

Minutes of the Meeting of the PLANNING COMMITTEE held on 14 June 2018

PRESENT -

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

Absent: Councillor Tina Mountain and Councillor David Wood

Officers present: Damian Roberts (Chief Operating Officer), Viv Evans (Interim Head of Planning), Claire Beesly (Assistant Solicitor), Mehdi Rezaie (Interim Planning Development Manager) and Sandra Dessent (Democratic Services Officer)

71 DECLARATIONS OF INTEREST

No declarations of interest were made by Councillors regarding items on the agenda.

72 MINUTES OF THE PREVIOUS MEETING

The Minutes of the Meeting of the Planning Committee held on 22 March 2018 were agreed as a true record and signed by the Chairman.

73 THE ROYAL AUTOMOBILE COUNTRY CLUB (RAC) OLD BARN ROAD EPSOM SURREY KT18 7EW

Description

Outline application (all matters reserved) for the re-working of access to the parking deck and re-working of the existing north car park to provide 204 permanent spaces with associated landscaping, ancillary storage and plant, and all associated engineering works and operations.

Decision

Dependent on approval from the Secretary of State, outline planning permission is **PERMITTED**, subject the following conditions:

Conditions:

- (1) **The development hereby permitted shall be begun either before the expiration of three years from the date of approval of the last reserved matters to be approved, whichever if the later.**

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 development, approval of the details of the access, appearance, layout, scale and landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing. Plans and particulars of the reserved matters referred to above, shall be submitted in writing to the local planning authority and shall be carried out as approved.**

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.

- (3) **Prior to the commencement of the development (other than ground works and access construction), a landscaping scheme shall be submitted to and approved in writing by the local planning authority, details to include the planting of trees, shrubs, herbaceous plants and areas to be grassed. The landscaping scheme shall include the schedule of species, sizes, and planting densities along with the specification for aftercare maintenance. The landscaping shall take place in strict accordance with a phased programme to be agreed as part of the approved details and the planting in each phase shall be maintained for a period of five years, such maintenance to include the replacement of any plants that die.**

Reason: To ensure the provisions and maintenance of soft landscaping, in the interest of visual amenity as required by Policies CS1, CS2, CS5 of the Core Strategy 2007) and Policy DM5 of the Development Management Policies Document 2015

- (4) **Prior to the commencement of the development (other than ground works and access construction, a Tree Protection Method Statement and a Tree Protection Plan in accordance with British Standard 5837:2012 (or later revision) shall be submitted to and approved in writing by the local planning authority. The methodologies should expand on the approved arboricultural protection documents and include more specific details on tree protection from earthworks, hardscape construction, underground service installation and construction traffic encroachment within the root protection zones of retained trees on site.**

The development shall be carried out in accordance with the agreed details and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until fencing has been erected in accordance with the Tree Protection Plan. Within any area fenced in accordance with this condition, nothing shall be stored, placed or disposed of above or below ground, the ground level shall not be altered, no excavations shall be made, nor shall any fires be lit, without the prior written consent of the local planning

authority. The fencing shall be maintained in accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site

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 2015

- (5) **Prior to the commencement of the development (other than ground works and access construction), details and samples of the materials to be used for the external surfaces of the development hereby permitted 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 enable the Local Planning Authority to exercise control over the type and colour of the materials so as to secure a satisfactory appearance in the interests of the visual amenities and character of the locality as required by Policy CS5 of the Core Strategy (2007) and Policy DM10 of the Development Management Policies Document – 2015

- (6) **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. **on-site turning for construction vehicles**
 - h. **measures to prevent the deposit of materials on the highway**
 - i. **before and after construction condition surveys of the highway and a**
 - j. **commitment to fund the repair of any damage caused**
 - k. **details of all temporary accommodation works including temporary roads, car**
 - l. **park, offices**

m. Details of waste minimisation strategy- arisings

have 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

- (7) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted and obtained written approval from the local planning authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DM17 of the Development Management Policies Document 2015.

- (8) Prior to the commencement of the development (other than ground works and access construction) the applicant shall submit details of details of how surface water and any associated pollution risk will be dealt with during the construction of the development and how any Sustainable Drainage System will be protected and maintained. The development shall thereafter be carried out in strict accordance with those approved details unless otherwise agreed in writing with the Local Planning Authority.

Reason: Reason: To ensure suitable drainage of the development to reduce risk of flooding in accordance with Policy CS6 of the Epsom and Ewell Core Strategy 2007.

