

# Public Document Pack

Simon Young, Solicitor  
Head of Legal and Democratic Services



## PLANNING COMMITTEE

Thursday 20 July 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 Humphrey Reynolds  
(Chairman)  
Councillor David Reeve (Vice-  
Chairman)  
Councillor Michael Arthur  
Councillor John Beckett  
Councillor Lucie Dallen  
Councillor Neil Dallen  
Councillor Jan Mason

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'S Young', written over the typed name.

Head of Legal and Democratic Services

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

## AGENDA

### 1. DECLARATIONS OF INTEREST

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

**2. MINUTES OF THE PREVIOUS MEETING (Pages 3 - 16)**

The Committee is asked to confirm as a true record the Minutes of the Meeting of the Planning Committee held on the 15 June 2017 (attached) and authorise the Chairman to sign them.

**3. PLANNING APPLICATION 16/01145/FUL - BIRCHCROFT & HOLLYDENE COURT LANE EPSOM SURREY KT19 8JP (Pages 17 - 32)**

Demolition of two vacant dwellings, one garage and annex, and the construction of a new 3 storey flatted development comprising 13 flats ( 3 one bed flats, 6 two bed flats and 4 three bed flats) and associated parking and landscaping works.

**4. PLANNING APPLICATION 16/01448/FUL - 2 CHASE ROAD EPSOM SURREY KT19 8TL (Pages 33 - 44)**

Part two-storey/part single-storey flank extension, to accommodate two affordable flat units (1 one bed flat to east of existing building and 1 three bed flat). Demolition of garage to rear, with associated parking and landscaping.

**5. PLANNING APPLICATION 17/00093/FUL - SURGERY COX LANE COMMUNITY CENTRE COX LANE WEST EWELL, SURREY KT19 9PS (Pages 45 - 50)**

Replacement windows.

**6. PLANNING APPLICATION 17/00198/ADV 39 THE OAKS SQUARE WATERLOO ROAD EPSOM SURREY KT19 8AS (Pages 51 - 56)**

Erection of an internally illuminated fascia sign.

**7. SITE VISITS (Pages 57 - 58)**

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 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)



**Birchcroft & Hollydene Court Lane Epsom Surrey KT19 8JP**

Demolition of two vacant dwellings, one garage and annex, and the construction of a new 3 storey flatted development comprising 13 flats ( 3 one bed flats, 6 two bed flats and 4 three bed flats) and associated parking and landscaping works.(Amended drawings received 18.04.2017)

<b>Ward:</b>	<b>Stamford</b>
<b>Contact Officer:</b>	<b>John Robinson</b>

**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=OFZ0V2GYMOW00>

**2 Summary**

- 2.1 The application site is located at the end of Court Lane and is currently occupied by two detached dwellings. This application seeks permission for the demolition of the houses and the erection of a 3 storey flatted development comprising 13 flats and associated parking and landscaping works.
- 2.2 This application is "linked" to application 16/01148/FUL, (Item 4 on this agenda). In lieu of the required on-site provision of affordable housing, it is proposed that off-site provision would, in part, be met by this application.
- 2.3 The application is recommended for APPROVAL.

**3 Site description**

- 3.1 The application site is located at the end of Court Lane, on the northern western side. The land is currently occupied by two detached dwellings.

- 3.2 The property is bounded to the rear (north west) by a public footpath forming part of the Court Recreation Ground, beyond which (at a higher level) are the rear gardens of properties fronting West Hill Avenue. The north eastern flank boundary abuts both the public parking area and the south western boundary of the "Court Lodge" development, a three storey flatted scheme which is currently being constructed. To the west, the site is bounded by detached dwellings "Clayhill Lodge" and "Allonby.
- 3.3 The site is located in a suburban, residential area on the edge of Epsom Town Centre. Surrounding residential properties (to the north west and south west) consist primarily of detached houses within generous plots, whilst higher density development, including West Hill Court are located to the east of Court Lane.
- 3.4 The site is located in proximity to the Stamford Green Conservation Area.

#### **4 Proposal**

- 4.1 This application seeks permission for the demolition of the two vacant dwellings, one garage and annex, and the construction of a new 3 storey flatted development comprising 13 flats ( 3 one bed flats, 6 two bed flats and 4 three bed flats) and associated parking and landscaping works.
- 4.2 The building, which would have an "L" shaped footprint, would be set back some 3m from the edge of the car parking area, 3m from the highway boundary, and 9.1m from the boundary with Clayhill Lodge.
- 4.3 The flat-roofed building would be terraced in form, stepping down from 3 storeys to a single storey towards the northwest and south-west boundaries. Primary living spaces would be arranged around a courtyard, to the rear of the site.
- 4.4 The contemporary elevational style of the building (similar to the adjacent Court Lodge scheme) would comprise a brick internal layer which would sit behind the overall white rendered "shell". The flank elevation of each storey would be curvilinear, and the façade would be further articulated by further elements such as chamfered window reveals, box windows and Juliette balconies.
- 4.5 The flats would meet national space standards, with access to both private terraces and communal landscaped amenity space. The unit layouts have been designed to meet the requirements of the Lifetime Homes standard.
- 4.6 It is proposed to provide 17 parking spaces to the rear and side of the building, and a bicycle storage facility. Vehicular and pedestrian access would be via the existing driveway access to Hollydene.
- 4.7 Refuse storage would be located in the south eastern corner of the site.

