

Public Document Pack

Simon Young, Solicitor
Head of Legal and Democratic Services



PLANNING COMMITTEE

Thursday 21 July 2016 at 7.30 pm

Council Chamber - Epsom Town Hall

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

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

Councillor Peter O'Donovan
Councillor Martin Olney
Councillor David Reeve
Councillor Vince Romagnuolo
Councillor Clive Smitheram
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 Sandra Dessent, tel: 01372 732121 or email: sdessent@epsom-ewell.gov.uk

AGENDA

1. 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.

2. MINUTES OF THE PREVIOUS MEETING (Pages 3 - 28)

The Committee is asked to confirm as a true record the Minutes of the Meeting of the Committee held on the 16 June 2016 (attached) and authorise the Chairman to sign them.

3. PLANNING APPLICATION 15/01852/ADV - THE EBBISHAM CENTRE, 7 DERBY SQUARE, HIGH STREET, EPSOM KT19 8AG (Pages 29 - 36)

Erection of 3 illuminated and 8 non-illuminated fascia signs together with 5 illuminated and 8 non-illuminated other signs comprising directional, wall mounted and frame mounted information signs, glazing and totem signs.

4. PLANNING APPLICATION 15/01851/FUL - THE EBBISHAM CENTRE, 7 DERBY SQUARE, HIGH STREET, EPSOM, KT19 8AG (Pages 37 - 48)

Erection of a canopy structure, feature seating and landscaping in Derby Square together with High Street entrance feature.

5. SITE VISITS (Pages 49 - 50)

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 16 June 2016

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)

64 DECLARATIONS OF INTEREST

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

65 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 under the relevant item.

66 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

- (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. Application forms should be completed on line via

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 Romagnoulo 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.

- 67 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.

- 68 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
- (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.

69 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
- (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.

- 70 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
- (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.

- 71 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

- 72 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.

73 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)

The Ebbisham Centre 7 The Derby Square High Street Epsom Surrey KT19 8AG

Erection of 3 illuminated and 8 non-illuminated fascia signs together with 5 illuminated and 8 non-illuminated other signs comprising directional, wall-mounted and frame mounted information signs, glazing and totem signs.

Ward:	TOWN
Contact Officer:	K.Haizelden

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=O48SJPGYKPL00>

2 Summary

- 2.1 This application is for renewed signage around The Ebbisham Centre public areas.

3 Site description

- 3.1 The Ebbisham Centre is one of the focal points of the town centre and contains Epsom's public library as well as other community facilities. The area around the centre is made up of a mixture of residential and commercial properties. On the street level there is a vibrant street café area outside the existing restaurants. The residential properties are situated at the upper levels of the development.

4 Proposal

- 4.1 This proposal is for new and replacement signage around the centre and existing Derby Square. The proposed signage will be placed at the entrance points to the square at Waterloo Road and the High Street to raise visibility of the area and further build upon the function of the area improving this important town centre asset.
- 4.2 The signage will introduce the new name Epsom Square and it is intended that this will raise the profile of this area in the town centre so that it is on par with the footfall in the primary area around the Ashley Centre. The new logo and corporate signage will be placed internally and externally and update the area.

4.3 After negotiation with the applicants the proposed colours to be used are turquoise blue/green backgrounds with white lettering. This has changed from the original orange first submitted that was felt to be out of keeping with The Ebbisham Centre and town centre generally.

5 Comments from third parties

5.1 The application was advertised by means of letters of notification to 51 neighbouring properties. To date (28.06.2016) one letter of objection has been received regarding:

- Agrees with the principle however feels the advert is garish and overbearing
- Does not agree with name change

6 Consultations

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

6.2 Design and Conservation – had concerns with regard to the impact upon the listed building and heritage asset of the town centre. However the applicants have responded to these concerns and removed the sign from one side of the walkway back to the current position of the existing totem away from the listed building.

