

Minutes of the Meeting of the PLANNING COMMITTEE held on 18 June 2020

PRESENT -

Councillor Clive Woodbridge (Chair); Councillor Monica Coleman (Vice-Chair); Councillors Alex Coley, Neil Dallen, David Gulland, Previn Jagutpal, Colin Keane, Jan Mason, Steven McCormick, Lucie McIntyre, Debbie Monksfield, Peter O'Donovan and Clive Smitheram

Officers present: Amardip Healy (Chief Legal Officer), Viv Evans (Interim Head of Planning), Tom Bagshaw (Planner), Virginia Johnson (Planner), Steven Lewis (Planning Development Manager), John Robinson (Senior Planner), Danny Surowiak (Principal Solicitor), Sarah Keeble (Democratic Services Officer) and Tim Richardson (Committee Administrator)

1 22-24 DORKING ROAD, EPSOM, KT18 7LX

The Committee was informed that this item had been withdrawn from the agenda for the meeting at the request of Officers, to allow for additional consultation to take place.

2 DECLARATIONS OF INTEREST

The following declarations of interest were made in relation to the business to be considered at the meeting:

Councillor Neil Dallen, Other Interest: In the interests of openness and transparency Councillor Neil Dallen declared that he is a Member of the Epsom Civic Society and the Local Residents Association. Councillor Dallen informed the Committee that he came to the meeting with an open mind..

Councillor Steven McCormick, Other Interest: In the interests of openness and transparency Councillor Steven McCormick declared that he is a Member of Epsom Civic Society; Woodcote Racing Society and the Epsom and Ewell Tree Advisory Board. Councillor McCormick informed the Committee that he was not predetermined or predisposed and came to the meeting with an open mind..

3 MINUTES OF THE PREVIOUS MEETING

The Minutes of the previous meeting of the Planning Committee held on 13 May 2020 were agreed as a true record and the Committee authorised the Chairman to sign them.

4 29 FULFORD ROAD, WEST EWELL, KT19 9QZ**Description**

Widening of existing vehicular access crossover (involving drop kerb) (Application for a certificate of Lawfulness for a Proposed Development).

The application was brought before the Planning Committee as the application was made by a member of the council staff.

Decision

Following consideration, the Committee resolved unanimously that:

A Lawful Development Certificate is GRANTED, taking into account the following:

Informative(s):

- (1) A Certificate of Lawful Development is granted for the following reason:

The proposed development is Permitted Development under Schedule 2, Part 2, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- (2) This decision relates expressly to the Widening of existing vehicular access crossover (involving drop kerb)' for 29 Fulford Road, West Ewell, Surrey KT19 9QZ.
- (3) Any new hardstanding surface area must be constructed with porous or permeable, or shall direct surface water to a porous or permeable surface within the site.
- (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 or to install dropped kerbs. Please see www.surreycc.gov.uk/roads-and-transport/road-permits-andlicences/vehicle-crossovers-or-dropped-kerbs.
- (5) The applicant is requested to please be considerate to neighbours and 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.

5 LANGLEY BOTTOM FARM, LANGLEY VALE ROAD, EPSOM, SURREY, KT18 6AP**Description**

Discharge the Section 106 agreement relating to the properties at Langley Bottom Farm (ref. EPS/94/0732).

Decision

The Committee noted a verbal representation from an agent for the applicant.

Following consideration, the Committee resolved unanimously that:

The formal request to discharge the Section 106 Agreement, relating to application ref: EPS/94/0732, is **NOT ACCEPTED** in the absence of robust and reasonable marketing evidence to justify its removal.

6 NESCOT, 91 REIGATE ROAD, EWELL, SURREY, KT17 3DS

Description

Application to vary Condition 5 (parking on Site) of Planning Application ref: 15/01299/FUL, to allow the temporary use of the car park by Epsom and St Helier University Hospitals NHS Trust staff

Decision

Following consideration the Committee resolved unanimously:

Planning Permission is **PERMITTED** subject to the following conditions:

Condition(s):

- (1) The development hereby permitted shall begin before 16 March 2019, the date of the original 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 accordance with the following approved plans and documents:

