

Minutes of the Meeting of the PLANNING COMMITTEE held on 30 May 2019

PRESENT -

Councillor Clive Woodbridge (Chair); Councillor Monica Coleman (Vice-Chair); Councillors Nigel Collin, Lucie Dallen, Neil Dallen, Previn Jagutpal, Colin Keane, Jan Mason, Steven McCormick, Debbie Monksfield, Clive Smitheram (as nominated substitute for Councillor David Reeve) and Humphrey Reynolds

In Attendance: Councillor Robert Foote

Absent: Councillor Peter O'Donovan and Councillor David Reeve

Officers present: Amardip Healy (Chief Legal Officer), Ruth Ormella (Head of Planning), Tom Bagshaw (Planner), Martin Holley (Planning Development Manager), Virginia Johnson (Planner), John Robinson (Senior Planner) and Sandra Dessent (Democratic Services Officer)

1 DECLARATIONS OF INTEREST

Presto Haulage The Old Mill Old Malden Lane Worcester Park KT4 7QS - 18/01430/FUL

Councillor Lucie Dallen, Other Interest: Declared she had attended a presentation for the Cuddington Residents Association in relation to the proposed development, however she had not commented or been involved in discussions in relation to the proposals.

5 The Derby Square, High Street, Epsom, Surrey, KT19 8AG - 18/01556/FUL

Councillor Neil Dallen, Other Interest: Declared he was known to the owner of a restaurant situated adjacent to the proposed development site and had also used a soft play facility situated in Derby Square.

2 MINUTES OF THE PREVIOUS MEETING

The Minutes of the Meeting of the Planning Committee held on 11 April 2019 were agreed as a true record and signed by the Chairman.

3 ORDER OF MEETING

With the agreement of the Committee the order of the meeting was changed to agenda item 3 followed by 4, 5, 9, 7 and 8.

4 HORTON CHAPEL, HAVEN WAY, EPSOM, SURREY - 19/00111/FUL**Description**

Variation of conditions 4, 6 and 9 Planning Application Reference Number: 17/01378/FUL Date of Decision: 10/04/2018

Decision

Planning permission **DEFERRED** and the decision delegated to the Head of Planning to allow discussion with the applicant regarding withdrawing the element of the proposal to vary conditions 4 and 6 to allow the number of parking spaces and layout to remain in line with the original application.

Postscript: Following the meeting the Head of Planning secured an agreement with the applicant not to amend conditions 4 and 6 and thereby retaining the originally approved car parking layout and number of spaces, 57. Consequently the under delegated powers the Head of Planning granted the application, 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) No development shall take place until full details, of both hard and soft landscape proposals, including a schedule of landscape maintenance for a minimum period of 5 years, have been submitted to and approved in writing by the local planning authority. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented within one year of 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.

- (3) Prior to the commencement of any development works, including ground preparation, details of the tree protection measures to accord with British Standard 5837 shall be submitted to an approved in writing by the Local Planning Authority and the approved measures shall be implemented/erected and shall remain in place for

the duration of the construction works. The protection barriers shall only be removed on the completion of all construction activity and with the written agreement of the Local Planning Authority. All works shall be carried out in strict accordance with the approved details.

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 Document 2015

- (4) No part of the building shall be occupied until space has been laid out within the site in accordance with approved plans for a maximum of 57 cars and 20 bicycles to be parked, and for vehicles to turn so that they may enter and leave the site in forward gear. The parking area shall be used and retained exclusively for its designated use.**

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the provisions of Policy CS16 of the Core Strategy 2007.

- (5) 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

(e) provision of boundary hoarding behind any visibility zones

(f) HGV deliveries and hours of operation

(g) vehicle routing

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

(i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused

(j) no HGV movements to or from the site shall take place between the hours of 8.00 and 9.15 am and 3.15 and 4.00 pm nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in the vicinity during these times.

Has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the provisions of Policy CS16 of the Core Strategy 2007.

- (6) The proposed parking spaces shall be constructed using the materials stated in the application. Before work on their construction commences details of the means of delineation of the individual spaces on the ground (integral to the surface) shall be provided to and approved in writing by the Local Planning Authority and the work shall be carried out in accordance with those approved details.

Reason: To ensure a satisfactory appearance that is compatible with the setting of a listed building and the character and appearance of the Conservation Area. To accord with Policy DM8 of the Development Management Policies Document 2015.

- (7) All underground services (including cabling for lighting bollards) shall be carried-out in accordance with the NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Issue 2.

Reason: To ensure that the existing tree roots are protected from damage 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.

- (8) Before the commencement of the development an Ecological Implementation Plan, setting out how and when the recommendations contained in the applicant's Ecological Impact Assessment produced by New Leaf Ecology and dated September 2017 will be implemented, shall be submitted to and approved in writing by the Local Planning Authority. Any works shall thereafter only be undertaken in accordance with the approved Implementation Plan.

Reason: To ensure that the recommendations in the Ecology Report are implemented in the interests of protecting the identified species on the site including bats, to secure the enhancements to biodiversity proposed and to comply with Policy CS3 of the Core Strategy 2007 and Policy DM4 of the Development Management Policies 2015.

