

Public Document Pack

Simon Young, Solicitor
Head of Legal and Democratic Services



PLANNING COMMITTEE

Thursday 16 February 2017 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 Mike Teasdale (Vice-Chairman)
Councillor Michael Arthur
Councillor John Beckett
Councillor Neil Dallen
Councillor Jan Mason
Councillor Tina Mountain

Councillor Peter O'Donovan
Councillor Martin Olney
Councillor David Reeve
Councillor Vince Romagnuolo
Councillor Clive Smitheram
Councillor David Wood

Yours sincerely

A handwritten signature in black ink, appearing to read 'S Young'.

Head of Legal and Democratic Services

For further information, please contact Sandra Dessent, tel: 01372 732121 or email: sdessent@epsom-ewell.gov.uk

AGENDA

1. DECLARATIONS OF INTEREST

Members are asked to declare the existence and nature of any Disclosable Pecuniary Interests in respect of any item of business to be considered at the meeting.

2. MINUTES OF THE PREVIOUS MEETING (Pages 3 - 8)

The Committee is asked to confirm as a true record the Minutes of the Meeting of the Planning Committee held on the 15 December 2016 (attached) and authorise the Chairman to sign them.

3. PLANNING APPLICATION 16/01068/FUL - 57 LONGDOWN LANE NORTH, EWELL KT17 3JB (Pages 9 - 20)

Demolition of existing dwelling and the erection of 2 detached houses with associated parking (Amended drawings received 31.01.2017)

4. PLANNING APPLICATION 16/01387/FUL - PAVILION, AURIOL PARK, SALISBURY ROAD, WORCESTER PARK, KT4 7DP (Pages 21 - 26)

Change of use of former Rangers room in Pavilion building to Café (Class A3) use.

5. SITE VISITS (Pages 27 - 28)

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

6. 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.

7. MINUTES OF THE PREVIOUS MEETING - FORMER DAIRY CREST SITE ALEXANDRA ROAD (Pages 29 - 32)

These Minutes from the meeting of the Planning Committee held on 15 December 2016 have not been published because the meeting was closed to the press and public on the grounds that the nature of the business to be transacted/nature of the proceedings dealt with information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.

Minutes of the Meeting of the PLANNING COMMITTEE held on 15 December 2016

PRESENT -

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

Absent: Councillor Vince Romagnuolo

Officers present: Adele Castle (Planning Development Manager), Danny Surowiak (Principal Solicitor) and Sandra Dessent (Democratic Services Officer)

43 DECLARATIONS OF INTEREST

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

44 MINUTES OF THE PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on 6 October, 2016 were agreed as a true record and signed by the Chairman.

45 PLANNING APPLICATION 16/00885/FUL - 15A HYPERION PLACE, EPSOM KT19 9ED G

Description

Erection of a two bedroom detached house and associated parking.

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: 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

- (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**
- (7) You are advised that no part of the development including foundations or guttering, shall encroach upon the adjoining property.**

46 SITE VISITS

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

- 65 London Road, Ewell, KT17 2BL – 16/00933/FUL
- 9 - 11 Chessington Road, Ewell, KT17 1TS – 16/00767/FUL
- 5 Cox Lane, West Ewell, KT19 9LR – 16/01146/FUL

47 EXCLUSION OF PRESS AND PUBLIC

The Committee resolved 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 involved 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 outweighed the public interest in disclosing the information.

- 48** PLANNING APPLICATION 13/01103/FUL - FORMER DAIRY CREST SITE,
ALEXANDRA ROAD, EPSOM KT17 4BY

The meeting began at 7.30 pm and ended at 8.18 pm

COUNCILLOR HUMPHREY REYNOLDS (CHAIRMAN)

57 Longdown Lane North Ewell Surrey KT17 3JB

Demolition of existing dwelling and the erection of 2 detached houses with associated parking (Amended drawings received 31.01.2017)

Ward:	Nonsuch
Contact Officer:	John Robinson

1 Plans and Representations

- 1.1 The Council now holds this information electronically. Please click on the following link to access the plans and representations relating to this application via the Council's website, which is provided by way of background information to the report. Please note that the link is current at the time of publication, and will not be updated.

