

Minutes of the Meeting of the PLANNING COMMITTEE held on 7 September 2017

PRESENT -

Councillor Humphrey Reynolds (Chairman); Councillor David Reeve (Vice-Chairman); Councillors Michael Arthur, John Beckett, Lucie Dallen, Neil Dallen, Jan Mason, Tina Mountain, Peter O'Donovan, Martin Olney, Vince Romagnuolo, Clive Smitheram and David Wood

Officers present: Mark Berry (Head of Place Development), Simon Young (Head of Legal and Democratic Services), Adele Castle (Planning Development Manager), John Robinson (Planning Officer) and Sandra Dessent (Democratic Services Officer)

16 DECLARATIONS OF INTEREST

In the interests of openness and transparency the following declaration was made:

Planning Application 17/00256/FUL - 5 Alexandra Road, Epsom KT17 4BH
Councillor Michael Arthur MBE FCIQB FCMI, Other Interest: Acquainted with consultants associated with the application.

17 MINUTES OF THE PREVIOUS MEETING

The Minutes of the meeting of the Committee held on 20 July 2017 were agreed as a true record and signed by the Chairman.

18 PLANNING APPLICATION 17/0034/FUL - 55 CHRIST CHURCH MOUNT, EPSOM KT19 8LZ

Description

Demolition of existing detached dwelling house and construction of a new detached dwelling house.

Decision

Planning permission is **REFUSED** for the following reasons:

- (1) **The proposal due to a combination of its eaves height, proximity to the flank boundaries, depth in relation to its neighbours and the disposition of the proposed windows would have an adverse impact on the street scene and on the amenities of the neighbouring properties. It would therefore be contrary to policies CS1 and CS5 of**

the Core Strategy 2015 and policies DM9 and DM10 of the Development Management Policies 2015.

The Committee noted verbal representations from an objector and a supporter of the application and the applicant. Letters of representation had been published on the Council's website and were available to the public and members of the Committee in advance of the meeting

- 19 PLANNING APPLICATION 17/00256/FUL - 5 ALEXANDRA ROAD, EPSOM KT17 4BH

Description

Demolition of the existing building and redevelopment of the site to provide 8 two-bedroom and 2 three-bedroom flats in a three/four storey building with accommodation in a lower ground, ground, first and second floor arrangement, formation of a new vehicular access from Alexandra Road and the provision of 11 parking spaces. (Amended drawings received 16.08.2017).

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) **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 DM9 and DM10 of the Development Management Policies 2015.

- (3) **No development shall take place until full details, of both hard and soft landscape proposals, including details of the foundation design and construction methods, as well as a schedule of landscape maintenance for a minimum period of 5 years, have been submitted to and approved in writing by the local planning authority. The landscaping shall incorporate the planting of native species of trees and shrubs. 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 hereby approved shall not be commenced unless and until the proposed vehicular access to Alexandra Road 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: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the provisions of policy CS16 of the Core Strategy 2007.

- (5) 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: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the provisions of policy CS16 of the Core Strategy 2007.

- (6) The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for 11 vehicles / 10 cycles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking / turning areas shall be retained and maintained for their designated purposes.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the provisions of policy CS16 of the Core Strategy 2007.

- (7) No development shall commence until a Construction Transport Management Plan, to include details of :
- a) parking for vehicles of site personnel, operatives and visitors
 - b) loading and unloading of plant and materials
 - c) storage of plant and materials

- d) programme of works (including measures for traffic management)
- e) provision of boundary hoarding behind any visibility zones
- f) HGV deliveries and hours of operation
- g) vehicle routing
- h) measures to prevent the deposit of materials on the highway
- i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- j) no HGV movements to or from the site shall take place between the hours of 8.00 and 9.00 am and 5.00 and 6.00 p.m. nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in Upper High Street, Church Road, Mill Road, Bridge Road during these times
- k) on-site turning for construction vehicles

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the provisions of policy CS16 of the Core Strategy 2007.

- (8) All new photovoltaic panels or tiles shall be fitted flush with the adjoining roof surface and shall not project beyond the plane of the roof.

