

## Minutes of the Meeting of the PLANNING COMMITTEE held on 12 May 2016

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### PRESENT -

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

In Attendance:

Absent: Councillor John Beckett

Officers present: Adele Castle (Planning Development Manager), Samantha Dixon (Planning Officer), Danny Surowiak (Principal Solicitor), Jeremy Young (Tree Officer Place Development) and Sandra Dessent (Democratic Services Officer)

#### 1 DECLARATIONS OF INTEREST

No formal declarations of interest were made by Members in relation to the applications being considered at the meeting. However, in the interests of openness and transparency, any connections with the applications that were discussed are recorded under the relevant item.

#### 2 MINUTES OF THE PREVIOUS MEETING

The Minutes of the previous Meeting of the Planning Committee held on 07 April were agreed as a true record and signed by the Chairman.

#### 3 PLANNING APPLICATION 15/01379/FUL - 3 & 4 DELL LANE, STONELEIGH KT17 2NE

##### ***Description***

Extension of existing temple at 4 Dell Lane to include first floor residential accommodation for priests of the temple and redevelopment of adjacent warehouse premises at 3 Dell Lane to provide community meeting space and ancillary facilities.

##### ***Decision***

Planning Permission is **REFUSED** for the following reasons:

- (1) **It has not been adequately demonstrated that the proposed extension to the Temple will not generate more traffic and parking in the vicinity**

of the premises to the detriment of free flow of traffic on surrounding roads and inconvenience for local residents, leading to conditions adverse to the safety of other road users. The application is therefore contrary to Policy CS16 of the Epsom and Ewell Core Strategy (2007) and Policies DM34 and DM37 of the Development Management Policies Document (2015).

- (2) The development would result in the loss of existing employment premises and the applicant has failed to demonstrate that the exceptional criteria under Policy DM24 of the Development Management Policies Document (2015) have been met. The development is therefore contrary to Policy DM24 of the Development Management Policies Document (2015).
- (3) The proposed first floor rear extension to the temple and new hall building, due to their height, design, bulk and massing and location, would result in an unacceptable overbearing impact and loss of privacy for the occupiers of 76-86 Briarwood Road, contrary to policy DM10 Design Requirements for New Development Management Policies Document (2015).
- (4) The proposal, by reason of the lack of cycle parking fails to provide a sustainable development that encourages non-car modes of transport, contrary to policy CS16 of the Core Strategy July 2007 and Policy DM37 Parking standards of the Development Management Policies Document (2015) and through lack of refuse and recycling provision, fails to provide an appropriate layout and arrangements for servicing contrary to policy DM10 of the Development Management Policies Document (2015).

**Informative:**

- (1) The plans considered in the determination of this application are as follows: 132/D/10, 132/D/11, 132/D/12, 132/D13.

The Committee noted verbal representations from the applicant's agent, a supporter of the application and two objectors. Letters of representation had been published on the Council's website and were available to the public and members of the Committee in advance of the meeting.

*Note: In the interests of openness and transparency Councillor David Reeve indicated that he resided in close proximity to Dell Lane. However, he did not consider that it could be regarded as sufficiently close an association as to effect his consideration of the item.*

**4 PLANNING APPLICATION 15/01180/CAT - 21A HEADWAY EWELL KT17 1UP**

***Description***

Objection to the implementation of a Tree Preservation Order on a European Lime at 21A The Headway, Ewell KT17 1UP – Tree Preservation Order No. 450

***Decision***

Tree Preservation Order 450 is **PERMITTED** to be implemented without modification.

The Committee noted a verbal representation from the applicant. 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.

- 5 PLANNING APPLICATION 15/01845/FUL - BAMBINI DAY NURSERY, EWELL COURT HOUSE, LAKEHURST ROAD, EWELL KT19 OEB

***Description***

Conversion of unused toilet outbuilding to habitable classroom/playroom for use as part of the Bambini Nursery.

***Decision***

Planning permission is **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 2004.

- (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 and canopy.

**Reason:** To secure a satisfactory appearance in the interests of the visual amenities 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) Excavation within the root protection area shall be undertaken by hand and no tree roots over 25mm shall be cut.

**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.

- (4) The development hereby permitted shall be carried out in accordance with the following approved plans: Site and Block Plans, Proposed ground floor and roof plan, Proposed front east and south elevations, Proposed front north and west elevations, Proposed sections A-A & B-B (dated 11.12.2015) and Proposed site plan (dated 25.04.16).

**Reason:** For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans to comply with Policy CS5 of the Core Strategy (2007).

**Informative:**

- (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](mailto:contactus@epsom-ewell.gov.uk)

**6** SITE VISITS

The Committee reviewed and considered site visits and no further visits were requested. It was agreed that the planned visit for The Roveries, 59-63 Cox Lane, 15/01464/FUL be withdrawn, following withdrawal of the planning application.

*The meeting began at 7.30 pm and ended at 9.13 pm*

COUNCILLOR HUMPHREY REYNOLDS (CHAIRMAN)