

Minutes of the Meeting of the PLANNING COMMITTEE held at the Council Chamber, Epsom Town Hall on 5 September 2024

PRESENT -

Councillor Steven McCormick (Chair) (Items 20, 21 & 23 only); Councillor Clive Woodbridge (Vice-Chair); Councillors Kate Chinn, Neil Dallen, Julian Freeman, Bernie Muir, Phil Neale and Chris Watson

Absent: Councillor Jan Mason and Councillor Humphrey Reynolds

Officers present: Simon Taylor (Planning Development & Enforcement Manager), Gemma Paterson (Principal Planning Officer), Angela Watson (Senior Solicitor) and Dan Clackson (Democratic Services Officer)

20 DECLARATIONS OF INTEREST

Priest Hill Sports Pavilion, Reigate Road, Ewell, KT17 3DT

Councillor Kate Chinn, Other Interest: Councillor Kate Chinn declared that she had spoken with members of the trustees of the Epsom & Ewell Colts FC, who had interest in the item in question. She stated that she remained unbiased and maintained an open mind.

Councillor Neil Dallen, Other Interest: Councillor Neil Dallen declared that he attended Glyn School as a child and had had dealings with the Glyn Old Boys football team. He stated that it did not effect his decision-making ability and that he maintained an open mind.

Councillor Steven McCormick, Other Interest: The Chair, Councillor Steven McCormick, declared that he would not be partaking in the Committee's consideration of the item in question and would withdraw from the Chamber, due to concerns in respect of potentially perceived bias.

21 MINUTES OF THE PREVIOUS MEETING

The Committee confirmed as a true record the minutes of the meetings of the Committee held on 10 July 2024 and 18 July 2024, and authorised the Chair to sign them.

At the conclusion of the agreement of the minutes, the Chair, Councillor Steven McCormick, withdrew from the meeting and left the Chamber.

22 PRIEST HILL SPORTS PAVILION, REIGATE ROAD, EWELL, KT17 3DT

In the absence of the Chair, the Vice-Chair, Councillor Clive Woodbridge, took the chair.

Councillor Clive Woodbridge proposed that Councillor Phil Neale be appointed as acting Vice-Chair for the duration of the Committee's consideration of the agenda item. The Committee agreed to the proposal.

Description:

Construction of a new all-weather sports pitch including fencing, floodlighting and all other associated works.

Officer Recommendation:

Approval, subject to conditions and informatives.

Officer Presentation:

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

The Principal Planning Officer highlighted to the Committee an error at paragraph 1.2 of the update report, which mistakenly made reference to 6 floodlights where it should have stated 8. The Principal Planning Officer confirmed that the assessment of the application had been made on the basis of 8 floodlights.

Public Speaking:

The Agent spoke in support of the application.

Decision:

Following consideration, Councillor Kate Chinn proposed a motion to approve the Officer recommendation as set out in the report. The proposal was seconded by Councillor Phil Neale. Subsequently, the Committee unanimously resolved to:

GRANT planning permission subject to the following conditions and informatives:

Conditions

(1) Time Limit

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) Approved Details

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

Drawing Number 2371/OVER/02 – Proposed Synthetic Sports Pitch Existing Building Shown

Drawing Number 2371/SITE/01 Rev D – Site Layout

Drawing Number 24063 001 Rev C Sheet 1 of 2 and Sheet 2 of 2 – Proposed Car Park Layout

Drawing Number 2371/SEC/01 – Proposed Section Drawing General Arrangement

Drawing Number 2371/GA/01 D – General Arrangement

Drawing Number 2371/SECT/01 Rev P – Proposed Synthetic Sports Pitch Long Sections

Drawing Number 1- Football Pitch Floodlighting Product Specification Sheet 4m Pro Team Shelter

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

Pre-Commencement Conditions

(3) SuDS Details

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) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.
- b) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+20 allowance for climate change) storm events, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy.
- c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and

maintenance/risk reducing features (silt traps, inspection chambers etc.). Confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.

- d) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
- e) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- f) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

The development shall not be used until the drainage scheme has been implemented in full in accordance with the approved details.

Reason: To ensure that the principles of sustainable drainage are incorporated into the development and to reduce the impact of flooding in accordance with Policy CS6 of the Epsom and Ewell Core Strategy 2007 and Policy DM19 of the Development Management Policies 2015.

(4) Arboricultural Method Statement

No development shall take place until an Arboricultural Method Statement and 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. 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.

(5) Written Scheme of Investigation

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. The development shall be undertaken in accordance with the agreed details.

Reason: To ensure archaeological investigation recording in accordance with Policy DM8 of the Development Management Policies Document 2015.

(6) Compliance with Construction Management Plan

The development hereby permitted shall be undertaken in accordance with the Construction Management Plan prepared by Smith Construction and received by the Local Planning Authority on 11 January 2021.

Reason: In order for the development not to prejudice highway safety nor cause inconvenience to other highway users in accordance with the objectives of the NPPF 2023, and to satisfy policies DM35 and DM36 of the Development Management Policies 2015 and Policy CS16 of the Core Strategy 2007.

Pre-Operation Conditions

(7) Pedestrian Visibility Splays

The development hereby approved shall not first operate unless and until a pedestrian inter-visibility splay measuring 2m by 2m has been provided on each side of the northern access point to Priest Hill Sports Pavilion (Reigate Road), the depth measured from the back of the footway (or verge) and the widths outwards from the edges of the access. No obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays and the splays shall be maintained for the life of the development.