Reason: To safeguard the visual amenities of the area and to ensure a satisfactory appearance to the buildings in accordance with policy DM9 and DM10 of the Development Management Policies Document 2015

- (9) The residential units hereby approved shall not be occupied until they have achieved a water efficiency standard using not more than 110 litres per person per day maximum indoor water consumption.

Reason: To ensure that the development is sustainable and makes efficient use of water to comply with Policy DM12 of the Development Management Policies 2015.

- (10) Prior to the commencement of any development works, including ground preparation and demolition, the tree protection measures as set out in the Tree Protection Plan dated 1 September 2016 produced by Harper Tree Consulting shall be implemented/erected and shall remain in place for the duration of the construction works. The

protection barriers shall only be removed on the completion of all construction activity and with the written agreement of the local planning authority. All works shall be carried out in strict accordance with the approved details.

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 Document 2015

- (11) Prior to the commencement of the development details of sustainability measures shall be submitted to and approved in writing by the local planning authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials including means of providing the energy requirements of the development from renewable technologies. The development shall be carried out in strict accordance with the approved details prior to the first occupation of the building, shall be maintained as such thereafter and no change shall take place without the prior written consent of the local planning authority.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development in accordance with Policy CS6 of the Core Strategy (2007).

- (12) The first and second floor windows serving the stairwell/landings in the eastern flank elevation of the development hereby permitted shall be glazed with obscure glass of no less than obscurity level 3, and shall thereafter be permanently retained as such.

Reason: To safeguard the privacy of the occupants of adjoining properties in accordance with Policy DM10 of the Development Management Policies Document 2015

- (13) Prior to the commencement of development, a 1:20 scale vertical section through the front, rear and flank elevations including details of windows (including head, sill and window reveal details), balcony balustrade, position of rainwater goods, as well as a 1:50 scale front elevation, 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: In the interest of the character and appearance of the conservation and wider area in accordance with Policy CS5 of the Core Strategy 2007 and Policies DM9 and DM10 of the Development Management Policies Document 2015

- (14) Prior to construction of the development hereby approved, plans and information relating to the following:

- **A drainage layout detailing the exact location of SUDs elements, pipes. Impervious areas and drainage sub-catchments (if applicable)**
- **Details of all SUDs elements and other drainage features, including long and cross sections, pipe diameters and respective levels**

shall be submitted to and approved by the local planning authority. The development will proceed only in complete accordance with the approved details.

Reason: To ensure the design fully meets the national SuDS technical standards.

- (15) Before the commencement of the construction of the development hereby approved, details of how the Sustainable Drainage System will be protected and maintained during the construction of the development shall be submitted to and approved by the local planning authority. The development shall thereafter be carried out in strict accordance with those approved details.**

Reason: To ensure that the construction works do not compromise the functioning of the agreed Sustainable Drainage System.

- (16) 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.

- (17) Prior to construction of the development hereby approved, details of the proposed maintenance regimes for each of the SuDS elements must be submitted to and approved by the local planning authority.**

Reason: To ensure the drainage system is maintained throughout its life time to an acceptable standard.

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

15-176-P-009D; 15-176-P-003D; 15-176-P-001D; 15-176-P-002;

15-176-P-004; 15-176-P-005; 15-176-P-011C

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 water efficiency standard required under condition 9 has been adopted by the local planning authority through the Development Management Policies 2015. This standard is the 'optional requirement' detailed in Building Regulations 2010, Part G Approved Document (AD) Buildings Regulations (2015), at Appendix A paragraph A1.**

The applicant is advised that this standard can be achieved through either:

- a) **using the 'fittings approach' where water fittings are installed as per the table at 2.1 in the AD or**
- b) **using the water efficiency calculation methodology detailed in the AD Part G Appendix A.**
- (3) **This form of development is considered liable for the Community Infrastructure Levy (CIL). CIL is a non-negotiable charge on new developments which involve the creation of 100 square metres or more of gross internal floorspace or involve the creation of a new dwelling, even when this is below 100 square metres. The levy is a standardised, non-negotiable charge expressed as pounds per square metre, and are charged on the net additional floorspace generated by a development.**

You will receive more information regarding the CIL in due course.