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

1778-EX-01 Site Location

1778-EX-02 Existing plan and roof plan

1778-EX-03 Existing Elevations

1778-EX-04 Existing Sections

1778-SK-20L Proposed Ground Floor plan

1778-SK-21K Proposed Sections

1778-SK-22D Proposed Roof Plan

1778-SK-23J Proposed Site Plan

1778-SK-25D Proposed SW & NE Elevations

1778-SK-26D Proposed NW & SE Elevations

1778-SK-27A Mobile teaching pods

1778-SK-28A Internal Elevations Office Screen

1778-SK-30C Internal Elevations Servery Bar

1778-SK-31B Services Entries and Excavations

1778-SK-33A Roof level - rooflights and vent grills

1778-SK-34B Car Park Lighting

Reason: For the avoidance of doubt and in the interests of proper planning as required by 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 186-187 of the National Planning Policy Framework 2018**
- (2) Please note that this planning permission does not convey approval for new signs that require separate consent under the Advertisement Regulations 2007. Such would need to be the subject of a separate application for Advertisement Consent.**
- (3) Any works to the roof (including the installation of the proposed new roof lights is likely to involve potential disturbance of bats, which are a protected species. It is important to note that such disturbance would potentially involve committing a criminal offence unless it is done strictly under the terms of a license from Natural England. The applicant is therefore advised to contact Natural England at the earliest opportunity before works commence in order to secure the relevant licence and associated monitoring.**
- (4) You are advised that no construction work should be carried out in such a manner as to be audible at the site boundary before 07.30**

hours on Monday to Friday or after 18.30 hours on Monday to Friday; no construction work should be audible at the site boundary before 08.00 and after 13.00 hours on Saturdays and no construction work of any nature shall be carried out on Sundays or Bank Holidays or Public Holidays.

5 HORTON CHAPEL, HAVEN WAY, EPSOM, SURREY - 19/00112/LBA

Description

Variation of Application Reference Number: 17/01379/LBA. Date of Decision: 10/04/2018. Condition 4 - Works hereby approved shall be carried out in accordance with the following plans: 1778-SK-20L, 21K, 22D, 23K, 25D, 26D, 27A, 28A, 30C, 31B, 32, 33A, 34C, 35A

Decision

Listed Building Consent **GRANTED**, subject to the following conditions:

Conditions:

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

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

- (2) Detailed drawings of the proposed ramps and steps up to chancel, at a scale of not less than 1:20, shall be submitted to and approved in writing by the Local Planning Authority before the building is brought into use and the ramps and steps so approved shall be constructed and installed in accordance with those details.

Reason: To ensure that the designated heritage asset is protected and to accord with Policy DM8 of the Development Management Policies Document 2015

- (3) Full details of how the memorial plaques are to be removed from their original locations and reset in the new must be provided to the Local Planning Authority before any relocation work is commenced and those works must only be carried out in accordance with such details as are approved in writing by the Local Planning Authority.

Reason: To protect these important features of the listed building and to accord with Policy DM8 of the Development Management Policies Document 2015

- (4) Works hereby approved shall be carried out in accordance with the following plans: 1778-SK-20L, 21K, 22D, 23K, 25D, 26D, 27A, 28A, 30C, 31B, 32, 33A, 34C, 35A

Reason: To ensure that the designated heritage asset is protected and to accord with Policy DM8 of the Development Management Policies Document 2015.

Informative:

- (1) **The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2018**

6 PRESTO HAULAGE THE OLD MILL OLD MALDEN LANE WORCESTER PARK KT4 7QS - 18/01430/FUL

Note: Prior to this item there was a 10 minute adjournment to allow Committee members the opportunity to read the Update Report relating to this item and items 7, 9 and 10 on the agenda.

Description

Demolition of existing buildings, and erection of 80 new dwellings with access, associated parking and landscaping works

Decision

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

Part A

Subject to a legal agreement being completed and signed by 13th August 2019 to secure the following heads of terms:

- Provision of 16 affordable rental on-site housing units
- Management Company: Landscaping/Maintenance
- Woodland Management Plan
- A contribution of £4,600 toward auditing of the travel plan
- Travel Plan (Including contribution of £4,600 toward auditing of the travel plan)
- Financial contribution of £10,000 towards works on the Hogsmill river
- completion of an appropriate S278 legal agreement to cover the following agreed highway works , and all related costs:

- A contribution of £18,000 towards provision of real time information at the north west and south east bound bus stops along the A240
- The provision of a bus stop serving south east bound busses towards Epsom.
- One year's free membership of the Car Club to residents of the scheme
- The Committee authorise the Head of Planning to grant planning permission subject to the conditions detailed in paragraph 11.3.

Part B

In the event that the section 106 Agreement referred to in Part A is not completed by 13th August 2019, 3 months from the date of committee, 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 CS9 (Affordable Housing and meeting Housing Needs) in relation to the provision of 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: 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 and documents:

2683-A-1005X Site layout

2683-C-1210B	Proposed Site Sections AA BB
2683-C-1211A	Proposed Site Sections CC DD
2683-A-3000E	Plots 1-4-Floor Plans
2683-A-3001C	Plots 1-4-Elevations
2683-A-3002B	Plots 1-4-Sections
2683-A-3005E	Apartment Block A-Plots 5-31-Floor Plans
2683-A-3006E	Apartment Block A-Plots 5-31-Floor Plans
2683-A-3007E	Apartment Block A-Plots 5-31-Floor Plans