N274 GA 3019 Rev B, N274 GA 3001 Rev 11, N274 GA 3002 Rev 04, N274 DT 3009 Rev 04, N274 DT 3010 Rev 06, N274 DT 3012 Rev 01, N274 DT 3013 Rev 02, N274 DT 3016 Rev 02, N274 DT 3014 Rev 01, N274 DT 3015 Rev 04, N274 GA 3003 Rev 07, N274 GA 3004 Rev 06, N274 GA 3005 Rev 07, N274 GA 3006 Rev 07, N274 GA 3007 Rev 06, N274 GA 3008 Rev 06, N274 GA 3009 Rev 06, N274 GA 3010 Rev 05, N274 GA 3011 Rev 06, N274 GA 3012 Rev 06, N274 GA 3013 Rev 06, N274 GA 3014 Rev 06, N274 GA 3015 Rev 07, N274 GA 3017 Rev 03, N274 GA 3018 Rev 02, N274 PP 3001 Rev 06, N274 PP 3002 Rev 05, 1448.15P003 Rev B, 1448.15P004 Rev B, 1448.15P005 Rev A, 1448.15P006 Rev A 1, 1448.15P007 Rev A, 1448.15P008 Rev A, 1448.15P009 Rev A, 1448.15P010 Rev A, 1448.15P011 Rev A, 1448.15P012 Rev A, 1448.15P013 Rev A, 1448.15P014 Rev A, 1448.15P015 Rev A, 1448.15P016 Rev A, 69267 INF 16 Rev P1, 69267 INF 24 Rev C4, 69267 INF 25 Rev Z1, 69267 INF 500 01 Rev P5, TJ14166

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

- (4) No equipment, machinery or materials shall be brought onto the site for the purpose of the development, until the protective fencing has been erected to enclose all retained trees as shown on Tree Protection Plan (SJA TPP 15335-01a). This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority

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

- (5) The areas of parking as shown on drawing No N274 GA 3001 Rev 11 are for 750 cars, 30 motor cycles and 252 cycles. The parking areas shall be used and thereafter retained exclusively for their designated purposes. Subject to application ref: 20/00249/FUL being granted planning permission, 100 car parking spaces identified on Figure 2.1 of the Car Park Management Plan, dated Feb 2020, shall be temporarily used by Epsom and St Helier University Hospitals NHS Trust staff. One month prior to the car parking spaces being used, the applicant shall notify the Local Planning Authority in writing of the date of the first use of the spaces. The spaces shall be used for a limited period of 12 months taking effect from the date the notice becomes effective, or shall cease by June 2023, whichever is the sooner. The 100 car parking spaces shall only be available to Trust staff from 07:30 to 19:30, Monday to Friday and shall

not be available overnight or on weekends. On the cessation of the temporary parking arrangement as detailed above, the 100 car parking spaces shall no longer be used by Epsom and St Helier University Hospitals NHS Trust staff and shall return to their designated purposes.

Reason: To ensure that student parking does not take place on the Public Highway or on adjacent private streets to the detriment of safety and convenience of 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 means of vehicular access to the development shall be from the new roundabout access on Reigate Road only. The existing vehicular access from Reigate Road to the north of the new roundabout shall be permanently closed and any kerbs, verge, footway, fully reinstated by the applicant, in a manner as already agreed with the Local Planning Authority.

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) Space must be been laid out within the site by 1 September 2016 in accordance with the approved plans and previously approved Travel Plan to provide:
- a) Secure cycle parking, changing facilities, safe pedestrian & cycle routes
 - b) Information for staff and visitors regarding public transport, walking and cycling

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

- (8) Prior to occupation of the extended area of the eastern car park area, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation 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. To satisfy Policy CS6 of the Core Strategy 2007 and Policy DM17 of the Development Management Policies 2015

- (9) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unexpected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason: There is always the potential for unexpected contamination to be identified during development groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters (the site is located over a Principal Aquifer). To satisfy Policy CS6 of the Core Strategy 2007 and Policy DM17 of the Development Management Policies 2015

- (10) The development shall be carried out in accordance with the following documents and drawings, approved under ref: 16/01878/COND, dated 28 June 2017: Chawton Hill letter, dated 17 March 2017
Geo-Environmental report, ref: GE9847-GARv1JK180614
CTP drawing, refs: A4428-1601 T2 and A4428-1602 T1

Reason: Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater. To satisfy Policy CS6 of the Core Strategy 2007 and Policy DM17 of the Development Management Policies 2015.

- (11) The development shall be carried out in strict accordance with the Written Scheme of Investigation: Method Statement for an Archaeological Evaluation Report, ref: T23039.02, dated February 2017, and any archaeological works shall be carried out by a suitably qualified investigating body acceptable to the local planning authority.

