

### **Premier Inn 1 The Parade Epsom Surrey**

Variation of Condition 22 (Approved drawings) of planning permission 15/01839/FUL to facilitate internal layout changes (including the provision of an additional 9 rooms) and various external minor fenestration and elevation amendments.

<b>Ward:</b>	<b>Town</b>
<b>Contact Officer:</b>	<b>John Robinson</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=ON67FKGY06R00>

#### **2 Summary**

- 2.1 The application seeks the variation of Condition 22 of the extant planning permission 15/01839/FUL to facilitate internal layout changes (including the provision of an additional 9 rooms) and various external minor fenestration and elevation amendments.
- 2.2 This application has been submitted to committee at the request of Cllr Tella Wormington.
- 2.3 The application is recommended for APPROVAL**

#### **3 Site description**

- 3.1 The application site has an area of 0.13 hectare and is occupied by the Epsom Comrades Club. The club occupies a part 2 storey and part single storey building and has total ground floor area of 339 m<sup>2</sup> covering around 26% of the site. The club has an in and out driveway and there is car parking marked out for 17 cars at the east side of the building and informal parking for around 6 cars at the front. The first floor comprises a currently vacant flat and a club meeting room.
- 3.2 The site is adjoined to the west by the Argos store, to the east by the Town Hall and to the rear by Spread Eagle Walk which includes the former Spread Eagle Public House, a Grade II listed building. Opposite the site lies a residential flatted development at 7 Ashley Road and to the east of that the former magistrate courts site, a residential scheme of 46 flats with a medical centre. Further to the east lies the Old Pines, a Grade II listed building, now used as a clinic.
- 3.3 The site is not listed nor within conservation area but it abuts the Epsom Town Centre Conservation Area along the northern and western boundary

- 3.4 Members may recall that planning permission (15/01839/FUL) was granted in June 2016 for the demolition of the existing Comrades Club facility and erection of new four-storey building comprising a 57-bed hotel (Use Class C1) with ancillary restaurant/bar and new Comrades Club facilities.

#### **4 Proposal**

- 4.1 The application seeks the variation of Condition 22 (Approved Drawings) :

*22. The development hereby permitted shall be carried out in accordance with the following approved plans:*

*Site Location Plan (Ref: 3640-OS-001); Proposed Ground Floorplan (Ref: 3640-P-101 Rev D); Proposed First Floorplan (Ref: 3640-P-102 Rev D); Proposed Second Floorplan (Ref: 3640-P-103 Rev C); Proposed Third Floorplan (Ref: 3640-P-104 Rev C); Proposed Fourth Floorplan (Ref: 3640-P-105 Rev D); Proposed Roof plan (Ref: 3640-P-106 Rev C); Proposed Roof Plan in Context (Ref: 3640-P-107 Rev B); Proposed South Elevation (Ref 3640-P-110 Rev G); Proposed North Elevation (Ref: 3640-P-111 Rev C); Proposed East Elevation (Ref 3640-P-112 Rev F) Proposed West Elevation (Ref: 3640-P-113 Rev C); Cross Section A (Ref: 3640-P-120 Rev B); Cross Section B (Ref: 3640-P-121 Rev B); Long Section C (Ref: 3640-P-122 Rev B); South Elevation in Context (3640-P-126 Rev A) Proposed Access arrangement 2015/2503/001 Rev E*

*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).*

of planning permission 15/01839/FUL to facilitate internal layout changes (including the provision of an additional 9 rooms) and various external minor fenestration and elevation amendments

- 4.2 The internal amendments proposed are as follows:

- Minor alterations to the internal layout to facilitate the introduction of 9 new bedrooms;
- Relocation of the staff room and staff changing facilities to the ground floor and a reduction in the size of the hotel restaurant; and
- Reduction in the size of the upper floor linen rooms and increase in the ground floor linen provision to provide a central linen room with ancillary storage on upper floors.

- 4.3 The external amendments proposed are as follows:

- new windows along the south elevation including 2 new dormer windows at third floor level;
- Addition of 3 new windows along the north elevation including 1 new dormer at third floor level;

- Amendments to the ground floor shop front arrangement to suit the revised elevational composition;
- Amendment to the glazing and external door to the ground floor hotel linen intake on the south elevation to include a shop front elevation to match adjacent hotel and Comrades Club entrances;
- Omission of pilasters along rear north elevation and repositioning of the acoustically screened plant by 2.5m to align with the rear of the stairwell.