Reason: In order for the development not to prejudice highway safety nor cause inconvenience to other highway users in accordance with the objectives of the NPPF 2023, and to satisfy policies DM35 and DM36 of the Development Management Policies 2015 and Policy CS16 of the Core Strategy 2007.

(8) Car Parking Management Plan

The development hereby approved shall not first operate unless and until a Car Parking Management Plan has been provided and approved in writing by the Local Planning Authority. The Management Plan shall include details such as all proposed access arrangements to and from the site, marshalling, match day operations, information provided to teams, gate operation and signage. The operation of the car park shall be undertaken in accordance with the approved details for the life of the development.

Reason: In order for the development not to prejudice highway safety nor cause inconvenience to other highway users in accordance with the objectives of the NPPF 2023, and to satisfy policies DM35 and DM36 of the Development Management Policies 2015 and Policy CS16 of the Core Strategy 2007.

(9) Electric Vehicle Charging Points

The development hereby approved shall not first operate unless and until at least 6 parking spaces are provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) and a further 6 are provided with cabling for the future provision of charging points, in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In recognition of Section 9 of the NPPF 2023 and in meeting its objectives, as well as and to satisfy policies DM35 and DM36 of the Development Management Policies 2015.

(10) Cycle Storage Details

The development hereby approved shall not first operate unless and until facilities for the secure, lit and covered parking of bicycles and the provision of a charging point with timer for e-bikes by said facilities have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In recognition of Section 9 of the NPPF 2023 and in meeting its objectives, as well as and to satisfy policies DM35 and DM36 of the Development Management Policies 2015.

(11) SuDS Verification

Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

Reason: To ensure that the principles of sustainable drainage are incorporated into the development and to reduce the impact of flooding in accordance with Policy CS6 of the Epsom and Ewell Core Strategy 2007 and Policy DM19 of the Development Management Policies 2015.

(12) Compliance with Materials Schedule

Prior to the first use of the development hereby permitted, the materials as submitted with the application shall be installed in accordance with the following:

- Plans numbered BL-Rubber-01 Rev A, dated 16 January 2014
- Plans numbered Twin SB4470-02, and Twin SB4470-02-B, dated 14 January 2014
- Product Specification prepared by B&L Fencing Services Ltd unless otherwise agreed with the local planning authority.

Reason: To safeguard the amenities of the occupiers of neighbouring properties in accordance with Policy DM10 of the Development Management Policies Document 2015.

Post-Development Conditions

(13) External Lighting

The proposed artificial pitch shall be artificially illuminated only in accordance with the lighting specifications and product description from GigTera, the report from Christy Lighting Masts Ltd and the lighting plan numbered 1, all received by the local planning authority on 14 June 2024. The artificial light spill associated with the development shall not exceed that as set out in the approved details, unless otherwise agreed with the local planning authority.

Reason: To safeguard the amenities of the occupiers of neighbouring properties in accordance with Policy DM10 of the Development Management Policies Document 2015.

(14) Floodlight and Facility Hours of Operation

The floodlighting and facilities hereby approved shall not be used outside the following times: 09.00 hrs - 21.00 hrs Mondays to Saturdays, and 09.00 hrs - 20.00 hrs on Sundays, Public Holidays or Bank Holidays.

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

(15) Amplification

No external sound amplifying equipment shall be installed within the confines of the site.

Reason: To safeguard the amenities of the occupiers of neighbouring properties in accordance with Policy DM10 of the Development Management Policies Document 2015.

Informatives

(1) Floodlight and Facility Hours of Operation

This consent contains conditions that require subsequent approval of detailed matters before the development commences. There is a fee for submission of details to comply with conditions, which is payable for each separate submission rather than for each condition. Decisions may take up to eight weeks, or longer if consultation with third parties is required.

(2) Positive and Proactive Discussion

In dealing with the application the Council has implemented the requirements 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.

(3) Building Control

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.

(4) Wheel Washing

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) Damage to Highway

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.

(6) Electric Vehicle Provision

Condition No 2 & 3 have been recommended because Surrey County Council's Electric Vehicle charging requirements for the development proposed, exceeds those as defined within Building Regulations. The County Highway consider it is necessary for the condition to be imposed on any consent granted, in accordance with the requirements of the NPPF (2023) at paragraph 116 (e) and Surrey County Council's LTP4 policy on improving emissions intensity and energy efficiency of vehicles and operational efficiency of roads through technology improvements.

(7) Electricity Supply (Vehicle)

It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2023. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.

(8) Electricity Supply (E-Bike)

It is the responsibility of the developer to provide e-bike charging points with socket timers to prevent them constantly drawing a current over night or for longer than required. Signage should be considered regarding damaged or shock impacted batteries, indicating that these should not be used/charged. The design of communal bike areas should consider fire spread and there should be detection in areas where charging takes place. With regard to an e-bike socket in non-domestic buildings the premises should have detection, and an official e-bike charger should be used. Guidance on detection can be found in BS 5839-1 of the code of practice for designing, installing, commissioning, and maintaining fire detection and alarm systems in non-domestic buildings.

(9) Source Protection Zone

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.

23 UPCOMING APPLICATIONS

The Chair, Councillor Steven McCormick, returned to the Chamber and rejoined the Committee. The acting Chair, Vice-Chair Councillor Clive Woodbridge, returned the chair to the Chair, and resumed his role as Vice-Chair.

The Committee received and noted a report providing a summary of likely applications to be heard at future Planning Committee meetings.

The meeting began at 7.30 pm and ended at 8.13 pm

COUNCILLOR STEVEN MCCORMICK (CHAIR)