

To: All Members of the Planning Committee

Dear Councillor

PLANNING COMMITTEE - THURSDAY, 11TH APRIL, 2019

Please find attached an update report for the meeting of the Planning Committee to be held on Thursday, 11th April, 2019. This was not included in the original Agenda pack published previously.

1. **UPDATE REPORT** (Pages 3 - 10)

This report provides an update for the following agenda items:

- Item 05 – Nonsuch Park Mansion, Nonsuch Park, Ewell Road, Cheam SM3 8AL – 18/01309/FUL
- Item 07 – St Ebbas Farm, Hook Road, Epsom KT19 8AW – 18/01453/FUL
- Item 08 – Lower Mill, Kingston Road, Ewell, KT17 2AH – 18/00743/FUL
- Item 09 – Lower Mill, Kingston Road, Ewell, KT17 2AH – 18/00865/LBA
- Item 10 – ALDI, 379-393 Kingston Road, Ewell, KT19 0BS – 18/01018/REM

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

Yours sincerely



Chief Executive

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**UPDATE REPORT
PLANNING COMMITTEE – 11 APRIL 2019**

ITEM 10 Agenda Index

Reference number should read 18/01018/REM

ITEM 05: 18/01309/FUL

Nonsuch Park Mansion, Nonsuch Park, Ewell Road, Cheam, Surrey, SM3 8AL

The amended words are in bold.

Revised paragraphs:

- 2.1 The applicant is applying for planning permission to change the use of the first and second floors this Grade II* Listed Building from an office use to a Hotel (Use Class C1) with associated works. The works include the creation of **9 bedrooms**, 6 bathrooms, with 4 intended to be ensuite bathrooms on the first floor to serve bedrooms and various alterations to improve the appearance and habitability of the internals of the property. The details of the second floor are to be required as conditions to be discharged (Condition 7).

11.1 **Part A**

Refer to Secretary of State with a recommendation to Grant Listed Building Consent, subject to the proposed conditions.

11.2 **Part B**

Following confirmation from the Secretary of State that the matter is not to be called in, delegation be given to the Head of Planning to determine the application in accordance with the following conditions:

All the conditions to be replaced with 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:

Proposed floor plan as indicated in revised

Design & Access Statement [received 09.03.2019]

Method statement room 4 [received 09.03.2019]

Photographical Survey [received 09.03.2019]

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

- (3) All works of making good and repair in association with these works shall match the existing adjacent fabric in material details, finish and design detail, unless otherwise agreed in the plans approved in this planning consent.

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

- (4) The proposed development shall be carried out in accordance with the survey of works detailed in the design and access statement, method statement and photographic survey [Received 09.03.2019]. Copies of the report should be sent to the Borough Museum at Bourne Hall.

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

- (5) Prior to commencement of works a survey with sections through all new openings in walls showing proposed response too, and making good of, cornices, skirting boards and dado rails with detail sections at a scale of 1:2. No works shall commence until these specifications are approved and shall carried out in accordance with the approved specifications.

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

- (6) Prior to any works to the second floor of the proposed development the applicant should provide a schedule of works and method statement for the works to the proposed second floor of the development providing the details set out below. These details shall be submitted to and approved in writing by the local planning authority and the development shall be carried out in accordance with the approved specifications.

- Which doors are being retained and where.
- What repairs will be carried out to the surviving doors.
- What is the historic significance of the fireplaces.
- What works of repair/alteration/removal is proposed for the fireplace.
- Is there any surviving plaster and is this original lath and plaster.
- Confirmation of the method of resurfacing the wall – if plaster this should be lath and plaster, matching plaster elsewhere in the building.

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

ITEM 07: 18/01453/FUL

St Ebbas Farm, Hook Road, Epsom, Surrey, KT19 8QW

The amended words are in bold.

Revised Condition:

- (4) Details of both hard and soft landscape proposals **to the extent of the Blue Line indicated in drawing A500**, including a schedule of landscape maintenance for a minimum period of 5 years, shall be submitted to and approved in writing by the local planning authority in consultation with the council's ecology officer. The approved landscape scheme shall be implemented prior to the occupation of the development hereby approved and thereafter retained.

ITEM 08: 18/00743/FUL

Lower Mill, Kingston Road, Ewell, Surrey, KT17 2AH

The amended words are in bold.

Clarifications

The application was advertised by means of letters of notifications to 20 neighbouring properties. Since the Officer's Report was published, further representations were received. To date **(10.04.2019) 251** letters of representation have been received in response to the proposal. **The additional comments received relate to the heights of the proposed buildings, density, the loss of trees, adverse ecological impacts and the adjacent. The report addresses these concerns at the following sections:**

- **Heights of Buildings: paragraphs 8.24 – 8.46**
- **Loss of trees: paragraphs 8.129 – 8.141**
- **Ecological impacts: paragraphs 8.147 – 8.152**

Comments have been received with regards to the density of the proposed new buildings.

Officers response to these comments are as follows:

In May 2018, the Licensing Planning Policy Committee took a decision to set aside Policy DM11 (Housing Density) and Policy DM13 (Building Heights) of the Development Management Policies Document (2015). This was on the basis of the policy restricting opportunities for growth in the Borough.

This four buildings at the Site represents an optimal form of development and use for the Site. The proposed buildings have been designed to provide the Listed Buildings with the appropriate setting required, whilst seeking to optimise the Site. The buildings are adequately sited from nearby residential properties and the provision of landscaping and ecological enhancements is considered to allow for increased density at this Site.

