

**TOWN AND COUNTRY PLANNING ACT 1990  
(as amended)**



Decision to GRANT Full Planning Permission  
(ref no 04/01057/FUL) to: -

Fairview New Homes Ltd  
C/o Iwan Jones  
RPS  
Irwin House  
118 Southwark Street  
London  
SE1 0SW

TAKE NOTICE that EPSOM & EWELL BOROUGH COUNCIL,  
the local planning authority under the Town and Country Planning Act 1990,  
hereby GRANTS FULL PLANNING PERMISSION for the:

Proposed mixed use development comprising 111 flats, 282 sq.m of retail floorspace and associated parking  
as referred to in your application (04/01057/FUL) and shown on submitted plans  
JLF0409 relating to:

Emperor House, Land At Corner Of Station Approach And Waterloo Road, Station Approach

SUBJECT TO SUCH CONDITIONS AS ARE SPECIFIED hereunder together with the reasons for their imposition:

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission. Reason: To comply with the provisions of Section 91(1) of the Town and Country Planning Act 1990.
- 2 The development hereby approved shall be carried out and completed strictly in accordance with the amended plans, or in accordance with subsequent plans and details submitted to the Borough Council pursuant to any condition herein contained, before the building(s) is/are occupied.  
Reason: To ensure that the proposed development will not cause any detriment to the amenities of the locality generally, or to neighbouring existing buildings in accordance with Policies BE1, BE19 and DC1 of the Epsom and Ewell District Wide Policy Plan (2000).
- 3 Details of the proposed shop fronts to the ground floor units fronting Station Approach/Waterloo Road shall be submitted to and agreed in writing with the Local Planning Authority prior to their installation, and installed strictly in accordance with the approved details.  
Reason: In order to ensure a satisfactory form of development and in the interest of enhancing the Station Approach streetscene and maintaining the vitality and viability of the shopping area, in accordance with Policies BE21 of the Epsom and Ewell District Wide Policy Plan (2000).
- 4 No new commercial unit shall be occupied until a service area and waste management plan has been submitted to and approved in writing by the Local Planning Authority. The approved management plan shall be implemented upon the first occupation of any commercial unit in the development and thereafter kept in operation throughout the occupation of any such unit.  
Reason: In order that the development should take into account the need to minimise the dispersal of waste and facilitates the collection of recyclable waste in accordance with the provisions of policy DC5 of the Epsom and Ewell District wide Local Plan (2000)
- 5 Prior to the commencement of development, details and samples of the materials to be used for the external surfaces of the development shall be submitted to and approved in writing by the Borough Council. The development shall be carried out in accordance with the approved details. Reason: To enable the Borough Council 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 Policies BE1 and DC1 of the Epsom and Ewell District Wide Local Plan (May 2000).
- 6 This permission shall refer to Class A1 use only to retail Units shown on the approved drawing(s).



Reason: In order to sustain the viability and vitality of the Town Centre shopping area as required by Policy SH1 of the Epsom and Ewell District Wide Local Plan (May 2000).

- 7 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority. Reason: To ensure the provision and maintenance of landscaping in the interests of visual amenity as required by Policy DC1 of the Epsom and Ewell District Wide Local Plan (May 2000).
- 8 Before any new operations are commenced a double lane vehicular access to Station Approach from the development shall be constructed and provided with visibility zones in accordance with the approved plans all to be permanently maintained to a specification to be agreed in writing with the Local Planning Authority and the visibility zones shall be kept permanently clear of any obstruction.  
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 MV25 of the Epsom and Ewell District wide Local Plan
- 9 The development shall not be occupied until the proposed double lane modified access to Waterloo Road from the development has been constructed in accordance with the Highway Authority required standards (to be agreed under the terms of S278 of the Highways Act) all to be permanently maintained to a specification to be agreed in writing with the Local Planning Authority and agreed visibility zones shall be kept permanently clear of any obstruction.  
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 MV24 of the Epsom and Ewell District wide Local Plan
- 10 The development hereby permitted shall not be implemented until the surface water drainage of the site has been designed so as to prevent the discharge of water onto the public highway.  
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 MV8 and MV26 of the Epsom and Ewell District wide Local Plan (2000)
- 11 The ground floor public car park shall not be occupied until the proposed double lane vehicular access and the pedestrian/cycle accesses from the car park to Station Approach have been constructed and provided with visibility zones in accordance with the approved plans all to be permanently maintained to a specification to be agreed in writing with the Local Planning Authority and the visibility zones shall be kept clear of any obstruction.  
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 MV24 of the Epsom and Ewell District wide Local Plan
- 12 Prior to occupation of the new retail, residential and public car parking elements of the development the existing eastern most access from the site to Station Approach shall be permanently closed and any kerbs, verge, footway, fully reinstated by the applicant, in a manner to be agreed in writing with the Local Planning Authority, and thereafter maintained as such.  
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 MV24 of the Epsom and Ewell District wide Local Plan
- 13 The development hereby permitted shall not be implemented until the surface water drainage of the site has been designed so as to prevent the discharge of water onto the public highway.  
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 MV24 of the Epsom and Ewell District wide Local Plan
- 14 No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for cars to be parked and for the loading, unloading and turning of service and delivery vehicles. The parking and service bay areas shall be maintained exclusively for their designated use.  
Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the provisions of policy MV24 of the Epsom and Ewell District wide Local Plan