6.3 Town Centre Manager – has worked with the applicants to bring forward this proposal and supports the application.

7 Relevant planning history

Application number	Decision date	Application detail	Decision
00/00894/ADV	21.03.2001	Erection of internally illuminated advertisement sign and 2 No. externally illuminated banner signs.	Granted

8 Planning Policy

National Policy Planning Framework (NPPF) 2012

Chapter 2: Ensuring vitality of town centres

Core Strategy 2007

Policy CS14 Measures to improve Epsom Town Centre

Development Management Policies September 2015

Policy DM15 Advertisements

Supplementary Planning Guidance 2012

Shopfront Design Guide

9 Planning considerations

Character of the surrounding townscape

- 9.1 The application to replace existing signage and replace with new and additional signage will give a fresh new look to the area that is welcomed. The signage will provide new interest to this part of the town centre and allow better navigation to and from the square. In principle this is a commercial area and prime retail frontage illuminated signs are acceptable subject to detailed considerations.
- 9.2 At the existing car park entrance there will be a new illuminated Epsom Square sign placed on the blank brick wall above the entrance. This sign is approximately 2.5m x 2.5m in size. There would also be other signage placed at a right angle and this will increase the visibility of the car park on the train station side of town centre. The signs are acceptable in terms of visual amenity. Given this prominent town centre location and station entrance opposite the high level sign above the car park entrance is necessary to allow town centre users to navigate the best way to the car park and advertise the car park entrance. The entrance way is otherwise quite dark especially at night and on winters' afternoon and evenings from around 3.30pm when the daylight fades. The car park entrance can then be quite hidden. In this respect a new illuminated sign in this town centre location is welcomed.
- 9.3 Two illuminated totem signs are proposed for either path way leading into the square. There is one existing sign in this location that will be replaced. Similarly there is an existing large totem sign to the rear of this area and this will be replaced with the new style of totem signage. This will be acceptable in terms of visual amenity. These signs are similar in size and height to the existing signage in this location. These signs will aid in the navigation of the town square and are appropriate in the context of the town centre and other commercial signage in the area.
- 9.4 To the High Street there will be a large illuminated totem sign to replace the existing free standing signage; there will also be another free standing sign alongside. To the other end of this thoroughfare there will also be a free standing sign located to the bottom of the steps. This sign will help to reinforce the branding of the square and work as a book end to the signage at the other end of the walkway along the high street. The sign will be highly visible within the square and aid navigation to the shops, restaurants and facilities. Within the context of the town square and surrounding ground floor commercial premises this sign is acceptable and will not have an adverse impact on visual amenity.

- 9.5 There will be a similar large illuminated sign above the pedestrian entrance into The Ebbisham Centre. This sign will be placed on the stone work and be approximately 2.5m x2.5m in size. The sign will be highly visible and in place of the existing silver lettering. The sign will be seen from the High Street and give the whole Square a different brand and impression. It is hoped the new branding of the Square will give it a more clear identity in the town centre. The sign will be acceptable in terms of visual amenity and highway safety.
- 9.6 The remainder of the signs will be on the existing building in fascia locations. The renewed signage will produce a more coordinated cohesive look for the square. This complies with relevant policies and has regard to the existing visual amenity and will enhance the area. The new advertisements will be a positive addition to the square. This very visual investment in new signage will also benefit the town centre and increase the profile of the area.

Highway Safety

- 9.7 Surrey County Council –Highways have confirmed that there are no highway safety concerns with the proposed advertisements.

Community Infrastructure Levy

- 9.8 This application does not require any levy.

10 Conclusion

- 10.1 The new and replacement signage will have an immediate positive impact upon this part of the Town Centre. The signs will be a benefit to the square and this area generally.

11 Recommendation

- 11.1 Grant subject to conditions:-

Conditions:

- (1) **No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.**
- (2) **No advertisement shall be sited or displayed so as to:**
- (a) **endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);**
 - (b) **obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or**
 - (c) **hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.**

- (3) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- (4) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- (5) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason:- (Conditions 1 - 5): To comply with Regulation 14 (7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.