More information and the charging schedule are available online:

<http://www.epsom-ewell.gov.uk/NR/exeres/74864EB7-F2ED-4928-AF5A-72188CBA0E14,frameless.htm?NRMODE=Published>

- (4) **No construction work shall be carried out in such a manner as to be audible at the site boundary before 07:30 hours or after 18:30 hours Monday to Friday; no construction work shall be audible at the site boundary before 08:00 or after 13:00 hours on Saturdays and no construction work of any nature shall be carried out on Sundays or Bank/Public Holidays.**

Note: It was noted that the landscaping proposal, as detailed in condition 3 should include adequate vertical planting at the front of the building.

20 PLANNING APPLICATION 16/01448/FUL - 2 CHASE ROAD, EPSOM KT19 8TL***Description***

Part two-storey/part single-storey flank extension to accommodate two affordable flat units (1, one bedroom flat to east of existing building and 1, three bedroom flat). Demolition of garage to rear, with associated parking and landscaping. (Amended drawings received 25.07.2017).

Decision

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

Part A

1.1 Subject to a legal agreement being completed and signed to secure the following heads of terms:

- a) **A commuted sum of £79,892.00**
- b) **The provision of 1 one-bedroom and 1 three-bedroom affordable rental units.**
- c) **An affordable housing deposit of £346,198**

1.2 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 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 constructed entirely of the materials as detailed on the schedule of materials on the planning application form**

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) **No development shall take place until full details, of both hard and soft landscape proposals, including a schedule of landscape maintenance for a minimum period of 5 years, have been submitted to and approved in writing by the local planning authority. 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) Prior to the commencement of the development details of sustainability measures shall be submitted to and approved in writing by the local planning authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials including means of providing the energy requirements of the development from renewable technologies. The development shall be carried out in strict accordance with the approved details prior to the first occupation of the building, shall be maintained as such thereafter and no change shall take place without the prior written consent of the local planning authority.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development in accordance with Policy CS6 of the Core Strategy (2007).

- (5) The residential units hereby approved shall not be occupied until they have achieved a water efficiency standard using not more than 110 litres per person per day maximum indoor water consumption.

Reason: To ensure that the development is sustainable and makes efficient use of water to comply with Policy DM12 of the Development Management Policies 2015.

- (6) No development shall take place until details and location of the installation of bat and bird boxes to enhance the biodiversity interest of the site have been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved and thereafter maintained.

Reason: To enhance biodiversity and nature habitats in accordance with Policy CS3 of the Core Strategy (2007) and Policy DM4 of the Development Management Policies 2015.

- (7) The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for 3 vehicles to be parked. Thereafter the parking area shall be retained and maintained for their designated purpose.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the provisions of policy CS16 of the Core Strategy 2007

- (8) The development hereby approved shall not be first occupied unless and until the proposed widened vehicular access to Hook Road has been constructed in accordance with the approved plans.**

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the provisions of policy CS16 of the Core Strategy 2007

- (9) 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: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the provisions of policy CS16 of the Core Strategy 2007

- (10) No development shall commence until a Construction Transport Management Plan, to include details of:**
- a) parking for vehicles of site personnel, operatives and visitors**
 - b) loading and unloading of plant and materials**
 - c) storage of plant and materials**
 - d) programme of works (including measures for traffic management)**
 - e) provision of boundary hoarding behind any visibility zones**
 - f) HGV deliveries and hours of operation**
 - g) vehicle routing**
 - h) measures to prevent the deposit of materials on the highway**
 - i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused**
 - j) no HGV movements to or from the site shall take place between the hours of 8.30 and 9.15 am nor shall the contractor permit any HGVs associated with the development at the site to be laid up and waiting, in Chase Road, Hook Road or other nearby residential roads during these times.**

Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the provisions of policy CS16 of the Core Strategy 2007

- (11) No development shall take place until details of the design, external appearance and decorative finish of all fences, gates, walls, refuse store and any other means of enclosure have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details prior to the development first being occupied and shall thereafter be retained.**

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.

