

Minutes of the Meeting of the PLANNING COMMITTEE held on 22 February 2018

PRESENT -

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

Absent: Councillor Tina Mountain

Officers present: Damian Roberts (Chief Operating Officer), Danny Surowiak (Principal Solicitor), Adele Castle (Planning Development Manager), John Robinson (Planning Officer) and Sandra Dessent (Democratic Services Officer)

56 DECLARATIONS OF INTEREST

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

57 MINUTES OF THE PREVIOUS MEETING

The Minutes of the Meeting of the Planning Committee held on 28 January 2018 were agreed as a true record and signed by the Chairman.

58 PLANNING APPLICATION 17/01275/FUL - CHALK LANE HOTEL, CHALK LANE, EPSOM KT18 7BB

Description

Conversion of hotel and various alternations and extensions to the listed buildings to accommodate 21 dwelling units, car and cycle parking and private and communal gardens. (Amended drawings received 18.01.2018)

Decision

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

Part A

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

- a) A commuted sum of £143,940 in lieu of off-site affordable housing contributions.

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 DM8, DM9 and DM10 of the Development Management Policies 2015.

- (3) No development shall take place until full details, of both hard and soft landscape proposals, including a schedule of landscape maintenance for a minimum period of 5 years, have been submitted to and approved in writing by the local planning authority. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the development hereby approved and thereafter retained.

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

- (4) No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for a maximum of 29 cars and a minimum of 27 bicycles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The parking area shall be used and retained exclusively for its designated use.

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) The proposed development shall not be occupied until the layby on Chalk Lane north of the access has been removed and replaced with a footway in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority, all to be permanently retained.

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) 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 8.00 and 9.15 am and 3.15 and 4.00 pm (adjust as necessary according to individual school start and finish times) nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in Chalk Lane, Woodcote End or any other adjacent roads during these times 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

- (7) Prior to the occupation of the development, a Travel Statement shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, and Surrey County Council's "Travel Plans Good Practice Guide", to provide details of leisure, retail, employment, education and medical land uses within 2km walking distance and 5km cycling distance of the site and bus

and train facilities within 400 metres and 800 metres of the site, to each of the 21 dwellings.

And then the approved Travel Statement shall be implemented upon first occupation of the site and for each and every subsequent occupation of the development.

Reason: In recognition of Section 4 “Promoting Sustainable Transport” in the National Planning Policy Framework 2012.

- (8) 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).

- (9) 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.

- (10) Prior to the commencement of works, details of the location and appearance of service meters shall be submitted to and agreed in writing by the local planning authority. The works shall be carried out in accordance with the approved details.

Reason: To control and safeguard the character and appearance of the historic buildings and new build elements in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8 and DM9 of the Development Management Policies 2015.

- (11) No development shall take place until details and location of the installation of bird boxes, bat and bee bricks 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.

- (12) The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. Those details shall include:
- a) A design that satisfies the SuDS Hierarchy
 - b) A design that is compliant with the national Non-Statutory Technical Standards for SuDS, National Planning Policy Framework and Ministerial Statement on SuDS
 - c) Details of how the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite,
 - d) Details of how the Sustainable Drainage System will be protected and maintained during the construction of the development,
 - e) Finalised drawings ready for construction to include: a finalised drainage layout detailing the location of SUDs elements, pipe diameters and their respective levels and long and cross sections of each SuDS Element
 - f) A management and maintenance plan that details maintenance regimes and responsibilities

Reason: To ensure that the principles of sustainable drainage are incorporated into the development and to reduce the impact of flooding in accordance with Policy CS6 of the Epsom and Ewell Core Strategy (2007) and Policy DM19 of the Development Management Policies 2015.

- (13) Prior to the first occupation of the development, 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 is designed to the technical standards and to ensure that the principles of sustainable drainage are incorporated into the development and to reduce the impact of flooding in accordance with Policy CS6 of the Epsom and Ewell Core Strategy (2007) and Policy DM19 of the Development Management Policies 2015.

