

Public Document Pack

Simon Young, Solicitor
Head of Legal and Democratic Services



PLANNING COMMITTEE

Wednesday 10 February 2016 at 7.30 pm

Council Chamber - Epsom Town Hall

The members listed below are summoned to attend the Planning Committee meeting, on the day and at the time and place stated, to consider the business set out in this agenda.

Councillor Humphrey Reynolds (Chairman)
Councillor Michael Arthur (Vice-Chairman)
Councillor John Beckett
Councillor Neil Dallen
Councillor Robert Foote
Councillor Jan Mason
Councillor Tina Mountain

Councillor Peter O'Donovan
Councillor Martin Olney
Councillor Vince Romagnuolo
Councillor Clive Smitheram
Councillor Mike Teasdale
Councillor David Wood

Yours sincerely

A handwritten signature in black ink, appearing to read 'S Young', written over a light blue rectangular background.

Head of Legal and Democratic Services

For further information, please contact Sandra Dessent. 01372 732121 or
sdessent@epsom-ewell.gov.uk

AGENDA

1. **MINUTES OF THE PREVIOUS MEETING** (Pages 3 - 18)

The Committee is asked to confirm as a true record the Minutes of the Meeting of the Committee held on the 14 January 2016 (attached) and authorise the Chairman to sign them.

2. DECLARATIONS OF INTEREST

Members are asked to declare the existence and nature of any Disclosable Pecuniary Interests in respect of any item of business to be considered at the meeting.

3. PLANNING APPLICATION 15/01289/FLH - 570 CHESSINGTON ROAD, WEST EWELL KT19 9JH (Pages 19 - 24)

Demolish existing single garage and erection of four bay garage.

4. PLANNING APPLICATION 15/01261/FUL - HORTON PARK GOLF AND COUNTRY CLUB, HOOK ROAD, EPSOM KT19 8QG (Pages 25 - 30)

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 a variety of play features including a climbing wall, slide, ladder and car feature made out of timber with stainless steel fittings.

5. PLANNING APPLICATION 15/010207/FUL - RIVERVIEW C OF E PRIMARY SCHOOL, RIVERVIEW ROAD, EWELL KT19 OJP (Pages 31 - 44)

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.

6. PLANNING APPLICATION 15/01234/FLH - 18A WORPLE ROAD, EPSOM KT18 5EF (Pages 45 - 54)

Two-storey side and rear extension, incorporating the creation of a residential annexe. Loft conversion. (Amended drawings received 21.01.2016) (Description amended 25.01.2016)

7. SITE VISITS (Pages 55 - 56)

Members are asked to put forward any applications which it is considered warrant a site visit.

Minutes of the Meeting of the PLANNING COMMITTEE held on 14 January 2016

PRESENT -

Councillor Humphrey Reynolds (Chairman); Councillor Michael Arthur (Vice-Chairman); Councillors John Beckett, Kate Chinn (as nominated substitute for Councillor Vince Romagnuolo), Neil Dallen, Robert Foote, Jan Mason, Tina Mountain, Martin Olney, David Reeve (as nominated substitute for Councillor Clive Smitheram), Mike Teasdale, David Wood and Tella Wormington (as nominated substitute for Councillor Peter O'Donovan)

In Attendance: Councillor George Crawford (For Item 04 Salesian College Sports Ground) and Councillor Clive Woodbridge (For Item 04 Salesian College Sports Ground)

Absent: Councillor Peter O'Donovan, Councillor Vince Romagnuolo and Councillor Clive Smitheram

Officers present: Mark Berry (Head of Place Development), John Robinson (Planning Officer), Mark Rouson (Corporate Communications Officer), Danny Surowiak (Principal Solicitor), Jeremy Young (Tree Officer Place Development) and Sandra Dessent (Democratic Services Officer)

32 MINUTES OF THE PREVIOUS MEETING

The Minutes of the Meeting of the Planning Committee held on 03 December 2015 were agreed as a true record and signed by the Chairman.

33 DECLARATIONS OF INTEREST

No questions were asked or had been submitted by members of the Public.

34 ORDER OF MEETING

The order of items on the Agenda was changed in agreement with the Committee, as follows: Item 04 – *Salesian College Sports Ground*; Item 06 – *1 Willis Close*; Item 03 – *74 Ewell Park Way*; Item 05 – *9 Walnut Close*.

35 PLANNING APPLICATION 15/00845/FUL - SALESIAN COLLEGE SPORTS GROUND, OLD SCHOOL LANE, EWELL KT17 1TJ

Description

Demolition of existing buildings. Erection of a part 2 /part 3 storey building to be used as a 60 unit Extra Care facility (Use Class C2) with associated communal and ancillary facilities, including car and cycle parking and landscaping. Re-laying of sports pitches including an all-weather surface, the erection of a two storey pavilion, and provision of associated car and cycle parking. Provision of altered access onto Old Schools Lane.

Decision

Resolved as follows:

Part A:

Subject to prior referral to the Secretary of State and the application not being called in for determination, and subject to a legal agreement being completed and signed by 14 March 2016 to secure the following heads of terms:

- (1) The provision of 24 of the one bedroom units as affordable rented units to be occupied by persons nominated by Epsom & Ewell Borough Council and Surrey County Council in perpetuity;**
- (2) a restriction on occupation of each of the Extra Care units to at least one person per unit who is over the age of 65 and who is in need of care with any spouse having to be at least over the age of 50;**
- (3) Ensuring that the retained area of playing fields is governed by the National Paying Fields Association under a 'Fields in Trust' arrangement and maintained in perpetuity for local sports and leisure use;**
- (4) Ensuring that public access (including local schools) is available to the playing fields for the majority of daytime use during term time, and at some peak times also.**
- (5) The use of at least £900,000 of the funds from the sale of the land by the Salesians of Don Bosco towards improvements of the retained sports fields**

PERMIT subject to the following conditions:

Condition(s):

The Committee authorise the Head of Place Development to grant planning permission subject to the following 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) 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. Thereafter, 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 Policy DM10 - Design Requirements for New Developments

- (3) No 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 CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies Document 2015.

- (4) No development shall take place until an Arboricultural Method Statement (detailing all aspects of construction and staging of works) and a 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 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.

- (5) The development hereby approved shall not be occupied until the proposed road table and footway widening improvement (as shown on Plan 4200-003 Rev A in the Transport Assessment Appendix R) has been designed /constructed in accordance with a scheme to be submitted to and approved in writing by the local planning authority and carried out under S278 of the Highways Act.

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 Policy DM35 of the Development Management Policies 2015.

- (6) The development hereby approved shall not be commenced until the proposed vehicular/pedestrian modified access to Old Schools Lane has been constructed and provided with visibility zones in accordance with the approved plans. The access shall be constructed in accordance with the approved details and shall be permanently maintained and the visibility zones shall be kept permanently clear of any obstruction.

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 Policy DM35 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 40 cars (Sports Facility) 31 cars (Extra Care Facility) and a minimum of 24 bicycles (Sports Facility) 12 bicycles (Extra Care Facility) to be parked. The parking area shall be used and retained exclusively for its designated use.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the provisions of policy CS16 of the Core Strategy 2007.

- (8) **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)**
 - (f) **HGV deliveries and hours of operation**
 - (h) **measures to prevent the deposit of materials on the highway**
 - (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: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the provisions of Policy CS16 of the Core Strategy 2007

- (9) **No development shall take place until a Travel Plan has been submitted to and approved in writing by the local planning authority. The approved details shall be implemented at the first occupation of the development hereby permitted and for each subsequent occupation of the development. The results of the implementation and monitoring shall be made available to the local planning authority on request together with any changes to the plan arising from those results.**

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.

