

Minutes of the Meeting of the PLANNING COMMITTEE held at the Council Chamber, Epsom Town Hall on 8 December 2022

PRESENT -

Councillor Humphrey Reynolds (Chair); Councillor Phil Neale (Vice-Chair); Councillors Kate Chinn, Nigel Collin, David Gulland, Previn Jagutpal, Jan Mason, Lucie McIntyre, Peter O'Donovan and Steve Bridger (as nominated substitute for Councillor Neil Dallen)

In Attendance: Ward Councillor Steven McCormick

Absent: Councillor Monica Coleman, Councillor Alex Coley and Councillor Neil Dallen

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

25 DECLARATIONS OF INTEREST

No Members declared the existence of any Disclosable Pecuniary Interests in respect of any items of business to be considered at the meeting.

26 MINUTES OF THE PREVIOUS MEETING

The Committee confirmed as a true record the Minutes of the previous Meeting of the Committee held on the 3 November 2022 and authorised the Chair to sign them.

27 LANGLEY VALE MEMORIAL WOODLAND SITE, HEADLEY ROAD, EPSOM,

Description

Creation of a play space, including play equipment, access path, landscaping and associated infrastructure (EIA development).

Decision

The Committee noted a presentation from the Principal Planning Officer.

Following consideration, the Committee resolved (6 in favour, 2 against, 1 abstaining and the Chair not voting) to **APPROVE** the application subject to the following conditions:

Conditions

- (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:

100 – Site Location Plan Rev 04 – dated 08.06.2022

101 – Site Block Plan Rev 04 0 dated 08.06.2022

102 – South & West Elevations Rev 02 – dated 19.10.2021

103 – North & East Elevations Rev 02 – dated 19.10.21

104 – 2 x 2 Tower Detail 1 Rev 02 – dated 19.10.2021

105 – 2 x 2 Tower Detail 2 Rev 02 – dated 19.10.2021

106 – Fallen Tree Hollow Log Detail Rev 02 – dated 19.10.2021

107 – Junior Climbing Tree Detail Rev 02 – dated 19.10.21

108 – Timber Tangle & Cube Seat Detail Rev 02 – dated 19.10.21

109 – Bench, Mag Post, Info Board Detail Rev 02 – dated 19.10.21

110 – Basket Swing Detail Rev 02 – dated 19.10.21

Langley Vale 111 Planting Plan – dated 26.05.22

LV-112-00 – Grass Mat Detail – dated 19.10.2021

SK19 – Section Detail of Path – dated 17.03.2022

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) The development hereby permitted shall be constructed entirely of the materials as detailed on the schedule of materials on the planning application form and the details shown on drawings:

104 – 2 x 2 Tower Detail 1 Rev 02 – dated 19.10.2021

105 – 2 x 2 Tower Detail 2 Rev 02 – dated 19.10.2021

106 – Fallen Tree Hollow Log Detail Rev 02 – dated 19.10.2021

107 – Junior Climbing Tree Detail Rev 02 – dated 19.10.21

108 – Timber Tangle & Cube Seat Detail Rev 02 – dated 19.10.21

109 – Bench, Mag Post, Info Board Detail Rev 02 – dated 19.10.21

110 – Basket Swing Detail Rev 02 – dated 19.10.21

SK19 – Section Detail of Path – dated 17.03.2022

LV-112-00 – Grass Mat Detail – dated 19.10.2021

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 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, avoiding Farm Lane, Park Lane and Headley Road to the south.
 - (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused by construction vehicles accessing the site.
 - (j) no construction movements (including HGVs) to or from the site shall take place between the hours of 8.00 and 9.00 am and 3.00 and 4.00 pm nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in Headley Road, Downs Road, Langley Vale Road, Farm Lane, Park Lane and Sheppherd's Walk 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.

Reason: To ensure that the development does not prejudice the free flow of traffic and conditions of safety on the highway or cause inconvenience to other highway users in accordance with Policy CS16 of the Core Strategy (2007) and Policy DM35 of the Development Management Policies 2015.

- (5) Prior to the commencement of development, a Construction Environment Management Plan, including a Construction Method Statement for the hard surface paths construction must be submitted to and approved by the Local Planning Authority, to avoid any adverse impact on arable plants. The development shall be undertaken in accordance with the Construction Environment Management Plan and Construction Method Statement as approved.

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.

- (6) The development shall accord with the Arboricultural Implications Report, dated June 2022, its Tree Protection Plan (SJA TPP 21324-041) and the Play Area Planting Plan (drawing ref: LV-111-03) 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.

- (7) Prior to first use, details of landscape planting shall be submitted to and approved in writing by the local planning authority. The approved landscape planting scheme hereby approved shall be 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.

- (8) The development hereby approved shall be carried out in accordance with the protection, mitigation and enhancement measures detailed in the Preliminary Ecological Appraisal, dated June 2022, prior to the first use of the development and/or in accordance with the approved timetable

detailed in the Appraisal. 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.

- (9) Prior to the commencement of development, a survey of the Application Site by an appropriately qualified ecologist shall be undertaken to check for any new signs of badger sett construction in the vicinity of the play area. The scope of which shall be agreed with the Local Planning Authority in advance. If any changes in badger activity is detected, such as a new sett construction, a suitable course of action shall be submitted to and approved by the Local Planning Authority.

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.

- (10) The development shall be carried out in accordance with the written scheme of archaeological investigation, dated November 2021, as submitted in support of the application. The development shall be carried out in accordance with the agreed details.

Reason: The site lies in an area of archaeological potential, particularly for all periods. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with national and local plan policy.

- (11) The mitigation measures detailed in the approved Flood Risk Assessment (EAS, October 2017, Rev 7, 479) and Site Block Plan (Rev 4, June 2022, 101) shall be carried out in full prior to the first use of the development and/or in accordance with the approved timetable detailed in the Flood Risk Assessment.

Reason: In the interests of flood prevention in accordance with Policy CS6 of the Epsom and Ewell Core Strategy (2007) and Policy DM19 of the Development Management Policies 2015.

- (12) Prior to first use of the development, a maintenance and management plan shall be submitted to and approved by the Local Planning Authority.

Reason: To secure the appropriate maintenance of the play area.

28 PLANNING APPEALS REPORT

The Committee noted the report setting out the planning appeal decisions received by the Planning Service in relation to non-householder developments.

The meeting began at 7.30 pm and ended at 8.22 pm

COUNCILLOR HUMPHREY REYNOLDS (CHAIR)