

Minutes of the Meeting of the PLANNING COMMITTEE held on 5 November 2015

PRESENT -

Councillor Humphrey Reynolds (Chairman); Councillor Michael Arthur (Vice-Chairman); Councillors John Beckett, Neil Dallen, Robert Foote, Jan Mason, Tina Mountain, Peter O'Donovan, Martin Olney, Clive Smitheram, Mike Teasdale and David Wood

Absent: Councillor Vince Romagnuolo

Officers present: Mark Berry (Head of Place Development), Danny Surowiak (Principal Solicitor), Samantha Dixon (Planning Officer) and Sandra Dessent (Democratic Services Officer)

21 MINUTES OF THE PREVIOUS MEETING

The Minutes of the Meeting of the Planning Committee held on 08 October 2015 were agreed as a true record and signed by the Chairman.

22 DECLARATIONS OF INTERESTS

No declarations of interest were made by Councillors in items on this Agenda.

23 PLANNING APPLICATION 15/00671/FLH - LEYSIN, LYNWOOD AVENUE, EPSOM, SURREY KT17 4LQ

Description

Creation of first floor above existing building and erection of part single-storey and part two-storey extension.

Decision

PERMITTED 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(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2005.

- (2) The development hereby permitted shall be constructed entirely of the materials as detailed on the schedule of materials on the planning application form.

Reason: To secure a satisfactory appearance in the interests of the visual amenities and character 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 Document 2015.

- (3) The first floor window in the west elevation of the development hereby permitted shall be glazed with obscure glass of no less than obscurity level 3 and permanently fixed shut, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall thereafter be permanently retained as such.

Reason: To safeguard the privacy of the occupants of adjoining properties in accordance with Policy DM10 of the Development Management Policies Document 2015.

- (4) The approved development works including ground preparation, demolition construction and tree works shall be carried out in strict accordance with the Arboricultural Method Statement and Tree Protection Plan as detailed in the report by Phelps Associates dated 24th July 2015. The development works shall not commence until the protective fencing including ground protection (as applicable) has been erected in accordance with the above tree protection plan and the Council's Tree Officer has inspected it and confirmed in writing that it has been installed to a satisfactory standard.

Reason: To ensure satisfactory protection of trees in the interest of amenity and environmental protection as required by Policies CS1, CS3 and CS5 of the Local Development Core Strategy (2007) and DM5 of Development Management Policies Document (2015).

- (5) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan and Drawing Numbers 505651Lyn, 505651Lyn, 505652Lyn, 505653Lyn, 505654Lyn, 505655Lyn, 505656Lyn, 505657Lyn dated 18th June 2015.

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).

- (6) No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed shall be

felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the local planning authority during development and for a period of five years after completion of the building(s), structure(s) or any other development hereby approved. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1 November to 31 March) following their loss or removal.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies Document (2015).

Informative(s):

- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.
- (2) If you need any advice regarding Building Regulations please do not hesitate to contact Epsom & Ewell Borough Council Building Control on 01372 732000 or contactus@epsom-ewell.gov.uk.
- (3) No part of the development including foundations or guttering, shall encroach upon the adjoining property.
- (4) The applicant is required to restrict hours of construction work to 07.30 to 18.30 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. Any work outside these hours which is audible at the site boundary may result in formal action under the Control of Pollution Act 1974.

The Committee noted verbal representations from the Applicant and two Objectors. Letters of representation from local residents were published on the Council's website, and had been made available to the public and members of the Committee in advance of the meeting.

- 24 PLANNING APPLICATION 14/01784/FUL - LAND AT MILL ROAD, EPSOM, SURREY KT17 4AR

Description

Proposed student accommodation (77 units) contained within 9 buildings (units over three levels) and associated parking, bicycle spaces and landscaping.

