

Minutes of the Meeting of the PLANNING COMMITTEE held on 11 April 2019

PRESENT -

Councillor David Reeve (Vice-Chairman) Councillors Michael Arthur MBE, John Beckett, Lucie Dallen, Jan Mason, Tina Mountain, Peter O'Donovan (From 7.10pm), Martin Olney, Vince Romagnuolo, Clive Smitheram, Mike Teasdale and Tella Wormington

Absent: Councillor Humphrey Reynolds

Officers present: Ruth Ormella (Head of Planning), Martin Holley (Planning Development Manager), Danny Surowiak (Principal Solicitor), Tom Bagshaw (Planner), Virginia Johnson (Planner), John Robinson (Senior Planner) and Sandra Dessent (Democratic Services Officer)

65 ELECTION OF VICE-CHAIRMAN

In the absence of the Chairman, Councillor David Reeve (Vice Chairman) chaired the meeting and with the agreement of the Committee Councillor John Beckett acted as Vice Chairman.

66 DECLARATIONS OF INTEREST

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

St Ebbas Farm, Hook Road, Epsom, Surrey, KT19 8QW - 18/01453/FUL
Councillor Clive Smitheram, Other Interest: Known to the applicant of the application through his association with the Riding for the Disabled Association (RDA).

St Ebbas Farm, Hook Road, Epsom, Surrey, KT19 8QW - 18/01453/FUL
Councillor David Reeve, Other Interest: Known to the applicant of the application through his association with the Riding for the Disabled Association (RDA).

St Ebbas Farm, Hook Road, Epsom, Surrey, KT19 8QW - 18/01453/FUL
Councillor Jan Mason, Other Interest: Known to the applicant of the application through her association with the Riding for the Disabled Association (RDA).

St Ebbas Farm, Hook Road, Epsom, Surrey, KT19 8QW - 18/01453/FUL
Councillor Tella Wormington, Other Interest: Known to the applicant of the application through his association with the Riding for the Disabled Association (RDA).

67 MINUTES OF THE PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on 14 March 2019 were agreed as a true record and signed by the Chairman.

68 36 CHASE ROAD, EPSOM, KT19 8LT

Description

Felling of Holm Oak T17 of the TPO 69 located at the side of the property.

Decision

Tree Preservation Order No.463 is confirmed without modification and Tree Preservation Order No.69 is modified to remove reference to the Eleagnus T17.

The Committee noted a verbal representation from an objector of the application. 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.

69 ST EBBAS FARM, HOOK ROAD, EPSOM, SURREY, KT19 8QW - 18/01453/FUL

Description

Construction of a 67m x 25m indoor arena, change the external materials on the existing indoor arena to match proposed arena, construct 6 no stable infill to match existing stables and creation of a new car park at Epsom Riding for the Disabled Association

Decision

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

Part A

Refer to Secretary of State with a recommendation to Grant Planning Permission, subject to the proposed conditions.

Part B

Following confirmation from the Secretary of State that the matter is not to be called in, delegation be given to the Head of Planning to determine the application in accordance with 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 strict accordance with the approved drawings:

Proposed Arena Plan - DwgA2001

Proposed Elevation - DwgA2100

Proposed Elevation & Section – DwgA2101

Proposed Roof Plan – DwgA2002

Proposed Site Plan – DwgA2000

Stable Infill Elevations – DwgA3001

Stable Infill Plans – DwgA3000

Traffic Statement

Planning, Design & Access Statement

Landscape and Visual Impact assessment

Arboricultural Impact assessment

Existing Tree Schedule

Ecological Impact Assessment

Tree retention and protection plan

Surface water assessment

Lighting statement

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) 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.

- (4) Details of both hard and soft landscape proposals to the extent of the blue line in drawing A500, 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 in consultation with the council's ecology officer. The approved landscape scheme shall be implemented prior to the occupation of the development hereby approved and thereafter retained.

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

- (5) 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) HGV deliveries and hours of operation

(e) vehicle routing

(f) measures to prevent the deposit of materials on the highway

(g) 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: 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.

- (6) No construction work shall be carried out in such a manner as to be audible at the site boundary before 08.00 hours or after 18:00 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.

Reason: In order to safeguard the amenities of the occupiers of neighbouring properties in accordance with Policy DM10 of the Development Management Policies 2015.

- (7) The development hereby approved shall be carried out in accordance with the Tree Retention and Protection Plan (Drawing No – LLD1494-ARB-DWG002. The development shall be carried out in accordance with the agreed details.

Reason: To ensure that the tree(s) receive the appropriate treatment and that the tree work is of a satisfactory standard to protect amenity in accordance with Policies CS1 and CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015.

- (8) No development shall take place until a strategy of surface water drainage for the site using a Sustainable Drainage System (SuDS) has been submitted to and approved in writing by the local planning authority. The approved development shall be implemented in accordance with the approved strategy prior to the first use/or occupation of the cemetery and thereafter retained in that condition.

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.

- (9) The development hereby permitted shall be carried out in accordance with the Drainage Strategy (Preliminary Surface Water Drainage Strategy) provided by STM environmental [19.12.2018]. The approved development shall be implemented in accordance with the approved strategy prior to the first use/or occupation of the cemetery and thereafter retained in that condition.

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.

- (10) The development hereby permitted shall be carried out in accordance with the Arboriculture Method Statement (Arboricultural Impact Assessment and Method Statement) provided by LIZARD

[10.10.2019]. The approved development shall be implemented in accordance with the approved strategy prior to the first use/or occupation of the development and thereafter retained in that condition.

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.

- (11) For any clearing of hedgerows this would need to occur outside of the main avian breeding period (March to August) or under the supervision of a suitably qualified ecologist.**

Reason: to ensure that no undue harm is caused to the breeding cycle of nesting birds that use the site as a nesting site.

- (12) Following any necessary demolition and prior to the commencement of any further development, the following shall be undertaken in accordance with current best practice guidance:**

(a) A desk study, site investigation and risk assessment to determine the existence, extent and concentrations of any made ground/fill, ground gas and contaminants with the potential to impact sensitive receptors on and off-site. The results of the investigation and risk assessment shall be submitted to and approved by the Local Planning Authority; and

(b) If ground/groundwater contamination, filled ground and/or ground gas is found to present unacceptable risks, a detailed scheme of risk management measures shall be designed and submitted to the Local Planning Authority for approval.