## **5 Comments from third parties**

5.1 The application was advertised by means of letters of notification to 49 neighbouring properties, press and a site notice. To date (10.05.2017) one letter of objection has been received regarding:

- Adding a further nine rooms to this development will result in considerably more intrusion into my privacy as a resident of Chelsea Court.
- Noise and disruption
- Traffic congestion
- Inadequate parking provision

## **6 Consultations**

6.1 County Highway Authority: No objections. As there is no change to the access and servicing arrangements and the principle of the hotel has already been established there are no further requirements from the Highway Authority. Conditions to be imposed on any permission granted.

## **7 Relevant planning history**

- 7.1 08/01453/FUL: Demolition of existing Comrades Club and erection of new 82 bedroom hotel and replacement of Club facilities (As amended by drawing Nos.0809-11A, 12A and 13A); REFUSED. Dismissed on Appeal 2010
- 7.2 11/00353/FUL: Demolition of existing Comrades Club facility and erection of new four-storey building comprising a 77-bed hotel with bar/cafe and new Comrades Club facilities (Amended proposal 02.12.11): REFUSED. Dismissed on Appeal 2013, *solely on the grounds that the applicants failed to provide an appropriate, completed legal agreement to secure a financial payment towards infrastructure improvements.*
- 7.3 15/01839/FUL: Demolition of existing Comrades Club facility and erection of new four-storey building comprising a 57-bed hotel (Use Class C1) with ancillary restaurant/bar and new Comrades Club facilities. (Amended drawings received 26.05.2016): GRANTED

## **8 Planning Policy**

### Core Strategy 2007

Policy CS1	Sustainable Development
Policy CS3	Biodiversity
Policy CS5	Built environment
Policy CS6	Sustainability in new developments
Policy CS13	Community, cultural and built sports facilities
Policy CS14	Epsom Town Centre
Policy CS16	Managing transport and travel

### Development Management Policies Document 2015

Policy DM4	Biodiversity and new development
Policy DM5	Trees and landscape
Policy DM8	Heritage assets
Policy DM9	Townscape character and local distinctiveness
Policy DM10	Design requirements for new developments
Policy DM13	Building heights
Policy DM25	Development of employment premises
Policy DM35	Transport and new development
Policy DM36	Sustainable transport for new development
Policy DM37	Parking standards

### Plan E – An Area Action Plan for Epsom Town Centre (April 2011)

Policy E7      Town Centre Building Height

Policy E17 (h)    Other Opportunity Sites: Comrades Club, The Parade

## **9 Planning considerations**

### Principle of Development Previous Application

9.1    The principle of demolishing the building previously on the site and constructing a hotel and associated facilities was established through planning application 15/01839/FUL. Permission is now sought to vary this earlier planning permission. This report will not repeat the previous assessment of the proposed development but will focus on the changes to the extant scheme.

### Visual Impact

- 9.1 The changes would include the introduction of additional dormers to the north elevation and a variation on the fenestration pattern of the ground floor of the principal south elevation. Overall, the traditional design character of the proposed building would remain and would continue to respond to its local context. The ground floor would be rusticated render with the upper floors being in brick, surmounted by a slate roof. The rendered pilasters will add visual interest to the elevation. The proposed changes to the ground floor entrances would visually improve the appearance of the building, by introducing moulded rendered pillars to separate the expanse of glazing and a continuous moulded stall riser below.
- 9.2 At roof level, minor changes to the design of the dormers are proposed to reduce the width of the window surrounds. The windows would however, remain of the same size to that consented, and therefore the traditional hierarchy of the floors would be maintained, with the roof level forming a visually recessive element. The additional windows to the eastern bay of the south façade would not impact on the balanced rhythm of the principal southern façade which is an important feature of the local townscape.
- 9.3 It is therefore concluded that the proposed changes to the external appearance of the extant scheme would not impact on the character and appearance of development or on the surrounding area. The development would therefore be in accordance with Policies CS1, CS5, DM9 and DM10

#### Neighbour Amenity

- 9.4 The front of the hotel would face the windows of the flats at 'Chelsea Court', set directly opposite the application site, at a distance of in excess of 17m. Two additional dormer windows are proposed, but due to the intervening public highway, it is judged that the occupants of the flats would suffer no undue loss of residential amenity in terms of overlooking, or loss of light. A degree of evening activity is expected in a town centre location, and the neighbouring residential properties would not suffer undue noise and disturbance as a result of 9 additional bedrooms.
- 9.5 There are no other residential properties which would be affected by the amended scheme in amenity terms.

#### Parking and Access

- 9.6 The extant scheme provides two spaces within the site as disabled car parking bays. It is proposed that these spaces would be shared between the club and the hotel. The proposed development would be reliant of the use and availability of other public car parks in the vicinity of the development, of which there are 6 in and around the town centre.
- 9.7 Whilst there is no proposed change to the footprint of the proposal, the original Transport Statement, Travel Plan and Delivery and Servicing Management Plan have all been updated and have been submitted in support of this Application. They provide the revised analysis of transport and accessibility considerations.