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

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

1530-20a	Site Plan As Proposed
1530-21c	GF As Proposed
1530-22a	FF As Proposed
1530-23a	SF As Proposed
1530-24a	Roof As Proposed
1530-25b	Context Elevn To Woodcote End
1530-26a	Context Elev To Chalk Lane
1530-27a	Context Elev To Carpark
1530-28a	Context Elev To Garden
1530-29	Sectional Elev Old Buildings
1530-30b	End Elevations Heathcote House
1530-31	Section BB Thru Old Bldgs
1530-32a	Section AA Thru Woodcote Cottage
1530-34	Elevation Locations
1530-35b	Elevation 1
1530-36a	Elevation 2
1530-37	Elevation 3
1530-38	Elevation 4
1530-39a	Elevation 5
1530-40a	Elevation 6
1530-41a	Elevation 7
1530-42a	Elevation 8
1530-43a	Elevation 9
1530-44b	Elevation 10
1530-45a	Elevation 11

1530-46	Elevation 12
1530-47	Elevation 13
1530-48a	Elevation 14
1530-49b	Elevation 15
1530-50	Demolitions Overview
1530-51	Woodcote Co GF Alterations
1530-52	Woodcote Co FF Alterations
1530-53	Woodcote Co SF Alterations
1530-54	Heathcote Ho GF Alterations
1530-55	Heathcote Ho FF Alterations
1530-56	Overview GF Alterations
1530-57	Overview FF Alterations
1530-61a	Bikestore Details
1530-62a	Wildlife Box Details
1530-63	Carpark Details

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

- (15)** No development to Heathcote House shall take place until details of the investigatory groundworks in respect of the Western Red Cedar have been submitted to and approved by the local planning authority. The works shall be carried out in strict accordance with the recommendations of this report as agreed by the local planning authority.

Reason: To protect the tree on site 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.

- (16)** No demolition, site clearance or building operations shall commence on site until the protective fencing and other protection measures as shown on Drawing Number TPP1_CLH Rev A in the Arboricultural Method Statement by ACS (Trees) Consulting dated 14 November 2017 have been installed. At all times until the completion of the development, such fencing and protection measures shall be retained as approved. Within all fenced areas, soil levels shall

remain unaltered and the land kept free of vehicles, plant, materials and debris.

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.

- (17) No development shall take place until details of secure bicycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the local planning authority. These facilities shall be fully implemented and made available for user prior to the occupation of the development hereby permitted and shall thereafter be retained for such use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles in accordance with Policy CS16 of the Core Strategy (2007) and Policy DM36 of the Development Management Policies 2015.

Informatives:

- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012
- (2) The water efficiency standard required under Condition 9 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) You are advised that no construction work should 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 should 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.
- (5) The applicant is advised that the provision of allocated parking spaces for occupants of the flat units would be encouraged and supported.

Part B

In the event that the section 106 Agreement referred to in Part A is not completed by 6 April 2018 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 a commuted sum in lieu of the off-site provision of affordable housing units.

The Committee noted a verbal representation from the architect for 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.

- 59 PLANNING APPLICATION 17/01276/LBA - CHALK LANE HOTEL, CHALK LANE, EPSOM KT18 7BB

Description

Conversion of hotel and various alterations and extensions to the listed buildings to accommodate 21 dwelling units, car and cycle parking and private and communal gardens (Amended drawings received 18.01.2018).

Decision

Listed Building consent is **GRANTED**, subject to the following conditions:

Conditions:

- (1) The works hereby granted shall be commenced before the expiration of three years from the date of this consent.

Reason: To comply with Section 18 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 52 (4) of the Planning and Compulsory Purchase Act 2004.

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

Reason: To secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8, DM9 and DM10 of the Development Management Policies 2015.

- (3) Prior to the commencement of development, details for the careful removal of those partitions and divisions and linking elements using hand tools only, including making good, shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details.

Reason: To safeguard the special architectural and historic interest of the listed building in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8 and DM9 of the Development Management Policies 2015.

- (4) All new roofs to the flat roofed dormers shall be covered with lead, of the appropriate code and laid in accordance with the most recent specifications of the Lead Sheet Association.

Reason: To safeguard the special architectural and historic interest of the listed building in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8 and DM9 of the Development Management Policies 2015.

- (5) All new and replacement flashings shall be lead, of the appropriate code and laid in accordance with the most recent specifications of the Lead Sheet Association.

Reason: To safeguard the special architectural and historic interest of the listed building in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8 and DM9 of the Development Management Policies 2015.