Reason: To prevent harm to human health and pollution of the environment.

- (13) Prior to any occupation of the site, the approved remediation scheme prepared under Condition 12 must be carried out in accordance with its terms. Following completion, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.**

Reason: To prevent harm to human health and pollution of the environment.

- (14) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. In that event, prior to any occupation of the site, an**

investigation and risk assessment must be undertaken and where remediation is deemed necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To prevent harm to human health and pollution of the environment

- (15) Bat, swift and bird boxes are to be installed on the two dwellings, to enhance the biodiversity interest of the site. The boxes shall be installed 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.

- (16) The development hereby approved shall not be first utilised until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and 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, and to accord with the National Planning Policy Framework 2018, DM 35 Transport and New Development and DM 37 Parking Standards of the Epsom and Ewell Borough Council Development Management Policies Document September 2015.

Informatives:

- (1) In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.
- (2) The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be

obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see: <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>.

- (3) The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from un-cleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
- (4) Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.

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.

Note: In the interests of openness and transparency Councillors Mason, Reeve, Smitheram and Wormington declared they were known to the applicant who was also speaking on the application.

70 SUNNYBANK HOUSE 39A EAST STREET EPSOM KT17 1BL 18/01508/REM

Description

Variation of Condition 8 (Contaminated Land) of planning permission 17/01755/FUL to permit verification report to be completed pre-occupation rather than pre-commencement.

Decision

Variation of Condition is **PERMITTED**, subject to the following:

Part A

Subject to a new legal agreement (under the same terms as the extant agreement) being completed by 12th July 2019 and signed to secure the following heads of terms:

- **A Travel Plan Monitoring Fee**

The Committee authorise the Head of Planning to grant planning permission subject to the conditions detailed below.

Part B

In the event that the section 106 Agreement referred to in Part A is not completed by 12th July 2019, the Head of Planning 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 Policy CS5 of the Core strategy 2007

Conditions:

- (1) The development hereby permitted shall be commenced within 3 years from the 18 September 2018, the date of the originally approved application 17/01755/FUL that is subject to this application to variation.

Reason: In order to comply with Section 91 of the Town and Country Planning Act, 1990. (As amended)

- (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 and the planting of three trees in front of the building, 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) 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 Core Strategy 2007.

- (5) The student accommodation 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) Prior to the first occupation of the student accommodation, a plan for the management of student arrivals and departures at the start and end of term shall be submitted and approved in writing by the Local Planning Authority. This plan shall confirm that on weekdays and weekends, no students shall be permitted to load and unload from the four, designated, parking bays on-site without the prior arrangement of the site management. There is to be no parking outside of these designated bays for student loading/unloading.

Reason: 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) Details of a waste management plan, incorporating provision for refuse storage and recycling facilities on the site, shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site. The refuse storage and recycling facilities shall be provided prior to the first occupation. The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority.

Reason: In order that the development should take into account the need to minimise the dispersal of waste and facilitates the collection of recyclable waste in accordance with the provisions of Policy CS6 of the Epsom and Ewell Adopted Core Strategy 2007.

- (8) Unless otherwise agreed by the Local Planning Authority, the following must be undertaken prior to the occupation of any development on site, in accordance with current best practice guidance:

(i) a site investigation and risk assessment to determine the existence, extent and concentrations of any made ground/fill, ground gas (including volatile hydrocarbons) and contaminants with the potential to impact sensitive receptors on and off site. The scope and detail of these are subject to the approval in writing by the local planning authority. The results of the investigation and risk assessment shall be submitted to and approved by the Local Planning Authority; and

(ii) if ground/groundwater contamination, filled ground and/or ground gas is found to present unacceptable risks, a detailed scheme of risk management measures shall be designed and submitted to the Local Planning Authority for approval. The site shall be remediated in accordance with the approved measures and a verification report shall be submitted to and approved by the Local Planning Authority.

Reason: To control significant harm from land contamination to human beings, controlled waters, buildings and or/ecosystems as required by Policy DM7 of the Development Management Policies 2015.

- (9) The upper floors of Bradford House (and the ground floor area shown as student accommodation on Drawing No BH307-1/211/D) shall be used for student accommodation only and for no other purpose (including any other purpose within Use Class Sui Generis of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason: To ensure a satisfactory form of use of the premises as required by Policy DM10 of the Development Management Policies 2015.

- (10) Notwithstanding the available permitted development rights under Class N of the GPDO 2013, the ground floor at Bradford House (denoted as "Commercial Area" on Drawing No BH307-1/211/D) shall be used for B1 (Office Use) only and for no other purpose (including any other purpose within Use Class of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason: To ensure a satisfactory form of use of the premises as required by Policy DM25 of the Development Management Policies Document 2015.

- (11) The development hereby approved shall not be first occupied unless and until the proposed vehicular / pedestrian / cycle / modified

access to East Street has been constructed in accordance with the approved plans.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users as required by policy CS16 of the Core Strategy 2007

- (12) The development hereby approved shall not be first commenced until a scheme detailing the location and operation of the access control mechanism has been submitted to and approved in writing by the Local Planning Authority and thereafter the access control with approved access visibility zones and access ramp shall be kept permanently clear of any obstruction.

Reason: 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

- (13) The development hereby approved shall not be first occupied unless and until the existing accesses from the site to East Street as shown on the drawings 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 as required by policy CS16 of the Core Strategy 2007

- (14) The development hereby approved shall not be first occupied unless and until space has been laid out within the site in for a maximum of 7 cars and 1 disabled space and a minimum of 52 bicycles to be parked securely in accordance with the approved plans for vehicles / cycles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking / turning areas shall be retained and maintained for their designated purposes.

Reason: 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

- (15) 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, will not occur between the hours of 0730-0900 and 1630-1800.

g) measures to prevent the deposit of materials on the highway

(h) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused - see condition one.

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 as required by policy CS16 of the Core Strategy 2007

- (16) The development hereby approved shall not be first occupied until the following facilities have been provided in accordance with the approved plans and approved in writing by the Local Planning Authority for:**

(a) The secure parking of bicycles within the development site,

(b) Facilities within the development site for cyclist to change into and out of cyclist equipment / shower,

(c) Facilities within the development site for cyclists to store cyclist equipment,

(d) Installation of a fast charge point, for electric vehicle charging

and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order to promote sustainable development in accordance with Policy CS6 of the Core Strategy 2007.