The work detailed in the report forms an ongoing stage in the implementation of the required archaeological work. As such, the condition is maintained until all the fieldwork has been completed and a

satisfactory final report on its results has been submitted to and approved by the local planning authority. Or, should significant/complex archaeological deposits have been revealed, when a satisfactory post-excavation assessment detailing the post-fieldwork analyses needed to arrive at a final publishable report have been agreed and resourced to the planning authorities' satisfaction.

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)

- (12) Subject to application ref: 20/00249/FUL being granted planning permission, the parking management measures set out in the hereby approved Car Park Management Plan, dated Feb 2020, shall be implemented at the Application Site, taking effect from the date of the first use of the 100 spaces by **Epsom and St Helier University Hospitals** NHS Trust staff throughout the entire period of use of these parking spaces by Trust Staff. Upon cessation of the temporary parking arrangement, the 100 car parking spaces, shall no longer be used by Trust staff, and shall return to their prior designated use, to be retained and maintained for the use of students during term time in perpetuity

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, to meet the objectives of the NPPF (2019) and to satisfy policies DM 35 and DM 37 of the Epsom and Ewell Borough Council Development Management Policies.

Informative(s):

- (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) Following construction of the works it is recommended that the following is submitted as evidence that the drainage is implemented in accordance with the strategy:
- A verification report carried out by a qualified drainage engineer and must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Drainage System has been constructed as per the agreed scheme.

7 EWELL COURT HOUSE, LAKEHURST ROAD, EWELL, SURREY, KT19 0EB - 20/00219/FUL

Description

Rebuild part of central arch of freestanding wall of Ewell Court House Grotto. This application was brought before the Planning Committee as the property is owned by Epsom & Ewell Borough Council.

Recommendation

An amendment to the recommendation was moved. The proposed amendment placed an additional informative on the application which clarified that planning permission was granted to the rebuilding of the arch and freestanding wall but specifically did not include changes or alterations to the gates.

This informative was agreed and is detailed as informative 2 of the decision below.

Decision

Following consideration, the Committee resolved unanimously that:

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

Condition(s):

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

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

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

Block Plan [1:500] (Received 10/02/2020)

GRP001/1 Rev 2 Grotto Front Elevation and Extent of Works (Received 10/02/2020)

GRP001/2 Rev 2 Grotto Front Elevation and Extent of Works (Received 10/02/2020)

GRP001/3 Rev 2 Grotto Front Elevation and Extent of Works (Received

10/02/2020)

GRP001/4 Rev 2 Grotto Front Elevation and Extent of Works (Received 10/02/2020)

GRP001/5 Rev 2 Grotto Front Elevation and Extent of Works (Received 10/02/2020)

Heritage Design and Access Statement [February 2020] (Received 10/02/2020)

Ewell Court House Grotto Repairs Specification of Works [January 2020] (Received 10/02/2020)

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

- (3) All works of making good and repair associated with these proposed works shall match the existing adjacent fabric in material details, finish and design detail, unless otherwise agreed in the approved plans or in writing by the Local Planning Authority.

Reason: In order that the special architectural and historic character of the Grade II Listed Building is safeguarded in accordance with Policy CS5 (The Built Environment) of the Council's LDF Core Strategy (2007) and Policies DM8 (Heritage Assets), DM9 (Townscape Character and Local Distinctiveness) and DM10 (Design Requirements for New Developments (including House Extensions)) of the Council's Development Management Policies Document (2015).

Informative(s):

- (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) The planning permission hereby granted by this decision is limited to the rebuilding of the arch and freestanding wall and specifically does not include for changes or alterations to the gates.

8 EWELL COURT HOUSE, LAKEHURST ROAD, EWELL, SURREY, KT19 0EB - 20/00220/LBA

Description

Rebuild Central Arch of freestanding wall of Ewell Court House Grotto (Listed Building Consent).

This application was brought before the Planning Committee as the property is owned by Epsom & Ewell Borough Council.

