

Public Document Pack

Simon Young, Solicitor
Head of Legal and Democratic Services



PLANNING COMMITTEE

Thursday 10 March 2016 at 7.30 pm

Council Chamber - Epsom Town Hall

PART ONE (OPEN TO THE PRESS AND PUBLIC)

The Agenda items below that attract public speakers will be taken first – the resulting order of the Agenda will be disclosed by the Chairman at the start of the meeting.

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'.

Head of Legal and Democratic Services

For further information, please contact Eddie Nowak 01372 732123 or enowak@epsom-ewell.gov.uk

AGENDA

1. MINUTES OF THE PREVIOUS MEETING (Pages 3 - 12)

The Committee is asked to confirm as a true record the Minutes of the Meeting of the Committee held on the 10 February 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 15/01497/FUL - 101-111 HOLLYMOOR LANE, EPSOM KT19 9LZ (Pages 13 - 32)

Demolition of all existing structures and erection of new buildings providing 1x2 bed flat – wheelchair accessible, 20x2 bed flats, 3x3 bed flats, 4x4 bed houses, 2x5 bed houses and replacement retail convenience store (Class A1).

4. PLANNING APPLICATION 15/01299/FUL - NESBOT, 91 REIGATE ROAD, EWELL KT17 3DS (Pages 33 - 46)

Proposed reconfiguration of the car parking area to allow for re-siting and re-design of Animal Husbandry facilities from that permitted under planning permission 13/00822/FUL (as amended by planning permissions 14/00501/MMA and 14/00635/REM), provision of site circulation and access control, landscaping including additional tree screening to main car park within the NESBOT Academic Campus.

5. SITE VISITS (Pages 47 - 48)

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 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)

40 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.

41 DECLARATIONS OF INTEREST

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

42 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*.

43 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.

- 44** 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.

- 45 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.

- 46 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) 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.

47 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 Dairy 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)

101 - 111 Hollymoor Lane, Epsom, Surrey, KT19 9JZ

Demolition of all existing structures and erection of new buildings providing 1x2 bed flat – wheelchair accessible, 20x2 bed flats, 3x3 bed houses, 4x4 bed houses, 2x5 bed houses and replacement retail convenience store (Class A1).

Ward:	Court
Contact Officer:	John Mumford

1 Plans and Representations

- 1.1 The Council now holds this information electronically. Please click on the following link to access the plans and representations relating to this application via the Council's website, which is provided by way of background information to the report. Please note that the link is current at the time of publication, and will not be updated.

Link: <http://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=O18RQJGYK9R00>

2 Summary

- 2.1 This application proposes the redevelopment of the mainly vacant and semi-derelict site at 101–111 Hollymoor Lane on the corner with Sefton Road. The redevelopment of this site will provided 100 percent affordable homes in the form of flats and houses and a replacement and upgraded retail convenience store (Class A1).
- 2.2 The application is a major application to be determined by the Planning Committee.

3 Site description

- 3.1 The application site (0.49 hectares) sits on the corner of Hollymoor Lane and Sefton Road and consists of partly open land and a number of semi-derelict shops with empty flats above. A small convenience shop is still trading on the site. At the south of the site, there is a slightly raised grassed area which previously contained a public house. The application site is situated to the west of Dorset Square and is within a mainly residential area. To the south of the site is the Longmead Centre. There is currently an open area to the rear of the existing building that is used for unauthorised parking by nearby residents.

4 Proposal

- 4.1 This application proposes the demolition of the existing three storey building, the levelling of the site and its redevelopment with:
- i. 1x2 bed flats – wheelchair accessible

- ii. 20x2 bed flats
 - iii. 3x3 bed houses
 - iv. 4x4 bed houses
 - v. 2x5 bed houses
 - vi. A retail convenience store (Class A1) – with a gross internal floor area of 207 square metres. There is an associated application for the temporary provision of the shop whilst the existing building is demolished and the development undertaken.
- 4.2 The flats and houses exceed national space standards and will deliver 20 affordable rented homes and 10 shared ownership homes, with either access to a communal landscaped amenity space for the flats or private gardens for the houses. One of the flat units will be fully wheelchair accessible.
- 4.3 The new three-storey building will have a height of 11.2 metres. The scheme is traditionally designed utilising brick elevations and tiled roofs where provided. Part of the development proposal will properly address Hollymoor Lane with a three storey built form that contains the flats and the new shop. A number of the new flats will have entrances directly onto this road. The new retail unit will occupy the south-western corner of the site and have adjacent parking accessed from Sefton Road. The scheme steps down to two storey houses adjacent to existing Dorset Square residential properties.
- 4.4 The houses will have frontages facing the northern boundary of the site and Sefton Road. These homes are also provided with private amenity space.
- 4.5 Parking provision has been made for all the new residential properties and the retail unit. The parking is accessed from Hollymoor Lane and Sefton Road and is made up of:
- i. five spaces for the shop unit, including one for disabled parking. One of the spaces will have an electrical charging point
 - ii. 41 spaces are provided for the 21 flats including nine electrical charging points
 - iii. 18 spaces are provided for the nine houses including one for disabled parking. Each house will also have a space with an electrical charging point.
- 4.6 The applicant proposes to provide cycle parking for the flats and the houses and will install four cycle racks adjacent to the shop.

- 4.7 We have received detailed landscaping plans with the application. These plans show formal landscaping for the courtyard area along with tree planting to the western and southern boundaries and within the new car park areas. These trees will have girths between 14 – 25 cm. The applicants have taken care to show suitably designed and sized tree pits for the new trees that will edge the development. This will ensure that they have the best growing environment. It will be necessary for the applicant to maintain appropriately the approved landscaping in the future and to that end, a planning condition is recommended.
- 4.8 A nature conservation survey was undertaken and submitted with the application. A number of details have been included in the design to address the issue of sustainability including the principle of fabric first, the use of a green roof on the main area of the flats, tree planting and the incorporation of energy efficient heating systems and lighting and the use of photovoltaic panels and electric charging points.

