

## Minutes of the Meeting of the PLANNING COMMITTEE held on 6 October 2016

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### PRESENT -

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

Absent: Councillor Tina Mountain and Councillor Martin Olney

Officers present: Mark Berry (Head of Place Development), Adele Castle (Planning Development Manager), John Robinson (Planning Officer), Danny Surowiak (Principal Solicitor) and Sandra Dessent (Democratic Services Officer)

### 32 DECLARATIONS OF INTEREST

No declarations of interest were made by Councillors regarding items on the Agenda.

### 33 MINUTES OF THE PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on 8 September 2016 were agreed as a true record and signed by the Chairman.

### 34 PLANNING APPLICATION 16/00482/OUT - 25 ALEXANDRA ROAD, EPSOM KT17 4BP

#### ***Description***

Outline application (access) for the demolition of the existing dwelling and the erection of a new block of 10 self-contained units and associated parking.

#### ***Decision***

Outline planning permission is **PERMITTED** subject to the following conditions:

#### **Part A:**

**Subject to a legal agreement being completed and signed by 4 November 2016 to secure the following heads of terms:**

**A commuted sum of £308,705**

The Committee authorise the Head of Place Development to grant planning permission subject to the following conditions:

**Conditions:**

- (1) Application for approval of reserved matters shall be made to the local planning authority before the expiration of two years from the date of this permission. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Details of the access, appearance, landscaping, layout, and scale (delete as appropriate), hereinafter called "the reserved matters" shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

**Reason:** The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by Section 1(2) of the Planning and Compulsory Purchase Act 2004.

- (2) Prior to the commencement of development, details and samples of the materials to be used for the external surfaces of the development shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

**Reason:** In the interest of safeguarding visual amenity in accordance with Policy CS5 of the Core Strategy (2007) and policy DM10 of the Development Management Policies Document 2015.

- (3) No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for 19 vehicles and a minimum of 10 bicycles 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)

- (4) Prior to the commencement of any building or engineering operations, a Method of Construction Statement shall be submitted to and approved in writing with the local planning authority. This shall include details of:
- a) Parking of the vehicles of site personnel, operatives and visitors;

- b) Loading and unloading of plant and materials;
- c) Storage of plant and materials used in constructing the development;
- d) Programme of works (including measures for traffic management);
- e) Provision of boundary hoarding behind any visibility zones;
- f) HGV deliveries and hours of operation;
- g) Vehicle routing;
- h) Measures to prevent the deposit of materials on the highway;
- i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused;
- j) on-site turning for construction vehicles

All of which shall be kept clear of the highway and the proposed access. Only the approved details shall be implemented during the construction period.

**Reason:** To ensure that the development does not prejudice the free flow of traffic and conditions of safety on the highway or cause inconvenience to other highway users as required by policy CS16 of the Core Strategy (2007)

- (5) Prior to the commencement of any development works, including ground preparation and demolition, a detailed Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to and approved in writing by the local planning authority. The TPP shall show the root protection areas of all trees to be retained as set out in British Standard 5837. The AMS shall contain details of:

The specification and location of tree protection (barriers fixed into the ground and/or ground protection as detailed in chapter 9 of BS5837)

Any construction activity, excavation or level changes that may take place within the protected root area of trees shown on the TPP and the supervision and monitoring programme for these activities.

Tree protection shall be erected prior to demolition, ground preparation and development works and shall remain in place for the duration of the construction works. The protection barriers shall only be removed on the completion of all construction activity and

with the written agreement of the local planning authority. All works shall be carried out in strict accordance with the approved details.

**Reason:** To ensure satisfactory protection of trees in the interest of amenity as required by policy DM5 of the Development Management Policies Document 2015.

- (6) Prior to the commencement of the development details of sustainability measures shall be submitted to and approved in writing by the local planning authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials and shall include means of providing the energy requirements of the development from renewable technologies. Thereafter, the development shall be carried out in strict accordance with the approved details.