- (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 in the development and to comply with policy CS6 of the Core Strategy 2007.

- (11) Prior to occupation of the new building, bat and bird boxes shall be installed in accordance with details submitted to and approved by the local planning authority. The boxes shall be retained thereafter.

Reason: To conserve and enhance biodiversity as required by Policy CS3 of the Core Strategy 2007.

- (12) 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: To ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers of their properties as required by Policy DM10 of the Development Management Policies Document 2015.

- (13) Prior to the commencement of the development an Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan should deal with the following issues:

- o Installation of bat boxes
- o Details of lighting measures to minimise light spillage
- o Compensatory refuge habitat for reptiles, (including stag beetles)

Reason: To conserve and enhance biodiversity as required by Policy CS3 of the Core Strategy 2007.

- (14) Any trees proposed to be felled as a result of the development hereby permitted shall be replaced by other trees in accordance with a scheme to be submitted to and approved by the local planning authority, and all planting in accordance with such an approved scheme shall be completed 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 following completion of the development.

Reason: The trees within the site make a substantial contribution to the visual amenities enjoyed by residents in the area and the felling of any trees without replacement would be detrimental to such amenities and contrary to Policies DM5 and DM9 of the Development Management Policies Document 2015.

- (15) Clearance of any vegetation shall be conducted outside the bird nesting season (March - August) to avoid disturbing or injuring birds that may be nesting within them.

Reason: To conserve and enhance biodiversity as required by Policy CS3 of the Core Strategy 2007.

- (16) Prior to the commencement of development the Japanese knotweed on the site should be correctly removed and disposed of.

Reason: To conserve and enhance biodiversity as required by Policy CS3 of the Core Strategy 2007.

- (17) Prior to the commencement of development, a 1:20 scale vertical section through the front and flank elevations including details of windows (including head, sill and window reveal details), balcony balustrade, rainwater goods, as well as a 1:50 scale typical elevation, 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 the character and appearance of the conservation and wider area in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM9 and DM10 of the Development Management Policies Document 2015.

- (18) Prior to the occupation of the new sports pavilion: :

(a) details of floodlighting to the all-weather pitch shall be submitted to and approved in writing by the local planning authority. Such details shall include location, height, type and direction of light sources, means of controlling light spillage, operating hours and intensity of illumination.

(b) the floodlighting or external lighting scheme has been installed, maintained and operated in accordance with the approved details. Any lighting, which is so installed, shall thereafter be maintained and operated in accordance with the approved details and shall not be altered other than for routine maintenance.

Reason: In order to safeguard the amenities of the occupiers of neighbouring properties and visual amenity in accordance with Policy CS5 of the Core Strategy 2007 and Policies DM9 and DM10 of the Development Management Policies 2015.

- (19) Prior to the occupation of the new sports pavilion details of the opening hours and use shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be carried out in strict accordance with the approved details.

Reason: To ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers of their properties as required by Policy DM10 of the Development Management Policies Document 2015.

- (20) No development shall take place until arrangements have been made for an archaeological watching brief to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by the local planning authority. The development shall only take place in accordance with the watching brief proposals agreed pursuant to this condition and shall be carried out by a suitably qualified investigating body approved in writing by the local planning authority.

Reason: To ensure that any archaeological evidence discovered during ground works is adequately recorded in accordance with Policy CS5 of the Core Strategy (2007).

- (21) The residential units 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.

- (22) Before the development hereby permitted commences and in addition to any assessment provided with the application, a ground contamination investigation and risk assessment must be completed. The scope and detail of these are subject to the approval in writing by the local planning authority. The investigation and risk assessment must be undertaken by suitably qualified and accredited persons and a written report of the findings must be produced. The final written report is subject to the approval in writing of the local planning authority. The report of the findings must include:

(i) details of the extent, scale and nature of contamination

(ii) an assessment of the potential risks to:

- human health
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
- adjoining land and occupants
- groundwaters and surface waters
- ecological systems

- archaeological sites and ancient monuments

(iii) details of viable remedial options, and identification of and justification for the preferred option(s).

This must be conducted in accordance with Defra and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11.

The development must be carried out in complete accordance with the approved written report. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until appropriate remediation has been undertaken.

Reason: To ensure that risks from land contamination to the future users of the land and neighboring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbors and other offsite receptors, in accordance with Policy DM17 of the Development Management Policies 2015 and the National Planning Policy Framework.

- (23) A detailed drainage scheme shall be submitted to the satisfaction of the Local Planning Authority before development commences. The drainage scheme shall include the principles and outline design details which form part of the details submission for planning. The detailed drainage scheme should include SUDS measures no less than

(i) detention basins, swales and below ground attenuation storage

(ii) restriction of flows of site to a limiting discharge of 5l/s for all events up to and including 1 in 100 yr plus climate change event.

The scheme shall include details for the adoption and maintenance of the drainage measures in perpetuity.

Reason: To ensure a satisfactory surface water drainage scheme including SUDS measures to reduce the risk of flooding in accordance with Policy CS6 of the Epsom and Ewell Core Strategy (2007) and Policy DM19 of the Development Management Policies 2015.

- (24) Prior to each phase of development approved by this planning permission no development shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) We acknowledge that a preliminary risk assessment has been submitted and is acceptable. It recommends additional site investigations are carried out.
- 2) Site investigation schemes, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policy DM17 of the Development Management Policies 2015 and the National Planning Policy Framework.

- (25) No occupation of any part of the permitted development / of each phase of development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policy DM17 of the Development

Management Policies 2015 and the National Planning Policy Framework.

- (26) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policy DM17 of the Development Management Policies 2015 and the National Planning Policy Framework.

- (27) No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policy DM17 of the Development Management Policies 2015 and the National Planning Policy Framework.

- (28) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policy DM17 of the Development

Management Policies 2015 and the National Planning Policy Framework.

- (29) The development permitted by this planning permission shall only be carried out in accordance with the submitted Flood Risk Assessment prepared by Ambiental Technical Solutions Ltd. dated January 2016 reference number 2511 and the following mitigation measures, as detailed in sections 7.1 and 7.2:
- More/Less vulnerable uses to be put in Flood Zone 1.
 - Only water compatible uses to be put in Flood Zones 2 and 3.
 - A formal flood warning and evacuation plan to be implemented at the discharge of condition stage.
 - No construction or land-raising will be undertaken in Flood Zone 3 (including the effects of climate change).
 - Finished Floor Levels for the buildings to be set no lower than 33.25mAOD.
 - Use of flood resistant and flood resilient construction techniques as described in section 7.2.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy CS6 of the Core Strategy 2007.

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

23922/ P101/P1	Proposed Site Plan (overall)
23922/ P102	Proposed Site Plan (Extra Care & Details)
23922/ P103	Proposed Ground Floor Plan
23922/ P104	Proposed First Floor Plan
23922/ P105	Proposed Second Floor Plan
23922/ P106	Proposed Roof Plan
23922/ P107	Proposed Elevations
23922/ P108	Proposed Elevations
23922/ P109	Typical Apartment Layouts
23922/ P110	Comparison Elevations
23922/ P111	Elevation Detail – South Block & Hub
23922/ P112/P1	Proposed Landscape Bund
4200/ 001 Rev A	Highway Access
4200/ 003 Rev A	Pedestrian Improvements Option 2 – Shared Surface
Tree Constraints Plan Sheet 1	Tree Constraints Plan
Arboricultural Impact Assessment Sheet 1	Arboricultural Impact Assessment
Arboricultural Impact Assessment Sheet 2	Arboricultural Impact Assessment
SC – Two Floor Pavilion Rev B	Proposed Pavilion Floor Plans
SC – Two Floor Pavilion Detailed Elevation	Proposed Pavilion Elevation

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) No burning of materials obtained by site clearance shall be carried out on the application site.**
- (3) The water efficiency standard required under condition 18 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.**

Part B:

In the event that the section 106 Agreement referred to in Part A is not completed by 14 March 2016, the Head of Place Development be authorised to refuse the application for the following reasons:

- (1) In the absence of a completed legal obligation under section 106 of the Town and Country Planning Act 1990 (as amended), the applicant has failed to comply with CS9 (Affordable Housing) of the 2007 Core Strategy in relation to the provision of affordable housing units.**

The Committee noted verbal representations from the Applicant, a Supporter and two Objectors. 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.

