

## Minutes of the Meeting of the PLANNING COMMITTEE held on 16 June 2016

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### PRESENT -

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

Absent: Councillor David Reeve and Councillor Clive Smitheram

Officers present: Mark Berry (Head of Place Development), Louise Mathie (Solicitor), Sandra Dessent (Democratic Services Officer), John Robinson (Planning Officer) and John Mumford (Planning Officer)

#### 7 DECLARATIONS OF INTEREST

No declarations of interest were made by Councillors in items on this Agenda.

#### 8 MINUTES OF THE PREVIOUS MEETING

The Minutes of the previous Meeting of the Planning Committee held on the 12 May 2016 were agreed as a true record and signed by the Chairman.

#### 9 PLANNING APPLICATION 15/01839/FUL - THE COMRADES CLUB, THE PARADE, EPSOM KT18 5BT

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

Demolition of existing Club facility and erection of new four-storey building comprising a 57-bed hotel (Use Class C1) with ancillary restaurant/bar and new Comrades Club facilities.

##### ***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) Prior to the commencement of any works excluding site preparation works, archaeological investigations, site investigation works (including environmental investigations), works of demolition, ground remediation works and foundation work, 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. Details shall include the render/plaster, bricks, timber sash windows to the hotel and windows and doors to the Club, entrance and delivery doors to the hotel, lead details of the dormer windows, guttering details, slate roof. 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.

- (3) Prior to the commencement of any works excluding site preparation works, archaeological investigations, site investigation works (including environmental investigations) works of demolition, ground remediation works and foundation work full details, of both hard and soft landscape proposals, including a schedule of landscape maintenance for a minimum period of 5 years, shall be submitted to and approved in writing by the local planning authority. These details shall include areas of paving, SUDS (sustainable urban drainage system), means of enclosure along boundary, parking bay demarcation, external lighting and cycle storage racks, plant stock sizes and species (indigenous) and numbers. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the development hereby approved and thereafter retained.

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

- (4) The development shall not be occupied until details, sections and plans of the roof-level plant enclosure have been 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.

- (5) A report is to be submitted to the Local Planning Authority, within 6 months of the commencement of any use of any part of the building, to

demonstrate that the renewable technologies (as detailed in the submitted Sustainability Statement) hereby approved have been fully implemented and are functioning.

**Reason:** In order to promote sustainable construction in accordance with Policy CS6 of the Epsom and Ewell Local Development Framework Core Strategy 2007.

- (6) The development hereby approved shall not be first opened for trading unless and until the proposed vehicular modified access to The Parade has been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction measured from 0.6m above the road surface.

**Reason:** The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users as required by Policy CS16 of the Core Strategy (2007)

- (7) A pedestrian inter-visibility splay of 2m by 2m shall be provided on each side of the access, the depth measured from the back of the footway and the widths outwards from the edges of the access. No fence, wall or other obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

**Reason:** The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users as required by Policy CS16 of the Core Strategy (2007)

- (8) The development hereby approved shall not be first opened for trading 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 1 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.

**Reason:** The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users as required by Policy CS16 of the Core Strategy (2007)

- (9) The development hereby approved shall not be first opened for trading unless and until existing redundant westernmost access from the site to The Parade has been permanently closed and any kerbs, verge, footway, fully reinstated.

**Reason:** The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users as required by Policy CS16 of the Core Strategy (2007)

- (10) No development shall commence until a Construction Transport Management Plan, to include details of:

(a) parking for vehicles of site personnel, operatives and visitors

- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) HGV deliveries and hours of operation
- (h) measures to prevent the deposit of materials on the highway
- (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (j) no HGV movements to or from the site shall take place between the hours of 8.30 and 9.15 am and 3.15 and 4.00 pm (adjust as necessary according to individual school start and finish times) nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in The Parade, Laburnum Road Heathcote Road, Hereford Close 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:** The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users as required by Policy CS16 of the Core Strategy (2007)

- (11) On first occupation of the development the applicant shall:

Implement the approved travel plan on first occupation and for each subsequent occupation of the development, thereafter maintain and develop the travel plan to the satisfaction of the Local Planning Authority.

**Reason:** To minimise reliance on the use of the private motor car in accordance with and Plan E and Policy CS16 of the Core Strategy (2007)

- (12) Prior to the commencement of any works excluding above ground site preparation works, above ground site investigation works (including environmental investigations) and above ground works of demolition, the applicant will secure the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which is to be submitted by the applicant and approved by the 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 as required by Policy DM8 of the Development Management Policies Document 2015.