**Reason:** To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with policy CS6 of the Core Strategy 2007.

- (7) Prior to the commencement of the development, details of the retention and preservation of the stained glass windows within the communal area of the new building shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be carried out in strict accordance with the approved details.

**Reason:** To safeguard and preserve the significance of the heritage asset in accordance with Policy CS5 of the Core Strategy (2007) and Policy DM8 of the Development Management Policies Document 2015.

- (8) Prior to the first occupation of the new building, "woodcrete" soffit bird and bat boxes shall be installed in accordance with details submitted to and approved by the Local Planning Authority. The boxes shall be retained thereafter.

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

- (9) Prior to the commencement of the development full details of the new areas of hard surfacing shall be submitted to and approved in writing by the local planning authority. Such details shall show that the hard surface will be porous or permeable, or shall direct surface water to a porous or permeable surface within the site. Thereafter, the development shall be carried out in accordance with the approved details and so maintained.

**Reason:** To reduce surface water run-off from the site in line with policy CS6 of the Core Strategy July 2007.

- (10) The development shall not commence until an Ecology and Bat Report has been submitted to and approved by the local planning authority. The approved protection, mitigation and enhancement measures detailed in the ecological assessment shall be implemented prior to the first occupation of the development and/or in accordance with the approved timetable detailed in the ecological assessment and plan. The approved measures shall thereafter be maintained.

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

- (11) No development shall take place until a scheme to enhance the biodiversity interest of the site has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved and thereafter maintained.

**Reason:** To enhance biodiversity and nature habitats in accordance with Policy CS3 of the Core Strategy (2007) and Policy DM4 of the Development Management Policies Document 2015.

- (12) 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.

- (13) Before the commencement of the construction of the development hereby approved full details of the Micro Drainage 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.

- (14) 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.

- (15) 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.

- (16) 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.

- (17) 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.

- (18) 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.

- (19) 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

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

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

- (22) The development hereby permitted is based on the following approved plan: Site Plan 1304/RP4

**Reason:** For the avoidance of doubt and in the interests of proper planning as required by Policy DM10 of the Development Management Policies Document 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 water efficiency standard required under condition 21 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) You are advised that 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 Monday to Fridays; 08.00 to 13.00 Saturdays; with no work on Saturday afternoons (after 13.00), Sundays, Bank Holidays or Public Holidays.
- (4) The Borough Council would like to see a plaque erected adjacent to the retained stained glass windows explaining that they have been salvaged from a Victorian house that previously existed on the site and have been preserved as an important heritage asset as required by Epsom and Ewell Borough Council

**Part B:**

In the event that the section 106 Agreement referred to in Part A is not completed by 4 November 2016, the Head of Place Development be authorised to refuse the application for the following reason:

In the absence of a completed legal obligation under section 106 of the Town and Country Planning Act 1990 (as amended), the applicant has failed to comply with CS9 (Affordable Housing) and CS12 (Developer Contributions) of the 2007 Core Strategy in relation to the provision of a commuted sum in lieu of the on –site provision of affordable housing units.

The Committee noted a verbal representation from the agent. Letters of representation had been published on the Council's website and were available to members of the Committee in advance of the meeting.

35 PLANNING APPLICATION 16/00595/FUL - 25 ALEXANDRA ROAD, KT17 4BP

***Description***

Repair and conversion of existing dwelling into 3 separate flat units. Construction of a new apartment building accommodating 6 self-contained flat units and associated landscaping and parking.