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

1761-08G; 1761-09C; 1761-10B; 1761-11C; 1761-12C

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) The property is situated close to a former saw mill. In the event that contamination is found at any time when carrying out the approved development, works should be suspended and it must be reported in writing immediately to the Local Planning Authority. In that event, an investigation and risk assessment must be undertaken and remediation carried out as is necessary, subject to the approval in writing of the Local Planning Authority.**
- (3) No burning of materials obtained by site clearance shall be carried out on the application site.**
- (4) The water efficiency standard required under condition 5 has been adopted by the local planning authority through the Development Management Policies 2015. This standard is the 'optional requirement' detailed in Building Regulations 2010, Part G Approved**

Document (AD) Buildings Regulations (2015), at Appendix A paragraph A1.

The applicant is advised that this standard can be achieved through either:

- a) using the ‘fittings approach’ where water fittings are installed as per the table at 2.1 in the AD or**
 - b) using the water efficiency calculation methodology detailed in the AD Part G Appendix A.**
- (5) This form of development is considered liable for the Community Infrastructure Levy (CIL). CIL is a non-negotiable charge on new developments which involve the creation of 100 square metres or more of gross internal floorspace or involve the creation of a new dwelling, even when this is below 100 square metres. The levy is a standardised, non-negotiable charge expressed as pounds per square metre, and are charged on the net additional floorspace generated by a development.**

You will receive more information regarding the CIL in due course.

More information and the charging schedule are available online

<http://www.epsom-ewell.gov.uk/NR/exeres/74864EB7-F2ED-4928-AF5A-72188CBA0E14,frameless.htm?NRMODE=Published>

- (6) 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**

Part B

- 1.3 In the event that the section 106 Agreement referred to in Part A is not completed by 16 October 2017, the Head of Place Development be authorised to refuse the application for the following reason:**
- 1.4 In the absence of a completed legal obligation under section 106 of the Town and Country Planning Act 1990 (as amended), the applicant has failed to comply with CS9 (Affordable Housing) and CS12 (Developer Contribution) of the 2007 Core Strategy in relation to the provision of affordable housing units, and a commuted sum in lieu of the on-site provision of affordable housing units.**

- 21 PLANNING APPLICATION 16/01145/FUL - BIRCHCROFT AND HOLLYDENE, COURT LANE, EPSOM KT19 8JP

Description

Demolition of two vacant dwellings, one garage and one annexe, and the construction of a new 3 storey flatted development comprising of 13 flats (3 one bedroom flats, 6 two bedroom flats and 4 three bedroom flats) and associated parking and landscaping works. (Amended drawings received 18.04.2017).

Decision

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

Conditions:

Part A

1.1 Subject to a legal agreement being completed and signed to secure the following heads of terms:

- a) A commuted sum of £79,892.00
- b) The off-site provision of 1 one-bedroom and 1 three-bedroom affordable rental units.
- c) An affordable housing deposit of £346,198

1.2 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 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 DM9 and DM10 of the Development Management Policies 2015.

- (3) **No development shall take place until full details, of both hard and soft landscape proposals, including a schedule of landscape maintenance for a minimum period of 5 years, have been submitted to and approved in writing by the local planning authority. The landscaping shall incorporate the planting of native species of trees and shrubs. 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) **No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for a maximum of 17 cars and a minimum of 18 cycles to be parked, and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning area shall be used and retained exclusively for its designated purpose.**

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the provisions of policy CS16 of the Core Strategy 2007.

- (5) **No development shall commence until a Construction Transport Management Plan, to include details of:**
- a) **parking for vehicles of site personnel, operatives and visitors**
 - b) **loading and unloading of plant and materials**
 - c) **storage of plant and materials**
 - d) **programme of works (including measures for traffic management)**
 - e) **provision of boundary hoarding behind any visibility zones**
 - f) **HGV deliveries and hours of operation**
 - g) **vehicle routing**
 - h) **measures to prevent the deposit of materials on the highway**
 - i) **before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused**

- j) no HGV movements to or from the site shall take place between the hours of 8.30 and 9.15 am and 3.15 and 4.00 pm nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in West Hill, Pound Lane, Meadway or Marshalls Close during these times during these times
- k) on-site turning for construction vehicles has been submitted to and approved in writing by the Local Planning Authority.

Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the provisions of policy CS16 of the Core Strategy 2007.

- (6) All new photo voltaic panels or tiles shall be fitted flush with the adjoining roof surface and shall not project beyond the plane of the roof.