Note: *Councillor George Crawford and Councillor Clive Woodbridge were in attendance for this item.*

- 36 PLANNING APPLICATION 15/00783/CAT - 1 WILLIS CLOSE, EPSOM, SURREY KT18 7SS

Description

Objection to the implementation of a Tree Preservation Order on a Goat Willow at 1 Willis Close – Tree Preservation Order No. 448.

Decision

PERMITTED that Tree Preservation Order 448 be implemented without modification

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.

- 37 PLANNING APPLICATION 15/00767/TPO - 74 EWELL PARK WAY, STONELEIGH KT17 2NW

Description

Objection to the implementation of a Tree Preservation Order on a Scots Pine tree at 74 Ewell Park Way – Tree Preservation Order 449

Decision

PERMITTED that Tree Preservation Order 449 be implemented without modification

- 38 PLANNING APPLICATION 14/01017/CAT - 9 WALNUT CLOSE, EPSOM KT18 5JL

Description

Objection to the implementation of a Tree Preservation Order on a Silver Birch tree at 9 Walnut Close – Tree Preservation Order No. 442A

Decision

PERMITTED that Tree Preservation Order 442A be implemented without modification

- 39 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

- Grange Mansions, Kingston Road, Ewell KT17 2AD Ref: 15/01388/FUL
- Former Diary Crest site, Alexandra Road, Epsom KT17 4BJ
15/01346/FUL

The meeting began at 7.30 pm and ended at 9.47 pm

COUNCILLOR HUMPHREY REYNOLDS (CHAIRMAN)

570 Chessington Road, West Ewell, Surrey, KT19 9HJ

Demolish existing single garage and erection of four bay garage.

Ward:	Ruxley
Contact Officer:	Sam Dixon

1 Summary

- 1.1 This application proposes the erection of a large outbuilding within the rear garden of the application site. The proposal will not be overly prominent within the wider area and will not have any detrimental impact on the amenities of the adjacent residential properties.
- 1.2 The application has been called in to committee by Councillor Mason.

2 Site description

- 2.1 This application relates to a detached dwelling located to the north east side of Chessington Road. The dwelling has two-storeys with brick and cladding to the elevations under an interlocking tiled roof. The dwellings in this row have detached single garages at the rear with access from a dedicated cul-de-sac which is accessed from Woodlands Walk. There is an area of hardstanding in front of the garage which can accommodate one vehicle.
- 2.2 There are residential dwellings to the south east side of the application property of a similar appearance and era. The application site is on a lower ground level than its neighbour. To the north west side the site abuts the Hogsmill countryside area and Hogsmill River, and over the river is the Bones Gate Public House.

3 Proposal

- 3.1 It is proposed to demolish the existing detached single garage and erect a replacement detached four bay garage on a larger footprint. The ground level would be increased by approximately 0.3m to create a level access. The garage would have dimensions of 10.6m in depth and 6m in width with an eaves height of 2.4m. As originally submitted the proposed building had a ridge height of 5.9m. During the course of the application the plans have been amended so that the roof pitch has been reduced and the proposal subsequently has a ridge height of 4.2m. The building would have external materials to match the main house.
- 3.2 The garage is for ancillary residential use to provide covered storage of his current private collection of classic cars.

4 Comments from third parties

- 4.1 The application was advertised by means of letter of notification to 2 neighbouring properties. 1 letter received from 3 Woodlands Walk:

- The proposed building is a significant structure when considered with all surrounding buildings, and does not seem in keeping with the scale of the local community;
- concern that the building may not be used solely for personal storage of cars with futures uses as commercial enterprise, dwelling, parties etc, all of which would cause significant and unreasonable disturbances from traffic and noise.

5 Consultations

5.1 County Highway Authority: Has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.

5.2 Environment Agency: No comments received

5.3 London Borough of Kingston: No comments received

6 Relevant planning history

6.1 85/0318/0173 Erection of 4 detached three bedroom houses each with detached garage. Granted 17.09.1985

7 Planning Policy

National Policy Planning Framework (NPPF) 2012

Chapter 7 Requiring good design

Core Strategy 2007

Policy CS1 Sustainable development

Policy CS5 The built environment

Development Management Policies Document 2015

Policy DM9 Townscape character and local distinctiveness

Policy DM10 Design requirements for new developments

8 Planning considerations

Impact on visual amenity

8.1 Policy DM9 states that planning permission will be granted for proposals which make a positive contribution of the borough's visual character and appearance, taking into account the relationship to the existing townscape and the setting of the site. Policy DM10 states that development proposals will be required to incorporate principles of good design, the most essential elements identified as contributing to the character and local distinctiveness of a street or area.

- 8.2 The proposed garage would be located at the rear of the site and therefore would not be overly visible from the site frontage. It would be visible in longer views from Moor Lane to the west and from the car park of the adjacent public house. A close-boarded fence lines the side boundary of the site and the flat roof of the existing garage is just visible above the fence line.
- 8.3 As originally submitted, the proposed building would be overly prominent by reason of its steeply pitched roof which gave the building a top heavy appearance. Subsequently the proposal has been amended so that the ridge height has been significantly lowered.
- 8.4 As such, whilst the sizable footprint of the building is noted, the structure will be single-storey in height and the lower roof will not be overly prominent or incongruous within the wider street scene.
- 8.5 From the cul-de-sac at the rear of these dwellings, the application site is the last plot. The proposed building will have an eaves height similar to the adjacent garage. As such, with the lower ridge height, the building will not be overly prominent.
- 8.6 The amended scheme has no significant adverse impact on the wider visual amenities of the area and as such it is considered that the development accords with national and local planning policy.

Impact on neighbouring amenity

- 8.7 Criterion (ix) of Policy DM10 states that development proposals should have regard to the amenities of occupants and neighbours, including in terms of privacy, outlook, sunlight/daylight, and noise and disturbance.
- 8.8 The building is located at the end of the garden adjacent to the garage of the neighbouring property No.568. Given the location of the building and the orientation of the plots, the development will have no adverse impact on the amenities of No.568 by way of being overbearing or causing any loss of light or outlook. Given its location, no other residential properties would be affected by the development.
- 8.9 Given the scale of the building, concern has been raised regarding the use of the building. It has been confirmed that the building is to be used for the storage/garaging of the occupant's private collection of classic cars. A condition would be imposed on any planning permission granted which would ensure the outbuilding is used for private ancillary purposes only and that no trade or business could take place therein.

9 Conclusion

- 9.1 The proposal is acceptable in terms of its impact on the appearance of the area and on the amenity of neighbouring residential properties and as such the application is recommended for approval.

10 Recommendation

10.1 Planning permission is granted subject to the following condition(s):

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 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).