Decision

PERMITTED subject to the following conditions and a legal agreement which has been completed and signed to secure the following heads of terms:

- **Conveyance of the freehold of the wildlife sanctuary to the Millbridge Wildlife Group, to renew the fence boundary and pay all legal fees and endow the trust with a £25,000 bequest.**

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) **Prior to the commencement of development, details and samples of the materials to be used for the external surfaces of the development, including windows and doors, 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: In the interest of safeguarding visual amenity in accordance with Policy CS5 of the Core Strategy (2007) and Policy DM10 of the Development Management Policies Document (2015).

- (3) **Prior to occupation of the development hereby approved, a soft landscaping scheme shall be submitted to and approved in writing by the local planning authority, to include the planting of trees, hedges, shrubs and areas to be grassed. The landscaping scheme shall include: tree planting specification drawings which show species, sizes, planting pit size, soil, staking, protection, strimmer guards; A schedule of aftercare should outline maintenance such as pruning, gapping up, responsibility for plant watering and duration of maintenance. The landscaping shall take place in the first planting season after completion of development and shall be maintained for a period of 5 years, such maintenance to include the replacement of any plants that die. All works shall be carried out in strict accordance with the approved details.**

Reason: To ensure the provisions and maintenance of soft landscaping, in the interest of visual amenity as required by Policy DM5 of the Development Management Policies Document

(2015) and in the interest of environmental sustainability as required by Policies CS1 and CS4 of the Local Development Framework Core Strategy (2007).

- (4) No site clearance or building operations shall commence on site until the protective fencing and other protection measures as shown on the Tree Protection Plan Drawing Number NKH16970-03 (dated April 2015) in the Arboricultural Method Statement have been installed. At all times until the completion of the development, such fencing and protection measures shall be retained as approved. Within all fenced areas, soil levels shall remain unaltered and the land kept free of vehicles, plant, materials and debris.

Reason: To ensure the provisions and maintenance of soft landscaping, in the interest of visual amenity as required by Policy DM5 of the Development Management Policies Document (2015) and in the interest of environmental sustainability as required by Policies CS1 and CS4 of the Local Development Framework Core Strategy (2007).

- (5) Prior to the first occupation of the first unit hereby permitted, details of the means of enclosure to the retained wildlife area and a timetable for their erection shall be submitted to and approved in writing by the local planning authority. The fencing shall allow for the movement of badgers (by way of 'badger gates' or other suitable openings). The enclosures shall be erected in accordance with the approved details and the badger gates/openings shall be retained, free of obstruction, thereafter.

Reason: To safeguard and enhance biodiversity in accordance with Policy CS3 of the Core Strategy (2007) and Policy DM4 of the Development Management Policies Document (2015).

- (6) The development hereby approved shall be carried out in strict accordance with the Wildlife Area Management Plan by ACD Ecology, reference NKH16970 (dated May 2015).

Reason: To safeguard and enhance biodiversity in accordance with Policy CS3 of the Core Strategy (2007) and Policy DM4 of the Development Management Policies Document (2015).

- (7) The development hereby approved shall not be first occupied unless and until the proposed vehicular, pedestrian and bicycle accesses to Mill Road have been constructed in accordance with the approved plans.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS16 of the Core Strategy (2007).

- (8) The development hereby approved shall not be first occupied until space has been laid out within the site in accordance with the approved plans for vehicles and cycles to be parked. The cycle parking provision shall be secure. The parking areas shall be retained and maintained exclusively for their designated purpose.

Reason: To ensure that adequate parking within the curtilage of the site will be permanently available so that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway by reason of on street parking as required by Policy CS16 of the Core Strategy (2007).

- (9) No development shall take place until a Construction Transport Management Plan has been submitted to and approved in writing by the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- a) the parking of vehicles of site personal, operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) a 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
- k) On site turning for construction vehicles

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 in accordance with Policy CS16 of the Core Strategy (2007).

- (10) Prior to the commencement of the development, a Travel Plan 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, shall be submitted to and approved in writing by the local planning authority. The applicant shall then implement the approved Travel Plan on occupation of the development, and 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 in accordance with Policy CS16 of the Core Strategy (2007).