Reason: To safeguard the visual amenities of the area and to ensure a satisfactory appearance to the buildings in accordance with policy DM9 and DM10 of the Development Management Policies Document 2015

- (7) The residential units hereby approved shall not be occupied until they have achieved a water efficiency standard using not more than 110 litres per person per day maximum indoor water consumption.

Reason: To ensure that the development is sustainable and makes efficient use of water to comply with Policy DM12 of the Development Management Policies 2015.

- (8) Prior to construction of the development hereby approved, plans and information relating to the following:

- A drainage layout detailing the exact location of SUDs elements, pipes, impervious areas and drainage sub-catchments (if applicable)
- Details of all SUDs elements and other drainage features, including long and cross sections, pipe diameters and respective levels

shall be submitted to and approved by the local planning authority. The development will proceed only in complete accordance with the approved details.

Reason: To ensure the design fully meets the national SuDS technical standards.

- (9) Before the commencement of the construction of the development hereby approved, details of how the Sustainable Drainage System will be protected and maintained during the construction of the development shall be submitted to and approved by the local planning authority. The development shall thereafter be carried out in strict accordance with those approved details.**

Reason: To ensure that the construction works do not compromise the functioning of the agreed Sustainable Drainage System.

- (10) Prior to construction of the development hereby approved, details of the proposed maintenance regimes for each of the SuDS elements must be submitted to and approved by the local planning authority. The approved details shall be fully complied with for the duration of the development.**

Reason: To ensure the drainage system is maintained throughout its life time to an acceptable standard.

- (11) 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.

- (12) Prior to the first occupation of the new building, "woodcrete" soffit bird and bat boxes shall be installed in accordance with details submitted to and approved by the local planning authority. The boxes shall be retained thereafter.**

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

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

1749_02 A

1749_10 A

1749_11 A

1749_12 A

1749_13 A

1749_14 A

1749_15 A

1749_16 A

1749_17 B

1749_20 A

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 water efficiency standard required under condition 7 has been adopted by the local planning authority through the Development Management Policies 2015. This standard is the 'optional requirement' detailed in Building Regulations 2010, Part G Approved Document (AD) Buildings Regulations (2015), at Appendix A paragraph A1.**

The applicant is advised that this standard can be achieved through either:

- a) using the 'fittings approach' where water fittings are installed as per the table at 2.1 in the AD or**
- b) using the water efficiency calculation methodology detailed in the AD Part G Appendix A.**
- (3) This form of development is considered liable for the Community Infrastructure Levy (CIL). CIL is a non-negotiable charge on new developments which involve the creation of 100 square metres or more of gross internal floorspace or involve the creation of a new dwelling, even when this is below 100 square metres. The levy is a standardised, non-negotiable charge expressed as pounds per square metre, and are charged on the net additional floorspace generated by a development.**

You will receive more information regarding the CIL in due course.

More information and the charging schedule are available online:

<http://www.epsom-ewell.gov.uk/NR/exeres/74864EB7-F2ED-4928-AF5A-72188CBA0E14,frameless.htm?NRMODE=Published>

- (4) No construction work shall be carried out in such a manner as to be audible at the site boundary before 07:30 hours or after 18:30 hours Monday to Friday; no construction work shall be audible at the site boundary before 08:00 or after 13:00 hours on Saturdays and no construction work of any nature shall be carried out on Sundays or Bank/Public Holidays.
- (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.

Part B

- 1.3 In the event that the section 106 Agreement referred to in Part A is not completed by 16 October 2017 the Head of Place Development be authorised to refuse the application for the following reason:
- 1.4 In the absence of a completed legal obligation under section 106 of the Town and Country Planning Act 1990 (as amended), the applicant has failed to comply with CS9 (Affordable Housing and CS12 (Developer Contributions) of the 2007 Core Strategy in relation to the off-site provision of affordable housing units, and a commuted sum in lieu of the off-site provision of affordable housing units.

22 PLANNING APPLICATION 17/00063/FUL - NONSUCH PARK MANSION, NONSUCH PARK, EWELL ROAD, CHEAM SM3 8AL

Description

Erection of shelter

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 development hereby permitted shall be carried out in accordance with the following approved plans and documents: Drawing Numbers NLNSP-002 REV A and NLNSP-003 REV A.

