

PLANNING COMMITTEE - Date:12 December 2018

Report of the Assistant Director of Environment, Housing and Regeneration Directorate

Ref: DM2018/00264	WARD: A02 / Nonsuch	Time Taken: 26 weeks, 2 days
-------------------	---------------------	---------------------------------

Site: Land Rear Of 241 And 243 Church Hill Road, North Cheam
 Proposal: Variation of condition 1 (approved drawings) of previously approved application A2017/77279/FUL to amend siting, finished ground level and drainage details.
 Applicant: Mr James Hannah
 Agent: Mr Robin Harper

Recommendation:**GRANT PLANNING PERMISSION**

Reason for Report to Committee: The application has been de-delegated by Councillor McDermott-Hill.

Summary of why application proposals are acceptable:

- The principle of the proposal has been previously established and is acceptable in land use terms.
- The proposed alterations to the approved scheme would not result in harm to the character of the area or streetscene.
- The proposed alterations would not result in significant harm to the amenity of the neighbouring occupiers.
- The proposed alterations would not result in any changes to the layout or quality of accommodation, the car parking provision or means of access to the site.
- The proposed drainage scheme is an improvement on the previously approved drainage scheme and will help prevent surface water flooding of the site and adjoining properties.

1. Matters Relating to Deferral Reasons:

- 1.1 Members will recall that this application was presented to the Planning Committee on 14 November 2018 with a recommendation for approval, subject to conditions. The report presented to that Committee is attached as Appendix 1 to this document and the addendum the previous report is included as Appendix 2.
- 1.2 This application to was reported to the meeting of the Planning Committee on 14 November 2017. The application was deferred in order that further information in relation to the details of the Sustainable Urban Drainage System could be included within the application to satisfy concerns raised by Members and residents at the previous Planning Committee meeting.

- 1.3 The developer has provided additional information to address the concerns raised at the last meeting in relation to the inclusion of the drainage channels within the micro drainage calculations. In addition the invert levels of the drainage channels have been included within the scheme. These amended details have been assessed by the Lead Local Flood Authority (LLFA) and no objection has been raised in relation to the amended drainage details. Thames Water have also been notified and have not raised any objection to the revised scheme.
- 1.4 Following committee a representation from Stephanie Smithers on behalf of the residents of D'Arcy Road was received in respect to the revised drainage scheme and addendum report. It raised the following points.
- The flow rate of 2l/s would increase risks of blockages,
 - The residents request an upstand along the south western, southern and eastern boundaries to prevent flooding to neighboring properties in the event of the failure of the system,
 - Details of the pipe invert levels are not shown,
 - Drainage of the access road is inadequate.
- 1.5 In respect of the flow rate of the system this rate has not been amended following committee. The LLFA has not raised objection to this flow rate, and with proper maintenance, the drainage system would not block. Future maintenance of the drainage system is included within the flood risk assessment and would be secured by condition. This condition would run with the land and would require any future occupiers and any other person with an interest in the land to maintain the system. In addition the lower flow rate would contribute to preventing flood risk elsewhere in accordance with paragraph 163 of the NPPF which states "When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere."
- 1.6 As part of the condition securing the implementation of the drainage system and its maintenance thereafter, further details in respect to the pipe invert levels will be required to ensure that the drainage system will contain a 1 in 100 year rainfall event, as required by policy. Whilst these details are usually not required at the planning stage, requesting them will give comfort that the system will operate as required.
- 1.7 In addition the applicant has submitted a revised landscaping plan. The Principal Tree Officer has raised no objection to the proposed scheme. This now correlates with the planting schedule within the ecological enhancement scheme. Whilst modest the planting scheme will contribute to reducing the likelihood of surface water run-off from the site to the adjoining properties.
- 2.0 **Conclusion:**
- 2.1 It is considered that the information provided has addressed the reasons for deferral of the application, the original recommendation to grant planning permission therefore remains unchanged.

G

Mr Robin Harper
The Boathouse Design Studio
27 Ferry Road
Teddington
TW11 9NN

DM2018/00264

DRAFT

WARNING: It is in your interests to ensure you obtain the approval of the Local Planning Authority, where the conditions require that to occur. Failure to comply with the following conditions may lead to enforcement action to secure compliance.

FIRST SCHEDULE

Land Rear Of 241 And 243, Church Hill Road, North Cheam

Variation of condition 1 (approved drawings) of previously approved application A2017/77279/FUL to amend siting, finished ground level and drainage details.

SECOND SCHEDULE

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 1503/01, 1779/02, 1779/03 Rev. B, 1503/04, 1503/05 Rev. A, 1779/04, 1779/05, 1779/06, 1779/06, 1779/07, 1503/10, and Materials Schedule.

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

(2) All trees and hedgerows within and adjacent to the site shall be protected using a system of protective hoarding/fencing & ground protection in accordance with the recommendations in British Standard BS 5837:2012. All protective hoarding, fencing, and ground protection measures shall remain in place during the entire course of the construction phase and shall not be removed. All trenching and ground works within the root protection areas (RPAs) of retained trees shall be in accordance with the recommendations in Arboricultural Practice Note (APN) 12 & BS 5837:2012.