- (17) 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. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:**

a) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+40%) allowance for climate change storm events, during all stages of the development (Pre, Post and during),

associated discharge rates and storages volumes shall be provided using a maximum discharge rate of 1in1yr 2.6 litres/sec, 1 in 30yr 3.5 litres/sec and 1 in 100 year 4litres/sec utilising a blue roof system (as per the SuDS pro-forma or otherwise as agreed by the LPA).

b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).

c) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

d) Details of drainage management responsibilities and maintenance regimes for the drainage system.

e) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

- (18) 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. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

Reason: To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS.

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

011/D Proposed Site OS and Site Block Plan

012/F Site Landscape Context Plan

BH307-1/210/H Basement

BH307-1 211_G Ground Floor GA

032/F First and Second Floor GA

033/F Third and Fourth Floor GA

034/F Fifth Floor and Roof GA

086/C Proposed North View

085/C Proposed North West Bird's Eye View

084/C Proposed View Along East Street to New Building

083/C Proposed South East View from West Street

082/C Proposed South West View from East Street

081/C Proposed North East Bird's Eye View

072/E Rendered Elevations Proposed

BH307-1 410_B Front (SE) Elevation

BH307-1 411_B Right (NE) Elevation

BH307-1 412_B Left (SW) Elevation

BH307-1 413_B Rear (NW) Elevation

051/F Proposed Section AA

052/F Proposed Section BB

053/F Proposed Section CC and DD

BH307-1 415 Front and Rear Street Elevations

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).

- (20)** Prior to the commencement of the development, a drawing showing the proposed site levels of the application site and the finished floor levels of the proposed dwellings 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: Submission of a scheme prior to commencement will ensure that the development accords with the Development Management Policies Document 2015 Policy DM10. It will also ensure accordance with Section 197 of the Town and Country Planning Act 1990.

- (21) The occupancy of the accommodation hereby permitted shall be limited to university/college students who are enrolled on an educational course within the Borough.

Reason: The development is designed for a type of accommodation that is considered to be sui generis and would not be satisfactory for other residential uses.

- (22) All Demolition and or building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason: In order to safeguard the amenities of the occupiers of neighbouring properties in accordance with Policy DM10 of the Development Management Policies 2015.

- (23) The development shall be carried out strictly in accordance with the Student Management Plan approved under application 18/01098/COND dated 31.10.2018

Reason: To safeguard the amenities of the adjoining residential occupiers in accordance with Policy DM10 (Design Requirements for New Developments) of the LDF Development Management Policies Document (October 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 38 of the National Planning Policy Framework 2018
- (2) The water efficiency standard required under condition 12 has been adopted by the local planning authority through the Development Management Policies 2015. This standard is the 'optional requirement' detailed in Building Regulations 2010, Part G Approved Document (AD) Buildings Regulations (2015), at Appendix A paragraph A1.

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

using the 'fittings approach' where water fittings are installed as per the table at 2.1 in the AD or

using the water efficiency calculation methodology detailed in the AD Part G Appendix A.

- (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.

- 71 NONSUCH PARK MANSION, NONSUCH PARK, EWELL ROAD, CHEAM, SURREY, SM3 8AL - 18/01309/FUL

Description

Changes of use from offices to sleeping accommodation on the first and second floors to provide 9 bedrooms for the wedding guests using the Grade II* Listed Nonsuch Park Mansion.

Decision

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

- (1) The development hereby permitted shall be commenced within 3 years from the date of this decision.

Reason: In order to comply with Section 91 of the Town and Country Planning Act, 1990. (As amended)

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

Proposed floor plan as indicated in revised

Design & Access Statement [received 09.03.2019]

Method statement room 4 [received 09.03.2019]

Photographical Survey [received 09.03.2019]

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

- (3) The proposed bedrooms hereby permitted shall solely be occupied by the members of the public attending the building for events and shall not be used as separate units of accommodation.

Reason: To ensure the accommodation is an ancillary use to the Sui Generis events venue and does not harm the future amenity of the local area

- (4) All works of making good and repair in association with these works shall match the existing adjacent fabric in material details, finish and design detail, unless otherwise agreed in the plans approved in this planning consent.

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.

- (5) The proposed development shall be carried out in accordance with the survey of works detailed in the design and access statement, method statement and photographic survey [Received 09.03.2019]. Copies of the report should be sent to the Borough Museum at Bourne Hall.

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.

- (6) Prior to commencement of works a survey with sections through all new openings in walls showing proposed response too, and making good of, cornices, skirting boards and dado rails with detail sections at a scale of 1:2. No works shall commence until these specifications are approved and shall carried out in accordance with the approved specifications.

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.

- (7) Prior to any works to the second floor of the proposed development the applicant should provide a schedule of works and method statement for the works to the proposed second floor of the development providing the details set out below. These details shall be submitted to and approved in writing by the local planning authority and the development shall carried out in accordance with the approved specifications.

- Which doors are being retained and where.
- What repairs will be carried out to the surviving doors.
- What is the historic significance of the fireplaces.
- What works of repair/alteration/removal is proposed for the fireplace.
- Is there any surviving plaster and is this original lath and plaster.
- Confirmation of the method of resurfacing the wall – if plaster this should be lath and plaster, matching plaster elsewhere in the building.

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.

Informatives:

- (1) In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.
- (2) Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced.
- (3) Please note that this application is tied to the Listed Building Consent application 18/00818/LBA.

Note: The update report refers to Item 05, Nonsuch Park Mansion 18/01309/FUL, please note that the amendments apply to Nonsuch Park Mansion Listed Building Consent 18/00818/LBA apart from the revision of paragraph 2.1.

- 72** NONSUCH PARK MANSION, NONSUCH PARK, EWELL ROAD, CHEAM, SURREY, SM3 8AL - 18/00818/LBA

Description

Internal alterations to enable the upper floor to function as residential space for guests at weddings taking place at the house.

Decision

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

Part A

Refer to the Secretary of State with a recommendation to grant listed building consent subject to the conditions below

Part B

Following confirmation from the Secretary of State that the matter is not to be called in, delegation be given to the Head of Planning to determine the application in accordance with the following conditions:

Conditions:

- (1) **The development hereby permitted shall be commenced within 3 years from the date of this decision.**

Reason: In order to comply with Section 91 of the Town and Country Planning Act, 1990. (As amended)

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

Proposed floor plan as indicated in revised

Design & Access Statement [received 09.03.2019]

Method statement room 4 [received 09.03.2019]

Photographical Survey [received 09.03.2019]

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

- (3) **All works of making good and repair in association with these works shall match the existing adjacent fabric in material details, finish and design detail, unless otherwise agreed in the plans approved in this planning consent.**

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.

