

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

Decision to GRANT Full Planning Permission
(ref no 11/00511/FUL) to: -

Mr Nick De Candole
c/o Mr Martin Taylor
10 Stratton Street
London
W1J 8JR

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:

Continued use of agricultural/educational farm as children's farm (sui generis)
including extension to main barn, new entrance kiosk, replacement lean to barn,
replacement kiosk, replacement of party/school rooms, relocation of play
equipment, creation of new pond, additional landscaping, biodiversity
improvements and new sensory/kitchen garden (amended description)

as referred to in your application (11/00511/FUL) and shown on submitted plans
relating to:

Horton Park Childrens Farm, Horton Lane, Epsom

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
three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning
Act 1990 as amended by Section 51 (1) of the Planning and Compulsory
Purchase Act 2005

- 2 The premises shall not be open to the public outside the hours of 09:00 and
19:00 except on a Friday and Saturday when the internal areas and
external areas marked Zone E.4, Zone H, Zone I and Zone K on approved
plan 6773/50 Rev H shall additionally be permitted to open until 20:00.

Reason: To safeguard the amenities of neighbouring occupiers as required
by Policy DC1 of the Local Plan (May 2000).

- 3 No tannoys, loud hailers, public address systems or amplified sound shall
be operated on the site at any time nor shall any sirens, horns or klaxons be

permitted for use on the premises at any time.

Reason: In the interests of the amenities of adjacent residential properties in accordance with Policy DC1 of the Local Plan (2000).

- 4 With the exception of the tractor tour to be retained on site, no mechanical or fairground rides shall be installed or operated on the site at any time unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the locality in accordance with Policy DC1 of the Local Plan (2000) and Policy CS2 of the Core Strategy (2007).

- 5 The materials to be used on the external faces of the play equipment shall be timber and natural rope and netting with the exception of three stainless steel slides and the steel framework for the spiral climbing net in Play Zone A as shown on drawings 6773/40 Rev D, 6773/41 Rev D and 6773/42 Rev D.

Reason: To secure a satisfactory external appearance in the interests of the visual amenities of the locality as required by Policies BE1 and DC1 of the Local Plan (2000) and Policy CS5 of the Core Strategy (2007).

- 6 No part of the timber play structures shall exceed a height of 7 metres above the existing ground level with the exception of the turret housing the zip wire launch platform, which shall not exceed a height of 9.5 metres above existing ground level.

Reason: To ensure that the proposed development is of an appropriate height having regard to the height of screening landscaping as required by Policy DC1 of the Local Plan (May 2000).

- 7 Detailed drawings of a hard and soft landscaping scheme for the planting of trees and shrubs (showing areas to be grass-seeded or turfed and detailing the means of marking out the parking bays within the car park and any new means of enclosure) shall be submitted to and approved in writing by the Local Planning Authority. The soft landscaping shall include additional screen planting within the car park, along Horton Lane and adjacent to Play Zone A and the planting of field trees within the grazing fields and animal enclosures. All landscaping, in accordance with the approved landscaping scheme, shall be carried out within the first planting and seeding season following completion of the development and shall be maintained to the satisfaction of the Local Planning Authority for a period of five years, such maintenance to include the replacement of any plants which die or become damaged during this period.

Reason: To ensure the provision and maintenance of landscaping, in the interests of visual amenity as required by Policies NE7 and DC1 of the Local Plan (2000).

- 8 Other than those trees detailed for removal in the Arboricultural Report

(dated 28 July 2011), no trees shall be lopped, topped or felled without the prior written consent of the Local Planning Authority.

Reason: The existing trees represent an important visual amenity which should be substantially maintained as required by Policies NE6 and DC1 of the Local Plan (2000).

- 9 Tree protection measures shall be carried out in strict accordance with the Arboricultural Report and Tree Protection Plan dated 28 July 2011.

Reason: To enable the Local Planning Authority to ensure the retention of trees on the site, protected from damage in the interests of visual amenity as required by Policies NE6 and DC1 of the Local Plan (2000).

- 10 The measures to improve the biodiversity of the site as set out in the Ecological Appraisal (dated August 2011) shall be carried out within a period of twelve months from the date on which the development of the site is commenced or within an alternative timescale to be agreed in writing by the Local Planning Authority in accordance with the Ecological Appraisal recommendations and thereafter shall be managed and maintained in accordance with the Ecological Appraisal. These works shall include, but are not limited to, the installation of bat and bird boxes, the provision of habitat piles, creation of permanent wetland habitats and grassland field management.

Reason: To improve the biodiversity of the site in accordance with Policy NE8 of the Local Plan (2000) and Policy CS3 of the Core Strategy (2007).

- 11 Development shall not commence on site until full details of the sustainable drainage have been submitted to and approved in writing by the Local Planning Authority. The details shall include infiltrations rates in to the underlying clay strata and climate change allowance as requested by the Environment Agency in their letter dated 20 September 2011. Thereafter, the sustainable drainage shall be carried out in accordance with the approved details and shall be so maintained.