5 Comments from third parties

- 5.1 The application was advertised by means of letters of notification to 65 neighbouring properties. To date (26 February 2016) four letters have been received making the following comments:
- Parking provision for Dorset Square properties is needed as this scheme will remove the area that is currently used (**Officer comment:** it should be noted that the area currently used by some Dorset Square residents for parking was not provided for that purpose. Therefore, it is not incumbent for the developer to re-provide parking for those residents.)
 - Query over emergency vehicle access during construction (**Officer comment:** during this phase, access will be through Rutland Close should it be needed by emergency vehicles)

6 Consultations

- 6.1 County Highway Authority – No objections subject to the imposition of a number of planning conditions and informatives.
- 6.2 Contaminated Land Officer - The property is situated on a former sewage works, close to the former locations of the works' filter beds. The application is supported by the results of a geo-environmental investigation, which is split into three documents (main text, historical maps and data including logs and the results of chemical analyses and two rounds of gas monitoring). However, further ground investigation and gas monitoring is needed and as such conditions are recommended.
- 6.3 Lead Local Flood Authority – no objections subject to the imposition of conditions.

7 Relevant planning history

Application number	Decision date	Application detail	Decision
06/00606/FUL		Erection of a 10 terraced houses, 5 No. retail units including 1 No. A3 unit and 1 No. A2 unit with 5 No. 1 bed flats and 5 No. 2 bed	Granted
07/00893/FUL		Erection of 10 No. terraced houses (5 No. 3 bed and 5 No. 4 bed); 5 No. retail units including 1 No. A3 unit with 5 No. 1 bed flats and 5 No. 2 bed maisonettes over and a building to contain a doctors surgery with two floors of flats over comprising 4 No 1 bed units and 4 No. 2 bed units.	Granted
15/01494/FUL		Erection of a temporary Portakabin convenience store during the redevelopment of the current premises.	Un-determined

8 Planning Policy

National Policy Planning Framework (NPPF) 2012

Paragraph 17 Core Planning Principles
Chapter 6 Delivering a Wide Choice of Quality Homes
Chapter 7 Requiring Good Design

Core Strategy 2007

Policy CS1 Sustainable Development
Policy CS3 Biodiversity
Policy CS5 Built environment
Policy CS6 Sustainability in new developments
Policy CS7 Housing Provision
Policy CS8 Broad location of housing development
Policy CS12 Developer contributions to community infrastructure
Policy CS16 Managing transport and travel

Development Management Policies Submission Document November 2014

Policy DM4 Biodiversity and new development
Policy DM5 Trees and landscape
Policy DM9 Townscape character and local distinctiveness
Policy DM10 Design requirements for new developments
Policy DM11 Housing design
Policy DM12 Housing standards
Policy DM13 Building heights

Policy DM20	Environmentally sustainable development
Policy DM21	Meeting Local Housing Need
Policy DM22	Housing mix
Policy DM31	Safeguarding Small-Scale Retail Provision
Policy DM35	Transport and new development
Policy DM36	Sustainable Transport for new development
Policy DM37	Parking standards

Supplementary Planning Guidance

Single plot and other types of residential infill development – 2003
Sustainable design - 2012

9 Planning considerations

Principle of Development

- 9.1 The National Planning Policy Framework (NPPF) states that planning applications for residential development are considered in the context of the presumption in favour of sustainable development. This is a principle mirrored in local plan policy. Core Strategy (2007) Policy CS1 states that the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvements necessary to achieve sustainable development. Changes should protect and enhance the natural and built environments of the borough and should achieve high quality sustainable environments for the present, and protect the quality of life for future generations.
- 9.2 Core Strategy Policy CS8 encourages higher density residential development in sustainable locations like the application site, and Policy DM11 of the Development Management Policies (2015) states that we will, in principle, support proposals for new housing that make the most effective use of development sites located within the borough's existing urban area.
- 9.3 The redevelopment of this semi-derelict site within an already developed residential area is an appropriate and sustainable location for such development and in principle accords with the policies contained within national and local planning policy.

Impact on visual amenity

- 9.4 Policy DM10 sets out that development proposals will be required to incorporate principles of good design, the most essential element identified as contributing to the character and local distinctiveness of a street which should be respected, maintained or enhanced. As such the prevailing typology, scale, layout, height, form and massing should be respected.
- 9.5 The design, mass and siting of the proposed three storey building and the stepping down to the two storey dwellings would relate well to the wider development in the area. Two brick colours, tiled pitched roofs and powdered coated windows would also help with integrating the scheme with the surrounding area.

- 9.6 The development will provide a strong presence on the corner of Hollymoor Lane and Sefton Road, this combined with the location of the shop will create an important sense of place. The development would also accord with Policy DM13 (building heights) as the building would be no higher than 12m.
- 9.7 The development of the site, in the form proposed, is acceptable in terms of its impact on the appearance of the wider layout of the estate, and will not undermine the wider setting and character of the area. The removal of the existing building, some of which is boarded up, would visually benefit the area. The new buildings would be separated from the adjacent buildings by an adequate distance to avoid the built form appearing overly cramped.
- 9.8 It is concluded that the proposed development will cause no harm to the visual amenities of the area and will accord with policy.

Impact on amenity of neighbouring residential properties

- 9.9 The new flats have been designed such that the impact on neighbouring properties would be minimised. There would be a maximum distance of 31 metres from the windows in the Hollymoor Lane elevation to the rear elevation of the properties on the opposite side of the road and 18 metres to the boundary of these properties. Similarly the windows to flats in the northern elevation are positioned to minimise impact.
- 9.10 The layout and spatial separation of the development would ensure that the proposal would not lead to an overbearing building within the outlook of the nearby properties, and the bulk would not result in any significant loss of light to these existing residential units.
- 9.11 The proposal would have no harmful impact on the amenities of the adjacent dwellings by way of being unduly overbearing, causing any loss of outlook, light or privacy. The application therefore accords with the requirements of Policy DM10(ix).

Parking and access

- 9.12 Paragraph 32 of the NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are 'severe'.
- 9.13 The development would result in the provision of significant levels of parking for the new homes and for the retail unit. This will reduce the impact of the development on the surrounding streets in terms of parking stress that might be generated from this development. It is acknowledged that some surrounding residents use the site for parking. However this is not a primary and approved function of the site and therefore the displacement of this parking is not a material planning consideration in the determination of this application.

- 9.14 We have recently adopted local parking standards for residential development (December 2015). These standards require 1 and 2 bedroom flats outside of the Town Centre to have 1 space per unit, 3 bedroom houses to have 2 and 4+ bedroom houses to have 3. The proposed parking for the scheme exceeds this requirement.
- 9.15 The County Highways Authority has no objection to the proposal subject to the imposition of highway conditions regarding the provision of the parking spaces. Cycle spaces are provided within purpose-built storage areas with 4 provided adjacent to the new shop which accords with the requirements of local guidance.
- 9.16 Therefore, there are no objections to this proposal in highway or parking terms.