- 15 No development shall take place until a Method of Construction 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
  - (f) temporary cycle parking, pedestrian routes and TAXI access
- has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.
- 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 MV24 of the Epsom and Ewell District wide Local Plan
- 16 Before any of the operations hereby permitted are commenced, which involve the movement of materials in bulk to or from the site, facilities shall be provided as may be agreed with the Local Planning Authority, after consultation with the County Highway Authority, to prevent the deposition of extraneous matter on the public highway and shall thereafter be maintained and used whenever the said operations are carried out. Reason: To ensure that the development does not prejudice the free flow of traffic and condition of safety on the highway nor cause inconvenience to other highway users as required by Policies MV8 and DC1 of the Epsom and Ewell District Wide Local Plan (May 2000).
- 17 No residential or retail occupation shall take place until space has been laid out within the site in accordance with the approved plans for cycles to be parked to serve the residential accommodation. The proposed cycle parking areas as shown on the application drawings shall be permanently maintained for that purpose.
- 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 MV24 of the Epsom and Ewell District wide Local Plan
- 18 No construction work shall be carried out in such a manner as to be audible at the site boundary before 07.30 hours on Monday to Friday or after 18.30 hours on Monday to Friday; no construction work shall be audible at the site boundary before 08.00 and after 13.00 hours on Saturdays nor any work on Sundays or Bank Holidays or Public Holidays.
- Reason: To ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers of their properties as required by Policy DC1 of the Epsom and Ewell District Wide Local Plan (May 2000).
- 19 The windows of the bedrooms and living rooms overlooking the car parking area shall be provided with glazing of (6/100/4mm) and (10/12/4mm) specification respectively, and shall be so maintained.
- Reason: In order to safeguard against the emission of noise and protect the amenities of the occupants of the proposed development as required by Policy DC4 of the Epsom & Ewell District-Wide Local Plan (May 2000).
- 20 No individual television aerials or satellite dishes shall be installed within the development hereby permitted, and provision is to be made for a communal satellite television system.
- Reason: To secure a satisfactory external appearance in the interests of the visual amenities of the locality as required by Policies BE1, BE4 and DC1 of the Epsom and Ewell District Wide Local Plan (May 2000).
- 21 The public parking bays shall only be provided on the ground floor of the development hereby approved.
- 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 MV24 of the Epsom and Ewell District wide Local Plan
- 22 No development shall take place until detailed drawings of the pedestrian underpass indicating;
- (a) lighting;
  - (b) planting;
  - (c) surfacing;
  - (d) interface with vehicles
- have been submitted to, and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.
- Reason: To ensure that the proposed development will not cause any detriment to the amenities of the locality generally, or to the neighbouring existing buildings in accordance with Policies BE1, BE19, and DC1 of the Epsom and Ewell District Wide Local Policy Plan (2000)

## Informatives

- 1 The applicant is advised to commence discussions with the Highway Authority in relation to condition number 6 above at least 12 weeks prior to expected start date so that the necessary traffic management measures can be agreed within the project timescales.
  
- 2 You are advised that the Council will expect the following measures to be taken during building operations to control noise and pollution: (a) Work which is audible beyond the site boundary shall only be carried out between 8.00 am to 6.00 pm Monday to Friday, 8.00 am to 1.00 pm Saturday and not at all on Sundays or Bank Holidays. (b) The quietest available items of plant and machinery shall be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels. (c) Deliveries shall only be received within the hours detailed above. (d) Adequate steps shall be taken to prevent dust causing nuisance beyond the site boundary. These could include the use of hoses to damp down stockpiles of materials that are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes. (e) There shall be no burning on site. (f) Only minimal security lighting shall be used outside the hours stated above. Further details of these measures can be obtained from the Council's Environmental Health Division.
  
- 3 This permission is granted on the basis that the development either meets or does not significantly conflict with the relevant policies of the Epsom and Ewell District Wide Local Plan 2000, and does not cause demonstrable harm to interests of acknowledged importance.

The application was considered having taken account of all material considerations and all representations.

The specific policies of the Local Plan taken into account were BE1, BE4, BE19, BE20, DC1, DC2, DC4, DC11, EMP3, HSG4, HSG5, IMP1, MV1, MV8, MV9, MV12, MV22, MV24, MV25 and SH1

Dated: 4th May 2005

Signed:

Director of Operations

A handwritten signature in black ink, appearing to read 'Steve D.' followed by a stylized surname. The signature is written over a faint, dotted grid background.

EPSOM & EWELL BOROUGH COUNCIL, TOWN HALL, THE PARADE, EPSOM, SURREY KT18 5BY Tel: 01372 732000

**YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF/ATTACHED AND ANY ACCOMPANYING LETTER(S).**