- (11) The development shall be used for residential student accommodation only and for no other purpose.

Reason: To ensure a satisfactory form of use of the premises as required by Policy CS5 of the Core Strategy (2007).

- (12) Prior to the first occupation of the development hereby approved, the applicant shall submit to the local planning authority and obtain written approval of a Management Strategy, addressing the on-site supervisory arrangements and tenure terms so as to minimise noise and to manage anti-social behaviour issues. The applicant shall implement the approved Management Strategy on first occupation of the site and thereafter maintain its operation to the satisfaction of the local planning authority.

Reason: To ensure that the neighbouring residential amenity is protected in accordance with Policy DM10 of the Development Management Policies Document (2015).

- (13) Prior to the first occupation of the development hereby approved, a plan for the management of the designated on-site parking spaces shall be submitted and approved in writing by the local planning authority. Details shall be included of general management throughout the year, and student arrivals and departures at the start and end of term. This plan shall confirm that no students shall be permitted to load and unload from the designated parking bays on-site without the prior arrangement of the site management. There is to be no parking outside of these designated bays for student loading/unloading.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS16 of the Core Strategy (2007).

- (14) **The development hereby approved shall be constructed in accordance with the sustainable construction techniques outlined in the Design and Access Statement, unless otherwise agreed in writing with the local planning authority.**

Reason: In order to promote sustainable construction in accordance with Policy CS6 of the Epsom and Ewell Core Strategy (2007).

- (15) **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 agreed in writing with the local planning authority. The development shall be carried out in strict accordance with the detailed scheme of investigation and any archaeological works shall be carried out by a suitably qualified investigating body acceptable to the local planning authority.**

Reason: The site is of high archaeological potential and 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).

- (16) **No development shall take place until a site investigation of the nature and extent of contamination has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures before development begins. 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 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).

- (17) **No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the**

methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To ensure the development does not impact on local underground sewerage utility infrastructure in accordance with Policy CS6 of the Core Strategy (2007).

- (18) The proposed development is located within Source Protection Zone 1 of a groundwater abstraction source. These zones are used for potable water sources for public supply for which Thames Water has a statutory duty to protect. Development shall not commence until details have been submitted to and approved by the local planning authority in consultation with Thames Water, of how the developer intends to ensure the water abstraction source is not detrimentally affected by the proposed development both during and after its construction. The development shall be constructed in strict accordance with the approved measures.

Reason: To ensure that the water resource is not detrimentally affected by the development in accordance with Policy CS6 of the Core Strategy (2007).

- (19) Prior to the commencement of the development hereby approved, details of noise attenuation and mitigation measures to protect future occupiers against railway noise shall be submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved details.

Reason: To safeguard future occupiers of the development from railway noise in accordance with Policy DM10 of the Development Management Policies Document (2015).

- (20) The development hereby permitted shall be constructed entirely in accordance with the approved Drainage Layout Plan (Drawing Number MR-DL-100 Rev C, dated May 2015).

Reason: To ensure suitable drainage of the development to reduce risk of flooding in accordance with Policy CS6 of the Core Strategy (2007).

- (21) Prior to the first occupation of the development hereby approved, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the local

planning authority to demonstrate that the Sustainable Drainage System has been constructed as per the agreed scheme.

Reason: To ensure suitable drainage of the development to reduce risk of flooding in accordance with Policy CS6 of the Epsom and Ewell Core Strategy (2007).

- (22) The Sustainable Drainage System shall be managed and maintained in accordance with the agreed details supplied within the Maintenance Document and Maintenance Schedule, submitted on 9 October 2015.

Reason: To ensure suitable drainage of the development to reduce risk of flooding in accordance with Policy CS6 of the Epsom and Ewell Core Strategy (2007).

- (23) The unit(s) hereby approved shall not be occupied until they have achieved a water efficiency standard using not more than 110 litres per person per day maximum indoor water consumption.