Refuse

- 9.17 Refuse storage areas are proposed to be provided within the development and are accessible for refuse freighter collection from the public highway or from within the site.

Landscaping

- 9.18 Generally the existing site lacks soft landscaping. On the northern and western boundaries, a small number of class B and C trees exist. These trees will not be retained. A full landscaping scheme has been submitted with the application that sets out pockets of soft landscaping and significant tree planting across and around the site. These proposals will assist in ensuring that the scheme integrates with its surrounding and with careful future maintenance, it is possible to achieve a good level of mature landscaping to soften the appearance of the development within the wider area.
- 9.19 Hard landscaping details have been provided. The site accesses and parking spaces will be constructed of permeable paving. A condition will be placed on any permission to ensure the hard landscaped areas have permeable finishes.

Affordable housing

- 9.20 The scheme provides for 100% affordable housing. The provision of affordable units is welcomed and can be secured via an appropriately worded planning condition.

Flood risk

- 9.21 The application site is within the EA fluvial flood zone – in essence, this means that it has been assessed as having less than a 1 in 1000 year annual event probability of flooding. This equates to a low risk of fluvial flooding.

- 9.22 The applicant has submitted plans and an assessment demonstrating how potential surface water and sewer flooding will be managed through the redirection of the existing surface water sewer and ensuring that slab levels are higher than manholes. These measures together with the use of permeable paving and small-planted swales meet the requirements of SuDs and therefore there is no objection to the proposal in respect of these matters.

Sustainability

- 9.23 Policy CS6 requires development to be provided in a sustainable environment and reduce or have a neutral impact upon pollution and climate change. The applicants have submitted a Sustainability Statement and energy strategy which outlines sustainability features to be included in the development. Features include energy efficient heating systems and lighting and the use of photovoltaic panels. A number of these measures will be necessary to ensure compliance with current Building Regulation requirements.

Ecology

- 9.24 The applicants carried out an ecological assessment looking at notable species such as hedgehogs, badgers, reptiles, birds and plants. No impediment through the loss of protected habitat or the endangerment of species was found. There are opportunities to improve the biodiversity of the site through the implementation of the landscaping scheme.
- 9.25 The applicants have submitted a daytime bat and an emergence survey as part of the application. A precautionary approach was taken in the assessment and this concluded that the overall potential for bats being present, foraging and commuting, within the site boundary was determined as low to medium. The existing building was deemed to have a high potential to support roosting bats. In order to assess this matter further the applicants undertook an emergence survey.
- 9.26 A nocturnal emergence and dawn re-entry survey concluded that the building does not contain a bat roost. In these circumstances, the demolition of the existing building on site will not compromise this protected species.

Community Infrastructure Levy

- 9.27 The retail development element of the application falls under development which is liable for CIL

10 Conclusion

- 10.1 The site has been underutilised for a number of years. The proposal meets planning policy objectives and gives the opportunity to redevelop this brown field site with affordable homes and a replaced and improved retail unit. This will not only benefit the community but the area as a whole.

11 Recommendation

11.1 Planning 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 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:

2015_06_04 – Daylight and Sunlight report, 12472_00_01-3_1, 12472_00_02-3_1, 12472_00_03-3_1, 12472_05_01-3_5, 12472_05_03-3_1, 12472_14_02-3_13, 12472_15_01-3_3, 12472_15_02-3_3, 12472_15_03-3_3, 12472_15_100-3_3, 12472_15_200-3_1, 12472_15_201-3_3, 12472_15_202-3_3, 12472_15_300-3_3, 12472_15_301-3_3, 12472_15_400-3_3, 12472_15_401-3_3, 12472_15_402-3_3, 12472_20_01-3_1, 12472_30_100-3_3, 12472_30_101-3_3, 12472_30_102-3_3, 12472_50_00 SoA_150717.pdf, 12472_90_01-3_1, 12472_90_02-3_1, 12472_90_03-3_1, 12472_90_04-3_1, 12472_90_05-3_1, 12472_90_06-3_1, 12472_90_07-3_1, 12472_90_08-3_1, 12472_90_09-3_1, 12472_90_10-3_1, 12472_90_11-3_1, 12472_90_12-3_1, 12472_95_01-3_1, 12472_95_02-3_1, 12472_95_03-3_1, 12472_99_01-3_1, 12472_DASstatement_20150717_low.pdf, 12472_PS_00-1_1 Planning Statement_20150528.pdf, 22205-col_Services Survey.pdf, Affordable Housing Statement, DS-MER00977-15-120 Rev B, FRA-MER00977-15-39 Rev B, GEA-MER00977-15-100 Part1, GEA-MER00977-15-100 Part2, GEA-MER00977-15-100 Part3, Hollymoor Lane Energy Report R02-Afi.pdf, Hollymoor Lane Waste Minimisation statement, MER00977-002-001_topo survey, MER00977-003-001_Drainage_Water, MER00977-301-001 Rev A Drainage Strategy, Daytime Bat Survey, RT-MME-118791-01 prelim ecological assessment, Bat Emergence survey RT-MME-119363, RT-MME-118791-03, TS-19265 – Full, UHL-EMS-POL-0004 Waste Management Policy Iss05.pdf.

received on 20 January and 15 February 2016

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 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: 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.

- (4) 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.

- (5) Prior to the commencement of development, details and samples of the external materials to be used for 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 2015.

- (6) Prior to the planting of trees, as part of the approved landscaping scheme, details of the tree guards shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details on implementation of the approved landscaping and shall thereafter be retained.

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.

- (7) All planting, seeding or turfing hereby approved shall be carried out in the first planting and seeding season following the occupation of the development or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or diseased in the opinion of the local planning authority, shall be replaced in the next available planting season with others of similar size, species and number, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015.

- (8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-

enacting or amending those Orders with or without modification), planning permission shall be required in respect of development falling within Schedule 2, Part 1, Classes A, B, C, E, F, of that Order.

Reason: To ensure that development within the permitted Classes in question is not carried out in such a way as to prejudice the appearance of the proposed development or the amenities of future occupants of the development or the occupiers of adjoining property in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM10 and DM12 of the Development Management Policies 2015.