Reason: To reduce surface water run-off from the site in accordance with Planning Policy Statement 25 'Development and Flood Risk' and Policy CS6 of the Core Strategy (2007).

- 12 No new development shall be brought in to use until space has been laid out within the site in accordance with the approved plans for a maximum of 350 cars to be parked and for the loading and unloading of delivery vehicles and for vehicles to turn so that they may enter and leave the site in a forward gear. The parking and turning areas shall be used and retained exclusively for their designated purpose.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy MV8 of the Local Plan (2000) and

Policy CS16 of the Core Strategy (2007).

13 Prior to the commencement of the development the applicant shall:

(i) submit for the written approval of the Local Planning Authority a travel plan in accordance with the aims and objectives of PPG13 (March 2001 as updated January 2011) and the Government White Paper (July 1998) and in general accordance with the Surrey County Council's Travel Plan Good Practice Guide (2010);

(ii) the applicant shall then implement the approved travel plan within 6 months of completion of the development and thereafter maintain and develop the travel plan to the satisfaction of the Local Planning Authority.

Reason: In recognition of Planning Policy Guidance Note 13 - Transport.

14 The vehicular access from McKenzie Way shall not at any time be used by customers of the children's farm and shall be solely used for deliveries associated with the animals and agricultural practices on the site. All deliveries associated with the farm shop and cafe shall be through the main car park access from the Horton Lane/Abbotts Avenue roundabout.

Reason: To ensure that the development does not prejudice the free flow of traffic and conditions of safety on the highway or cause inconvenience to other highway users as required by Policies MV8 and DC1 of the Local Plan (May 2000).

15 All external fascias, materials, treatments and finishes of the proposed barn extension shall match those of the existing building to the satisfaction of the Local Planning Authority and the treatment and/or finishes of the external surfaces shall be carried out within a period of three months from the date of occupation of the development.

Reason: To secure a satisfactory external appearance in the interests of the visual amenities of the locality as required by Policies BE1 and DC1 of the Local Plan (2000).

16 Prior to the commencement of any building or engineering operations, space shall be provided within the site to accommodate:

- (i) parking of the vehicles of site personnel, operatives and visitors;
- (ii) loading and unloading of plant and materials;
- (iii) storage of plant and materials used in constructing the development;

all of which shall be kept clear of the highway and the proposed access(es) in accordance with plans to be submitted to and approved in writing by the Local Planning Authority. Each of the facilities shall be maintained throughout the course of construction of the development free from any impediment to its designated use and served by the access(es) last referred

to.

Reason: To ensure that the development does not prejudice the free flow of traffic and conditions of safety on the highway or cause inconvenience to other highway users as required by Policies MV8 and DC1 of the Local Plan (2000).

- 17 The development hereby permitted shall not be commenced until details of sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials. Thereafter, the development shall be carried out in strict accordance with the approved details.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development and to comply with Policy CS6 of the Core Strategy (2007).

- 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 and no construction work of any nature shall be carried out 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 Local Plan (May 2000).

- 19 Play activities and equipment shall only be sited on or take place in the areas marked Zone A, Zone B, Zone C, Zone D, Zone E.4, Zone H, Zone I and Zone K with play activities and grazing only to take place in Zone F.5 on approved plan 6773/50 Rev H.

Reason: In the interests of the visual amenity of the Green Belt and the amenity of neighbouring residential properties as required by Policies DC1, GB1 and GB3 of the Local Plan (2000) and Policy CS2 of the Core Strategy (2007).

- 20 The fields marked Zone F. 1 to 4 inclusive and Zone F. 6 to 10 inclusive on approved plan 6773/50 Rev H shall be used solely for the keeping of animals and shall not, at any time, be accessible to the public.

Reason: In the interests of the visual amenity of the Green Belt and the amenity of neighbouring residential properties as required by Policies DC1, GB1 and GB3 of the Local Plan (2000) and Policy CS2 of the Core Strategy (2007).

- 21 The animal shelters shown in Zones F. 1 to 10 inclusive on approved plan 6773/50 Rev H shall be used solely for the keeping of animals and shall be removed when no longer required for that purpose.

Reason: In the interests of the visual amenity of the Green Belt and the amenity of neighbouring residential properties as required by Policies DC1, GB1 and GB3 of the Local Plan (2000) and Policy CS2 of the Core Strategy (2007).

- 22 Prior to the commencement of the development details of the siting and design of cycle parking shall be submitted to and approved in writing by the Local Planning Authority and shall include sufficient parking for a minimum of 15 bicycles.

Reason: To encourage travel to and from the site by bicycle in accordance with Policy MV22 of the Local Plan (2000) and CS16 of the Core Strategy (2007).

- 23 Prior to the commencement of the development a Visitor Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This will describe the measures that will be taken to ensure that the vehicle parking capacity of the site is never exceeded to avoid the likelihood of visitor parking occurring off-site. Once approved the Visitor Management Plan shall thereafter be used to control visitor numbers in accordance with the agreed approach.

