

## Minutes of the Meeting of the PLANNING COMMITTEE held on 14 December 2017

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### PRESENT -

Councillor Humphrey Reynolds (Chairman); Councillor David Reeve (Vice-Chairman); Councillors Michael Arthur (left the Council Chamber at 19.35 and returned 20.25), John Beckett, Kate Chinn (as nominated substitute for Councillor Vince Romagnuolo), Jan Mason, Tina Mountain, Peter O'Donovan, Martin Olney, Clive Smitheram, David Wood and Tella Wormington (as nominated substitute for Councillor Neil Dallen)

Absent: Councillor Lucie Dallen, Councillor Neil Dallen and Councillor Vince Romagnuolo

Officers present: Mark Berry (Head of Place Development), Claire Beesly (Assistant Solicitor), John Robinson (Planning Officer) and Sandra Dessent (Democratic Services Officer)

#### 40 DECLARATIONS OF INTEREST

In the interests of openness and transparency the following declarations were made:

Planning Application 16/01325/FUL - 13 Ashley Road, Epsom KT18 5AQ  
Councillor Michael Arthur MBE FCIQB FCMI, Other Interest: Employed by Epsom Methodist Church which is situated adjacent to the application site. Councillor Arthur left the chamber for the duration of the item.

Planning Application 17/00880/FUL - Horton Golf and Country Club, Hook Road, Epsom KT19 8QG  
Councillor Peter O'Donovan, Other Interest: Is a member of Horton Golf and Country Club.

#### 41 MINUTES OF THE PREVIOUS MEETING

The Minutes of the Meeting of the Planning Committee held on 9 November 2017 were agreed and signed as a true copy by the Chairman.

#### 42 PLANNING APPLICATION 16/01325/FUL - 13 ASHLEY ROAD, EPSOM KT18 5AQ

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

Erection of an apartment building comprising 2 three bed units and 2 two bed units with basement parking and cycle/residential storage (Description amended and amended drawings received 27.11.2017)

### **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 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 landscape scheme should incorporate appropriate native trees, hedge and shrub species. 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 5 cars and a minimum of 4 bicycles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The parking area shall be used and retained exclusively for its designated use.

**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 8.00 and 9.15 am and 3.15 and 4.00 pm (adjust as necessary according to individual school start and finish times) nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in Heathcote Road, The Parade, Ashley Avenue or any other adjacent roads during these times.**

**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) **The development hereby approved shall not be first occupied unless and until the proposed vehicular / cycle / modified access to Ashley 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**

- (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:** 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) 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).

- (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) 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.

- (11) 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**

- (12) The windows in the southern 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) 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**

- (14) No development shall take place until a strategy of surface water drainage for the site using a Sustainable Drainage System (SuDS) has been submitted to and approved in writing by the local planning authority. The approved development shall be implemented in accordance with the approved strategy prior to the occupation of the building and thereafter retained in that condition.**

**Reason: To ensure that the principles of sustainable drainage are incorporated into the development and to reduce the impact of flooding in accordance with Policy CS6 of the Epsom and Ewell Core Strategy (2007) and Policy DM19 of the Development Management Policies 2015.**

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

**J002347/ PL 03B; J002347/ PL 04C; J002347/ PL 05E; J002347/ PL 06D;**

**J002347/ PL 09F**

**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 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) **The applicant is encouraged to erect an appropriate warning sign advising of the restricted height limit to the basement parking area.**
- (4) **The applicant is advised to allocate parking spaces to each flat unit.**
- (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/residents/planning/planning-advice/community-infrastructure-levy-cil-guidance>**

The Committee noted verbal representations from an objector and the agent for the application. 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.

**43 PLANNING APPLICATION 17/00893/FUL - 6 THE GROVE, EPSOM KT17 4DQ**

The Committee were informed that the application had been withdrawn at the request of the applicant

- 44 PLANNING APPLICATION 17/00880/FUL - HORTON GOLF AND COUNTRY CLUB, HOOK ROAD, EPSOM KT19 8QG

***Description***

Erection of kitchen extension to club house and new yard enclosure.

***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: 16042/120, 16042/121, 16042/124.

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) The development hereby permitted shall be constructed entirely of the materials as detailed on the schedule of materials on the planning application form and as shown on drawings 16042/124

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.

**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 applicant is advised that it is considered any further extensions to the club house are unlikely to be permitted because this would probably exceed the 30% maximum increase in the volume of an original building situated in the Green Belt as required under Policy DM3 'Replacement and extensions of buildings in the Green Belt.'

- 45 PLANNING APPLICATION 17/00988/FUL - HOBLEDOWN, HORTON LANE, LANE, EPSOM, KT19 8PTD

***Description***

Addition of timber and netting outdoor play structure.

***Decision***

Planning application 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: D00743 Rev 05; D007443 Rev 04; D007441 Rev 04; Planning, Design and Access Statement dated September 2017.

**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) The development hereby permitted shall be constructed entirely of the materials as detailed on the schedule of materials on the planning application form and as specified in the Planning, Design and Access Statement.

**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.**

**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.

- 46 PLANNING APPLICATION 1700835/FLH - 7 WOODLAND CLOSE, EWELL, KT19 OBQ

***Description***



New (raised) flat roof to flank extension, conversion of garage to a habitable room, new decking to rear.

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

**Plan1 : Proposed floorplans; Plan2 : Proposed flank elevation ; Plan 3 Proposed rear elevation; Plan 4 Proposed front elevation;**

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

#### **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: In the interests of openness and transparency members of the committee indicated that they were known to the applicant. However, it was not considered that it would affect their consideration of the item.*

## **47 REPORT ON RECENT PLANNING APPEAL DECISIONS**

The Committee were informed that following the conclusion of the Planning Improvement Peer Challenge in September 2017, officers and members were in the process of producing an Improvement Plan and that part of the recommendation had been to regularly report the outcome of appeals and

highlight any results that may assist members to better understand the appeals process.

To that end the Committee were provided with eight appeal summaries and the following comments were made:

- Sunninghill, Downs Avenue was interesting in relation to the affordable housing aspect of the appeal. Members of the committee had also been provided with a copy of the Statement on the Exemption of small sites from Development Contributions (Affordable Housing) which had been agreed at the Licensing and Planning Policy on 7 December. Members noted that it although the statement was considered robust, the success of the policy could not be predicted but officers were encouraged by the success that Elmbridge Borough Council had had applying their policy despite the influence of the Ministerial Statement.
- Out of the eight appeals only one had been allowed. This was an indication that sound reasons for refusal were being applied.
- The decision on Young Farmers Hut, Reigate Road, strengthened the case that new development on the green belt was not acceptable.

#### 48 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:

- Chalk Lane Hotel, Chalk Lane, Epsom KT18 7BB – 17/01275/FUL
- 346 Chessington Road, West Ewell, KT19 9EG – 17/01274/FUL

*The meeting began at 7.30 pm and ended at 9.20 pm*

COUNCILLOR HUMPHREY REYNOLDS (CHAIRMAN)