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Simon Young, Solicitor
Head of Legal and Democratic Services



PLANNING COMMITTEE

Thursday 11 May 2017 at 7.30 pm

Council Chamber - Epsom Town Hall

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

Councillor Humphrey Reynolds (Chairman)
Councillor Mike Teasdale (Vice-Chairman)
Councillor Michael Arthur
Councillor John Beckett
Councillor Jan Mason
Councillor Tina Mountain
Councillor Peter O'Donovan

Councillor Martin Olney
Councillor David Reeve
Councillor Vince Romagnuolo
Councillor Clive Smitheram
Councillor David Wood
Councillor Tella Wormington

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 - 6)

The Committee is asked to confirm as a true record the Minutes of the Meeting of the Planning Committee held on the 12 April 2017 (attached) and authorise the Chairman to sign them.

3. PLANNING APPLICATION 16/01858/FUL - ASHLEY CENTRE CAR PARK, ASHLEY AVENUE, EPSOM KT18 5AL (Pages 7 - 12)

Proposed installation of perimeter safety fencing for the parking area on the first, second, third and fourth floors in the area of the main entrance/exit for vehicles.

4. PLANNING APPLICATION 16/01788/FLH - 18 GAYFERE ROAD, STONELEIGH KT17 2JX (Pages 13 - 20)

Erection of hipped roof over existing side dormer with front and side roof lights and erection of a part single/part two storey side and rear extension and rear dormer window (amended drawings received 27.04.2017).

5. SITE VISITS (Pages 21 - 22)

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

Minutes of the Meeting of the PLANNING COMMITTEE held on 12 April 2017

PRESENT -

Councillor Humphrey Reynolds (Chairman); Councillor Mike Teasdale (Vice-Chairman); Councillors Michael Arthur, John Beckett, Graham Dudley (as nominated substitute for Councillor David Wood), Tina Mountain, Peter O'Donovan, Martin Olney, David Reeve, Clive Smitheram and Tella Wormington

Absent: Councillor Neil Dallen, Councillor Jan Mason, Councillor Vince Romagnuolo and Councillor David Wood

Officers present: Kathryn Beldon (Chief Executive), Adele Castle (Planning Development Manager), Louise Mathie (Solicitor), Charlotte Nimmo (Planning Officer), John Robinson (Planning Officer), James Udall (Planning Officer) and Sandra Dessent (Democratic Services Officer)

61 DECLARATIONS OF INTEREST

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

62 MINUTES OF THE PREVIOUS MEETING

The Minutes of the previous meeting of the Planning Committee held on 16 March 2017 were agreed as a true record and signed by the Chairman, subject to the Committee noting that Councillor Tella Wormington was present as a member of the Planning Committee, not as a substitute for Councillor Neil Dallen.

63 PLANNING APPLICATION 16/01674/REM - LAND AT MILL ROAD, EPSOM KT17 4AR

Description

Variation of Condition 11 (The development shall be used for residential student accommodation only and for no other purpose) of planning permission 14/01784/FUL to allow the occupation of 49 units by students and/or other persons, as Houses of Multiple Occupation (HMOs) (Description amended 29.03.2017).

Decision

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

- (1) In the absence of clear and robust evidence demonstrating that there is a need for the new accommodation the application would be contrary to Policy DM21 of the Development Management Policies Document - 2015
- (2) The proposed HMO use would result in a higher level of parking demand than that generated by student accommodation. The proposed parking is considered to be insufficient which would result in additional on-street parking pressures within Mill Road, to the detriment of the availability of on-street parking. The proposed scheme would therefore be contrary to Policy DM37 of the Development Management Policies Document - 2015

The Committee noted a verbal representation from an objector. 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.

64 PLANNING APPLICATION 16/01303/FUL - LAND OPPOSITE PRIAM LODGE, BURGH HEATH ROAD, EPSOM KT17 4LU

Description

Proposed vehicular access and field gate (Amended drawings received 28.02.2017).

