

Minutes of the Meeting of the PLANNING COMMITTEE held at the Council Chamber, Epsom Town Hall on 23 May 2024

PRESENT -

Councillor Steven McCormick (Chair); Councillor Clive Woodbridge (Vice-Chair); Councillors Kate Chinn, Neil Dallen, Julian Freeman, Robert Leach (as nominated substitute for Councillor Chris Watson), Phil Neale, Humphrey Reynolds and Kim Spickett (as nominated substitute for Councillor Jan Mason)

Absent: Councillor Jan Mason, Councillor Bernie Muir and Councillor Chris Watson

Officers present: Simon Taylor (Planning Development & Enforcement Manager), George Smale (Planning Officer), James Tong (Solicitor) and Dan Clackson (Democratic Services Officer)

1 DECLARATIONS OF INTEREST

24/00064/LBA - Bourne Hall, Spring Street, Ewell, Surrey, KT17 1UD

Councillor Neil Dallen, Other Interest: For the sake of transparency, Councillor Neil Dallen declared as a non-pecuniary interest that he was the Chair of the Strategy and Resources Committee, which is responsible for buildings.

2 MINUTES OF THE PREVIOUS MEETING

The Committee confirmed as a true record the Minutes of the Meeting of the Committee held on the 18 April 2024 and authorised the Chair to sign them.

3 24/00064/LBA - BOURNE HALL, SPRING STREET, EWELL, SURREY, KT17 1UD

Description:

Installation of Solar PV to the south facing section of the perimeter flat roof.

Officer Recommendation:

Approval, subject to conditions and informatives.

Officer Presentation:

The Committee received a presentation on the application from the Planning Officer.

Decision:

Following consideration, Councillor Humphrey Reynolds proposed a motion that the Officer recommendation be agreed as set out in the report. The Proposal was seconded by Councillor Kate Chinn.

The Committee resolved (8 for, and the Chair not voting) to:

GRANT planning permission subject to the following conditions and informatives.

Conditions

(1) Timescale

The development hereby permitted shall be commenced within three years from the date of this decision.

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 2004.

(2) Approved Plans

Unless otherwise agreed in writing by the local planning authority, the development hereby permitted shall be carried out in accordance with the plans numbered below and received by the local planning authority and no others.

A200/BH/001;

Bourne Hall – SOLAR PV Side Elevation dated 11/01/2024;

Bourne Hall – SOLAR PV BLOCK PLAN dated 30/04/2024;

Location plan;

Fact sheet for Tiger Neo N-type 54HL4R-(V) 425-445 Watt Mono-Facial Module;

Fact sheet – SunMount. The modular mounting system for all types of flat roof;

Solar PV Method Statement from Titan Eco.

Reason: For avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and to ensure a satisfactory external appearance in accordance with Policy CS5 of the Core Strategy 2007 and Policies DM8, DM9 and DM10 of the Development Management Policies Document 2015.

(3) No Longer in Use

The development as approved shall be removed no longer than one month after the use and operations of the PV Solar Panel system ceases.

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

Informatives

(1) Positive and Proactive Discussion

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) Conservation of the Listed Buildings

You are reminded that all works to a listed building must be carried out with the utmost care and to the highest standards of quality and workmanship. Any damage to the listed building shall be immediately made good using materials to match the originals. Unauthorised works that harm the listed building constitute a criminal offence and will be liable to fines of up to £20,000 per offence.

(3) Protected Species

The applicant is reminded that it is an offence to disturb protected species under the Wildlife and Countryside Act 1981. Should a protected species be found during the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.

(4) Planning Permission

This permission does not grant planning permission for the works, for which separate consent is required under the Town and Country Planning Act (1990).

4 24/00419/FUL - BOURNE HALL, SPRING STREET, EWELL, SURREY, KT17 1UD

Description:

Installation of Solar PV to the south facing section of the perimeter flat roof.

Officer Recommendation:

Approval, subject to conditions and informatives.

Officer Presentation:

The Committee received a presentation on the application from the Planning Officer.

Decision:

Following consideration, Councillor Neil Dallen proposed a motion that the Officer recommendation be agreed as set out in the report. The Proposal was seconded by Councillor Kate Chinn.

The Committee resolved (8 for, and the Chair not voting) to:

GRANT planning permission subject to the following conditions and informatives.