***Decision***

Planning permission is **PERMITTED** subject to the following conditions:

**Part A:**

Subject to a legal agreement being completed and signed by 4 November 2016 to secure the following heads of terms:

A commuted sum of £308,705

The Committee authorise the Head of Place Development 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 constructed entirely of the materials as detailed on the schedule of materials on the planning application form



**Reason:** To secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM9 and DM10 of the Development Management Policies 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 E806-02 (dated October 2015), by ENIMS. 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) Prior to the commencement of the development details of sustainability measures shall be submitted to and approved in writing by the local planning authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials including means of providing the energy requirements of the development from renewable technologies. The development shall be carried out in strict accordance with the approved details prior to the first occupation of the building, shall be maintained as such thereafter and no change shall take place without the prior written consent of the local planning authority.

**Reason:** To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development in accordance with Policy CS6 of the Core Strategy (2007).

- (6) 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.

- (7) No development shall take place until details and location of the installation of bat boxes to enhance the biodiversity interest of the site have been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved and thereafter maintained.

**Reason:** To enhance biodiversity and nature habitats in accordance with Policy CS3 of the Core Strategy (2007) and Policy DM4 of the Development Management Policies 2015.

- (8) The development hereby approved shall not be first occupied unless and until the proposed vehicular/pedestrian modified access to Alexandra Road has been constructed and provided with inter pedestrian visibility zones in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the visibility zones shall be kept permanently clear of any obstruction measured from 0.6m above the road surface.

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

- (9) The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for 14 vehicles/9 bicycles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking/ turning areas shall be retained and maintained for their 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.

- (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**
  - g) **vehicle routing**
  - h) **measures to prevent the deposit of materials on the highway**
  - i) **before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused,**

**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.**

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

**5786/10 C Proposed Site Plan**

**5786/11 B Proposed Basement and Ground Floor**

**5786/12 B Proposed 1st and 2nd Floor**

**5786/13 B Proposed South West Elevation**

**5786/14 B Proposed North East Elevation**

**5786/15 B Proposed South East Elevation**

**5786/16 B Proposed North West Elevation**

**5786/17 B Proposed New Flats Ground Floor**

**5786/18 B Proposed New Flats First Floor**

**5786/19 B Proposed New Flats Second Floor**

**5786/20 B Proposed New Flats Roof Plan**

**5786/21 B Proposed New Flats South West Elevation**

**5786/22 B Proposed New Flats North East Elevation**

**5786/23 B Proposed New Flats South East Elevation**

**5786/24 B Proposed New Flats North West Elevation**

**5786/25 B Proposed Site Section**

**5786/27 A Proposed Bin and Bicycle Store**

**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).

- (12) Prior to the commencement of the development, details of the retention and preservation of the stained glass windows within the communal area of the new building shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be carried out in strict accordance with the approved details.

**Reason:** To safeguard and preserve the significance of the heritage asset in accordance with Policy CS5 of the Core Strategy (2007) and Policy DM8 of the Development Management Policies Document 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) No burning of materials obtained by site clearance shall be carried out on the application site.
- (3) The water efficiency standard required under condition 6 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.
- (4) 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))
- (5) You are advised that 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), Sundays, Bank Holidays or Public Holidays.
- (6) The Borough Council would like to see a plaque erected adjacent to the retained stained glass windows explaining that they have been salvaged from a Victorian house that previously existed on the site and have been preserved as an important heritage asset as required by Epsom and Ewell Borough Council

#### **Part B:**

In the event that the section 106 Agreement referred to in Part A is not completed by 4 November 2016, the Head of Place Development be authorised to refuse the application for the following reason:

In the absence of a completed legal obligation under section 106 of the Town and Country Planning Act 1990 (as amended), the applicant has failed to comply with CS9 (Affordable Housing) and CS12 (Developer Contributions) of the 2007 Core Strategy in relation to the provision of a commuted sum in lieu of the on-site provision of affordable housing units.

36 PLANNING APPLICATION 16/00653/OUT - 25 ALEXANDRA ROAD KT17 4BP

#### ***Description***

Outline application (access) for the demolition of the existing dwelling and the erection of a new block of 14 self-contained flat units and associated parking.