- (9) The retail premises hereby approved as part of the development shall be used for Class A1 and for no other purpose (including any other purpose in Class A of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: In order to ensure the provision of convenience retailing to meet the needs of local residents and also to safeguard the amenities of the occupiers of neighbouring properties, visual amenity and highway safety in accordance with Policies CS5 and CS16 of the Core Strategy (2007) and Policies DM9, DM10 and DM31 of the Development Management Policies 2015.

- (10) The development hereby approved shall not be first occupied until the proposed vehicular/pedestrian/cycle accesses to Hollymoor Lane and Sefton Road have 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 measured from 0.6m above the road surface.

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.

- (11) The development hereby approved shall not be occupied until space has been laid out within the site in accordance with the approved plans for vehicles and cycles to park. The parking areas shall be permanently retained for their designated purpose.

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

- (12) 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 used in constructing the development
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary security hoarding behind any visibility zones
- (f) wheel washing facilities
- (g) measures to control the emissions of dust and dirt during construction
- (h) a scheme for the recycling/disposing of waste resulting from demolition and construction works
- (i) hours of operation.
- (j) no HGV movements to or from the site shall take place between the hours of 8.30 and 9.15 am and 3.15 and 4.00 pm nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in Hollymoor Lane, Sefton Road, Rutland Close, Longmead Road during these times
- (k) on-site turning facilities for construction vehicles

have 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.

- (13) No operations involving the bulk movement of earthworks and/or materials to and from the development site shall commence until facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the local planning authority to, so far as is reasonably practicable, prevent the creation of dangerous conditions for road users on the public highway. The approved scheme shall thereafter be retained and used whenever the said operations are undertaken.

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.

- (14) Prior to the occupation of the dwelling or the use of the retail unit of the development hereby permitted, electric charging points shall be installed in accordance with Drawing No. 12472_90_11_3-1 and thereafter retained permanently for the use of vehicles of occupiers and visitors to the premises and not used for any other purpose.

Reason: To encourage the use of electric cars in order to reduce carbon emissions in accordance with Policy CS6 of the Core Strategy (2007).

- (15) 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 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.

- (16) A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared by suitably qualified and accredited persons, and shall be submitted to and approved in writing by the local planning authority.

The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that, after remediation, as a minimum, the site should not be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990.

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be prepared by suitably qualified and accredited persons and submitted to the local planning authority for written approval.

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, Policy DM17 of Development Management Policies 2015.

- (17) In the event that unexpected contamination is found at any time when carrying out the approved development it must be reported in writing to the local planning authority immediately. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared and approved in writing by the local planning authority. Development must accord with the approved details. Following completion of the remediation works, a verification report must be prepared by suitably qualified and accredited persons and submitted to the local planning authority for written approval.

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, Policy DM17 of the Development Management Policies 2015.

- (18) Prior to any development on site, a comprehensive site survey shall be undertaken and submitted to and approved in writing by the local planning authority, in accordance with current best practice guidance to determine:
- (i) The existence, depth, extent and character of any filled ground,
 - (ii) The existence, extent and concentrations of any ground gas with the potential to impact the application site,
 - (iii) If filled ground and/or gas is found, a detailed scheme of gas management measures shall be designed and implemented.

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.

- (19) The approved schemes prepared under condition 18 shall be carried out in accordance with their terms. Following completion of these works, a verification report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved in writing by the local planning authority.

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.

- (20) A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation and the provision of reports on the same must be prepared by suitably qualified and accredited persons, both of which are subject to the local planning authority's written approval. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced by suitably qualified and accredited persons and submitted to the local planning authority. This must be conducted in accordance with Defra and the Environment Agency's Model Procedures for the Management of land Contamination, CLR 11.

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.

- (21) The residential element of the hereby approved development shall comprise 100% affordable housing provision in accordance with paragraph 2.15 of the Planning Statement dated 28 May 2015 and Orbit Homes (2020) Ltd - Affordable Housing Statement dated March 2015.

Reason: In the interests of proper planning as required by Policy CS9 of the Core Strategy (2007).

- (22) The approved areas of hard surfacing will be porous or permeable, or shall direct surface water to a porous or permeable surface within the site and shall thereafter be maintained as such.

Reason: To reduce surface water run-off from the site in line with Policy CS6 of the Core Strategy (July 2007) and Policy DM10 of the Development Management Policies 2015.

- (23) Prior to the commencement of development the following details shall be submitted to and approved in writing by the local planning authority:
- i. details of the delivery vehicle layby
 - ii. relocation of the existing bus stop including shelter
 - iii. the relocation/provision of street lighting
 - iv. the provision of new footway works

The approved details will be carried out prior to the first occupation of the properties.

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.

- (24) The development hereby approved shall not be first occupied unless and until existing accesses from the site to Hollymoor Lane and Sefton Road have been permanently closed and any kerbs, verge, footway, fully reinstated.

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.

- (25) Prior to the commencement of development details of the following shall be submitted to and approved in writing by the local planning authority and thereafter implemented in accordance with the approved details:
- i. a plan indicating the impermeable area layout of the site
 - ii. the Micro Drainage calculations and results, for the complete site drainage network
 - iii. how the Sustainable Drainage System will be protected and maintained during the construction phase and following the completion of development and how it will cater for system failure or exceedance events, both on and offsite
 - iv. a drainage layout detailing the exact location of SUDs elements, including finished floor levels
 - v. all SuDS elements and other drainage features, including long and cross sections, pipe diameters and respective levels

Reason: To ensure the drainage systems fully meets the requirements of the national SuDS technical standards.

- (26) Prior to occupation, 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 in accordance with the agreed scheme.

Reason: To ensure the Sustainable Drainage System has been constructed as agreed and complies with the requirements of the national SuDS technical standards

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) This form of development is considered liable for the Community Infrastructure Levy (CIL). CIL is a non-negotiable charge on new developments which involve the creation of 100 square metres or more of gross internal floorspace or involve the creation of a new dwelling, even when this is below 100 square metres. The levy is a standardised, non-negotiable charge expressed as pounds per square metre, and are charged on the net additional floorspace generated by a development. You will receive more information regarding the CIL in due course. More information and the charging schedule are available online <http://www.epsom-ewell.gov.uk/NR/exeres/74864EB7-F2ED-4928-AF5A-72188CBA0E14.frameless.htm?NRMODE=Published>
- (3) If you need any advice regarding Building Regulations please do not hesitate to contact Epsom & Ewell Borough Council Building Control on 01372 732000 or contactus@epsom-ewell.gov.uk.
- (4) The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
- (5) The water efficiency standard required under condition 3 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:
 - using the 'fittings approach' where water fittings are installed as per the table at 2.1 in the AD or
 - using the water efficiency calculation methodology detailed in the AD Part G Appendix A.
- (6) For the avoidance of doubt, the term 'affordable housing' means subsidised housing at below market prices or rents intended for those households who cannot afford housing at market rates. It is usually managed by a registered social landlord.
- (7) No burning of materials obtained by site clearance shall be carried out on the application site.

