

PLANNING CONDITIONS, REASONS AND INFORMATIVES

OAKS PARK CAFE, CROYDON LANE, BANSTEAD - APPLICATION NO. C2015/71596/FUL

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement, 02, 03 and 04 Rev D.

Reason: For the avoidance of doubt and in the interests of proper planning.

(3) The type, treatment and colour of the materials to be used on the exterior of the building(s) shall be approved in writing by the Local Planning Authority prior to the development being carried out. The approved materials shall be used in the construction of the development hereby approved and completed prior to its occupation.

Reason: To safeguard the visual amenities of the area and ensure compliance with Policy D1 of the Site Development Policies which seeks to ensure development is of a high standard of design.

INFORMATIVES.

(1) This application has been assessed against the relevant policies of the London Plan 2011, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

243 WRYTHE LANE, CARSHALTON - APPLICATION NO. C2015/71727/HHA

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Block Plan, Existing, Proposed Plan and email dated 29.6.2015.

Reason: For the avoidance of doubt and in the interests of proper planning.

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INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6263 or 6325 before proceeding with the work.

(2) The permission hereby granted confers no rights on the applicant to encroach upon, extend over or otherwise enter upon property not in his ownership for any purposes connected with the implementation of this planning permission.

(3) The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that under the Highways Act 1980, a licence must be obtained from the Head of Highways and Streetcare at 24 Denmark Road, Carshalton (tel. 020 8770 6061), before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. In the case of developer related S278 Highways Act 1980 highway improvement works, the S278 Agreement must be concluded before works can start on the public highway.

(4) Under (Section 163) Highways Act 1980 the surface water drainage of the site should be designed so as to prevent the discharge of water onto the public highway.

(5) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

OVERTON GRANGE SCHOOL, 36 STANLEY ROAD, SUTTON - APPLICATION NO. B2015/71983/FUL

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

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

PL 00 Site Location Plan, PL 05 Proposed Site & Landscape Plan, PL 10 Proposed Ground Floor Plan - Canteen Extension, PL 11 Proposed Roof Plan - Canteen Extension, PL 15 Proposed Ground Floor Plan - New Teaching Block, PL 16 Rev A Proposed First Floor Plan - New Teaching Block, PL 17 Rev A Proposed Second Floor Plan - New Teaching Block, PL 18 Rev A Proposed Roof Plan - New Teaching Block, PL19 Existing & Proposed Parking, PL 30 Proposed Elevations - Canteen Extension, PL 31 Proposed Materials - Canteen Extension, PL 35 Rev A Proposed Elevations 01 - New Teaching Block, PL 36 Rev A Proposed Elevations 02 - New Teaching Block, PL 37 Rev A Proposed Materials - New Teaching Block, PL 50 Proposed View 01 - Canteen Extension, PL 51 Proposed Views 02 -

Canteen Extension, PL 55 Rev A Proposed View 01 - New Teaching Block, PL 56 Rev A Proposed Views 02 - New Teaching Block, PL 60 Existing Ground Floor Plan Sheet 1-2, PL 61 Existing Ground Floor Plan Sheet 2-2, PL 62 Existing First Floor Plan Sheet 1-2, PL 63 Existing First Floor Plan Sheet 2-2, PL 64 Existing Elevations, L6727 Topographical & Underground Services Survey, Design and Access Statement submitted by Baily Garner dated 21 May 2015, STARS Travel Plan, Transport Assessment submitted by YES Engineering Group Limited dated May 2015 and Extended Phase 1 Habitat Survey submitted by DF Clark Bionomique Ltd.

Reason: For the avoidance of doubt and in the interests of proper planning.

(3) The type and treatment of the materials to be used on the exterior of the building(s), shall be approved in writing by the Local Planning Authority prior to the relevant part of the development being carried out. The approved materials shall be used in the construction of the development hereby approved and completed prior to its occupation/use.

Reason: To safeguard the visual amenities of the area and to ensure buildings are of a high standard of design and where applicable compatible with existing townscape.