2683-A-3008C	Apartment Block A-Plots 5-31-Elevations
2683-A-3009C	Apartment Block A-Plots 5-31-Elevations & Sections
2683-A-3010E	Apartment Block B-Plots 32-50-Floor Plans
2683-A-3011E	Apartment Block B-Plots 32-50-Floor Plans
2683-A-3012C	Apartment Block B-Plots 32-50-Elevations
2683-A-3013C	Apartment Block B-Plots 32-50-Sections
2683-A-3015D	Apartment Block C-Plots 51-66-Floor Plans
2683-C-3016C	Apartment Block C-Plots 51-66-Elevations
2683-C-3017C	Apartment Block C-Plots 51-66-Sections
2683-C-3020E	Plots 67-70-Floor Plans
2683-C-3021C	Plots 67-70-Elevations & Sections
2683-C-3025E	Plots 71-76-Floor Plans
2683-C-3026C	Plots 71-76- Elevations & Sections
2683-C-3030E	Plots 77-80 Floor Plans
2683-C-3031C	Plots 77-80 Elevations
2683-C-3032B	Plots 77-80 Sections

2017/4007/003.Rev E Swept Path

2017/4007/013 Rev A

2017/4007/011 Rev C

1737-01-REV E Tree Protection Plan

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

(3) ground contamination and ground gas assessment

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:

- (i) 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

(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.

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, Policy DM17 of Development Management Policies 2015.

(4) Remediation

Prior to any occupation of the site, the approved remediation scheme prepared under Condition 1 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 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, Policy DM17 of Development Management Policies 2015.

(5) Unexpected contamination

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 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, Policy DM17 of Development Management Policies 2015.

- (6) No above ground works shall take place until a scheme for the provision and management of a 8 metre wide buffer zone alongside the watercourse as shown in drawing number 1540/003 Rev A has been submitted to, and approved in writing by, the local planning authority. Thereafter, the development shall be carried out with the approved scheme. Any subsequent variations shall be agreed in writing by the local planning authority, in which case the development shall be carried out in accordance with the amended scheme. The scheme shall include:

- plans showing the extent and layout of the buffer zone.
- details of any proposed planting scheme (for example, native species).
- details demonstrating how the buffer zone will be protected during development and managed over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan.
- details of any proposed footpaths, fencing, lighting, etc.

Reason: To ensure the development will enhance the river corridor for biodiversity in accordance with Policy DM4 of the Development Management Policies Document 2015

- (7) Prior to occupation of each part of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation for the relevant part of the development shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the local planning authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Reason; Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use.

- (8) 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 Controlled Waters. The development shall be carried out in accordance with the approval 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.

- (9) 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 or 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'. The Environment Agency We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

- (10) The development shall not be occupied until the access has been provided in accordance with the plan numbered 2017/4007/002 Rev G within the RGP Transport Statement referenced ASHL/17/4007/TA01 and dated December 2018 and thereafter the proposed visibility splay of 43 metres in both directions from 2.4 metres back from the carriageway edge shall be kept clear of any obstructions above 0.6 metres high above the ground.**

Reason: The condition above 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 2019 and policy DM 35 Transport and New Development of the Development Management Policies Document 2015.

- (11) The development shall not be occupied until turning space has been provided in accordance with the plan numbered 2017/4007/003 Rev E for refuse and delivery vehicles to enter and leave the site in forward gear.**

Reason; The condition above 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 2019 and policy DM 35 Transport and New Development of the Development Management Policies Document 2015.

- (12) An individual dwelling shall not be occupied until its allocated car parking has been provided within the site in accordance with the approved plan numbered 2017/4007/011 Rev C.

Reason: The condition above 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 2019 and policies DM 36 Sustainable Transport for New Development, and DM 37 Parking Standards, of the Development Management Policies Document September 2015.

- (13) An individual dwelling shall not be occupied until its allocated Electric Vehicle Charging Point provision is provided on site in accordance with the approved plan numbered 2017/4007/011 revision C

Reason; The condition above 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 2019 and policies DM 36 Sustainable Transport for New Development, and DM 37 Parking Standards, of the Development Management Policies Document September 2015.

- (14) An individual dwelling shall not be occupied until bike parking has been provided in a secure and covered location in accordance with the approved plan numbered 2683-A-1005-X.

Reason: The condition above 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 2019 and policies DM 36 Sustainable Transport for New Development, and DM 37 Parking Standards, of the Development Management Policies Document 2015.

- (15) The development shall not be occupied until a 2 metres wide footway has been provided on the south side of Old Malden Lane with tactile paving and dropped kerbs on the south and north sides of Old Malden Lane for pedestrians to cross the carriageway of Old Malden Lane and the footway on Cromwell Road at the junction with Old Malden Lane has been widened to 2 metres and extended to the proposed tactile paving and dropped kerbs on Cromwell Road

opposite Worcester Park Road in accordance with the approved plan numbered 2017/ 4007/ 013 Rev A

Reason; The condition above 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 2019 and policies DM 35 Transport and New Development, and DM 36 Sustainable Transport for New Development of the Development Management Policies Document 2015.

- (16) The development shall not be occupied until the developer has provided a car club vehicle for occupiers of the site in accordance with the Enterprise Car Club Proposal submitted with the RGP Travel Plan Document numbered ASHL/17/4007/TA02 and dated December 2018 and parking is made available in one of the proposed parking spaces shown on the approved plan numbered 2017/4007/011 Rev C. Upon occupation of the 40th dwelling the car club vehicle is to be made publicly available for a minimum period of two years in the car parking space outlined in green edging on the submitted plan 2017/4007/011 Rev C**

Reason: The condition above 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 and policies DM 35 and DM 36 of the Development Management Policies Document 2015.

- (17) Notwithstanding the submitted Travel Plan prior to commencement of above ground works, a revised Travel Plan to include revised targets and a regime for promoting and monitoring the car club vehicle 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 2019 and Surrey County Council's "Travel Plans Good Practice Guide".**

And then the approved Travel Plan shall be implemented upon first occupation and for each and every subsequent occupation of the development, thereafter maintain and develop the Travel Plan to the satisfaction of the Local Planning Authority.