- (4) **The proposed development shall be carried out in accordance with the survey of works detailed in the design and access statement, method statement and photographic survey [Received 09.03.2019]. Copies of the report should be sent to the Borough Museum at Bourne Hall.**

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.

- (5) Prior to commencement of works a survey with sections through all new openings in walls showing proposed response too, and making good of, cornices, skirting boards and dado rails with detail sections at a scale of 1:2. No works shall commence until these specifications are approved and shall carried out in accordance with the approved specifications.

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

- (6) Prior to any works to the second floor of the proposed development the applicant should provide a schedule of works and method statement for the works to the proposed second floor of the development providing the details set out below. These details shall be submitted to and approved in writing by the local planning authority and the development shall carried out in accordance with the approved specifications.

- Which doors are being retained and where.
- What repairs will be carried out to the surviving doors.
- What is the historic significance of the fireplaces.
- What works of repair/alteration/removal is proposed for the fireplace.
- It there any surviving plaster and is this original lath and plaster.
- Confirmation of the method of resurfacing the wall – if plaster this should be lath and plaster, matching plaster elsewhere in the building.

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.

73 LOWER MILL, KINGSTON ROAD, EWELL, SURREY, KT17 2AH - 18/00743/FUL

Description

Demolition of existing office building and redevelopment to provide 53 no. extra-care apartments with associated facilities (within Class C2), including conversion and alternation of the Grade II Listed Mill House and Granary Buildings, with parking access, landscaping and other associated works.

Decision

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

Part A:

Refer to Secretary of State with a recommendation to Grant Planning Permission, subject to the Section 106 Agreement being signed by 13 July 2019 and the proposed conditions.

Part B:

Following confirmation from the Secretary of State that the matter is not to be called in, delegation be given to the Head of Planning to determine the application subject to Section 106 Agreement being signed by 13 July 2019, and securing:

- **A financial contribution of £10,000 towards a Woodland Management Plan, for improvements and enhancements to the woodland in the Council's ownership, immediately to the South of the Hogsmill River and the Application Site**
- **A financial contribution of £422,251 in lieu of on-site affordable housing provision**
- **A review mechanism is included, in the event the Government Legislation changes with regard to Ground Rent Assessments.**

and in accordance with the proposed conditions listed below.

Part C:

In the event the Section 106 Agreement referred to in Part B is not completed by 13 July 2019 the Head of Planning is 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 Policy CS9 (Affordable Housing and meeting Housing Needs) in relation to the provision of a housing or a commuted sum in lieu of the on-site provision of affordable housing.

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 strict accordance with the approved drawings:

APL001 Rev B – Site Location Plan – dated July 2018

APL006 Rev I – Proposed Basement Plan – dated July 2018

APL 012 Rev E – Proposed Elevation A – dated July 2018

APL 013 Rev E – Proposed Elevation B – dated July 2018

APL 014 Rev D – Proposed Elevations C, D, E, F, G, H – dated July 2018

APL008 Rev H – Proposed First Floor Plan – dated July 2018

APL007 Rev I – Proposed Ground Floor Plan – dated January 2019

APL005 Rev G – Proposed Landscape Plan – dated July 2018

APL 019 Rev C – Existing and Proposed Elevations – dated July 2018

APL018 Rev C – Existing and Proposed Floor Plans – dated July 2018

APL021 Rev C – Existing and Proposed Internal Elevations 1 – dated July 2018

APL022 Rev C – Existing and Proposed Internal Elevations 2 – dated July 2018

APL011 Rev F – Proposed Roof Plan – dated July 2018

APL009 Rev J – Proposed Second Floor Plan – dated July 2018

APL017 Rev C – Proposed Section – dated July 2018

APL004 Rev G – Proposed Site plan – dated July 2018

APL016 Rev C – Proposed Site Section 1-3 – dated July 2018

APL 010 Rev H – Proposed Third Floor Plan – dated July 2018

APL015 Rev B – Proposed Elevations J, K, L, M, N, O, P, Q – dated July 2018

APL020 Rev B – Sections and Photographic Record – dated July 2018

APL023 Rev B – Existing and Proposed Plans, Elevations and Photos Outhouse – dated July 2018

APL003 Rev B – Existing Plans and Elevations – dated July 2018

APL024 Rev B – Existing and Proposed Elevations, Details Outhouse – dated July 2018

APL028 Rev A – Existing and Proposed Gate and Bin Store – dated July 2018

1055-KC-XX-YTREE-TPP01RevD – Tree Protection Plan – dated July 2018

1055-KC-XX-YTREE-TCP01RevA – Tree Constraints Plan – dated May 2018

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) No development shall take place until the applicant has submitted a programme of archaeological work in accordance with a Written Scheme of Investigation which has been approved by the Planning Authority.**

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 in accordance with Policy CS5 of the Core Strategy (2007).

- (4) Unless otherwise agreed by the Local Planning Authority, the following must be undertaken prior to any occupation of the site in accordance with current best practice guidance:**

(i) a site investigation and risk assessment to determine the existence, extent and concentrations of any made ground/fill, ground gas and contaminants with the potential to impact sensitive receptors on and off site. The scope and detail of these are subject to the approval in writing by the local planning authority. The results of the investigation and risk assessment shall be submitted to and approved by the Local Planning Authority; and

(ii) if ground/groundwater contamination, filled ground and/or ground gas is found to present unacceptable risks, a detailed scheme of risk management measures shall be designed and submitted to the Local Planning Authority for approval. The site shall be remediated in accordance with the approved measures and a verification report shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policy DM17 of the Development Management Policies 2015 and the National Planning Policy Framework.

- (5) Any demolition and construction works shall be undertaken in accordance with the Construction Environmental Management Plan, dated 26 November 2018, or as updated, and agreed in writing with the Local Planning Authority.

Reason: To ensure the safe operation of the development both during the demolition and throughout the construction phase of the development.

