

**Ashley Centre Car Park Ashley Avenue Epsom Surrey KT18 5AL**

Proposed installation of perimeter safety fencing for the parking area on the first, second, third and fourth floors in the area of the main entrance/exit for vehicles.

<b>Ward:</b>	<b>Town</b>
<b>Contact Officer:</b>	<b>James Udall</b>

**1 Plans and Representations**

- 1.1 The Council now holds this information electronically. Please click on the following link to access the plans and representations relating to this application via the Council's website, which is provided by way of background information to the report. Please note that the link is current at the time of publication, and will not be updated.

Link: <http://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OMTB6R GYG6S00>

This application proposes the erection of safety fencing to the car park for the parking areas on the first, second, third and fourth floors in the area of the main entrance/exit for vehicles. This is required to ensure that objects are not thrown onto passing vehicles below and to reduce anti-social behaviour on the site. The proposal is considered acceptable in design and conservation terms and approval is recommended.

- 1.2 This application has been submitted to committee because the car park is owned by Epsom & Ewell Borough Council.
- 1.3 The application is recommended for APPROVAL

**2 Site description**

- 2.1 The application site consists of a four storey car park which is part of the Ashley Centre. The car park is situated on the northern side of Ashley Centre. The area is mixed residential/office/retail in character.

**3 Proposal**

- 3.1 This application seeks permission for the erection of perimeter safety fencing for the parking area on the first, second, third and fourth floors, in the area of the main entrance/exit for vehicles.

**4 Comments from third parties**

- 4.1 The application was advertised by means of letters of notification to 43 neighbouring properties, to date (27.04.2017) no letters of objection have been received.

## **5 Consultations**

5.1 County Highway Authority: THE COUNTY HIGHWAY AUTHORITY has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.

5.2 Design and Conservation Officer: No objection in terms of Policy DM8.

## **6 Relevant planning history**

<b>Application number</b>	<b>Decision date</b>	<b>Application detail</b>	<b>Decision</b>
N/A	N/A	N/A	N/A

## **7 Planning Policy**

National Policy Planning Framework (NPPF) 2012

Chapter 7: Requiring Good Design

Core Strategy 2007

Policy CS1	General Policy
Policy CS5	Built Environment
Policy CS6	Sustainable Development

Development Management Policies Document 2015

Policy DM8	Heritage Assets
Policy DM9	Townscape Character and Local Distinctiveness
Policy DM10	Design Requirements for New Developments
Policy DM35	Transport and New Development

Supplementary Planning Guidance

Sustainable Design 2012

## **8 Planning considerations**

Visual Impact

8.1 Policies DM8, DM9 and DM10 of the Development Management Policies Document - 2015 and policy CS5 of the Core Strategy are particularly relevant. Whilst the application site is not within the Epsom Town Centre Conservation Area, it is in close proximity to it. The proposals have therefore been assessed in terms of whether they would have an adverse effect the setting of the adjoining heritage asset, that being the conservation area.

- 8.2 Whilst the proposal will result in visible changes to the appearance of the car park, the protective fencing is of mesh construction and will be positioned and finished such that it would not read as a solid structure, adding unacceptable bulk to the building. The proposals are therefore considered acceptable in urban design terms subject to the approval of the proposed materials including finishes thereby complying with policies DM9 and DM10. The proposals are therefore considered to conserve and protect the setting of the conservation area as required by DM8 and CS5 and this view is supported by the Conservation Officer.

#### Residential Amenity

- 8.3 The proposed fencing would be sited approximately 80m away from the nearest residential dwelling. Due to its siting, size, scale and design the proposed fencing would not harm the outlook, daylight or privacy of neighbouring occupants.

- 8.4 The proposed scheme would therefore accord with Policy DM10.

#### Parking/Access

- 8.5 The proposed safety fencing would have no adverse impact on parking at the car park. It is also noted that the Highway Authority has no in principle objection to the development.

### **9 Conclusion**

- 9.1 The proposals would not harm the visual appearance of the host building or the character of the wider area and adjoining conservation area. In light of the above it is recommended that planning permission is granted.

### **10 Recommendation**

- 10.1 Planning permission is GRANTED 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) 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.**

- (3) The development hereby permitted shall be carried out in accordance with the following approved documents: ACCP-002 REV A, Design & Access Statement, Securi Mesh 358 Tech Sheet, Weld Mesh Tech Sheet.**

**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 2012**
- (2) No part of the development including foundations or guttering, shall encroach upon the adjoining property.**
- (3) 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.**
- (4) If you need any advice regarding Building Regulations please do not hesitate to contact Epsom & Ewell Borough Council Building Control on 01372 732000 or [contactus@epsom-ewell.gov.uk](mailto:contactus@epsom-ewell.gov.uk).**