

## Minutes of the Meeting of the PLANNING COMMITTEE held on 15 June 2017

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### PRESENT -

Councillor Humphrey Reynolds (Chairman); Councillor David Reeve (Vice-Chairman); Councillors Michael Arthur, John Beckett, Lucie Dallen, Neil Dallen, Jan Mason, Tina Mountain, Peter O'Donovan, Martin Olney, Vince Romagnuolo, Clive Smitheram and David Wood

Officers present: Simon Young (Head of Legal and Democratic Services), Adele Castle (Planning Development Manager), Charlotte Nimmo (Planning Officer) and Sandra Dessent (Democratic Services Officer)

#### 1 DECLARATIONS OF INTEREST

In the interests of openness and transparency the following declarations were made:

Planning application 17/00092/CMA - The Chalk Pit College Road, Epsom KT17 4JA

Councillor David Reeve, Other Interest: Acquainted with an employee at the premises.

Planning application 17/00092/CMA - The Chalk Pit College Road, Epsom KT17 4JA

Councillor Tina Mountain, Other Interest: Acquainted with a relation of the applicant.

Planning Application 16/00933/FUL - Development Site at 65 London Road, Ewell KT17 2BL

Councillor John Beckett, Other Interest: Acquainted with an objector of the application.

#### 2 MINUTES OF THE PREVIOUS MEETING

The Minutes of the previous meeting held on 11 May 2017 were agreed as a true record and signed by the Chairman.

#### 3 PLANNING APPLICATION 16/00933/FUL - DEVELOPMENT SITE AT 65 LONDON ROAD, EWELL KT17 2BL

##### ***Description***

Erection of a Class A1 convenience supermarket and associated parking access, servicing and landscaping. (Amended drawings received 09.05.2017).

### **Decision**

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

- (1) The proposed building due to its design, scale height and massing would appear as a dominant and overbearing element in the outlook from No 153 Ewell By Pass, contrary to Policy DM10 of the Development Management Policies Document 2015.**
- (2) The proposed building due to its design, scale, height and location would lead to an unacceptable sense of enclosure to the rear garden of No 1 Elmwood Drive contrary to Policy DM10 of the Development Management Policies Document 2015**
- (3) The proposed car parking provision within the site is inadequate to accommodate the demands of staff and customers of the store. This will lead to queuing on both the A240 Kingston Road (East and West) and the A24 London Road, whilst customers wait for space to become available in the car park, causing severe congestion at this very busy junction, contrary to Policy DM37 of the Development Management Policies Document 2015 and Policy CS16 of the Core Strategy 2007**
- (4) The additional traffic movements associated with the proposed development at the signalised junction of A24 and A240 will increase queuing and congestion on both roads and as a result, will have a severe adverse impact on the safety, and efficiency of traffic on the surrounding highway network, contrary to Policy CS16 of the Core Strategy 2007**
- (5) It has not been demonstrated to the satisfaction of the County Highway Authority, that pedestrian movements to and from the store have been adequately catered for, causing detriment to the safety and convenience of pedestrians in the local neighbourhood who may be discouraged from walking to the store because of the lack of crossing facilities at the access to the store and on the A24 London Road particularly at the traffic signals, contrary to Policy CS16 of the Core Strategy 2007.**
- (6) A mixed use development of retail and residential would be a preferable form of sustainable development over a single use scheme at this location. The proposed single use of the site would therefore be unsustainable, contrary to Core Strategy Policy CS1 and CS8.**

The Committee noted verbal representations from the agent and 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.

- 4 PLANNING APPLICATION 16/01897/REM - PREMIER INN, 1 THE PARADE, EPSOM KT18 5BY

***Description***

Variation of Condition 22 (Approved drawings) of planning permission 15/01839/FUL to facilitate internal layout changes (including the provision of an additional 9 rooms) and various external minor fenestration and elevation amendments.

***Decision***

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

**Conditions:**

- (1) The development hereby permitted shall be commenced within 2 years from the 22/06/2016, the date of the originally approved application 15/01839/FUL that is subject to this application to vary.