Link: <http://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OFAPLG GY0BY00>

2 Summary

- 2.1 This application proposes the demolition of an existing dwelling and the erection of 2 detached houses with associated parking.
- 2.2 This application has been submitted to committee at the request of Cllr David Wood.
- 2.3 The application is recommended for **APPROVAL**

3 Site description

- 3.1 The "wedge" shaped application site which has an area of 2150m² is located on the eastern side of Longdown Lane North, close to the junction with College Road. The site, which rises across the site to the south, is defined by dense foliage along the highway boundary, comprising mainly Sycamore trees, and further trees along the southern and northern flank boundaries.
- 3.2 The site is bounded to the south by a detached house, No 105 College Road, to the north by No 55 Longdown Lane North, a "chalet" style bungalow, and to the east by open (Green Belt) land.
- 3.3 The site falls within a predominately residential area, characterised by relatively large dwellings of varied periods of appearance and scale. The plots are deep with frontages of around 17m. The application site, however, is much larger than the surrounding plots, with a frontage width of 60m, reducing to 21m along the rear boundary.

4 Proposal

- 4.1 This application seeks permission to demolish the existing dwelling and erect 2 detached houses with associated parking.
- 4.2 The two houses would be almost identical in plan and elevation, save for the dwelling on Plot A (the northernmost plot) which would have the upper floor bedroom (No 3) omitted.
- 4.3 Each dwelling would have a 14m (w) x 12m (d) footprint, with a single storey 4m deep, 8.4m wide rear projection. The north western corner of the dwelling on Plot A would be set around 3m forward of the adjacent dwelling at No 55, whilst the dwelling on Plot B would be set forward of both the new dwelling and the house to the south, No 105 College Road.
- 4.4 The houses would be of “traditional” style, with symmetrical, rendered front elevations, comprising a central entrance porch, with two gable ended front projections, ground floor bays, under a hipped, crowned roof.
- 4.5 Each dwelling would have a detached double garage set back 6m from the highway boundary, and forward of each respective dwelling. Access would be via an existing and new crossover.
- 4.6 Three Sycamore trees along the highway boundary would be felled to form the new crossover, and one Sycamore along the southern flank boundary will be lost to accommodate the new garage to Plot B.

5 Comments from third parties

- 5.1 The application was advertised by means of letters of notification to 11 neighbouring properties, and site notice. To date (30.01.2017) 5 letters of objection have been received regarding:
 - Loss of trees: On the South boundary this means that a good Sycamore tree would be felled. It also appears to mean that a large tree in the property to the south of plot B immediately adjacent to the proposed building in plot B will have to be felled.
 - The huge size of these crammed-in 5 bedroom properties, with significant new construction in front of the existing building line, constitutes over-development within a residential garden that is not designated a brownfield site.
 - Impact on outlook, overbearing, loss of daylight/sunlight and overlooking to No 55 Longdown Lane North.

6 Consultations

- 6.1 County Highway Authority: No objections. Conditions to be imposed on any permission granted.

6.2 Tree Officer: No objection. The amended scheme would result in the loss of fewer trees along the highway boundary and the garages would be outside of the root protection zone. The loss of the Sycamore tree along the southern boundary is acceptable.

6.3 Conservation Officer: Mature shrubbery edges the proposal site and largely screens it from the public realm. The intended redevelopment will cause no harm to the significance of the designated heritage assets located some distance away to the north, west and southwest and there is no objection in terms of Policy DM8.

7 Relevant planning history

7.1 None

8 Planning Policy

Core Strategy 2007

Policy CS1	General Policy
Policy CS3	Biodiversity and Nature Conservation
Policy CS5	Built Environment
Policy CS6	Sustainable Development
Policy CS7	Housing Provision
Policy CS8	Housing Location
Policy CS16	Highways

Development Management Policies Document 2015

Policy DM9	Townscape Character and Local Distinctiveness
Policy DM10	Design Requirements for New Developments
Policy DM4	Biodiversity and New Development
Policy DM5	Trees and Landscape
Policy DM12	Housing Standards

Supplementary Planning Guidance

Sustainable Design 2016

Parking Standards for Residential development 2015

9 Planning considerations

Principle of Development

9.1 The redevelopment of this site within an already developed residential area is an appropriate and sustainable location for such development and in principle accords with the policies contained within national and local planning policy.

