

Minutes of the Meeting of the PLANNING COMMITTEE held on 7 October 2021

PRESENT -

Councillor Monica Coleman (Chair); Councillor Steven McCormick (Vice-Chair); Councillors Nigel Collin, Neil Dallen, Bernice Froud (as nominated substitute for Councillor Previn Jagutpal), Rob Geleit (as nominated substitute for Councillor Kate Chinn), David Gulland, Jan Mason, Phil Neale, Humphrey Reynolds, Clive Smitheram and Clive Woodbridge

Absent: Councillor Kate Chinn, Councillor Previn Jagutpal and Councillor Lucie McIntyre

Officers present: Mehdi Rezaie (Interim Planning Development Manager), Euan Cheyne (Planning Officer), Lidia Harrison (Legal Officer), Jeremy Young (Tree Officer Place Development) and Tim Richardson (Committee Administrator)

8 WITHDRAWAL OF ITEM

The Chair informed the Committee that Item 04 (Clayhill lodge, West Hill, Epsom, Surrey, KT19 8JP) of the published agenda had been withdrawn from the agenda and would not be considered at the meeting.

9 DECLARATIONS OF INTEREST

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

Declarations of Interest

Councillor Bernice Froud, Other Interest: In the interests of openness and transparency, Councillor Bernice Froud declared that she is a member of Epsom Civic Society and came to the meeting with an open mind.

Declarations of Interest

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

Declarations of Interest

Councillor Nigel Collin, Other Interest: In the interests of openness and transparency, Councillor Nigel Collin declared that he is a member of Epsom

Civic Society and is the Borough's Heritage Champion, and came to the meeting with an open mind.

Declarations of Interest

Councillor Rob Geleit, Other Interest: In the interests of openness and transparency, Councillor Rob Geleit declared that Councillor Debbie Monksfield was a very good friend of his.

Declarations of Interest

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

10 MINUTES OF THE PREVIOUS MEETING

The Minutes of the previous meeting of the committee held on 22 July were agreed as a true record and signed by the Chair, subject to the following correction to Minute 4, page 5:

That the word "all" be replaced with the word "most" to read as follows: "Councillor Coleman also declared that most Councillors were familiar with the family occupying the property next door to the property that Item 3 relates to."

11 13 OAKLAND WAY, EWELL, SURREY, KT19 0EW

Description

Erection of single storey rear and side extension

Decision

The Committee noted a presentation from the Planning Development Officer, in which he informed the Committee of a typing error in the Planning application number detailed in the report. This was corrected to 21/01208/FLH. This item had been referred to the Committee as the applicant was an Epsom and Ewell Borough Councillor.

Following consideration, the Committee unanimously resolved that:

The Application be **APPROVED** subject to the below following conditions.

CONDITIONS:

- (1) The development hereby permitted shall begin 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:

PJ131/10/003 Ground Floor Plan as Proposed (Received 06/08/2021)

PJ131/10/004 Roof Plan as Proposed (Received 06/08/2021)

PJ131/10/005 Front and Rear Elevation as Proposed (Received 06/08/2021)

PJ131/10/006 Side Elevation as Proposed (Received 06/08/2021)

PJ131/10/007 Block Plan, Site Location Plan (Received 06/08/2021)

Reason: For the avoidance of doubt and in the interests of proper planning.

- (3) The materials and finishes of the external walls and roof of the development hereby permitted shall match in colour and texture those of the existing building, or such other materials shall have been approved in writing by the Local Planning Authority, and shall thereafter be retained as such.

Reason: To ensure a satisfactory appearance on completion of the development in accordance with Policy CS5 (The Built Environment) of the LDF Core Strategy (2007) and Policies DM9 (Townscape Character and Local Distinctiveness) and DM10 (Design Requirements for New Developments (including House Extensions)) of the LDF Development Management Policies Document (2015).

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

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

12 2 CHRIST CHURCH ROAD, EPSOM, SURREY, KT19 8NE

Description

T1: Holm Oak (Surrey Highways) - Reduce lateral branches overhanging No2 by up to 3m to boundary fence line.

T3: Purple Leaf Plum - Crown reduce by up to 2m. Crown thin 20%.

Decision

The Committee noted a presentation from the Tree Officer. This item was presented to the Committee as it was notification for tree works in a Conservation Area made by an Epsom and Ewell Borough Councillor.

Following consideration, the Committee resolved by a majority vote in favor to approve the recommendation of the report, that:

“Epsom & Ewell Borough Council has considered the proposal and raises no objections to the proposed work described above. These works must be carried out within 2 years from the date of this notice. If for any reason the work is not carried out within that time a new notification should be made to the Council.

Informative

Although the Local Planning Authority have raised no objection to your tree work proposal this is on the basis that it is not considered appropriate to protect the trees by tree preservation order. However, the tree work to the Holm Oak tree located on the verge does not constitute sound arboricultural practice and results in canopy imbalance. It is recommended that the applicant informs the Highway Authority about the impact of the tree work on the balance of tree over the public highway.”

13 MONTHLY APPEALS

The Committee noted the Appeal Decisions from 23 June 2021 to 20 September 2021.

The meeting began at 7.30 pm and ended at 8.11 pm

COUNCILLOR MONICA COLEMAN (CHAIR)