- 9.8 The Transport Assessment reiterates that given the highly accessible town centre location and the availability of numerous public car parks it is considered that a significantly reduced level of on-site car parking would be appropriate. The provision of zero on-site car parking has been previously accepted as part of the previous application history, as well as by previous appeal decisions.
- 9.9 In view of the above, it is considered that the proposed additional nine bedrooms would not be material and in any event, the overall room count would remain substantially less than that deemed acceptable at appeal in 2013.

## **10 Conclusion**

- 10.1 The proposed changes are accepted as minor material amendments to the original permission. It is therefore considered that a variation of Condition 22 of permission reference 15/01839/FUL under Section 73 of the Town and Country Planning Act 1990, to amend the approved drawings, should be granted permission.

## **11 Recommendation**

- 11.1 The Committee authorise the Head of Place Development to grant planning permission subject to the following conditions:

### **Conditions**

- (1) The development hereby permitted shall be commenced within 2 years from the 22/06/2016, the date of the originally approved application 15/01839/FUL that is subject to this application to vary.**

**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 2005**

- (2) Prior to the commencement of any works excluding site preparation works, archaeological investigations, site investigation works (including environmental investigations), works of demolition, ground remediation works and foundation work, details and samples of the materials to be used for the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the render/plaster, bricks, timber sash windows to the hotel and windows and doors to the Club, entrance and delivery doors to the hotel, lead details of the dormer windows, guttering details, slate roof. 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 DM9 and DM10 of the Development Management Policies 2015.**

- (3) Prior to the commencement of any works excluding site preparation works, archaeological investigations, site investigation works (including environmental investigations) works of demolition, ground remediation works and foundation work full details, of both hard and soft landscape proposals, including a schedule of landscape maintenance for a minimum period of 5 years, shall be submitted to and approved in writing by the local planning authority. These details shall include areas of paving, SUDS (sustainable urban drainage system), means of enclosure along boundary, parking bay demarcation, external lighting and cycle storage racks, plant stock sizes and species (indigenous) and numbers. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the development hereby approved and thereafter retained.

**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) The development shall not be occupied until details, sections and plans of the roof-level plant enclosure have been 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 DM9 and DM10 of the Development Management Policies 2015.

- (5) A report is to be submitted to the Local Planning Authority, within 6 months of the commencement of any use of any part of the building, to demonstrate that the renewable technologies (as detailed in the submitted Sustainability Statement) hereby approved have been fully implemented and are functioning.

**Reason:** In order to promote sustainable construction in accordance with Policy CS6 of the Epsom and Ewell Local Development Framework Core Strategy 2007.

- (6) The development hereby approved shall not be first opened for trading unless and until the proposed vehicular modified access to The Parade has been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction measured from 0.6m above the road surface.

**Reason:** The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users as required by Policy CS16 of the Core Strategy (2007)

- (7) A pedestrian inter-visibility splay of 2m by 2m shall be provided on each side of the access, the depth measured from the back of the footway and the widths outwards from the edges of the access. No fence, wall or other obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

**Reason:** The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users as required by Policy CS16 of the Core Strategy (2007)

- (8) The development hereby approved shall not be first opened for trading unless and until space has been laid out within the site in accordance with the approved plans for vehicles / cycles to be parked and for the loading and unloading of 1 vehicles and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking / loading and unloading / turning areas shall be retained and maintained for their designated purposes.

**Reason:** The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users as required by Policy CS16 of the Core Strategy (2007)

- (9) The development hereby approved shall not be first opened for trading unless and until existing redundant westernmost access from the site to The Parade has been permanently closed and any kerbs, verge, footway, fully reinstated.

**Reason:** The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users as required by Policy CS16 of the Core Strategy (2007)

- (10) All development shall be in accordance with the Construction Transport Management Plan approved under application 16/00541/COND dated 6 September 2016.

**Reason:** The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users as required by Policy CS16 of the Core Strategy (2007)

- (11) On first occupation of the development the applicant shall:  
Implement the approved travel plan on first occupation and for each subsequent occupation of the development, thereafter maintain and develop the travel plan to the satisfaction of the Local Planning Authority.

**Reason:** To minimise reliance on the use of the private motor car in accordance with and Plan E and Policy CS16 of the Core Strategy (2007)

- (12) Prior to the commencement of any works, excluding above ground site preparation works, the applicant will secure the implementation of a programme of archaeological work in accordance with the Written Scheme of Investigation approved under application 16/00541/COND dated 6 September 2016.

**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 as required by Policy DM8 of the Development Management Policies Document 2015.