(4) The development shall not begin until a Construction Method/Environmental statement, 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) construction traffic routing;

(g) means to prevent deposition of mud on the highway;

has been submitted to and approved in writing by the Local Planning Authority, and only the approved details shall be implemented during the construction period.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway.

(5) Prior to the development being occupied an amended Travel Plan describing in detail the measures to be implemented, which will reduce travel by car and in the interests of promoting sustainable transport modes, shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented by the school and monitored and enforced by the Local Planning authority in accordance with the approved details.

Reason: To promote sustainable transport choices to encourage access by non-car modes and reduce the need to travel especially by car.

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(6) All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music or speech shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00 am and 1.00pm on Saturdays and not at all on Sundays, Public and Bank Holidays.

Reason: To safeguard the amenity of the occupiers of adjacent premises and the area generally during the building construction process.

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6263 or 6325 before proceeding with the work.

(2) This application has been assessed against the relevant policies of the London Plan 2011, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(3) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

**ROBIN HOOD INFANTS SCHOOL, ROBIN HOOD LANE, SUTTON -
APPLICATION NO. B2015/72051/3FR**

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: BRM/3285/15-OS, BRM/3285/15-E1, BRM/3285/15-E2, BRM/3285/15-P1 and BRM/3285/15-P2.

Reason: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVES.

(1) This application has been assessed against the relevant policies of the London Plan 2011, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

**CHEAM PARK DEPOT, CHEAM PARK, TUDOR CLOSE, CHEAM -
APPLICATION NO. A2015/72004/3FR**

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, TATA SEEL Brochure Dated 26/05/2015 and email dated 30/06/2015.

Reason: For the avoidance of doubt and in the interests of proper planning.

(3) The finish of the corrugated steel roof shall be of a similar colour and appearance to replaced corrugated cement. Where this is not possible the type and treatment of the materials to be used shall be agreed in writing by the Local Planning Authority prior to the development being carried out.

Reason: To ensure that the roof harmonises with the existing building.

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 5000 before proceeding with the work.

(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

**SITE F, KIMPTON PARK WAY, SUTTON - APPLICATION NO.
A2015/71816/FUL**

(1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 6875P-01h Rev h, 6875P-02D Rev D, 6875P-03B Rev B, Arboricultural Implications Assessment, Extended Phase 1 Habitat Survey, Energy/Sustainability Statement, BREEAM 2014 Pre-Assessment

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Report, Ground Investigation Report, Transport Statement, Flood Risk Assessment, Travel Plan and Design & Access Statement.

Reason: For the avoidance of doubt and in the interests of proper planning.

(3) The materials to be used for the external surfaces of the development should be as indicated on approved plan 6875P-03B Rev B, unless first otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the visual amenity of the area and a high standard of design.

(4) The development hereby approved may only be carried out in accordance with the approved tree protection plan accompanying the application.

Reason: In order to safeguard the retention of existing trees adjacent to the site that represent significant visual amenity.

(5) Prior to the first occupation of the development, full details of hard and soft landscaping and replacement tree planting proposals shall be submitted to and approved in writing by the Local Planning Authority. All landscaping and tree planting shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised codes of good practice. Any trees or plants that are removed, die, or become in the opinion of the Local Planning Authority seriously damaged or defective shall be replaced as soon as is reasonably practicable with others of species/size/numbers as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment, and maintenance of a reasonable standard of landscape quality.

(6) Prior to the commencement of the hereby approved development a landscape management plan, including the provision of a green wall to the southeast elevation of the building hereby approved, schedule of planting, management objectives and responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: To protect/conservate the natural features and character of the area

(7) If, during development, contamination not previously identified is found to be present at the site the 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, verified and reported to the Local Planning Authority.

Reason: Having regard to the potential impact on Controlled Waters.

(8) No infiltration of surface water drainage into the ground is 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 Controlled Waters. The development shall be carried out in accordance with the approved details.

Reason: To prevent harm to human health and pollution of the environment.