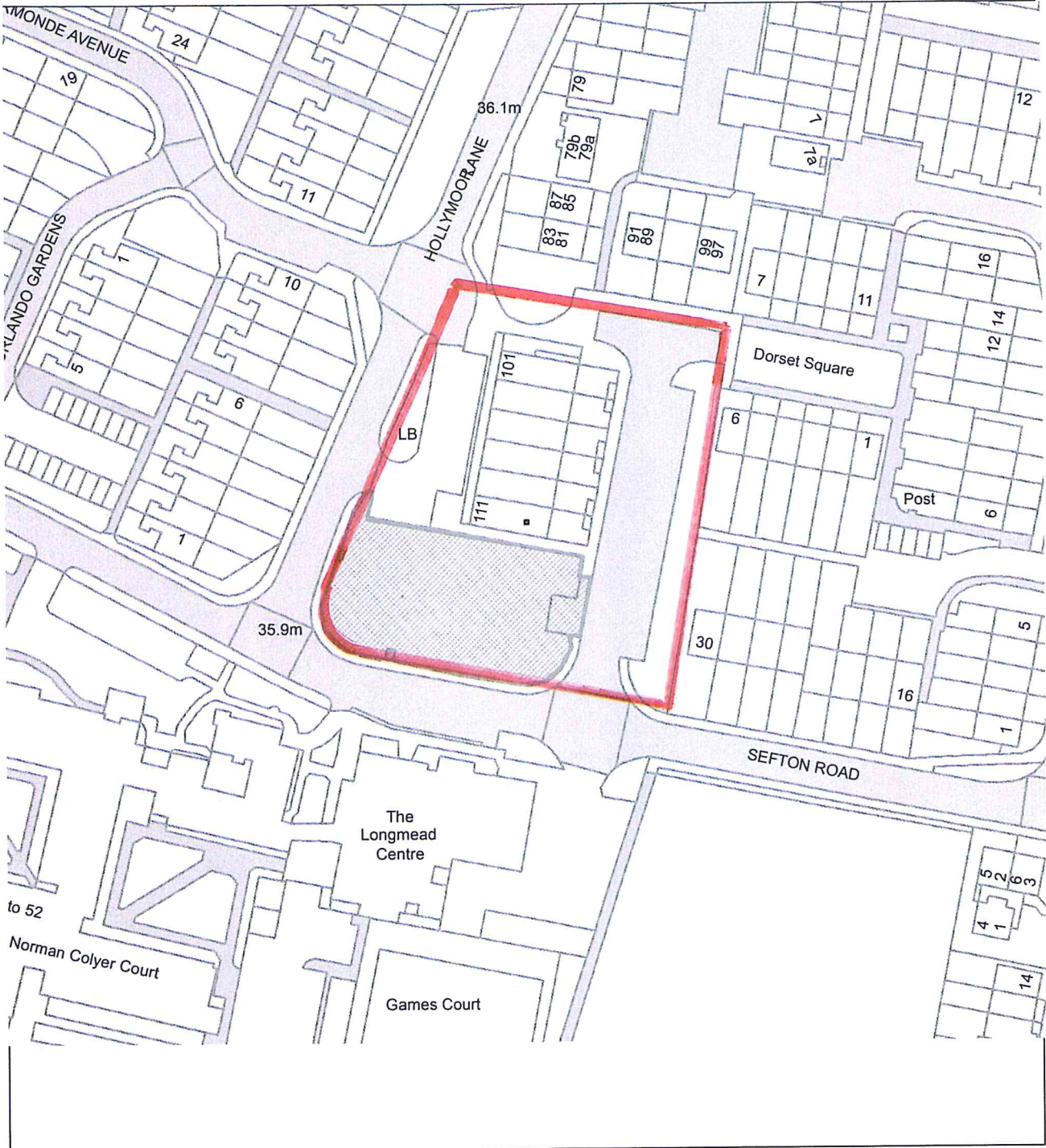
- (8) The applicant is advised to contact Epsom and Ewell Borough Council at an early stage to discuss naming and numbering of the development on 01372 732000. For further information see http://www.epsom-ewell.gov.uk/NR/exeres/C41A118E-B550-4CEF-9FA4-1F5C2BE9869E_frameless.htm?NRMODE=Published.
- (9) The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and potentially a section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to three months in advance of the intended start date depending on the scale of the works proposed and the classification of the road. Please see: www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme

The applicant is also advised that consent may be required under Section 23 of the Land Drainage Act 1991. Please see: www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice

- (10) The developer is advised that as part of the detailed design of the highway works required by the above planning condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment. The Highway Authority will also require that any redundant dropped kerbs will be raised and any verge or footway crossing reinstated to conform with the existing adjoining surfaces at the developers expense.
- (11) The applicant is advised to contact the Post Office Ltd with regard to any re-location of the existing box on Hollymoor Lane.
- (12) Attention is drawn to Section 20 of the Surrey Act 1985 which requires that when a building is erected or extended, proper provision shall be made for the fire brigade to have means of access to the buildings and any neighbouring building.

15/01497/FUL

101-111 Hollymoor Lane, Epsom



Scale : 1:1062

Date	26 February 2016
Comments	
SLA Number	71

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Nescot, 91 Reigate Road, Ewell, Surrey, KT17 3DS

Proposed reconfiguration of the car parking area to allow for re-siting and re-design of Animal Husbandry facilities from that permitted under planning permission 13/00822/FUL (as amended by planning permissions 14/00501/MMA and 14/00635/REM), provision of site circulation and access control, landscaping including additional tree screening to main car park within the NESCOL Academic Campus.

Ward:	Nonsuch
Contact Officer:	John Mumford

1 Plans and Representations

- 1.1 The Council now holds this information electronically. Please click on the following link to access the plans and representations relating to this application via the Council's website, which is provided by way of background information to the report. Please note that the link is current at the time of publication, and will not be updated.