- (13) Before any part of the Hotel is used a Service Management Plan shall be submitted to and agreed in writing by the Local Planning Authority and shall include proposals for all deliveries to take place after 07:00 and before 18:00. The development shall be carried out in accordance with the approved details.

**Reason:** The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users as required by Policy CS16 of the Core Strategy (2007)

- (14) No demolition, site clearance or building operations shall commence until tree protection measures, including ground protection, for the Irish Yew have been installed in accordance with details submitted to and approved by the Local Planning Authority. No trenches, pipe runs for services and drains shall be sited within 3m of the trunk of any tree retained on site. Such protective measures shall be maintained during the course of development.

**Reason:** To enable the Local Planning Authority to ensure the retention of trees on the site protected from damage in the interests of visual amenity as required by Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015.

- (15) No construction work shall be carried out in such a manner as to be audible at the site boundary before 07.30 hours on Monday to Friday or after 18.30 hours on Monday to Friday; no construction work shall be audible at the site boundary before 08.00 and after 13.00 hours on Saturdays and no construction work of any nature shall be carried out on Sundays or Bank Holidays or Public Holidays.

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

- (16) Prior to the commencement of any works excluding above ground site preparation works, above ground site investigation works (including environmental investigations) and above ground works of demolition the following drawings need to be supplied to and approved by the local planning authority:

- Detailed development layout at an identified scale.
- A drainage layout detailing the exact location of SUDs elements, including finished floor levels
- Details of all SuDS elements and other drainage features, including long and cross sections of attenuation tanks, pipe diameters including the details of the methods of flow control and respective levels and how these relate to submitted calculations.

**Reason:** To ensure that the design fully meets the requirements of the national SuDS technical standards

- (17) Prior to the commencement of any works excluding above ground site preparation works, above ground site investigation works (including environmental investigations) and above ground works of demolition, 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.

- (18) Prior to the commencement of any works excluding above ground site preparation works, above ground site investigation works (including environmental investigations) and above ground works of demolition, details of how the Sustainable Drainage System will be protected and maintained during the construction of the development 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.

- (19) Prior to the commencement of any works excluding above ground site preparation works, above ground site investigation works (including environmental investigations) and above ground works of demolition, details of the proposed maintenance regimes for each of the SuDS elements must be submitted to and approved by the local planning authority

**Reason:** To ensure the drainage system is maintained throughout its life time to an acceptable standard.

- (20) 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 as per the agreed scheme.

**Reason:** To ensure the Sustainable Drainage System has been constructed as agreed.

- (21) Prior to the commencement of any works excluding site preparation works, archaeological investigations, site investigation works (including environmental investigations), works of demolition, ground remediation works and foundation work details of "swift" bricks shall be submitted to and approved by the Local Planning Authority. The bricks shall be installed in accordance with the approved details.

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

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

Site Location Plan (Ref: 3640-OS-001);

**Proposed Ground Floorplan (Ref: 3640-P-101 Rev D);**  
**Proposed First Floorplan (Ref: 3640-P-102 Rev D);**  
**Proposed Second Floorplan (Ref: 3640-P-103 Rev C);**  
**Proposed Third Floorplan (Ref: 3640-P-104 Rev C);**  
**Proposed Fourth Floorplan (Ref: 3640-P-105 Rev D);**  
**Proposed Roof plan (Ref: 3640-P-106 Rev C);**  
**Proposed Roof Plan in Context (Ref: 3640-P-107 Rev B);**  
**Proposed South Elevation (Ref 3640-P-110 Rev G);**  
**Proposed North Elevation (Ref: 3640-P-111 Rev C);**  
**Proposed East Elevation (Ref 3640-P-112 Rev F)**  
**Proposed West Elevation (Ref: 3640-P-113 Rev C);**  
**Cross Section A (Ref: 3640-P-120 Rev B);**  
**Cross Section B (Ref: 3640-P-121 Rev B);**  
**Long Section C (Ref: 3640-P-122 Rev B);**  
**South Elevation in Context (3640-P-126 Rev A)**  
**Proposed Access Arrangement 2015/2503/001 Rev E**

**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) The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs.**

**[www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-droppedkerbs](http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-droppedkerbs)**

- (3) The developer is advised that a standard fee may be charged for input to, and future monitoring of, any Travel Plan the Developer would be expected to instruct an independent transportation data collection**

company to undertake the monitoring survey. This survey must conform to a TRICS Multi-Modal Survey format consistent with the UK Standard for Measuring Travel Plan Impacts as approved by the Highway Authority. To ensure that the survey represents typical travel patterns, the organisation taking ownership of the travel plan will need to agree to being surveyed only within a specified annual quarter period but with no further notice of the precise survey dates. The Developer would be expected to fund the survey validation and data entry costs.

