

# Public Document Pack

Legal and Democratic Services



**To: All Members of the Planning Committee**

Dear Councillor,

**Planning Committee - Thursday, 10th December, 2020,**  
<https://attendee.gotowebinar.com/register/6415978412984786956>

Please find attached the following document for the meeting of the Planning Committee to be held on Thursday, 10th December, 2020. This was not included in the original Agenda pack published previously.

1. **MINUTES OF THE PREVIOUS MEETING** (Pages 3 - 38)

The Committee is asked to confirm as a true record the Minutes of the Special Meetings of the Planning Committee held on the 23 September and 18 (attached) and the Minutes of the Meeting of the Planning Committee held on 5 November (attached) and authorise the Chairman to sign them.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'K. Beldan'.

Chief Executive

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**Minutes of the Meeting of the PLANNING COMMITTEE held on 23 September 2020**

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**PRESENT -**

Councillor Clive Woodbridge (Chair); Councillor Monica Coleman (Vice-Chair); Councillors Neil Dallen, David Gulland, Christine Howells (as nominated substitute for Councillor Alex Coley), Previn Jagutpal, Colin Keane, Jan Mason, Steven McCormick, Lucie McIntyre, Debbie Monksfield, Peter O'Donovan and Clive Smitheram

Absent: Councillor Alex Coley

Officers present: Amardip Healy (Chief Legal Officer), Viv Evans (Interim Head of Planning), Tom Bagshaw (Planner), Virginia Johnson (Planner), Steven Lewis (Planning Development Manager) and Tim Richardson (Committee Administrator)

**1 DECLARATIONS OF INTEREST**

The following declarations were made in relation to items of business at the meeting:

Councillor Neil Dallen, Other Interest: In the interests of openness and transparency, Councillor Neil Dallen declared that he is a member of the Epsom Civic Society. He stated that he came to the meeting with an open mind.

Councillor Steven McCormick, Other Interest: In the interests of openness and transparency, Councillor Steven McCormick declared that he is a member of the Epsom Civic Society and the Woodcote Epsom Residents Society. He stated that he came to the meeting with a clear and open mind.

15 Beech Road, Epsom, Surrey, KT17 4NH

Councillor Clive Smitheram, Other Interest: In the interests of openness and transparency, Councillor Clive Smitheram declared that he had received a number of emails in objection to the Beech Road Application. He stated that he came to the meeting with an open mind.

Woodcote Grove, Ashley Road, Epsom, Surrey, KT18 5BW, 19/00999/FUL

Councillor Clive Woodbridge, Other Interest: In the interests of openness and transparency, Councillor Clive Woodbridge declared on behalf of all Members of the Committee that all Members had received a number of messages from an objector to the Application, as well as from the Applicant. Councillor Woodbridge stated he came to the meeting without any predetermination.

**2** 15 BEECH ROAD, EPSOM, SURREY, KT17 4NH

## Description

Proposed ground and first floor rear extension, ground and first floor side extension and internal alterations.

## Decision

The Committee noted a presentation from the Planning Officer.

The Committee was addressed by Ward Councillor, Julie Morris, who spoke in objection to the Application. The Committee also heard from an objector, and a supporter to the Application, as well as the Applicant.

The following points were raised by the Committee:

- a) **Presence of bats:** Members noted concerns regarding the presence of bats around the location of the proposed development. It was noted that there had not been substantial evidence of bats being present, but that as a protected species work would not be undertaken to harm their habitat should they be found to be living at the site.
- b) **Access:** Members noted concerns regarding access to the proposed development in terms of both access into the property and traffic management along the road. It was noted that a Traffic Management Plan may be enforced by Environmental Health should it be deemed appropriate.

Following consideration, the Committee resolved with 8 Members voting for, 3 Members voting against, 1 Member abstaining and the Chairman not voting that:

The Application be **APPROVED** subject to the following:

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(1) 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 accordance with the following approved plans:

Drawing No 04 Rev D – Proposed Plans

Drawing No 05 Rev D – Proposed Elevations

**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 occupation of development hereby approved, 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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting this Order) no windows or other openings (other than those hereby approved) shall be formed in the side walls of the extensions hereby approved without the prior written consent of the Local Planning Authority.

**Reason: To protect the amenities and privacy of the occupiers of the adjoining residential properties in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Development Management Policies Document Adopted October 2015.**

- (5) The roof of the extension hereby permitted shall not be converted or used as a balcony or a sitting out area, and no access shall be gained except for maintenance purposes.

**Reason: To protect the amenities and privacy of the adjoining residential properties in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Development Management Policies Document Adopted October 2015.**

- (6) Before any occupation of the development hereby permitted, any windows above ground floor level on the east elevation shall be constructed so that no part of the framework less than 1.7m above finished floor level shall be openable. Any part below that level shall be fitted with, and retained in, obscure glazing of a patterned type only which shall thereafter be retained as such. Obscure glazed windows should be obscured to minimum of level 3 of the Pilkington Scale. The use of any type of film or material affixed to clear glass is not acceptable for the purposes of this Condition.

**Reason: To protect the amenities and privacy of the adjoining residential properties in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Development Management Policies Document Adopted October 2015.**

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.
- (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) You have been granted planning permission to build a residential extension. 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”.

- 3 WOODCOTE GROVE, ASHLEY ROAD, EPSOM, SURREY, KT18 5BW, 19/00999/FUL

#### Description

Demolition of existing office buildings and redevelopment of Application Site to provide 98 apartments/dwellings, including conversion of the Grade II\* Listed Woodcote Grove and Grade II Listed Stable Block, with parking, access, landscaping and other associated works.

#### Decision

The Committee noted a presentation from the Planning Development Officer.

The Committee was addressed by Councillor Liz Frost, Ward Member, who spoke in objection to the Application. The Committee also heard from an objector, and an agent to the Applicant.