Informative(s):

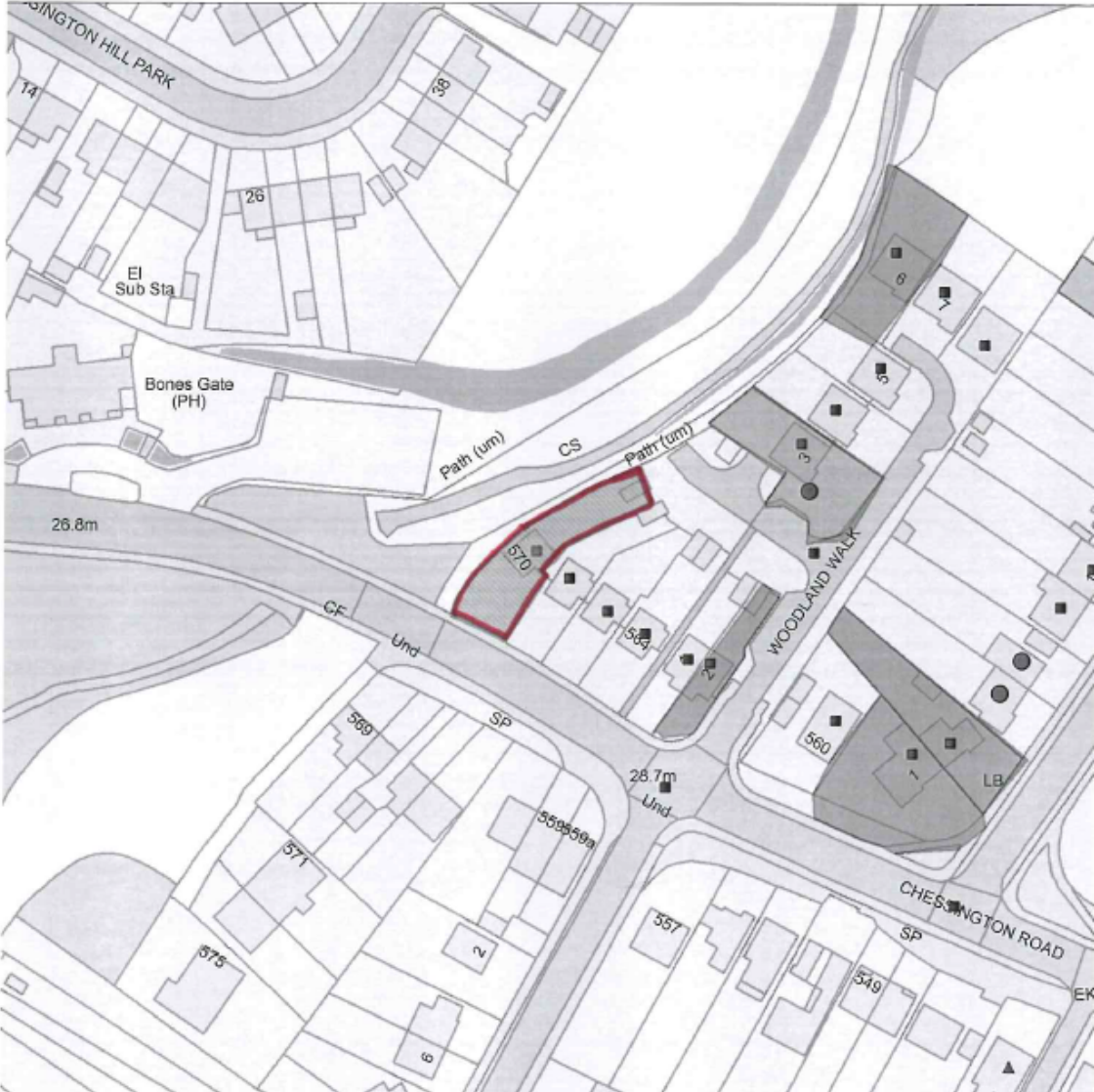
- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.

- (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.



15/01289/FLH

570 Chessington Road, West Ewell



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Horton Park Golf And Country Club, Hook Road, Epsom, Surrey, KT19 8QG

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 a variety of play features including a climbing wall, slide, ladder and car feature made out of timber with stainless steel fittings.

Ward:	Ruxley
Contact Officer:	John Mumford

1 Summary

- 1.1 The wider application site comprises about 50ha of land that is set on the north-eastern edge of the Horton Country Park and is utilised as a golf course and driving range. The proposed play area structure would be situated immediately to the north-east of the club house building within a grassed area between the building and car park area. The site forms part of the Metropolitan Green Belt and the application is referred to Committee for determination because it involves Council owned land.
- 1.2 **The application is recommended for APPROVAL** as it involves a policy compliant open recreational use in the Green Belt and there are no visual or amenity concerns relating to the proposal.

2 Site description

- 2.1 Horton Park Golf and Country Club occupies land owned by Epsom and Ewell Borough Council. The existing facilities comprise an 18-hole and 9-hole complex, a clubhouse with shop and a driving range. Extensive parking is provided alongside the clubhouse, to the north-east of the site and in the northern corner of the site adjacent to Chessington Road frontage is an 18 hole adventure golf course aimed at children.

3 Proposal

- 3.1 The application seeks permission for the erection of a timber children's play area structure rising to a maximum height of 3.9m within an area measuring approximately 30 square metres immediately adjacent to the north-east flank elevation of the club house building. The proposed surfacing of the play area would be bonded mulch and a 1.5m high fence would be provided around the play area to provide safe separation from the car park area. Access to the play area would only be gained from a gate provided in the existing fence to the outdoor seating area associated with the club house.

4 Comments from third parties

- 4.1 The application was advertised by means of letters of notification to the 5 nearest residential properties on Chessington Road some 140 metres distant to the north. To date (28.01.2016) no letters of objection have been received.

5 Consultations

5.1 Head of Leisure Development - Supports this proposal.

5.2 Surrey County Council – No objections.

6 Relevant planning history

Application number	Decision date	Application detail	Decision
11/00591/FUL	25.11.11	Erection of two-storey extension	Granted
12/01094/FUL	30.04.13	Development of 18 hole adventure golf course involving remodelling of existing bunds and provision of new landscape features including cave with waterfall structure, rock structure, dwarf walls, external seating area and new planting.	Granted
14/00114/FUL	09.09.14	Variation of Condition 4 of 12/01094/FUL (Development of 18 hole adventure golf course involving remodelling of existing bunds and provision of new landscape features including cave with waterfall structure, rock structure, dwarf walls, external seating area and new planting) to include revised layout as built together with associated landscaping details to discharge Condition 2 of 12/01094/FUL.	Granted

7 Planning Policy

National Policy Planning Framework (NPPF) 2012

Chapter 9: Paragraphs 79-89 Protecting the Green Belt

Core Strategy 2007

Policy CS2 Green Belt

Policy CS13 Community, Cultural and Built Sports Facilities

Development Management Policies Submission Document November 2014

Policy DM10 Design Requirements for New Developments

Policy DM34 New Social Infrastructure

8 Planning considerations

Impact on the Green Belt

8.1 The application site lies within the Green Belt and accordingly the application needs to be assessed as to its conformity with national Green Belt policy set out within the NPPF. The NPPF states the following that is considered relevant to this proposal:

- 'The fundamental aim of Green Belt policy is to keep land permanently open.
- Local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities for outdoor sport and recreation.
- Exceptions to inappropriate development (buildings) in the Green Belt are... provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.'

8.2 It is considered that the proposed development is providing appropriate facilities for outdoor sport / recreation and therefore cannot be defined as inappropriate development. Furthermore the siting of the play facility adjacent to the club house building and the scale and design of the structure would not have a negative impact on the openness of the Green Belt.

Residential Amenity

8.3 The proposal would be situated some 140m away from the nearest residential properties that are located across Chessington Road. It is therefore considered that there would be no impact on residential amenity in terms of noise and disturbance.