**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) Prior to the commencement of any works excluding site preparation works, archaeological investigations, site investigation works (including environmental investigations), works of demolition, ground remediation works and foundation work, details and samples of the materials to be used for the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the render/plaster, bricks, timber sash windows to the hotel and windows and doors to the Club, entrance and delivery doors to the hotel, lead details of the dormer windows, guttering details, slate roof. The development shall be carried out in accordance with the approved details.

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

- (3) Prior to the commencement of any works excluding site preparation works, archaeological investigations, site investigation works (including environmental investigations) works of demolition, ground remediation works and foundation work full details, of both hard and soft landscape proposals, including a schedule of landscape maintenance for a minimum period of 5 years, shall be submitted to and approved in writing by the local planning authority.

These details shall include areas of paving, SUDS (sustainable urban drainage system), means of enclosure along boundary, parking bay demarcation, external lighting and cycle storage racks, plant stock sizes and species (indigenous) and numbers. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the development hereby approved and thereafter retained.

**Reason:** To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015.

- (4) The development shall not be occupied until details, sections and plans of the roof-level plant enclosure have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

- (5) (5) A report is to be submitted to the Local Planning Authority, within 6 months of the commencement of any use of any part of the building, to demonstrate that the renewable technologies (as detailed in the submitted Sustainability Statement) hereby approved have been fully implemented and are functioning.

**Reason:** In order to promote sustainable construction in accordance with Policy CS6 of the Epsom and Ewell Local Development Framework Core Strategy 2007.

- (6) The development hereby approved shall not be first opened for trading unless and until the proposed vehicular modified access to The Parade has been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction measured from 0.6m above the road surface.

**Reason:** The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users as required by Policy CS16 of the Core Strategy (2007)

- (7) A pedestrian inter-visibility splay of 2m by 2m shall be provided on each side of the access, the depth measured from the back of the footway and the widths outwards from the edges of the access. No fence, wall or other obstruction to visibility between 0.6m and 2m in

height above ground level shall be erected within the area of such splays.

**Reason:** The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users as required by Policy CS16 of the Core Strategy (2007)

- (8) The development hereby approved shall not be first opened for trading unless and until space has been laid out within the site in accordance with the approved plans for vehicles / cycles to be parked and for the loading and unloading of 1 vehicles and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking / loading and unloading / turning areas shall be retained and maintained for their designated purposes.

**Reason:** The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users as required by Policy CS16 of the Core Strategy (2007)

- (9) The development hereby approved shall not be first opened for trading unless and until existing redundant westernmost access from the site to The Parade has been permanently closed and any kerbs, verge, footway, fully reinstated.

**Reason:** The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users as required by Policy CS16 of the Core Strategy (2007)

- (10) All development shall be in accordance with the Construction Transport Management Plan approved under application 16/00541/COND dated 6 September 2016.

**Reason:** The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users as required by Policy CS16 of the Core Strategy (2007)

- (11) On first occupation of the development the applicant shall:

Implement the approved travel plan on first occupation and for each subsequent occupation of the development, thereafter maintain and develop the travel plan to the satisfaction of the Local Planning Authority.

**Reason:** To minimise reliance on the use of the private motor car in accordance with and Plan E and Policy CS16 of the Core Strategy (2007)

- (12) Prior to the commencement of any works, excluding above ground site preparation works, the applicant will secure the implementation of a programme of archaeological work in accordance with the Written Scheme of Investigation approved under application 16/00541/COND dated 6 September 2016.

**Reason:** The site is of high archaeological potential and it is important that the archaeological information should be preserved as a record before it is destroyed by the development as required by Policy DM8 of the Development Management Policies Document 2015.

- (13) Before any part of the Hotel is used a Service Management Plan shall be submitted to and agreed in writing by the Local Planning Authority and shall include proposals for all deliveries to take place after 07:00 and before 18:00. The development shall be carried out in accordance with the approved details.