- (6) The proposed development shall be carried out in accordance with the recommendations of the Bat Assessment Survey of Buildings and Trees and Bat Activity Survey, dated August 2018, the Preliminary Ecological Appraisal, dated August 2018 and the Ecological Mitigation and Management Plan dated 1 November 2018. In addition, integrated bat boxes and swift bricks shall be installed on the proposed buildings, to enhance the biodiversity interest of the site. The boxes and bricks shall be installed prior to the occupation of the development hereby approved and thereafter maintained.

Reason: To preserve and enhance biodiversity and habitats in accordance with Policy CS3 of the Core Strategy (2007) and Policy DM4 of the Development Management Policies 2015.

- (7) No development, other than demolition, shall commence until a scheme of hard and soft landscaping has been submitted to the Local Planning Authority for approval, which shall include indications of all existing trees on the land, and details of any to be retained, together with measures for their protection, in the course of development. The scheme shall indicate the location and species of plants and trees to be planted on the site. A minimum of 29 trees shall be replanted and planting shall be included between the Southern elevation of the buildings and the Northern bank of the

Hogsmill River. The approved scheme shall be implemented so that planting can be carried out during the first planting season following the occupation of the building(s) or the completion of the development whichever is the sooner. All planted materials shall be maintained for five years and any trees of planted removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the tree(s) receive the appropriate treatment and that the tree work is of a satisfactory standard to protect amenity in accordance with Policies CS1 and CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015.

- (8) 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.

- (9) The development hereby permitted (excluding demolition) 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. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDs, NPPF and Ministerial Statement on SuDS. The required drainage shall include:
- a) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change), storm events, during all stages of the development (Pre, Post and during), associated discharge rates and storages volumes shall be provided

using a Greenfield discharge rate of 2.5l/s (as per the SuDs pro-forma or otherwise as agreed by the LPA)

b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.)

c) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational

d) Details of drainage management responsibilities and maintenance regimes for the drainage system

e) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site

- (10) Prior to 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. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

Reason: To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDs.

- (11) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason: There is always the potential for unexpected to be identified during development groundworks. We should be consulted should

any contamination by identified that could present an unacceptable risk to Controlled Waters (the site is located over a Secondary Aquifer, within SPZ3 and adjacent to the Hogsmill River).

- (12) Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to the Controlled Waters. The development shall be carried out in accordance with the approved details.

Reason: Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

- (13) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling of other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites.' We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

- (14) No development shall take place until a landscape and ecological management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by, the local planning authority. The landscape and ecological management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority. The scheme shall include the following elements:

- Details of maintenance regimes

Details of any new habitat created on site and/or buffers around water bodies

Details of management responsibilities

Reason: To ensure that the wildlife areas are protected and managed appropriately. Also, to secure opportunities for enhancing the site's nature conservation value in line with national planning policy and adopted Policy DM4 in the Development Management Policies Document (2015) of the Epsom and Ewell Local Plan.

- (15)** Prior to the occupation of the development a Travel Plan 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 then the approved Travel Plan Statement shall be implemented prior to occupation and, thereafter maintain and develop the Travel Plan Statement to the satisfaction of the Local Planning Authority, to include:

(a) Details of the secure, covered and step-free provision of parking for bicycles within the development at ground floor, for staff, residents and visitors,

(b) Details of access and availability to electric vehicle charge points within the site,

(c) Contact details of the Travel Plan Statement coordinator, and

(d) Information pack to be appended to submitted Travel Plan Statement, to include information being provided to residents / staff / visitors regarding the availability of and whereabouts of local public transport / walking / cycling / car sharing clubs / car clubs

Reason: required in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2018

- (16)** The development hereby approved shall not be occupied unless and until at least nine of the available parking spaces are provided with electric charging points in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: required in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2018

- (17)** **(a)** 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 to be submitted to and approved in writing by the Local Planning Authority for vehicles to be parked and for the loading and unloading of 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] area(s) shall be retained and maintained for their designated purpose.

(b) The existing vehicle and turning courtyard area at the premises (as shown on the application drawings) shall be permanently retained and maintained for the designated purpose.

Reason: required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

(18) No development shall commence until a Construction Transport Management Plan has been submitted to and approved by the Local Planning Authority, 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 (see restricted vehicle movement hours below);

(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) HGV movements to or from the site shall not take place between the hours of 8.00 to 9.15 am and 4.45 to 6.00 pm only nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in Meadow Walk and Kingston Road 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: required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

(19) The development hereby approved shall not be first occupied unless and until management arrangements are in place to facilitate deliveries and waste collection within the site, details to include:

(a) The types of vehicles to be used and hours of their operation;

- (b) The design of loading/delivery areas within the development site;**
 - (c) The dimensions and layout of loading area(s) and turning space(s) and how these will be kept clear of non-service related vehicles,**
 - (d) Management of loading bay and turning area to ensure service vehicles can enter and exit the site in forward gear;**
 - (e) Details of management of service vehicle access and loading area within the site when an emergency response vehicle is on-site and;**
 - (f) Details on how service and waste collection vehicles will be undertaken in relation to the car park entry control mechanism,**
- have been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved details shall be implemented.**

Reason: required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

- (20) The development hereby approved shall not be first occupied unless and until management arrangements are in place for the management of general car parking provision are outlined within the site, to include details of:**
- (a) How the car parking spaces will be designated, assigned and managed for staff, residents, visitors, Blue Badge Holders and Electric Vehicles, to ensure car parking does not take place on the public highway,**
 - (b) Contact details of who will be responsible for the car park management plan and day to day access operations**
 - (c) Details on how the car park access control proposals will operate, in particular at times when unloading/ loading and waste collection is taking place,**
 - (d) Details on how cyclists will be restricted from accessing the car park ramp (due to its steep gradient), and**
 - (e) Details on how the height restriction will be managed to ensure oversized vehicles do not access the vehicle ramp on entry to the basement car park,**
- have been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved details shall be implemented.**

Reason: required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

- (21) No operations involving the bulk movement of earthworks materials to or from the development site shall commence unless and until facilities have be provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority to so far as is reasonably practicable prevent the creation of dangerous conditions for road users on the public highway. The approved scheme shall thereafter be retained and used whenever the said operations are undertaken.**

Reason: required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

- (22) Details of any external plant or machinery (including to mechanical ventilation systems) shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The development shall proceed only in accordance with those approved details.**

Reason: To protect the occupants of nearby residential properties from noise disturbance in accordance with Policy DM10 of the Development Management Policies 2015.

