

## Minutes of the Meeting of the PLANNING COMMITTEE held on 4 October 2018

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### PRESENT -

Councillor Humphrey Reynolds (Chairman); Councillor David Reeve (Vice-Chairman); Councillors Michael Arthur MBE, John Beckett, Lucie Dallen, Jan Mason, Tina Mountain, Martin Olney, Vince Romagnuolo, Clive Smitheram, Mike Teasdale and Tella Wormington

Absent: Councillor Peter O'Donovan

Officers present: Ruth Ormella (Head of Planning), Martin Holley (Planning Development Manager), John Robinson (Planning Officer), Danny Surowiak (Principal Solicitor), Tom Bagshaw (Planner), Virginia Johnson (Planner) and Sandra Dessent (Democratic Services Officer)

#### 14 COMMITTEE MEMBERSHIP

In accordance with the Local Government and Housing Act 1989 Act and Standing Orders, the Committee was informed that it was the wish of the Resident Association's Group that Councillor Mike Teasdale fill the vacancy on the Committee.

#### 15 DECLARATIONS OF INTEREST

In the interests of openness and transparency the following declarations were made:

Planning Application 18/00626/TPO - 362 Chessington Road, West Ewell, Surrey KT19 9EG

Councillor Clive Smitheram, Other Interest: Applicant is a fellow ward Councillor.

Planning Application 18/00626/TPO - 362 Chessington Road, West Ewell, Surrey KT19 9EG

Councillor Jan Mason, Other Interest: Applicant is a fellow ward Councillor.

#### 16 MINUTES OF THE PREVIOUS MEETING

The Minutes of the Meeting of the Planning Committee held on 6 September 2018 were agreed as a true record and signed by the Chairman.

#### 17 PLANNING APPLICATION 18/00466/FUL - EPSOM COLLEGE, COLLEGE ROAD, EPSOM KT17 4JQ

### ***Description***

Demolition of existing buildings and erection of Sixth Form Centre

***Decision***

Planning permission is **PERMITTED** subject to the following conditions:

**Conditions:**

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2005**

- (2) The development hereby permitted shall be carried out in accordance with the following approved plans:

**Proposed Site Plan (drg ref: 00-DR-A-0900);**

**Proposed Ground Floor (drg ref: 00-DR-A-1021);**

**Proposed First & Second Floor (drg ref: 00-DR-A-1022);**

**Proposed Upper Roof Plan (drg ref: 00-DR-A-1004);**

**Proposed Site Elevation (drg ref: 00-DR-A-1209);**

**Proposed Section AA (drg ref: 00-DR-A-1300);**

**Proposed Section BB (drg ref: 00-DR-A-1301);**

**Proposed Section CC (drg ref: 00-DR-A-1302);**

**Proposed Section DD (drg ref: 00-DR-A-1303);**

**Proposed Elevations NW & SE (drg ref: 00-DR-A-1212 S2 P5)**

**Proposed Elevations NE & SW (drg ref: 00-DR-A-1213 S2 P5);**

**Landscape Plan (drg ref: 00-DR-L-1901);**

**Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans to comply with Policy CS5 of the Core Strategy (2007).**

- (3) Prior to the commencement of development, details and samples of the external materials to be used for the development shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

**Reason: To secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM9 and DM10 of the Development Management Policies 2015.**

- (4) **No development shall take place until full details, of both hard and soft landscape proposals, including a schedule of landscape maintenance for a minimum period of 5 years and the planting of three trees in front of the building, have been submitted to and approved in writing by the local planning authority. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the development hereby approved and thereafter retained.**

**Reason: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015.**

- (5) **A report is to be submitted to the Local Planning Authority, within 6 months of the commencement of any use of any part of the building, to demonstrate that the low energy technologies (as detailed in the submitted Sustainability Statement) hereby approved have been fully implemented and are functioning.**

**Reason: In order to promote sustainable construction in accordance with Policy CS6 of the Core Strategy 2007.**

- (6) **The applicant shall within a period of six months following the felling of the trees, the subject of this application, plant the same number of replacement trees of a species and maturity and in positions approved by the Local Planning Authority. In the event that any of these trees should die following planting, they shall be replaced with similar trees in similar positions within six months of the death of each specimen.**

**Reason: In the interest of amenity, and in accordance with policy and Policies DM5 and DM9 of the Development Management Policies 2015.**

- (7) **No demolition, site clearance or building operations shall commence on site until the protective fencing and other protection measures as shown on Drawing Number Tree Protection Plan Sept 2017 in the Arboricultural Method Statement produced by GHA trees Ref: GHA/DS/13360:17 have been installed. At all times until the completion of the development, such fencing and protection measures shall be retained as approved. Within all fenced areas, soil levels shall remain unaltered and the land kept free of vehicles, plant, materials and debris.**

**Reason: To protect the trees on site which are to be retained in the interests of the visual amenities of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015.**

- (8) Prior to the first occupation of the new building, swift bricks as well as a minimum of five “Schwegler” bat boxes shall be installed on mature trees around the site boundaries/retained buildings, in accordance with details submitted to and approved by the local planning authority. The boxes shall be retained thereafter.**

**Reason: To preserve and enhance biodiversity and habitats in accordance with Policy CS3 of the Core Strategy (2007) and Policy DM4 of the Development Management Policies 2015.**

- (9) No development shall commence until a Construction Transport Management Plan, to include details of:**