- (6) Prior to the commencement of internal works, details of the interfaces between old and new partitions and walls, including

horizontal and vertical sections at a minimum scale of 1:10 shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the special architectural and historic interest of the listed building in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8 and DM9 of the Development Management Policies 2015.

- (7) No work shall take place until detailed drawings and/or samples of all new internal and external joinery details including windows (frames, depth of reveal common sight line with no trickle vents, through glazing bars, method of opening, details of heads, cills and lintels), doors frames (architraves, linings, mouldings and beading), weatherboarding (type, lap, fastening and finishing edges); eaves verge boards, external posts and brackets staircases and balconies (including balusters, newel posts and handrails); beading and skirting boards have been submitted to and approved in writing by the local planning authority. The submitted details of sample elevations shall be at a scale of not less than 1:20, and horizontal/vertical frame sections (including sections through glazing bars) at a scale of not less than 1:2. The works shall be carried out in accordance with the approved details.

Reason: To safeguard the special architectural and historic interest of the listed building in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8, DM9 and DM10 of the Development Management Policies 2015.

- (8) All new plumbing and drainage shall be run internally except for the vents, the details of which 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 safeguard the special architectural and historic interest of the listed building in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8 and DM9 of the Development Management Policies 2015

- (9) No development shall take place until details of all new or replacement external chimneys, flues, extract ducts, vents, grilles and meter housings have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details. All new external flues, pipework and grilles shall be cast metal and finished in black.

Reason: To safeguard the special architectural and historic interest of the listed building in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8, DM9 and DM10 of the Development Management Policies 2015.

- (10) Details of all new hoppers and downpipes (which shall be cast iron or cast aluminium and painted black) 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 safeguard the special architectural and historic interest of the listed building in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8 and DM9 of the Development Management Policies 2015.

- (11) Prior to the commencement of works to the existing and new roofs, details including sections and fixings of all new cast iron or cast aluminium rainwater goods shall be submitted to and approved in writing by the local planning authority. Where cast iron currently exists, it shall be retained and reused. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the special architectural and historic interest of the listed building in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8 and DM9 of the Development Management Policies 2015.

- (12) No works shall take place until a full schedule and specification of repairs and works including specifications and method statements has been submitted to and approved in writing by the local planning authority, to include:

- Lath and plaster walls
- floors
- lath and plaster ceilings
- rewiring using existing wiring runs. Where new wiring runs are proposed, details of routes and surface mounted trunking shall be provided
- provision of service runs for heating systems including service pipes and radiators

The works shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard the special architectural and historic interest of the listed building in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8 and DM9 of the Development Management Policies 2015.

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

1530-20a, 1530-21a, 1530-22a, 1530-23a, 1530-24a, 1530-25a, 1530-26a, 1530-27a, 1530-28a, 1530-29, 1530-30a, 1530-31, 1530-32a, 1530-34, 1530-35a, 1530-36a, 1530-37, 1530-38, 1530-39a, 1530-40a, 1530-41a, 1530-42, 1530-43, 1530-44a, 1530-45a, 1530-46, 1530-47, 1530-48a, 1530-49a, 1530-50, 1530-51, 1530-52, 1530-53, 1530-54, 1530-55, 1530-56, 1530-57, 1530-61a, 1530-62a, 1530-63

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

Informative:

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

60 REPORT ON RECENT PLANNING APPEAL DECISIONS

The Committee received summaries for three recent appeals, as follows:

- ALDI Former Dairy Crest Site – 15/01346/FUL
- 78 Gayfere Road – 17/00381/FLH
- 24 Redwood Drive – 17/00115/MMA

It was noted that all three appeals were dismissed.

61 SITE VISITS

It was agreed that site visits should be held at the appropriate time in connection with the following applications.

- 346 Chessington Road, West Ewell, KT19 9EG – 17/01274/FUL
- Langley Vale Memorial Woodland Site, Headley Road, Langley Vale, Epsom – 17/01450/FUL
- Former Police Station, Church Street, Epsom, KIT17 4PS – 17/01586/FUL

The meeting began at 7.30 pm and ended at 8.40 pm

COUNCILLOR HUMPHREY REYNOLDS (CHAIRMAN)