Comments have been received with regards to the Hogsmill River, which is locally designated as a Site of Nature Conservation Interest (SNCI). As set out in revised paragraph 8.67, Buildings 1-3 will be visible from the footpath along the Hogsmill River. Landscaping is proposed to be controlled by Condition, to limit the views of the new buildings from this footpath. Furthermore, the ecological mitigation and enhancements proposed as part of the Site respect the SNCI value of the Hogsmill River.

Comments have been received that there are Locally Listed Buildings in close proximity to the Site and that these, with the statutory Listed buildings, are a key component of the Conservation Area.

The surrounding area is important to consider as part of the application. The buildings have been designed at the Site to respond to the immediate surroundings. Landscaping is proposed at this Site, which is controlled by Condition, to limit the impact of the proposed development on the Conservation Area and surrounding Listed Buildings.

Revised Paragraphs

Ward:	Ewell
Contact Officer:	Virginia Johnson

- 2.11 The total existing floorspace on the Site comprises a Gross Internal Area of **1,792** sqm. A brief overview of the existing and vacant buildings on the Site is provided below:
- 2.13 A large vacant office building is located to the rear of Grade II Listed Mill House and is therefore not overly visible from the Site's access, via Kingston Road. It is **three** storeys in height and dates back to the 1980s, with associated car parking at Ground and Basement level.
- 8.6 It is considered that the applicant has attempted to market the existing vacant office building, with no success. It has therefore been demonstrated that the Site is no longer suitable for its existing use or other employment uses. The proposed **Extra Care Home** seeks to employ approximately 12 members of staff and therefore complies with Policy DM24.
- 8.21 The Standard Method Calculation indicates a high demand for new housing in the new plan period. The provision of 'extra-care' at the Site falls under Use Class C2 (Residential Institution). It does not fall under Use Class C3 (Dwellinghouse). The "Housing Delivery Test Measurement Rule Book", dated July 2018, is the basis of calculating the 'net homes delivered' for communal accommodation, including Care Homes. In accordance with this guidance, the 53 bedrooms proposed at the Site would be calculated as **47 additional units**.
- 8.47 The core materials for the new buildings were discussed at pre-application stage. The core materials comprise facing brick. **This material is considered to respond positively to the woodland setting of the Site. Condition 24 requires samples of all external materials to be approved in writing by the Local Planning Authority.**
- 8.67 To the South of the Site is a dense woodland and the Hogsmill River. Beyond this is Epsom Sports Club. **Buildings 1-3 will be visible from the footpath along the Hogsmill River, however landscaping is proposed to be controlled by Condition, to limit the views of the new buildings.** The proposals are not considered to adversely impact the views enjoyed from Epsom Sports Club.

- 8.108 Surrey County Council (Highways) initially commented that the proposal had insufficient parking, however the applicant confirmed that the majority of residents are unlikely to drive and therefore would not require a parking space each. In the Extra-Care Industry, the benchmark for car parking is to allocate an average of 0.4 spaces per apartment, which calculates as 24 car parking spaces for this Site. The provision of 24 resident spaces is therefore appropriate. **Surrey County Council (highways) does not object to the car parking provision and Condition 17 controls parking levels.**
- 8.109 To accommodate servicing arrangements, the Site provides two drop-off/turning head areas: the courtyard and the drop-off point, which is shown on the Proposed Site Plan (APL004 Rev G). These areas provide adequate space for vehicles servicing the Site (including refuse vehicles, emergency vehicles and deliveries). Apart from refuse vehicles, **which can only turn in the Historic Courtyard area**, all other service vehicles would be able to use either area.
- 8.131 The Tree Survey and Impact Assessment sets out that the majority of the trees proposed for removal are of low quality and value. **Four** trees proposed to be removed are of moderate quality (32 and 59, **which need to be removed to allow for development and 49 and 50, which are ash trees, but are not required to be removed to facilitate the** development) with their loss unavoidable due to building footprints. Trees are proposed to be coppiced along the boundary of the stream to provide room for the proposed development, allowing for improved light levels. Ash trees are also proposed to be removed, in light of the impact of Ash Dieback. Their removal will facilitate the planting of a mix of native species on the Site.

ITEM 09: 18/00865/LBA

Lower Mill, Kingston Road, Ewell, Surrey, KT17 2AH

The amended words are in bold.

Revised Paragraphs

Ward:	Ewell
Contact Officer:	Virginia Johnson

3.2 The total existing floorspace on the Site comprises a Gross Internal Area of **1,792sqm**. A brief overview of the three existing and vacant buildings on the Site are provided below:

8.31 The core materials for the new buildings were discussed at pre-application stage. The core materials comprise facing brick. **This material is considered** to respond positively to the woodland setting of the Site.

10.1 Condition 2:

APL007 Rev I – Proposed Ground Floor Plan – **dated January 2019**

ITEM 10: 18/01018/REM

ALDI 379-393 Kingston Road, Ewell, KT19 0BS

The amended words are in bold.

Additional Planning History:

16/00747/REM	24.10.2016	Variation of Condition 6 (Restrictive sales condition) of planning permission 14/00471/FUL to allow the sale of magazines and newspapers	REFUSED Appeal ALLOWED 11.05.2017
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