Decision

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

- (1) The proposed loss of grassed area and laying down of hardstanding would lead to an unacceptable erosion of the openness of the Green Belt contrary to Policy CS2 of the Core Strategy 2007
- (2) The proposed loss of hedgerow and erection of a metal gate and hard standing would be out of keeping with the rural character of this part of Burgh Heath Road and would lead to the urbanisation of the entrance to the site, detrimental to the rural character of the landscape and the visual amenities of the area. The proposal is therefore contrary to policies CS3 and CS5 of the Core Strategy 2007 and to Policies DM4, DM5, DM9 and DM10 of Development Management Policies 2015.

The Committee noted a verbal representation from an objector. 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.

65 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 followings applications:

- 65 London Road, Ewell KT17 2BL – 16/00933/FUL
- 18a Worple Road, Epsom KT18 5EF – 16/01421/FLH

The meeting began at 7.30 pm and ended at 9.00 pm

COUNCILLOR HUMPHREY REYNOLDS (CHAIRMAN)

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Ashley Centre Car Park Ashley Avenue Epsom Surrey KT18 5AL

Proposed installation of perimeter safety fencing for the parking area on the first, second, third and fourth floors in the area of the main entrance/exit for vehicles.

Ward:	Town
Contact Officer:	James Udall

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=OMTB6R GYG6S00>

This application proposes the erection of safety fencing to the car park for the parking areas on the first, second, third and fourth floors in the area of the main entrance/exit for vehicles. This is required to ensure that objects are not thrown onto passing vehicles below and to reduce anti-social behaviour on the site. The proposal is considered acceptable in design and conservation terms and approval is recommended.

- 1.2 This application has been submitted to committee because the car park is owned by Epsom & Ewell Borough Council.
- 1.3 The application is recommended for APPROVAL

2 Site description

- 2.1 The application site consists of a four storey car park which is part of the Ashley Centre. The car park is situated on the northern side of Ashley Centre. The area is mixed residential/office/retail in character.

3 Proposal

- 3.1 This application seeks permission for the erection of perimeter safety fencing for the parking area on the first, second, third and fourth floors, in the area of the main entrance/exit for vehicles.

4 Comments from third parties

- 4.1 The application was advertised by means of letters of notification to 43 neighbouring properties, to date (27.04.2017) no letters of objection have been received.

5 Consultations

5.1 County Highway Authority: 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.

5.2 Design and Conservation Officer: No objection in terms of Policy DM8.

6 Relevant planning history

Application number	Decision date	Application detail	Decision
N/A	N/A	N/A	N/A

7 Planning Policy

National Policy Planning Framework (NPPF) 2012

Chapter 7: Requiring Good Design

Core Strategy 2007

Policy CS1	General Policy
Policy CS5	Built Environment
Policy CS6	Sustainable Development

Development Management Policies Document 2015

Policy DM8	Heritage Assets
Policy DM9	Townscape Character and Local Distinctiveness
Policy DM10	Design Requirements for New Developments
Policy DM35	Transport and New Development

Supplementary Planning Guidance

Sustainable Design 2012

8 Planning considerations

Visual Impact

8.1 Policies DM8, DM9 and DM10 of the Development Management Policies Document - 2015 and policy CS5 of the Core Strategy are particularly relevant. Whilst the application site is not within the Epsom Town Centre Conservation Area, it is in close proximity to it. The proposals have therefore been assessed in terms of whether they would have an adverse effect the setting of the adjoining heritage asset, that being the conservation area.

- 8.2 Whilst the proposal will result in visible changes to the appearance of the car park, the protective fencing is of mesh construction and will be positioned and finished such that it would not read as a solid structure, adding unacceptable bulk to the building. The proposals are therefore considered acceptable in urban design terms subject to the approval of the proposed materials including finishes thereby complying with policies DM9 and DM10. The proposals are therefore considered to conserve and protect the setting of the conservation area as required by DM8 and CS5 and this view is supported by the Conservation Officer.

Residential Amenity

- 8.3 The proposed fencing would be sited approximately 80m away from the nearest residential dwelling. Due to its siting, size, scale and design the proposed fencing would not harm the outlook, daylight or privacy of neighbouring occupants.

- 8.4 The proposed scheme would therefore accord with Policy DM10.

Parking/Access

- 8.5 The proposed safety fencing would have no adverse impact on parking at the car park. It is also noted that the Highway Authority has no in principle objection to the development.

