

Public Document Pack

Legal and Democratic Services



To: All Members of the Planning Committee

Dear Councillor,

PLANNING COMMITTEE - THURSDAY, 11TH MARCH, 2021 ,
<https://attendee.gotowebinar.com/register/4746139109888192014>

Please find attached the following document for the meeting of the Planning Committee to be held on Thursday, 11th March, 2021. This was not included in the original Agenda pack published previously.

1. **SUPPLEMENTARY INFORMATION: POWERPOINT PRESENTATION**
(Pages 3 - 30)

The presentation to be displayed at the meeting of the Planning Committee to be held on 11 March.

For further information, please contact Democratic Services, email:
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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1

Planning Committee Meeting

11 March 2021

Start time 7:30pm

Planning Committee

- Cllr Clive Woodbridge
(Chairman)
- Cllr Monica Coleman
(Vice Chair)
- Cllr Alex Coley
- Cllr Neil Dallen
- Cllr Debbie Monksfield
- Cllr David Gulland
- Cllr Previn Jagutpal
- Cllr Colin Keane
- Cllr Jan Mason
- Cllr Steven McCormick
- Cllr Lucie McIntyre
- Cllr Peter O'Donovan
- Cllr Clive Smitheram

Format of meeting

- Coronavirus pandemic means the ability to hold Local Authority Committee Meetings at the Council's Town Hall has been severely restricted
- *The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020*, now allows a Local Authority to hold a Committee Meeting or a meeting of Council, remotely and for Members to be able to vote remotely
- The public and the press will be able see and hear the Committee on the live stream
- In the event of any technical issue which prevents the meeting from being broadcast, which cannot be resolved, the Committee Meeting will be reconvened and notice of the new date will be put on the Council's Website

4

Item 1

Declarations of Interest

Members are asked to declare the existence and nature of any Disclosable Pecuniary Interests in respect of any item of business to be considered at the meeting.

5

Item 2

Minutes of the previous Meeting

The Committee is asked to confirm as a true record the Minutes of the meeting of the Planning Committee held on 18 February and to authorise the Chairman to sign them.

6

Item 3

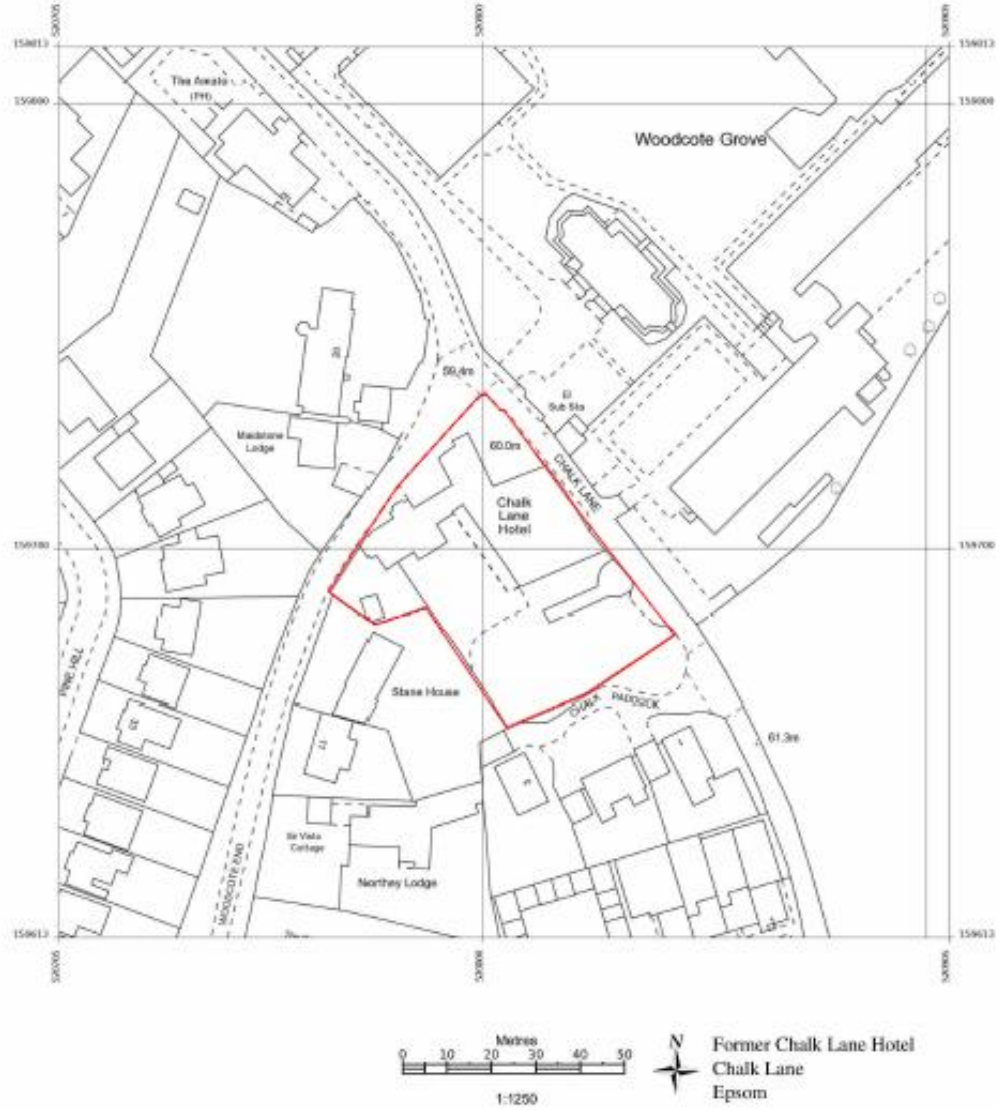
Chalk Lane House Chalk Lane Epsom Surrey