- (6) The advertisement(s) permitted by this consent shall only be illuminated during the opening hours of the premises to which it relates.

Reason: In the interests of visual amenity and/or public safety in accordance with Policy CS5 of the Core Strategy (2007) and Policy DM10 of the Development Management Policies 2015.

- (7) Prior to the commencement of development, details and samples of the materials advertisements together with details concerning the level of illuminations to be used for the advertisements 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 DM15 of the Development Management Policies 2015.

- (8) The development hereby permitted shall be begun before the expiration of five 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.

Informatives:

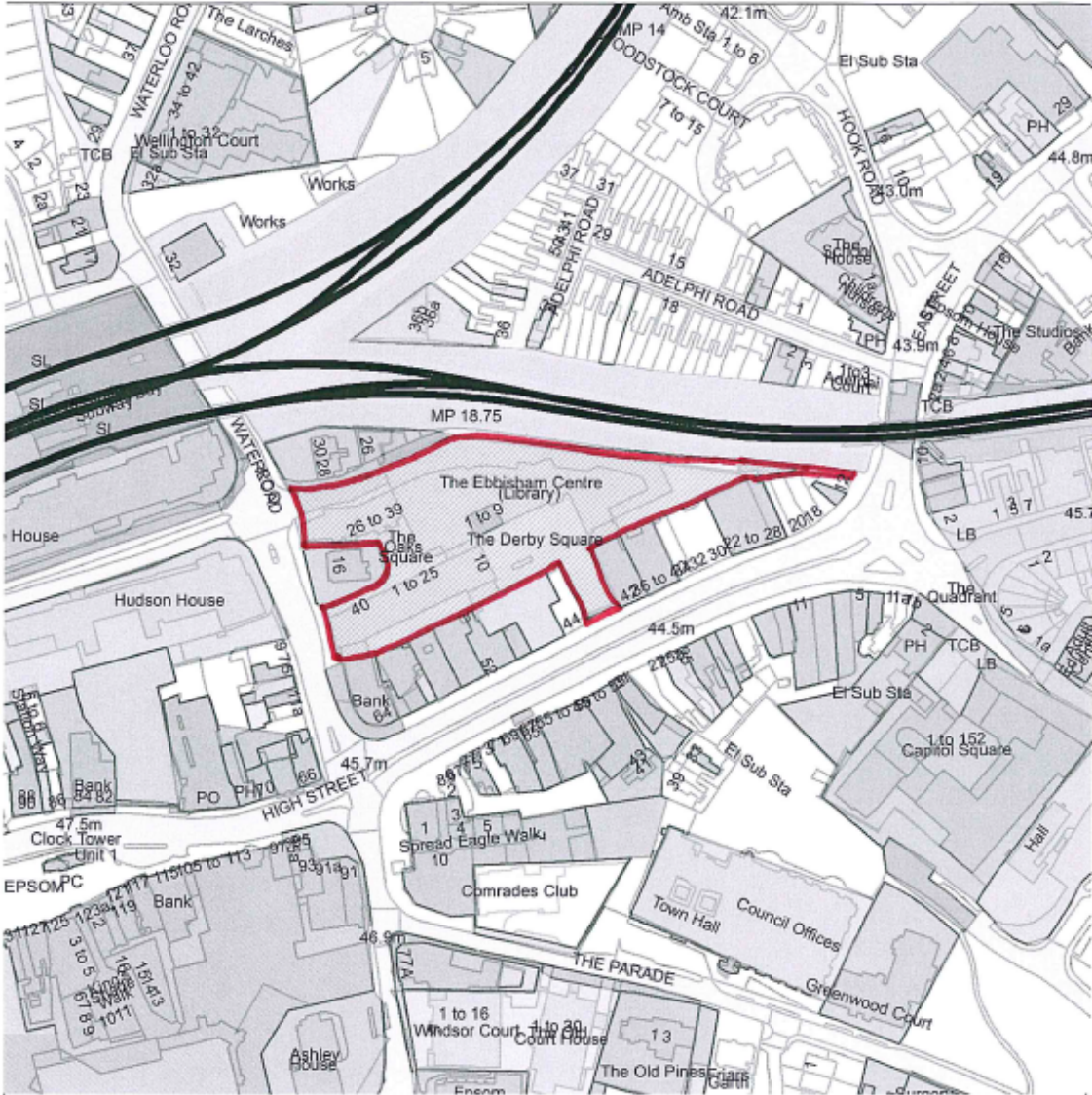
- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.

