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Legal and Democratic Services



**To: All Members of the Planning Committee**

Dear Councillor,

**PLANNING COMMITTEE - THURSDAY, 16TH JUNE, 2022 , Council Chamber - Epsom Town Hall; <https://attendee.gotowebinar.com/register/5227575681261326859>**

Please find attached the following document(s) for the meeting of the Planning Committee to be held on Thursday, 16th June, 2022.

6. **UPDATE REPORT** (Pages 3 - 6)

An update report on Agenda items.

For further information, please contact Democratic Services, email: [democraticservices@epsom-ewell.gov.uk](mailto:democraticservices@epsom-ewell.gov.uk) or tel: 01372 732000

Yours sincerely

A handwritten signature in black ink, appearing to read "K. Beldan".

Chief Executive

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**Planning Committee Update Report**  
**16 June 2022**

**Agenda Item 3**

**21/01401/FUL - 3 Roy Richmond Way, Epsom, Surrey, KT19 9AF**

**Amendment to Conditions**

At the request of the applicant, the following pre-commencement conditions have been amended to allow for site clearance prior to the discharge of the condition and the commencement of development. Officers are satisfied that amending this condition to allow for site clearance would not affect the heart of the permission.

11. The development hereby permitted shall not commence **(with the exception of site clearance)** until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the NPPF and the accompanying PPG.

Reason: To ensure that the principles of sustainable drainage are incorporated into the development and to reduce the impact of flooding in accordance with Policy CS6 of the Epsom and Ewell Core Strategy (2007) and Policy DM19 of the Development Management Policies 2015

- 13 The development hereby permitted shall not be commenced **(with the exception of site clearance)** until such time as a schemes to install oil and petrol separators have been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved. The scheme shall:

a) be designed and constructed to have a capacity compatible with the area being drained.

b) be installed prior to the occupation of the development and thereafter maintained for the lifetime of the development.

Reason: To ensure the proposed development does not have a negative impact on the Water Framework Directive (WFD) status of the nearby Green Lane Stream Main River

- 14 The development hereby permitted shall not be commenced (with the exception of site clearance) until such time as a schemes to dispose of foul and surface water have been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure the proposed development does not have a negative impact on the Water Framework Directive (WFD) status of the nearby Green Lane Stream main river. This is in line with Paragraph 174 of the NPPF and Policy CS6 of the Epsom and Ewell Core Strategy (2007).

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### **Agenda Item 4**

### **22/00509/RES - 24 South Street, Epsom, KT18 7PF**

#### **Consultee Response**

The County Highway Authority have raised no objection to the removal of the condition on the basis of the following:

‘Ideally, the County Highway Authority would like to see cycle storage provided for a development of this type and in such a location. However, it appears there is no external amenity space to serve the properties and both of the proposed dwellings are located above ground floor, thus preventing the option of internal cycle racks serving each of the dwellings.

It is therefore deemed that there is insufficient space to provide the recommended cycle storage.

Whilst the provision of cycle storage is desired in order to promote sustainable travel and developments, we would not refuse the development on the basis of no cycle storage being provided’.

#### **Third Party Consultation**

One letter of representation has been received from the Epsom Civic Society objecting to the proposal on the following grounds:

- Proposal is a departure from sustainable transport policies
- The site can be redesigned to ground floor level to accommodate the requirement
- Increasing need for alterative transport, particularly in town centre
- No justification to warrant removal of condition

- Proposal would set a precedent for future development

Officers note the concerns raised by the third party and consider that the Agenda report and County Highway Authority response addresses the majority of the concerns.

In addition, with respect to the suggestion that the cycle storage is capable of being overcome by appropriate redesign at ground floor level, it is worth noting that the development approved under planning application 21/00044/FUL related to a first and second floor residential conversion. The conversion works utilised the existing floor plans and it is clear that the ground floor access associated with the conversion could not accommodate the cycle storage. Furthermore, the existing ground floor of the building is a commercial unit that does not form part of the residential conversion.

The current application would not set a precedent for future development, as the assessment has been made in light of the unique set of constraints and circumstances of the site.

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### **Agenda Item 5** **Planning Appeals Update**

The appeal at 22-24 Dorking Road, Epsom is listed as pending, but has been determined (appeal dismissed) and the decision summarised at a previous Planning Committee meeting.

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### **Development Management Service Update**

The backlog of Major, Minor and Other planning applications has reduced substantially since the beginning of the year, when it stood at 383. At the start of this month there were 112 'out of time' applications, a reduction of over 70%.

Statistics showing the Council's progress in meeting performance targets for 'Major' 'Minor' and 'Other' planning applications over the past 6 months is shown below:

Major planning applications (target 60%):

MONTH	APPLICATIONS DETERMINED	DETERMINED IN TIME	DETERMINED IN TIME %
2021 DEC	-	-	-
2022 JAN	1	0	0%
2022 FEB	3	3	100%

2022 MAR	2	2	100%
2022 APR	1	1	100%
<b>2022 MAY</b>	<b>1</b>	<b>1</b>	<b>100%</b>

Minor planning applications (target 65%):

MONTH	APPLICATIONS DETERMINED	DETERMINED IN TIME	DETERMINED IN TIME %
2021 DEC	6	0	0%
2022 JAN	25	3	12%
2022 FEB	19	14	74%
2022 MAR	21	16	76%
2022 APR	14	12	86%
<b>2022 MAY</b>	<b>10</b>	<b>10</b>	<b>100%</b>

Other planning applications (target 80%):

MONTH	APPLICATIONS DETERMINED	DETERMINED IN TIME	DETERMINED IN TIME %
2021 DEC	21	3	14%
2022 JAN	149	13	9%
2022 FEB	65	32	49%
2022 MAR	86	70	81%
2022 APR	65	62	95%
<b>2022 MAY</b>	<b>58</b>	<b>56</b>	<b>97%</b>

Quarterly performance data is reported to the Department for Levelling Up, Housing & Communities and will be provided at a future meeting.