(9) Prior to the first occupation of the development hereby approved the proposed boundary fencing detailed on plan 6875-01h Rev h shall be constructed and retained thereafter, unless first otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of on-site safety and security.

(10) The development shall not be occupied until refuse and recycling facilities have been provided in accordance with a scheme which shall have been first approved in writing by the Local Planning Authority. The approved facilities shall be retained thereafter for use by the occupiers of the development hereby approved.

Reason: Having regard to the character and function of the area.

(11) The development shall not be occupied until the proposed access to Wealdstone Road has been constructed in accordance with the approved plans and thereafter be permanently retained.

Reason: In the interest of road safety.

(12) The development shall not be occupied until space has been laid out within the site in accordance with the approved plans for 30 cars parking spaces (including two spaces for drivers with disabilities) and for vehicles to turn so that they may enter and leave the site in forward gear. The parking area shall be used and permanently retained exclusively for its designated purpose.

Reason: To prevent obstruction and inconvenience to other highway users (especially pedestrians, cyclists and those with disabilities), and also in the interest of highway safety.

(13) Prior to the first occupation of the development, elevation and floor plans of the proposed bicycle store (for 8 bicycles) and refuse store shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and retained thereafter. The cycle parking shall be in place prior to the first occupation of any part of the development hereby approved.

Reason: Having regard to the character of the area and to encourage access by non-car modes and facilitate integration between sustainable forms of transport

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(14) Before the first occupation of the development, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall then be implemented, developed, monitored and enforced in accordance with the approved details.

Reason: To promote sustainable transport choices, encourage access by non-car modes and reduce the need to travel especially by car.

(15) The development shall not begin until a Construction Method Statement, 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) construction traffic routing,
- (g) hours of working,
- (h) means to control dust,
- (i) means to control noise, and
- (k) means to prevent deposition of mud on the highway.

has been submitted to and approved by the Local Planning Authority. The development shall be constructed in accordance with the approved statement.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway.

(16) Within 3 months of building work starting on site, a BREEAM New Construction 2014 Interim (Design Stage) Certificate, issued by the Building Research Establishment (BRE) or equivalent authorizing body, must be submitted to the Local Planning Authority and approved in writing to show that a 'Very Good' rating will be achieved with a minimum score of 56.0%.

Reason: To comply with Policy DM5 of Sutton's Site Development Policies DPD.

(17) Prior to first occupation of the development, a BREEAM New Construction 2014 Final (Post-Construction) Certificate, issued by the BRE or equivalent authorizing body, must be submitted to the Local Planning Authority and approved in writing to demonstrate that a 'Very Good' rating has been achieved, with a minimum score of 56.0%. All the measures integrated shall be retained thereafter.

Reason: To comply with Policy DM5 of Sutton's Site Development Policies DPD.

(18) Prior to occupation of the development, documentary evidence (e.g. copies of 'as-built' SBEM outputs prepared under the Simplified Building Energy Model) should be submitted to the Local Planning Authority and approved in writing to demonstrate that the development has been carried out in accordance with the approved details. If the development is unable to meet the required in CO2 emissions through the approved energy strategy, then any shortfall should be

made up through the application of further sustainability measures unless otherwise approved by the Local Planning Authority in writing.

Reason: To comply with Policy DM6 of Sutton's Site Development Policies DPD.

(19) Prior to occupation of the development, written confirmation that the approved site drainage and flood risk management measures, including SUDS, have been implemented as part of the development as built must be submitted to the Local Planning Authority and approved in writing. Where different from the approved details, further evidence should be provided to show that peak run-off rates and total volumes of run-off for all storm events up to and including the 1 in 100 year 6-hour storm event (plus 30% for climate change) are less than previous conditions on the site and attenuated to green-field runoff rates. All the measures integrated shall be retained for as long as the development is in existence.

Reason: To comply with Policy DM7 of Sutton's Site Development Policies DPD.