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 shall be submitted to and approved in writing by the local planning authority of the materials to be used for the external surfaces of the development including all making good works, demonstrating that the finishing materials match those of the existing building/structure in size, colour, texture, profile, finish, bonding and pointing. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the special architectural and historic interest of the listed building / In the 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.

Informative:

- (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.

Note: The Committee requested confirmation that the freeholders of Nonsuch Park, Surrey County Council were aware of the application.

- 23 PLANNING APPLICATION 17/00232/FUL - LONGMEAD SOCIAL CENTRE, SEFTON ROAD, EPSOM, KT19 9HG

Description

Relocation of a window and the installation of anew external door and access ramp. (Amended drawings received 05.06.2017).

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(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2005

- (2) **The development hereby permitted shall be constructed entirely of the materials as detailed on the schedule of materials on the planning application form.**

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 Document 2015

- (3) **The development hereby permitted shall be carried out in accordance with the following approved documents:**

Drawing No Long-gp-002B; No Long-gp-003A

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) **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.**

- 24 **PLANNING APPLICATION 17/00445/LBA - BOURNE HALL, SPRING STREET, EWELL KT17 1UD**

Description

Listed Building Consent for proposed replacement of existing light fittings with LED light fittings in Museum and Library areas of Grade II listed building.

Decision

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

Conditions:

- (1) **The works hereby granted shall be commenced before the expiration of three years from the date of this consent.**

Reason: To comply with Section 18 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 52 (4) of the Planning and Compulsory Purchase Act 2004.

- (2) The development hereby permitted shall be carried out in accordance with the following approved plans, received on 29 June 2017: 'Radiance Mounting Kits' 21LFT 30705 Issue 2 PN 2551B Sep 15, 'Radiance Thorlux Lighting' Apr 15; the following approved plans, dated 26 June 2017: Bourne-002A; and the following approved plans, dated 31 March 2017: Bourne-001A.

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.

- 25 PLANNING APPLICATION 17/00378/REM - 39 OAKS SQUARE, WATERLOO ROAD, EPSOM KT19 8AS

Description

Variation of condition 15 of planning permission ref: 98/00104 to allow an extension of opening hours of food and drink premises for an extra hour on Friday and Saturday evenings from 23:00 to 24:00, in Christmas Eve (evening) 23:00 until 01:00, on Christmas Day, New Year's Eve (evening) 23:00 until 01:30 on New Year's Day, St George's Day 23:00 until 24:00, St Patrick's Day 23:00 until 24:00 and Halloween 23:00 until 24:00.

Decision

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

Conditions:

- (1) The extended operating hours hereby permitted shall be terminated on or before 7 September 2020 when this permission expires.

Reason: To ensure that the circumstances are reviewed at the expiration of the period permitted to ensure the development complies with Policy DM10, of the Development Management Policies Document 2015 and Policy CS14 of the Core Strategy 2007.

- (2) The operating hours of the premises shall be as follows:

Sunday –Thursday 08:00-23:00, Friday & Saturdays 08:00-24:00, Christmas Eve (evening) 08:00- 01:00 on Christmas Day, New Year’s Eve 08:00- 01:30 on New Year’s Day, St George’s Day 08:00- 24:00, St Patrick’s Day 08:00-24:00, and Halloween 08:00- 24:00.

Reason: To restrict the proposed use to daily periods which are acceptable having regard to the proposed location and to ensure that they proposed use does not prejudice the enjoyment by neighbouring occupiers of their properties as required by Policy DM10 of the Development Management Policies Document 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.**

26 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:

- 5 Cox Lane, West Ewell KT19 9LR – 17/00121/FUL
- Cedar Lodge, Headley Road, Epsom KT18 6BH – 17/00441/FUL
- New development on NESLOT agricultural lane, Reigate Road, Epsom KT17 3DS – 17/00429/FUL
- Development at Upper High Street, Epsom KT17 4QS – 17/00001/FUL

The meeting began at 7.30 pm and ended at 9.35 pm

COUNCILLOR HUMPHREY REYNOLDS (CHAIRMAN)