Link: <http://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NYRVPLGYJT800>

2 Summary

- 2.1 The application site comprises the NESCOL academic campus situated off Reigate Road and is approximately 15.56 hectares. The site forms part of the Metropolitan Green Belt.
- 2.2 Works are currently underway at the site to redevelop and refurbish a number of the College buildings, following the grant of planning permission in 2014 (Ref. 13/00822/FUL) for the refurbishment and extension of the campus buildings, which included (among other things) the provision of a new 'Built Environment' building on the north-west side of the site, and a new 'Skills Park' building/extension towards the centre of the site fronting Reigate Road. Following approval of this original consent, subsequent amendments to this permission have been made and the construction of these two buildings are nearing completion
- 2.3 The animal husbandry units as set out within this application have been erected within the south-east part of the site and accordingly this aspect of the application is retrospective. Other proposals within the application include a re-configuration of the car park to provide the same number of 750 car parking spaces but mainly within a single consolidated area without extending into the undeveloped "green" area to the south east rear section of the site and a revised landscaping scheme that provides for the retention of more existing trees than the previously approved scheme did.
- 2.4 **The application is recommended for APPROVAL** as it is considered to have less impact on the openness of the Green Belt and would result in a more satisfactory layout than the existing (extant) permission.

3 Site description

- 3.1 The application site comprises the NESCOL academic campus situated off Reigate Road and is approximately 15.56 hectares. The built part of the campus sits on land to the south of and adjacent to the railway line, and is set back from and to the east of Reigate Road. To the south of the buildings is a large car park and immediately to the east of this are the re-located animal husbandry shelters and buildings. Further eastwards is a large open area laid out as playing fields but accommodating built development in the north (a sports pavilion, which includes changing facilities and a social area, and a grounds keepers compound. Ewell East railway station is located adjacent to these buildings.
- 3.2 To the west of the college buildings over the Reigate Road, lies an area of two storey residential development whilst to the south the site is bounded by open land partly set out with sports pitches.

4 Proposal

- 4.1 The application seeks permission for the reconfiguration of the car parking area to allow for re-siting and re-design of Animal Husbandry facilities from that permitted under planning permission 13/00822/FUL (as amended by planning permissions 14/00501/MMA and 14/00635/REM), provision of site circulation and access control, landscaping including additional tree screening to main car park within the NESCOL Academic Campus.
- 4.2 The proposed new car parking layout still provides 750 car parking spaces as approved in the previous scheme. The scheme also provides the same 252 cycle parking spaces and 30 motor cycle spaces in similar locations to those previously approved. The relocation of car parking away from the south-east corner of the site and along the spine road on the east side of the site requires some additional car parking provision in the north-western corner of the site where the existing staff car parking is laid out.
- 4.3 The animal husbandry units that are already provided on the south-eastern corner of the campus site are mainly timber framed or timber clad structures with simple felt or uPVC roofs to house many of the animals and for the student changing rooms, or steel weld mesh fence panels to provide pens (and for the cattery and dog kennels), and a steel frame building providing accommodation for small and exotic animals.
- 4.4 Amended landscaping details have been submitted since the application was originally lodged in response to various concerns raised by the Borough Tree officer. This has resulted in additional planting and changes to the species of planting in the main approach to the car park from Reigate Road, planting within the car park areas and additional soft landscaping near the theatre building.

5 Comments from third parties

- 5.1 The application was advertised by means of letters of notification to 16 residential properties on Reigate Road. To date (25.02.2016) no letters of objection have been received.
- 5.2 Prior to the application submission a public consultation had been undertaken with local residents, stakeholders and Councillors. Approximately 160 leaflets were delivered to local residents and sent to appropriate stakeholders inviting them to attend a public consultation event on Saturday 21st November 2015, as detailed in the Statement of Community Involvement (SCI) supporting the application. A total of eleven people attended the public exhibition and two written responses were received in response to the consultation leaflet. Comments received included concerns about the noise or disruption associated with construction works at the site, and a request that the trees on the roadside frontage are not unduly tall, and that overnight lighting to the car park is reduced to a minimum or removed.

6 Consultations

- 6.1 Head of Leisure Development - Supports this proposal.
- 6.2 Surrey County Council Highways – No objections but recommends that a condition be imposed regarding maintaining the current quantum of parking on site for the use of students during term time and that the new areas of parking must be completed by 1 September 2016 to serve the influx of students starting in the new college year.
- 6.3 Environment Agency – No objections subject to groundwater protection conditions.
- 6.4 Borough Contaminated Land Officer – recommends inclusion of groundwater protection conditions.
- 6.5 County Archaeology Officer - to ensure required archaeological work is secured satisfactorily within this area with a high potential for containing Heritage Assets with archaeological significance recommends a condition requiring a Written Scheme of Investigation to be submitted and approved.

7 Relevant planning history

Application number	Decision date	Application detail	Decision
13/00822/FUL	17.03.2014	Alterations and extensions to existing buildings at the NESCOL Academic Campus, including limited demolition works, to provide a new main entrance and reception area, cafe, teaching accommodation, 'skills park' (including public facing uses, such as hairdressing, physiotherapy and beauty treatments), an extended construction zone (associated with educational courses relating to construction), relocated animal welfare buildings, new build extension to the Learning Disabilities Centre, new vehicular entrance, alterations to the car park layout, together with associated landscaping works and footway/cycleway improvements through the site.	Granted
14/00501/MMA	28.08.2014	Minor Material Amendment to 13/00822/FUL (for Alterations and extensions to existing buildings at the NESCOL Academic Campus, including limited demolition works, to provide a new main entrance and reception area, cafe, teaching accommodation, 'skills park' (including public facing uses, such as hairdressing, physiotherapy and beauty treatments), an extended construction zone (associated with educational courses relating to construction), relocated animal welfare buildings, new build extension to the Learning Disabilities Centre, new vehicular entrance, alterations to the car park layout, together with associated landscaping works and footway/cycleway	Granted

		improvements through the site) to provide reduced building footprints and reduced building heights.	
14/00635/REM	09.09.2014	Variation of Condition 2 (sample materials), 3 (design details), 7 (Reigate Road modified access), 13 (Travel Plan) and 23 (lighting) of permission 13/00822/FUL (Alterations and extensions to existing buildings at the NESCOL Academic Campus, including limited demolition works, to provide a new main entrance and reception area, cafe, teaching accommodation, 'skills park' (including public facing uses, such as hairdressing, physiotherapy and beauty treatments), an extended construction zone (associated with educational courses relating to construction), relocated animal welfare buildings, new build extension to the Learning Disabilities Centre, new vehicular entrance, alterations to the car park layout, together with associated landscaping works and footway/cycleway improvements through the site.) to amend the timing of when such details need to be submitted for approval and/or implemented.	Granted

