

Minutes of the Meeting of the PLANNING COMMITTEE held on 12 April 2017

PRESENT -

Councillor Humphrey Reynolds (Chairman); Councillor Mike Teasdale (Vice-Chairman); Councillors Michael Arthur, John Beckett, Graham Dudley (as nominated substitute for Councillor David Wood), Tina Mountain, Peter O'Donovan, Martin Olney, David Reeve, Clive Smitheram and Tella Wormington

Absent: Councillor Neil Dallen, Councillor Jan Mason, Councillor Vince Romagnuolo and Councillor David Wood

Officers present: Kathryn Beldon (Chief Executive), Adele Castle (Planning Development Manager), Louise Mathie (Solicitor), Charlotte Nimmo (Planning Officer), John Robinson (Planning Officer), James Udall (Planning Officer) and Sandra Dessent (Democratic Services Officer)

61 DECLARATIONS OF INTEREST

No declarations of interest were made by Councillors in items on this Agenda.

62 MINUTES OF THE PREVIOUS MEETING

The Minutes of the previous meeting of the Planning Committee held on 16 March 2017 were agreed as a true record and signed by the Chairman, subject to the Committee noting that Councillor Tella Wormington was present as a member of the Planning Committee, not as a substitute for Councillor Neil Dallen.

63 PLANNING APPLICATION 16/01674/REM - LAND AT MILL ROAD, EPSOM KT17 4AR

Description

Variation of Condition 11 (The development shall be used for residential student accommodation only and for no other purpose) of planning permission 14/01784/FUL to allow the occupation of 49 units by students and/or other persons, as Houses of Multiple Occupation (HMOs) (Description amended 29.03.2017).

Decision

Planning permission is **REFUSED** for the following reasons:

- (1) **In the absence of clear and robust evidence demonstrating that there is a need for the new accommodation the application would be contrary to Policy DM21 of the Development Management Policies Document - 2015**
- (2) **The proposed HMO use would result in a higher level of parking demand than that generated by student accommodation. The proposed parking is considered to be insufficient which would result in additional on-street parking pressures within Mill Road, to the detriment of the availability of on-street parking. The proposed scheme would therefore be contrary to Policy DM37 of the Development Management Policies Document - 2015**

The Committee noted a verbal representation from an objector. Letters of representation had been published on the Council's website and were available to the public and members of the Committee in advance of the meeting.

- 64 PLANNING APPLICATION 16/01303/FUL - LAND OPPOSITE PRIAM LODGE, BURGH HEATH ROAD, EPSOM KT17 4LU

Description

Proposed vehicular access and field gate (Amended drawings received 28.02.2017).

Decision

Planning permission is **REFUSED** for the following reasons:

- (1) **The proposed loss of grassed area and laying down of hardstanding would lead to an unacceptable erosion of the openness of the Green Belt contrary to Policy CS2 of the Core Strategy 2007**
- (2) **The proposed loss of hedgerow and erection of a metal gate and hard standing would be out of keeping with the rural character of this part of Burgh Heath Road and would lead to the urbanisation of the entrance to the site, detrimental to the rural character of the landscape and the visual amenities of the area. The proposal is therefore contrary to policies CS3 and CS5 of the Core Strategy 2007 and to Policies DM4, DM5, DM9 and DM10 of Development Management Policies 2015.**

The Committee noted a verbal representation from an objector. Letters of representation had been published on the Council's website and were available to the public and members of the Committee in advance of the meeting.

65 **SITE VISITS**

The Committee reviewed and considered site visits and decided that a visit should be held at the appropriate time in connection with the followings applications:

- 65 London Road, Ewell KT17 2BL – 16/00933/FUL
- 18a Worple Road, Epsom KT18 5EF – 16/01421/FLH

The meeting began at 7.30 pm and ended at 9.00 pm

COUNCILLOR HUMPHREY REYNOLDS (CHAIRMAN)