9 Conclusion

9.1 The application proposal would provide a facility that would enhance the appeal of the Golf and Country Club to families and as such this would meet the policy objective under policies CS13 and DM34 to encourage multi-use and flexible use of leisure facilities in the Borough. It would have no harmful impact on the openness of the Green Belt or upon residential amenity.

10 Recommendation

10.1 Planning permission granted 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 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.

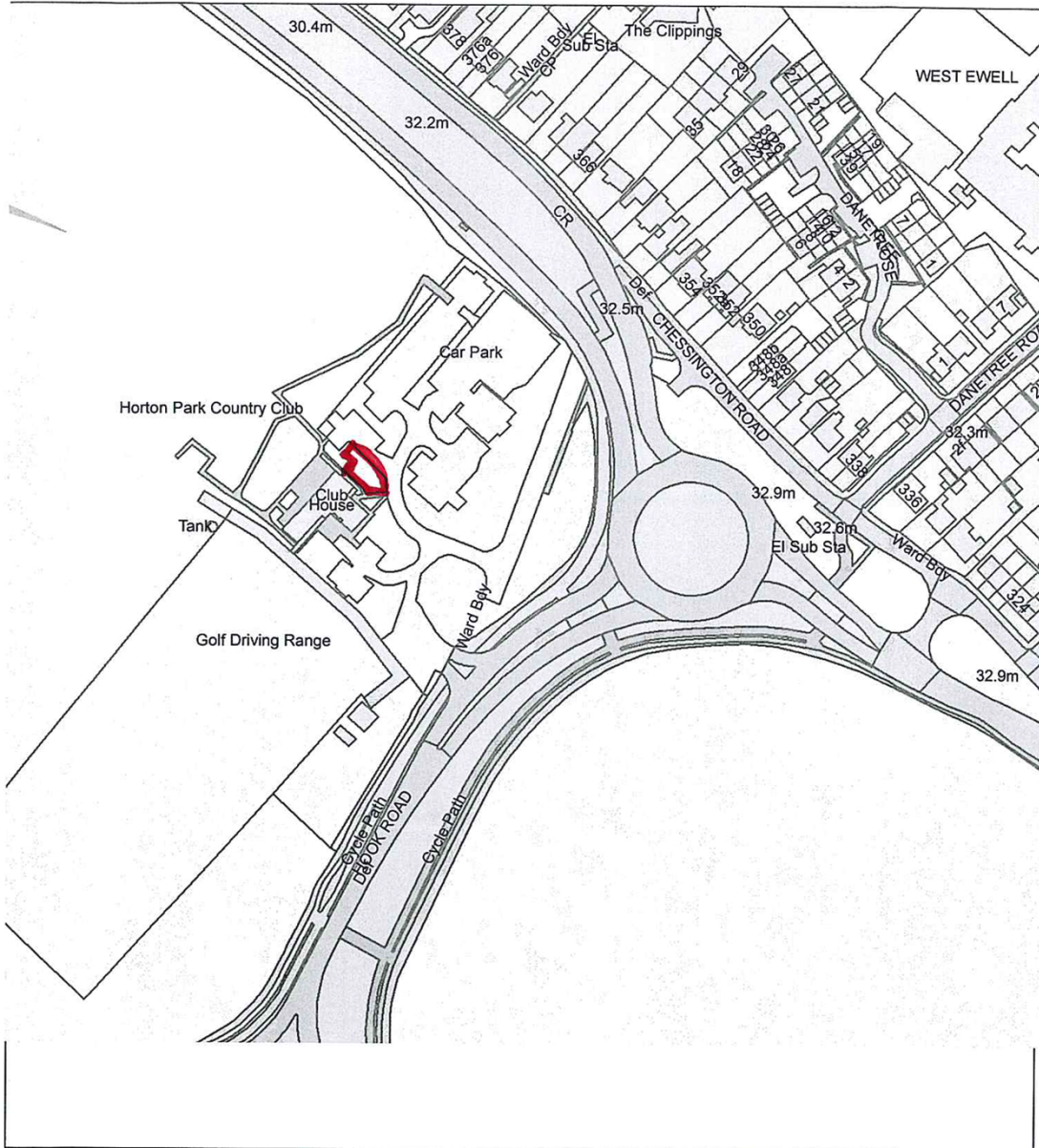
Reason: To secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM9 and DM10 of the Development Management Policies 2015.

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.

15/01261/FUL

Horton Park Golf and Country Club



Scale : 1:2124

Date	29 January 2016
Comments	Not Set
SLA Number	71

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Riverview C Of E Primary School Riverview Road Ewell Surrey KT19 0JP

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.

Ward:	Ewell Court
Contact Officer:	John Robinson

1 Summary

- 1.1 The application site forms part of Riverview Church of England Primary School, situated on the western side of Riverview Road in West Ewell. The application seeks permission for the demolition of the existing principle school building, and the erection of a two-storey building containing new teaching accommodation and associated staff, dining and welfare facilities, alterations to the north east elevation of the retained children's centre, reconfiguration of the external spaces to provide new and improved hard and soft play areas with associated landscaping, minor reconfiguration of internal service delivery access and other associated improvements.
- 1.2 **The application is recommended for APPROVAL.**

2 Site description

- 2.1 Riverview Church of England Primary School is situated on located on the western side of Riverview Road in West Ewell. The "L" shaped site accommodates a part two/part single storey main school building, which has a broadly "I" shaped footprint. The building is attached to a later addition single storey children's centre situated on its southern side.
- 2.2 The school buildings are set back some distance from the highway frontage and behind an area of hard and soft play arranged between two car parks which serve the school and the children's centre, both of which are accessed in turn directly off Riverview Road. A further two classrooms (housed in modular buildings) are situated in the adjoining grounds which are set predominantly to the rear and side and comprise a hard play area (adjoining the western boundary) and open playing fields to the north.
- 2.3 The overall site is bounded to south west by the rear gardens of residential properties fronting Bridle Close, to the west and north by the rear gardens of dwellings fronting Riverview Road and to the north east by the Hogsmill Local Nature Reserve.

3 Proposal

- 3.1 The application seeks permission for the following:
- 3.2 Demolition of all of the existing school buildings with the exception of the retained (and part-altered) children's centre.
- 3.3 Construction of a new two-storey replacement school building containing 9 classrooms with associated facilities in a largely modular, traditional steel-frame building which would be located broadly to the rear of the existing building complex and would utilise part of the current hard and soft play area demise. The building would have a rectangular footprint.
- 3.4 The new teaching block would be of a contemporary design and would be articulated with a mix of coloured metal panels, render and brick. The materials palette would utilise a mixture of neutral coloured render at high level and brick at low level to the south and east with the north and east elevations clad in a factory finished panellised metal in a mix of dark grey and neutral blues.
- 3.5 Reconfiguration of the external spaces to provide an overall increase in the amount of soft and hard play area from 9,881m² to 12,043m².
- 3.6 Minor alterations to the north east elevation of the children's centre, including the installation of a graphic wall.
- 3.7 Reconfiguration of the existing service route accessed from the south road entrance to serve the new building.
- 3.8 The application is supported by the following documents
 - Schedule of Accommodation;
 - Planning Statement
 - Design and Access Statement
 - Transport Statement
 - Drainage Statement
 - Arboricultural Survey Report
 - Extended Phase 1 Habitat Survey (February 2014)
 - BREEAM Pre-Assessment
 - Statement of Community Involvement

4 Comments from third parties

- 4.1 The application was advertised by means of a press advert, site notice and letters of notification to 56 neighbouring properties. To date (28.01.2016) 3 letters of objection have been received regarding:
 - Highway safety:
 - Loss of privacy and overshadowing (To Nos & 12 11 Bridle Close)
 - Visual Impact

5 Consultations

- 5.1 Highways: No objections. The development proposed is a replacement of the existing school building with no increase in pupil numbers.
- 5.2 Policy Officer: No objection in policy terms.
- 5.3 Contaminated Land Officer: No comments
- 5.4 Surrey County Council (Sustainable Drainage): No objection. Should planning permission be granted, appropriate conditions should be applied to ensure that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development.
- 5.5 Tree Officer: No objections.