Visual Impact

- 9.2 The new houses would only be partially visible in the street scene as mature trees and shrubbery edges the proposal site and largely screens it from the public realm. The new plots would be similar in size and configuration to the plots to the north of the application site and given the overall size of the site, it comfortably accommodates larger dwellings.
- 9.3 The larger dwellings would not be at odds with the character and grain of the wider area, which generally has large dwellings on deep plots. In terms of scale and massing, the adjacent property at No 55 is the only bungalow in the surrounding area and therefore the proposed houses would be contextually appropriate.
- 9.4 Whilst the new garages would be set forward of the new dwellings, this would not be at odds with the pattern of development in the immediate area. The adjacent properties at Nos 55 and 53 benefit from a garage/workshop, which is set on the highway boundary, and No 51a benefits from a detached garage/outbuilding set similarly on the highway boundary. The new garages would align with the listed dwelling at No 51, itself is set forward of Nos 55, 53a, 51a and 49b.
- 9.5 It is concluded therefore, that the proposed scheme in terms of its design, scale and massing would sit comfortably within the respective plots and would not have a harmful impact on the character and appearance of both the immediate and wider area and would therefore accord with Policy DM9 and DM10.

Residential Amenity

- 9.6 Whilst both dwellings would be set forward of the respective neighbours, they would not conflict with a 45 degree outlook angle taken from the nearest window in the front elevation of each affected dwelling.
- 9.7 The front corner of the house on Plot A would be set back 4m from the flank boundary with No 55, with the rear (ground floor) corner set back 2m. Concern is raised regarding loss of daylight and sunlight, to No 55. The application is supported by a BRE Daylight/Sunlight Study, which concludes that the proposed house on Plot A would not have a materially harmful impact on daylight and sunlight. It should be noted that subsequent to the issue of this report the scale and massing of the dwelling on Plot A has been further reduced by the omission of bedroom on the upper floor, in the north eastern corner of the dwelling.
- 9.8 Concerns regarding overlooking of No 55 have been addressed by the omission of the bedroom described previously. The nearest bedroom window (in the amended scheme) would face the dining room bay window of No 55 at an obtuse angle of some 155 degrees, and the rear garden at an angle of 55 degrees and a distance of 16m, which is acceptable.
- 9.9 The amended first floor flank/rear elevation of the house on Plot A would further reduce the impact of the dwelling in the outlook from No 55.

- 9.10 The proposed scheme would therefore accord with Policy DM10

Amenity Space

- 9.11 The rear gardens of each dwelling would be in excess of the minimum required depth and area of 10m and 70m² respectively, and would therefore comply with policy DM12's requirement for amenity space for new dwellings.

Parking/Access

- 9.12 Paragraph 32 of the NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are "severe".

- 9.13 Each dwelling would provide two parking spaces within a detached garage, and a further two spaces could be accommodated within the paved driveway to each garage. This would comply with the Council's adopted parking standards which require 4 bedroom and 4+ bedroom houses to provide 3 spaces per unit.

- 9.14 The Highway Authority has no objection in principle to the development.

Sustainability and Renewable Energy

- 9.15 Core Strategy Policy CS6 requires proposals to demonstrate how sustainable construction and design can be incorporated to improve the energy efficiency of development.

- 9.16 The applicants state that high quality renewable materials where possible and renewable technology (solar panels) will be utilised. The proposal is indicative in the main and an appropriate planning condition is recommended to secure their inclusion.

Ecology

- 9.17 Policy DM4 of the Development Management Policy Document states that every opportunity should be taken to secure net benefit to the Borough's biodiversity.

- 9.18 The applicants have submitted a Bat Survey, which found evidence of one common pipistrelle bat within the loft space of the existing dwelling.