- (23) Prior to the first occupation, an internal and external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved scheme before the occupation and retained thereafter, unless otherwise agreed in writing with the Local Planning Authority.**

Reason: In order to safeguard the amenities of the occupiers of neighbouring properties, visual amenity and to mitigate impacts on ecology in accordance with Policy CS3, CS5 of the Core Strategy (2007) and Policies DM4, DM9 and DM10 of the Development Management Policies 2015.

- (24) Sample panels of all of the external materials demonstrating the colour, texture, face bond and pointing are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved details before the building is occupied.**

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.

Informatives:

- (1) In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.
- (2) If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website.
- (3) If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.

The Committee noted verbal representations from a Ward Councillor, an objector and the applicant. Letters of representation had been published on Council's website and were available to the public and members of the Committee in advance of the meeting.

- 74 LOWER MILL, KINGSTON ROAD, EWELL, SURREY, KT17 2AH - 18/00865/LBA

Description

Demolition of existing office building and redevelopment to provide 53 no. extra-care apartments with associated facilities (within Class C2), including conversion and alteration of the Grade II Listed Mill House and Granary Buildings, with parking, access, landscaping and other associated works. (Listed Building Consent).

Decision

Listed Building Consent is **GRANTED** subject to the following conditions

Conditions:

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

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

- (2) The development hereby permitted shall be carried out in strict accordance with the approved drawings:**

APL001 Rev B – Site Location Plan – dated July 2018

APL007 Rev I – Proposed Basement Plan – dated January 2019

APL 012 Rev E – Proposed Elevation A – dated July 2018

APL 013 Rev E – Proposed Elevation B – dated July 2018

APL 014 Rev D – Proposed Elevations C, D, E, F, G, H – dated July 2018

APL008 Rev H – Proposed First Floor Plan – dated July 2018

APL007 Rev I – Proposed Ground Floor Plan – dated January 2018

APL005 Rev G – Proposed Landscape Plan – dated July 2018

APL 019 Rev C – Existing and Proposed Elevations – dated July 2018

APL018 Rev C – Existing and Proposed Floor Plans – dated July 2018

APL021 Rev C – Existing and Proposed Internal Elevations 1 – dated July 2018

APL022 Rev C – Existing and Proposed Internal Elevations 2 – dated July 2018

APL011 Rev F – Proposed Roof Plan – dated July 2018

APL009 Rev J – Proposed Second Floor Plan – dated July 2018

APL017 Rev C – Proposed Section – dated July 2018

APL004 Rev G – Proposed Site plan – dated July 2018

APL016 Rev C – Proposed Site Section 1-3 – dated July 2018

APL 010 Rev H – Proposed Third Floor Plan – dated July 2018

APL015 Rev B – Proposed Elevations J, K, L, M, N, O, P, Q – dated July 2018

APL020 Rev B – Sections and Photographic Record – dated July 2018

APL023 Rev B – Existing and Proposed Plans, Elevations and Photos Outhouse – dated July 2018

APL003 Rev B – Existing Plans and Elevations – dated July 2018

APL024 Rev B – Existing and Proposed Elevations, Details Outhouse – dated July 2018

APL028 Rev A – Existing and Proposed Gate and Bin Store – dated July 2018

1055-KC-XX-YTREE-TPP01RevD – Tree Protection Plan – dated July 2018

1055-KC-XX-YTREE-TCP01RevA – Tree Constraints Plan – dated May

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) Sample panels of all of the external materials demonstrating the colour, texture, face bond and pointing are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved details before the building is occupied.**

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) Prior to installation, details of the proposed Hoist on the South Elevation of the Granary shall be submitted to and approved to the Local Planning Authority.**

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.

Informative:

- (1) In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has**

been given every opportunity to submit an application which is likely to be considered favourably.

Note: Following this item the meeting was adjourned for a comfort break from 20.50 to 21.00

75 ALDI 379-393 KINGSTON ROAD EWELL KT19 0BS - 18/01202/REM

Description

Variation of Condition 11 (Delivery hours) of planning permission 13/00520/FUL to allow delivery hours to be between 06:00-21:00 on Monday's to Saturday's and between 08:00-21:00 on Sundays for a temporary 1 year period.

Decision

Variation of Condition 11 **PERMITTED** subject to the following

Part A

Subject to a new legal agreement (under the same terms as the extant agreement) being completed and signed by 12th July 2019:

The Committee authorise the Head of Planning to grant planning permission subject to the conditions detailed below.

Part B

In the event the S106 Agreement referred to in Part A is not completed by 12 July 2019, the Head of Planning be authorised to refuse the application for the following reason:

In the absence of a completed legal agreement under section 106 of the Town and Country Act (as Amended) the applicant has failed to comply with Policy CS6 of the Core Strategy 2007

Conditions:

- (1) The variation hereby permitted shall commence within 3 months of the permission being granted, expiring on 12th July 2020.**

Reason: To enable the Council to re-assess the impact of the extended delivery hours on the amenity of Flats No 7 and 8 Kingston Court in accordance with Policies DM10 of the Development Management Policies 2015.

- (2) Details and samples of materials used in the development shall be in accordance with the materials samples and details approved under application 13/01717/COND dated 10 June 2014**

Reason To enable the Local Planning Authority to exercise control over the type and colour of the materials so as to secure a

satisfactory appearance in the interests of the visual amenities and character of the locality as required by Policy DM9 and DM10 of the Development Management Policies Document 2015 and CS5 of the Core Strategy (July 2007).

- (3) Hard and Soft Landscaping shall be in accordance with the materials samples and details approved under application 13/01360/COND dated 18 June 2014**

Reason To ensure the provision and maintenance of landscaping as required by Policy DM5 and DM10 of the Development Management Policies Document 2015 and CS5 of the Core Strategy (July 2007).