Reason: In the interests of the amenities of neighbouring residential properties and to ensure the development does not prejudice the free and safe flow of traffic and conditions of safety on the highway or cause inconvenience to other highway users as required by Policies DC1 and MV8 of the Local Plan (2000).

- 24 The development hereby permitted shall be carried out in accordance with the following approved documents: 6773/40 Rev D, 6773/41 Rev D, 6773/2 Rev D, 6773/43 Rev C, 6773/48 Rev C, 6773/49 Rev D, 6773/50 Rev H, 6773/51 Rev D, 6773/71 Rev D, 6773/72 Rev F, 6773/73 Rev E, 6773/75 Rev D, 6773/76 Rev B, 6773/77 Rev B, 6773/78 Rev F, 6773/79 Rev A, Design and Access Statement (July 2011), Planning Statement (August 2011), Surface Water Drainage and Flood Risk Assessment (July 2011), Highway Statement (July 2011), Ecological Appraisal (August 2011), Landscape and Visual Assessment (August 2011) and Arboricultural Report (28 July 2011).

Reason: For the avoidance of doubt and in the interests of proper planning as required by Policy BE1 (General Policy on the Built Environment) and DC1 (General policy) of the Local Plan (2000).

Informatives

- 1 Details of the highway requirements necessary for the inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Control Division of Surrey County Council.
- 2 A standard fee may be charged for input to and future monitoring of any

- travel plan.
- 3 Any unilateral undertaking shall be in accordance with Surrey County Council's standard format.
 - 4 The developer would be expected to instruct an independent transportation data collection company to undertake the monitoring survey. This survey must conform to a TRICS Multi-Modal Survey format consistent with the UK Standard for Measuring Travel Plan Impacts as approved by the Highway Authority. To ensure that the survey represents typical travel patterns, the organisation taking ownership of the travel plan will need to agree to being surveyed only within a specified annual quarter period but with no further notice of the precise survey dates. The developer would be expected to fund survey validation and data entry costs.
 - 5 Animal displays should be solely for educational purposes.
 - 6 Planning 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 Local Plan 2000 and the Core Strategy 2007 and does not cause demonstrable harm to interests of acknowledged importance. The application was considered having taken account of all material considerations and representations. The relevant Local Plan and Core Strategy policies are as follows:

Local Plan

- GB3 Agricultural Land
- NE2 Landscape
- NE5 New Development (Trees & Hedges)
- NE6 Tree Protection
- NE7 Landscaping Scheme
- NE8 Impact on Nature Conservation & Landscape
- BE1 Built Environment
- BE4 Conservation Area (Setting)
- BE19 Design of New Buildings
- HC11 Horton Country Park
- MV2 Accessibility of Development
- MV8 Parking Standards
- MV22 Bicycle Parking Facilities
- DC1 General Development Control Policy

Core Strategy

- CS1 Sustainable Development
- CS2 Green Belts
- CS3 Biodiversity & Nature Conservation
- CS4 Open Spaces & Green Infrastructure
- CS5 Built Environment
- CS6 Sustainability in New Developments
- CS12 Developer Contributions
- CS16 Managing Transport & Travel

Dated: 9th December 2011

Signed:

A handwritten signature in black ink, appearing to read 'Miss Gandy', written in a cursive style.

Head of Planning & Building Control

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).**

NOTES FOR THE APPLICANT

Any planning permission or approval granted is confined to permission under the Town and Country Planning Acts, and the Town and Country Planning General Development Orders 1995, and does not obviate the necessity for compliance with any other enactment, bye-Law, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be requisite. This includes the necessity to apply for Building Regulations Approval, or for Listed Building Consent should the proposal involve the demolition or alteration (internal or external) of, or extension to a building listed as being of Architectural or Historic Interest, or of any structure within the curtilage of a listed building or (in most cases) of any unlisted building if it is situated within a designated conservation area.

APPLICANTS ARE PARTICULARLY ADVISED TO CONTACT THE BUILDING CONTROL DIVISION AT THE TOWN HALL, EPSOM, (TELEPHONE 01372 732000) TO ASCERTAIN WHETHER IT IS NECESSARY FOR PERMISSION TO BE GIVEN UNDER THE BUILDING REGULATIONS.

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RIGHTS OF APPEAL

If you are aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission subject to conditions, you may appeal to the Secretary of State for the Environment, in accordance with section 78 of the Town and Country Planning Act 1990 within six months from the date of the decision. Appeals must be made on a form which is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (tel: 0117 372 8000) or see website link below. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (*), to the provisions of the Development Order, and to any directions given under the Order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the Land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the Land in accordance with the provisions of Part IX of the Town and Country Planning Act 1990.

In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The

circumstances in which such compensation is payable are set out in section 120 of the Town and Country Planning Act 1990.

Further information:
<http://www.planningportal.gov.uk/planning/appeals/planningappeals>

(*) The statutory requirements are those set out in section 78(7) of the Town and Country Planning Act 1990.

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