- 9.19 As such, a European Protected Species Licence would be required, in accordance with the British standard on biodiversity. An informative advising the applicant of this requirement is recommended.

- 9.20 It is also recommended that conditions be imposed requiring the provision of both bat and bird boxes within the site.

- 9.21 In view of the above and the proposed mitigation measures, it is considered that the proposed scheme would be in accordance with Core Strategy Policy CS3 and Policy DM4.

Trees

- 9.22 The application is supported by a Tree Survey which indicates that 24 trees are to be felled as a result of the proposed development. The majority of the trees to be felled are either Category U or C trees (poor quality) with only 1 Category B (moderate quality) to be felled. The Borough's Tree Officer raises no objection to the proposed scheme. Details of hard and soft landscaping are secured by an appropriate condition.

Community Infrastructure Levy

- 9.27 The proposed scheme is CIL liable.

10 Conclusion

- 10.1 The proposal seeks to erect a new residential building in a location, which is considered appropriate. The new building would not harm the wider character of the area, nor lead to a loss of neighbouring residential amenities. In light of the above, it is recommended that planning permission is granted.

11 Recommendation

- 11.1 Planning permission is **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 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) No equipment, machinery or materials shall be brought onto the site for the purpose of the development, until a scheme showing the exact position of protective fencing to enclose all retained trees as shown on the submitted plans, beyond the outer edge of the overhang of their branches in accordance with British Standard 5837:2012: Trees in Relation to Construction (or later revision), has been submitted to and approved in writing by the local planning authority, and the protective fencing has been erected in accordance with the approved details. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.

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

- (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 and bird 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 space has been laid out within the site in accordance with the approved plans for 4 vehicles to be parked. and for vehicles to turn so that they may enter and leave the site in forward gear Thereafter the parking area 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

- (9) The development hereby approved shall not be first occupied unless and until the proposed vehicular access to Longdown Lane North has been constructed in accordance with the approved plans.

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

Reason: 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 windows serving bathrooms in the flank elevations of the development hereby permitted shall be glazed with obscure glass of no less than obscurity level 3, 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 Document 2015.

- (12) Any trees proposed to be felled as a result of the development hereby permitted shall be replaced by other trees in accordance with a scheme to be submitted to and approved by the local planning authority, and all planting in accordance with such an approved scheme shall be completed within a period of twelve months from the date on which the development of the site is commenced or shall be carried out in the first planting season following completion of the development.

Reason: The trees within the site make a substantial contribution to the visual amenities enjoyed by residents in the area and the felling of any trees without replacement would be detrimental to such amenities and contrary to Policies DM5 and DM9 of the Development Management Policies Document 2015.

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

692/10/B	Site Plan
692/20	Elevations
692/19	Elevations
692/21	First floor plan Plot A
692/13A	Ground floor plan Plots A & B
692/15B	Rear elevation Plot B
692/14B	First floor Plot B
692/17B	North Elevation Plot B

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

Informatives:

- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012
- (2) The property is situated close to a former saw mill. In the event that contamination is found at any time when carrying out the approved development, works should be suspended and it must be reported in writing immediately to the Local Planning Authority. In that event, an investigation and risk assessment must be undertaken and remediation carried out as is necessary, subject to the approval in writing of the Local Planning Authority.
- (3) No burning of materials obtained by site clearance shall be carried out on the application site.
- (4) 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.
- (5) The applicant should note that under the terms of The Conservation of Habitats and Species Regulations 2010, Wildlife and Countryside Act 1981 and Countryside and Rights of Way Act 2000, it is an offence to disturb nesting birds or roosting bats which are also European Protected Species.

You should note that the work hereby granted consent does not override the statutory protection afforded to these and other protected species and you are advised to seek expert advice if you suspect that the demolition would disturb any protected species. Please note that a European Protected Species Licence will be required to allow the proposed development to proceed lawfully. Further details can be found at:

<https://www.gov.uk/environmental-management/wildlife-habitat-conservation>

- (6) 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>

Location Plan



Scale: 1:1062

Comments	
Page 19	

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Pavilion, Auriol Park, Salisbury Road, Worcester Park, Surrey

Change of Use of former Rangers room in Pavilion building to Cafe (Class A3) use.