- (4) The tree protection measures shall be in accordance with the Arboricultural Method Statement and Tree Protection Plan by Barrell Tree Consultancy dated September 2013 approved under application 13/01717/COND dated 10 June 2014**

Reason: To ensure satisfactory protection of trees in the interest of amenity as required by policy DM5 of the Development Management Policies Document 2015

- (5) The acoustic fence shall be erected in accordance with the details approved under application 13/01717/COND dated 10 June 2014**

Reason: In order to safeguard against the emission of noise and protect the amenities of the occupants of the proposed development as required by Policy DM10 of the Development Management Policies Document 2015

- (6) The retail element of the scheme hereby permitted shall be used only for purposes within Use Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.**

Reason: In order to sustain the viability and vitality of the Ruxley Lane Secondary Town Centre shopping area as required by Policy DM30 of the Development Management Policies Document 2015

- (7) (No tobacco products, loose confectionary, greeting cards, lottery tickets or scratch cards shall be sold from the premises at any time.**

Reason: To ensure that the nature of the retail store remains complementary to the role and function of existing convenience retailers, and sustains and enhances the vitality of the Ruxley Lane Secondary Town Centre in accordance with Policy DM30 of the Development Management Policies Document 2015

- (8) The store shall at no time include a delicatessen counter, in-house bakery, fish counter or meat counter from which products are sold.**

Reason: To ensure that the nature of the retail store remains complimentary to the role and function of existing convenience retailers, and sustains and enhances the vitality of the Ruxley Lane Secondary Town Centre in accordance with Policy DM30 of the Development Management Policies Document 2015

- (9) At least 80% of the net sales floorspace hereby permitted shall only be used for the sale of convenience goods, toiletries and non-durable household goods.**

Reason: To ensure that the development meets the identified need in Epsom for a supermarket in accordance with Policy DM30 of the Development Management Policies Document 2015

- (10) The retail units hereby permitted shall not be open to customers outside the hours of 08:00 to 22:00 on Mondays to Saturdays and 10:00 to 16:00 on Sundays.**

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

- (11) Between 12th July 2019 and the 12th July 2020, no service vehicles shall arrive or depart from the retail unit outside the hours of 06:00 to 21:00 on Mondays to Saturdays or 08:00 to 21:00 on Sundays.**

From the 13th July 2020, no service vehicles shall arrive or depart from the retail unit outside the hours of 06:00 to 21:00 on Mondays to Saturdays or 08:00 to 17:00 on Sundays.

Reason: To prevent service deliveries at night, thereby protecting the amenity of nearby residential properties and to reduce the number of large service vehicles in the Ruxley Lane Secondary Town Centre during the busiest peak hours, to comply with Policy DM10 of the Development Management Policies Document 2015 and CS16 of the Core Strategy 2007

- (12) No home delivery service shall be carried out from the development hereby permitted without the prior consent of the Local Planning Authority.**

Reason: In order that the Local Planning Authority can be satisfied with the effect of any such service on the operation of the service yard and on traffic generation 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

- (13) The level of noise from all fixed plant installed on the site shall not exceed 35dB LAeq 5 minutes between the hours of 23:00 - 07:00 and**

40 dB LAeq 1 hour between 07:00 - 23:00. All relevant determinations shall be made at the boundary of the nearest noise-sensitive property.

Reason: In order to safeguard against the emission of noise and protect the amenities of the occupants of the proposed development as required by Policy DM10 of the Development Management Policies Document 2015

- (14) Any air conditioning, ventilation, refrigeration or other plant or equipment shall be installed in accordance with the noise attenuation details approved under application 14/01727/COND dated 10 April 2015**

Reason: In order to safeguard against the emission of noise and protect the amenities of the occupants of the proposed development as required by Policy DM10 of the Development Management Policies Document 2015

- (15) The service area and waste management plan shall be kept in operation in accordance with the details approved under application 13/01360/COND dated 18 June 2014**

Reason: In order that the development should take into account the need to minimise the dispersal of waste and facilitates the collection of recyclable waste in accordance with the provisions of Policy CS6 of the Core Strategy 2007

- (16) All refuse shall be stored in lidded containers and in a well-ventilated area in accordance with details approved under application 13/01360/COND dated 18 June 2014**

Reason: To secure a satisfactory form of development in the interests of the amenities of the occupiers of the adjoining properties as required by Policy DM10 of the Development Management Policies Document 2015

- (17) Floodlighting, street lighting or car park lighting shall be carried out in accordance with the approved details and retained thereafter in accordance with details approved under application 13/01360/COND dated 18 June 2014**

Reason: In order to minimise light pollution in accordance with Policy CS6 of the Core Strategy 2007

- (18) The retail area hereby permitted shall not be subdivided at any time to form separate sales units without the prior permission of the Local Planning Authority.**

Reason: In order that the Local Planning Authority can be satisfied that the development meets the need in Epsom for a supermarket in

accordance with Policy DM30 of the Development Management Policies Document 2015

- (19) Signage shall be erected and maintained in accordance with details approved under application 13/01717/COND dated 18 June 2014**

Reason: In order that car parking provided within the development site is efficiently used to the benefit of all town centre users in accordance with Policy CS16 of the Core Strategy 2007

- (20) Car parking and store surveillance shall be carried out in accordance with the details approved under application 14/01727/COND dated 10 April 2015**

Reason: In the interests of safety in accordance with Policy DM10 of the Development Management Policies Document 2015

- (21) The car park shall be managed as a short-stay shoppers' car park, in accordance with a Management Plan approved under application 14/01727/COND dated 10 April 2015**

Reason: In order that car parking provided within the development site is efficiently used to the benefit of all town centre users, in accordance with Policy CS16 of the Core Strategy 2007.

- (22) Prior to the occupation of the development (other than as necessary in order to create access), the proposed vehicular access to Kingston Road shall be constructed and provided with visibility zones in accordance with the approved plans. The accesses shall be maintained to a specification to be agreed in writing with the Local Planning Authority and the visibility zones shall be kept permanently clear of any obstruction.**

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

- (23) Before the development hereby permitted is first occupied, the existing residential accesses from the site to Kingston Road shall be permanently closed and any kerbs, verge and footway fully reinstated in a manner to be agreed in writing with the Local Planning Authority.**

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

- (24) The development shall not be occupied until space has been laid out within the site in accordance with the approved plans for 70 cars and a minimum of 26 cycles to be parked and for the loading and unloading of Heavy Goods Vehicles and for vehicles to turn so that**

they may enter and leave the site in forward gear. The parking/turning areas shall thereafter be kept available at all times for their 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

- (25) The development should be undertaken in accordance with the Construction Transport Management Plan approved under application 13/01717/COND dated 18 June 2014

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

- (26) The movement of materials in bulk to or from the site are commenced facilities shall be provided in accordance with details approved under application 13/01717/COND dated 8 June 2014

Reason: To ensure that the development does not prejudice the free flow of traffic and condition of safety on the highway nor cause inconvenience to other highway users as required by Policy CS16 of the Core Strategy 2007

- (27) Construction work on the site that is audible at the site boundary shall be carried out only between the hours of 08:00 to 18:00 on Mondays to Fridays and 08:00 to 13:00 on Saturdays and at no time on Sundays or Bank Holidays.