## 5 Comments from third parties

5.1 The application was advertised by means of letters of notification to 51 neighbouring properties, a site and press notice. To date (15.05.2017) 8 letters of objection have been received regarding:

- Overdevelopment
- Loss of privacy
- Out of keeping
- Loss of outlook (4a Meadway, 14 West Hill Avenue, 4 Meadway, 12 West Hill Avenue, 2a Meadway)
- Parking provision
- Highway safety
- Density

## 6 Consultations

6.1 County Highways Officer: No objection.

6.2 Tree Officer: No objection.

6.3 Lead Local Flood Authority – is satisfied with the proposed drainage scheme subject to the imposition of relevant conditions.

## 7 Relevant planning history

Application number	Decision date	Application detail	Decision
89/00557/OUT	23.11.1989	Hollydene, Birchcroft & Court Lodge, Court Lane, West Hill, Epsom. - Demolition & redevelopment to provide 19 No. two-bedroom houses for elderly persons & 19 No. car parking spaces.	REFUSED Appeal GRANTED 07.01.1991
15/00492/FUL	22.10.2015	Demolition of existing property to provide new 3-storey flatted development comprising a mixture of 1, 2 and 3 bed units (totalling 10 units) and associated parking.	REFUSED. Appeal GRANTED 09.06.2016

## 8 Planning Policy

### National Policy Planning Framework (NPPF) 2012

Paragraph 17                      Core Planning Principles  
Paragraph 32                      Promoting sustainable transport  
Paragraphs 051, 079 and 080                      Flood risk

Chapter 6 Delivering a Wide Choice of Quality Homes  
Chapter 7 Requiring Good Design

Core Strategy 2007

Policy CS1	Sustainable Development
Policy CS3	Biodiversity
Policy CS5	Built environment
Policy CS6	Sustainability in new developments
Policy CS7	Housing Provision
Policy CS8	Broad location of housing development
Policy CS9	Affordable Housing
Policy CS16	Managing transport and travel

Development Management Policies Document 2015

Policy DM4	Biodiversity and new development
Policy DM5	Trees and landscape
Policy DM9	Townscape character and local distinctiveness
Policy DM8	Heritage Assets
Policy DM10	Design requirements for new developments
Policy DM11	Housing design
Policy DM12	Housing standards
Policy DM13	Building heights
Policy DM19	Development and Flood Risk
Policy DM21	Meeting Local Housing Need
Policy DM22	Housing mix
Policy DM35	Transport and new development
Policy DM36	Sustainable Transport for new development
Policy DM37	Parking standards

Parking Standards for Residential Development SPD 2015

**9 Planning considerations**

Principle of Development

- 9.1 The principle of demolishing the existing dwellings and the redevelopment of the site has been established through the previous permission (89/00557/OUT) for the demolition and redevelopment to provide 19 two-bedroom houses for elderly persons and associated parking.
- 9.2 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.

### Density

- 9.3 Policy DM11 - Housing Density states that in principle, proposals for new housing that make the most efficient use of sites within the borough's urban area will be supported in principle. The scheme proposes a density of 70 units per hectare and whilst policy DM11 states that the density of new housing developments in most cases should not exceed 40 dwellings per hectare, exceptions will be considered if the site enjoys good access to services, facilities and amenities via existing public transport, walking and cycling networks and the surrounding townscape has sufficient capacity to accommodate developments of higher density.
- 9.4 In his decision (appeal reference 3139792) regarding the adjacent site at Court Lodge planning ref: 15/00492/FUL, the Inspector considered that the appeal site was in a highly sustainable location and therefore found the density of approximately 66 dph would not conflict with Policy DM11. He considered that whilst the character of the residential areas to the north west including West Hill Avenue and Meadway could be considered low density, the appeal site should also be considered in the context of the properties to the east of Court Lane including West Hill Court which would suggest that a higher density would be appropriate.
- 9.5 Taking into account the Inspector's comments and that the site is in a sustainable location, in close proximity to a bus stop, a cycle route, as well as within easy walking distance of Epsom railway station, it is therefore concluded that the density is appropriate for the site.

### Visual Impact

- 9.6 The footprint and design of the building would, in part, be a response to the shape of the adjacent Court Lodge scheme. The mass of the proposed building would be arranged along the north west flank boundary to maximise views out to the park, whilst enclosing a private courtyard to the rear. This would provide a buffer to the adjacent property Clayhill Lodge.
- 9.7 The building would have an overall height of 9.7m, and would step down in a series of "terraces" towards the north west and south west edges of the building. The reduction in building height from three storeys to single storey, and its articulation in both plan and elevation would reduce its perceived scale and massing.
- 9.8 The proposed development would be three storeys but being approximately 9.7m in height would be comparable to a two storey house with a pitched roof and lower than the scheme approved for West Hill Court which would be 10.4m to ridge height. The proposed development has therefore appropriately addressed local character in terms of height and would meet the objectives of Policy DM13 of the Development Management Policies Document which addresses building heights.

- 9.9 With regard to the adjacent Court Lodge scheme, the Inspector noted that the local context demonstrates a variety in massing and scale, and consequently the local character lacked uniformity. It was felt that the opportunity had been taken to address the requirements of Policy DM9 with a distinctive architectural form which was of an appropriate scale and massing and neither dominant nor incongruous in its local setting. The application scheme reflects a similar design approach to that of its neighbour, and when viewed together could be judged to form a harmonious whole.
- 9.10 The predominant use of render (with inset brick panels) has been carefully considered and detailed, albeit in a contemporary manner. The proposed fenestration details and their juxtaposition with a contemporary palette of materials are well chosen and mannered. Overall the proposed materials and detailing are of high quality and the new building would complement its attractive sylvan setting.
- 9.11 It is concluded that the proposed scheme would not have a harmful impact on the street scene, or the character and appearance of the wider and would therefore accord with Policy DM8, DM9 and DM10.