This page is intentionally left blank

15/01851/FUL & 15/01852/ADV



The Ebbisham Centre, 7 The Derby Square



Scale : 1:2124

Date	11 July 2016
Comments	NO. Set
SLA Number	7 1

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2000.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

This page is intentionally left blank

The Ebbisham Centre, 7 The Derby Square, High Street, Epsom KT19 8AG

Erection of a canopy structure, feature seating and landscaping in Derby Square together with High Street entrance feature.

Ward:	TOWN
Contact Officer:	K. Haizelden

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=O48SJGGYKPK00>

2 Summary

- 2.1 The application is for the erection of a canopy structure, feature seating and landscaping in Derby Square together with a High Street entrance feature. It follows negotiations with the new owners of the development regarding re branding the area to give it a better profile in the town centre and increase its marketing potential. The actual street names and official postal addresses for the properties will not change. The name Epsom Square will be used to re-brand the whole of the development and public open space.
- 2.2 The application is being reported to the planning committee on the request of ward councillors and given council land interests in the development.

3 Site description

- 3.1 Derby Square is the large pedestrianised area to the front of The Ebbisham Centre. The square can be accessed from the High Street as well as the station side of the town centre. The square was completed in 2000 and is very frequently used by visitors to the town centre. Oaks Square is situated on the main train station side of the town centre. Pedestrian access to the High Street can be achieved through the square.
- 3.2 The Ebbisham Centre contains the library and other community and NHS services. To the ground floor of the square are a number of restaurants pubs and other A3 uses. There is a large basement car park that serves the development with a service area around the building.
- 3.3 The development was completed approximately 15 years ago and is well used. Consequently at street level it is looking tired and in need of a facelift to make it a more attractive space within the town centre.

4 Proposal

- 4.1 This proposal is for the new street furniture, features and landscaping that will be placed around The Ebbisham Centre. The new central canopy feature will be a 'jumberella' with circular wooden seats all around it. The 'jumberella' will be a canopy structure off a central pole measuring 9.3x9.3m. If an event is planned in the square it can be removed. The manufacturing information describes the structure as *an ultra-sized standing umbrella structure on a centre pole with a collapsible superstructure*.
- 4.2 Circular wooden benches are proposed around the structure.
- 4.3 A new metal arbour type structure is also proposed along the length of the existing walkway from the High Street. This structure will be 4m high and approximately 22m in length spanning the full width of the walk way at approximately 9m in width. The frame will be galvanised steel.
- 4.4 To the High Street the frame will have individual illuminated letters of Epsom Square fixed to it to provide an entrance feature from this part of the High Street.
- 4.5 New planters and landscaping are proposed around the square and cycle stands and other street furniture will be relocated or replaced. The main new planters will be located to the left of the walkway towards The Ebbisham Centre from the High Street, underneath the new metal arbour structure. There will also be two new planters within the main square one opposite to the Slug and Lettuce Public House and the other opposite the library. This is intended to green up the existing blank walls of the square and add a landscape interest to these dead spaces.
- 4.6 Three kiosks are proposed and feature on the ground floor plan and artist's impressions. The exact position of the kiosks has not been decided yet. It is likely that the final appearance could be provided by a future tenant so final design and operational details will be provided at a later stage and are subject to agreement by condition. Two kiosks are to be placed along the walkway under the new metal arbour. The other directly outside The Ebbisham Centre to the side of the existing library entrance.
- 4.7 New lights proposed for the area will replace the existing lights in the same location and be placed at more strategic areas, for example under the walkway area from Oaks to Derby Square and around the canopy structure. The lighting details and more precise specification will be subject to a planning condition to ensure that there is no adverse impact on residential properties situated above the town and within the vicinity of The Ebbisham Centre generally.
- 4.8 The existing mosaic will remain outside the library and be cleaned up. A new plaque placed here to give more prominence to the artwork and explain its relevance in the area.