The following points were raised by the Committee:

- a) **Parking facilities:** Members noted the number of proposed car parking spaces, and raised concerns regarding the impact this may have on the local area. Members also noted possible ways in which overflow parking may be managed, and that parking spaces would be allocated to residential units.
- b) **Housing density:** Members noted concerns regarding the high density of the proposed residential development and the impact that it would have upon the local area. It was noted that the proposed development would play a positive role in fulfilling the borough’s housing need.
- c) **Amenity space:** Members spoke about the private and shared amenity space for the proposed flats. It was noted that not all of the proposed housing units would meet the standard of amenity space, as it would not be suitable to attach balconies onto a Grade II Listed Building. It was noted that a management plan could be set up to maintain the proposed children’s play area for the use of all residents.

Councillor Neil Dallen proposed a refusal. This was seconded by Councillor Previn Jagutpal. The reason for this refusal was based on concerns regarding parking facilities, density and harm to the conservation area.

Following consideration, the Committee resolved with 5 Members voting for and 8 Members voting against that:

The refusal was **NOT ACCEPTED**.

Following consideration, the Committee resolved with 8 Members voting for and 5 Members voting against that:

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

Part A:

Subject to a legal agreement being completed and signed by 23.12.2020 to secure the following Heads of Terms:

- Provision of eight affordable units, at the tenure mix of seven shared ownership and one social rented unit
- Secure £15,950, as a payment in lieu of on-site affordable housing
- A S106 monitoring fee in respect of monitoring implementation of the obligations in the S106 agreement of £2000 to be paid upon to the Council upon commencement of the development
- Implementation of a review mechanism for the submission of a revised Viability Statement
- Should trees become irreparably damaged, a financial retainer is held, equivalent to the CAVAT value of the threatened trees, to be determined by the Local Planning Authority (LPA), with the value to be paid into the LPA's green infrastructure funds, to compensate the local community
- Applicant to prepare and enter into a Landscape Ecological Management Plan
- A financial monitoring fee to be paid within three months of the site being 50 percent occupied of £4,600 towards future auditing of the site travel plan
- The provision of a fully funded scheme by the developer to improve the local bus infrastructure on Ashley Road either side of the site access and at the bus stops on Woodcote Green Road closest to the site, to consider real time passenger information, shelter provision and seating, in accordance with scheme details and timings to be submitted to and approved in writing with the Local Planning Authority
- Prior to commencement of development to submit the Car Club Scheme to the County Council for approval and, to implement such approved prior to the Occupation of the first Dwelling to be occupied. The Car Club Scheme shall provide for two Car Club bays, one on-street and one on-site
- The Car Club Scheme shall comply with the Surrey Guidance on car clubs in new developments, to include but not be limited to, the following requirements:



- That the Owner shall procure the establishment, operation and promotion of the Car Club and provide the name and address of the operator of the Car Club to the County Council prior to occupation of the first dwelling to be occupied;
  - a) On-street Car club bay to be provided with a fast charge electric vehicle charging point;
  - b) On-site car club bay to be located in an open and highly visible location;
  - c) To fully fund the provision of the Traffic Regulation Order (TRO) to secure one on-street parking space on the public highway; and
  - d) Every Dwelling shall have the offer of free membership of the Car Club for one year. This offer will extend to the first occupier of any Dwelling only. The offer of free membership must be accepted by the Occupier within 3 months of such offer being made and will last one year irrespective of any change in the details of the occupier. The offer will also include 25 miles of free use of the Car Club Car
  
- On-street car parking monitoring:
  - a) Monitoring of the on-street car parking levels, taking place along Worple Road and Chalk Lane, at times to be agreed, to ensure no overspill car parking is taking place by residents
  - b) Payment of the financial monitoring fee of £3,000 to be paid before completion of the last dwelling to be built towards auditing and reviewing the car parking monitoring reports and reviewing the restrictions on Worple Road and Chalk Lane for a period of up to 5 years post full occupation of the proposed development
  - c) Within a period of five years following full occupation of the Development, if required by Surrey County Council following the above audit and review process, the Owner shall fully fund the cost of advertising and implementing a Traffic Regulation Order (TRO) for a revised traffic management scheme on Worple Road and Chalk Lane, in the vicinity of the site.
  
- The applicant is to enter into a full S278 agreement with Surrey County Council to facilitate the proposed changes to the highway at the junction of Worple Road and Chalk Lane and the provision of one car club bay on-street.

The committee further agreed the following additional clause to be added to the s106 agreement regarding the children's play area to ensure its long term maintenance:

- The Applicant to prepare and enter into a management plan to cover the long-term maintenance of the children's play areas

The Committee authorise the Head of Planning to grant planning permission subject to the Conditions detailed below.

Part B

28.2 In the event that the section 106 Agreement referred to in Part A is not completed by 23.12.2020 the Head of Planning be authorised to extend the deadline to complete the agreement or refuse the application for the following reason:

- a) In the absence of a completed legal obligation under section 106 of the Town and Country Planning Act 1990 (as amended).

Amendment:

A modification was proposed and agreed for an extra condition to be added to the s106 agreement, seeking a requirement for a management plan to be put in place to cover the long-term maintenance of the children's play areas.

- To implement a management plan relating to the children's play areas to protect them from any future lack of maintenance.