9 Conclusion

- 9.1 The proposals would not harm the visual appearance of the host building or the character of the wider area and adjoining conservation area. In light of the above it is recommended that planning permission is granted.

10 Recommendation

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

Reason: To secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with Policy

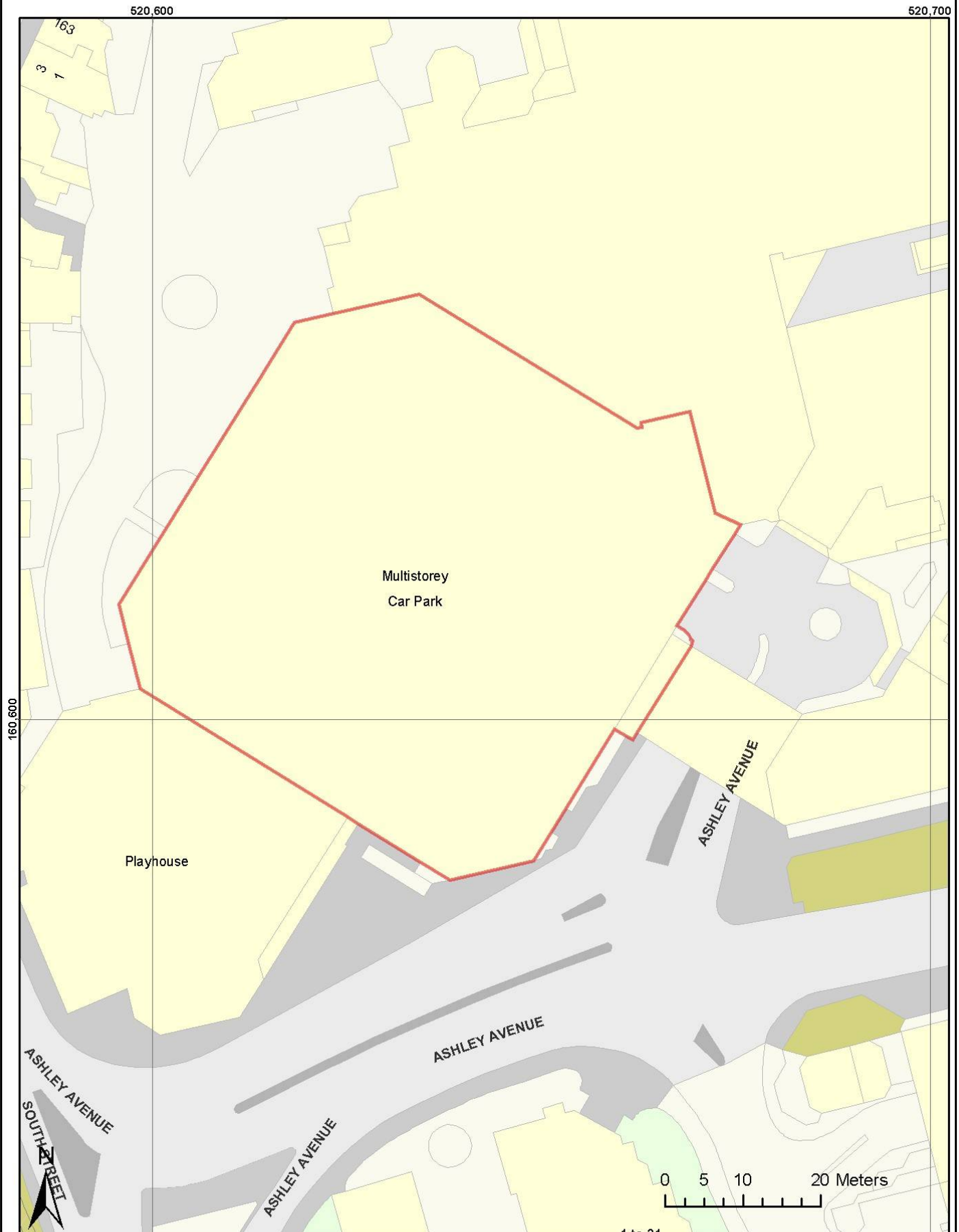
CS5 of the Core Strategy (2007) and Policies DM8, DM9 and DM10 of the Development Management Policies 2015.