Ward:	Auriol
Contact Officer:	John Mumford

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=summary&keyVal=OI469PGYN2J00>

- 1.2 The application premises comprise the former rangers room in the pavilion building situated within Auriol Park accessed to the south of Salisbury Road.
- 1.3 The application is for the change of use to café (Class A3) use and is referred to Committee for determination because it involves council owned land and premises.
- 1.4 **The application is recommended for APPROVAL** as it would provide a welcome facility and service for users of the park and there are no visual or amenity concerns relating to the proposal.

2 Site description

- 2.1 The application premises comprise 7.5 sq m of accommodation within the Auriol park pavilion that is of modern appearance with tiled roof and brick faced external walls.

3 Proposal

- 3.1 The application seeks permission for the change of use of the former rangers room to a café (Class A3) use. No external alterations are included in the application but the proposed lease terms included as supporting information with the application indicates that the existing toilet within the premises is intended to be replaced with a kitchenette/bar serving area to allow the serving of light refreshments. A small amount of seating could be provided inside but customer seating and tables would be provided outside the premises on the adjoining patio and grassed area. The lease terms would limit the hours of use during the winter months (Oct- Mar) from 08.00-15.00 (Mon-Fri) and 09.00-15.00 (Sat). During the summer months (Apr-Sept) the hours of use would be limited to 08.00-19.00 (Mon-Sun).

4 Consultations

- 4.1 10 neighbouring residents were notified of the development and 2 representation in support of the application have been received on the grounds that:
- as a member of the '@Friends of Auriol Park'. We are all very supportive of this change of use and are keen for it to go ahead. A café will enhance the facilities of the park by making it more enjoyable for all users.
 - a much needed facility for Auriol Park, it will give a social meeting point, refreshments and a presence in the park to dissuade any anti-social behaviour. Strongly support the application.
- 4.2 Surrey County Council – The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.
- 4.3 Leisure Development Manager - The rangers room is hardly ever used so to convert to a café which will then provide a valuable service to the users of the park and the sports clubs that are based there, will only add benefit. From a leisure perspective we would like to see more people actively using the facilities within Auriol Park and having a café available is likely to attract more users to the park. As the Leisure Development Manager I fully support this application.

5 Relevant planning history

- 5.1 None.

6 Planning Policy

Core Strategy 2007

Policy CS5	The Built Environment
Policy CS13	Community, Cultural and Built Sports Facilities

Development Management Policies 2015

Policy DM5	Trees and Landscape
Policy DM9	Townscape Character and Local Distinctiveness
Policy DM10	Design Requirements for New Developments
Policy DM34	New Social Infrastructure

7 Planning considerations

Principle of Development

- 7.1 The provision of a small facility that would provide light refreshments to users of Auriol Park and promote social interaction is supported.

Layout, Design and Scale.

- 7.2 It is considered that the very modest scale of the proposed development would have no adverse impact on the principal purpose and role of Auriol Park as a leisure and recreation facility.

Residential Amenity

- 7.3 There would be no adverse impact on residential amenity as the Auriol Park pavilion is situated well away from the nearest dwellings in Salisbury Road and Thorndon Gardens.

Parking and Access

- 7.4 Customers would be likely to be local residents or visitors to Auriol Park who would be able to park in the existing car park. The County Highways Authority has no objection to the proposal.

Community Infrastructure Levy

The proposal would not be CIL liable.

8 Conclusion

- 8.1 The application proposal meets planning policy objectives and would have no harmful impact on the residential amenity of neighbouring occupiers.