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 accordance with the following approved plans:

LOC – Site Location Plan – Rev B – dated 19.05.2019

BLOC – Proposed Block Plan – Rev A – dated 31.07.2019

001 - Existing Site Plan – dated 26.07.2019

002 - Existing Coach House – Rev B – dated 30.07.2019

003 - Existing Conference Centre – Rev A – dated 26.07.2019

004 - Existing Woodcote Grove – Plans – Rev A – dated 26.07.2019

005 - Existing Woodcote Grove – Elevations – Rev A – dated 26.07.2019

006 - Existing Atkins Office Building – Ground Floor Plan – Rev A – dated 26.07.2019

- 007 - Existing Atkins Office Building – Typical Floor Plan – Rev A – dated 26.07.2019
- 008 - Existing Atkins Office Building – Elevations - Rev A – dated 26.07.2019
- 009 - Existing Atkins Office Building - Elevations - Rev A – dated 26.07.19
- 010 - Existing Reprographics Centre – Floor Plans and Elevations – Rev A – dated 26.07.2019
- 011 – Proposed Site Plan – Rev R – dated 28.07.2020
- 020 – Block A - Floor Plans – Rev D – dated 18.12.2019
- 021 – Block A – Elevations – Rev D- dated 27.03.2020
- 022 – Block B - Floor Plans & Elevations – Rev B – dated 30.07.2019
- 023 – Block C and D – Ground Floor Plan – Rev B – dated 31.07.2019
- 024 – Block C and D – First Floor Plan – Rev B – dated 31.07.2019
- 025 – Block C – Elevations – Rev B - dated 31.07.2019
- 026 - Block D – Elevations – Rev B - dated 31.07.2019
- 027 - Block E - Floor Plans – Rev C – dated 30.10.2019
- 028 - Block E – Elevations – Rev B – dated 31.07.2019
- 029 - Block F - Lower Ground Floor Plan – Rev F – dated 30.07.2020
- 030 - Block F - Upper Ground Floor Plan – Rev G – dated 05.02.2020
- 031 – Block F - First & Second Floor Plan – Rev H – dated 05.02.2020
- 032 - Block F - Third Floor Plan – Rev G – dated 27.01.2020
- 033 - Block F - Fourth Floor Plan – Rev E – dated 17.12.2019
- 035 – Block F - Elevations Sheet 1 – Rev G - dated 27.01.2020
- 036 – Block F – Elevations – Rev G – dated 27.01.2020
- 037 - Block F - Detailed Bay Sections– Rev A – dated 27.01.2020
- 038 - Block F - Detailed Bay Sections - Rev A – dated 27.01.2020
- 039 - Block F - Detailed Bay Sections– Rev A – dated 27.01.2020
- 040 - Site Sections AA-FF – Rev E – dated 27.01.2020

041 - Site Sections– Rev E - dated 27.01.2020

042 - Block E - Site Boundary Treatment – dated 05.02.2020

050 - Bin Stores - Plans and Elevations – dated 31.07.2019

J4/01030 – Fence Standard Install Details – dated 04.01.2017

**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, 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) Prior to the commencement of development, a sample panel of brickwork measuring 1m X 1m must be prepared for inspection and approved by the local planning authority on the Application Site as example for the brick to be used. These shall be used as model for colour, texture, module, bond, pointing and mortar colour and retained on the Application Site during construction. The development shall be carried out in accordance with the approved samples.

**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.**

- (5) Prior to the commencement of development, section drawings [parapets /reveals/lintel/cills/balconies, etc.] at a scale of 1:5 shall be submitted to the local planning authority. No works shall commence until these specifications are approved. The development shall be carried out in accordance with the approved specifications.

**Reason: To safeguard the special architectural and historic interest of the Site and 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.**

- (6) The timber double doors in the archway of the Grade II listed Stable Block shall be retained and maintained.

**Reason: To safeguard the special architectural and historic interest of the listed buildings and 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.**

- (7) Following demolition and prior to occupation of the development, a site investigation and risk assessment to determine the existence, extent and concentrations of any made ground/fill, ground gas and contaminants (including asbestos) with the potential to impact sensitive receptors on and off site. The scope and detail of these are subject to the approval in writing by the local planning authority. The results of the investigation and risk assessment shall be submitted to and approved by the Local Planning Authority. If ground/groundwater contamination, filled ground and/or ground gas is found to present unacceptable risks, a detailed scheme of risk management measures shall be designed and submitted to the Local Planning Authority for approval. The site shall be remediated in accordance with the approved measures and a verification report shall be submitted to and approved by the Local Planning Authority. If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site and verification report shall incorporate the approved additional measures.

**Reason: To control significant harm from land contamination to human beings, controlled waters, buildings and or/ecosystems as required by Policy DM10 of the Development Management Policies Document (2015).**

- (8) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work, to be conducted in accordance with a written scheme of investigation, which has been submitted to and approved, in writing, by the Local Planning Authority.

**Reason: It is important that the archaeological information should be preserved as a record before it is destroyed by the development in accordance with Policy CS5 of the Core Strategy (2007).**

- (9) The construction of the drainage system/prior to above ground floor superstructure shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the local planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDs, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:
- a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels,

- b) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development. Associated storage volumes shall be provided using an infiltration based strategy,
- c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
- d) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected. Including details of how any surface water flooding risk to Block A from the adjacent highway is mitigated,
- e) Details of drainage management responsibilities and maintenance regimes for the drainage system,
- f) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

**Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.**

- (10) Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

**Reason: To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS.**

- (11) The development hereby approved shall be carried out in accordance with the protection, mitigation and enhancement measures detailed in the Ecological Impact assessment, dated 18 September 2020 prior to the first occupation of the development or in accordance with the approved timetable detailed in the assessment. The approved measures shall thereafter be maintained.

**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.**

- (12) The development hereby approved shall be carried out in accordance with the mitigation measures detailed within the Air Quality Assessment, dated 12.02.2019.

**Reason: To safeguard the residential amenity of neighbouring occupiers in accordance with Policy DM10 of the Development Management Policies 2015.**

- (13) Other than demolition and enabling works, the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

All previous uses

Potential contaminants associated with those uses

A conceptual model of the site indicating sources, pathways and receptors

Potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

**Reason: For the protection of Controlled Waters. The site is located over Principal & Secondary Aquifers and within SPZ1 and it is understood that the site may be affected by historic contamination.**

- (14) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy

shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

**Reason: There is always the potential for unexpected contamination to be identified during development groundworks. The Environment Agency should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters.**

- (15) Prior to occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the local planning authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

**Reason: Should remediation be deemed necessary, the Applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use.**

- (16) Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

**Reason: To protect the underlying groundwater from the risk of pollution. Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.**

- (17) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

**Reason: The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We**



**recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.**

- (18) The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

**Reason: To ensure that the proposed development does not pose a risk to water quality by ensuring foul sewage connection to the Thames Water sewer.**

- (19) No part of the development shall be first occupied unless and until the vehicular access to Ashley Road has been cleared of all vegetation at the back edge of the highway (along the fence line) to improve visibility zones in accordance with the approved plan and thereafter the visibility zones shall be kept permanently clear of any vegetation and obstruction over 1.05m high.

**Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. Required in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2019. To accord with NPPF 2019: Section 9 Promoting Sustainable Transport, and Epsom and Ewell Core Strategy 2007 and Epsom and Ewell Development Management Policies 2015.**

- (20) The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for the loading and unloading of service vehicles and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking / loading and unloading / turning areas shall be retained and maintained for their designated purposes.

**Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. Required in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2019. To accord with NPPF 2019: Section 9 Promoting Sustainable Transport, and Epsom and Ewell Core Strategy 2007 and Epsom and Ewell Development Management Policies 2015.**

- (21) The development hereby approved shall not be occupied unless and until at least 20 of the available parking spaces are provided with a fast charge socket and a further 20 of available spaces to be provided with a power supply to provide additional fast charge sockets (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

**Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. Required in recognition of Section 9 “Promoting Sustainable Transport” in the National Planning Policy Framework 2019. To accord with NPPF 2019: Section 9 Promoting Sustainable Transport, and Epsom and Ewell Core Strategy 2007 and Epsom and Ewell Development Management Policies 2015.**

- (22) 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) Provision of boundary hoarding behind any visibility zones
  - f) HGV deliveries and hours of operation
  - g) Vehicle routing
  - h) Measures to prevent the deposit of materials on the highway
  - i) Before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
  - j) No HGV movements to or from the site shall take place between the hours of 8.30 and 9.15 am and 3.15 and 4.00 pm nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in Ashley Road, Worple Road and during these times
  - k) 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.
  - l) No construction vehicle access shall be permitted via Worple Road and Chalk Lane at any time

**Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. Required in recognition of Section 9 “Promoting Sustainable Transport” in the National Planning Policy Framework 2019. To accord with NPPF 2019: Section 9 Promoting Sustainable Transport, and Epsom and Ewell Core Strategy 2007 and Epsom and Ewell Development Management Policies 2015.**

- (23) The development hereby approved shall not be first commenced unless and until a Delivery and Servicing Plan containing a scheme specifying arrangements for deliveries to and removals from the site, to include details of:
- a) The types of vehicles to be used and hours of their operation
  - b) The design of delivery areas within the development site
  - c) The dimensions and layout of lorry parking areas and turning spaces
  - d) Chalk Lane access management approach (including emergency access)

**Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. Required in recognition of Section 9 “Promoting Sustainable Transport” in the National Planning Policy Framework 2019. To accord with NPPF 2019: Section 9 Promoting Sustainable Transport, and Epsom and Ewell Core**

**Strategy 2007 and Epsom and Ewell Development Management Policies 2015.**

- (24) The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with the approved plans to be submitted to and approved in writing by the Local Planning Authority for:
- The secure, level and covered parking of 122 bicycles within the development site,
  - Facilities within the development site for cyclists to store cyclist equipment,
  - Providing safe routes for pedestrians / cyclists to travel between Ashley Road and Chalk Lane through the development site

**Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. Required in recognition of Section 9 “Promoting Sustainable Transport” in the National Planning Policy Framework 2019. To accord with NPPF 2019: Section 9 Promoting Sustainable Transport, and Epsom and Ewell Core Strategy 2007 and Epsom and Ewell Development Management Policies 2015.**

- (25) Three months prior to the occupation of the development a Travel Plan shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, Surrey County Council’s “Travel Plans Good Practice Guide”, and in general accordance with the 'Heads of Travel Plan' document as submitted, with specifics to be included on:.

□ Information to be provided to residents and visitors regarding the availability of and whereabouts of local public transport and car clubs, and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority

□ The submitted Travel Plan to include details of the car club operator, the types of vehicle to be provided, the parking bay location and how the car club will be marketed to residents, including any agreed membership discounts or offers

And then the approved Travel Plan shall be implemented prior to occupation of any dwelling and for each and every subsequent occupation of the development, thereafter maintain and develop the Travel Plan to the satisfaction of the Local Planning Authority

**Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. Required in recognition of Section 9 “Promoting Sustainable Transport” in the National Planning Policy Framework 2019. To accord with NPPF 2019: Section 9 Promoting Sustainable Transport, and Epsom and Ewell Core Strategy 2007 and Epsom and Ewell Development Management Policies 2015.**

(26) The development hereby approved shall not be first occupied unless and until a scheme for specifying arrangements for the monitoring of the parking levels on-street connected to the development proposals, to include details of:

1. Monitoring of the on-street parking levels, taking place along Worple Road and Chalk Lane, at times to be agreed, to ensure no overspill car parking is taking place

2. Payment of financial monitoring fee towards reviewing the parking monitoring reports and reviewing the restrictions on Worple Road and Chalk Lane for period of up to 5 years post full occupation of the proposed development

3. Within a period of five years following occupation of the development, if required by Surrey County Council following the above review process, the Applicant shall fully fund the cost of advertising and implementing a Traffic Regulation Order (TRO) for a revised traffic management scheme on Worple Road and Chalk Lane, in the vicinity of the site.

**Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. Required in recognition of Section 9 “Promoting Sustainable Transport” in the National Planning Policy Framework 2019. To accord with NPPF 2019: Section 9 Promoting Sustainable Transport, and Epsom and Ewell Core Strategy 2007 and Epsom and Ewell Development Management Policies 2015.**

(27) The following environmental mitigation measures shall be employed during the demolition and construction phases:

- A name and contact number of a suitably accountable person shall be made available on the site boundary.
- A log book shall be maintained of all dust and air quality complaints, and of exceptional instances that cause dust and/or air emissions. Records shall be maintained detailing the measures employed to reduce emissions in a timely manner. These records shall be made available to an officer of the local authority on request.
- Regular checks shall be made of dust soiling of surfaces such as street furniture, cars and window sills within 100 metres of the site boundary. The frequency of these checks shall be increased during activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions.
- The site layout shall be planned so that machinery and dust causing activities are located away from receptors as far as possible and screened if necessary.
- An adequate supply of water shall be made available on the site for the use in dust suppression systems using non potable water where possible.
- No burning of waste materials shall be permitted at any time

**Reason: To protect the occupants of nearby residential properties from disturbance in accordance with Policy DM10 of the Development Management Policies 2015.**

- (28) No development shall take place until details of existing and proposed finished site levels, finished floor and ridge levels of the buildings to be erected have been submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details.

**Reason: In order to safeguard the amenities of the occupiers of neighbouring properties in accordance with Policy CS5 of the Core Strategy (2007) and Policy DM10 of the Development Management Policies 2015.**

- (29) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting or amending those Orders with or without modification), planning permission shall be required in respect of development falling within Schedule 2, Part 1, Classes A, B, C, D, E, F, G, H of that Order.

**Reason: To ensure that development within the permitted Classes in question is not carried out in such a way as to prejudice the appearance of the proposed development or the amenities of future occupants of the development or the occupiers of adjoining property in accordance with**

**Policy CS5 of the Core Strategy (2007) and Policies DM10 and DM12 of the Development Management Policies 2015.**

- (30) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting or amending that Order with or without modification), no gates, fences, walls or other means of enclosure, other than those shown on the approved plans, shall be erected or placed on the Site.

**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.**

- (31) No development shall take place on site until:

(a) Details of external lighting scheme has been submitted to and approved in writing by the local planning authority. Such details shall include location, height, type and direction of light sources, means of controlling light spillage and intensity of illumination.

(b) The external lighting scheme has been installed, maintained and operated in accordance with the approved details.

Any lighting, which is so installed, shall thereafter be maintained and operated in accordance with the approved details and shall not be altered other than for routine maintenance.

**Reason: In order to safeguard the amenities of the occupiers of neighbouring properties in accordance with Policies CS5 and CS16 of the Core Strategy (2007) and Policies DM9 and DM10 of the Development Management Policies 2015.**

- (32) Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a Tree Protection Plan(s) (TPP) and a detailed arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. Specific issues to be dealt with in the TPP and AMS:

- a) Location and installation of services/ utilities/ drainage in particular adjacent to 'Block A' and the root protection areas (RPAs), as defined in BS 5837: 2012, of trees nos. 9, 10 & 11;
- b) Methods of demolition within the RPAs of the retained trees nos. 9 – 13, 56, 83 – 84, 86 and 108;
- c) Details of construction for foundations or other structures which require excavation or that may impact on the RPAs of retained

- trees, specifically, individuals nos. 8 – 9, 48 – 49, 63, 83 – 84 & 152;
- d) A full specification for the construction of any roads, parking areas, new hard surfacing and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification;
  - e) A specification for protective fencing and trunk wrapping to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing;
  - f) A specification for scaffolding and ground protection within RPAs of construction exclusion zones, where total protection cannot be achieved due to access and construction requirements;
  - g) Details of site access, temporary contractor parking, on site welfare facilities and services, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires;
  - h) Methodology and detailed assessment of root pruning within RPAs;
  - i) Arboricultural supervision and inspection by a suitably qualified arboricultural consultant;
  - j) Reporting to the LPA of inspection and supervision;
  - k) Methods to improve the rooting environment for retained and proposed trees;
  - l) Details of all proposed access facilitation pruning. The development thereafter shall be implemented in strict accordance with the approved details.

**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.**

- (33) Before any development or construction work begins, a pre-commencement meeting shall be held on site and attended by the developers appointed arboricultural consultant, the site manager/foreman and a representative from the Local Planning Authority to discuss details of the working procedures and agree either the precise position of the approved tree protection measures to be installed or that all tree protection measures have been installed in accordance with the approved tree protection plan. To include a reasonable supervision and monitoring programme with the LPA for the duration of development. The development shall thereafter be carried out in accordance with the

approved details or any variation as may subsequently be agreed in writing by the LPA.

**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.**

- (34) The Arboricultural Method Statement and Plan required for compliance in support of the application shall be adhered to in full, subject to the arranged tree protection monitoring and site supervision requirements, detailed in the pre-start meeting report shall be undertaken by a suitably qualified tree specialist, and supervision reports forwarded to the LPA.

**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.**

- (35) The completed schedule of site supervision and monitoring of the arboricultural protection measures shall be submitted for approval in writing by the Local Planning Authority within 28 days from completion of the development hereby permitted. This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by a suitably qualified and pre-appointed tree specialist.

**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.**

- (36) No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and thereafter within 5 years from the date of occupation of the building for its permitted use, other than in accordance with the approved plans and particulars or as may be permitted by prior approval in writing from the local planning authority.

**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.**

- (37) No development shall take place until details for the storage of waste on the premises, including the design and position of storage facilities for bins and recycling and details of a management company have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to first occupation of the



development and thereafter maintained for the duration of the development.

**Reason: In the interests of residential and visual amenity, and to encourage waste minimisation and recycling of domestic refuse, in the interests of sustainable development in accordance with Policies CS5 and CS6 of the Core Strategy (2007) and Policy DM10 and DM12 of the Development Management Policies 2015.**

- (38) 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, 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**

- (39) Prior to first occupation of any part of the development hereby permitted, details of the children's play area, including the number, type and design of play equipment, surfacing and enclosures are submitted to and approved in writing by the local planning authority. The development shall be carried out in strict accordance with the approved details and thereafter retained.

**Reason: To safeguard the special architecture and historic interest of the listed buildings and in the interests 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. To secure community facilities in accordance with Policy CS13 of the Core Strategy (2007).**

- (40) Prior to the commencement of development, a Car Park Management Plan shall be submitted to the Local Planning Authority for approval in writing. The plan should describe how parking will be distributed and managed on the site and the location of electric vehicle charging points. This shall be a live document that would be reviewed.

**Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. Required in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2019. To accord with NPPF 2019: Section 9 Promoting Sustainable Transport, and Epsom and Ewell Core Strategy 2007 and Epsom and Ewell Development Management Policies 2015.**

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.
- (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) The Applicant's attention is drawn to the series of publications produced by the Department for Communities and Local Government (CLG), which provides information for the responsible person about the Fire Safety Order. These publications are available from Government Services and Information website at: <https://www.gov.uk/workplace-fire-safety-your-responsibilities/firesafety-advice-documents>. Responsibility for ensuring that a building is provided with appropriate fire safety arrangements rests with the responsible person, once the building is occupied. The responsible person should, therefore, ensure that the fire safety arrangements in place are adequate and comply fully with the requirements of the Fire Safety Order.
- (4) Fire safety information in accordance with Regulation 38 of the Building Regulations 2010 should be provided to the responsible person at the completion of the project or when the building or extension is first occupied. This information should take the form of a fire safety manual and form part of the information package that contributes to the fire risk assessment that will need to be carried out under the Regulatory Reform (Fire Safety) Order 2005.
- (5) Passive fire protection measures, particularly fire stopping, fire barriers and fire resisting compartmentation, restricts the spread of smoke and fire through a building through hidden areas such as voids. Surrey Fire and Rescue Service (SFRS) recommend that careful attention is given to this detail during construction. Certification of this work can be beneficial to confirm the suitability of the structure to meet its performance requirement lay out in this design application.

- (6) Surrey Fire and Rescue Service (SFRS) would strongly recommend that consideration is given to the installation of AWSS (ie; Sprinklers, Water Mist etc) as part of a total fire protection package to: protect life, protect property, heritage, the environment and our climate, help promote and sustain business continuity and permit design freedoms and encourage innovative, inclusive and sustainable architecture. The use of AWSS can add significant benefit to the structural protection of buildings in the event of a fire. Other benefits include supporting business recovery and continuity if a fire happens. SFRS are fully committed to promoting Fire Protection Systems for both business and domestic premises.
- (7) If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on its website.
- (8) If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.
- (9) Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water, there no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required: <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-forservices/Wastewater-services>
- (10) Thames Water would recommend that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol/oil interceptors could result in oil-polluted discharges entering local watercourses
- (11) There may be public sewers crossing or close to the development. If the Applicant discovers a sewer, it's important to minimise the risk of damage. The Applicant is advised to read Thames Water's guide: <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes>
- (12) If the Applicant proposes to use mains water for construction purposes, it's important to Thames Water know before this is used, to avoid potential fines for improper usage. More information and how to apply can be found online at: [www.thameswater.co.uk/buildingwater](http://www.thameswater.co.uk/buildingwater)
- (13) Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- (14) Design standards for the layout and construction of access roads and junctions, including the provision of visibility zones, shall be in accordance with the requirements of the County Highway Authority

- (15) Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Planning Division of Surrey County Council
- (16) The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service
- (17) The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The Applicant is advised that, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/roadpermits-and-licences/the-traffic-management-permit-scheme> . The Applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see [www.surreycc.gov.uk/people-and-community/emergency-planning-and-communitysafety/floodingasorrydvice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-communitysafety/floodingasorrydvice)
- (18) When access is required to be 'completed' before any other operations, the Highway Authority may agree that surface course material and in some cases edge restraint may be deferred until construction of the development is complete, provided all reasonable care is taken to protect public safety
- (19) The developer is advised that the standard fee of £4,600 will be charged for input to, and future monitoring of the Residential Travel Plan
- (20) Any unilateral undertaking shall be in accordance with Surrey County Council's standard format
- (21) A TRO would be required should the CHA consider that over-spill parking is taking place from the proposed development, with such parking resulting in danger and inconvenience to highway users
- (22) The developer is advised that as part of the detailed design of the highway works required by the above condition, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment

- (23) The developer would be expected to agree a programme of implementation of all necessary statutory utility works associated with the development, including liaison between Surrey County Council Streetworks Team, the relevant utility companies and the developer to ensure that where possible the works take the route of least disruption and occurs at least disruptive times to highway users
- (24) It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicleinfrastructure.html> for guidance and further information on charging modes and connector types.

**4** WOODCOTE GROVE, ASHLEY ROAD, EPSOM, SURREY, KT18 5BW, 19/00998/LBA

Description

Development of 98 apartments/dwellings, including conversion of the Grade II\* Listed Woodcote Grove and Grade II Listed Stable Block, with parking, access, landscaping and other associated works, following the demolition of the existing reprographics centre and conference centre (Listed Building Consent).

Decision

The Committee noted a presentation from the Planning Development Officer.

Following consideration, the Committee resolve unanimously that:

The Application for Listed Building Consent be **SUPPORTED** and referred to the Secretary of State subject to the following:

Part A: Refer to Secretary of State with a recommendation to grant Listed Building Consent, subject to proposed conditions

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 securing:

Condition(s):

- (1) The works hereby granted shall be commenced before the expiration of three years from the date of this consent.