Reason: To ensure that the development is sustainable and makes efficient use of water to comply with Policy DM12 of the Development Management Policies 2015.

- (24) The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Location Plan, Site Plan, Block Plan, Sections and Streetscene, Block A Elevations, Block A Floor Plans, Block B Plans and Elevations, Block C Floor Plans, Block C Elevations, Block D Plans and Elevations.

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

Informative(s):

- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.
- (2) The applicant's attention is drawn to the Epsom and Ewell Borough Council Planning Advice note on the assessment and remediation of contaminated land.
- (3) If you need any advice regarding Building Regulations please do not hesitate to contact Epsom & Ewell Borough Council Building Control on 01372 732000 or contactus@epsom-ewell.gov.uk.

- (4) The applicant is required to restrict hours of construction work to 07.30 to 18.30 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. Any work outside these hours which is audible at the site boundary may result in formal action under the Control of Pollution Act 1974.
- (5) The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that prior approval 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.
- (6) 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.
- (7) The developer is advised that a standard fee may be charged for input to, and future monitoring of, any Travel Plan.
- (8) Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 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.
- (9) The water efficiency standard required under condition 23 has been adopted by the local planning authority through the Development Management Policies 2015. This standard is the 'optional requirement' detailed in Building Regulations 2010, Part G Approved Document (AD) Buildings Regulations (2015), at Appendix A paragraph A1. The applicant is advised that this standard can be achieved through either

 - (a) using the 'fittings approach' where water fittings are installed as per the table at 2.1 in the AD or
 - (b) using the water efficiency calculation methodology detailed in the AD Part G Appendix A.
- (10) The applicant should note that under the terms of The Conservation of Habitats and Species Regulations 2010, Wildlife and Countryside Act 1981 and Countryside and Rights of Way Act 2000, it is an offence to disturb species which are also European Protected Species. You should note that the work hereby granted consent does not override the statutory protection afforded to these and other protected species and you are advised to seek expert advice if you suspect that the demolition would disturb any protected species. Please note that

a European Protected Species Licence will be required to allow the proposed development to proceed lawfully. Further details can be found at: <https://www.gov.uk/environmental-management/wildlife-habitat-conservation>

The Committee noted verbal representations from two Objectors. Letters of representation from local residents were published on the Council's website, and had been made available to the public and members of the Committee in advance of the meeting.

Note: It was agreed that Officers would consult and seek prior agreement from Councillors in advance of approving a Management Strategy addressing the on-site supervisory arrangements and tenure terms so as to minimise noise and to manage anti-social behaviour issues, as set out in Condition 12.

- 25** PLANNING APPLICATION 15/01015/REM - HADDAD HOUSE, 91 EAST STREET, EPSOM, SURREY KT17 1DT

Description

Variation of Condition 6 (materials) of Planning Permission 15/00043/OUT (Outline application (access, appearance, layout and scale) for erection of 5x2 bed flats, retention of existing access together with associated external works following demolition of existing building.) to remove reference to the use of white render on the rear block containing two flats.

Decision

PERMITTED subject to the following conditions:

Condition(s):

- (1) **The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later permission.**

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (2) of the Planning and Compulsory Purchase Act 2005

- (2) **The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 62-14-01a dated 12/14, 62-14-02a dated 03/15, 62-14-03a dated 03/15, 62-14-04 dated 12/14, 62-14-05 dated 12/14, 62-14-06 dated 03/15, 62-14-07 dated 03/15, 62-14-08 dated 12/14, 62-14-09a dated 12/14, 62-14-10 dated 03/15, 62-14-11 dated 03/15.**

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 any development, approval of the details of the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing. Plans and particulars of the reserved matters referred to above, shall be submitted in writing to the local planning authority and shall be carried out as approved. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of two years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51(2) of the Planning and Compulsory Purchase Act 2004.