8 Planning Policy

National Policy Planning Framework (NPPF) 2012

Chapter 9 Paragraphs 79-89 Protecting the Green Belt

Core Strategy 2007

Policy CS1 Sustainable Communities
 Policy CS2 Green Belt
 Policy CS3 Biodiversity
 Policy CS6 Sustainability
 Policy CS13 Community, Cultural and Built Sports Facilities
 Policy CS16 Managing Transport and Travel

Development Management Policies Submission Document 2015

Policy DM2	Infilling within the boundaries of Major Developed sites
Policy DM3	Replacement and extension of buildings in the Green Belt
Policy DM4	Biodiversity and New development
Policy DM5	Trees and Landscape
Policy DM7	Footpath, cycle and Bridleway Network
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 DM34	New Social Infrastructure
Policy DM37	Parking Standards

9 Planning considerations

Impact on the Green Belt

- 9.1 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. It is also relevant to note that the existing site is also identified as a Major Developed Site within the Green Belt as originally defined in the Local Plan (2000) and as referred to in Policy DM2 “Infilling within the boundaries of Major Developed Sites”.
- 9.2 The NPPF requires a local planning authority to regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this, relevant to the current application, are:
- buildings for agriculture and forestry;
 - the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
 - limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
- 9.3 Policy DM2 states that proposals for infilling within the boundaries of Major Developed Sites will be permitted provided the development would not :
- Have a greater impact on the purposes of including land in the Green Belt than the existing development
 - Exceed the height of the existing buildings; and
 - Lead to a major increase in the developed proportion of the site.
- 9.4 The principle of the proposal for animal husbandry units was considered acceptable in terms of Green Belt policy in the previous planning permissions relating to the redevelopment of the NESOT site (namely 13/00822/FUL, 14/00501/MMA and 14/00635/REM). The buildings associated with animal husbandry were considered to be appropriate development and not adversely impacting on the openness of the Green Belt.

- 9.5 It is relevant to note that the existing (extant) planning permissions above include the provision of animal husbandry facilities on a larger scale (height and floorspace) in the southern more prominent part of the site than the current application for smaller scale facilities that have been erected in the south-east part of the site that are largely hidden by trees and landscaping.
- 9.6 It is considered that in relation to Policy DM2, the proposal is not considered to have a greater impact on the purposes of including land within the Green Belt than the existing development, when compared with the extant approval for (larger) animal husbandry facilities in the southern part of the site. The approved animal husbandry facility consisted of a slightly larger footprint than the re-located facility (1,111sqm compared with 1,047sqm) and therefore the retrospective proposal results in a decrease in the developed proportion of the site in comparison with the previously approved animal husbandry facilities. It should also be noted that the height of the current animal husbandry facilities are significantly lower than the height of the previously approved facility part of which would have risen to 6.2m. By comparison the stables and also the poly tunnel within this application have a height of only 3.3m with other facilities being considerably lower than this.
- 9.7 In conclusion it is considered that the re-siting of the animal husbandry facilities as implemented does not have any greater impact on the purposes of including land within the Green Belt than the previously approved location of the proposed animal husbandry units. Indeed, the increase in the number of retained trees in this part of the site, and the retention of more 'green space' in this south-eastern corner of the site (compared to the previously proposed car parking in this location) is considered to have positive benefits for the Green Belt. The proposal is therefore considered to comply with the NPPF and Policy DM2 in Green Belt policy.

Residential and Visual Amenity

- 9.8 The proposed reconfiguration of the car parking area and entrance landscaping would be situated some 40m from the nearest residential properties that are located across Reigate Road. It is considered that these revised proposals would have no adverse impact on residential amenity and that the amended landscaping proposals would enhance the visual amenities of the site as viewed from Reigate Road. .

Community Infrastructure Levy

- 9.9 Not liable.

10 Conclusion

- 10.1 The application proposal complies with Council planning policies and national Green Belt policy and would provide an improved layout and landscaping compared to the previously approved scheme.

11 Recommendation

- 11.1 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: N274 GA 3019 Rev B, N274 GA 3001 Rev 11, N274 GA 3002 Rev 04, N274 DT 3009 Rev 04, N274 DT 3010 Rev 06, N274 DT 3012 Rev 01, N274 DT 3013 Rev 02, N274 DT 3016 Rev 02, N274 DT 3014 Rev 01, N274 DT 3015 Rev 04, N274 GA 3003 Rev 07, N274 GA 3004 Rev 06, N274 GA 3005 Rev 07, N274 GA 3006 Rev 07, N274 GA 3007 Rev 06, N274 GA 3008 Rev 06, N274 GA 3009 Rev 06, N274 GA 3010 Rev 05, N274 GA 3011 Rev 06, N274 GA 3012 Rev 06, N274 GA 3013 Rev 06, N274 GA 3014 Rev 06, N274 GA 3015 Rev 07, N274 GA 3017 Rev 03, N274 GA 3018 Rev 02, N274 PP 3001 Rev 06, N274 PP 3002 Rev 05, 1448.15P003 Rev B, 1448.15P004 Rev B, 1448.15P005 Rev A, 1448.15P006 Rev A 1, 1448.15P007 Rev A, 1448.15P008 Rev A, 1448.15P009 Rev A, 1448.15P010 Rev A, 1448.15P011 Rev A, 1448.15P012 Rev A, 1448.15P013 Rev A, 1448.15P014 Rev A, 1448.15P015 Rev A, 1448.15P016 Rev A, 69267 INF 16 Rev P1, 69267 INF 24 Rev C4, 69267 INF 25 Rev Z1, 69267 INF 500 01 Rev P5, TJ14166.

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) All planting, seeding or turfing approved shall be carried out in the first planting and seeding season following the occupation of the development or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or diseased in the opinion of the local planning authority, shall be replaced in the next available planting season with others of similar size, species and number, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015.

- (4) No equipment, machinery or materials shall be brought onto the site for the purpose of the development, until the protective fencing has been erected to enclose all retained trees as shown on Tree Protection Plan (SJA TPP 15335-01a). This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from

the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.

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 current quantum of parking on the site shall be maintained during the construction phase for the use of students during term time. The new areas of parking as shown on drawing No N274 GA 3001 Rev 11 for 750 cars, 30 motor cycles and 252 cycles must be completed by 1st September 2016 to serve the influx of students starting in the new 2016/17 academic year. The parking areas shall be used and thereafter retained exclusively for their designated purposes.

