

# Public Document Pack

Simon Young, Solicitor  
Head of Legal and Democratic Services



## PLANNING COMMITTEE

Thursday 15 December 2016 at 7.30 pm

Council Chamber - Epsom Town Hall

### PART ONE (OPEN TO THE PRESS AND PUBLIC)

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

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

Councillor Humphrey Reynolds  
(Chairman)  
Councillor 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](mailto: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 Planning Committee held on the 6 October (attached) and authorise the Chairman to sign them.

**3. PLANNING APPLICATION 16/00885/FUL - 15A HYPERION PLACE, EPSOM KT19 9ED G (Pages 29 - 38)**

Erection of a two bedroom detached house and associated parking.

**4. SITE VISITS (Pages 39 - 40)**

Members are asked to put forward any applications which it is considered warrant a site visit.

**5. EXCLUSION OF PRESS AND PUBLIC**

The Committee is asked to consider whether it wishes to pass a resolution to exclude the Press and Public from the meeting in accordance with Section 100A (4) of the Local Government Act 1972 on the grounds that the business involves the likely disclosure of exempt information as defined in paragraph 5 of Part 1 of Schedule 12A to the Act (as amended) and that pursuant to paragraph 10 of Part 2 of the said Schedule 12A the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

**6. PLANNING APPLICATION 13/01103/FUL - FORMER DAIRY CREST SITE, ALEXANDRA ROAD, EPSOM KT17 4BY (Pages 41 - 50)**

This report concerns three of the reasons for refusal being considered under the current planning appeal received on 6 October 2016 relating to the Council's refusal of planning permission for the redevelopment of the site to provide a mixed use development comprising a retail foodstore with six residential units above, with associated car parking, landscaping and access arrangements under reference 15/01346/FUL.

**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)

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**15A Hyperion Place, Epsom, Surrey, KT19 9ED G**

Erection of a two bedroom detached house and associated parking.

<b>Ward:</b>	<b>Court</b>
<b>Contact Officer:</b>	<b>John Mumford</b>

**1 Plans**

- 1.1 The Council now holds this information electronically. Please click on the following link to access the plans and representations relating to the originally permitted application via the Council's website, which is provided by way of background information to the report.

**Link:** <http://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ODHFH1GYM9400>

**2 Summary**

- 2.1 The application site currently forms part of the curtilage to 15A Hyperion Place, a semi-detached 2 storey house situated on the western side of Hyperion Place near to the Chessington Road Recreation Ground.
- 2.2 The application is for the erection of a detached two bedroom detached house situated 1.0m south of the flank elevation of 15A Hyperion Place and is referred to Planning Committee for determination because it is submitted by a council employee.
- 2.3 **The application is recommended for APPROVAL** as it involves a policy compliant residential in-fill development and there are no visual or amenity concerns relating to the proposal.

**3 Site description**

- 3.1 The application site comprises a total of 165 sq m and is mainly laid to grass as it forms the side and part of the rear garden to the host property 15A Hyperion Place. The southern flank boundary to the site next to 15 Hyperion Place has a 1.0m high solid brick to the front and 1.6m high solid brick wall with trellising above along the rest of the common boundary.

**4 Proposal**

- 4.1 The application seeks permission for the erection of a two bedroom detached house with an independent access drive off Hyperion Place which would accommodate 2 cars. There would also be cycle and refuse storage provision and a small area of soft landscaping to the front.

## 5 Consultations

- 5.1 Surrey County Council – No objections subject to standard conditions requiring the proposed vehicular access, vehicular and cycle parking to be laid out prior to first occupation and pedestrian in-visibility splays to be provided and maintained on each side of the new access. *Conditions 8-10 cover the points raised.*

## 6 Relevant planning history

Application number	Decision date	Application detail	Decision
02/00862/FUL	25.09.02	Conversion of garage into living accommodation	Granted

## 7 Planning Policy

### National Policy Planning Framework (NPPF) 2012

Chapter 6: Delivering a wide choice of high quality homes

### Core Strategy 2007

Policy CS5 The Built Environment  
Policy CS6 Sustainability in New Developments  
Policy CS8 Broad location of Housing Development

### Development Management Policies 2015

Policy DM5 Trees and Landscape  
Policy DM9 Townscape Character and Local Distinctiveness  
Policy DM10 Design Requirements for New Developments  
Policy DM12 Housing Standards  
Policy DM35 Transport and New Development

## 8 Planning considerations

### Principle of Development

- 8.1 The application site is located in the built-up residential area adjacent to the Longmead housing estate. It is situated in a sustainable location close to Chessington Road and local shopping facilities. The development of this site for an additional residential unit in principle accords with the policies contained within national and local planning policy.

### Layout, Design and Scale.

- 8.2 The proposed development is of a scale, design and layout that is appropriate for the site.

- 8.3 The provision of 47sq m of external private amenity space would comply with the minimum space requirement of 40sq m for 2 bedroom houses as set out within the supporting text to Policy DM12. It would also leave 77 sqm of external private amenity space for the host property which would exceed the recommended minimum standard of 70sq m for a 3 bedroom property.
- 8.4 The internal floorspace of 72 sq m would also comply with the DCLG Technical Housing Standards – nationally prescribed space standard as referred to under Policy DM12 that prescribes a minimum gross internal floor area of 70sq m for a 2 bedroom/3 person dwelling.
- 8.5 The design of the dwelling and the choice of matching brickwork and roof tiles would be similar to the host dwelling and would complement the style and appearance of other nearby properties.

