

Premier Inn 1 The Parade Epsom Surrey KT18 5BT

Variation of Condition 22 (Approved drawings) to permit the reduction of the plant screen for the plant room at roof level.

Ward:	Town Ward
Contact Officer:	John Robinson

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=PG9WJDGY0DE00>

2 Summary

- 2.1 The application seeks the variation of Condition 22 of the extant planning permission (16/01897/REM) to facilitate a minor amendment to the roof level plant room.

2.2 The application is recommended for APPROVAL

3 Site description

- 3.1 The application site has an area of 0.13 hectare and was formerly occupied by the Epsom Comrades Club. Planning permission was granted in June 2016 for the demolition of the Comrades Club and the erection of new four-storey building comprising a 57-bed hotel (Use Class C1) with ancillary restaurant/bar and new Comrades Club facilities.
- 3.2 The site is adjoined to the west by a vacant retail unit to the east by the Town Hall and to the rear by Spread Eagle Walk which includes the former Spread Eagle Public House, a Grade II listed building. Opposite the site lies a residential flatted development at 7 Ashley Road and to the east of that the former magistrate courts site, a residential scheme of 46 flats with a medical centre. Further to the east lies the Old Pines, a Grade II listed building, now used as a clinic.
- 3.3 The site is not listed nor within conservation area but it abuts the Epsom Town Centre Conservation Area along the northern and western boundary
- 3.4 The hotel is currently at an advanced stage of construction.

4 Proposal

- 4.1 Condition 22 (approved drawings) of the original planning permission 15/01839/FUL was subsequently varied to facilitate internal layout changes under reference 16/01897/REM.
- 4.2 The application seeks the variation of Condition 22 (Approved Drawings): of planning permission 16/01897/REM to facilitate a minor adjustment to the plant room at roof level:

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

Site Location Plan (Ref: 3640-OS-001);

Proposed Ground Floorplan (Ref: 3640-P-101 Rev K);

Proposed First Floorplan (Ref: 3640-P-102 Rev H);

Proposed Second Floorplan (Ref: 3640-P-103 Rev I);

Proposed Third Floorplan (Ref: 3640-P-104 Rev G);

Proposed Fourth Floorplan (Ref: 3640-P-105 Rev F);

Proposed Roof plan (Ref: 3640-P-106 Rev F);

Proposed Roof Plan in Context (Ref: 3640-P-107 Rev D);

Proposed South Elevation (Ref 3640-P-110 Rev M);

Proposed North Elevation (Ref: 3640-P-111 Rev G);

Proposed East Elevation (Ref 3640-P-112 Rev J);

Cross Section A (Ref: 3640-P-120 Rev F);

Cross Section B (Ref: 3640-P-121 Rev E);

Long Section C (Ref: 3640-P-122 Rev D);

South Elevation in Context (3640-P-126 Rev E); and,

Proposed Access Arrangement 2015/2503/001 Rev E.

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

- 4.3 The length of the plant screen for the plant room approved under planning permission 16/01897/REM was 14,080mm. This application seeks to amend this to 11,780mm in length, a reduction 2300mm.

5 Comments from third parties

- 5.1 The application was advertised by means a site notice, press advert, and letters of notification to 43 neighbouring properties. To date (14.11.2018) no letters of objection have been received.

6 Consultations

- 6.1 Highways: No comments
- 6.2 Conservation Officer : No objection

7 Relevant planning history

Application number	Decision date	Application detail	Decision
15/01839/FUL	22.06.2018	Demolition of existing Comrades Club facility and erection of new four-storey building comprising a 57-bed hotel (Use Class C1) with ancillary restaurant/bar and new Comrades Club facilities. (Amended drawings received 26.05.2016)	GRANTED
16/00541/COND	06.09.2017	Details pursuant to Condition 10 and 12 (CMP) of planning permission 15/01839/FUL	DISCHARGED
16/00605/COND	09.09.2017	Details pursuant to Condition 14 (Tree protection) 16 (SuDS) 17(details of how the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite,)18 (SuDS details) and 19 (SuDS maintenance) of planning permission 15/01839/FUL	DISCHARGED
17/01513/COND	14.03.2018	Details pursuant to Conditions 2(Materials 3 (Landscaping) and 21(*Swift bricks) of planning permission 16/01897/REM (Amended drawings received 09.03.2018)	DISCHARGED
16/01897/REM	27.06.2017	Variation of Condition 22 (Approved drawings) of planning permission 15/01839/FUL to facilitate internal layout changes (including the provision of an additional 9 rooms) and various external minor fenestration and elevation amendments.	GRANTED
18/00492/COND	21.08.2018	Details pursuant to Condition 13 (Service Management Plan) of	DISCHARGED

		planning permission 16/01897/REM	
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8 Planning Policy

