

## Minutes of the Meeting of the PLANNING COMMITTEE held on 27 June 2019

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### PRESENT -

Councillor Clive Woodbridge (Chair); Councillor Monica Coleman (Vice-Chair); Councillors Nigel Collin, Lucie Dallen, Neil Dallen, Colin Keane, Jan Mason, Steven McCormick, Debbie Monksfield, Peter O'Donovan and David Reeve

Absent: Councillor Previn Jagutpal and Councillor Humphrey Reynolds

Officers present: Amardip Healy (Chief Legal Officer), Ruth Ormella (Head of Planning), Tom Bagshaw (Planner), Euan Cheyne (Planning Officer), Martin Holley (Planning Development Manager) and Sandra Dessent (Committee Administrator)

#### 15 DECLARATIONS OF INTEREST

No declarations of interest were made regarding items on this agenda.

#### 16 MINUTES OF THE PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on 30 May 2019 were agreed as a true record and signed by the Chairman, subject to the amendments detailed below:

*Minute 9 Page 32, 5 Derby Square, High Street, in the footnote at the end of the item, Debbie Monksfield to be removed from the list of Councillors known to objector.*

*Minute 11 Page 33, Guillotine, Clive Smitheram attended as a nominated substitute for David Reeve.*

#### 17 ST MARYS EWELL PARISH CHURCH, LONDON ROAD, EWELL,

##### **Description**

Repair works to Grade II Listed Wall.

##### **Decision**

Repair to the wall is **PERMITTED**, subject to the following conditions:

**Conditions:**

- (1) The development hereby permitted shall be commenced within 3 years from the date of this decision.

**Reason:** In order to comply with Section 91 of the Town and Country Planning Act, 1990. (As amended)

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

- 18035/01 - CHURCHYARD WALL EXTERNAL ELEVATIONS DEFECTS AND EXTENT OF REMEDIAL WORKS
- 18035/02 - CHURCHYARD WALL INTERNAL ELEVATIONS DEFECTS AND EXTENT OF REMEDIAL WORKS
- Specification of Works for St Mary's Church Wall Restoration
- Heritage, Design and Access Statement for St Mary's Church Wall Restoration

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

- (3) Prior to the commencement of development, details shall be submitted to and approved in writing by the local planning authority of the materials to be used for external surfaces of the development including all making good works, demonstrating that the finishing materials match those of the original building/structure in size, colour, texture, profile, finish, bonding and pointing. The development shall be carried out in accordance with the approved details.

**Reason:** To safeguard the special architectural and historic interest of the listed building in the interest of the character and appearance of the conservation area in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8, DM9 and DM10 of the Development Management Policies 2015.

**Reason for pre commencement:** in the interests of the avoidance that works would not result in any harm to the Grade II listed building.

- (4) No clearance of vegetation shall commence on site until details have been submitted to and approved in writing by the local planning authority of a tree works and tree protection plan including details of the protective fencing and other protection measures have been. 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.**

**Informatives:**

- (1) In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.**
- (2) Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced.**
- (3) 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 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Health Department Pollution Section.**
- (4) The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:**

- carry out work to an existing party wall;
- build on the boundary with a neighbouring property;
- in some circumstances, carry out groundwork's within 6 metres of an adjoining building.

**Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "The Party Walls etc. Act 1996 - Explanatory Booklet".**

**18 MONTHLY REPORT ON PLANNING APPEAL DECISIONS**

The appeal decisions from 3 May to 12 June 2019 were noted.

*The meeting began at 7.00 pm and ended at 7.20 pm*

COUNCILLOR CLIVE WOODBRIDGE (CHAIR)