- a) parking for vehicles of site personnel, operatives and visitors**
- b) loading and unloading of plant and materials**
- c) storage of plant and materials**
- d) programme of works (including measures for traffic management)**
- e) HGV deliveries and hours of operation (to minimise conflict and impact on pupils)**
- f) vehicle routing**
- g) measures to prevent the deposit of materials on the highway**
- h) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused**
- i) no construction vehicle movements to or from the site shall take place at peak pupil arrival and departure times considered between the hours of 8.00 and 9.00 am and 3.00 and 4.00 pm nor shall the contractor permit any construction vehicles associated with the development at the site to be laid up, waiting, in Longdown Lane South and College Road during these times**
- j) on-site turning for construction vehicles**

**has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.**

**Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the provisions of policy CS16 of the Core Strategy 2007**

- (10) The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for:**
- a) The secure and covered storage for parking of bicycles within the development site,**
  - b) Facilities within the development site for cyclist to change into and out of cyclist equipment,**
  - c) Facilities within the development site for cyclists to store cyclist equipment,**

**and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.**

**Reason: To promote sustainable transport in accordance with Policy CS16 of the Core Strategy 2007**

- (11) The applicant shall be required to retain novation of the architects (Corde) , as a minimum as executive architects for the approved scheme.**

**Reason: To maintain architectural quality in accordance with Policy DM10 of the Development Management Policies 2015.**

**Informatives:**

- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 38 of the National Planning Policy Framework 2018.**
- (2) The water efficiency standard required under condition 5 has been adopted by the local planning authority through the Development Management Policies 2015. This standard is the 'optional requirement' detailed in Building Regulations 2010, Part G Approved Document (AD) Buildings Regulations (2015), at Appendix A paragraph A1.**

**The applicant is advised that this standard can be achieved through either:**

**using the 'fittings approach' where water fittings are installed as per the table at 2.1 in the AD or**

using the water efficiency calculation methodology detailed in the AD Part G Appendix A.

- (3) No construction work shall be carried out in such a manner as to be audible at the site boundary before 07:30 hours or after 18:30 hours Monday to Friday; no construction work shall be audible at the site boundary before 08:00 or after 13:00 hours on Saturdays and no construction work of any nature shall be carried out on Sundays or Bank/Public Holidays.

The Committee noted a verbal representation from the agent of the application. Letters of representation had been published on the Council's website and were available to the public and members of the Committee in advance of the meeting.

- 18 PLANNING APPLICATION 18/00459/FUL - ASHLEY CENTRE CAR PARK, ASHLEY AVENUE, EPSOM KT18 5AL

***Description***

Proposed installation of perimeter security fencing

***Decision***

Planning permission is **PERMITTED** subject to the following conditions:

**Conditions:**

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2005**

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

**Drawings S15988-EL (Proposed Elevations, Sheets 1-8 inclusive), Procter Weld Mesh Data Sheet**

**Securi Mesh 358 Data Sheet**

**Block Plan**

**Site Plan and Location Plan**

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

**Informative:**

- (1) **The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 38 of the National Planning Policy Framework 2018.**

19 PLANNING APPLICATION 18/00626/TPO - 362 CHESSINGTON ROAD, WEST EWELL, SURREY KT19 9EG

***Description***

Application to carry out tree work on a protected tree – Felling of Oak T26 of Tree Preservation Order No. 317 located in the front garden.

***Decision***

Felling of Oak T26 was **PERMITTED** subject to the following conditions:

**Conditions:**

- (1) **All tree works shall be carried out to British Standard 3998 and as specified in the application details.**

**Reason: To ensure that the tree receives the appropriate treatment and that the tree work is of a satisfactory standard to protect amenity in accordance with Policies CS1 and CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015.**

- (2) **A replacement tree shall be planted in the front garden within 2m from the Oak to be felled during the dormant period (November-March) before 31/03/2019. The tree shall be 1 metre in height and selected from one of the following species:**

**Acer campestre – Field Maple**

**Carpinus betulus – Hornbeam**

**Koelreuteria paniculata – Pride of India**

**Sophora japonica – Pagoda tree**

**If any tree(s) planted in accordance with this condition are removed, die or in the opinion of the local planning authority become seriously damaged or diseased, within a period of five years after planting, they shall be replaced in the next available planting season with a new tree(s) of the same size, species and number, unless otherwise agreed in writing by the local planning authority.**

**Reason: To maintain continuity of the tree resource for amenity in accordance with Policies CS1 and CS5 of the Core Strategy (2007)**

**and Policies DM5 and DM9 of the Development Management Policies 2015.**

**Informatives:**

- (1) The applicant should inform the Council's Tree Officer (Tel. 01372 732000) at least three working days in advance of the intention to commence the works which have been agreed.**
- (2) Please ensure the tree work contractors that work on this tree/s are advised this is an area of Oak Processionary Moth (OPM) activity and therefore they should check the guidance on the Forestry Commission Website [www.forestry.gov.uk/opm](http://www.forestry.gov.uk/opm) about the need to report suspected sightings and comply with the good practice guide for handling Oak material in areas affected by OPM.**

*Note: In the interests of openness and transparency Councillors Jan Mason and Clive Smitheram did not take part in the debate or vote, as they were fellow ward Councillors of the applicant.*

**20 MONTHLY REPORT ON PLANNING APPEAL DECISIONS - AUGUST-SEPTEMBER 2018**

The appeal decisions from 21 August to 24 September were noted.

*The meeting began at 7.30 pm and ended at 8.05 pm*

COUNCILLOR HUMPHREY REYNOLDS (CHAIRMAN)