Reason: The condition above 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 2019 and policy DM 36 Sustainable Transport for New Development of the Development Management Policies Document September 2015.

- (18) No development shall commence until a Construction Transport Management Plan, to include details of :**

- (a) parking for vehicles of site personnel, operatives and visitors**
- (b) loading and unloading of plant and materials**
- (c) storage of plant and materials**
- (d) programme of works (including measures for traffic management)**
- (e) provision of boundary hoarding behind any visibility zones**
- (f) HGV deliveries and hours of operation**
- (g) vehicle routing**
- (h) measures to prevent the deposit of materials on the highway**
- (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused**
- (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: The condition above 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 and policy DM 35 Transport and New Development, of the Development Management Policies Document 2015.

- (19) 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 local 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 final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep where appropriate, 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 5.8 l/s.**
 - 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 Sustainable Drainage System has been constructed as agreed and complies with the requirements of the national SuDS technical standards.

- (20) No development, with the exception of demolition, shall take place until the applicant has secured the implementation of a programme of archaeological work to be conducted in accordance with a Written Scheme of Investigation which has been submitted by the applicant and 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).

- (21) 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.

- (22) Prior to above ground works full details, of both hard and soft landscape proposals, including tree planting pit/root cell details, species selection, size of plants as well as a schedule of landscape maintenance for a minimum period of 5 years, have been submitted to and approved in writing by the local planning authority. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the development hereby approved and thereafter retained.**

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

- (23) Prior to above ground works details of the bin and cycle stores shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented such that prior to the first occupation of each unit, it shall be provided with its' bin and cycle stores and thereafter maintained for the duration of the development.**

Reason: In the interest of safeguarding visual amenity in accordance with Policy CS5 of the Core Strategy (2007) and Policy DM10 of the Development Management Policies Document (2015).

- (24) Prior to above ground works, 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: In the interest of safeguarding visual amenity in accordance with Policy CS5 of the Core Strategy (2007) and Policy DM10 of the Development Management Policies Document (2015).

- (25) Prior to above ground works, details/sections of all eaves, parapets, windows (including head, sill and window reveal details), rainwater goods, extraction ducts, balustrades and privacy screens, 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.

- (26) No development above ground level shall take place until details of all proposed walls, fences and boundary treatment are submitted to, and approved in writing by, the Local Planning Authority. The boundary development shall then be carried out in accordance with the approved details prior to the first occupation of the development for residential purposes and shall be permanently retained and maintained thereafter to the satisfaction of the local planning authority.

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.

- (27) All planting, seeding or turfing approved shall be carried out in the first planting and seeding season following the occupation of the development or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or diseased in the opinion of the local planning authority, shall be replaced in the next available planting season with others of similar size, species and number, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the provisions and maintenance of soft landscaping, in the interest of visual amenity as required by Policy DM5 of the Development Management Policies Document 2015 and in the interest of environmental sustainability as required by Policies CS1 and CS4 of the Core Strategy 2007.

- (28) Removal of permitted development rights - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), planning permission shall be required in respect of development falling within Schedule 2, Part 1 Classes A, B and E

Reason: Having regard to the size of the dwellings approved, the local planning authority wishes to retain control over any future extensions/outbuildings at the property, in order to safeguard the character of the area and the residential amenities of adjoining properties in accordance with Policy DM 10 of the Development Management Policies Document 2015

- (29) 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 that the development does not impact on local underground infrastructure or harm the future occupants of the site in accordance with Policy CS6 of the Core Strategy Plan 2007

- (30) Prior to occupation of the development hereby approved details of all external lighting to be installed is submitted to and approved in writing by the local planning authority and the agreed works carried out as approved and thereafter maintained

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.

- (31) Prior to occupation of the development hereby permitted the applicant shall supply details of locations of bird and bat boxes, as well as swift bricks, to be located within the proposed development. The approved details will then be retained in perpetuity or the lifetime of the development hereby approved or until the grant of planning permission explicitly states otherwise.

Reason: To safeguard and enhance biodiversity in accordance with Policy CS3 of the Core Strategy 2007 and Policy DM4 of the Development Management Policies Document 2015.

- (32) The development hereby approved shall be constructed in accordance with the sustainable construction techniques and energy efficient measures outlined in the Sustainability Statement dated April 2018 unless otherwise agreed in writing with the local planning authority.

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

- (33) The proposed development hereby approved, shall be connected to the public sewer in accordance with details to be submitted to, and approved by the local planning authority.

Reason: To ensure that risks from contamination to the Hogsmill River are minimised in accordance with Policy CS6 of the Core Strategy 2007

- (34) 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.

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

- (35) Prior to carrying out above grade works of each building or part of a building, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that such building or such part of a building can achieve full 'Secured by Design' accreditation. The development shall only be carried out in accordance with the approved details.

Reason: In the interest of community safety and in accordance with Policy DM12 of the Development Control Policies Document 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 fact that this planning permission is liable for Community Infrastructure Levy payments (CIL).
- (3) It is recommended that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.
- (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.

- (5) Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>
- (6) Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- (7) 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.
- (8) 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.
- (9) Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
- (10) The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
- (11) The applicant is advised that a permit and, 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 highway works that provide additional highway infrastructure will require payment of a commuted sum upon signing of the agreement and all 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>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.