(20) Prior to occupation of the development, details of the full maintenance scheme for all surface water drainage and SUDS measures not offered for adoption must be submitted to the Local Planning Authority and approved in writing.

Reason: To comply with Policy DM7 of Sutton's Site Development Policies DPD.

(21) The development shall not begin until a Construction Management Plan, which assesses the likely impact of the development on air quality, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The assessment should consider the impact of the proposed development will have in terms of the air quality objectives described in the National Air Quality Strategy.

Reason: In order to minimise the impact on air quality.

(22) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting or amending that Order with or without modification), no enlargement to the mezzanine floor, or additional mezzanine floor, or other form of internal floor to create a first floor level shall be constructed in the development hereby permitted, without the prior written permission of the Local Planning Authority.

Reason: Having regard to the potential increase in traffic movements and parking demand at the site.

INFORMATIVES.

(1) This approval only grants permission under Section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6268 before proceeding with the work.

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(2) Attention is drawn to the need to comply with the Disability Discrimination Act. The granting of this planning permission does not over-ride the need to achieve full compliance with the Disability Discrimination Act.

(3) The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that under the Highways Act 1980, a licence must be obtained from the Head of Highways and Streetcare at 24 Denmark Road, Carshalton (tel. 020 8770 6061), before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. In the case of developer related S278 Highways Act 1980 highway improvement works, the S278 Agreement must be concluded before works can start on the public highway.

(4) Under (Section 163) Highways Act 1980 the surface water drainage of the site should be designed so as to prevent the discharge of water onto the public highway.

(5) Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.

(6) The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority.

(7) Should you require details of the consideration of the application that has led to this decision, the file may be inspected under the provisions of the Local Government (Access to Information) Act 1985. An appointment can be made for this purpose by telephoning 020 8770-5070.

(8) The Construction Management Plan required under Condition 23 should refer to the IAQM guidance and the Supplementary Planning Guidance produced by the GLA for determining control measures during the construction/demolition phase.

(9) The applicant is advised to consider incorporating security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design.

**PART OF CARSHALTON COLLEGE FRONTING DENMARK ROAD,
CARSHALTON - APPLICATION NO. C2015/71897/FUL**

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: CS/, 14157-BT4, 20049CS P05 Rev A, 20049CS P06 Rev A, 20049CS P07 Rev B, 20049CS P14 Rev A, 20049CS P10, 20049CS P11, 20049CS P12 and 20049CS P13 (submitted in relation to application ref. C2014/70740/FUL).

Reason: For the avoidance of doubt and in the interests of proper planning.

(3) Prior to their installation, the type and treatment of the materials to be used on the exterior of the buildings and hard surfacing areas including samples of materials, shall submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: To safeguard the visual amenity of the area and a high standard of design.

(4) Prior to their installation, the type and treatment of all boundary treatment and/or fences/walls within the site shall submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details prior to the first occupation of the building to which it relates.

Reason: To safeguard, where applicable, the security, visual amenity and privacy of occupiers of adjoining properties and the development hereby approved.

(5) Prior to the first occupation of any building, the approved refuse and recycling storage, as demonstrated on plan 20049CS P10, shall be completed and made available to residents and retained thereafter.

Reason: To ensure that this facility is provided in a manner which seeks to ensure that such facilities integrate with the overall form of development and to encourage the collection and recycling of appropriate materials for re-use.

(6) Prior to the first occupation of any building, the approved cycle/buggy storage, as demonstrated on plan 20049CS P10 (submitted in relation to application ref. C2014/70740/FUL), shall be provided and made available to residents and retained thereafter.

Reason: To ensure that cycle storage provision is made as part of new development.

(7) Prior to the first occupation the car park shall be provided in accordance with the approved details (submitted in relation to application ref. C2014/70740/FUL) and retained as such thereafter.

Reason: To ensure that adequate off-street parking provisions is made to avoid danger and inconvenience to highway users.

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(8) No persons under the age of 60 years of age and or a partner of 55 years shall occupy any of the retirement living units hereby permitted with the exception of guests and / or warden(s), unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that sufficient parking is provided with the proposed development.