National Policy Planning Framework (NPPF) 2018

Chapter 12 Achieving well-designed places

Core Strategy 2007

Policy CS1 Sustainable Development

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

9 Planning considerations

Visual Impact

9.1 The length of the plant screen for the plant room approved under planning permission 16/01897/REM was 14,080mm. It is proposed to amend this to 11,780mm in length, a reduction 2300mm. The reduction in the length would be a positive visual improvement and would not impact on the character and appearance of the building or have a detrimental impact on the adjacent conservation area.

9.2 The development would therefore be in accordance with Policies DM8, DM9 and DM10

Neighbour Amenity

9.3 There are no residential properties which would be affected by the amended scheme in amenity terms.

9.4 The proposal would therefore comply with Policy DM10.

Community Infrastructure Levy

9.5 The proposal would not be CIL liable

10 Conclusion

- 10.1 The proposed changes are accepted as minor material amendments to the original permission. It is therefore considered that a variation of Condition 22 of permission reference 16/01897/REM under Section 73 of the Town and Country Planning Act 1990, to amend the approved drawings, should be granted permission.

11 Recommendation

- 11.1 Grant planning permission subject to the conditions detailed below.

Conditions:

- (1) The development hereby permitted shall be commenced within 3 years from the 22/06/2016, the date of the originally approved application 15/01839/FUL.

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) Details and samples of materials used in the development shall be in accordance with the materials samples and details approved under application 17/01513/COND dated 13 March 2018.

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) Hard and soft landscaping shall be in accordance with the details approved under application 17/01513/COND dated 13 March 2018.

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

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

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

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

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

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

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

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

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

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

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

- (9) The development hereby approved shall not be first opened for trading unless and until existing redundant westernmost access

from the site to The Parade has been permanently closed and any kerbs, verge, footway, fully reinstated.

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

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

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

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

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

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

- (12) The programme of archaeological work shall be in in accordance with the document approved under application 16/00541/COND dated 6 September 2016.

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

- (13) The development shall be carried out in accordance with the approved Service Management Plan approved under application 18/00492/COND dated 21 August 2018

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

- (14) Tree protection measures, including ground protection, for the Irish Yew should be installed in accordance with details approved under application 16/00605/COND dated 8 September 2016.

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

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

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

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

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

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

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

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

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

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

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

- (20) Prior to occupation, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local

Planning Authority to demonstrate that the Sustainable Drainage System has been constructed as per the agreed scheme.

Reason: To ensure the Sustainable Drainage System has been constructed as agreed.

- (21) "Swift" bricks" shall be installed in accordance with the approved details approved under application 17/01513/COND dated 13 March 2018.**

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

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

Site Location Plan (Ref: 3640-OS-001);

Proposed Ground Floorplan (Ref: 3640-P-101 Rev K);

Proposed First Floorplan (Ref: 3640-P-102 Rev H);

Proposed Second Floorplan (Ref: 3640-P-103 Rev I);

Proposed Third Floorplan (Ref: 3640-P-104 Rev G);

Proposed Fourth Floorplan (Ref: 3640-P-105 Rev G);

Proposed Roof and plant room (Ref 3640/WD/207 Rev I)

Proposed Roof Plan in Context (Ref: 3640-P-107 Rev D);

Proposed South Elevation (Ref 3640-P-110 Rev N);

Proposed North Elevation (Ref: 3640-P-111 Rev H);

Proposed East and West Elevation (Ref 3640-P-112 Rev K);

Cross Section A (Ref: 3640-P-120 Rev F);

Cross Section B (Ref: 3640-P-121 Rev E);

Long Section C (Ref: 3640-P-122 Rev D);

South Elevation in Context (3640-P-126 Rev E); and,

Proposed Access Arrangement 2015/2503/001 Rev E.

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

Informatives:

- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 38 of the National Planning Policy Framework 2018.
- (2) The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs.

www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-droppedkerbs

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

Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality