

## Minutes of the Meeting of the PLANNING COMMITTEE held on 11 May 2017

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### PRESENT -

Councillor Humphrey Reynolds (Chairman); Councillor Mike Teasdale (Vice-Chairman);  
Councillors Michael Arthur, John Beckett, Peter O'Donovan, Martin Olney,  
David Reeve, Vince Romagnuolo, Clive Smitheram, David Wood and Tella Wormington

In Attendance:

Absent: Councillor Jan Mason and Councillor Tina Mountain

Officers present: Adele Castle (Planning Development Manager), James Udall  
(Planning Officer) and Sandra Dessent (Democratic Services Officer)

#### 66 DECLARATIONS OF INTEREST

No declarations of interest were made by Councillors in items on this Agenda.

#### 67 MINUTES OF THE PREVIOUS MEETING

The Minutes of the previous meeting held on 12 April 2017 were agreed as a true record and signed by the Chairman, subject to the Committee noting that Councillor Neil Dallen was not absent as stated and Councillor Tella Wormington had been a member of the Planning Committee since January 2017.

#### 68 PLANNING APPLICATION 16/01858/FUL - ASHLEY CENTRE CAR PARK, ASHLEY AVENUE, EPSOM KT18 5AL

##### ***Description***

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

##### ***Decision***

Planning permission 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) 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).

69 PLANNING APPLICATION 16/01788/FLH - 18 GAYFERE ROAD, STONELEIGH KT17 2JX

***Description***

Erection of hipped roof over existing side dormer with front and side roof lights and erection of a part single/part two storey side and rear extension and rear dormer window (amended drawings received 27.04.2017).

### ***Decision***

Planning permission 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 external finishes of the development hereby permitted, including making good to the retained fabric, shall match in material, colour, size, style, bonding, texture and profile those of the existing building.

**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.

- (3) The development hereby permitted shall be carried out in accordance with the following approved documents: 020 REV A, 021 REV A, 022 REV A, 023 REV A & 024 REV A received 27.04.2017

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

- (4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, or other form of openings other than those shown on the approved plans, shall be inserted in the flank elevations of the development hereby permitted.

**Reason:** To safeguard the privacy of the occupants of adjoining properties in accordance with Policy 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) No part of the development including foundations or guttering, shall encroach upon the adjoining property.**
- (3) Given that the proposed works will be undertaken on or close to a boundary with the neighbouring properties, the applicant is reminded of the requirements of The Party Wall Act 1996 which amongst other things requires adjoining owners to be notified of the proposals, and their agreement sought to the proposed works.**
- (4) 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.**
- (5) 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)**

## **70 SITE VISITS**

The Committee reviewed and considered site visits and decided that a visit should be held at the appropriate time in connection with the following applications:

- 65 London Road, Ewell KT17 2BL – 16/00933/FUL
- 18a Worple Road, Epsom KT18 5EF - 16/01421/FLH
- Development site at Upper High Street, Epsom KT17 4QS – 17/00001/FUL

*The meeting began at 7.30 pm and ended at 8.03 pm*

COUNCILLOR HUMPHREY REYNOLDS (CHAIRMAN)