### ***Decision***

Outline planning permission is **PERMITTED** subject to the following conditions:

#### **Part A:**

Subject to a legal agreement being completed and signed by 4 November 2016 to secure the following heads of terms:

- a) The provision of 2 two-bedroom affordable rental units on site
- b) A commuted sum of £46,862 in lieu of 0.8 of a unit.

The Committee authorise the Head of Place Development to grant planning permission subject to the following conditions:

#### **Conditions:**

- (1) Application for approval of reserved matters shall be made to the local planning authority before the expiration of two years from the date of this permission. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Details of the access, appearance, landscaping, layout, and scale (delete as appropriate), hereinafter called "the reserved matters" shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

**Reason:** The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by Section 1(2) of the Planning and Compulsory Purchase Act 2004.

- (2) Prior to the commencement of development, details and samples of the materials to be used for the external surfaces of the development shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

**Reason:** In the interest of safeguarding visual amenity in accordance with Policy CS5 of the Core Strategy (2007) and policy DM10 of the Development Management Policies Document 2015.

- (3) No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for 19 vehicles and a minimum of 10 bicycles 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)

- (4) Prior to the commencement of any building or engineering operations, a Method of Construction Statement shall be submitted to and approved in writing with the local planning authority. This shall include details of:
- a) Parking of the vehicles of site personnel, operatives and visitors;
  - b) Loading and unloading of plant and materials;
  - c) Storage of plant and materials used in constructing the development;
  - d) Programme of works (including measures for traffic management);
  - e) Provision of boundary hoarding behind any visibility zones;
  - f) HGV deliveries and hours of operation;
  - g) Vehicle routing;
  - h) Measures to prevent the deposit of materials on the highway;
  - i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused;
  - j) on-site turning for construction vehicles

All of which shall be kept clear of the highway and the proposed access. Only the approved details shall be implemented during the construction period.

**Reason:** To ensure that the development does not prejudice the free flow of traffic and conditions of safety on the highway or cause inconvenience to other highway users as required by policy CS16 of the Core Strategy (2007)

- (5) Prior to the commencement of any development works, including ground preparation and demolition, a detailed Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to and approved in writing by the local planning authority. The TPP shall show the root protection areas of all trees to be retained as set out in British Standard 5837. The AMS shall contain details of:

The specification and location of tree protection (barriers fixed into the ground and/or ground protection as detailed in chapter 9 of BS5837)

Any construction activity, excavation or level changes that may take place within the protected root area of trees shown on the TPP and the supervision and monitoring programme for these activities.

Tree protection shall be erected prior to demolition, ground preparation and development works and shall remain in place for the duration of the construction works. The protection barriers shall only be removed on the completion of all construction activity and with the written agreement of the local planning authority. All works shall be carried out in strict accordance with the approved details.

**Reason:** To ensure satisfactory protection of trees in the interest of amenity as required by policy DM5 of the Development Management Policies Document 2015.

- (6) Prior to the commencement of the development details of sustainability measures shall be submitted to and approved in writing by the local planning authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials and shall include means of providing the energy requirements of the development from renewable technologies. Thereafter, the development shall be carried out in strict accordance with the approved details.

**Reason:** To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with policy CS6 of the Core Strategy 2007.

- (7) Prior to the commencement of the development, details of the retention and preservation of the stained glass windows within the communal area of the new building shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be carried out in strict accordance with the approved details.

**Reason:** To safeguard and preserve the significance of the heritage asset in accordance with Policy CS5 of the Core Strategy (2007) and Policy DM8 of the Development Management Policies Document 2015.

- (8) Prior to the first occupation of the new building, "woodcrete" soffit bird and bat boxes shall be installed in accordance with details submitted to and approved by the Local Planning Authority. The boxes shall be retained thereafter.



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

- (9) Prior to the commencement of the development full details of the new areas of hard surfacing shall be submitted to and approved in writing by the local planning authority. Such details shall show that the hard surface will be porous or permeable, or shall direct surface water to a porous or permeable surface within the site. Thereafter, the development shall be carried out in accordance with the approved details and so maintained.

