

Minutes of the Meeting of the PLANNING COMMITTEE held on 10 February 2016

PRESENT -

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

Absent: Councillor Robert Foote, Councillor Peter O'Donovan and Councillor Vince Romagnuolo

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

41 MINUTES OF THE PREVIOUS MEETING

The Minutes of the Meeting of the Planning Committee held on 14 January 2016 were agreed as a true record and signed by the Chairman.

42 DECLARATIONS OF INTEREST

Declarations of interest are recorded against the relevant item on the Agenda.

43 ORDER OF MEETING

The order of items on the Agenda was changed in agreement with the Committee, as follows: Item 06 – *18a Worple Road*; Item 03 – *570 Chessington Road*; 04 – *Horton Park Golf and Country Club*; Item 05 – *Riverview C of E Primary School*.

44 PLANNING APPLICATION 15/01234/FLH - 18A WORPLE ROAD, EPSOM KT18 5EF

Description

Two-storey side and rear extension, incorporating the creation of a residential annexe. Loft conversion. (Amended drawings received 21.01.06) (Description amended 25.01.2016).

Decision

REFUSED for the following reason:

The bulk and form of the proposed extensions would have a serious adverse impact on the character and appearance of the surrounding area, situated within the Church Street and Worple Road Conservation Areas. The proposal would therefore conflict with Policies DM8, DM9 and DM10 of the Development Management Policies Document – September 2015 and Policy CS5 of the Core Strategy 2007.

The Committee noted a verbal representation from an Objector. Letters of representation from local residents were published on the Council's website and made available to the public and members of the Committee in advance of the meeting.

- 45 PLANNING APPLICATION 15/01289/FLH - 570 CHESSINGTON ROAD, WEST EWELL KT19 9JH

Description

Demolition of existing garage and erection of four bay garage.

Decision

PERMITTED 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(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 external finishes of the development hereby permitted, including making good to the retained fabric, shall match in material, colour, size, style, bonding, texture and profile those of the existing building.

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 development hereby permitted shall be used only for purposes ancillary to the residential use of the existing dwelling house and no trade or business shall take place therein.

Reason: To ensure that the dwelling remains in single residential occupation to safeguard the existing character of the area and

amenity of adjacent residential properties as required by Policy DM10 of the Development Management Policies (2015).

- (4) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan and Block Plan, Drawing Number 669/02 Rev A.

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).

Informatives:

- (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.

- 46 PLANNING APPLICATION 15/01261/FUL - HORTON PARK GOLF AND COUNTRY CLUB, HOOK ROAD, EPSOM KT19 8QG

Description

Erection of children's play area structure to be situated adjacent to the club house building. The proposal aims to provide facilities for younger children and comprises of a variety of play features including a climbing wall, slide, ladder and car feature made out of timber with stainless steel fittings.

Decision

PERMITTED 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 and documents: Plan 01, Plan 02, Plan 03, Plan 04, Plan 05 and Design and Access Statement received on 26/11/15].

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) The maximum height of the development hereby permitted shall not exceed 3.9m.

Reason: To minimise the impact of the development upon the visual amenities of the Green Belt in accordance with Policy CS2 of the Core Strategy (2007).

- (4) The development hereby permitted shall be constructed entirely of the materials as detailed on the schedule of materials on the planning application form and as described in the Design and Access Statement.

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.

Informative:

- (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.

- 47 PLANNING APPLICATION 15/01207/FUL - RIVERVIEW C OF E PRIMARY SCHOOL, RIVERVIEW ROAD, EWELL KT19 OJP

Description

Demolition of existing life-expired buildings and the erection of a two-storey building containing new teaching accommodation and associated staff, dining and welfare facilities, including multi-purpose sports hall, alterations to north east elevation of retained Children's Centre, including installation of graphic wall; reconfiguration of external spaces to provide new and improved hard and soft play areas with associated landscaping, including part-retention/improvement of hard play area adjoining western boundary; minor reconfiguration of internal service delivery access and other associated improvements.

Decision

PERMITTED 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) Prior to the commencement of above ground 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 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 Document 2015.

- (3) No above ground 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 DM10 of the Development Management Policies Document 2015.

- (4) No development including any works of demolition or preparation works prior to building operations shall take place on site 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 and shall include:
- (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

- (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
- (j) no HGV movements to or from the site shall take place between the hours of 8.15 and 9.00 am and 2.30 and 3.30 pm nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in Riverview Road, Huntsmoor Road, Bridle Close or Ruxley Lane 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) (a) The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles / cycles to be parked and for the loading and unloading of vehicles and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking / loading and unloading / turning areas shall be retained and maintained for their designated purposes.
- (b) The existing vehicle parking and turning areas at the premises as shown on the application drawings shall be permanently retained and maintained for their designated purposes.

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 Policy CS16 of the Core Strategy (2007) and Policy DM35 of the Development Management Policies 2015.

