

## **Ashley Centre Car Park Ashley Avenue Epsom Surrey KT18 5AL**

Proposed installation of perimeter security fencing

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

### **1 Plans and Representations**

- 1.1 The Council now holds this information electronically. Please click on the following link to access the plans and representations relating to this application via the Council's website, which is provided by way of background information to the report. Please note that the link is current at the time of publication, and will not be updated.

Link: <http://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PB0U5RGYKAZ00>

### **2 Summary**

- 2.1 This application proposes the erection of safety fencing to the car park for the parking areas on the first, second, third and fourth floors.
- 2.2 This application has been submitted to committee because the car park is owned by Epsom & Ewell Borough Council.
- 2.3 It is considered that the proposal would not have any detrimental impact on residential or visual amenity and planning permission is recommended for the proposals.

### **3 Site description**

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

### **4 Proposal**

- 4.1 In summer 2017 the first phase of security fencing was installed over the area of the front entrance/exit.

4.2 This application seeks permission for the erection of 2.2m high weld mesh safety fencing on the existing top level car park parapet and projecting balconies. It is proposed that “weld mesh” panels will be installed within the openings at lower levels.

4.3 All new fencing would have a powder coated black finish.

## **5 Comments from third parties**

5.1 The application was advertised by means of letters of notification to 25 neighbouring properties. To date (04.09.2018) no letters of objection have been received.

## **6 Consultations**

6.1 County Highway Authority: THE COUNTY HIGHWAY AUTHORITY has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.

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

**7 Relevant planning history**

<b>Application number</b>	<b>Decision date</b>	<b>Application detail</b>	<b>Decision</b>
16/01858/FUL	16.05.2017	Proposed installation of perimeter safety fencing for the parking area on the first, second, third and fourth floors in the area of the main entrance/exit for vehicles.	GRANTED

**8 Planning Policy**

National Policy Planning Framework (NPPF) 2018

Core Strategy 2007

Policy CS1 General Policy

Policy CS5 Built Environment

Development Management Policies Document 2015

Policy DM8 Heritage Assets

Policy DM9 Townscape Character and Local Distinctiveness

Policy DM10 Design Requirements for New Developments

Policy DM35 Transport and New Development

**9 Planning considerations**

Visual Impact

- 9.1 Policies DM8, DM9 and DM10 of the Development Management Policies Document 2015 and Policy CS5 of the Core Strategy are relevant.
- 9.2 The application site is within proximity of the Epsom Town Centre Conservation Area. The proposals have therefore been assessed in terms of whether they would have an adverse impact on the setting of the adjoining heritage asset.
- 9.3 The new weldmesh safety fence would be visible in the streetscene albeit at high level. Although visually permeable if viewed close-up and head-on, the predominant views are long distance where the fence would appear as a “solid” entity.

- 9.4 However, the fence would be relatively discrete, and if appropriately coloured, would not materially detract from the appearance of the building, which in any event has a functional appearance. The proposal is therefore considered acceptable and would comply with policies DM8, DM9 and DM10.

Residential Amenity

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

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

Community Infrastructure Levy

- 9.7 The scheme is not CIL liable

**10 Conclusion**

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

**11 Recommendation**

- 11.1 Planning permission is GRANTED subject to the following conditions:

**Conditions:**

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

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

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

**Drawings S15988-EL (Proposed Elevations, Sheets 1-8 inclusive),  
Procter Weld Mesh Data Sheet**

**Securi Mesh 358 Data Sheet**

**Block Plan**

**Site Plan and Location Plan**

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

**Informative:**

- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 38 of the National Planning Policy Framework 2018.**