- (4) A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed on line via

[www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality)

The Committee noted verbal representations from the applicant and a supporter of the application. 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: Councillor Vince Romagnuolo entered the Chamber at 20.00, and in accordance with the Council's Constitution Part 4 – Rules of Procedure CPR 36, did not vote on this item.*

- 10 PLANNING APPLICATION 15/01323/FUL - BERRIDALE, 15 COLLEGE ROAD, EPSOM KT17 4HD

#### **Description**

Demolition of existing detached building and erection of 10 new dwellings, vehicular and pedestrian access, parking and secure cycle storage and landscaping.

#### **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 of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.



- (2) Prior to the commencement of development, details and samples of the 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.

- (3) No development shall take place until full details, of both hard and soft landscape proposals, including a schedule of landscape maintenance for a minimum period of 5 years, have been submitted to and approved in writing by the local planning authority. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the development hereby approved and thereafter retained.

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

- (4) The development works including ground preparation, demolition and construction; shall be carried out in strict accordance with the submitted Arboricultural Method Statement Ar/3450AMS/rg [AMS] (dated 4th May, 2016). No equipment, machinery or materials shall be brought onto the site for the purposes of the development until fencing has been erected in accordance with the Tree Protection Plan. Within any area fenced in accordance with this condition, nothing shall be stored, placed or disposed of above or below ground, the ground level shall not be altered, no excavations shall be made, nor shall any fires be lit, without the prior written consent of the local planning authority. The fencing shall be maintained in accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site.

**Reason:** To protect the trees on site which are to be retained in the interests of the visual amenities of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015.

- (5) No development shall take place until details of the foundation design, piling configuration, drainage and services and all new groundworks have been submitted to and approved in writing by the local planning authority. The works shall be carried out in strict accordance with the approved details.

**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

- (6) Before the development is occupied, the proposed vehicular/pedestrian/cycle modified access College Road shall be constructed and provided with visibility zones in accordance with (the approved plans, all to be permanently maintained to a specification to be agreed in writing with the Local Planning Authority.

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

- (7) No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for a maximum of 10 cars and a minimum of 10 cycles to be parked, and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning area shall be used and retained exclusively for its designated purpose.

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

- (8) For the two semi-detached houses, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending or revoking and re-enacting that Order), planning permission shall be required in respect of development falling within all Classes of Part 1 Schedule 2 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 the occupiers of adjoining property as required by Policy DM10 of the Development Management Policies Document 2015

- (9) No development shall commence until a Construction Transport Management Plan, to include details of :

- a) parking for vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) storage of plant and materials
- d) programme of works (including measures for traffic management)
- e) provision of boundary hoarding behind any visibility zones
- f) HGV deliveries and hours of operation
- h) on-site turning for construction vehicles

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

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

- (10) No construction work shall be carried out in such a manner as to be audible at the site boundary before 07:30 hours or after 18:30 hours Monday to Friday; no construction work shall be audible at the site boundary before 08:00 or after 13:00 hours on Saturdays and no construction work of any nature shall be carried out on Sundays or Bank/Public Holidays.

**Reason:** To ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers or highway safety or cause inconvenience to other highway users in accordance with Policies DM10 of the Development Management Policies Document 2015 and Policy CS16 of the Core Strategy (2007).

- (11) A report is to be submitted to the Local Planning Authority, within 6 months of the commencement of any use of any part of the building, to demonstrate that the renewable technologies (as detailed in the submitted Sustainability Statement) hereby approved have been fully implemented and are functioning.

**Reason:** In order to promote sustainable construction in accordance with Policy CS6 of the Core Strategy 2007.

- (12) All new photo voltaic panels or tiles shall be fitted flush with the adjoining roof surface and shall not project beyond the plane of the roof.