#### Neighbour Amenity

- 9.12 The new building has been designed, and detailed, such that the impact on neighbouring properties would be minimised.
- 9.13 Concerns regarding overlooking have been raised by the occupants of properties in Meadway and West Hill Avenue. The flank (north west) elevation of the proposed scheme would face the rear elevations of the properties in Meadway and West Hill Avenue at a distance of between 35m–40m, and the front (south west) elevation would face the rear elevation of Clayhill Lodge at a distance of 42m. The respective separation gaps would be considerably above the minimum usually considered adequate to avoid significant loss of privacy. Whilst the new building would face the flank wall of the Court Lodge scheme (currently under construction), the windows in the affected building would be obscurely glazed.
- 9.14 It is therefore concluded that the proposed scheme would not have a materially harmful impact on neighbour amenity in terms of overlooking, loss of privacy, daylight or being overbearing in their outlook.

#### Internal Layout

- 9.15 The internal layout would comply with the Nationally Described Space Standards technical requirements.

#### External Layout

- 9.16 'Secured by Design' principles have been applied to the development in terms of its design, layout and landscaping to minimise the risk of crime and maximise security, creating a safer environment.

- 9.17 The proposed flats would address the street positively with their frontages so as to provide passive surveillance of the public realm. Principal windows would be located on the frontages to promote a sense of neighbourhood, thus improving the perception of security.

#### Parking and Access

- 9.18 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”.
- 9.19 17 parking spaces are proposed which would comply with the Council’s adopted parking standards which require 1 and 2 bedroom flats outside of the town centre to have 1 space per unit, and 3 bedroom flats to have 1.5 spaces. 18 bicycle spaces are provided within a purpose-built storage area which would accord with the requirements of the Surrey County Council Cycle Parking Guidance.
- 9.20 Vehicular and pedestrian access would be via the existing driveway access to Hollydene, and should planning permission be granted, the access is proposed to be shared with the adjacent Court Lodge development.
- 9.21 The County Highways Authority has no objection to the proposal subject to the imposition of highway conditions regarding the provision of the parking spaces.

#### Refuse

- 9.22 A bin store for waste and recycling would be provided within the building and in a self-contained bin store adjacent to entrance to the application site. There would sufficient turning space for refuse vehicle in the adjacent public car parking area.

#### Landscaping

- 9.23 Several trees were felled on the site prior to the submission of the current scheme. Indicative landscape drawings have been submitted and an appropriate condition requiring the submission of a detailed landscaped plan which secures new tree planting to an acceptable level is imposed.
- 9.24 Hard landscaping would include bonded gravel to the shared surface and block pavements to surface car parking. Paths would be delineated in buff paving slabs.
- 9.25 Hard landscaping materials such as brick pavements are proposed to create pathways and areas of hardstanding within the site. The vehicular access way would be permeably paved.
- 9.26 A detailed landscaping scheme will be secured via an appropriate planning condition.

#### Sustainable Drainage System (SuDS)

- 9.27 SuDS became a material planning consideration on 6 April 2015 whereby details of proposed SuDS must be considered as part of the planning process and it must be demonstrated that the development would have no adverse impact on flood risk. This approach is supported by Policy CS6 which states that new development should avoid increasing the risk of flooding and Policy DM19 which requires development to reduce the volume and rate of surface water run off through the incorporation of appropriately designed SuDS.
- 9.28 The applicant has submitted information with regard to the provision of SuDS as part of their application. The Lead Local Flood Authority at Surrey County Council is satisfied that the proposed drainage scheme would meet the requirements set out in paragraphs 051, 079 and 080 of the revised NPPF Planning Practice Guidance (PPG) for Flood Risk and Coastal Change. They recommend that should planning permission be granted, that suitably worded conditions are applied to ensure that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development.

#### Sustainability

- 9.29 Core Strategy policy CS6 requires proposals to demonstrate how sustainable construction and design can be incorporated to improve the energy efficiency of development. The applicants propose to utilise photo-voltaic panels, which they submit would provide 10% of the schemes predicted energy needs from renewable or low carbon sources.
- 9.30 The proposal is indicative in the main and an appropriate planning condition is recommended to secure their inclusion.

#### Ecology and biodiversity

- 9.31 The scheme is supported by a Phase 1 Ecological Assessment and a Bat Survey. No badger setts were located on site. The Bat Survey stated that there were no signs of bat ingress into the property and no bats were seen emerging from the properties. The proposed scheme would incorporate green roofs which would provide compensation for the increased building footprint on the site. It is recommended that a condition requiring the installation of bat and bird boxes, as well as the planting of native trees and shrubs be imposed, in order to enhance the value of the site for local wildlife, with a net gain for biodiversity as encouraged by Policy DM4.

#### Affordable Housing

- 9.32 Policy CS9 seeks 20% affordable housing to be provided on developments of between 5 and 14 dwellings. The proposal for 13 dwellings therefore generates a requirement for 2.6 dwellings to be provided on-site as affordable housing units.



- 9.29 Officers have agreed that an off-site provision of the two units (at No 2 Chase Road, application reference 16/01148/FUL), and a commuted sum (£79,892) in lieu of 0.6 of a unit would be acceptable. An affordable housing deposit of £346,198 is required to be paid to EEBC prior to commencement of development at Hollydene/Birchcroft (the application site) or Chase Road, whichever is the earliest. This would allow the developer to build the affordable units or elect that the Council retain the deposit and use it for affordable housing elsewhere in the borough.
- 9.30 The affordable housing units, the commuted sum and the housing deposit will be secured by a legal agreement.

Community Infrastructure Levy

- 9.33 The scheme is CIL liable.

## 10 Conclusion

- 10.1 The proposal meets planning policy objectives and gives the opportunity to redevelop this residential site with a high quality residential scheme.