- (6) Prior to the commencement of the development the applicant shall:
 - (a) Submit for the written approval of the Local Planning Authority a Travel Plan in accordance with the aims and objectives of PPG13 (March 2001) and the Government

White Paper (July 1998) and in general accordance with the 'Heads of Travel Plan' document included in the transport assessment.

- (b) The applicant shall then implement the approved travel plan on occupation of the new school buildings and thereafter maintain and develop the travel plan to the satisfaction of the Local Planning Authority.

Reason: To encourage travel by means other than private motor vehicles in accordance with Policy CS16 of the Core Strategy 2007 and Policy DM36 of the Development Management Policies 2015

- (7) Prior to the commencement of the above ground 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 including means of providing the energy requirements of the development from renewable technologies. The development shall be carried out in strict accordance with the approved details prior to the first occupation of the building, shall be maintained as such thereafter and no change shall take place without the prior written consent of the local planning authority.

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

- (8) 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.

- (9) No above ground development shall take place until a scheme to enhance the biodiversity interest of the site has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved and thereafter maintained.

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

- (10) Before the commencement of the above ground construction of the development hereby approved, details of how the Sustainable Drainage System will be protected and maintained during construction shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with those approved details

Reason: To ensure that the construction works do not compromise the functioning of the agreed Sustainable Drainage System, in accordance with Policy CS6 of the Epsom and Ewell Core Strategy (2007) and Policy DM19 of the Development Management Policies 2015.

- (11) Before the commencement of the above ground construction of the development hereby approved, details of how the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite, must be submitted to and approved by the local planning authority.

Reason: To ensure that the proposal has fully considered system failure 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 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 to demonstrate that the Sustainable Drainage System has been constructed as per the agreed scheme.

Reason: To ensure that the Sustainable Drainage System has been constructed as per the agreed scheme, in accordance with Policy CS6 of the Epsom and Ewell Core Strategy (2007) and Policy DM19 of the Development Management Policies 2015.

- (13) Prior to construction of the above ground development hereby approved, details of the proposed maintenance regimes for each of the SuDS elements and confirmation of who will own and maintain these features must be submitted to and approved by the local planning authority. The Sustainable Drainage System shall be implemented and thereafter managed and maintained in accordance with the agreed details supplied within the submitted Maintenance Document.

Reason: To ensure an acceptable maintenance regime is in place for the Sustainable Drainage System within the development over its lifetime, in accordance with Policy CS6 of the Epsom and Ewell Core Strategy (2007) and Policy DM19 of the Development Management Policies 2015.

- (14) The development hereby permitted shall be carried out in accordance with the following approved plans:

1630_S2A_A_00_00_DR_(01)_010D Proposed Site Plan
 1630_S2A_A_00_00_DR_(01)_013B Site Plan Levels
 1630_S2A_A_10_00_DR_(01)_100F Main Building Ground Floor
 1630_S2A_A_10_01_DR_(01)_101F Main Building First Floor
 1630_S2A_A_10_02_DR_(01)_102F Main Building Roof Plan
 1630_S2A_A_20_00_DR_(01)_110A Children's Centre Ground Floor
 1630_S2A_A_00_ZZ_DR_(01)_201A Proposed Site Sections (AA & BB)
 1630_S2A_A_10_ZZ_DR_(01)_300C Main Building – Elevations
 1630_S2A_A_20_ZZ_DR_(01)_301B Children's Centre – Elevations
 Arboricultural Survey Report, prepared by Waterman Energy,

Environment & Design Limited (Drawing Nos WIB14306-100-AA-77-004-B Tree Survey; 1630-S2A-A-00-00-DR-(01)-010-B-Site Plan; WIB14306-100-AA-77-005-B-Tree Removal and Protection)

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

Informative:

- (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.

Note: In the interests of openness and transparency Councillors Jan Mason, Tina Mountain and John Beckett declared that they were Councillors for Surrey County Council who are the education authority associated with Riverview C of E School. However it was considered that it would not be regarded as sufficiently close an association so as to effect consideration of this item.

Note: It was agreed that Councillor Jan Mason would be consulted on the colour of the external finishes of the new building, as detailed in Condition 2.

48 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 applications:

- Nescot Reconfiguration, 91 Reigate Road, Ewell KT17 3DS - Ref: 15/01299/FUL

- Former Diary Crest Site – Alexandra Road, Epsom KT17 4BJ – Ref: 15/01346/FUL
- The Roveries, 59 - 63 Cox Lane, West Ewell KT19 9NR – 15/01464/FUL
- 101 -111 Hollymoor Lane, Epsom KT19 9LZ – KT19 9LZ – 15/01497/FUL
- Hindu Temple, 3 and 4 Dell Lane, Stoneleigh KT17 2NE – 15/01379/FUL

The meeting began at 7.30 pm and ended at 8.56 pm

COUNCILLOR HUMPHREY REYNOLDS (CHAIRMAN)