

Minutes of the Meeting of the PLANNING COMMITTEE held at the Council Chamber, Epsom Town Hall on 9 December 2021

PRESENT -

Councillor Monica Coleman (Chair); Councillor Steven McCormick (Vice-Chair); Councillors Kate Chinn, Nigel Collin, Hannah Dalton (as nominated substitute for Councillor Lucie McIntyre), Neil Dallen, David Gulland, Jan Mason, Phil Neale, Humphrey Reynolds, Clive Smitheram, Peter Webb (as nominated substitute for Councillor Previn Jagutpal) and Clive Woodbridge

Absent: Councillor Previn Jagutpal and Councillor Lucie McIntyre

Officers present: Viv Evans (Interim Head of Place), Lidia Harrison (Legal Officer), Mehdi Rezaie (Interim Planning Development Manager), Gemma Paterson (Principal Planning Officer), Virginia Johnson (Principal Planning Officer), Tim Richardson (Democratic Services Manager) and Stephanie Gray (Democratic Services Officer)

14 DECLARATIONS OF INTEREST

Declarations of Interest

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 Town Ward Residents' Association.

Declarations of Interest

Councillor Nigel Collin, Other Interest: In the interests of openness and transparency, Councillor Nigel Collin declared that he is a member of the Epsom Society and also that he is the Borough's Heritage Champion.

Declarations of Interest

Councillor Steven McCormick, Other Interest: In the interest of openness and transparency, Councillor Steven McCormick declared that he is a member of the Epsom Civic Society, and the Woodcote Residents' Association.

Development Site At 24-28 West Street, Epsom,

Councillor Kate Chinn, Other Interest: In the interest of openness and transparency, Councillor Kate Chinn declared that she had received correspondence in respect of this item but that she came to the meeting with an open mind.

The Ashley Centre, High Street, Epsom, Surrey, KT18 5AB

Councillor Monica Coleman, Other Interest: In the interests of openness and transparency, Councillor Monica Coleman declared on behalf of all Councillors that all Councillors had received a number of items of correspondence from objectors in relation to this item. Councillor Coleman also declared that all Councillors came to the meeting without predisposition.

The Ashley Centre, High Street, Epsom, Surrey, KT18 5AB

Councillor Neil Dallen, Other Interest: In the interests of openness and transparency, Councillor Neil Dallen declared that he had called this matter in, and declared that he was predisposed but not predetermined, and would speak with an open mind on the matter.

21/01304/FLH; 6 St Normans Way, Ewell, KT17 1QG

Councillor Monica Coleman, Disclosable Pecuniary Interest: In the interests of openness and transparency, Councillor Monica Coleman declared a personal and prejudicial interest in that she is the owner of the property. Councillor Coleman left the Council Chamber when the item was discussed and did not participate in any discussion or vote on the matter.

15 MINUTES OF THE PREVIOUS MEETING

The Minutes of the previous meeting of the committee held on 7 October 2021 were agreed as a true record and signed by the Chair.

16 DEVELOPMENT SITE AT 24-28 WEST STREET, EPSOM,

Description

Demolition of existing building and construction of a new part 7 and part 8 storey building containing ground floor commercial/retail (E use class) and 25 residential units (C3 Use) on upper levels and associated development.

Decision

The Committee noted a presentation from the Principal Planning Officer.

A refusal was proposed by Councillor Neil Dallen, and seconded by Councillor Jan Mason. The reason for this refusal was based on concerns raised by the Committee, including those regarding: height, design and density.

Following consideration it was resolved, with 7 Members voting in favour, 4 Members voting against and 1 abstention, to **REFUSE** the Application based on the following reasons:

- (1) As a result of its overall height, design and density, the proposed development would fail to integrate with the character and appearance of the area, to the detriment of the existing town character and therefore, in accordance with paragraph 134 of the National Planning Policy Framework (2021), should be refused. The proposal would be contrary to Policies CS1 and CS5 of the Epsom and Ewell Core Strategy (2007), Policies DM9, DM10 and DM13 of the Epsom and Ewell Development Management Policies (2015) and Policy E7 of the Plan E Area Action Plan (2011).
- (2) The proposal would result in the loss of a good quality Conservation Area building that makes a positive contribution to the character and appearance of the Epsom Town Centre Conservation Area, for which no suitable replacement has been made. The proposal would therefore

cause less than significant harm to the heritage asset that would not be outweighed by the public benefits of the scheme. The proposal would therefore fail to accord with Section 72 of the Listed Buildings and Conservation Area Act 1990, paragraph 202 of the National Planning Policy Framework (2021), Policy DM8 of the of the Epsom and Ewell Development Management Policies (2015) and the relevant paragraphs of the NPPF 2021.