## 11 Recommendation

### Part A

- 11.1 **Subject to a legal agreement being completed and signed to secure the following heads of terms:**
- (a) A commuted sum of £79,892.00**
  - (b) The off-site provision of 1 one-bedroom and 1 three-bedroom affordable rental units.**
  - (c) An affordable housing deposit of £346,198**
- 11.2 **The Committee authorise the Head of Place Development to grant planning permission subject to the following conditions:**

### Conditions:

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

**Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.**

- (2) **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 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 landscaping shall incorporate the planting of native species of trees and shrubs. 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 development shall commence until a Construction Transport Management Plan, to include details of :**
- (a) parking for vehicles of site personnel, operatives and visitors**
  - (b) loading and unloading of plant and materials**
  - (c) storage of plant and materials**
  - (d) programme of works (including measures for traffic management)**
  - (e) provision of boundary hoarding behind any visibility zones**
  - (f) HGV deliveries and hours of operation**
  - (g) vehicle routing**
  - (h) measures to prevent the deposit of materials on the highway**
  - (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused**
  - (j) no HGV movements to or from the site shall take place between the hours of 8.30 and 9.15 am and 3.15 and 4.00 pm nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in West Hill, Pound Lane, Meadway or Marshalls Close during these times**
  - (k) on-site turning for construction vehicles has been submitted to and approved in writing by the Local Planning Authority. Only the approved**

**details shall be implemented during the construction of the development.**

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

- (5) No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for a maximum of 17 cars and a minimum of 18 cycles to be parked, and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning area shall be used and retained exclusively for its designated purpose.**

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

- (6) All new photo voltaic panels or tiles shall be fitted flush with the adjoining roof surface and shall not project beyond the plane of the roof.**

**Reason: To safeguard the visual amenities of the area and to ensure a satisfactory appearance to the buildings in accordance with policy DM9 and DM10 of the Development Management Policies Document 2015**

- (7) 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.**

- (8) Prior to construction of the development hereby approved, plans and information relating to the following:**

- i. A drainage layout detailing the exact location of SUDs elements, pipes. Impervious areas and drainage sub-catchments (if applicable)**
- ii. Details of all SUDs elements and other drainage features, including long and cross sections, pipe diameters and respective levels**

**shall be submitted to and approved by the local planning authority. The development will proceed only in complete accordance with the approved details.**

**Reason: To ensure the design fully meets the national SuDS technical standards.**

- (9) **Before the commencement of the construction of the development hereby approved, details of how the Sustainable Drainage System will be protected and maintained during the construction of the development shall be submitted to and approved by the local planning authority. The development shall thereafter be carried out in strict accordance with those approved details.**

**Reason: To ensure that the construction works do not compromise the functioning of the agreed Sustainable Drainage System.**

- (10) **Prior to construction of the development hereby approved, details of the proposed maintenance regimes for each of the SuDS elements must be submitted to and approved by the local planning authority. The approved details shall be fully complied with for the duration of the development.**

**Reason: To ensure the drainage system is maintained throughout its life time to an acceptable standard.**

- (11) **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.**

- (12) **Prior to the first occupation of the new building, "woodcrete" soffit bird and bat boxes shall be installed in accordance with details submitted to and approved by the local planning authority. The boxes shall be retained thereafter.**

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

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

**1749\_02 A  
1749\_10 A  
1749\_11 A  
1749\_12 A  
1749\_13 A  
1749\_14 A  
1749\_15 A  
1749\_16 A  
1749\_17 B  
1749\_20 A**

**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(s):**

- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.**
- (2) The water efficiency standard required under condition 8 has been adopted by the local planning authority through the Development Management Policies 2015. This standard is the 'optional requirement' detailed in Building Regulations 2010, Part G Approved Document (AD) Buildings Regulations (2015), at Appendix A paragraph A1.**

**The applicant is advised that this standard can be achieved through either:**

- (a) using the 'fittings approach' where water fittings are installed as per the table at 2.1 in the AD or**
- (b) using the water efficiency calculation methodology detailed in the AD Part G Appendix A.**
- (3) 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>**

