

18 June 2020

Longmead Depot, Blenheim Road, Epsom, KT19 9DL

Building reconfiguration, installation of additional roller shutter and vehicular ramp, adjusting electrics and changes to the existing fire alarm system.

Ward:	Court Ward;
Contact Officer:	John Robinson

1 Plans and Representations

- 1.1 The Council now holds this information electronically. Please click on the following link to access the plans and representations relating to this application via the Council's website, which is provided by way of background information to the report. Please note that the link is current at the time of publication, and will not be updated.

Link: <http://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q58EY0GYH4Q00>

2 Summary

- 2.1 The application is submitted to Committee as the site and buildings are owned by the Council
- 2.2 This application seeks permission for internal and external alterations to an industrial unit, which is currently occupied by a specialist vehicle maintenance company, which services and maintains the Council's vehicles.
- 2.3 The proposal would accord with residential and highways policies contained in the Local Development Framework Core Strategy 2007 and the Development Management Policies Document 2015
- 2.4 The application is recommended for APPROVAL.

3 Site description

- 3.1 The application site is located on the eastern side of Blenheim Road, in the Longmead Industrial Estate. The yard/depot comprises a single story workshop/administrative office building aligned along the Blenheim Road frontage, with a large open yard to the rear, around 50m deep and 78m wide.

Planning Committee Planning Application
Number: 20/00201/FUL

18 June 2020

3.2 It is bounded to the north and south by industrial buildings and to the east by the railway line. Immediately to the south of the workshop building, there is a three-storey block of flats, the upper floors overlooking the yard.

3.3 The surrounding area is predominantly industrial in character, with the block of flats being visually and functionally at odds with the neighbouring properties.

4 Proposal

4.1 This application seeks permission for the reconfiguration of the unit's layout, which currently comprises a double unit and a single unit. It is proposed to remove an internal dividing wall to create a single "3 bay" workshop, requiring the comprising the installation of an additional roller shutter door and vehicular ramp,(and internal adjustment of electrics and changes to the existing fire alarm system, which do not require planning permission).

5 Comments from third parties

5.1 The application was advertised by means of letters of notification to 12 neighbouring properties. To date 01.06.2020, no letters of objection have been received.

6 Consultations

6.1 Highways: No objection

7 Relevant planning history

Application number	Decision date	Application detail	Decision
10/01028/FUL	03.06.2011	New LED floodlighting to depot yard, (Erection of 1 No 5m high, 8 No 10m high floodlight columns and 4 No wall mounted floodlights)	GRANTED

8 Planning Policy

National Policy Planning Framework (NPPF) 2019

Chapter 6: Building a strong, competitive economy
Chapter 12 Achieving well-designed places

Core Strategy 2007

18 June 2020

Policy CS1 - General policy

Policy CS5 - The built environment

Policy CS11 - Employment provision

Development Management Policies Document 2015

Policy DM9 - Townscape character/distinctiveness

Policy DM10 - Design for new developments

Policy DM25 - Development of employment premises

9 Planning considerations

Principle of Development

9.1 The use of the existing application site is consistent with Policy CS11 and DM25, which seek to meet the needs of local businesses and encourage intensification of employment uses within the Longmead industrial estate.

Visual Impact

9.2 Paragraph 124 of the NPPF sets out that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

9.3 Policy DM9 of the Development Management Policies document (2015) states that we will seek enhancement of the townscape through new development. Planning permission will be granted for proposals, which make a positive contribution to the Boroughs visual character and appearance.

9.4 Policy DM10 sets out that development proposals will be required to incorporate principles of good design, the most essential element identified as contributing to the character and local distinctiveness of a street, which should be respected, maintained or enhanced. As such the prevailing typology, scale, layout, height, form and massing should be respected.

9.5 The proposed alterations to the front elevation of the building would not be visible in the streetscene. The insertion of a new roller shutter door would not have an adverse impact on the appearance of the building, which has an archetypical utilitarian design and appearance.

9.6 The proposed scheme would therefore comply with Policies DM9 and DM10.

18 June 2020

Neighbouring Amenity

- 9.7 Policy DM10 sets out those development proposals should (inter alia) have regard to the amenities of occupants and neighbours, including in terms of privacy, outlook, sunlight/daylight, and noise and disturbance.
- 9.8 The proposed development would not give rise to any additional material impact or raise concerns with regard to loss of privacy, overlooking or noise and disturbance.
- 9.9 The proposed scheme would therefore comply with Policy DM10

Community Infrastructure Levy

- 9.10 The proposed development would not be CIL liable.

10 Conclusion

- 10.1 This application meets planning policy and is therefore acceptable. In light of the above it is recommended that planning permission be GRANTED

11 Recommendation

- 11.1 This application is recommended for APPROVAL subject to the following conditions:

Condition(s):

- (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 of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- (2) The development hereby permitted shall be carried out in strict accordance with the approved drawings:**

01919-020 Ground Floor Plan – Proposed

01919-023 Elevations - Proposed

01919-024 Sections - Proposed

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).

18 June 2020

Informative(s):

- (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.