

Minutes of the Meeting of the PLANNING COMMITTEE held on 16 January 2020

PRESENT -

Councillor Clive Woodbridge (Chair); Councillor Monica Coleman (Vice-Chair); Councillors Nigel Collin, Neil Dallen, Previn Jagutpal, Colin Keane, Jan Mason, Steven McCormick (From 7.05pm), Lucie McIntyre, Debbie Monksfield, Peter O'Donovan and David Reeve

In Attendance:

Absent: Councillor Humphrey Reynolds

Officers present: Steven Lewis (Planning Development Manager), John Robinson (Senior Planner), Danny Surowiak (Principal Solicitor) and Sandra Dessent (Committee Administrator)

58 DECLARATIONS OF INTEREST

No declarations were made on items in this agenda

59 MINUTES OF THE PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on 19 December were agreed as a true record and signed by the Chair

60 ASHLEY CENTRE CAR PARK, ASHLEY AVENUE EPSOM KT18 5AL

Description

Wall mounted A1 frames on Levels 1, 2, 3 and 4 of the car park

Decision

This application had been submitted because the car park is owned by Epsom & Ewell Borough Council. Consent was sought to display commercial advertising on A1 size advertising poster frames on the walls of the Ashley Centre car park.

It was confirmed that the application would have an acceptable impact on amenity and would not affect highway safety, meeting planning policy and was therefore acceptable.

An amendment to Condition 3 was proposed in the Update Report and agreed.

Commercial advertising is **PERMITTED** subject to the following conditions:

Conditions:

- (1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

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

- (2) No advertisement shall be sited or displayed so as to:

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

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

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

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

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

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

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

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

Location photographs dated 14.10.2019

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans to comply with Policy CS1 and CS15 of the Core Strategy (2007).

- (7) Under the provisions of Part VIII of the Town and Country Planning Act, 1990, IT IS HEREBY EXPRESSLY CONSENT subject to the conditions specified to the display for a period of five years from the date hereof, of the advertisements(s) 16 January 2020.

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

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.

- 61 BAMBINI DAY NURSERY EWELL COURT HOUSE LAKEHURST ROAD
EWELL SURREY KT19 0EB

Description

Change of use of existing storage space to classroom and kitchen space (D1)

Decision

This application had been submitted to Committee because the property is owned by the Council. Permission was sought to change the use of an existing storage area located within the grounds of Ewell Court House (a grade II listed building) to a classroom and kitchen space to accommodate a maximum of 10 additional children aged 3-5 and 2 members of staff.

Change of use is **PERMITTED** subject to the following conditions:

Conditions:

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

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

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

Proposed floorplan

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

- (3) The operating hours of the nursery school hereby permitted shall be between the hours of 08:00 -18:000 (Monday – Fridays) only.

Reason: To safeguard the amenities of neighbouring properties in accordance with policy DC10 of the Development Management Policies Document 2015

Informative:

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

- 62 BAMBINI DAY NURSERY EWELL COURT HOUSE LAKEHURST ROAD
EWELL SURREY KT19 0EB

Description

Change of use of existing storage space to class room and kitchen space (D1)
(Listed Building Consent)

Decision

This application was referred to Committee because the property is owned by the Council. It was confirmed that no external changes to the building were proposed, and the internal amendments would not harm the fabric of the building. It was further noted that the proposals were policy compliant.

Listed Building Consent is **AGREED** 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) The development hereby permitted shall be carried out in accordance with the following drawings and documents:

Proposed Floor Plan received on 11.10.2019

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

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.

63 MONTHLY REPORT ON APPEALS AND HOUSING NUMBERS

The Committee noted the appeal decisions from 3 December 2019 to 1 January 2020 and the number of dwellings for which planning permission has been granted.

64 KINGS ARMS PUBLIC HOUSE 144 EAST STREET EPSOM KT17 1EY

Description

Demolition of existing building and erection of two linked four-storey buildings to provide 21 self-contained flats and associated development including hard and soft landscaping, car and cycle parking and refuse store

Decision

At the Planning Committee on 19 December 2019 the application (19/00900/REM) was approved subject to conditions and to a new legal agreement (under the same terms as the extant agreement) being completed and signed by 31 March 2020.

Following the Committee decision, the legal team have advised that a further Legal agreement is superfluous as there was a clause in the signed s106

agreement which secures all future amendments with a S73 planning application.

Accordingly delegation was **GRANTED** to the Head of Planning to determine the application without the requirement to secure a further legal agreement. In all other respects the decision remains unchanged

The meeting began at 7.00 pm and ended at 7.18 pm

COUNCILLOR CLIVE WOODBRIDGE (CHAIR)