(9) The development shall not be occupied until the proposed vehicular accesses or modified accesses to Denmark Road have been constructed in accordance with the approved plans (submitted in relation to application ref. C2014/70740/FUL), and thereafter be permanently retained.

Reason: In the interest of road safety.

(10) The development shall not be occupied until details of the management and use of the proposed parking have been submitted to and agreed in writing by the Local Planning Authority. Only the approved details shall be implemented and thereafter be permanently maintained.

Reason: To reduce reliance on the private car and promote access by non-car modes and to ensure that the parking is accessible to all residents of the development.

(11) The development shall not begin until a Construction Method statement/Environmental Statement, 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) construction traffic routing.
- (g) hours of operation.
- (h) means to control dust.
- (i) means to control noise
- (j) means to prevent deposition of mud on the highway.

has been submitted to and approved by the Local Planning Authority. The development shall be constructed in accordance with the approved statement.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway.

(12) No machinery or plant shall be operated, no process carried out and no demolition/construction related deliveries taken at or dispatched from the site except between the hours of 08:00 to 18:00 Monday to Friday, 08.00 to 13.00 on Saturday, and not at any time on Sundays, Bank or Public Holidays.

Reason: In the interests of the amenities of adjoining residents.

(13) No development, other than demolition works, shall take place until details have been submitted to and approved in writing by the Local Planning Authority showing the existing and proposed ground levels of the site and proposed ground and finished floor levels of the building(s) hereby permitted. The development shall be carried out in strict accordance with the approved levels.

Reason: In order to ensure that the proposed development does not prejudice the amenities of neighbouring properties or the appearance of the locality.

(14) The development hereby permitted shall only be carried out in accordance with the approved arboricultural method statement accompanying the application and in accordance with British Standard 5837:2012.

Reason: In order to safeguard the retention of the existing trees on site that represent significant visual amenity, in accordance with Policy DM1.

(15) No development shall commence until a pre-construction tree pruning schedule is submitted to and approved in writing by the Council. The schedule will detail works to trees immediately adjacent to the existing structure and trees on/adjacent to the site that will require access facilitation pruning. Once approved, works shall be undertaken in accordance with British Standard BS 3998: 2010. Works shall be carried out prior to the implementation of tree protection measures as detailed in the Tree Protection Plan.

Reason: To ensure the continuity of amenity afforded by trees in accordance with Policy DM1.

(16) Prior to commencement of works, other than demolition works, full details of both hard and soft landscape proposals shall be submitted to and approved by the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Details of the size, species, and location of the replacement trees shall be agreed with the Local Planning Authority in writing. All plants and trees shall be maintained at regular intervals to ensure successful establishment. Thereafter, any trees or plants that (within a period of five years after planting) are removed, die, or become in the opinion of the Local Planning Authority seriously damaged or defective shall be replaced as soon as is reasonably practicable with others of species/size/number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment, and maintenance of a reasonable standard of landscape in accordance with the approved designs.

(17) Prior to occupation of the development, evidence (e.g. 'as-built' SAP worksheets prepared under the Standard Assessment Procedure and details of

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any further proposed renewable technologies) should be submitted to the Local Planning Authority and approved in writing to demonstrate that the development will achieve at least a 40% reduction in CO₂ emissions below the target emission rate (TER) set in Part L1A of the 2010 Building Regulations (or equivalent percentage reduction below Part L1A 2013), and achieve at least a 20% reduction in total CO₂ emissions (regulated and unregulated) through on-site renewable energy generation.

Reason: To comply with Policy DM7 of the Site Development Policies DPD.

(18) Prior to building work starting on site, other than demolition works, a scheme for the management of surface water run-off must be submitted to the Local Planning Authority and approved in writing which identifies appropriate site drainage and flood risk management measures, including SUDS, in order to manage surface water run-off as close to its source as possible, ensure that peak run-off rates and total volumes of run-off are less than previous conditions on the site for all storm events up to and including the 1 in 100 year 6-hour storm event (plus 30% for climate change) and achieve 'greenfield' run-off rates where possible.