17 THE ASHLEY CENTRE, HIGH STREET, EPSOM, SURREY, KT18 5AB

Description

Alterations and improvements to the East Entrance, including new paving, over-cladding to elevations, new aluminium framed sliding doors, new lighting features, signage zones and associated works

Decision

The Committee noted a presentation from the Principal Planning Officer.

Following consideration, the Committee resolved that:

The Application be **APPROVED** subject to the below 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 accordance with the following approved plans:

Site Plan (drawings ref. AP(02)1000P03)
Existing Ground Floor Plan (drawings ref. 3822-AP(02)1041P02)
Existing First Floor Plan (drawings ref. 3822-AP(02)1042P02)
Existing Ground Floor Reflected Ceiling Plan (drawings ref. 3822-AP(02)1043P02)
Existing Elevations (drawings ref. 3822-AP(02)1044P02)
Existing Sections (drawings ref. 3822-AP(02)1045P02)
Entrance Refurbishment: Planning Response (drawings ref. 3822-LJA-Z2-XX-RP-A-0014, Rev 01)
Proposed Ground Floor Plan (drawings ref. 3822-AP(04)1041P03)
Proposed First Floor Plan (drawings ref. 3822-AP(04)1042P03)
Proposed Ground Floor Reflected Ceiling Plan (drawings ref. 3822-AP(04)1043P04)
Proposed High Street Elevation (drawings ref. 3822-AP(05)1044P04)
Proposed Elevations (drawings ref. 3822-AP(05)1044P02)
Proposed Sections (drawings ref. 3822-AP(06)1045P04)

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 safeguard the special architectural and historic interest of the character and appearance of the conservation area 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 on site until:
- a) an external lighting scheme has been submitted to and approved in writing by the local planning authority. Such details shall include location, height, type and direction of light sources, means of controlling light spillage and intensity of illumination.
- b) the external lighting scheme has been installed, maintained and operated in accordance with the approved details.
Any lighting, which is so installed, shall thereafter be maintained and operated in accordance with the approved details and shall not be altered other than for routine maintenance.

Reason: In order to safeguard the amenities of the occupiers of neighbouring properties / visual amenity / highway safety in accordance with Policies CS5 and CS16 of the Core Strategy (2007) and Policies DM9 and DM10 of the Development Management Policies 2015.

- (5) 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.

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) 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.
- 3) 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).
- 4) 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.
- 5) 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.

18 CLAYHILL LODGE, WEST HILL, EPSOM, SURREY, KT19 8JP

In the interests of openness and transparency, Councillor Monica Coleman made a declaration on behalf of all Councillors that all Councillors had received a number of items of correspondence from objectors in relation to this item. Councillor Coleman also declared that all Councillors came to the meeting without predetermination.

Due to time constraints, the Committee were unable to discuss this Item. It has been deferred to be discussed at a future meeting.

19 6 ST NORMANS WAY, EWELL, KT17 1QG

Description

Erection of hip to gable/gable ends, front and rear dormer roof extensions, installation of front rooflight

Decision

The Committee noted a presentation from the Principal Planning Officer. This item had been referred to the Committee as the applicant was an Epsom and Ewell Borough Councillor.

Following consideration, the Committee unanimously resolved that:

The Application be **APPROVED** subject to the below following conditions.

CONDITIONS:

- (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:

OAK-225-PL0-01 Location Plan, Existing & Proposed Plans & Elevations (Received 02/09/2021)

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

- (3) The materials and finishes of the external walls, roof and front elevation windows of the development hereby permitted shall match in colour and texture those of the existing building, or such other materials shall have been approved in writing by the Local Planning Authority, and shall thereafter be retained as such.

Reason: To ensure a satisfactory appearance on completion of the development in accordance with Policy CS5 (The Built Environment) of the LDF Core Strategy (2007) and Policies DM9 (Townscape Character and Local Distinctiveness) and DM10 (Design Requirements for New Developments (including House Extensions)) of the LDF Development Management Policies Document (2015).

- (4) The proposed materials of the external walls of the front and rear dormer roof extensions shall be hanging tiles, matching in colour and texture those of the main roof, or such other materials shall have been approved in writing by the Local Planning Authority, and shall thereafter be retained as such.

Reason: To ensure a satisfactory appearance on completion of the development in accordance with Policy CS5 (The Built Environment) of the LDF Core Strategy (2007) and Policies DM9 (Townscape Character and Local Distinctiveness) and DM10 (Design Requirements for New Developments (including House Extensions)) of the LDF 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) 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 a residential 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 groundworks 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".

The meeting began at 7.30 pm and ended at 10.42 pm

COUNCILLOR MONICA COLEMAN (CHAIR)