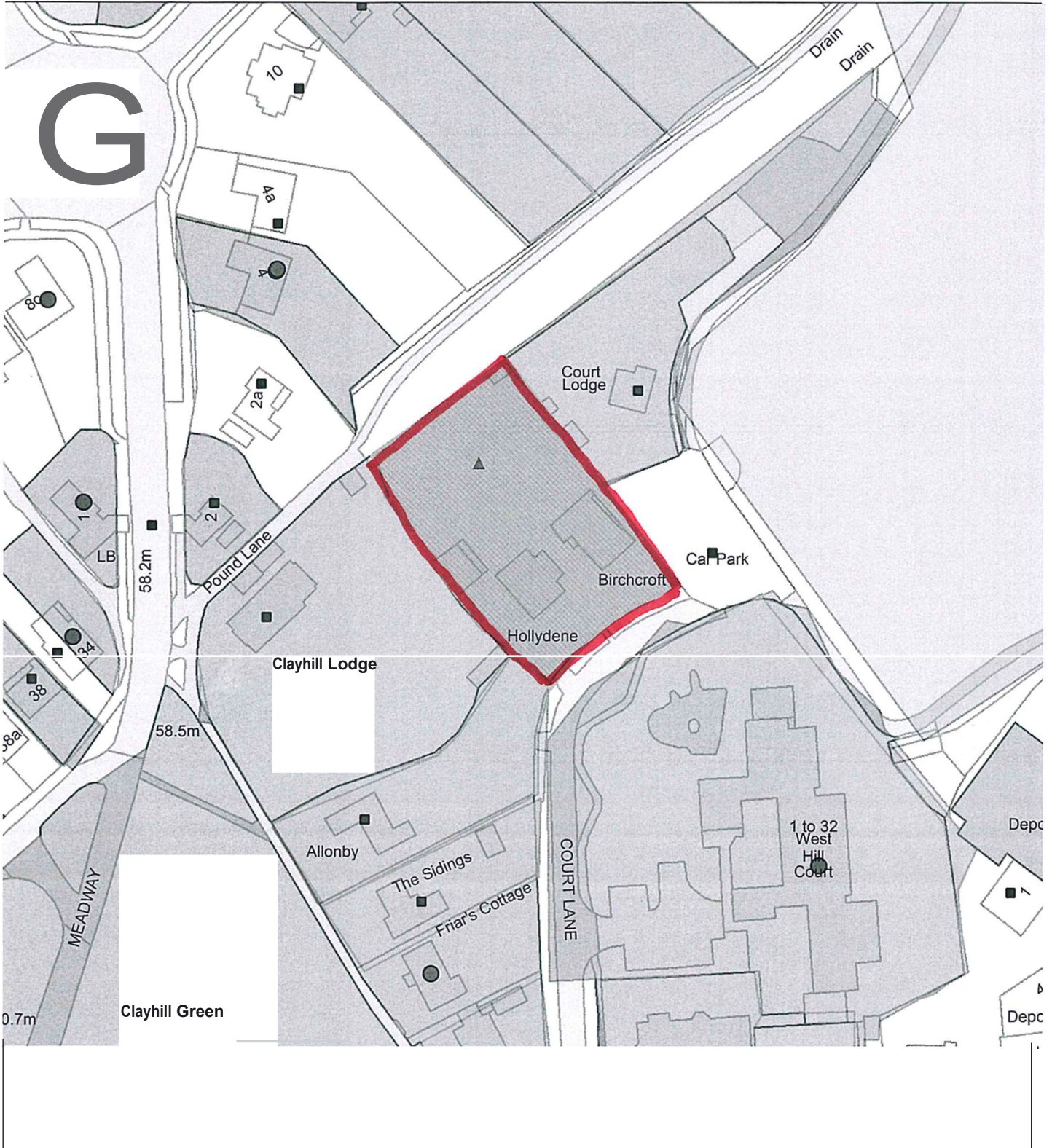
- (4) No construction work shall be carried out in such a manner as to be audible at the site boundary before 07:30 hours or after 18:30 hours Monday to Friday; no construction work shall be audible at the site boundary before 08:00 or after 13:00 hours on Saturdays and no construction work of any nature shall be carried out on Sundays or Bank/Public Holidays.**
- (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.**

**Part B**

- 11.3 In the event that the section 106 Agreement referred to in Part A is not completed by 4 August 2017 the Head of Place Development be authorised to refuse the application for the following reason:**

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

16/01145/FUL



Scale : 1:1062

Date	07 July 017
Comments	
SLCN.01P1J	1

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## **2 Chase Road Epsom Surrey KT19 8TL**

Part two-storey/part single-storey flank extension, to accommodate two affordable flat units (1 one bed flat to east of existing building and 1 three bed flat). Demolition of garage to rear, with associated parking and landscaping. (Amended drawings received 03.02.2017 and 07.02.2017)

<b>Ward:</b>	<b>Town</b>
<b>Contact Officer:</b>	<b>John Robinson</b>

### **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=OIN5LBG YFGG00>

### **2 Summary**

- 2.1 This application proposes the erection of a part two-storey/part single-storey extension to a two storey building, to accommodate two affordable flat units (One 1 bed and one 3 bed flat). An existing garage is proposed to be demolished in order to provide parking and amenity space. The existing shop is to remain within the existing element of the ground floor.
- 2.2 This application has been submitted to committee as it is "linked" to application 16/01145/FUL, (Item 3 on this agenda). The affordable housing requirement of the aforementioned application would be met by this application.

#### **2.3 The application is recommended for APPROVAL**

### **3 Site description**

- 3.1 The application site is located on the northern corner of Chase Road and Hook Road and has an area of 309m<sup>2</sup>.
- 3.2 The site consists of a former semi-detached, hipped roofed house which has been converted into a Class A1 retail unit at ground floor level, with a 3 bedroom maisonette above, and a single garage to the rear.

- 3.3 Along the boundary with Hook Road to the east of the property, a brick wall with a high fence delineates a large area of hardstanding as a private zone for deliveries and parking. To the rear of the property, between the garage and the retail unit is another area of hardstanding for customer parking, separated from No 4 Chase Road by a wall.
- 3.4 The site falls within a predominately residential area, and Chase Road is characterised by a limited variation in architectural style, with the majority of properties being two storey with pebble dash rendered elevations, under pan tiled pitched roofs.

#### **4 Proposal**

- 4.1 This application seeks permission to erect a part two storey/part single flank extension to a two storey building, to accommodate two affordable flat units (one 1 bed and one 3 bed). An existing garage is proposed to be demolished in order to provide parking and amenity space.
- 4.2 The two storey element of the flank extension would have a width of 5.7m and a depth of 7m, with the ground floor, flat-roofed, single storey element projecting a further 4m to the rear (11.3m overall depth).
- 4.3 The shop remains at ground floor and the one bedroom flat would occupy the side extension at ground floor level, whilst the three bedroom flat would occupy the existing first floor and the first floor of the new extension.
- 4.4 The extension would have rendered elevations under a subservient hipped roof, and the existing fascia board to the existing (retained) shop would be removed.
- 4.5 A new pedestrian access for the ground floor flat would be located along the east boundary, off Hook Road. Access to the first floor flat would be off the existing frontage.
- 4.6 The existing single garage at the north (rear) of the site would be demolished and two (tandem) parking spaces provided for the three bed flat. A single parking space would be provided off Chase Road for the one bedroom flat.
- 4.7 Deliveries to the shop would take place to the rear.
- 4.8 Amenity space would be provided to the rear for the one bed flat and a roof terrace for the first floor, three bed flat.