Reason: To ensure that student parking does not take place on the Public Highway or on adjacent private streets to the detriment of safety and convenience of other highway users in accordance with Policy CS16 of the Core Strategy (2007) and Policies DM35 and DM37 of the Development Management Policies 2015.

- (6) The means of vehicular access to the development shall be from the new roundabout access on Reigate Road only. The existing vehicular access from Reigate Road to the north of the new roundabout shall be permanently closed and any kerbs, verge, footway, fully reinstated by the applicant, in a manner as already agreed with the Local Planning Authority.

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

- (7) Space must be been laid out within the site by 1 September 2016 in accordance with the approved plans and previously approved Travel Plan to provide:

a) Secure cycle parking, changing facilities, safe pedestrian & cycle routes

b) Information for staff and visitors regarding public transport, walking and cycling

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.

- (8) Prior to occupation of the extended area of the eastern car park area, a verification report demonstrating completion of the 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 any plan (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, if appropriate, and for the reporting of this to the local planning authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Reason: Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use. To satisfy Policy CS6 of the Core Strategy 2007 and Policy DM17 of the Development Management Policies 2015.

- (9) 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, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason: There is always the potential for unexpected contamination to be identified during development groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters (the site is located over a Principal Aquifer). To satisfy Policy CS6 of the Core Strategy 2007 and Policy DM17 of the Development Management Policies 2015.

- (10) Whilst the principles and installation of sustainable drainage schemes are to be encouraged, 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: Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater. To satisfy Policy CS6 of the Core Strategy 2007 and Policy DM17 of the Development Management Policies 2015.

- (11) No development shall take place within the proposed car park areas until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and agreed in

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

Reason: The site is of high archaeological potential and it is important that the archaeological information should be preserved as a record before it is destroyed by the development in accordance with Policy CS5 of the Core Strategy (2007).

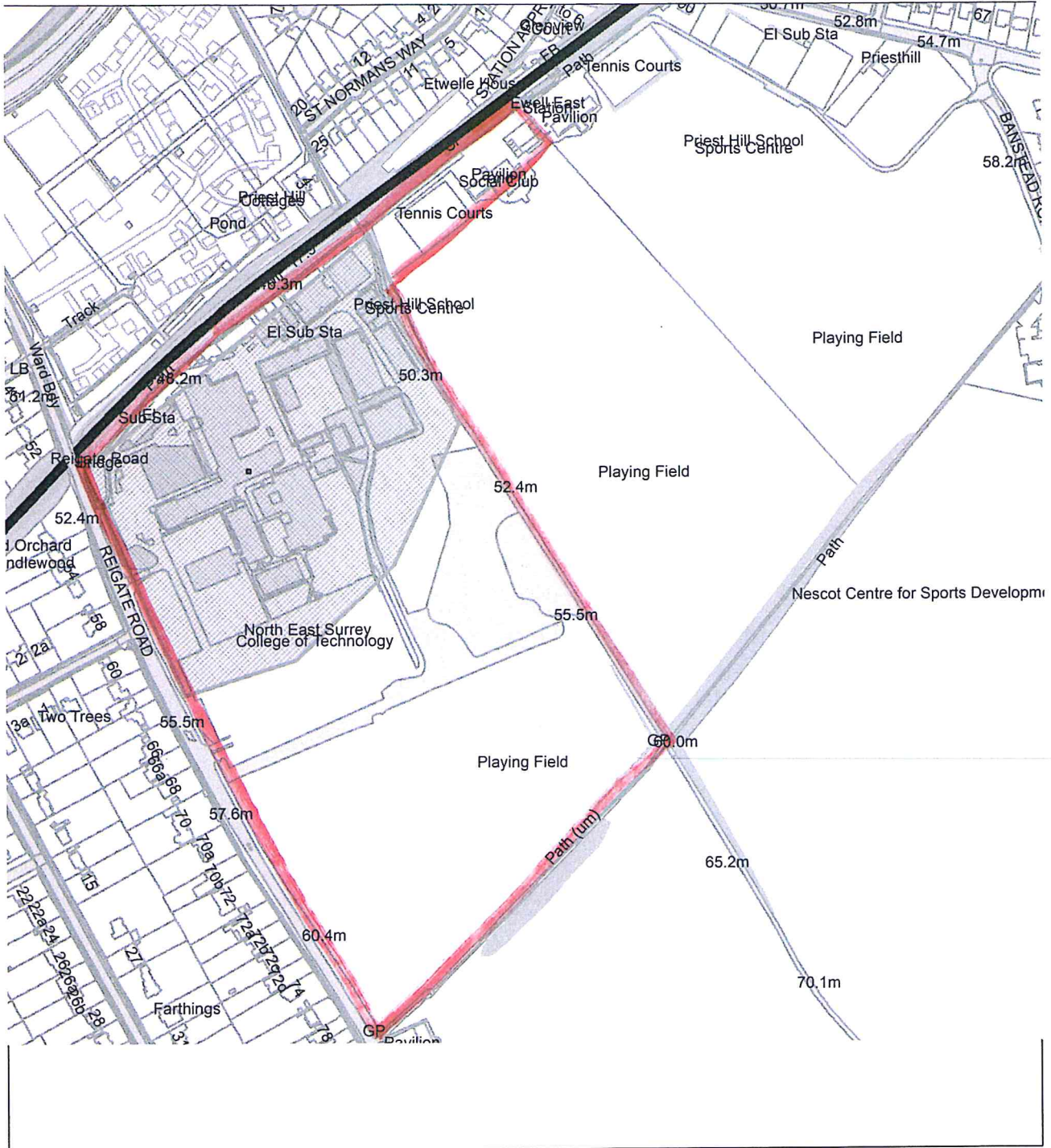
Informative(s):

- (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.**

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15/01299/FUL

Nescot, Reigate Road, Ewell



Scale : 1:4249

Date	26 February 2016
Comments	
SLA Number	71

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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).

- Former Dairy Crest site, Alexandra Road, Epsom KT17 4BJ Ref: 15/01346/FUL
- The Roveries, 59-63 Cox Lane, West Ewell KT19 9NR Ref: 15/01464/FUL
- Hindu Temple – 3 & 4 Dell Lane, Stoneleigh, KT17 2NE Ref: 15/01379/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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