**Reason:** To safeguard the visual amenities of the area and to ensure a satisfactory appearance to the buildings in accordance with policy DM9 and DM10 of the Development Management Policies Document 2015

- (13) The residential units hereby approved shall not be occupied until they have achieved a water efficiency standard using not more than 110 litres per person per day maximum indoor water consumption.

**Reason:** To ensure that the development is sustainable and makes efficient use of water to comply with Policy DM12 of the Development Management Policies 2015.

- (14) Prior to construction the applicant must in their drainage strategy, provide results from infiltration testing in accordance with BRE Digest 365. The Sustainable Drainage System should then be designed and sized in accordance with these results and shall be submitted to and approved by the local planning authority.

**Reason:** To ensure the drainage design meets the national SuDS technical standards.

- (15) Before the commencement of the construction of the development hereby approved full details of the MicroDrainage calculations and

results, for the complete drainage network, must be submitted to and approved by the local planning authority.

**Reason:** To ensure that the design fully meets the requirements of the national SuDS technical standards.

- (16) Before the commencement of the construction of the development hereby approved, evidence of how contaminated water will be adequately treated to prevent groundwater pollution must be submitted to and approved by the local planning authority.

**Reason:** To ensure that the design fully meets the requirements of the national SuDS technical standards.

- (17) Before the commencement of the construction of the development hereby approved, confirmation of ground water levels must be submitted to and approved by the local planning authority.

**Reason:** To ensure that infiltration is feasible for this site.

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

**Reason:** To ensure that the proposal has fully considered system failure.

- (19) Before the commencement of the construction of the development hereby approved, details of how the Sustainable Drainage System will be protected and maintained during the construction of the development 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.

- (20) Prior to construction of the development hereby approved, details of the proposed maintenance regimes for each of the SuDS elements must be submitted to and approved by the local planning authority

**Reason:** To ensure the drainage system is maintained throughout its life time to an acceptable standard.

- (21) Prior to construction of the development hereby approved the following drawings need to be supplied to and approved by the local planning authority:

- a drainage layout detailing the exact location of SUDs elements, including finished floor levels
- details of all SuDS elements and other drainage features, including long and cross sections, pipe diameters and respective levels

**Reason:** To ensure that the design fully meets the requirements of the national SuDS technical standards

- (22) 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 as per the agreed scheme.

**Reason:** To ensure the Sustainable Drainage System has been constructed as agreed.

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

205\_PLN\_100 Rev I: 205\_PLN\_110 Rev D: 205\_PLN\_200 Rev F:  
205\_PLN\_201 Rev F ;205\_PLN\_202 R205\_PLN\_100 Rev I: ev F:  
205\_PLN\_203 Rev D: 205\_PLN\_210 Rev F: 205\_PLN\_211 Rev D:  
205\_PLN\_300 Rev F: 205\_PLN\_301 Rev G: 205\_PLN\_302 Rev E:  
205\_PLN\_400 Rev F

**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) The water efficiency standard required under condition 12 has been adopted by the local planning authority through the Development Management Policies 2015. This standard is the 'optional requirement' detailed in Building Regulations 2010, Part G Approved Document (AD) Buildings Regulations (2015), at Appendix A paragraph A1.

The applicant is advised that this standard can be achieved through either:

- (a) using the 'fittings approach' where water fittings are installed as per the table at 2.1 in the AD or
- (b) using the water efficiency calculation methodology detailed in the AD Part G Appendix A.
- (3) 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>

The Committee noted a verbal representation from the architect. 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.

- 11 PLANNING APPLICATION 16/00102/FLH - 22B HIGHRIDGE COURT, HIGHRIDGE CLOSE, EPSOM KT18 5HF

**Description**

Erection of single –storey rear extension

**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 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 of the area in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM9 and DM10 of the Development Management Policies Document 2015.

- (3) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Numbers HC314/110, HC314/210, HC314/240 and HC314/310.

**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).

- (4) Prior to the first occupation of the development hereby approved, full details of soft landscaping along the rear boundary of the site, including a schedule of landscape maintenance for a minimum period of 5 years, shall be submitted to and approved in writing by the local planning authority. The approved landscape scheme shall be

implemented prior to the occupation of the development hereby approved and thereafter retained.