**Reason:** The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users as required by Policy CS16 of the Core Strategy (2007)

- (14) No demolition, site clearance or building operations shall commence unless tree protection measures, including ground protection, for the Irish Yew have been installed in accordance with details approved under application 16/00605/COND dated 8 September 2016. No trenches, pipe runs for services and drains shall be sited within 3m of the trunk of any tree retained on site. Such protective measures shall be maintained during the course of development.

**Reason:** To enable the Local Planning Authority to ensure the retention of trees on the site protected from damage in the interests of visual amenity as required by Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015.

- (15) No construction work shall be carried out in such a manner as to be audible at the site boundary before 07.30 hours on Monday to Friday or after 18.30 hours on Monday to Friday; no construction work shall be audible at the site boundary before 08.00 and after 13.00 hours on Saturdays and no construction work of any nature shall be carried out on Sundays or Bank Holidays or Public Holidays.

**Reason:** To ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers of their properties as required by Policy DM10 of the Development Management Policies Document 2015.

- (16) All SuDS elements of the development hereby approved must be in accordance with the detailed layouts and SuDS elements approved under application 16/00605/COND dated September 2016.

**Reason:** To ensure that the design fully meets the requirements of the national SuDS technical standards

- (17) All SuDS elements of the development hereby approved must cater for system failure or exceedance events, both on and offsite, in accordance with the details approved under application 16/00605/COND dated 8 September 2016.

**Reason:** To ensure that the design fully meets the requirements of the national SuDS technical standards

- (18) All SuDS elements of the development hereby approved must be protected and maintained during the construction of the development in accordance with the details approved under application 16/00605/COND dated 8 September 2016.

**Reason:** To ensure that the design fully meets the requirements of the national SuDS technical standards

- (19) All SuDS elements of the development hereby approved must be maintained in accordance with the details approved under application 16/00605/COND dated 8 September 2016.

**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) Prior to the commencement of any works excluding site preparation works, archaeological investigations, site investigation works (including environmental investigations), works of demolition, ground remediation works and foundation work details of "swift" bricks" shall be submitted to and approved by the Local Planning Authority. The bricks shall be installed in accordance with the approved details.

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

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

**Site Location Plan (Ref: 3640-OS-001);**  
**Proposed Ground Floorplan (Ref: 3640-P-101 Rev K);**  
**Proposed First Floorplan (Ref: 3640-P-102 Rev H);**  
**Proposed Second Floorplan (Ref: 3640-P-103 Rev I);**  
**Proposed Third Floorplan (Ref: 3640-P-104 Rev G);**  
**Proposed Fourth Floorplan (Ref: 3640-P-105 Rev F);**  
**Proposed Roof plan (Ref: 3640-P-106 Rev F);**  
**Proposed Roof Plan in Context (Ref: 3640-P-107 Rev D);**  
**Proposed South Elevation (Ref 3640-P-110 Rev M);**  
**Proposed North Elevation (Ref: 3640-P-111 Rev G);**  
**Proposed East Elevation (Ref 3640-P-112 Rev J);**  
**Cross Section A (Ref: 3640-P-120 Rev F);**  
**Cross Section B (Ref: 3640-P-121 Rev E);**  
**Long Section C (Ref: 3640-P-122 Rev D);**  
**South Elevation in Context (3640-P-126 Rev E); and,**  
**Proposed Access Arrangement 2015/2503/001 Rev E.**

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

**Informatives:**

- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.**
- (2) The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs.**

**[www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-droppedkerbs](http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-droppedkerbs)**



- (3) The developer is advised that a standard fee may be charged for input to, and future monitoring of, any Travel Plan the Developer would be expected to instruct an independent transportation data collection company to undertake the monitoring survey. This survey must conform to a TRICS Multi-Modal Survey format consistent with the UK Standard for Measuring Travel Plan Impacts as approved by the Highway Authority. To ensure that the survey represents typical travel patterns, the organisation taking ownership of the travel plan will need to agree to being surveyed only within a specified annual quarter period but with no further notice of the precise survey dates. The Developer would be expected to fund the survey validation and data entry costs.
- (4) A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk).

Application forms should be completed on line via

[www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality)

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.

- 5 PLANNING APPLICATION 16/01421/FLH - 18A WORPLE ROAD, EPSOM KT18 5EF

#### ***Description***

Proposed demolition of existing single storey side extension. Proposed construction of two storey rear extension, part-first floor side extension, and single storey side and rear extension.

#### ***Decision***

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

#### **Conditions:**

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** To comply with Section 91 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, received on 24 March 2017: 671/10A, 671/11A, 671/12A, and 671/13A.

**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 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.

- (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, dormer windows, rooflights, doors or other form of openings other than those shown on the approved plans, shall be inserted in any elevation 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.

- (5) No development shall take place until an Arboricultural Method Statement (detailing all aspects of construction and staging of works) and a Tree Protection Plan in accordance with British Standard 5837:2012 (or later revision) has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the agreed details and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until fencing has been erected in accordance with the Tree Protection Plan. Within any area fenced in accordance with this condition, nothing shall be stored, placed or disposed of above or below ground, the ground level shall not be altered, no excavations shall be made, nor shall any fires be lit, without the prior written consent of the local planning authority. The fencing shall be maintained in accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site.

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

**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) 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.
- (3) 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).
- (4) 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/residents/planning/planning-advice/community-infrastructure-levy-cil-guidance>.

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.

**6 PLANNING APPLICATION 16/01802/FUL - THE KIRKGATE, 19-31 CHURCH STREET EPSOM KT17 4PF**

***Description***

Demolition of the existing entrance and the erection of a two storey front extension incorporating a glazed entrance porch. (Description amended and amended drawings received 24.05.2017)

***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 Drawing No. ML/KG.303C All materials are either specified or to match existing.

**Reason:** To secure a satisfactory external appearance in the interests of the visual amenities of the locality as required by Policy DM10 of the Development Management Policies Document 2015

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

**ML.KG.201 D; ML.KG.303 C; ML.KG.304**

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

- (4) No development including any works of demolition or preparation works prior to building operations shall take place on site until a Construction Transport Management Plan has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period and shall include:

(a) parking for 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 security hoarding behind any visibility zones

(f) wheel washing facilities

(g) measures to control the emissions of dust and dirt during construction

(h) a scheme for the recycling/disposing of waste resulting from demolition and construction works

(i) hours of operation.

**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 in accordance with Policy CS16 of the Core Strategy (2007) and Policy DM35 of the Development Management Policies 2015.'

**Informatives:**

- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.
- (2) If you need any advice regarding Building Regulations please do not hesitate to contact Epsom & Ewell Borough Council Building Control on 01372 732000 or [contactus@epsom-ewell.gov.uk](mailto:contactus@epsom-ewell.gov.uk)

- 7 PLANNING APPLICATION 17/00092/CMA - THE CHALK PIT COLLEGE ROAD, EPSOM KT17 4JA

***Description***

Retrospective change of use from a Waste Transfer Station to Material Recycling Facility

***Decision***

It is recommended that Surrey County Council **REFUSE** the application because of unresolved environmental issues and impacts arising from the proposal upon the living conditions of nearby residents and the local area generally together with a lack of transportation information to allow an adequate assessment of the impacts of the proposal for the reasons set out in the Epsom and Ewell Borough Council Planning Committee report dated 15 June 2017.

- 8 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:

- New development on NESLOT agricultural land, Reigate Road, Ewell KT17 3DS – 17/00429/FUL
- Epsom House, 10 East Street, Epsom, KT17 1HH – 17/00385/FUL
- The White Horse Public House, 63 Dorking Road, Epsom KT18 7JU

- Amber Cottage, Grove Road, Epsom KT17 4DF – 17/00167/FLH

*The meeting began at 7.30 pm and ended at 9.15 pm*

COUNCILLOR HUMPHREY REYNOLDS (CHAIRMAN)