Conditions

(1) Timescale

The development hereby permitted shall be commenced within three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

(2) Approved Plans

Unless otherwise agreed in writing by the local planning authority, the development hereby permitted shall be carried out in accordance with the plans numbered below and received by the local planning authority.

A200/BH/001;

Bourne Hall – SOLAR PV Side Elevation dated 11/01/2024;

Bourne Hall – SOLAR PV BLOCK PLAN dated 30/04/2024;

Location plan;

Fact sheet for Tiger Neo N-type 54HL4R-(V) 425–445-Watt Mono-Facial Module;

Fact sheet – SunMount. The modular mounting system for all types of flat roof;

Solar PV Method Statement from Titan Eco.

Reason: For avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and to ensure a

satisfactory external appearance in accordance with Policy CS5 of the Core Strategy 2007 and Policies DM8, DM9 and DM10 of the Development Management Policies Document 2015.

(3) No Longer in Use

The development as approved shall be removed no longer than one month after the use and operations of the PV Solar Panel system ceases.

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

Informatives

(1) Positive and Proactive Discussion

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) Conservation of the Listed Buildings

You are reminded that all works to a listed building must be carried out with the utmost care and to the highest standards of quality and workmanship. Any damage to the listed building shall be immediately made good using materials to match the originals. Unauthorised works that harm the listed building constitute a criminal offence and will be liable to fines of up to £20,000 per offence.

(3) Protected Species

The applicant is reminded that it is an offence to disturb protected species under the Wildlife and Countryside Act 1981. Should a protected species be found during the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.

5 24/00066/LBA - BOURNE HALL, SPRING STREET, EWELL, SURREY, KT17 1UD

Description:

Replacement of 13 internal fire doors to meet BS guidelines.

Officer Recommendation:

Approval, subject to conditions and informatives.

Officer Presentation:

The Committee received a presentation on the application from the Planning Officer.

Decision:

Following consideration, Councillor Julian Freeman proposed that the Officer recommendation be amended by way of an additional informative, as follows:

It is recommended that a door opening mechanism is explored to enable the future use of all the doors to be exploited, whilst at the same time adhering to all fire regulations and controls.

Councillor Neil Dallen seconded the proposal.

The Committee voted (8 for, and the Chair not voting) in favour of the proposal.

Councillor Neil Dallen proposed a motion that the Officer recommendation be agreed as amended. The Proposal was seconded by Councillor Julian Freeman.

The Committee resolved (8 for, and the Chair not voting) to:

GRANT planning permission subject to the following conditions and informatives.

Conditions

(1) Timescale

The development hereby permitted shall be commenced within three years from the date of this decision.

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 2004.

(2) Approved Plans

Unless otherwise agreed in writing by the local planning authority, the development hereby permitted shall be carried out in accordance with the plans numbered below and received by the local planning authority and no others.

Location Plan 2024-01-12

Door plans 2, 3, 9, 10, 11, 14, 15, 18, 23, 25, 27, 32 and 33.

Reason: For avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and to ensure a

satisfactory external appearance in accordance with Policy CS5 of the Core Strategy 2007 and Policies DM8, DM9 and DM10 of the Development Management Policies Document 2015.

(3) Materials

Prior to the commencement of development, the following details shall be submitted to and approved in writing by the local planning authority.

A sample of the veneer

A sample of the beading around the vision panels

A sample of the Georgian wired glass

Confirmation that other original details, such as metal lettering, shall also be retained and reused on replacement doors.

The development shall be carried out in accordance with the details so approved.

Reason: To comply with sections 16 and 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve the listed building and the features of special architectural or historic interest which it possesses.

Informatives

(1) Positive and Proactive Discussion

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) Conservation of the Listed Buildings

You are reminded that all works to a listed building must be carried out with the utmost care and to the highest standards of quality and workmanship. Any damage to the listed building shall be immediately made good using materials to match the originals. Unauthorised works that harm the listed building constitute a criminal offence and will be liable to fines of up to £20,000 per offence.

(3) It is recommended that a door opening mechanism is explored to enable the future use of all the doors to be exploited, whilst at the same time adhering to all fire regulations and controls.

6 UPCOMING APPLICATIONS

The Committee received and noted the summary report of upcoming applications likely to be heard at future meetings of the Committee.

The meeting began at 7.30 pm and ended at 8.01 pm

COUNCILLOR STEVEN MCCORMICK (CHAIR)