- (12) When a temporary access is approved or an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense.**
- (13) 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 uncleaned 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).**
- (14) The Highway Authority advise that the proposed estate road(s) are of insufficient public utility to warrant adoption as highway maintainable at public expense.**
- (15) 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.**
- (16) The applicant is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.**
- (17) 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.**
- (18) The developer would be expected to agree a programme of implementation of all necessary statutory utility works associated with the development, including liaison between Surrey County Council Streetworks Team, the relevant Utility Companies and the Developer to ensure that where possible the works take the route of**

least disruption and occurs at least disruptive times to highway users.

- (19) It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to:**

<http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html>

for guidance and further information on charging modes and connector types

- (20) Under the Environmental Permitting (England and Wales) Regulations 2016, you must submit plans to the Environment Agency and apply for a FRAP if you want to do work:**

- In, over or under a main river**
- Within 8m of the bank of a main river, or 16m if it is a tidal main river (check the location of main rivers here)**
- Within 8m of any flood defence structure or culvert on a main river, or 16m on a tidal main river**

Flood risk activities can be classified as: Exclusions, Exemptions, Standard Rules or Bespoke. These are associated with the level of risk your proposed works may pose to people, property and the environment. You should apply for a Bespoke FRAP if your work cannot be classified as one of the following:

an excluded activity, an ‘exempt’ activity, a ‘standard rules’ activity

The Committee noted a verbal representation from the applicant for the application. 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.

Note: In the interests of openness and transparency it was noted that Committee Members had individually received email correspondence and advertising materials from the applicant. However it was not considered that it could be regarded as sufficiently close an association as to affect their consideration of this item.

- 7 FORMER EPSOM POST OFFICE 74 HIGH STREET EPSOM KT19 8BE - 17/01868/FUL

Description

Change of use of former post office (A1) to restaurant / drinking establishment (A3 / A4) including internal and external demolition, refurbishment and extension as well as the associated infrastructure.

Decision

Planning permission **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: 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 strict accordance with the approved drawings:

3722.03(07) Proposed External Elevations

3722.03(08) Proposed and Existing Sections

3722.03(01) Proposed General Arrangements

3722.03(03) Proposed Demolitions and Alterations

3722.03(04) Proposed Demolitions and Alterations

3722.03(05) Proposed Roof Plan Sheet 1 of 2

3722.03(06) Proposed Roof Plan Sheet 2 of 2

3722.03(09) Site Location and Block Plan

BD_JEB_P18-1472_03 - Epsom Post Office Conversion-1.1-Noise Impact Assessment

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

- (4) The premises shall only be open for customers between the following hours:

08:00 hrs – 23:00hrs Mondays – Thursday and Sunday and Bank Holidays and 08:00 hrs – 24:00 hrs Fridays and Saturdays.

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

- (5) The retractable roof to the rear conservatory extension shall not be opened between 20:00hrs – 08:00hrs Monday-Sunday.

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

- (6) The outdoor garden and smoking area shall not be utilised by patrons or members of the public after 20:00 hrs Monday – Sunday

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) Empty bottles should only be cleared into disposal bins between the following hours;

08:00hrs – 17:00hrs Monday - Sunday

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

- (8) The measures submitted as part of the planning application for noise control shall be implemented prior to the occupation of the development and thereafter retained as such. The plant and equipment shall be maintained in accordance with manufacturer's instructions throughout the proposed use.

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

- (9) Prior to commencement of the development hereby approved, details of the roof to the bin store, as well as details of the retractable roof assembly, installation and future maintenance shall be submitted to and approved in writing by the local planning authority. The development shall be completed in accordance with the approved details.

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

- (10) 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

(i) 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.

- (11) 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.

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

- (12) No sound-amplifying equipment, loudspeakers or public address system shall be installed or operated in any outdoor areas (including the covered terrace area) on the premises hereby approved.

Reason: To protect the occupants of nearby residential properties from noise disturbance in accordance with Policy 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

The Committee noted a verbal representation from an objector. 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 Woodbridge, Lucie Dallen, Neil Dallen, Keane, Mason, McCormick, Reynolds, Monksfield and Smitheram declared they were known to the objector in his capacity as an ex Councillor.

- 8 FORMER EPSOM POST OFFICE 74 HIGH STREET EPSOM KT19 8BE - 17/01869/LBA

Description

Internal and external demolition, refurbishment and extension to building (Listed Building Consent)

Decision

Listed Building Consent is **GRANTED**, 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:

03(01) Proposed General Arrangement / C

03(03) Proposed Dems & Alts 1 of 2 / A

03(04) Proposed Dems & Alts 2 of 2 / A

03(05) Proposed Roof Plan 1 of 2 / A

03(06) Proposed Roof Plan 2 of 2 / A

03(07) Proposed External Elevations / A

03(08) Proposed & Existing Sections

03(09) Site Location & Block Plan

Reason: For avoidance of doubt and in the interests of proper planning, as required by 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 DM8, DM9 and DM10 of the Development Management Policies 2015.

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

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

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.