Reason: To comply with Policy DM7 of the Site Development Policies DPD.

(19) Prior to first occupation of the development, written confirmation that the approved site drainage and flood risk management measures, including SUDS, have been implemented as part of the development as built must be submitted to the Local Planning Authority and approved in writing. Where different from the approved details, further evidence should be provided to show that peak run-off rates and total volumes of run-off are less than previous conditions on the site for all storm events up to and including the 1 in 100 year 6-hour storm event (plus 30% for climate change). All the measures integrated shall be retained and maintained thereafter.

Reason: To comply with Policy DM7 of the Site Development Policies DPD.

(20) a) No development other than demolition shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological evaluation in accordance with a written scheme which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to the local planning authority.

b) If heritage assets of archaeological interest are identified by the evaluation under Part a, then before development, other than demolition to existing ground level, commences the applicant (or their heirs and successors in title) shall secure the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

c) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (b).

d) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (b), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF

(21) a) Prior to construction on site, other than demolition works, a contaminated land assessment and associated remedial strategy, is to be submitted, and agreed in writing by the local Planning Authority.

b) The approved remediation works shall be completed on site, in accordance with a quality assurance scheme, agreed as part of the contaminated land assessment.

c) On completion of the agreed remediation works, a closure report and certificate of compliance, endorsed by the interested party/parties shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To prevent harm to human health and pollution of the environment.

(22) Prior to the first occupation of the development noise levels of the proposed air source heat pumps shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason: Having regard to the residential amenities of future occupants.

(23) 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: There is possibility that not all contamination have been identified during the investigation. If contamination is discovered during the development this will need to managed appropriately to the satisfaction of the Council and the Environment Agency so that there are no remaining unacceptable risks to human health or the environment.

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(24) No infiltration of surface water drainage into the ground is 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 controlled waters. The development shall be carried out in accordance with the approved details.

Reason: Unless carefully managed surface water and foul water can enter and pollute controlled waters. There must be no direct discharge to groundwater or discharge through land affected by contamination.

(25) No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.

(26) Details of CCTV cameras shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any part of the development hereby approved. The approved CCTV scheme shall be implemented and operational before first occupation of the scheme and shall be retained and maintained thereafter.

Reason: To ensure a safe and secure environment for the occupants of the site.

INFORMATIVES.

(1) This approval only grants permission under Section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6268 before proceeding with the work.

(2) Attention is drawn to the need to comply with the Disability Discrimination Act. The granting of this planning permission does not over-ride the need to achieve full compliance with the Disability Discrimination Act.

(3) The applicant is encouraged to install a residential fire sprinkler system to reduce the potential consequences of a fire breaking out. Guidance is contained within British Standard DD251:2000 (contact Customer Services, BSI, tel: 020 8996 2001). Further information can be obtained from the residential Sprinkler Association (Tel: 0118 971 2322 or e-mail info@firesprinklers.org.uk).

(4) This permission creates one or more new units which will require a correct postal address. Contact the Street Naming and Numbering Section at 24 Denmark

Road, Carshalton, Surrey SM5 2JG, telephone 020 8770 6369 or e-mail street.naming@sutton.gov.uk.

(5) The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that under the Highways Act 1980, a licence must be obtained from the Head of Highways and Streetcare at 24 Denmark Road, Carshalton (tel. 020 8770 6061), before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. In the case of developer related S278 Highways Act 1980 highway improvement works, the S278 Agreement must be concluded before works can start on the public highway.

(6) Under (Section 163) Highways Act 1980 the surface water drainage of the site should be designed so as to prevent the discharge of water onto the public highway.

(7) The Highway Authority has no objection to the proposed development, subject to the conditions attached. However, if the applicant intends to offer any of the roadworks included in the application for adoption as maintainable highways, this permission under the Town and Country Planning Act shall not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980.