**Reason:** To reduce surface water run-off from the site in line with policy CS6 of the Core Strategy July 2007.

- (10) The development shall not commence until an Ecology and Bat Report has been submitted to and approved by the local planning authority. The approved protection, mitigation and enhancement measures detailed in the ecological assessment shall be implemented prior to the first occupation of the development and/or in accordance with the approved timetable detailed in the ecological assessment and plan. The approved measures shall thereafter be maintained.

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

- (11) No development shall take place until a scheme to enhance the biodiversity interest of the site has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved and thereafter maintained.

**Reason:** To enhance biodiversity and nature habitats in accordance with Policy CS3 of the Core Strategy (2007) and Policy DM4 of the Development Management Policies Document 2015.

- (12) 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.

- (13) Before the commencement of the construction of the development hereby approved full details of the Micro Drainage 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.

- (14) 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.

- (15) 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.

- (16) 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.

- (17) 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.

- (18) 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.

- (19) 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**

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

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

- (22) **The development hereby permitted is based on the following approved plan: Site Plan 1304/RP4**

**Reason: For the avoidance of doubt and in the interests of proper planning as required by Policy DM10 of the Development Management Policies Document 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 water efficiency standard required under condition 21 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) You are advised that 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 Monday to Fridays; 08.00 to 13.00 Saturdays; with no work on Saturday afternoons (after 13.00), Sundays, Bank Holidays or Public Holidays.
- (4) The Borough Council would like to see a plaque erected adjacent to the retained stained glass windows explaining that they have been salvaged from a Victorian house that previously existed on the site and have been preserved as an important heritage asset as required by Epsom and Ewell Borough Council

### **Part B:**

In the event that the section 106 Agreement referred to in Part A is not completed by 4 November 2016, the Head of Place Development be authorised to refuse the application for the following reason:

In the absence of a completed legal obligation under section 106 of the Town and Country Planning Act 1990 (as amended), the applicant has failed to comply with CS9 (Affordable Housing) and CS12 (Developer Contributions) of the 2007 Core Strategy in relation to the provision of on-site affordable housing units/ commuted sum in lieu of on-site provision of affordable housing units.

The Committee noted a verbal representation from the applicant's agent. 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.

- 37 PLANNING APPLICATION 16/00166/FUL - 37/37A CHEAM ROAD, EWELL, KT17 1QX

### ***Description***

The demolition of existing two dwellings on site and the erection of a new four-storey building to provide 17 flats and associated parking to the rear.

### ***Decision***

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

- (1) The proposed scheme due to its height and massing would result in the over-development of the site and would appear as an incongruent element in the streetscene, contrary to Policy DM9 and DM10 of the Development Management Policies 2015
- (2) In the absence of a completed legal obligation under section 106 of the Town and Country Planning Act 1990 (as amended), the applicant has failed to comply with CS9 (Affordable Housing) and

**CS12 (Developer Contributions) of the 2007 Core Strategy in relation to the provision of a commuted sum in lieu of the on-site provision of affordable housing units.**

The Committee noted a verbal representation from the applicant. 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.

- 38 PLANNING APPLICATION 16/00296/FUL - THE ROVERIES, 53-63 COX LANE, WEST EWELL, KT19 9NR

***Description***

Demolition of derelict dwelling house and erection of 10 flats (four studios, four 2-bed and two 3-bed) in a three storey building with seven parking spaces.