**Reason:** In 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.

**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](mailto:contactus@epsom-ewell.gov.uk)
- (3) The species which are considered appropriate in order to discharge Condition 4 are as follows: A mixed native hedge containing *Viburnum opulus*, *Viburnum lantana*, *Crataegus monogyna*, *Cornus sanguinea* and *Euonymus europaeus* planted as 1+1 transplants 90cm height. This could be supplemented by feathered evergreen trees/shrubs for example *Pittosporum tenuifolium* and *Ilex aquifolium* 1.5m tall.

The Committee noted a verbal representation from Councillor Alex Clarke. 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.

- 12 PLANNING APPLICATION 16/00114/FLH - 22C HIGHRIDGE COURT, HIGHRIDGE CLOSE, EPSOM KT18 5HF

***Description***

Erection of single-storey rear extension

***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 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 of the area in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM9 and DM10 of the Development Management Policies Document 2015.

- (3) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Numbers HC314/120, HC314/220, HC314/250 and HC314/320.

**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).

- (4) Prior to the first occupation of the development hereby approved, full details of soft landscaping along the rear boundary of the site, including a schedule of landscape maintenance for a minimum period of 5 years, shall be submitted to and approved in writing by the local planning authority. The approved landscape scheme shall be implemented prior to the occupation of the development hereby approved and thereafter retained.

**Reason:** In 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.

**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](mailto:contactus@epsom-ewell.gov.uk)
- (3) The species which are considered appropriate in order to discharge Condition 4 are as follows: A mixed native hedge containing *Viburnum opulus*, *Viburnum lantana*, *Crataegus monogyna*, *Cornus sanguinea* and *Euonymus europaeus* planted as 1+1 transplants 90cm height. This could be supplemented by feathered evergreen trees/shrubs for example *Pittosporum tenuifolium* and *Ilex aquifolium* 1.5m tall.

The Committee noted a verbal representation from Councillor Alex Clarke. 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.

- 13 PLANNING APPLICATION 16/00103/FLH - 22D HIGHRIDGE COURT, HIGHRIDGE CLOSE, EPSOM KT18 5HF

***Description***

Erection of single-storey rear extension



### **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 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 of the area in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM9 and DM10 of the Development Management Policies Document 2015.

- (3) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Numbers HC314/130, HC314/230, HC314/260 and HC314/330.

**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).

- (4) Prior to the first occupation of the development hereby approved, full details of soft landscaping along the rear boundary of the site, including a schedule of landscape maintenance for a minimum period of 5 years, shall be submitted to and approved in writing by the local planning authority. The approved landscape scheme shall be implemented prior to the occupation of the development hereby approved and thereafter retained.

**Reason:** In 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.

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

- (3) The species which are considered appropriate in order to discharge Condition 4 are as follows: A mixed native hedge containing *Viburnum opulus*, *Viburnum lantana*, *Crataegus monogyna*, *Cornus sanguinea* and *Euonymus europaeus* planted as 1+1 transplants 90cm height. This could be supplemented by feathered evergreen trees/shrubs for example *Pittosporum tenuifolium* and *Ilex aquifolium* 1.5m tall.

The Committee noted a verbal representation from Councillor Alex Clarke. 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.

14 PLANNING APPLICATION 15/01532/FUL - ASHLEY HOUSE, ASHLEY ROAD, EPSOM KT18 5AZF

**Description**

Conversion and extension of existing office building with additional floor of accommodation above the southern wing and the erection of a new single storey extension on the northern elevation to provide 8 x 2 bed and 4 x 1 bed residential flats together with a revised parking layout and external amenity space.

**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) Prior to the commencement of development, details and samples shall be submitted to and approved in writing by the local planning authority of the materials to be used for the external surfaces of the development including all making good works, demonstrating that the finishing materials match those of the existing building/structure in size, colour, texture, profile, finish, bonding and pointing. The development shall be carried out in accordance with the approved details.

**Reason:** To safeguard the special architectural and historic interest of the listed building / In the interest of the character and appearance of the conservation area in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8, DM9 and DM10 of the Development Management Policies 2015.

- (3) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Numbers P101Rev E, P102 Rev E, P110 Rev

D, P111 Rev D, P112 Rev D, P113 Rev B, D110 Rev C, D111 Rev C, D112 Rev C, D113 Rev B

**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).

- (4) The development hereby approved shall not be occupied until space has been laid out within the site in accordance with the approved plans P101 Rev E and P110 Rev D for vehicles and cycles to park and turning areas provided to enable vehicles to enter and leave the site in forward gear. The parking and turning areas shall be permanently retained exclusively 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.

