

Minutes of the Meeting of the PLANNING COMMITTEE held at the Council Chamber, Epsom Town Hall on 21 July 2022

PRESENT -

Councillor Humphrey Reynolds (Chair); Councillor Phil Neale (Vice-Chair); Councillors Kate Chinn, Christine Cleveland (as nominated substitute for Councillor Alex Coley), Nigel Collin, Neil Dallen, David Gulland, Steven McCormick and Peter O'Donovan

Absent: Councillor Alex Coley, Councillor Previn Jagutpal, Councillor Jan Mason and Councillor Lucie McIntyre

Officers present: Justin Turvey (Planning Development Manager), Virginia Johnson (Principal Planning Officer), Jason Ofosu (Principal Solicitor) and Stephanie Gray (Senior Democratic Services Officer)

6 DECLARATIONS OF INTEREST

No declarations of interest were made in relation to items on the Agenda.

7 MINUTES OF THE PREVIOUS MEETING

The Minutes of the previous meeting of the Committee held on 16 June 2022 were agreed as a true record and signed by the Chair.

8 CHAMBER MEAD OPEN SPACE, GREEN LANES, WEST EWELL, SURREY

Description

Diversion of the Green Lanes Stream of its current confluence with the Hogsmill River. Creation of new channel. Installation of a new 12m span bridge over the proposed new channel and proposed interpretation boards and outdoor furniture (including benches).

Decision

The Committee received a presentation from the Principal Planning Officer.

Following consideration, the Committee resolved (8 in favour, 0 against, 1 abstention and the Chair not voting) to APPROVE the application subject to the following conditions:

Condition(s):

1.The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

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

SERT_101 Version 2 – Location Plan – dated 18.05.2021

SERT_102 Version 3 – Existing Site Plan – dated 18.05.2021

SERT_122 Version 2 - Indicative Post-Construction Access – dated 19.05.2021

SERT_105 Version 3 - Plan Showing Section Locations – dated 20.05.2021

SERT_111B Version 2 - Indicative Temporary Access (Zoomed) – dated 19.05.2021
SERT_106 Version 2 - Existing Channel Sections – dated 20.05.2021

SERT_103 Version 3 – Proposed Site Plan – dated 18.05.2021

SERT_108 - Sediment Trap and Wetland Sections – dated 20.05.2021

SERT_110 Version 2 - Surface Water Interception and New Outfall – dated 20.05.2021

SERT_107 Version 2 - Proposed Channel Sections – dated 20.05.2021

103 Rev B04 – Foot Bridge & Bank Protection Works Plan & Sections – dated 20.05.21

SERT_109 Version 2 – Additional Section – dated 20.05.2021

102 Rev B04 – Green Lane Stream Improvements – dated 20.05.2021

SERT_104 Version 1 - Existing and Proposed Levels – dated 21.05.2021

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, full details of interpretation boards, outdoor seating and other visitor facilities, 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. No development shall take place until details of all boundary treatment have been submitted to and approved in writing by the local planning authority. The approved scheme shall thereafter be retained.

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. Works related to the construction of the development hereby permitted, including works of demolition or preparation prior to building operations shall not take place other than between the hours of 08.00 to 18.00 hours Mondays to Fridays; 08.00 to 13.00 hours Saturdays; with no work on Saturday afternoons (after 13.00 hours), Sundays, Bank Holidays or Public Holidays.

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

6. The development hereby approved shall be carried out in accordance with the protection, mitigation and enhancement measures detailed in the Preliminary Ecological Assessment dated August 2019, Reptile Survey, dated October 2019 and Badger Survey Report dated December 2020. 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.

7. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the 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) Details of how the receiving watercourse will be protected during construction and how runoff (including any pollutants) from the site will be managed during the construction process and before the system is operational.

Reason: To ensure the design does not increase surface water flood risk on or off site.

8. 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) HGV deliveries and hours of operation
- (f) details of largest vehicles to be used
- (g) vehicle routing, including swept path analysis of all vehicles to be used during construction (including the manoeuvres from and onto Chessington Road), review of any weak structures and bridges, and accounting for potential conflicts with highway trees
- (h) measures to prevent the deposit of materials on the highway including wash down facilities and suitable management of run off and dry down area
- (i) on-site turning for construction vehicles
- (j) details of any temporary traffic regulation orders and parking suspensions required
- (k) arrangements for delivery of the new bridge onto site
- (l) details of any impacts on existing rights of way, including on public footpath no. 9

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.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, to meet the objectives of the NPPF (2021), and to satisfy policy DM35 of the Epsom and Ewell Development Management Policies (2015)

9. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Planning Authority

Reason: To accord with Paragraph 205 of the NPPF which states that 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and to make this evidence (and any archive generated) publicly accessible'

10. 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.

11. No development shall take place until an Arboricultural Method Statement (detailing all aspects of construction and staging of works) and a Tree Protection Plan in accordance with British Standard 5837:2012 (or later revision) has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the agreed details and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until fencing has been erected in accordance with the Tree Protection Plan. Within any area fenced in accordance with this condition, nothing shall be stored, placed or disposed of above or below ground, the ground level shall not be altered, no excavations shall be made, nor shall any fires be lit, without the prior written consent of the local planning authority. The fencing shall be maintained in accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site.

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

Informatives

1.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 our website.

2.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.

3.If there are any further queries please contact the Flood Risk Asset, Planning, and Programming team via SUDS@surreycc.gov.uk. Please use our reference number in any future correspondence.

4.The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

5.The developer is advised that Public Footpath Number 9 crosses the application site and it is an offence to obstruct or divert the route of a right of way unless carried out in complete accordance with appropriate legislation.

6.Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage

7.Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway

8.The applicant can find further useful information from CIRIA's website at www.ciria.org.uk (Environment Agency)

9. Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework

9 UPDATE REPORT JULY 2022

The contents of the Update report provided by the Planning Development Manager, were noted.

The meeting began at 7.35 pm and ended at 7.55 pm

COUNCILLOR HUMPHREY REYNOLDS (CHAIR)