

**Community and Wellbeing Centre, Sefton Road Epsom, Surrey, KT19 9HG**

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.

|                         |                    |
|-------------------------|--------------------|
| <b>Ward:</b>            | <b>Court Ward</b>  |
| <b>Contact Officer:</b> | <b>Tom Bagshaw</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=PJXWJ6GYLQ500>

**2 Summary**

- 2.1 The applicant is seeking planning permission for the erection of two 6 metre high lamp posts including two 1.2 metre high black metal bollards positioned adjacent to the lampposts for protection.
- 2.2 This application is before Planning Committee as it is development on Council owned asset. While it is de minimis in nature the proposal is being reported for Planning Committee decision.
- 2.3 The proposed development is considered to blend into the character of the surrounding area and is considered to be acceptable.
- 2.4 The application is recommended for APPROVAL with conditions.

**3 Site description**

- 3.1 The property is currently named The Community and Wellbeing Centre and is formerly known as the Longmead Social Centre.
- 3.2 The property is located within a built up area. The Site is comprised of a social centre located on the south side of Sefton Road. The property is not listed nor is it located within a conservation area.
- 3.3 The two lamp posts would be located within the car park.

#### **4 Proposal**

- 4.1 The proposed lampposts would be 6 metres in height.
- 4.2 The lamppost nearest the road would be fitted with one 200W LED Light.
- 4.3 The lamppost adjoining the social centre would include two 200W LED lights.
- 4.4 The bollards would be 1.2 metres in height located adjacent to the lampposts as a protection.

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

- 5.1 The application was advertised by means of letters of notification to 55 neighbouring properties. To date (25.03.2019) 0 letters of objection have been received.

#### **6 Consultations**

- 6.1 N/A

#### **7 Relevant planning history**

| <b>Application number</b> | <b>Decision date</b> | <b>Application detail</b>   | <b>Decision</b> |
|---------------------------|----------------------|---|-----------------|
| 17/00232/FUL              | 14.09.2017           | Relocation of a window and the installation of a new external door and access ramp.(Amended drawings received 05.06.2017) | Permit          |

#### **8 Planning Policy**

National Planning Policy Framework (NPPF) 2018

Householder Design Guidance 2004

Local Development Framework – Core Strategy 2007

**Policy CS01 - General Policy**

**Policy CS05 - The Built Environment**

Development Management Policies Document – 2015

**Policy DM08 – Heritage Assets**

**Policy DM09 - Townscape Character and Local Distinctiveness**

**Policy DM10 - Design Requirements**

## 9 Planning considerations

### Design and Character

- 9.1 The NPPF promotes attractive environments by creating well-designed buildings in terms of appropriate massing, bulk, materials and details, and in doing so, raising the profile of the borough in a positive way.
- 9.2 Paragraph 3.7.5 of the Core Strategy states that new development should enhance and complement local character, and be capable of integrating well into existing neighbourhoods. Paragraph 3.7.6 goes on to state that The Council will expect developments to be of a high quality, creating a safe environment which enhances the public realm and which positively contributes to the townscape.
- 9.3 DM10 (Design Requirements for New Developments) identifies the most essential elements which contribute toward the character and local distinctiveness of a street or an area which should be respected, maintained or enhanced, and includes the following:
- Prevailing development typology, including house type, sizes, and occupancy;
  - Prevailing density of the surrounding area;
  - Scale, layout, height, form, massing;
  - Plot width and format which includes spaces between buildings;
  - Building line build up, set back, and front boundary; and
  - Typical details and key features such as roof forms, window format, building materials and design detailing of elevations, existence of grass verges etc.
- 9.4 The proposed lamp posts would be 6 metres in height and would adjoin the existing property. They would not be of a significant bulk or massing and as such would not be considered to result in any unacceptable impacts upon the character of the property and are considered to blend into the surrounding area.
- 9.5 The proposed bollards would not be of a size scale or location that would have any unacceptable impacts upon the design or character of the property.

Impact on Amenity

- 9.6 Policy CS of the Core Strategy and Development Management Policy DM seeks to safeguard residential amenities in terms of privacy, outlook, sunlight/daylight, avoidance of visual intrusion and noise and disturbances.
- 9.7 The proposed lampposts would be located in the car park to an existing social centre and are not located adjacent to any residential properties. Given the surrounding lamp posts in the nearby vicinity, it is considered that the additional lamp posts would not have any significant detrimental impacts upon neighbouring amenity in terms of light pollution.
- 9.8 The proposed bollards would not be of a height scale or location that would result in any unacceptable impacts upon neighbouring properties in terms of overbearing, overshadowing, overlooking or daylighting/sunlighting.

Community Infrastructure Levy

- 9.9 The scheme is not CIL liable

**10 Recommendation**

- 10.1 APPROVE subject to 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,**

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11 April 2019

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**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".**