- (13) Before any part of the Hotel is used a Service Management Plan shall be submitted to and agreed in writing by the Local Planning Authority and shall include proposals for all deliveries to take place after 07:00 and before 18:00. The development shall be carried out in accordance with the approved details.

**Reason:** The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users as required by Policy CS16 of the Core Strategy (2007)

- (14) No demolition, site clearance or building operations shall commence unless tree protection measures, including ground protection, for the Irish Yew have been installed in accordance with details approved under application 16/00605/COND dated 8 September 2016. No trenches, pipe runs for services and drains shall be sited within 3m of the trunk of any tree retained on site. Such protective measures shall be maintained during the course of development.

**Reason:** To enable the Local Planning Authority to ensure the retention of trees on the site protected from damage in the interests of visual amenity as required by Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015.

- (15) No construction work shall be carried out in such a manner as to be audible at the site boundary before 07.30 hours on Monday to Friday or after 18.30 hours on Monday to Friday; no construction work shall be audible at the site boundary before 08.00 and after 13.00 hours on Saturdays and no construction work of any nature shall be carried out on Sundays or Bank Holidays or Public Holidays.

**Reason:** To ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers of their properties as required by Policy DM10 of the Development Management Policies Document 2015.

- (16) All SuDS elements of the development hereby approved must be in accordance with the detailed layouts and SuDS elements approved under application 16/00605/COND dated September 2016.

**Reason:** To ensure that the design fully meets the requirements of the national SuDS technical standards

- (17) All SuDS elements of the development hereby approved must cater for system failure or exceedance events, both on and offsite, in accordance with the details approved under application 16/00605/COND dated 8 September 2016.

Reason: To ensure that the design fully meets the requirements of the national SuDS technical standards

- (18) All SuDS elements of the development hereby approved must be protected and maintained during the construction of the development in accordance with the details approved under application 16/00605/COND dated 8 September 2016.

Reason: To ensure that the design fully meets the requirements of the national SuDS technical standards

- (19) All SuDS elements of the development hereby approved must be maintained in accordance with the details approved under application 16/00605/COND dated 8 September 2016.

Reason: To ensure that the design fully meets the requirements of the national SuDS technical standards

- (20) Prior to occupation, a verification report carried out by a qualified drainage engineer 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.

Reason: To ensure the Sustainable Drainage System has been constructed as agreed.

- (21) Prior to the commencement of any works excluding site preparation works, archaeological investigations, site investigation works (including environmental investigations), works of demolition, ground remediation works and foundation work details of "swift" bricks" shall be submitted to and approved by the Local Planning Authority. The bricks shall be installed in accordance with the approved details.

Reason: To conserve and enhance biodiversity as required by Policy CS3 of the Core Strategy 2007.

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

Site Location Plan (Ref: 3640-OS-001);

Proposed Ground Floorplan (Ref: 3640-P-101 Rev K);

Proposed First Floorplan (Ref: 3640-P-102 Rev H);

Proposed Second Floorplan (Ref: 3640-P-103 Rev I);

Proposed Third Floorplan (Ref: 3640-P-104 Rev G);

Proposed Fourth Floorplan (Ref: 3640-P-105 Rev F);  
Proposed Roof plan (Ref: 3640-P-106 Rev F);  
Proposed Roof Plan in Context (Ref: 3640-P-107 Rev D);  
Proposed South Elevation (Ref 3640-P-110 Rev M);  
Proposed North Elevation (Ref: 3640-P-111 Rev G);  
Proposed East Elevation (Ref 3640-P-112 Rev J);  
Cross Section A (Ref: 3640-P-120 Rev F);  
Cross Section B (Ref: 3640-P-121 Rev E);  
Long Section C (Ref: 3640-P-122 Rev D);  
South Elevation in Context (3640-P-126 Rev E); and,  
Proposed Access Arrangement 2015/2503/001 Rev E.

**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).

**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) 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 to install dropped kerbs.  
[www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-droppedkerbs](http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-droppedkerbs)
- (3) The developer is advised that a standard fee may be charged for input to, and future monitoring of, any Travel Plan the Developer would be expected to instruct an independent transportation data collection company to undertake the monitoring survey. This survey must conform to a TRICS Multi-Modal Survey format consistent with the UK Standard for Measuring Travel Plan Impacts as approved by the Highway Authority. To ensure that the survey represents typical travel patterns, the organisation taking ownership of the travel plan will need to agree to being surveyed only within a specified annual quarter period but with no further notice of the precise survey dates. The

**Developer would be expected to fund the survey validation and data entry costs.**

- (4) A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwriskmanagement@thameswater.co.uk](mailto:wwriskmanagement@thameswater.co.uk).**

**Application forms should be completed on line via  
[www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality)**