1. APOLOGIES FOR ABSENCE AND ATTENDANCE OF SUBSTITUTE MEMBERS

Apologies due to maternity leave were received from Councillor Rebekah Moll.

2. MINUTES

The minutes of the meeting held on 19 April 2018 were confirmed as a correct record.

3. DECLARATIONS OF INTEREST

No interests were declared.

4. PLANNING APPLICATIONS

A summary of the reasons for granting planning permission and of any relevant development plan policies is included in the report of the Head of Planning and Regeneration on each application where permission is recommended. Permitted applications are subject to the conditions, legal agreements and informatives set out in the report and any late material together with any other details on late response to consultations or comments received since the agenda was printed, revised drawings circulated at the meeting and any recommendations, additional conditions and informatives set out below.

Resolved that the following application is permitted as indicated.
4/1. 14A PARK ROAD, KINGSTON UPON THAMES (17/12997)

The Committee considered the demolition of existing buildings, comprising a vehicle repair workshop and offices, and the redevelopment of the site to provide a 3-storey mixed-use building comprising ground floor B1 office space and 9 residential units (2x 1 bed, 4x 2 bed and 3x 3 bed), along with communal amenity space, landscaping and undercroft parking and cycle parking (retaining the frontage building at 14 Park Road).

Speakers on the application

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<th>Objectors</th>
<th>Applicant</th>
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<td>Mr Richard Power</td>
<td>Ms Jessica Carmichael</td>
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<td>Ms Trish Keelan</td>
<td>Mr Mike Phillips</td>
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<td>Ms Hanne Widmer</td>
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<td>Ms Harriet Cavenagh</td>
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<td>Mr Paul McArdle</td>
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In their consideration of the report, and the information provided by the registered speakers, it was the Committee’s view that the application proposed is acceptable subject to a number of amended and additional conditions. It was the Committee’s view that, in order to protect the amenities of neighbouring properties, the external lighting strategy required by condition 29 needs to consider the impact on neighbouring residents as well as biodiversity and conservation.

Having considered the Construction Management Plan required by condition 37 it was the Committee’s view that this plan should also include details of the delivery times of materials and that these agreed delivery times should be sensitively timetabled around the pupil ‘drop-off’ and ‘pick-up’ times of local schools. It was the Committee’s view that this amended condition should be discharged by officers in consultation with the Chair.

Noting the Boundary Wall Outline Construction and Method Statement required by condition 40 the Committee agreed that the statement should include a timetable that sets out when the replacement wall will be in place. It was also the Committee’s view that it is important to ensure, in order to safeguard highway safety, that the plan required by condition 43 also provides details about vehicle egress in addition to the details required about site access and servicing.

It was the Committee’s view that in the event of an underground spring being discovered onsite during construction then, once contained, the local authority should be informed and consulted and that this requirement be secured by way of an additional condition. It was also the Committee’s view that in the event of an archaeological discovery being made during construction then a full archaeological survey should be undertaken and that this should also be secured by way of an additional condition.

Permit subject to the following amended and additional conditions.
Amended conditions

29 Details of the external lighting strategy shall be submitted to and agreed in writing by the Local Planning Authority prior to any commencement of above ground works. The lighting strategy shall be designed to avoid adverse effects on the commuting route for bats, and should be designed in line with the Bat Conservation Trust's guidance. The lighting strategy should also serve to minimise any impact on the amenities of neighbouring properties.

The scheme should, at a minimum, include the following:

- The avoidance of direct lighting of existing trees, or proposed areas of habitat creation /landscape planting.
- Unnecessary light spill controlled through a combination of directional lighting and hooded /shielded luminaires or strategic planting to provide screening vegetation.
- Where appropriate, luminaires on the site boundary could be fitted with light baffles to prevent light spill onto adjacent habitats.

Reason: To safeguard and protect nature conservation value, and so as to preserve the residential amenities of neighbouring properties in accordance with Policies DM6 (Biodiversity) and DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

37 Prior to commencement of any development on site, a Construction Management Plan shall be submitted to the planning authority for written agreement, which shall include the following details:

a) Where materials will be loaded and unloaded into the site;
b) The route to and away from site for muck away and vehicles with materials;
c) Whether any reversing manoeuvres are required onto or off the public highway into the site, and whether a banksman will be provided;
d) Protocol for managing deliveries to one vehicle at a time on sites with restricted access or space;
e) Protocol for managing vehicles that need to wait for access to the site;
f) Whether it is anticipated that statutory undertaker connections will be required into the site.
g) Means of enclosure of the site during any works inc. demolition.
h) The delivery times of materials which should be sensitively timetabled around the pupil ‘drop-off’ and ‘pick-up’ times of local schools.

The development shall only be implemented in accordance with the details and measures approved as part of the construction management plan, which shall be maintained throughout the entire construction period.
Reason: In order to safeguard the amenities of the surrounding residential occupiers and to safeguard highway safety and the free flow of traffic in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012. The imposition of a pre-commencement condition is required to safeguard the environment and local amenity.

Prior to commencement of any part of the development including demolition, a written statement to form an addendum to the Boundary Wall Outline Construction and Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The written statement should include a timetable that sets out details of when the replacement wall will be in place.

The development shall be implemented in accordance with the details and recommendations set out in the approved Boundary Wall Outline Construction and Method Statement, and in accordance with the subsequently agreed written statement timetable.

Reason: The details are required prior to commencement of development because the details would affect the subsequent design of other elements and must be agreed at the outset and to safeguard the amenity of the neighbours by minimising impacts of the development that would otherwise give rise to nuisance, in accordance with Policy DM10 of the LDF Core Strategy Adopted April 2012.

Before commencement of development a plan to show the access, egress and servicing lane, including the gradient and carriageway widths, shall be submitted to and agreed in writing by the Local Planning Authority. The plan shall include measures of improving access and egress arrangements to the main road. The measure could include a mirror to be provided at the access/egress point. The development shall be implemented and retained in accordance with the agreed details.

Reason: The details are required prior to commencement of development because the details would affect the subsequent design of other elements and must be agreed at the outset in order to safeguard the amenities of the surrounding residential occupiers and to safeguard highway safety and the free flow of traffic in accordance with Policies DM9 (Managing Vehicle Use for New Development) and Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

Additional conditions

If during the construction of the development hereby approved, an underground spring/watercourse or other such water feature is encountered which has not previously been identified, once contained, construction works shall cease and mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented before the construction works recommence.
Reason: To prevent the risk of flooding, in accordance with Policy DM4 of the LDF Core Strategy Adopted April 2012.

45 If during the construction of the development hereby approved, an archaeological discovery is made, construction works shall cease until a full archaeological survey has been submitted and approved in writing by the local planning authority. The measures contained within the survey shall be implemented before the construction works recommence.

Reason: Important archaeological remains may exist on this site. Accordingly the planning authority wishes to secure the provision of archaeological excavation and the subsequent recording of the remains prior to development, in accordance with the NPPF and Policy DM12 (Development in Conservation Areas and Affecting Heritage Assets) of the LDF Core Adopted April 2012.

Voting:
Those against: Councillor Caroline Kerr.

5. **URGENT ITEMS AUTHORISED BY THE CHAIR**

There were no urgent items authorised by the Chair.

Signed……………………………………………………….Date…………………
Chair