**Reason: To comply with Section 18 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 52 (4) of the Planning and Compulsory Purchase Act 2005.**

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

- LOC – Site Location Plan – Rev B – dated 19.05.2019
- BLOC – Proposed Block Plan – Rev A – dated 31.07.2019
- 001 - Existing Site Plan – dated 26.07.2019
- 002 - Existing Coach House – Rev B – dated 30.07.2019
- 003 - Existing Conference Centre – Rev A – dated 26.07.2019
- 004 - Existing Woodcote Grove – Plans – Rev A – dated 26.07.2019
- 005 - Existing Woodcote Grove – Elevations – Rev A – dated 26.07.2019
- 006 - Existing Atkins Office Building – Ground Floor Plan – Rev A – dated 26.07.2019
- 007 - Existing Atkins Office Building – Typical Floor Plan – Rev A – dated 26.07.2019
- 008 - Existing Atkins Office Building – Elevations - Rev A – dated 26.07.2019
- 009 - Existing Atkins Office Building - Elevations - Rev A – dated 26.07.19
- 010 - Existing Reprographics Centre – Floor Plans and Elevations - Rev A – dated 26.07.2019
- 011 – Proposed Site Plan – Rev R – dated 28.07.2020
- 020 – Block A - Floor Plans – Rev D – dated 18.12.2019
- 021 – Block A – Elevations – Rev D- dated 27.03.2020
- 022 – Block B - Floor Plans & Elevations – Rev B – dated 30.07.2019
- 023 – Block C and D – Ground Floor Plan – Rev B – dated 31.07.2019
- 024 – Block C and D – First Floor Plan – Rev B – dated 31.07.2019
- 025 – Block C – Elevations – Rev B - dated 31.07.2019
- 026 - Block D – Elevations – Rev B - dated 31.07.2019
- 027 - Block E - Floor Plans – Rev C – dated 30.10.2019
- 028 - Block E – Elevations – Rev B – dated 31.07.2019
- 029 - Block F - Lower Ground Floor Plan – Rev F – dated 30.07.2020
- 030 - Block F - Upper Ground Floor Plan – Rev G – dated 05.02.2020
- 031 – Block F - First & Second Floor Plan – Rev H – dated 05.02.2020

- 032 - Block F - Third Floor Plan – Rev G – dated 27.01.2020
- 033 - Block F - Fourth Floor Plan – Rev E – dated 17.12.2019
- 035 – Block F - Elevations Sheet 1 – Rev G - dated 27.01.2020
- 036 – Block F – Elevations – Rev G – dated 27.01.2020
- 037 - Block F - Detailed Bay Sections– Rev A – dated 27.01.2020
- 038 - Block F - Detailed Bay Sections - Rev A – dated 27.01.2020
- 039 - Block F - Detailed Bay Sections– Rev A – dated 27.01.2020
- 040 - Site Sections AA-FF – Rev E – dated 27.01.2020
- 041 - Site Sections– Rev E - dated 27.01.2020
- 042 - Block E - Site Boundary Treatment – dated 05.02.2020
- 050 - Bin Stores - Plans and Elevations – dated 31.07.2019
- J4/01030 – Fence Standard Install Details – dated 04.01.2017

**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) All works of making good and repair associated with the proposed 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 buildings and 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**

- (4) Prior to the commencement of works, a survey of the Grade II\* Listed Woodcote Grove including a photographic survey shall be prepared to record its condition prior to development and shall show all areas associated with the approved works including exposed historic fabric. The said report shall be submitted to the local the planning authority for approval and copies sent to the borough library at Bourne Hall

**Reason: To safeguard the special architectural and historic interest of the listed buildings and 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**

- (5) Prior to commencement of works, specifications of works with section drawings through the Grade II\* Listed Woodcote Grove, showing proposed changes in floor levels around introduced steps and stairs and their existing materials altered by those changes shall be submitted to and approved by the local planning authority. 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 buildings and 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**

- (6) The timber double doors in the archway of Grade II Stables Block shall be retained and maintained accordingly.

**Reason: To safeguard the special architectural and historic interest of the listed buildings and 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**

- (7) The existing main central doors of Grade II\* Listed Woodcote Grove shall be retained and maintained accordingly.

**Reason: To safeguard the special architectural and historic interest of the listed buildings and 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**

- (8) Prior to commencement of works, specifications of works showing changes to provide metal balustrading with a narrow steel handrail and vertical spindles to the wing terraces of Grade II\* Listed Woodcote Grove shall be submitted. 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 buildings and 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**

- (9) Prior to the commencement of works to the Chalk Lane boundary wall a method statement with detail drawings (at a scale 1:10) is required to be submitted to and approved by the Local Planning Authority, showing the exact location and detail design of the entrance, with an assessment of the historic significance of those parts of the wall to be removed. No work



relating to this entrance shall comment until the local authority has approved these documents.

**Reason: To safeguard the special architectural and historic interest of the listed buildings and 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**

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.
- (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

*The meeting began at 7.30 pm and ended at 10.10 pm*

COUNCILLOR CLIVE WOODBRIDGE (CHAIR)

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**Minutes of the Meeting of the PLANNING COMMITTEE held on 18 November 2020**

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**PRESENT -**

Councillor Clive Woodbridge (Chair); Councillor Monica Coleman (Vice-Chair); Councillors Alex Coley, Neil Dallen, David Gulland, Previn Jagutpal, Colin Keane, Jan Mason, Steven McCormick, Debbie Monksfield, Peter O'Donovan and Clive Smitheram

In Attendance: Councillor Liz Frost and Councillor Bernice Froud

Absent: Councillor Lucie McIntyre

Officers present: Damian Roberts (Chief Operating Officer), Amardip Healy (Chief Legal Officer), Viv Evans (Interim Head of Planning), Tom Bagshaw (Planner), Virginia Johnson (Planner), Steven Lewis (Planning Development Manager), Sarah Keeble (Democratic Services Officer) and Tim Richardson (Committee Administrator)

**17 DECLARATIONS OF INTEREST**

The following declarations were made in relation to items of business at the meeting:

Epsom General Hospital, Dorking Road, Epsom, Surrey, KT18 7EG

Councillor Clive Woodbridge: In the interests of openness and transparency, Councillor Clive Woodbridge declared on behalf of all Members of the Committee that all Members had received a number of emails and publications from the Applicant of this Item as well as from objectors (including individuals as well as associations such as the Woodcote Epsom Residents Society and Epsom Civic Society). Councillor Woodbridge stated that this correspondence had not affected Members' judgement and that all Members came to the meeting without any pre-determination.