***Decision***

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

- (1) **The proposed scheme due to its height and relative position on the site would lead to unacceptable overlooking and loss of privacy to the occupants of Nos 27-37 Pemberley Chase, contrary to Policy DM10 of the Development Management Policies 2015**
- (2) **The proposed scheme would provide insufficient on-site parking contrary to Policy DM37 of the Development Management Policies 2015 and the Council's adopted Parking Standards for Residential Development SPD 2015**
- (3) **The proposed scheme would not provide a minimum of 25% of the overall units as three bedroom flat units, contrary to Policy DM22 of the Development Management Policies 2015**
- (4) **In the absence of a completed legal obligation under section 106 of the Town and Country Planning Act 1990 (as amended), the applicant has failed to comply with CS9 (Affordable Housing) and CS12 (Developer Contributions) of the 2007 Core Strategy in relation to the provision of a commuted sum in lieu of the on-site provision of affordable housing units**

The Committee noted a verbal representation from the architect/applicant. 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.

- 39 PLANNING APPLICATION 15/01530/FUL - 1 CHASE ROAD, EPSOM, KT19 8TL

**Description**

Demolition of existing buildings on site to allow for the redevelopment of two three-storey (ground plus two-storeys) buildings accommodating a total of 14 flat units with associated car parking and additional works.

**Decision**

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

- (1) The proposed scheme would lead to an unacceptable loss of employment floorspace contrary to Policy DM24 of the Development Management Policies 2015
  - (2) The proposed scheme would provide insufficient on-site parking contrary to Policy DM37 of the Development Management Policies 2015 and the Council's adopted Parking Standards for Residential Development SPD 2015
  - (3) The proposed scheme would not provide a minimum of 25% of the overall units as three bedroom units, contrary to Policy DM22 of the Development Management Policies 2015
  - (4) The applicant has failed to comply with Policy CS9 (Affordable Housing) and CS12 (Developer Contributions) in relation to the provision of on-site affordable units and/or an acceptable commuted sum in lieu of on-site provision of affordable housing units.
- 40 PLANNING APPLICATION 16/00476/FUL - EQUUS EQUESTRAIN CENTRE, HORTON COUNTRY PARK, HORTON LANE, EPSOM, KT19 8PT

**Description**

Erection of a detached building to accommodate a horse walker and provide storage for agricultural related equipment.

**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 2005

- (2) The development hereby permitted shall be constructed entirely of the materials as detailed on the schedule of materials on the planning application form.

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

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

HCP P16 04 (SITE LAYOUT); HCP P16 05 (PLANS); HCP P16 06 (ELEVATIONS Sheet 1); HCP P16 07 (ELEVATIONS Sheet 2); HCP P16 03 (CONTEXT PLAN)

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

- (4) The building hereby approved shall be used as a horse walker only:

**Reason:** To ensure that it is used for a purpose essential to outdoor recreational use of the site and not for any other purpose that would be inappropriate to the Green Belt and therefore contrary to Policy CS2 of the Core Strategy 2007.

**Informatives:**

- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.
- (2) If you need any advice regarding Building Regulations, please do not hesitate to contact Epsom & Ewell Borough Council Building Control on 01372 732000 or [contactus@epsom-ewell.gov.uk](mailto:contactus@epsom-ewell.gov.uk)
- (3) You are advised that 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 Saturdays; with no work on Saturday afternoons (after 13.00 hours), Sundays, Bank Holidays or Public Holidays.

41 PLANNING APPLICATION 16/00749/FUL - HORTON PARK GOLF AND COUNTRY CLUB, HOOK ROAD, EPSOM KT19 8QG

***Description***

Erection of a driving bay extension and new conservatory to club house

### ***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) The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 16042/100, 16042/101, 16042/103, 16042/105, 16042/106.

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

- (3) The development hereby permitted shall be constructed entirely of the materials as detailed on the schedule of materials on the planning application form and as shown on drawings 16042/103 and 16042/105.

**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) You are advised that 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), Sundays Bank Holidays and Public Holidays.

#### **42 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 application:



- 65 London Road, Ewell, KT17 2BL – 16/00933/FUL

*The meeting began at 7.30 pm and ended at 11.50 pm*

COUNCILLOR HUMPHREY REYNOLDS (CHAIRMAN)