- (3) The development hereby permitted shall be carried out in accordance with the following approved documents: ACCP-002 REV A, Design & Access Statement, Securi Mesh 358 Tech Sheet, Weld Mesh Tech Sheet.**

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) No part of the development including foundations or guttering, shall encroach upon the adjoining property.**
- (3) 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.**
- (4) 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.**



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18 Gayfere Road Stoneleigh Surrey KT17 2JX

Erection of hipped roof over existing side dormer with front and side roof lights and erection of a part single/part two storey side and rear extension and rear dormer window (amended drawings received 27.04.2017)

Ward:	Stoneleigh
Contact Officer:	James Udall

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=OM8MPD GYG2Y00>

2 Summary

- 2.1 This application proposes the erection of a hipped roof over an existing side dormer with front and side roof lights and the erection of a part single/part two storey side and rear extension and a rear dormer window.
- 2.2 This application has been submitted to committee because the applicant is a Ward Councillor.
- 2.3 The application is recommended for APPROVAL

3 Site description

- 3.1 The application property is a two storey semi-detached chalet style dwelling with a gable roof. The property is characterised by a two storey front projection which forms a bay window. The property is set back from the road by a small front garden. The dwelling has a first floor side dormer window and an infill single storey flat roofed rear extension.
- 3.2 The application site is situated on the eastern side of Gayfere Road. The area is residential in character and comprises of mainly two storey semi-detached chalet style dwellings constructed to similar designs and scales.
- 3.3 The adjacent dwelling to the south No.16 has a first floor side dormer window with a hipped roof. No.16 also has a part single/part two storey rear extension. The adjoining dwelling to the north No.20, has a first floor side dormer with a flat roof and a single storey rear projection.

4 Proposal

- 4.1 This application seeks permission for the erection of hipped roof over existing side dormer with front and side roof lights and the erection of a part single/part two storey side and rear extension and a rear dormer window.

5 Comments from third parties

- 5.1 The application was advertised by means of letters of notification to 8 neighbouring properties, to date (27.04.2017) no letters of objection have been received.

6 Consultations

- 6.1 N/A

7 Relevant planning history

Application number	Decision date	Application detail	Decision
98/00852/FUL	29.01.1999	First floor side dormer extension	Permission Granted

8 Planning Policy

National Policy Planning Framework (NPPF) 2012

Chapter 7: Requiring Good Design

Core Strategy 2007

Policy CS1 General Policy
Policy CS5 Built Environment

Development Management Policies Document 2015

Policy DM9 Townscape Character and Local Distinctiveness
Policy DM10 Design Requirements for New Developments

Supplementary Planning Guidance

Householder design guidance 2004

9 Planning considerations

Visual Impact

- 9.1 Policy DM10 states that all "development proposals will be required to incorporate principles of good design. The most essential elements identified as contributing to the character and local distinctiveness of a street or area which should be respected, maintained or enhanced".
- 9.2 It is proposed to erect a hipped roof over the existing side dormer window. The proposed roof would be similar in design to other extensions in the road with the result that it would not harm the visual appearance of the dwelling or the wider character of the area.
- 9.3 The proposed roof would have one front roof light and one flank roof light. The proposed roof lights would be small in scale and would therefore appear sympathetic to the dwelling's overall appearance.
- 9.4 The SPG advises that extensions should be set in at least 1m from the shared boundary with neighbouring dwellings to reduce any terracing effect and the proposed two storey side extension would follow this advice. Furthermore the new roof would be set down 1.4m from the ridge so that it would appear as a subservient addition to the dwelling.
- 9.5 In its amended from the proposed single storey rear extension would have a depth of 4m, a width of 7.9m and a height of 3m. Due to its size and design it would appear subservient to the host dwelling.
- 9.6 The rear dormer window is of an acceptable size and design and would be well located within the existing rear roof slope such that it would comply with the advice in the SPG and would not be visible from the public domain. Overall the proposals are considered to respect and maintain the character of the area and therefore comply with policies DM9, DM10 and CS5

Residential Amenity

- 9.7 Policy DM10 (ix) states that proposals must have regard to the amenities of occupants and neighbours, including in terms of privacy, outlook, sunlight/daylight, and noise and disturbance.
- 9.8 Due to their size, design and siting the proposed front and side roof lights would not have any impact on the privacy of the neighbouring occupants.
- 9.9 The proposed two storey rear extension would have one glazed door on the flank elevation facing No.16 at ground floor level. The door would be 1m from the shared boundary with No.16 and would face onto a timber fence. Due to the separation distance retained and the screening which exists at the boundary with No.16, the proposed door would not harm the privacy of the neighbouring occupants.