- 4.9 The application is made in conjunction with an advertisement application (reference 15/01852/ADV) to change and update the signage around the square. In this respect it is proposed to remove one street tree to enable the steel frame and new totem advert to be placed at the High Street entrance.

5 Comments from third parties

- 5.1 The application was advertised by means of letters of notification to 48 neighbouring properties. To date (30.06.2016) 3 letters of objection have been received regarding:
- Unnecessary loss of the healthy and attractive tree for a sign
 - Adverse impact on visual amenity
 - Contrary to local plan policies
 - Design
 - Impact on ecology
 - Not enough cycle stands
 - Commuting a sum of money to mitigate for tree loss inappropriate as no physical space to plant a tree in the town centre
 - Tree provides an attractive visual feature at this part of the High Street.

6 Consultations

- 6.1 Surrey County Council Highways – no objections
- 6.2 Design and Conservation – no objections
- 6.3 .Arboricultural Officer – objects to the removal of the tree – as this is a healthy tree providing a good amenity feature in the town centre and was designed as part of the original landscaping of The Ebbisham Centre.

7 Relevant planning history

Application number	Decision date	Application detail	Decision
94/00278/REN	12.09.1994	Demolition of existing buildings & erection of three storey office building (1331 sqm) with ground floor & surface car parking (66 spaces) - Renewal of permission no.91/0341/0197.	Grant
98/00104/FUL	31.03.1999	12-26 (EVENS) WATERLOO RD,44 HIGH ST & LAND TO REAR OF WATERLOO RD/HIGH STREET(EXISTING PUBLIC CAR PARK),EPSOM - Mixed use development to comprise private health club, G.P surgery, cafeteria, community & ancillary rooms (Lifestyle Centre)	Grant

8 Planning Policy

National Policy Planning Framework (NPPF) 2012

Chapter 2: Ensuring vitality of town centres

Core Strategy 2007

Policy CS14 Measures to improve Epsom Town Centre

Development Management Policies September 2015

Policy DM9 Townscape character and local distinctiveness

Policy DM10 Design requirements for new developments

9 Planning considerations

Visual Amenity and Street Scene

9.1 The new 'jumberella' feature and seating will replace the existing central bronze statue in this location. This bronze statue is much loved by many and will be moved to another prominent town centre location, with the location as yet to be agreed. The 'jumberella' and feature seating will provide a central focus for the square and enable people to sit directly outside the Ebbisham Centre. It is hoped that this with the new landscaping will provide an attractive public space for town centre users to enjoy. The proposal would produce an acceptable addition to the square and comply with relevant planning policy.

- 9.2 The new metal arbour structure will provide a sense of enclosure along the existing thoroughfare. It is intended that the frame and new kiosks will give people a reason to stay in this location for longer periods of time. Unfortunately one of the four street trees is in the way of the proposed main signage and totem and restricts the main entrance into the square. It is proposed that this tree is removed and replaced elsewhere in the town centre. The frame would provide a benefit to this part of the square and it is acceptable in terms of townscape and would provide a localised distinctive feature. The loss of the street tree is regrettable however on balance the wider benefits of the entrance feature to the town centre together with new signage, the proposal to lose this tree in these particular circumstances can be supported. Together with the undertaking of the applicants to enter into a S106 legal agreement to replace the tree in the town centre, the proposal can be supported. The new feature is compliant with relevant planning policy.
- 9.3 At the top of this structure facing towards the High Street there will be individually illuminated letters with an illuminated face of the frame and stainless steel back and sides. The letters will be bolted to the top of the frame. This is compliant with relevant planning policy.
- 9.4 The new landscaping planters and features around the square will add interest and be of benefit to the overall ambience of the square. It is intended the features will add interest and refresh the square to enable an increase in usage. This will strengthen the town centre generally and complies with relevant planning policy.