Reason: In order to safeguard against the emission of noise and protect the amenities of the occupants of the proposed development as required by Policy DM10 of Development Management Policies Document 2015

- (28) The developers shall give at least two weeks' notice to Surrey County Council's Principal Archaeologist of their intention to start work on the site, and shall afford access at all reasonable times to any qualified person nominated by the Local Planning Authority, so that they shall have the opportunity to observe any works involving disturbance of the ground, and record any items of archaeological interest.

Reason: It is possible that minor items or features of archaeological interest will be disturbed in the course of the development, and these should be rescued or recorded before they are lost, as required by Policy DM8 Development Management Policies Document 2015

- (29) The development shall be carried out in strict accordance with the sustainability measures approved under application 13/01717/COND dated 18 June 2014**

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 and to comply with policy CS6 of the Core Strategy (July 2007).

- (30) The renewable energy installation as required by condition 29 shall be installed and operational prior to the first occupation of the building. The development shall be carried out in strict accordance with the approved details, shall be maintained as such thereafter and no change shall take place without the prior written consent of the Local Planning Authority. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy system.**

Reason: In order to promote sustainable construction and to ensure that the Local Planning Authority may be satisfied that the 10% target is met in accordance with Policy CS6 of the Epsom and Ewell Core Strategy (July 2007).

- (31) The applicant shall implement the approved travel plan as approved under application 13/01717/COND dated 18 June 2014**

Reason: In order that the development should reduce reliance upon the private car and meet the objectives of Policy CS16 of the Core Strategy (2007).

- (32) The first floor windows in the north west flank elevation shall be glazed with obscure glass and shall be so maintained.**

Reason: To safeguard privacy of the occupants of adjoining properties as required by Policy DM10 of the Development Management Policies Document 2015

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

- Design and Access Statement**
- Planning and Retail Assessment**
- Statement of Community Involvement**
- Sustainability Checklist**
- Sustainability Statement**
- Geo-Environmental Desk Study**

- **Phase 2 Land Contamination Details**
- **Drainage Strategy**
- **Environmental Noise Report**
- **Transport Assessment**
- **Travel Plan**
- **8747-106 B**
- **8747-107 A**
- **8747-108B**

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

- (34) **A Delivery Management Plan shall be submitted to, and approved in writing (within 30 days of temporary planning permission being granted) by the local planning authority. Thereafter deliveries to the foodstore shall be carried out in accordance with the approved Delivery Management Plan**

Reason: To safeguard the amenity of the occupants of adjoining properties as required by Policy DM10 of the Development Management Policies Document 2015

Informative:

- (1) **In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.**

- 76** **LONDON ROAD LODGE, NONSUCH PARK, LONDON ROAD, EWELL, SURREY, KT17 2DL - 18/01421/ADV**

Description

Installation of three signs; hanging sign, hoarding sign between two posts and sign above door at the pedestrian entrance

Decision

Erection of signs is **PERMITTED** subject to the following conditions:

Conditions:

- (1) The development hereby permitted shall be commenced within 3 years from the date of this decision.

Reason: In order to comply with Section 91 of the Town and Country Planning Act, 1990. (As amended).

- (2) The development hereby permitted shall be carried out in accordance with the following approved plans, received by the Council on 01.11.2018.

Proposed Landscape Plan [Dated: 08.01.2019]

Signage Detail [Dated: 08.01.2019]

Proposed Ground Floor [Dated: 08.01.2019]

Proposed First Floor Plan [Dated: 08.01.2019]

ELEVATIONS [Dated: 08.01.2019]

Block Plan [Dated: 08.01.2019]

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) No advertisement shall be sited or displayed so as to:
- endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason: To comply with Regulation 14 (7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.

- (4) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: To comply with Regulation 14 (7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.

- (5) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To comply with Regulation 14 (7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.

- (6) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: To comply with Regulation 14 (7) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and for the purposes of visual amenity.

- (7) No light source must be applied such that it is not directly visible to cause any glare to motorist's visibility using the highway.

Reason: To avoid glare or affect motorist visibility, which could lead to danger to highway users

Informatives:

- (1) In dealing with the application, the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and
- (2) other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application, which is likely to be considered favourably.
- (3) The consent to display the sign(s)/advertisement(s) hereby permitted is for a period of five years from the date of this consent.

(N.B. You are advised that you may display the sign(s)/advertisement(s) hereby permitted after the period specified in the condition subject to the Local Planning Authority's power to take action to have the sign(s)/advertisement(s) removed at some time after this date.

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.

- 77 COMMUNITY AND WELLBEING CENTRE, SEFTON ROAD EPSOM, SURREY, KT19 9HG - 18/01359/FUL

Description

Installation of two 6m high lamp posts in the car park located to the East of the site, along with two metal bollards. To the proposed lamp post adjoining the corner of the building, nearest to Sefton Road, one 200W LED lamp will be fitted. To the lamp post adjoining the flank wall of the building, two 200W light fittings will be installed.

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 2004.

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

LONG-Lighting-00 – Existing East Elevation

LONG-Lighting-002 – proposed East Elevation

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

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

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.

Informatives:

- (1) In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the

Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

- (2) Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced.**
- (3) When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work before 8am or after 6pm Monday to Friday, before 8am or after 1pm on a Saturday or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Health Department Pollution Section.**
- (4) The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:**
 - carry out work to an existing party wall;**
 - build on the boundary with a neighbouring property;**
 - in some circumstances, carry out groundwork's within 6 metres of an adjoining building.**

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "The Party Walls etc. Act 1996 - Explanatory Booklet".

78 APPEAL UPDATE REPORT

The Committee noted the appeal decisions from 25 February to 29 March 2019.

79 VOTE OF THANKS

The Chairman thanked all Councillors and Officers for their input and hard work in being a member of the Planning Committee and wished all Councillors who weren't standing in the Borough Local Elections all the very best for the future.

Councillors also wished thanks to be passed on to Councillor Humphrey Reynolds in his absence, for his stewardship as Chairman of the Planning Committee for the past five years.

The meeting began at 6.30 pm and ended at 9.30 pm