- (9) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: Reason: To ensure the development does not impact on local underground infrastructure or harm the future occupants of the site in accordance with Policy CS6 of the Core Strategy 2007 and

Policy DM17 of the Development Management Policies Document 2015.

- (10) **Prior to the commencement of the development (other than ground works and access construction) details of maintenance regimes and responsibilities of the drainage and suds elements during the operation and lifetime of the systems shall be submitted. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.**

Reason: To ensure suitable drainage of the development to reduce risk of flooding in accordance with Policy CS6 of the Epsom and Ewell Core Strategy 2007

- (11) **Prior to the commencement of the development (other than ground works and access construction) the applicant shall submit details of how the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite.**

Reason: To ensure suitable drainage of the development to reduce risk of flooding in accordance with Policy CS6 of the Epsom and Ewell Core Strategy 2007

- (12) **Prior to the first occupation of the development, 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 Urban Drainage System has been constructed as per the agreed scheme.**

Reason: Reason: To ensure suitable drainage of the development to reduce risk of flooding in accordance with Policy CS6 of the Epsom and Ewell Core Strategy 2007.

- (13) **The development permitted by this planning permission shall only be carried out in accordance with the approved FRN Drainage Strategy produced by Atkins dated November 2014 reference no. 5127703_200/072/DG/007 and Drainage Statement produced by MLM dated 28 March 2018 reference SH/TJH/1620/NCP**

Reason: To ensure suitable drainage of the development to reduce risk of flooding in accordance with Policy CS6 of the Epsom and Ewell Core Strategy (2007).

- (14) **Prior to the first occupation of the development hereby approved, a revised Travel Plan shall be submitted for the written approval of the local planning authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, Surrey County Council's "Travel Plans Good Practice Guide", and in general accordance with the 'Heads of Travel Plan' document. The approved Travel Plan shall be implemented on first occupation of the new development and for each and every subsequent occupation of the development, and the Travel Plan**

should thereafter have maintained and developed to the satisfaction of the local planning authority.

Reason: To promote sustainable means of travel and ensure that the development does not prejudice the free flow of traffic and conditions of safety on the highway or cause inconvenience to other highway users as required by Policy CS16 of the Core Strategy 2007.

- (15) The developers shall give at least two weeks' notice to Surrey County Council's Principal Archaeologist of their intention to start work on the site and shall afford access at all reasonable times to any qualified person nominated by the Local Planning Authority, so that they shall have the opportunity to observe any works involving disturbance of the ground, and record any items of archaeological interest.

Reason: Reason: It is possible that minor items or features of archaeological interest will be disturbed in the course of the development, and these should be rescued or recorded before they are lost, as required Policy DM8 of the Development Management Policies Document 2015.

- (16) Prior to the commencement of the development a Car Park Management Plan shall be submitted for the written approval of the County Planning Authority. The submitted details shall include measures to detail how the two entrances to the single car park are to be managed, monitored and reviewed for the safe operation and reduced conflict of these two access points being so close together. The development shall thereafter be carried in all respects in accordance with the approved details.

Reason: To ensure that the development does not prejudice the free flow of traffic and conditions of safety on the highway or cause inconvenience to other highway users as required by Policy CS16 of the Core Strategy 2007.

- (17) Strategic landscape management and maintenance shall be undertaken in accordance with the Landscape and Biodiversity Management Strategy Masterplan document produced by Barton Willmore LLP dated November 2014.

Reason: To ensure the provisions of sound future landscape management and maintenance, in the interest of visual amenity as required by Policies CS1, CS2, CS5 of the Local Development Framework Core Strategy 2007; DM3, DM5 and DM8 of the Development Management Policies Document 2015

- (18) The development hereby approved shall be carried out in accordance with the protection, mitigation and enhancement measures detailed in the ecological assessment [Ecological Management Plan (EMP) (ref: C_EDP1297_15b and Ecological

Update 2016 (ref: C_EDP1297_14) prior to the first occupation of the development and in accordance with the approved timetable detailed in the ecological assessment and plan. The approved measures shall thereafter be maintained.

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

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

9758 S 01 - Location Plan 1

9758 S 02 - Location Plan 2

9758 P04 – Parameter Plans

9758 P05 – Parameter Sections and Elevation

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).

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.

74 VOTE OF THANKS

The Committee expressed their thanks to Viv Evans, who was shortly to be leaving the Council, for his hard work, input and service to the department, as Interim Head of Planning.

The meeting began at 7.30 pm and ended at 7.50 pm

COUNCILLOR HUMPHREY REYNOLDS (CHAIRMAN)