- 9 5 THE DERBY SQUARE, HIGH STREET, EPSOM, SURREY, KT19 8AG - 18/01556/FUL

Description

Change of use to D2 (Cinema). Proposed roof extension for auditoria and plant enclosure

Decision

Planning permission 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:

- SP/01 - Site Location Plan – dated 28/01/2019**
- SP/02 - Site Plan – received 30.01.2019**
- SP/02 – Block Plan – dated 28/01/2019**
- DE/01 - Demolition Plan Existing Ground Floor – dated 28/1/19**
- DE/02 - Demolition Plan Existing First Floor – dated 28/1/19**
- DE/03 - Demolition Plan Existing Second Floor – dated 28/1/19**
- DE/04 - Demolition Plan Existing Third Floor – dated 28/1/19**
- DE/05 - Demolition Plan Existing Roof – dated 28/1/19**
- DE/20 - Demolition Section A – dated 28/1/19**
- DE/21 - Demolition Section B – dated 28/1/19**
- EX/01 - Existing Ground Floor Plan – dated 28/1/19**
- EX/02 - Existing First Floor Plan – dated 28/1/19**
- EX/03 - Existing Second Floor Plan – dated 28/1/19**
- EX/04 - Existing Third Floor Plan – dated 28/1/19**
- EX/05 - Existing Roof Plan – dated 28/1/19**
- EX/10 - Existing South West Elevation from Derby Square – dated 25/1/19**
- EX/11 - Existing South East Elevation Library Entrance – dated 25/1/19**
- EX/12 - Existing North Elevation Library Entrance – dated 25/1/19**
- EX/13 - Existing East Elevation Library Entrance – date 25/1/19**
- EX/20 - Existing Section A – dated 28/1/19**
- EX/21 - Existing Section B – dated 28/1/19**
- P/01 - Proposed Ground Floor Plan – dated 28/1/19**
- P/02 - Proposed First Floor Plan – dated 28/1/19**
- P/03 - Proposed Second Floor Plan – dated 28/1/19**
- P/04 - Proposed Third Floor Plan – dated 28/1/19**
- P/05 - Proposed Roof Plan – dated 28/1/19**

P/10 - Proposed South West Elevation – dated 25/1/19

P/11 - Proposed South East Elevation – dated 25/1/19

P/12 - Proposed North Elevation – dated 25/1/19

P/13 - Proposed East Elevation – dated 25/1/19

P/20 - Proposed Section A – dated 28/1/19

P/21 - Proposed Section B – dated 28/1/19

P / 30 - Proposed Materials – dated 28 / 01 / 19

Reason: For avoidance of doubt and in the interests of proper planning.

- (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) The rating level of any sound as part of this development (as defined within BS4142:2014), shall not exceed 5 decibels below the prevailing background noise level at any time, when measured or calculated at the boundary of any noise sensitive dwelling. The assessment method used shall be in accordance with BS4142:2014- "Methods for rating and assessing industrial and commercial sound.**

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

- (5) Prior to commencement of the development, the applicant shall conduct a further background assessment of noise levels at a time acceptable to the local planning authority and submit a report showing by calculation the noise levels referred to in condition {above} will be met. This report shall detail the proposed plant and any mitigation required to achieve these levels. The assessment shall be made at a range of noise sensitive dwellings including, as a minimum, at the elevated rear facades of 22-28 High Street, 32 High Street, 34 High Street and at the rear façade of 16 Adelphi Road.**

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

- (6) 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.

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

- (7) The site shall not be permitted to be open between the hours of 08.00 and 02.00 Monday to Sunday and Bank Holidays

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

- (8) The external seating area shall not be used after 11pm on any day and the furniture will be stored in such a way that it cannot be used.

Reason: To protect the occupant of nearby residential properties from noise disturbance in accordance with Policy 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.

The Committee noted verbal presentations from an objector and the agent for the applicant. Letters of representations 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 Woodbridge, Lucie Dallen, Neil Dallen, Keane, Mason, Jaguptal McCormick, Reynolds, Monksfield and Smitheram declared they were known to the objector in her capacity as an ex Councillor.

- 10** CEDAR POINT RACING STABLES, HEADLEY ROAD, EPSOM, SURREY, KT18 6BH - 19/00069/S106A

Description

Release of land, called "Leg of Mutton Field" from a Deed, dated 22 November 1983

Decision

Release of the Section 52 Agreement, in pursuance of Section 52 of the Town and Country Planning Act 1971, accompanying Planning Permission ref: 83/0826/0396 is **PERMITTED**

- 11** GUILLOTINE

In accordance with CPR 9 Part 4 of the constitution the Guillotine was applied at 10pm and at 10.58pm the meeting was adjourned., Two items on the agenda remained outstanding, namely

- Lidl UK, 40 – 52 Upper High Street, Epsom KT17 4RA – 18/01559/REM
- 1 West Park Farm House, Horton Lane, Epsom – 19/00051/FUL

It was agreed to reconvene the meeting on Monday 3 June at 6.30pm. The meeting ended at 7.20pm

The following members were present: Councillor Clive Woodbridge (Chairman), Councillor Humphrey Reynolds (acting Vice Chairman with the agreement of the Committee) and Councillors Nigel Collin, Neil Dallen, Previn Jaguptal, Colin Keane, Steven McCormick, Debbie Monksfield and Clive Smitheram.

- 12** LIDL UK, 40 - 52 UPPER HIGH STREET, EPSOM, KT17 4RA - 18/01559/REM

Description

Variation of Condition 2 (Plans) and Condition 7 (Car Parking) of application ref: 17/00001/FUL (Proposed Mixed Use Development comprising food retail store

(Use Class A1) together with 30 Residential Apartments, Access, Parking, Servicing and Landscaping (as amended)) approved 06/03/2018, to allow for alterations to the elevations

Decision

Variations to conditions 2 and 7 **PERMITTED**, subject to the following:

Conditions:

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of the original permission 17/00001/FUL (05.03.2018).