6 Relevant planning history

Application number	Decision date	Application detail	Decision
96/00499/CMA	06.09.1996	Installation of one demountable classroom unit and erection of outside canopy for nursery cloakroom and with hardsurfaced enclosed play area.	GRANTED
97/00586/FUL	10.10.1997	Installation of portable building to provide storage and meeting room.	GRANTED
07/00307/FUL	26.07.2007	Construction of new disabled access ramps to existing prefabricated classroom buildings and to the rear entrance to the school together with associated works.	GRANTED
07/00931/CMA		Construction of single storey extension and 8 new parking spaces to provide children's centre.	WITHDRAWN
08/00171/FUL	26.06.2008	External alterations to front entrance and car park, including the formation of new car parking spaces. Granted, 26 June 2008.	GRANTED

7 Planning Policy

Core Strategy 2007

Policy CS1	Sustainable Development
Policy CS5	The Built Environment
Policy CS6	Sustainability in New Developments
Policy CS13	Community Facilities
Policy CS16	Managing Transport & Travel

Development Management Policies Submission Document November 2014

Policy DM4	Biodiversity and New Development
Policy DM9	Townscape Character and Local Distinctiveness
Policy DM10	Design Requirements for New Developments
Policy DM17	Contaminated Land
Policy DM19	Development and Flood risk
Policy DM 20	Environmentally Sustainable Development Standards/Renewable Energy
Policy DM24	Employment Uses Outside of Existing Employment Policy Areas

Policy DM34 New Social Infrastructure
Policy DM35 Transport and New Development

Supplementary Planning Document 2012
Sustainable Design

8 Planning considerations.

Principle of Development

- 8.1 Core Strategy Policy CS13 and Policy DM34 of the Development Management Policies Document both positively encourage the provision of new and improved school infrastructure to meet quantitative and qualitative needs.
- 8.2 The applicants submit that the Education Funding Agency (EFA) has identified the old school buildings as being in a poor and deteriorating condition, which is contributing to increasingly unmanageable maintenance and repair costs that are no longer sustainable. The EFA has determined that the only practical means of addressing this problem and securing the ongoing viability of the school would be to demolish the “life-expired” buildings and build a new facility that would deliver the necessary qualitative improvements to the teaching accommodation and school infrastructure.
- 8.3 They submit that the consolidation of the school accommodation into a single two-storey building would also provide the opportunity to increase the amount of soft and hardplay area on the site and provide a more expansive setting for the school.
- 8.4 The principle of a replacement educational building is therefore acceptable, subject to other policies of the Local Plan.

Visual Impact

- 8.5 The proposed new building would be set back some 80m from the Riverview Road boundary and around 30m from the shared south western flank boundary with the rear gardens of residential properties fronting Bridle Close. Consequently views of the proposed building would be relatively “distant” from the public domain.
- 8.6 Whilst the design would represent a departure from the neighbouring properties, the avoidance of pastiche is welcomed and supported. The modern, contemporary design and the proposed mix of render, brick and coloured metal finish would reflect the institutional nature of the use. It would complement the character and appearance of the area generally.

Neighbour Amenity

- 8.7 Concerns have been raised regarding loss of privacy, overlooking and overshadowing of the rear gardens of Nos 11 and 12 Bridle Close. The two floor two windows (serving a corridor and a classroom respectively) in the western elevation of the new building would face the rear gardens of the affected properties at a distance of around 35m, and their rear elevations at a distance of some 50m. This gap would be considerably in excess of the minimum (22m) usually considered adequate to avoid significant loss of privacy. Impact on daylight would be negligible.
- 8.8 It is therefore concluded that the proposed scheme would not have a materially harmful impact on neighbour amenity in terms of overlooking, loss of privacy, daylight or being overbearing in their outlook.

Sustainability

- 8.9 8.27 Core Strategy Policy CS6 requires proposals to demonstrate how sustainable construction and design can be incorporated to improve the energy efficiency of development. An energy statement and sustainability statement have been submitted in support of this application. A BREEAM pre-assessment submitted with the current application indicates that a 'very good' rating could be potentially achieved.
- 8.10 The proposal is indicative in the main and an appropriate planning condition is recommended to secure their inclusion.

Ecology/Biodiversity

- 8.11 An 'Extended Phase 1 Habitat Survey' report (February 2014), was submitted in support of this application.
- 8.12 The principle findings of the report were as follows:
- 8.13 All of the existing buildings that are proposed to be demolished are considered to have negligible potential to support roosting bats. This also applies to the existing hedgerows and trees and as such it is not considered necessary to undertake any bat activity surveys. The proposed development would nevertheless offer the opportunity to provide enhanced roosting opportunities through the installation of bat boxes on trees.
- 8.14 In accordance with policy DM4, the new development could provide biodiversity enhancements by providing roosting and foraging opportunities for bats, and birds (bird and bat boxes integrated within the west elevation of the new building), the details of which will be secured under an appropriate planning condition.

Highways and Parking

- 8.15 It is not proposed to increase the overall capacity of the school beyond the current maximum roll number, which would continue to be maintained. The proposed development would therefore have a material impact on the surrounding highway network, as the overall traffic impact would remain unchanged.
- 8.16 An updated (draft) Travel Plan has been submitted, details of which would be secured by an appropriate condition.
- 8.17 The Highway Authority supports the scheme subject to appropriate safeguarding conditions imposed on any permission granted

Community Infrastructure Levy

- 8.18 The proposed scheme would not be liable for CIL

Sustainable Drainage System (SuDS)

- 8.19 SuDS became a material planning consideration on 6th April 2015 whereby details of proposed SuDS must be considered as part of the planning process and it must be demonstrated that the development would have no adverse impact on flood risk. This approach is supported by Policy CS6 which states that new development should avoid increasing the risk of flooding and Policy DM19 which requires development to reduce the volume and rate of surface water run off through the incorporation of appropriately designed SuDS.
- 8.20 The applicant has submitted information with regard to the provision of SuDS as part of their application. The SuDS scheme proposes that surface water run-off from the new building, reception play and hard play areas would be re-routed to belowground attenuation tanks where this would either percolate into the ground(subject to infiltration results) or be gradually released over time into the existing drainage system.
- 8.21 The Lead Local Flood Authority at Surrey County are satisfied that the proposed drainage scheme would meet the requirements set out in paragraphs 051, 079 and 080 of the revised NPPF Planning Practice Guidance (PPG) for Flood Risk and Coastal Change. They recommend that should planning permission be granted, that suitably worded conditions are applied to ensure that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development.

Flood Risk

- 8.22 The application site is situated in Flood Zone 1, which is defined as having a less than 1 in 1,000 annual exceedance probability of river or sea flooding. As such, the proposed development is not considered to be at risk of fluvial flooding.

Trees/Landscaping

- 8.23 This application is supported by an Arboriculture Survey Report.
- 8.24 Three of the twenty four surveyed trees on the main school site are proposed to be felled to facilitate the proposed development of which are of low quality and value (Category C). Two 'low quality' hedgerows are also proposed to be removed as part of the overall scheme.
- 8.25 The Tree Officer has raised no objections subject to an appropriate landscape condition being imposed.

9 Conclusion

- 9.1 The proposal seeks to erect a new educational building in a location which is considered to be appropriate. The new building would not harm the wider character of the area, nor lead to a loss of neighbouring residential amenities. In light of the above it is recommended that planning permission is granted.

10 Recommendation

- 10.1 Planning permission granted 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 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 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 8.30 and 9.15 am and 3.00 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 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) 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 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 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 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 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 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.

15/01207/FUL



Scale : 1:2124

Date	28 January 2016
Comments	
SLA Number	71

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18A Worple Road Epsom Surrey KT18 5EF

Two-storey side and rear extension, incorporating the creation of a residential annexe. Loft conversion. (Amended drawings received 21.01.2016)(Description amended 25.01.2016)

Ward:	Town
Contact Officer:	John Robinson

1 Summary

1.1 The application property is a two-storey detached dwelling located on the western side of Worple Road, on the junction with Heathcote Road. The application seeks permission for a two-storey side and rear extension, and a loft conversion.

1.2 The application is recommended for APPROVAL

1.3 The application is referred to the Planning Committee at the request of Councillors Axelrod and Dallen due to concerns regarding parking provision, design, scale and massing and impact on conservation area.

2 Site description

2.1 The application property is a two-storey detached dwelling located on the western side of Worple Road, on the junction with Heathcote Road. The house which has brick elevations comprises a two storey central element under a hipped tiled roof, and two (almost symmetrical) flat roofed, single storey flank elements, which accommodate a double garage and a family room respectively.

2.2 The front garden is enclosed by a low brick wall, which returns partly along the frontage to Heathcote Road, whereupon it is replaced by a 2m high timber fence.

2.3 The area is residential in character and comprises mainly semi-detached and detached two-storey properties which differ in period, design and style.

2.4 The site is located at the northern edge of the Worple Road Conservation Area, and on the edge of the neighbouring Church Street Conservation Area.

3 Proposal

3.1 This amended application seeks permission for a two-storey side and rear extension, and a loft conversion.

3.2 The two storey rear extension would project 3m beyond the rear elevation of the original two storey element, whilst the new side extension would project 8m to the rear of existing (northern) single storey side element. A new, 4.6m deep first floor infill extension would be formed over the extended northern flank element.

- 3.3 The extended northern ground floor “wing” would accommodate a one bedroom residential annexe/ “granny flat.
- 3.4 A new, crowned pitched roof would be formed over the two storey element, incorporating four rooflights in the rear roofslope and one window in each respective gable-end. The new first floor flank extension would have a subservient, pitched roof.
- 3.5 Materials would match existing
- 3.6 *Officer Note: The original application proposed front dormers, and a first floor balcony, which have been omitted from the current scheme.*

4 Comments from third parties

- 4.1 Press notice, Site notice displayed, and the occupiers of 13 neighbouring properties notified via letter. To date (25.01.2016) 5 letters of objection have been received regarding:
- *Loss of daylight to Nos 1, 4 and 4a Heathcote Road*
 - *Out of character*
 - *Impact on conservation area*
 - *Unacceptable increase in the number of occupants*
 - *Overlooking to No 1 Heathcote Road*
 - *Noise and disturbance*
- 4.2 Epsom Civic Society: Out of keeping, adverse impact on conservation area and overdevelopment.
- (Officer Comment: The aforementioned objections relate to the original submitted scheme)*
- 4.3 Three letters of objection have been received on the amended scheme regarding:
- *Traffic problems*
 - *Overshadowing*
 - *Inappropriate roof design*
 - *Overdevelopment*

5 Consultations

- 5.1 County Highway Authority: No objections.

5.2 Conservation Officer: Due to the spatial characteristics of the site and the surrounding context, there is no objection in principle to enlarging the existing footprint and constructing a two storey side addition. However the aesthetic of the new work should complement the neighbouring built form in order to avoid harming the significance of the Worple Road and Church Street designated areas. The ridge height should remain consistent with those of the neighbouring, two storey buildings. the front roofslope should remain uncluttered in order to avoid harming local character. Front balconies are not typical features of the traditionally styled dwellings enclosing Worple Road

5.3 The proposal in the present form is therefore contrary to paragraphs 132 and 137 of the NPPF and refusal is recommended in terms of Policy DM8. (Officer Comment: The applicant has submitted amended drawings which address Officers concerns)

6 Relevant planning history

Application number	Decision date	Application detail	Decision
None Relevant			

7 Planning Policy

Local Development Framework – Core Strategy 2007

CS5 Built Environment

Development Management Policies Submission Document November 2014

Policy DM8 Heritage Assets
 Policy DM9 Townscape Character and Local Distinctiveness
 Policy DM10 Design Requirements for New Developments

Epsom & Ewell Householder Applications – SPG Design Guidance- 2004

Worple Road Conservation Area Character Appraisal and Management Proposals December 2010

Parking Standards for Residential Development SPD 2015

8 Planning considerations

Visual Impact

8.1 The application dwelling is prominently located on the western side of Worple Road, to the south of the junction with Heathcote Road.

- 8.2 The built form enclosing the western side of Worple Road sits behind a well-defined front building line. At this point in the street scene however, there is no repetitive pattern of uniformly proportioned solids and voids, and while the built form is consistently to the domestic scale, there is no prevailing architectural form or style. The character of the street scene is eclectic and in consequence, sensitive alteration to one particular component is likely to cause little harm to the significance of the designated area as a whole.
- 8.3 However, paragraph 132 of the NPPF requires great weight to be given to the conservation of designated heritage assets and paragraph 137 states that new development should 'enhance or better reveal' the significance of the asset. It is therefore essential for any new work to complement the aesthetic of the surrounding built form so that key qualities of both the Worple Road and Church Street Conservation Areas remain undiminished.
- 8.4 The application dwelling has a cohesive relationship with neighbouring buildings, being of consistent scale and complementary form. While allowing for stylistic differences, the cohesive nature of the built form enclosing the western side of Worple Road at this point is an important characteristic of the conservation area and the intention to raise the ridge height of the subject dwelling by 300mm is acceptable and would not materially diminish this key quality. The ridge height would therefore remain consistent with those of the neighbouring, two storey buildings.
- 8.5 The entire roofscape of the application dwelling is clearly visible from the public realm within both conservation areas. Dormer windows are not typical in the street scenes of either Worple or Heathcote Roads, where uncluttered roofslopes are the norm, and the current (amended) scheme omits the front dormers.
- 8.6 The proposed 'conservation' style rooflights to the rear roofslope of the building are acceptable.
- 8.7 The current scheme omits the front balcony, which is welcomed. Balconies are not typical features of the traditionally styled dwellings enclosing Worple Road and the original proposal would have introduced a visually intrusive, alien element which would have diminished streetscape character, thus harming the conservation area as a whole.
- 8.8 It is therefore concluded that the proposed development would not have a materially harmful impact on the street scene or on the character and appearance of the wider conservation area, in accordance with Policies DM8, DM9 ,DM10 and para 132 of the NPPF.