#### **5 Comments from third parties**

- 5.1 The application was advertised by means of letters of notification to 10 neighbouring properties, and site notice. To date no letters of objection have been received.

## 6 Consultations

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

## 7 Relevant planning history

- 7.1 None relevant.

## 8 Planning Policy

### Core Strategy 2007

Policy CS1	General Policy
Policy CS5	Built Environment
Policy CS3	Biodiversity
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 DM4	Biodiversity and New Development
Policy DM10	Design Requirements for New Developments
Policy DM12	Housing Standards

### Supplementary Planning Guidance

Sustainable Design 2016  
Parking Standards for Residential development 2015

## 9 Planning considerations

### Visual Impact

- 9.1 The new extension would be visible in the street scene. Although the eaves level of the existing and proposed dwellings would match, the proposed building would step in on both the front and back elevations so that the ridge height would lower and the extension would therefore be visibly subservient to the original building. The extension would have white rendered elevations with a painted black strip below the ground floor level. The removal of the fascia board to the existing shop would be an improvement as would be the new elevation which would be of a more domestic scale and appearance.
- 9.2 Whilst this is a large extension which would be slightly disproportionate in terms of its width compared to the original building, the site's corner plot location prevents any terracing and allows for an extension of this size and when viewed in the context of its attached neighbour, it would be visually acceptable. Furthermore the overall benefit of the provision of affordable housing in this instance outweighs the slight impact on the street scene in this instance.

- 9.3 It is therefore concluded that the proposed scheme in terms of its design, scale and massing 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

- 9.4 The application proposes a first floor roof terrace to serve the new (extended) flat on the upper floor. To prevent overlooking of the adjoining property No.4 Chase Road a privacy screen is proposed along the flank wall of the terrace. The terrace would face (directly) the nearest residential property to the north, No.41 Hook Road, at a distance of around 35m, which would not result in a loss of privacy and is therefore acceptable. The intervening road between the application site and No.22 to the east would provide sufficient mitigation for any overlooking.
- 9.5 The proposed scheme would therefore accord with Policy DM10.

#### Amenity Space/Internal Layout

- 9.6 Private amenity space (15m<sup>2</sup>) would be provided to the rear of the ground floor flat, and a roof terrace (16m<sup>2</sup>) for the first floor flat in compliance with policy DM12's requirement for amenity space for new dwellings. Internal space would meet the requirements of the Technical Housing Standards – Nationally Described Space Standard.

#### Parking/Access

- 9.7 The ground floor flat would be provided with one parking space and the upper floor three bed flat with two parking spaces. This would comply with the Council's adopted parking standards. Deliveries to the retained retail unit would take place to the rear of the site, accessed via a driveway off Hook Road. Refuse provision would be provided in the rear service area. A condition requiring details of the refuse store/enclosure is imposed.
- 9.8 The Highway Authority has no objection in principle to the development.

#### Sustainability and Renewable Energy

- 9.9 Core Strategy Policy CS6 requires proposals to demonstrate how sustainable construction and design can be incorporated to improve the energy efficiency of development.
- 9.10 An appropriate planning condition is recommended to secure their inclusion.

#### Landscaping

- 9.11 The large area of tarmac and crazy paving surrounding the property is proposed to be landscaped. Whilst parking is to be provided to the rear, grass would be introduced on the site along the perimeter of the ground floor flat. Details of hard and soft landscaping are secured by an appropriate condition.

Affordable Housing

9.12 The proposed scheme would provide two affordable flat units. An application for 13 flats on a site in Court Lane, Epsom (reference 16/01145/FUL) is under consideration elsewhere on this agenda. This scheme would be required to provide 2.6 affordable units and officers have agreed to off-set this provision against the units provided in this application. The “off-site” provision of the two units would be secured by a suitable legal agreement. The legal agreement requires the commuted sum and an affordable housing deposit to be paid to EEBC prior to commencement of development at Hollydene/Birchcroft or Chase Road, whichever is the earliest, and it allows the developer to build the affordable units or elect that the Council retain the deposit and use it for affordable housing elsewhere in the borough.

Community Infrastructure Levy

9.13 The proposed scheme is CIL liable.

**10 Conclusion**

10.1 The extended building would not harm the wider character of the area, nor lead to a loss of neighbouring residential amenities. It would also provide much needed affordable flat units in the borough. In light of the above it is recommended that planning permission is granted.

**11 Recommendation**

**Part A**

**11.1 Subject to a legal agreement being completed and signed to secure the following heads of terms:**

**(a) A commuted sum of £79,892.00**

**(b) The provision of 1 one-bedroom and 1 three-bedroom affordable rental units.**

**(c) An affordable housing deposit of £346,198**

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

**Condition(s):**

**(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) 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).

- (5) 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.

- (6) 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.

- (7) 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 3 vehicles to be parked and for the loading and unloading of one vehicle. Thereafter the parking/loading/unloading areas shall be retained and maintained for their designated purpose.

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

- (8) The development hereby approved shall not be first occupied unless and until the proposed vehicular modified accesses to Chase Road and Hook Road have been constructed and provided with visibility zones 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

- (9) 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

- (10) The development hereby approved shall not be first occupied/first opened for trading unless and until existing accesses not required from the site to Chase Road and Hook Road have been permanently closed and any kerbs, verge, footway, fully reinstated.