#### Residential Amenity

- 8.6 The host dwelling has a first floor bathroom window on the flank gable elevation. The proposed siting of the detached house shows it set back 2.0m behind the front building line of the host property and separated by a 1.0m gap along what would become the flank boundary. The house would have a 2 storey rear projection that would be set in 1.35m approximately from the flank boundary with No 15A and which would project approximately 2.7m to the rear of that property. This would provide a satisfactory relationship to the host property by preserving the 45 degree angle which is designed to protect outlook and daylighting. The northern flank ground floor dining room window has been amended to show it being obscure glazed and fixed shut in order to safeguard the privacy of the host dwelling occupants.
- 8.7 The other neighbouring property at 15 Hyperion Place has a ground floor flank dining room window and a ground floor front kitchen extension that has brought the front building line to almost match that of the host property. The proposed siting of the house would be approximately 2.5m in front of the original building line of No 15 and the first floor front bedroom window. This would preserve the 45 degree angle measured on plan from the edge of that window and given the orientation with the neighbouring property situated to the south of the proposal it would not result in any over shadowing. The proposal would be set in 1.0m from the flank boundary with No 15 and would align with the existing rear building line to that property. It is accordingly considered that with no fenestration on the proposed southern flank elevation there would be no harmful impact on the amenity of the neighbouring occupants at 15 Hyperion Place.

#### Parking and Access

- 8.8 The provision of an access drive with a depth of 11.0m which could accommodate 2 cars would meet the Council's Parking Standards for Residential Development SPD that requires a minimum of 1 parking space for a 2 bedroom house.

- 8.9 The County Highways Authority has no objection to the proposal subject to the imposition of highway conditions regarding the provision of the vehicular access, vehicular and cycle parking and sight-lines.

Landscaping

- 8.10 Indicative hard and soft landscaping are shown on the Block Plan. These are acceptable in principle and full details are covered by planning condition 4.

Sustainability

- 8.11 Policy CS6 requires development to reduce or have a neutral impact on pollution and climate change. It also requires proposals to demonstrate how sustainable design and construction can be incorporated to improve energy efficiency. No details are provided but this can be covered by planning condition.

Refuse

- 8.12 Satisfactory provision is made for refuse storage to the front of the property.

Community Infrastructure Levy\

The scheme is CIL liable.

**9 Conclusion**

- 9.1 The application proposal meets planning policy objectives and is designed to have no harmful impact on the residential amenity of neighbouring occupiers.

**10 Recommendation**

- 10.1 Planning permission granted 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: 759/03, 759/04A, 759/05, 759/06, 759/07, 759/08,**

**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 759/04A and 759/05

**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.

- (4) 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.

- (5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, dormer windows, rooflights, doors or other form of openings other than those shown on the approved plans, shall be inserted in the flank elevations of the development hereby permitted.

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

- (6) The ground floor window in the northern flank elevation of the development hereby permitted shall be glazed with obscure glass of no less than obscurity level 3 and permanently fixed shut and shall thereafter be permanently retained as such.

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

- (7) 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).

- (8) The development hereby approved shall not be first occupied unless and until the proposed vehicular access to [Hyperion Place has been constructed in accordance with the approved plans.

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

- (9) No development shall commence on site until a pedestrian inter-visibility splay of 2m by 2m has been provided on each side of the access, the depth measured from the back of the footway (or verge) 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:** To ensure that the development does not prejudice highway safety or cause inconvenience to other highway users in accordance with Policy CS16 of the Core Strategy (2007) and Policy DM35 of the Development Management Policies 2015.

- (10) The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles and cycles to be parked. Thereafter the parking area shall be retained and maintained for its 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.

- (11) The residential unit hereby approved shall not be occupied until it has 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.

**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 developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
- (3) 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)

- (4) 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.
- (5) 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>

- (6) 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 hours), Sundays, Bank Holidays or Public Holidays.**

16/00885/FUL

15A Hyperion Place, Epsom, KT19 9ED



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**SITE VISITS**

Report of the: Head of Place Development  
Contact: Mark Berry  
Annexes/Appendices (attached): None  
Other available papers (not attached): None

**REPORT SUMMARY**

**To identify planning applications which Members of the Committee consider should be the subject of a Member site visit.**

**RECOMMENDATION:**

**Members are asked to put forward any planning applications which it is considered warrant Members visiting the site before a decision is made.**

*Notes*

**1 Implications for Community Strategy and Council's Key Priorities**

1.1 This report accords with the functions and objectives of Development Management.

**2 Details**

2.1 The Committee is asked to note that planning applications previously agreed as the subject of Member site visits that have been withdrawn or recommended for refusal under delegated authority are therefore removed from the list.

2.2 The Committee is asked to consider whether it wishes to add to the list of applications to be subject to a site visit (at the appropriate time).

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

2.3 The Committee is asked to note that a site visit should only be requested for planning applications that meet at least one of the following criteria:

2.3.1 If the whole of the site cannot be seen from the road

2.3.2 If the application is large and/or complex

2.4 The Committee is reminded that they will need to give their reason for requesting a site visit at the Planning Committee Meeting.

**WARD(S) AFFECTED: ALL**

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By virtue of paragraph(s) 5 of Part 1 of Schedule 12A  
to the Local Government Act 1972.

AGENDA ITEM 6  
ANNEXE 1

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