(8) Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.

(9) The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority.

(10) This decision notice should be read in conjunction with the agreement under Section 106 of the Town and Country Planning Act 1990 as subsequently amended agreed in conjunction with this application.

(11) With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.

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(12) Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

(13) With regard to water supply, this comes within the area of the Sutton & East Surrey Water Company. For your information the address to write to is -Sutton & East Surrey Water Company, London Road, Redhill, Surrey, RH1 1LJ Tel - (01737) 772000

(14) The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

(15) Any large diameter felled trees should be retained on site and partially buried in a semi-shade area to provide habitat for fungi and invertebrates that specialize in deadwood. In order to provide habitat for stag beetles and other fauna and fungi.

(16) Written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs.

(17) The contaminated land assessment should include: -

- A site investigation, including relevant soil gas surface and groundwater sampling (where required), carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.
- A site investigation report, in accordance with BS 5930:1999 (Code of Practice for Site Investigations & BS10175: 2011 Code of Practice Investigation of Potentially Contaminated Sites) detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy.
- All work should generally be in accordance with the Environmental Protection Act 1990 (Part IIA), Statutory Guidance on Contaminated Land together with other relevant legislation and guidance as described in all relevant DEFRA guidance documents.

(18) The approved remediation works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.

(19) All work should be in accordance with the HSE document "Protection of workers & the general public during the development of Contaminated Land".

(20) The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria

shall be included in the closure report together with the necessary "Duty of Care" documentation detailing what waste materials have been removed from the site.

101 CHEAM ROAD, SUTTON - APPLICATION NO. B2014/70685/FUL

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) All external facing materials, treatments and finishes shall be similar to those of the original building. Where this is not possible the type and treatment of the materials to be used shall be agreed in writing by the Local Planning Authority prior to the development being carried out.

Reason: To ensure that the extension harmonises with the existing building.

(3) No forms of development shall commence (including ground works preparation and the storage of plant or materials) until a detailed and scaled Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) have been submitted to and approved in writing by the Local Planning Authority (LPA). These submissions shall include the revised position of the proposed structure, details of the specification and location of exclusion fencing and ground protection measures, and the methods for any construction activity that may take place within the Root Protection Area (RPA) of the TPO'd tree. The position of all protective measures shall be shown to scale on the TPP, including the position of service routings. The AMS shall also include provision for a pre-commencement meeting, and supervisory regime for all ground works within the RPA and monitoring with an agreed reporting process to the LPA. All works shall be carried out in strict accordance with these details when approved.

Reason: To ensure good arboricultural practice and compliance with British Standard BS5837:2012 'Trees in Relation to Design, Demolition, and Construction - Recommendations.'

(4) The construction of the proposed development shall at all times be carried out in accordance with BS: 5837:2012.

Reason: To ensure adequate protection is afforded to the protected tree situated close to the proposal.

(5) All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music or speech shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00 am and 1.00pm on Saturdays and not at all on Sundays, Public and Bank Holidays.

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Reason: To safeguard the amenity of the occupiers of adjacent premises and the area generally during the building construction process.

(6) The development shall not begin until a Construction Method/Environmental statement, 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) construction traffic routing;

(g) means to prevent deposition of mud on the highway;

has been submitted to and approved in writing by the Local Planning Authority, and only the approved details shall be implemented during the construction period.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway.

(7) The building hereby permitted shall not be occupied at any time other than for purposes ancillary and subservient to the use of the dwelling at 101 Cheam Road.

Reason: To ensure that the approved building is not used as a separate unit of residential accommodation.

(8) The development hereby permitted shall be carried out in accordance with the following approved plans: 1762 01, 1762 02, 1762 03 Rev B and 1762 04 Rev A.

Reason: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVES.

(1) This application has been assessed against the relevant policies of the London Plan 2011, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

(3) The footway and carriageway on the A232 Cheam Road must not be blocked during the development at 101 Cheam Road. Temporary obstructions during the conversion must be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians or obstruct the flow of traffic on the A232 Cheam Road.

