, there are adequate space for 2 off street car parking spaces to the front of the application dwelling within the site and there are no on-street parking restriction as noted during the site visit. The resident can benefit from on-street parking, given the location of the application site within the Borough. Therefore, the proposal would not have any parking implications, having regard to the Council standards.

9.15 No objection is raised with regard to local plan policies and parking standards and therefore, accord with the requirements of the Residential Parking Standards DPD 2015.