Councillor Liz Frost MSc FCOptom: In the interests of openness and transparency, Councillor Liz Frost declared that she is a trustee of the Woodcote Millennium Green Trust. The Woodcote Millennium Green is situated opposite the site of the Application. Councillor Frost stated that she came to the meeting on behalf of Woodcote Ward residents.

Councillor Neil Dallen: In the interests of openness and transparency, Councillor Neil Dallen declared that he is a member of the Epsom Civic Society. He stated that he came to the meeting with a clear and open mind.

Councillor Previn Jagutpal: In the interests of openness and transparency, Councillor Previn Jagutpal declared that he is a Member of the Woodcote Epsom Residents Society. Councillor Jagutpal made a further declaration that he had received literature from the Applicant as well as correspondence from residents regarding this Item and that he came to the meeting with an open mind.

Councillor Steven McCormick: In the interests of openness and transparency, Councillor Steven McCormick declared that he is a Member of the Woodcote Epsom Residents Society and Epsom Civic Society, and that he came to the meeting with a clear and open mind.

Viv Evans: In the interest of openness and transparency, Mr. Viv Evans declared that he works in both public and private sectors as a Planning Consultant, and has advised and continues to provide advice for hospital-related care Applications. Mr. Evans also stated that he has never advised or acted for the Applicant for this Application.

**18** EPSON GENERAL HOSPITAL, DORKING ROAD, EPSON, SURREY, KT18 7EG

Description

Demolition of the existing hospital buildings, accommodation block and associated structures and redevelopment of the site to provide a new care community for older people arranged in two buildings, comprising 302 to 308 care residences, 8 to 12 care apartments and 26 to 30 care suites providing transitional care, together with ancillary communal and support services Use Class C2, 24 key worker units Use Class C3, children's nursery Use Class D1 as well as associated back of house and service areas, car and cycle parking, altered vehicular and pedestrian access, landscaping, private amenity space and public open space.

Decision

The Committee was adjourned for 10 minutes to ensure all Members had sufficient time to read the Update Report which was published the afternoon of the Committee meeting.

The Committee noted a presentation from the Planning Officer.

The Committee heard from Ward Councillor, Liz Frost, who spoke in objection to the Application. Councillor Liz Frost made a declaration of interest in advance of addressing the Committee. This declaration noted that Councillor Liz Frost is a trustee of the Woodcote Grove Millennium Trust, but that she would be addressing the Committee on behalf of Woodcote Ward residents. The Committee also heard from two objectors to the Application; on behalf of the Woodcote Epsom Residents Society and Epsom Civic Society respectively. The Committee then heard from a local resident in support of the Application. Finally, the Committee heard from an Agent to the Applicant, and from the Developer.

The following points were raised by the Committee:

- a) **Design and materials:** Members noted concerns regarding the height, mass, bulk and design of the proposal. Members noted the size and scale of the proposal and its materials and spoke about whether it would adversely impact the character and appearance of with the surrounding area. It was noted that should the Application be approved, the Local Planning Authority would receive samples of materials to approve, as part of an Approval of Details application, to ensure the final material palette is appropriate..
- b) **Housing:** Members noted the shortage of delivery of housing land supply within the Borough and how the proposed development would be of substantial benefit in fulfilling need. However, concerns were expressed about the potential over-supply of C2 units and lack of C3 units. It was noted that it was of Officers opinion that the proposed development makes efficient use of the site.
- c) **Parking and highways:** Members noted the number of proposed parking spaces for the site and the possible shortfall in spaces for key workers. Members raised concerns regarding the number of proposed disabled parking spaces, and the arrangements for parking for the nursery staff. Members raised concerns regarding the impact this may have on the local area. It was noted that the Transport Assessment deemed the parking proposals as acceptable. It was noted that the site is situated within close proximity to bus routes and a short distance to Epsom train station.
- d) **Trees and landscaping:** Members raised concerns regarding the lack of landscaping buffer along the frontage of the site. Officers noted that this would create an open plaza with larger areas for residents and members of the public.
- e) **Privacy to neighbouring residents:** Members noted concerns regarding the size and scale of the proposed development and its adverse impact on neighbouring amenity.

A refusal was proposed by Councillor Steven McCormick, and seconded by Councillor Previn Jagutpal. The reason for this refusal was based on concerns raised by the Committee, including those regarding:

- Scale and design of buildings
- Landscaping and design
- Loss of amenity to neighbouring residents
- Affordable housing.

Following consideration, the Committee resolved with 7 Members voting for, 3 Members voting against, 1 abstention and the Chair not voting that:

The Application be **REFUSED** based on the concerns raised by the Committee. These reasons included:

- (1) The proposed development by reason of its height, mass, scale and design would adversely impact and harm the character and appearance of the area (including the built environment and landscape setting), failing to comply with Policy CS5 of the Core Strategy (2007), Policies DM9, DM10 and DM11 of the Development Management Policies Document (2015) and paragraphs 122 and 127 of the NPPF (2019).
- (2) The siting of the development leaves insufficient landscaping opportunities to the frontage of Woodcote Green Road and along the south-western boundary with neighbouring residential property to mitigate the impact of the proposed development, presenting an over-developed and hard edge to the appearance to the development, which would cause harm to the character and appearance of the area. Causing harm to the character and appearance of the area fails to comply with Policy DM5 of the Development Management Policies Document (2015) and the NPPF (2019).
- (3) The proposed development by reason of its height, massing and design would adversely impact on the neighbouring amenities of the occupiers at 40 and 46 Woodcote Green Road, by means of overbearing, loss of privacy and loss of outlook, failing to comply with Policy DM10 of the Development Management Policies Document (2015).
- (4) In the absence of a completed legal obligation under Section 106 of the Town and Country Planning Act 1990 (as amended), to secure an affordable housing contribution, the applicant has failed to comply with Policy CS9 (Affordable Housing and meeting Housing Needs) of the Core Strategy (2007) and the NPPF (2019).

*The meeting began at 7.35 pm and ended at 10.46 pm*

COUNCILLOR CLIVE WOODBRIDGE (CHAIR)