9 Recommendation

- 9.1 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: site plan dated 14/12/16 and annotated floorplan drawing no 2204/110**

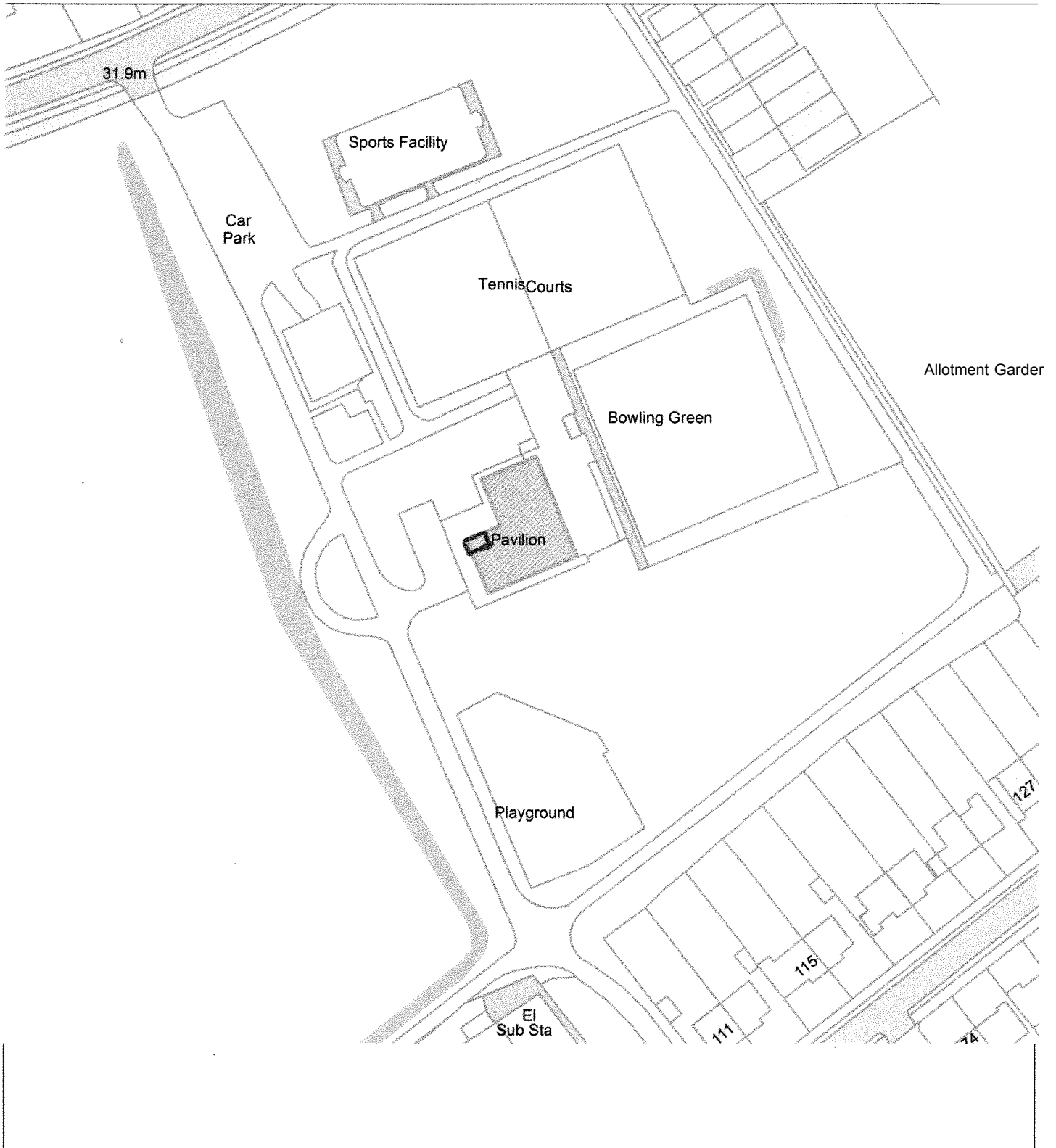
Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans to comply with Policy CS5 of the Core Strategy (2007).

Informative:

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

16/01387/FUL

Pavilion, Auriol Park, Salisbury Road, Worcester Park



Scale: 1:1124

Comments	

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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 – 16/00933/FUL
- 9 - 11 Chessington Road, Ewell, KT17 1TS – 16/00767/FUL
- 5 Cox Lane, West Ewell, KT19 9LR – 16/01146/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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