All vehicles associated with the development at 101 Cheam Road must only park/ stop at permitted locations and within the time periods permitted by existing on-street restrictions.

**WESTCROFT LEISURE CENTRE, WESTCROFT ROAD, CARSHALTON -
Application No. D2015/71987/3FR**

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents: VAL 3326 rev A, 223/10/C/GA/102.1 Rev E, South Elevation, West Elevation (part 1), West Elevation (part 2), Flood Defence Consent dated 29 June 2015 and Archaeological Desktop Assessment.

Reason: For the avoidance of doubt and in the interests of proper planning.

(3) Prior to the commencement of development, a tree protection plan, in line with the requirements of BS5837:2012 (Trees in relation to design, demolition and construction – Recommendations) shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to safeguard the retention of existing trees adjacent to the site that represent significant visual amenity.

(4) Within 3 months of the substantial completion of the works the land adjacent to the west and south elevations shall be returned to its existing state (grassed) and retained as such thereafter, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: Having regard to the character of the area.

(5) No excavated material or debris arising from the construction of the works shall be disposed of on the site or in the floodplain without the prior written agreement of the Local Planning Authority. Any materials or debris that fall into the watercourse, or onto banks of the watercourse shall be removed immediately.

Reason: In order to maintain the integrity of the watercourse.

(6) No machinery or plant shall be operated, no process carried out and no excavation/construction related deliveries taken at or dispatched from the site except between the hours of 08:00 to 18:00 Monday to Friday, 08.00 to 13.00 on Saturday, and not at any time on Sundays, Bank or Public Holidays.

Reason: In the interests of the amenities of neighbouring amenity.

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(7) The developer shall ensure that a suitably qualified archaeologist is present during the undertaking of any ground disturbing works in the development area, so that an archaeological watching brief can be conducted. The archaeological watching brief shall be undertaken to the standards of the Institute of Field Archaeologists. A copy of the watching brief report shall be submitted to the Local Planning Authority within two months of the fieldwork being completed by the archaeologist.

Reason: Having regard to the archaeological potential of the site.

INFORMATIVES.

(1) This approval only grants permission under Section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6268 before proceeding with the work.

(2) Should you require details of the consideration of the application that has led to this decision, the file may be inspected under the provisions of the Local Government (Access to Information) Act 1985. An appointment can be made for this purpose by telephoning 020 8770-5070.

**MANOR PARK PRIMARY SCHOOL, GREYHOUND ROAD, SUTTON -
APPLICATION NO. B2015/72020/3FR**

(1) The building hereby permitted shall be removed and the land restored to its former condition on or before 31st August 2020.

Reason: This permission is only granted on the basis of there being a further exceptional educational need for the development for an additional period of five years, following the existing permission which commenced in Autumn 2014. The development would otherwise result in a permanent loss of Urban Green Space which would be contrary to Policy DM16 of the Site Development Policies Development Plan Document, and such a loss is not acceptable for the development proposed.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 5139339-ATK-Z1-GF-DR-B-0001 Rev P2, 5139339-ATK-Z1-GF-DR-B-0002 Rev P2, 5139339-ATK-Z1-GF-DR-B-0003 Rev P2 and Transport Note submitted by Atkins dated 10 June 2015.

Reason: For the avoidance of doubt and in the interests of proper planning.

(3) Prior to the development being occupied an amended Travel Plan describing in detail the measures to be implemented, which will reduce travel by car and in the interests of promoting sustainable transport modes, shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented

by the school and monitored and enforced by the Local Planning authority in accordance with the approved details.

Reason: To promote sustainable transport choices to encourage access by non-car modes and reduce the need to travel especially by car.

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6263 or 6325 before proceeding with the work.

(2) This application has been assessed against the relevant policies of the London Plan 2011, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(3) The submitted application given the exceptional circumstances, and on the basis of a temporary permission, would not conflict with the relevant planning policies and Sutton Council has accordingly granted a temporary planning permission.