Cycle Stands

- 9.5 The plan shows the relocation of the existing 5 stands and replacing the 2 broken from Derby Square so there will be 7 by the planter. The 9 stands in Oak Square will remain but be cleaned as part of the scheme. There will be a total of 16 cycle stands within the area of the centre.

Community Infrastructure Levy

- 9.6 No levy is required as part of this development.

10 Conclusion

- 10.1 The new features and investment in the public area aim to revitalise the square and result in more frequent use and for longer periods by the local community and visitors to the town centre. The proposals are welcome and supported by relevant planning policy.

11 Recommendation

- 11.1 Part A

Subject to a legal agreement being completed and signed by 21st September 2016 to secure the replacement of the tree which is to be removed from the site and relocated within the town centre the Head of Place Development be authorised to grant planning permission 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 BUR5855_101.1, BUR5855_101.2, BUR5855_101.3 received on/dated 30.06.2016.

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) No development shall take place until details of existing and proposed finished site levels, of the frame and letters to be erected, and finished external levels have been submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details.

Reason: In order to safeguard the visual amenities of the area in accordance with Policy CS5 of the Core Strategy (2007) and Policy DM10 of the Development Management Policies 2015.

- (4) Prior to the commencement of development, details and samples of the external surfaces, metal frame, 'jumberella', planters and benches 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.

- (5) 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.

- (6) The proposed lighting shall not be brought into use until precise lighting details including hours of use and measures to prevent light spillage and unacceptable glare to users of the public highway or adjacent residential properties have been provided in accordance with [the approved plans / a scheme to be submitted to and approved in writing by the local planning authority and the lighting shall thereafter be retained in accordance with the approved details.

Reason: In order to safeguard the amenities of the occupiers of neighbouring properties or highway safety in accordance with Policies CS5 and CS16 of the Core Strategy (2007) and Policies DM9 and DM10 of the Development Management Policies 2015.

- (7) 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.

- (8) A landscape management plan covering a period of no less than 5 years, including long term design objectives, management responsibilities, maintenance and inspection schedules for all landscape areas shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development or any completed phase of the development, whichever is the sooner. Any trees or plants which, within a period of five years after planting, are removed, die or in the opinion of the local planning authority become

seriously damaged or diseased, 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 that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015.

- (9) No equipment, machinery or materials shall be brought onto the site for the purpose of the development, until a scheme showing the exact position of protective fencing to enclose all retained trees as shown on the submitted plans, beyond the outer edge of the overhang of their branches in accordance with British Standard 5837: 2012 - Trees in Relation to Construction (or later revision), has been submitted to and approved in writing by the local planning authority, and the protective fencing has been erected in accordance with the approved details. 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.

- (10) The development hereby permitted shall not be occupied until the bicycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and 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.

- (11) Prior to the commencement of development, details and samples of the external surfaces to be used for the development of the three kiosks 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.

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 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 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://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.**

11.2 Part B

In the event that the section 106 Agreement referred to in Part A is not completed by 21st September 2016, the Head of Place Development be authorised to refuse the application for the following reasons:

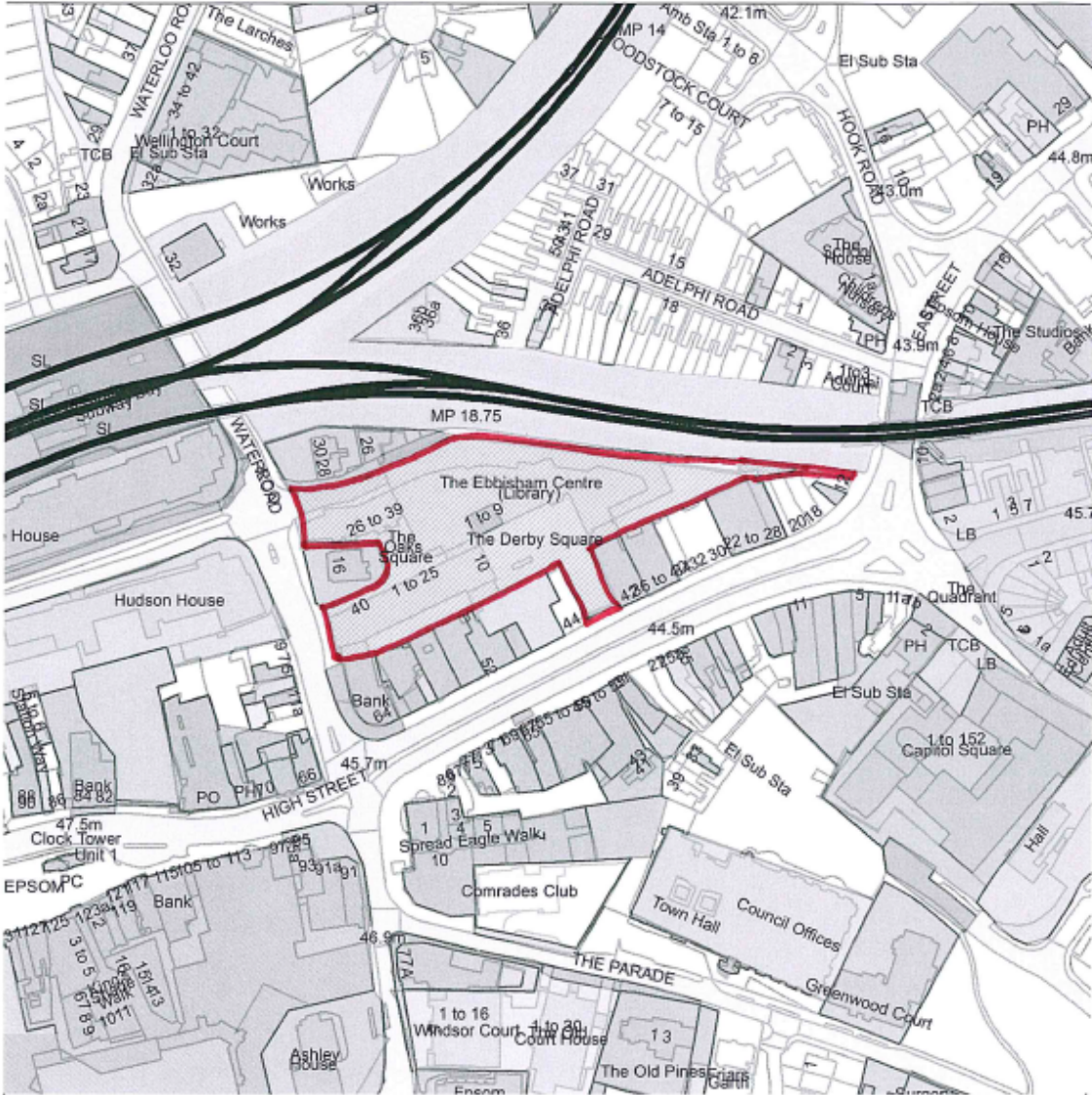
- (1) In the absence of a completed legal obligation under section 106 of the Town and Country Planning Act 1990 (as amended), the applicant has failed to comply with DM5 (Trees and Landscape) and DM9 Townscape Character and Local Distinctiveness of the Development Management Policies September 2015 in relation to the provision of protection and enhancement of the Borough's trees and landscape assets.**

This page is intentionally left blank



15/01851/FUL & 15/01852/ADV

The Ebbisham Centre, 7 The Derby Square



Scale : 1:2124

Date	11 July 2016
Comments	Not Set
SLA Number	71

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2000.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

This page is intentionally left blank

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).

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

This page is intentionally left blank