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 accordance with the following approved plans and documents:

00-XX-DR-A-90-0001 – Existing Site Plan

00-XX-DR-A-91-0001 Rev. P1 – Site Plan

00-03-DR-A-40-0004 Rev. P1- Proposed Ground Floor

00-03-DR-A-40-0005 Rev. P1 - Proposed First Floor Plan

00-03-DR-A-40-0007 Rev. P1 - Proposed Second Floor Plan

00-03-DR-A-40-0011 Rev. P1 - Proposed Third Floor plan

00-RF-DR-A-01-0001 Rev. P1 - General Arrangement plan – Roof

00-XX-DR-A-03-0001 - General Arrangement Sections - Sheet 1

00-XX-DR-A-03-0002 - General Arrangement Sections - Sheet 2

00-03-DR-A-40-0012 - Proposed Elevations – Sheet 1

00-03-DR-A-40-0013 - Proposed Elevations – Sheet 2

3D Views down High Street (East and West)

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

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

- (5) The development hereby approved shall not be commenced unless and until the proposed vehicular access to Upper High Street 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: To ensure that the development does not prejudice highway safety or cause inconvenience to other highway users in accordance with Policy CS16 of the Core Strategy (2007) and Policies DM35 and DM37 of the Development Management Policies 2015.

- (6) The development hereby approved shall not be first occupied or first opened for trading unless and until the existing redundant accesses from the site to Upper High Street have been permanently closed and any kerbs, verge, footway, fully reinstated.**

Reason: To ensure that the development does not prejudice highway safety or cause inconvenience to other highway users in accordance with Policy CS16 of the Core Strategy (2007) and Policies DM35 and DM37 of the Development Management Policies 2015.

- (7) The development hereby approved shall not be first occupied or first opened for trading unless and until space has been laid out within the site in accordance with the approved plans for and 24 customer cycles and 34 residential cycles to be parked and for the loading and unloading of 1 vehicle 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. 85 retail customer vehicle spaces and 24 residential vehicle spaces

Reason: To ensure that the development does not prejudice highway safety or cause inconvenience to other highway users in accordance with Policy CS16 of the Core Strategy (2007) and Policies DM35 and DM37 of the Development Management Policies 2015.

- (8) Prior to the commencement of the development a Travel Plan 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, Surrey County Council's "Travel Plans Good Practice Guide", and in general accordance with the 'Heads of Travel Plan' document. The approved Travel Plan shall be implemented on first occupation and for each and every subsequent occupation of the development, thereafter maintain and develop the Travel Plan to the satisfaction of the Local Planning Authority.**

Reason: To encourage travel by means other than private motor vehicles in accordance with Policy CS16 of the Core Strategy (2007) and Policy DM36 of the Development Management Policies 2015.

- (9) No development shall commence until a Construction Transport Management Plan, to**

include details of :

(a) parking for vehicles of site personnel, operatives and visitors

(b) loading and unloading of plant and materials

(c) storage of plant and materials

(d) programme of works (including measures for traffic management)

(e) provision of boundary hoarding behind any visibility zones

(f) HGV deliveries and hours of operation

(g) vehicle routing

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

(i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused

(j) no HGV movements to or from the site shall take place between the hours of 8.00 and 9.15 am nor shall the contractor permit any HGVs associated with the development at the site to be laid up,

waiting, in Church Road (North and South) Alexandra Road, Mill 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: To ensure that the development does not prejudice highway safety 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.

- (10) The residential units hereby approved shall not be occupied until it has 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.

- (11) Before the development hereby permitted commences and in addition to any assessment provided with the application, a ground contamination investigation and risk assessment must be completed. The scope and detail of these are subject to the approval in writing by the local planning authority. The investigation and risk assessment must be undertaken by suitably qualified and accredited persons and a written report of the findings must be produced. The final written report is subject to the approval in writing of the local planning authority. The report of the findings must include:

(i) details of the extent, scale and nature of contamination

(ii) an assessment of the potential risks to:

human health

property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes

adjoining land and occupants

groundwaters and surface waters

ecological systems

archaeological sites and ancient monuments

(iii) details of viable remedial options, and identification of and justification for the preferred option(s).

This must be conducted in accordance with Defra and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR 11.

- (12) The development must be carried out in complete accordance with the approved written report. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until appropriate remediation has been undertaken.**

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.

- (13) A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared by suitably qualified and accredited persons, and shall be submitted to and approved in writing by the local planning authority.**

The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that, after remediation, as a minimum, the site should not be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990.

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks written notification of commencement of the remediation scheme works.

- (14) Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be prepared by suitably qualified and accredited persons and submitted to the local planning authority for written approval.**

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, Policy DM17 of Development Management Policies 2015.

- (15) In the event that unexpected contamination is found at any time when carrying out the approved development it must be reported in writing to the local planning authority immediately. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared and approved in writing by the local planning authority. Development must accord with the approved details. Following completion of the remediation works, a verification report must be prepared by suitably qualified and accredited persons and submitted to the local planning authority for written approval.

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, Policy DM17 of the Development Management Policies 2015.

- (16) A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation and the provision of reports on the same must be prepared by suitably qualified and accredited persons, both of which are subject to the local planning authority's written approval. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced by suitably qualified and accredited persons and submitted to the local planning authority. This must be conducted in accordance with Defra and the Environment Agency's Model Procedures for the Management of land Contamination, CLR 11.

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.

- (17) A Certificate of Completion shall be prepared by suitably qualified and accredited persons and provided to the local planning authority before occupation of any part of the site by any end user, stating that remediation has been carried out in accordance with the approved remediation scheme and that 'the site is suitable for the permitted end use'.

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.