Residential Amenity

- 8.9 Concerns have been raised regarding loss of daylight to Nos 1, 4 and 4a Heathcote Road. No 1 lies to the west of the application site and Nos 4 and 4a lie to the north. The rear elevation of the application dwelling would face the flank elevation of No 1 at a distance of some 26m, and at this distance the loss of daylight would not be significant. Nos 4 and 4a are located 18m to the north of the application site and would be affected to a lesser degree as the sun would be higher. No unacceptable loss of light will occur to neighbouring properties.
- 8.10 Concerns have also been raised regarding overlooking of the flank garden of No 1 Heathcote Road. The new rooflights in the rear roofslope would face the garden at a distance of some 12m. Having regard to the fact that the flank garden is to some extent already overlooked from the application building, and that overlooking of gardens is again common in residential areas, it is not considered that there would be significant harm in this respect.
- 8.11 It is therefore concluded that the proposed development would not result in any detrimental impact on neighbour amenity in terms of being overbearing, or overlooking or loss of privacy, and would therefore comply with policy DM10.

Parking

- 8.12 The proposal would result in the formation of three additional bedrooms as well as a one bedroom residential annexe.
- 8.13 The Councils recently adopted Parking Standards SPD requires the provision of a minimum of 3 spaces per unit for 4+ bedroom houses. The application site is able to accommodate 2 cars within the existing garage, and a further two cars on the driveway to the garage (It is noted however that a photograph submitted by an objector shows 4 cars parked on the driveway). The parking provision is therefore acceptable and would be policy compliant.
- 8.14 The Highway Authority has no objection to the development.

Residential Annexe

- 8.15 There are no planning objections raised with regard to the proposed "granny" flat. An appropriate condition (4) is recommended to be imposed on any permission granted to ensure it will remain ancillary to the main house and its parking needs are met.

9 Conclusion

- 9.1 The proposed scheme would not harm the character of the wider conservation area, nor lead to a loss of neighbouring residential amenities. In light of the above it is recommended that planning permission is granted.

10 Recommendation

- 10.1 Permission is granted 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 locality in accordance with Policy CS5 of the Core Strategy 2007 and Policies DM9 and DM10 of the Development Management Policies Document 2015

- (3) The rooflight windows hereby approved shall be of a 'conservation style' and shall not project beyond the plane of the roof.

Reason: In the interest of the 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.

- (4) The residential annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling house.

Reason: To ensure that the extended dwelling remains in single family occupation to safeguard the existing character of the area as required by Policy DM10 Development Management Policies 2015.

- (5) Access to the flat roof area of the development hereby permitted shall be for maintenance or emergency purposes only and the flat roof shall not be used as a balcony, roof garden, patio or similar amenity area.

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

- (6) The development hereby permitted shall be carried out in accordance with the following approved documents: Drawing No 671/04A; 671/03A**

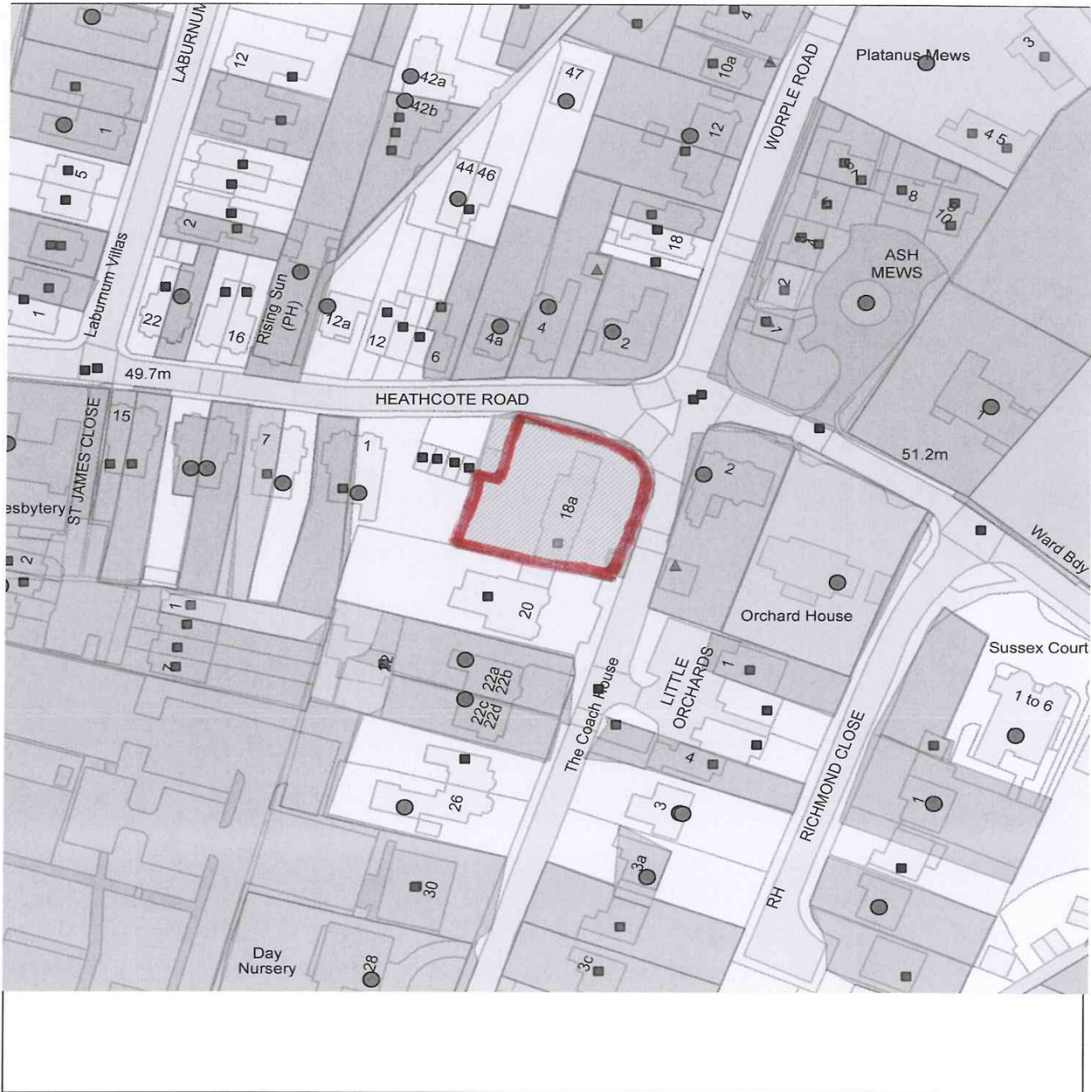
Reason: For the avoidance of doubt and in the interests of proper planning as required by Policy CS5 of the Core Strategy 2007.

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**

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Date	28 January 2016
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SITE VISITS

Report of the: Head of Place Development
Contact: Mark Berry
Annexes/Appendices (attached): None
Other available papers (not attached): None

REPORT SUMMARY

To identify planning applications which Members of the Committee consider should be the subject of a Member site visit.

RECOMMENDATION:

Members are asked to put forward any planning applications which it is considered warrant Members visiting the site before a decision is made.

Notes

1 Implications for Community Strategy and Council's Key Priorities

1.1 This report accords with the functions and objectives of Development Management.

2 Details

2.1 The Committee is asked to note that planning applications previously agreed as the subject of Member site visits that have been withdrawn or recommended for refusal under delegated authority are therefore removed from the list.

2.2 The Committee is asked to consider whether it wishes to add to the list of applications to be subject to a site visit (at the appropriate time).

- Nescot Reconfiguration, 91 Reigate Road, Ewell KT17 3DS Ref: 15/01299/FUL
- Former Dairy Crest site, Alexandra Road, Epsom KT17 4BJ Ref: 15/01346/FUL

2.3 The Committee is asked to note that a site visit should only be requested for planning applications that meet at least one of the following criteria:

- 2.3.1 If the whole of the site cannot be seen from the road
- 2.3.2 If the application is large and/or complex

2.4 The Committee is reminded that they will need to give their reason for requesting a site visit at the Planning Committee Meeting.

WARD(S) AFFECTED: ALL

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