**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) No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials

- (c) storage of plant and materials**
- (d) programme of works (including measures for traffic management)**
- (e) provision of boundary hoarding behind any visibility zones**
- (f) HGV deliveries and hours of operation**
- (g) vehicle routing**
- (h) measures to prevent the deposit of materials on the highway**
- (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused**
- (j) no HGV movements to or from the site shall take place between the hours of 8.30 and 9.15 am nor shall the contractor permit any HGVs associated with the development at the site to be laid up and waiting, in Chase Road Hook Road or other nearby residential roads, during these times**

**Only the approved details shall be implemented during the construction of the development.**

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

- (12) No development shall take place until details of the design, external appearance and decorative finish of all fences, gates, walls, refuse store and any other means of enclosure have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details prior to the development first being occupied and shall thereafter be retained.**

**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.**

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

**1761\_08E – Proposed Site Layout**

**1761\_09B – Proposed Ground Floor and First Floor Plan**

**1761\_10A – Proposed Roof Plan**

**1761\_11B – Proposed North & South Elevations**

**1761\_12B – Proposed East Elevation**



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

**Informative(s):**

- (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 5 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/residents/planning/planning-advice/community-infrastructure-levy-cil-guidance>**

**Part B**

- 11.3 In the event that the section 106 Agreement referred to in Part A is not completed by 4 August 2017, the Head of Place Development be authorised to refuse the application for the following reason:**

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

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**Surgery Cox Lane Community Centre Cox Lane West Ewell, Surrey KT19 9PS**

Replacement windows

<b>Ward:</b>	<b>Ruxley</b>
<b>Contact Officer:</b>	<b>John Robinson</b>

**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=OOQZI1GYGJ000>

**2 Summary**

The application site comprises the Council owned Cox Lane Community Centre. This application seeks permission for the replacement of the existing timber framed windows with new double glazed aluminium framed windows.

2.1 The application is recommended for APPROVAL.

**3 Site description**

3.1 The application site, which comprises a single storey brick clad building, is located on the southern side of Cox Lane.

3.2 The site is located in a predominately residential area consisting of inter-war period terraced and semi-detached houses.

**4 Proposal**

4.1 This application seeks permission for the replacement of specific existing timber framed windows with new double glazed aluminium framed windows which would have a brown powder coated finish.

**5 Comments from third parties**

5.1 The application was advertised by means of letters of notification to 7 neighbouring properties, and a site notice. To date (29.06.2017) no letters of objection have been received.

**6 Consultations**

None

## 7 Relevant planning history

Application number	Decision date	Application detail	Decision
		None relevant	

## 8 Planning Policy

### Core Strategy 2007

Policy CS1 Sustainable Development  
Policy CS5 Built environment

### Development Management Policies Document 2015

Policy DM9 Townscape character and local distinctiveness  
Policy DM10 Design requirements for new developments

## 9 Planning considerations

### Visual Impact

9.1 The proposed replacement fenestration would not be visible in the street scene. The new windows would be similar to the original windows, differing only in the arrangement of the glazing bars. The proposal would not therefore have a harmful impact on the character and appearance of the building, and overall would accord with policies DM9 and DM10.

### Neighbour Amenity

9.2 The proposed scheme would not have a materially harmful impact on neighbour amenity and would therefore accord with Policy DM10.