- (18) The development hereby permitted shall not commence until the detailed design of the surface water drainage scheme have been submitted to and approved in writing by the planning authority. Those details shall include:

a) A design that satisfies the SuDS Hierarchy and follows the principles set out in the approved drainage strategy 'Surface Water Strategy, Management and Maintenance Report'

b) Detailed drawings showing drainage layout, long or cross sections of each drainage element, pipe sizes and invert and cover levels.

c) Appropriate calculations to the elements above showing how the national SuDS standards have been met (if different from approved strategy).

d) Details of outline construction phasing and how surface water and any associated pollution risk will be dealt with during the construction of the development, and how any on site drainage systems will be protected and maintained.

e) Details of who will maintain the drainage elements and their associated maintenance regimes.

f) Details of where any exceedance flows (i.e. rainfall greater than design or flows following blockages) would run to, avoiding risks to people and property.

Reason: To prevent an increased risk of flooding and to prevent pollution of the water environment in accordance with Policy CS6 of the Epsom and Ewell Core Strategy (2007) and Policy DM19 of the Development Management Policies 2015.

- (19) Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme.

Reason: To ensure the Sustainable Drainage System is designed to the technical standards in accordance with Policy CS6 of the Epsom

and Ewell Core Strategy (2007) and Policy DM19 of the Development Management Policies 2015.

- (20) Prior to above ground works commencing details of the lighting to the food retail store outside operational hours which should be designed to minimise the risk of light spillage beyond the development site boundary shall be submitted to and approved in writing by the local planning authority and the lighting shall thereafter be operated in accordance with the approved details.

Reason: To safeguard the residential amenity of neighbouring occupiers in accordance with Policy DM10 of the Development Management Policies 2015.

- (21) The food retail store use hereby permitted shall not operate other than between the hours of 08.00- 22.00 hours Mondays to Saturdays (inclusive) and 10.00-17.00 hours on Sundays.

Reason: To safeguard the residential amenity of neighbouring occupiers in accordance with Policy DM10 of the Development Management Policies 2015.

- (22) 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.

- (23) Prior to the commencement of development, detailed elevational drawings for the internal courtyard at second and third floor level 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.

Informatives:

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

- (2) The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
- (3) When a temporary access is approved or an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense.
- (4) 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-dropped-kerbs

- (5) 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.
- (6) The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
- (7) The developer is advised that a standard fee may be charged for input to, and future monitoring of, any Travel Plan.
- (8) Any unilateral undertaking shall be in accordance with Surrey County Council's standard format.
- (9) The developer would be expected to instruct an independent transportation data collection company to undertake the monitoring survey. This survey should 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.

- (10) The water efficiency standard required under condition 10 has been adopted by the local planning authority through the Development Management Policies 2015. This standard is the 'optional requirement' detailed in Building Regulations 2010, Part G Approved Document (AD Buildings Regulations (2015), at Appendix A paragraph A1.

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

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

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

- (11) This form of development is considered liable for the Community Infrastructure Levy (CIL). CIL is a non-negotiable charge on new developments which involve the creation of 100 square metres or more of gross internal floorspace or involve the creation of a new dwelling, even when this is below 100 square metres. The levy is a standardised, non-negotiable charge expressed as pounds per square metre, and are charged on the net additional floorspace generated by a development.

You will receive more information regarding the CIL in due course.

More information and the charging schedule are available online

<http://www.epsom-ewell.gov.uk/residents/planning/planning-advice/community-infrastructure-levy-cil-guidance>

- (12) 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.

13 1 WEST PARK FARM HOUSE, HORTON LANE, EPSOM - 19/00051/FUL

Description

Change of use to D2 for the creation of a Sports facility, Reception and Training area. The proposal includes the erection of two extensions, a front porch and a side store extension.

Decision

Change of use to D2 and planning permission is **PERMITTED** subject to the following:

Conditions:

- (1) The use hereby permitted shall not operate classes other than between the hours of 09.00-21.30 with lights out at 22.00 Monday's to Fridays and between the hours of 09.00 and 18.00 Saturdays and Sundays

Reason: To safeguard the residential amenity of neighbouring occupiers in accordance with Policy DM10 of the Development Management Policies 2015.

- (2) 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.

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

110 Ruxley Ln Rev 3 – Proposed Dwellings

110 Ruxley Ln Rev 3 – Drop Kerb Driveway

Flood Risk assessment

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) Prior to the occupation of development hereby approved, 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.

- (5) Before the proposed development is occupied details of a travel information pack, to include travel to and from the site by non-car forms of transport and car sharing between members, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be distributed to members upon first occupation of the site and then distributed to new members as and when they join.

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 and DM 36 Sustainable Transport for New Development of the Epsom and Ewell Borough Council Development Management Policies Document September 2015.

- (6) Prior to occupation of the development hereby permitted the applicant shall supply details of locations of bird and bat boxes and feed stations to be located within the proposed development. The approved details will then be retained in perpetuity or the lifetime of the development hereby approved or until the grant of planning permission explicitly states otherwise.

Reason: To safeguard and enhance biodiversity in accordance with Policy CS3 of the Core Strategy (2007) and Policy DM4 of the Development Management Policies Document (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) You have been granted planning permission to build an extension. 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".

- (5) 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).
- (6) 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.

14 MONTHLY REPORT ON PLANNING APPEAL DECISIONS

The Committee noted the appeal decisions from 29 March to 2 May 2019.

The meeting began at 7.00 pm and ended at 10.58 pm

COUNCILLOR CLIVE WOODBRIDGE (CHAIR)