- (4) Detailed drawings shall be submitted for the approval of the Local Planning Authority of a landscaping scheme for the planting of trees and shrubs and showing areas to be grass seeded or turfed; all landscaping in accordance with the scheme, when approved, shall be carried out within a period of twelve months from the date on which the development of the site is commenced or shall be carried out in the first planting season (and seeding season) following completion of the development and shall be maintained to the satisfaction of the Local Planning Authority for a period of five years, such maintenance to include the replacement of any plants which die.

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

- (5) Prior to the commencement of the development full details of the new areas of hard-surfacing shall be submitted to and approved in writing by the Local Planning Authority. Such details shall show that the hard-surface will be porous or permeable, or shall direct surface water to a porous or permeable surface within the site. Thereafter, the development shall be carried out in accordance with the approved details and so maintained.

Reason: To reduce surface water run-off from the site in line with policy CS6 of the Core Strategy (July 2007).

- (6) Prior to the commencement of development, details and samples of the materials to be used for the external surfaces of 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 enable the Local Planning Authority to exercise control over the type and colour of the materials so as to secure a satisfactory appearance in the interests of the visual amenities and character of the locality as required by Policy CS5 of the Core Strategy (2007) and Policies DM9 and DM10 of the Development Management Policies 2015.

- (7) No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for a maximum of 4 cars and a minimum of 6 bicycles to be parked. The parking/turning area shall be used and retained exclusively for its designated purpose.

Reason: To ensure that the development does not prejudice highway safety or cause inconvenience to other highway users in accordance with Policy CS16 of the Core Strategy (2007) and Policies DM35 and DM37 of the Development Management Policies 2015.

- (8) No development shall start until a Method of Construction Statement, 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) Provision of boundary hoarding ,

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

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

- (9) The windows on the north-eastern flank elevation of the frontage block and the rooflights on the north-eastern flank elevation of the rear block shall be glazed with obscure glass and the left hand pane of the oriel windows on the south-western flank elevation of the frontage block shall be glazed with obscure glass and fixed shut and all shall be so maintained.

Reason: To safeguard the privacy of the occupants of adjoining properties in accordance with Policy DM10 of the Development Management Policies 2015.

- (10) Prior to the commencement of the development details of sustainability measures shall be submitted to and approved in writing by the local planning authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials and shall include means of providing the energy requirements of the development from renewable technologies. Thereafter, the development shall be carried out in strict accordance with the approved details.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included to comply with policy CS6 of the Core Strategy (July 2007).

- (11) No construction work shall be carried out in such a manner as to be audible at the site boundary before 07.30 hours on Monday to Friday or after 18.30 hours on Monday to Friday; no construction work shall be audible at the site boundary before 08.00 and after 13.00 hours on Saturdays and no construction work of any nature shall be carried out on Sundays or 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.

Informative(s):

- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.
- (2) If you need any advice regarding Building Regulations please do not hesitate to contact Epsom & Ewell Borough Council Building Control on 01372 732000 or contactus@epsom-ewell.gov.uk.
- (3) Due to the close proximity of this property to activities that have a risk of causing contamination it would be appropriate to incorporate into the build, gas protection measures such as a gas membrane impermeable to volatile hydrocarbons, methane and carbon dioxide, solid slab foundations and a granular blanket beneath the solid slab foundations to avoid the creation of a gas pathway for any potential ingress. In addition, any adverse / abnormal soil conditions relating to the possible presence of ground contamination must be immediately reported to the Local Planning Authority.

26 SITE VISITS

The Committee reviewed appropriate site visits and decided that a visit should be held at the appropriate time in connection with the following application.

- Salesian College Sports Ground, Old Schools Lane, KT17 1TJ Ewell – Ref: 15/00845/FUL
- Ryebrook Studios, Woodcote Side, Epsom, KT18 7HD – Ref: 15/00992/FUL

The meeting began at 7.30 pm and ended at 8.48 pm

COUNCILLOR HUMPHREY REYNOLDS (CHAIRMAN)