

To: All Members of the Planning Committee

Dear Councillor

PLANNING COMMITTEE - WEDNESDAY, 13TH MAY, 2020

Please find attached the following report for the meeting of the Planning Committee to be held on Wednesday, 13th May, 2020.

1. **SUPPLEMENTARY INFORMATION: UPDATE REPORT** (Pages 3 - 4)

Updated material for agenda Item 3 and Item 4 – former Epsom Post Office, 74 High Street, Epsom, KT19 8BE, 19/01397/REM

For further information, please contact Democratic Services, email: democraticservices@epsom-ewell.gov.uk or tel: 01372 732000

Yours sincerely



Chief Executive

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Updates: In **bold type**

Agenda Item 3 : 19/01397/REM

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6. The outdoor garden area **and smoking area** shall not be utilised by patrons or members of the public after 20:00 hrs Monday – Sunday

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

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13. A repeat noise survey, to be carried out within twelve months of first use of the premises, shall be submitted to the local planning authority for approval, along with any mitigation strategy that might be necessary. Any revised or additional noise control measures arising from this report shall be implemented, and thereafter retained as such.

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

Agenda item 4 : 19/01667/LBA

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Paragraph 9.11, line 1 “Officers consider that since no external alterations are proposed to the **front** of the building, the architectural features for which the building is listed would be unaffected by the proposed works.

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Condition 2:

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

3722 03 (08) A Proposed Sections

3722 03 (03) B Proposed Demolitions & Alterations Sheet 1 of 2

3722 03 (04) B Proposed Demolitions & Alterations Sheet 2 of 2

3722 03 (07) C Proposed Elevations

3722 03 (01) D Proposed Floor plan

3722.03(10) Conservatory Detail

3722.03(11)A Proposed HVAC Roof Plan Sheet 1

3722.03(12)**B** Proposed HVAC Roof Plan Sheet 2

3722.03(14) Bin Store Detail

3722.03(13)B Proposed HVAC External Elevations _ Layout

3722.03(15)B Proposed External Finishes_Layout

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

Condition 3:

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 DM8, DM9 and DM10 of the Development Management Policies 2015.

Replaced by

3. The external materials to be used in the development hereby permitted shall be in accordance with those shown on drawing 3722.03(15) B Proposed External Finishes and the samples submitted on 24.10.19.

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 DM8, DM9 and

Condition 4:

4. No development shall take place until details of all new or replacement external chimneys, flues, extract ducts, vents, grilles and meter housings have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details. All new external flues, pipework and grilles shall be cast metal and finished in black.

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.

Replaced by

4.All new or replacement external chimneys, flues, extract ducts vents, grilles and meter housings shall be installed in accordance with drawings 3722.03(11)A Proposed HVAC Roof Plan Sheet 1, 3722.03(12)B Proposed HVAC Roof Plan Sheet 2 and 3722.03(13)B Proposed HVAC External Elevations _ Layout

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.