Decision

Following consideration, the Committee resolved unanimously to:

Refer to the Secretary of State with a recommendation to Grant Listed Building Consent subject to the following:

Condition(s):

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

Reason: In order to comply with Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Block Plan [1:500] (Received 10/02/2020)

GRP001/1 Rev 2 Grotto Front Elevation and Extent of Works (Received 10/02/2020)

GRP001/2 Rev 2 Grotto Front Elevation and Extent of Works (Received 10/02/2020)

GRP001/3 Rev 2 Grotto Front Elevation and Extent of Works (Received 10/02/2020)

GRP001/4 Rev 2 Grotto Front Elevation and Extent of Works (Received 10/02/2020)

GRP001/5 Rev 2 Grotto Front Elevation and Extent of Works (Received 10/02/2020)

Heritage Design and Access Statement [February 2020] (Received 10/02/2020)

Ewell Court House Grotto Repairs Specification of Works [January 2020] (Received 10/02/2020)

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

- (3) All works of making good and repair associated with these proposed works shall match the existing adjacent fabric in material details, finish and design detail, unless otherwise agreed in the approved plans or in writing by the Local Planning Authority.

Reason: In order that the special architectural and historic character of the Grade II Listed Building is safeguarded in accordance with Policy CS5 (The Built Environment) of the Council's LDF Core Strategy (2007) and Policies DM8 (Heritage Assets), DM9 (Townscape Character and Local Distinctiveness) and DM10 (Design Requirements for New Developments (including House Extensions)) of the Council's Development Management Policies Document (2015).

- (4) Prior to commencement of works a sample of all new bricks shall be made available to and approved in writing by the Local Planning Authority on site. These shall match those present in place on the affected parts of the wall. The work shall be carried out in accordance with the approved samples.

Reason: In order that the special architectural and historic character of the Grade II Listed Building is safeguarded in accordance with Policy CS5 (The Built Environment) of the Council's LDF Core Strategy (2007) and Policies DM8 (Heritage Assets), DM9 (Townscape Character and Local Distinctiveness) and DM10 (Design Requirements for New Developments (including House Extensions)) of the Council's Development Management Policies Document (2015).

- (5) Prior to commencement of works a sample of the existing original lime mortar from the wall shall be sent for analysis by a mortar specialist and the mortar mix shall be prepared in accordance the report from that specialist to achieve a matching mix. This report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the special architectural and historic character of the Grade II Listed Building is safeguarded in accordance with Policy CS5 (The Built Environment) of the Council's LDF Core Strategy (2007) and Policies DM8 (Heritage Assets), DM9 (Townscape Character and Local Distinctiveness) and DM10 (Design Requirements for New Developments (including House Extensions)) of the Council's Development Management Policies Document (2015).

- (6) A survey of the wall together including a photographic survey shall be prepared to record its condition prior and during the development and which shall show all areas of exposed historic fabric. The said report shall be submitted to and approved in writing by the Local Planning Authority and copies sent to the borough library at Bourne Hall.

Reason: In order that the special architectural and historic character of the Grade II Listed Building is safeguarded in accordance with Policy CS5 (The Built Environment) of the Council's LDF Core Strategy (2007) and Policies DM8 (Heritage Assets), DM9 (Townscape Character and Local Distinctiveness) and DM10 (Design Requirements for New Developments (including House Extensions)) of the Council's Development Management Policies Document (2015).

- (7) Any damage to the wall caused by or during the course of carrying out of the works permitted shall be made good within 3 months of completion of the development, in accordance with a specification agreed in writing by the Local Planning Authority.

Reason: In order that the special architectural and historic character of the Grade II Listed Building is safeguarded in accordance with Policy CS5 (The Built Environment) of the Council's LDF Core Strategy (2007) and Policies DM8 (Heritage Assets), DM9 (Townscape Character and Local Distinctiveness) and DM10 (Design Requirements for New Developments (including House Extensions)) of the Council's Development Management Policies Document (2015).

Informative(s):

- (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.

9 LONGMEAD DEPOT, BLENHEIM ROAD, EPSOM, KT19 9DL

Description

Building reconfiguration, installation of additional roller shutter and vehicular ramp, adjusting electrics and changes to the existing fire alarm system.

The application had been brought before the Committee as the site and buildings are owned by the Council.

Decision

Following consideration, the Committee resolved unanimously that:

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

Condition(s):

- (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:

01919-020 Ground Floor Plan – Proposed

01919-023 Elevations – Proposed

01919-024 Sections - Proposed

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(s):

- (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.

10 MONTHLY APPEAL AND HOUSING NUMBERS REPORT

The Committee noted that there was an update report on this item, which had been published as a supplement to the agenda prior to the meeting.

The Committee noted the appeal decisions from 1 May 2020 to 1 June 2020.

The meeting began at 7.30 pm and ended at 8.31 pm

COUNCILLOR CLIVE WOODBRIDGE (CHAIR)