- (5) The windows in the north elevation of the annexe and south elevation of Ashley House hereby permitted and as shown on Drawing nos SK40-SK43 dated 06.06.16 shall be glazed with obscure glass of no less than obscurity level 3 and permanently fixed shut, unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which window is installed and shall thereafter be permanently retained as such.

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

- (6) No development shall take place until full details, of both hard and soft landscape proposals, including a schedule of landscape maintenance for a minimum period of 5 years, have been submitted to and approved in writing by the local planning authority. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the development hereby approved and thereafter retained.

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

- (7) No development shall take place until details of all boundary treatment and storage facilities for bins and recycling have been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The approved scheme 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.

- (8) No development shall take place until an Arboricultural Method Statement (detailing all aspects of construction and staging of works) and a Tree Protection Plan in accordance with British Standard 5837:2012 (or later revision) has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the agreed details and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until fencing has been erected in accordance with the Tree Protection Plan. Within any area fenced in accordance with this condition, nothing shall be stored, placed or disposed of above or below ground, the ground level shall not be altered, no excavations shall be made, nor shall any fires be lit, without the prior written consent of the local planning authority. The fencing shall be maintained in accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site.

**Reason:** To protect the trees on site which are to be retained in the interests of the visual amenities of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015.

- (9) Prior to the commencement of the development, details of sustainability measures shall be submitted to and approved in writing by the local planning authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials including means of providing the energy requirements of the development from renewable technologies. The development shall be carried out in strict accordance with the approved details prior to the first occupation of the building, shall be maintained as such thereafter and no change shall take place without the prior written consent of the local planning authority.

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

- (10) 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.

**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.

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)

- 15 PLANNING APPLICATION 15/01533/LBA - ASHLEY HOUSE, ASHLEY ROAD, EPSOM KT18 5AZF

### ***Description***

Listed building application that accompanies the associated major application 15/01532/FUL.

### ***Decision***

The application is **PERMITTED** subject to the following conditions:

#### **Conditions:**

- (1) The works hereby granted shall be commenced before the expiration of three years from the date of this consent.

**Reason:** To comply with Section 18 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 52 (4) of the Planning and Compulsory Purchase Act 2004.

- (2) Prior to the commencement of development, details and samples shall be submitted to and approved in writing by the local planning authority of the materials to be used for the external surfaces of the development including all making good works, demonstrating that the finishing materials match those of the existing building/structure in size, colour, texture, profile, finish, bonding and pointing. The development shall be carried out in accordance with the approved details.

**Reason:** To safeguard the special architectural and historic interest of the listed building / In the interest of the character and appearance of the conservation area in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8, DM9 and DM10 of the Development Management Policies 2015.

- (3) No work shall take place until detailed drawings and/or samples of all new internal and external joinery details including windows (depth of reveal, method of opening, details of heads, cills and lintels), doors frames (architraves, linings, mouldings and beading), staircases (including balusters, newel posts and handrails); beading and skirting boards have been submitted to and approved in writing by the local planning authority. The submitted details of sample elevations shall be at a scale of not less than 1:20, and horizontal/vertical frame sections (including sections through glazing bars) at a scale of not less than 1:2. The works shall be carried out in accordance with the approved details.

**Reason:** To safeguard the special architectural and historic interest of the listed building in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8, DM9 and DM10 of the Development Management Policies 2015.

- (4) Prior to the commencement of development, details of new fire or acoustic interventions, secondary glazing (if required) and new pipework and extraction fans 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 safeguard the special architectural and historic interest of the listed building / In the interest of the character and appearance of the conservation area in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8, DM9 and DM10 of the Development Management Policies 2015.

- (5) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Numbers P101Rev E, P102 Rev E, P110 Rev D, P111 Rev D, P112 Rev D, P113 Rev B, D110 Rev C, D111 Rev C, D112 Rev C, D113 Rev B

**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.

**16 SITE VISITS**

The Committee reviewed and considered site visits and decided that a visit should be held at the appropriate time in connection with the following applications:

- The Roveries, 59-63 Cox Lane, West Ewell, KT19 9NR Ref: 15/01464/FUL
- 27 Links Road, Epsom, KT17 3PP Ref: 15/00801/FUL

*The meeting began at 7.30 pm and ended at 10.35 pm*

COUNCILLOR HUMPHREY REYNOLDS (CHAIRMAN)