Reason: To ensure that significant trees on site and the adjacent land are protected and retained in accordance with Policy 28 of the Sutton Local Plan.

(3) Development shall be carried out in accordance with the details in the approved construction method statement ref: 135/ST/19719.

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

(4) None of the dwellings hereby approved shall be occupied until the approved SUDS and drainage scheme has been implemented in accordance with the approved details (drawing nos. L16_130_09_005, L16_130_09_001 Rev. G and Flood Risk Assessment & Drainage Report ref: L16_130_09 dated October 2018 and Addendum to JMS Report L16_130_09)). Prior to the installation of the drainage system, invert levels of the pipe work will be submitted to and approved in writing by the Local Planning Authority. The drainage system shall be installed in accordance with the pipe invert level approved. Thereafter, the surface water drainage and flood risk management measures shall be retained and maintained in accordance with the approved scheme for as long as the development is in existence.

Reason: To comply with policy 32 of the Sutton Local Plan.

(5) None of the dwellings hereby permitted shall be occupied until the approved scheme in respect of measures to prevent vehicles and pedestrians meeting within the access track have been implemented in full in accordance with the approved details (drawing no. Automate Systems letter dated 21 September 2018 ref: 809-32CF, drawing no 15.82-001 with annotation and e-mail received from James Hannah on the 28 September 2018). The approved measures shall be retained thereafter.

Reason: In the interest of highway and pedestrian safety.

(6) None of the dwellings hereby permitted shall be occupied until the approved scheme for refuse storage and means of transporting and storing of refuse when presented for collection, has been implemented in accordance with the approved details (drawing no. 1779/03 Rev. C and covering letter dated 14 June 2018). The approved scheme shall thereafter be retained in accordance with the approved details.

Reason: To ensure the ancillary buildings harmonise with the permitted development.

(7) None of the dwellings hereby permitted shall be occupied until the approved scheme for external lighting within the site has been installed in accordance with the approved details (drawing no. 1779/03 Rev. A). Thereafter, the external lighting shall be maintained in accordance with the approved lighting details.

Reason: To ensure that the proposed lighting does not harm the amenity of the neighbouring occupiers.

(8) None of the dwellings hereby permitted shall be occupied until the widening at the end of the access track shown on drawing number 1779/03 Rev. B has been completed. The access track shall be permanently maintained as widened.

Reason: In the interest of highway and pedestrian safety.

(9) None of the dwellings hereby permitted shall be occupied until the approved parking layout shown on plan 1779/03 Rev. B has been provided. The parking area shall be retained thereafter in accordance with the approved details.

Reason: To ensure that the proposal provided on-site parking in accordance policy 37 of the Sutton Local Plan.

(10) None of the dwellings hereby permitted shall be occupied until secure storage for eight cycles has been provided within the site in accordance with drawing number 1779/03 Rev. B. The approved cycle storage shall be retained thereafter.

Reason: To encourage non-car modes of transport.

(11) None of the dwellings hereby permitted shall be occupied until the proposed 1.8 and 2.1 metres high close boarded fences to the site boundaries have been erected in accordance with the approved plans. The fencing shall thereafter be retained in accordance with the approved details.

Reason: To protect the amenity of the neighbouring and future occupiers of the site.

(12) None of the dwellings hereby permitted shall be occupied until the approved scheme for biodiversity improvements within the site has been implemented on site. The approved details are CherryField Ecology Report dated 22 May 2018.

Reason: To ensure the proposal is in accordance with policy 26 of the Sutton Local Plan.

(13) The hard and soft landscaping as shown in drawing no. 1503/11 Rev. A shall be carried out prior to the occupation of any part or relevant phase of the development or in accordance with the timetable agreed with the Local Planning Authority. Any tree(s) or plants that (within a period of five years after planting) are removed, die, or (in the opinion of the Local Planning Authority) are damaged or defective shall be replaced as soon as is reasonably practicable with others of a similar size/species/number as originally approved, unless the Local Planning Authority gives its consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs in accordance with Policy 28 of the Sutton Local Plan 2018.

(14) None of the dwellings hereby permitted shall be occupied until the access track serving the site has been consolidated, surfaced and drained in accordance with the approved scheme (drawing nos. L_16_130_09_100 Rev. D, L16_130_09_005 and L_16_130_09_002 Rev. B).

Reason: In the interest of highway and pedestrian safety.

(15) The first floor windows on the flank walls of the dwellings hereby permitted, the ground floor window on the southern elevation to "plot 4" and the glazing to the ground floor door to southern elevation of "plot 4" shall be fitted with obscured glazing that shall be fixed shut up to a height of 1.7 metres above the finished floor level of the room that those windows serve.

Reason: To protect the amenity of the neighbouring occupiers.

(16) 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 8.00am and 1.00pm on Saturdays and not at all on Sundays, Public and Bank Holidays.

Reason: To protect the amenity of the neighbouring occupiers.

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) This application has been assessed against the relevant policies of the London Plan 2016, 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) NAMING AND NUMBERING. This permission creates one or more new units which will require a correct postal address. Contact the Street Naming & Numbering Section by e-mail street.naming@sutton.gov.uk.