- 9.10 The SPG advises that two storey rear extensions should not encroach over a 43 degree daylight angle taken from a point 2.5m from the shared boundary with neighbouring occupants. While the proposed extension would comply with this advice with regard to No.20, its attached neighbour, the proposed extension would encroach over a 43 degree daylight angle taken from a point 2.5m from the shared boundary with No.16.
- 9.11 However, it is noted that No.16 has a two storey rear extension and an attached garage which currently affects the light received by this property and due to the size and siting of the proposed extension, and the fact that No.16 is due south west of the application site, it is not considered that the rear extension would result in an unacceptable loss of further daylight. It would therefore not be justified to refuse planning permission in this instance.
- 9.12 The proposed two storey rear extension would also not encroach over a 45 degree angle drawn on a plan from the edge of rear windows of the neighbouring dwellings. Furthermore the proposed extension would not have any flank windows and would therefore not harm the privacy of neighbouring occupants.
- 9.13 The original proposal sought a 6m deep single storey rear extension and officers have negotiated a depth of 4m as it is considered that an extension of any greater depth could result in some overshadowing and potential tunnelling impact on neighbouring amenities due to the existence of the existing pitched roof rear extension typical to these properties. Whilst policy suggests an extension should be no deeper than 3.25m, it is possible to extend up to 6m deep through the larger home extension scheme under permitted development rights, subject to no adverse comments from neighbours. The agreed, revised depth is not considered harmful to neighbours. The proposed single storey rear extension would not have any flank windows and would therefore not harm the privacy of neighbouring occupants.
- 9.14 The proposed scheme would therefore accord with Policy DM10.

Parking

- 9.15 The Parking Standards for residential development Supplementary Planning Document advises that four bedroom plus dwellings should have at least 3 car parking spaces. There would be sufficient car parking space at the front of the dwelling for 3 car parking spaces. The proposal would therefore comply with the Council's car parking standards.

10 Conclusion

- 10.1 The proposed extensions would not harm the visual appearance of the dwelling or the character of the area. They would also not harm the outlook, daylight, privacy and amenities of the neighbouring occupants. It is therefore 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 external finishes of the development hereby permitted, including making good to the retained fabric, shall match in material, colour, size, style, bonding, texture and profile those of the existing building.

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) The development hereby permitted shall be carried out in accordance with the following approved documents: 020 REV A, 021 REV A, 022 REV A, 023 REV A & 024 REV A received 27.04.2017

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

- (4) 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, 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.

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 part of the development including foundations or guttering, shall encroach upon the adjoining property.
- (3) Given that the proposed works will be undertaken on or close to a boundary with the neighbouring properties, the applicant is reminded of the requirements of The Party Wall Act 1996 which amongst other things requires adjoining owners to be notified of the proposals, and their agreement sought to the proposed works.

- (4) 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.**
- (5) 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.**

Notes
Do not scale from drawing unless for planning purposes.
All dimensions to be checked on site.
All levels to be checked on site.
All setting out must be checked on site.
This drawing is copyright WhitemanDesign.
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LOCATION PLAN 1:1250@A3

Rev	Date	Description

Project
18 Gayfere Road, Epsom

Client
Anton and Hannah

Date
22/02/17

Scale

Drawing Title

Drawn **Checked** **Approved**

Drawing Status
For Planning

Project	View	Drawing No.	Rev
0096			

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SITE VISITS

<u>Report of the:</u>	Head of Place Development
<u>Contact:</u>	Mark Berry
<u>Annexes/Appendices (attached):</u>	None
<u>Other available papers (not attached):</u>	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
 - 18a Worple Road, Epsom KT18 5EF – 16/01421/FLH
- 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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