### Community Infrastructure Levy

9.3 The scheme is not CIL liable.

## 10 Conclusion

10.1 The scheme is recommended for APPROVAL.

## 11 Recommendation

11.1 Planning permission is **granted** subject to the following conditions:

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

**Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2005**

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

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

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

**Drawing No COX L – 003A; COX L – 004A**

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

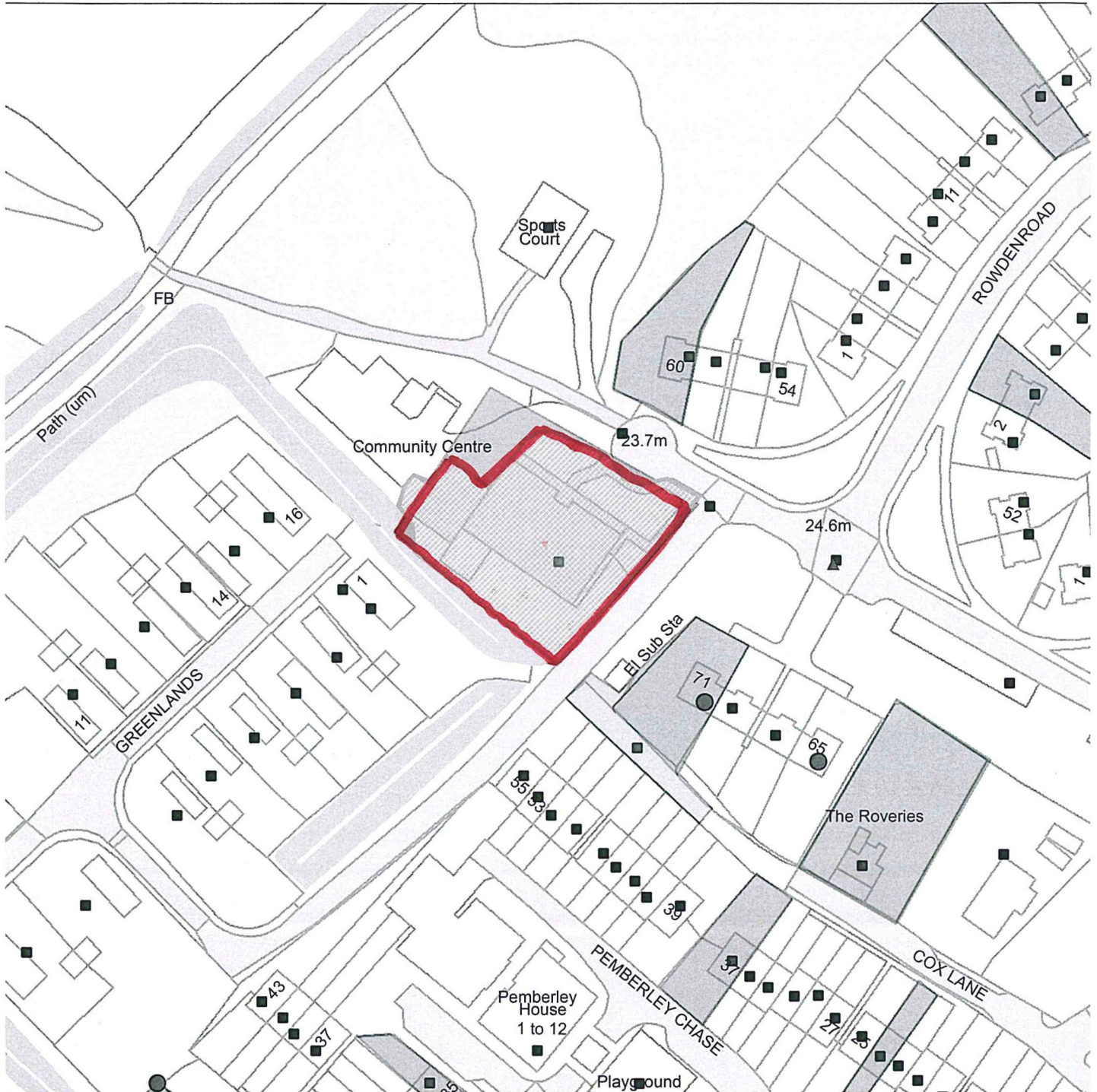
### **Informatives**

- (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.**

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Comments

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### **39 The Oaks Square Waterloo Road Epsom Surrey KT19 8AS**

Erection of an internally illuminated fascia sign.

<b>Ward:</b>	<b>TOWN</b>
<b>Contact Officer:</b>	<b>John Robinson</b>

#### **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=OPOXW9GYGP200>

#### **2 Summary**

- 2.1 This application is for a replacement sign on a shop unit in the Ebbisham Centre.

#### **3 Site description**

- 3.1 The Ebbisham Centre is one of the focal points of the Town Centre and contains Epsom's Public Library as well as other Community Facilities. The Area around the centre is made up of a mixture of residential and commercial properties. On the street level there is a street café area outside the existing restaurants. The residential properties are situated at the upper levels of the development.

#### **4 Proposal**

- 4.1 This proposal seeks permission for a replacement fascia sign above a shop unit in the Ebbisham Centre.
- 4.2 The sign would measure 8250mm (l) x 660mm (h) and would comprise a black satin finished box with white, internally illuminated, individual stencil cut lettering denoting "Dia y Noche Lounge".

#### **5 Comments from third parties**

- 5.1 The application was advertised by means of letters of notification to 2 neighbouring properties. To date (06.07.2015) no letters of objection have been received.

## 6 Consultations

- 6.1 Surrey County Council Highways: - 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.

## 7 Relevant planning history

Application number	Decision date	Application detail	Decision
17/00378/FUL	Under Consideration	Variation of condition 15 of planning permission 98/00104 dated 31/03/99 to allow an extension of opening hours of food and drink premises for an extra hour on Friday & Saturday evening from 23:00 until 24:00, Christmas eve (evening) 23:00 until 01:00 on Christmas Day, New years eve (evening) 23.00 until 01:30 on New Years Day, St Georges Day 23:00 until 24.00, St Patricks Day 23:00 until 24:00, and Halloween 23:00 until 24:00. Installation of retractable awning.	

## 8 Planning Policy

National Policy Planning Framework (NPPF) 2012

Chapter 2: Ensuring Vitality of Town Centres

Core Strategy 2007

Policy CS14 Measures to improve Epsom Town Centre

Development Management Policies September 2015

Policy DM15 Advertisements

Supplementary Planning Guidance 2012

Shopfront Design Guide

## 9 Planning considerations

- 9.1 Under the Advertisement Regulations 2007, the main issues to consider in the determination of this application are whether the proposed signage would harm highway safety or public amenity.

Impact on Public Amenity

- 9.2 Policy DM15 requires that proposals for advertisements must demonstrate that their design and siting does no demonstrable harm to the character of the surrounding townscape and that they have no adverse effect upon a conservation area and its wider setting.
- 9.3 The application site forms part of a number of restaurants which form part of the Ebbisham Centre. There is no objection in principle to the proposed signage, as it is of good quality, durable materials and sits comfortably within the fascia area.
- 9.4 It is therefore concluded that the signage would comply with policy DM15.

Highway Safety

- 9.5 Surrey County Council –Highways have confirmed that there are no highway safety concerns with the proposed advertisements.

Community Infrastructure Levy

- 9.6 This application does not require any levy.

**10 Recommendation**

- 10.1 Grant subject to conditions:-

**Condition(s):**

- (1) Standard Advertisement Conditions**
- (2) The development hereby permitted shall be carried out in accordance with the following approved plans:**

**Signage details received 22.05.2017**

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

**Informative(s):**

- (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.**

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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.**

### **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).
- Amber Cottage, Grove Road, Epsom KT17 4DF – 17/00167/FLH
  - Epsom House, 10 East Street, Epsom, KT17 1HH – 17/00385/FUL
  - New development on NESLOT agricultural land, Reigate Road, Ewell KT17 3DS – 17/00429/FUL
  - The White Horse Public House, 63 Dorking Road, Epsom KT18 7JU
  - Development site at Upper High Street, Epsom KT17 4QS - 17/00001/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**