KT18 7FEL

20/01185/LBA

Conversion of hotel and various alterations and extensions to the listed buildings to accommodate 21 dwelling units, car and cycle parking and private and communal gardens.(Listed Building Consent)

7





10

Extant Permission
17/01276/LBA



© Chassay Studio Ltd 2017
CHASSAY STUDIO CHALK LANE HOTEL, EPSOM KT18 7BB

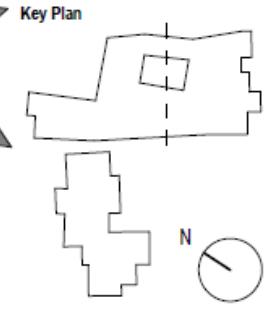
GROUND FLOOR PLAN AS PROPOSED SCALE 1:200

drwg no. 1530-21 rev.c version 10





Construction (Design and Management) Regulations
 Ensure that arrangements are carried out throughout the design phase of the project in accordance with company procedures and ensure that necessary parties are involved and applicable to design and use of the construction have been identified and their obligations related or recorded as a minimum risk. Note that consent rules when a completed design or construction should be noted and included. This drawing is to be read in conjunction with the Pre-construction Information and all other documents issued in accordance with the current Construction (Design and Management) Regulations 2015 and all applicable Health and Safety legislation as currently amended.



FOR: Landscaping on site of Chalk Lane & Woodcote (not updated) 1405/0001
 10/Thamesdown, | SS 1 1NA
 FOR: Planning Submission | AP | EX | NM | 20/0002
 NEW: DESIGN PLAN (DRAWN BY) CHECKED BY (APPROVED BY) DATE
 RIBA PLAN OF WORK: 2013 WORKSTAGE: LEVEL OF MODEL DEFINITION (LOD)
 Stage 3 - Development Design | LOD 3 - Approximate Model
 PURPOSE OF ISSUE - SUITABLE FOR: BEST STATUS
 Working Submission | NA - Not Applicable

lawray architects

CARDIFF 029 2052 0140
 LONDON 0207 130 2600
 WREXHAM 01978 267 807
 www.lawray.co.uk

CLIENT
 Chalk Lane Properties Ltd.

PROJECT TITLE
 Epsom Chalk Lane Farm



DRAWING TITLE
 Proposed General Plan - Ground Floor

PROJECT No. 19311 SCALE @ A4 1:200
 DRAWING No. CL-LAW-Z-G00-DR- A-500101 P01 REVISION
 DATE: 19/03/2024
 BY: [Name] CHECKED BY: [Name] DATE: 19/03/2024



SCALE: 1:200

GROUND FLOOR PHOTO LOCATION PLAN

-  Photo Point and Direction 2019
-  Photo Point and Direction 2020

This plan is not to scale



Ground floor site photographs April and June 2019 - before unauthorised works



01



02



03



04



05



06



07



08



09



10



11



12

Ground floor site photographs August 2020 - after unauthorised works



01 Opening up works. Rotting timbers in Room 2 ground floor of Woodcote Cottage caused by water ingress at second floor roof level.



02 Opening up works. Timber casing to beam between Rooms 2 and 4 of Woodcote Cottage showing mortise evidence of a former wall.



03 Unauthorised works. View inside Room 11 of Woodcote Cottage of the crudely extended opening to the original stable block.



04 Unauthorised works. View inside Room 14 of the original stable block opening, widened.



05 Detail of the original floor structure above Room 15 Woodcote Cottage.



06 Part-consented. Heathcote House show flat







07 Part-consented. Heathcote House show flat



6.1 PROPOSALS

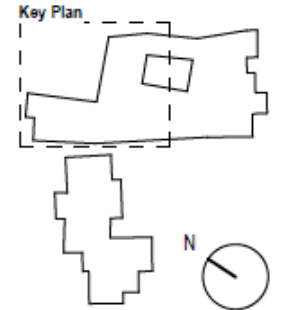
The current submission seeks to make minor amendments to the proposals already consented under 17/01276/LBA and 17/01275/FUL, namely the conversion of the hotel to residential use. Please refer to the architect's drawings and documentation for a full description of the works involved.



KEY	
	Existing Building
	New Building
Demolition	
	To be approved demolition
	Previously approved demolition



Disclaimer (Design and Management) Regulations
 Design risk assessments are carried out throughout the design stages of the project in accordance with current regulations and standards. Where necessary, suitable and sufficient measures will be taken and written into the contract to be reviewed and approved by the relevant authorities or regulatory bodies. Note that several risks which a competent designer or contractor should be aware of are not included. The intention is to deal in consultation with the Project Controller, the relevant authorities and all relevant documents prepared in accordance with the current Contract Documents (Design and Management) Regulations. The Client shall be responsible for health and safety regulations currently in force.



R00 Planning Submission | AP | DK | HM | 200620
 REV: DISPOSITION (ISSUED BY CONTRACTOR) | DATE:
 REVISION PLAN OF WORK 2010 WORKSPACE LEVEL OF MODEL (UP PITCH 3.45)
 Stage 3 - Developed Design | L03 - Approvable Model
 PURPOSE OF ISSUE - SUITABLE FOR: 001100 STATUS:
 Planning Submission | Date 02 - Information

lawray architects
 CARDIFF 030 5902 8140
 LONDON 0207 038 5900
 WINDHAM 01470 357 807
 www.lawray.co.uk
 CLIENT
 Chalk Lane Properties Ltd.

PROJECT TITLE
 Epsom Chalk Lane Farm

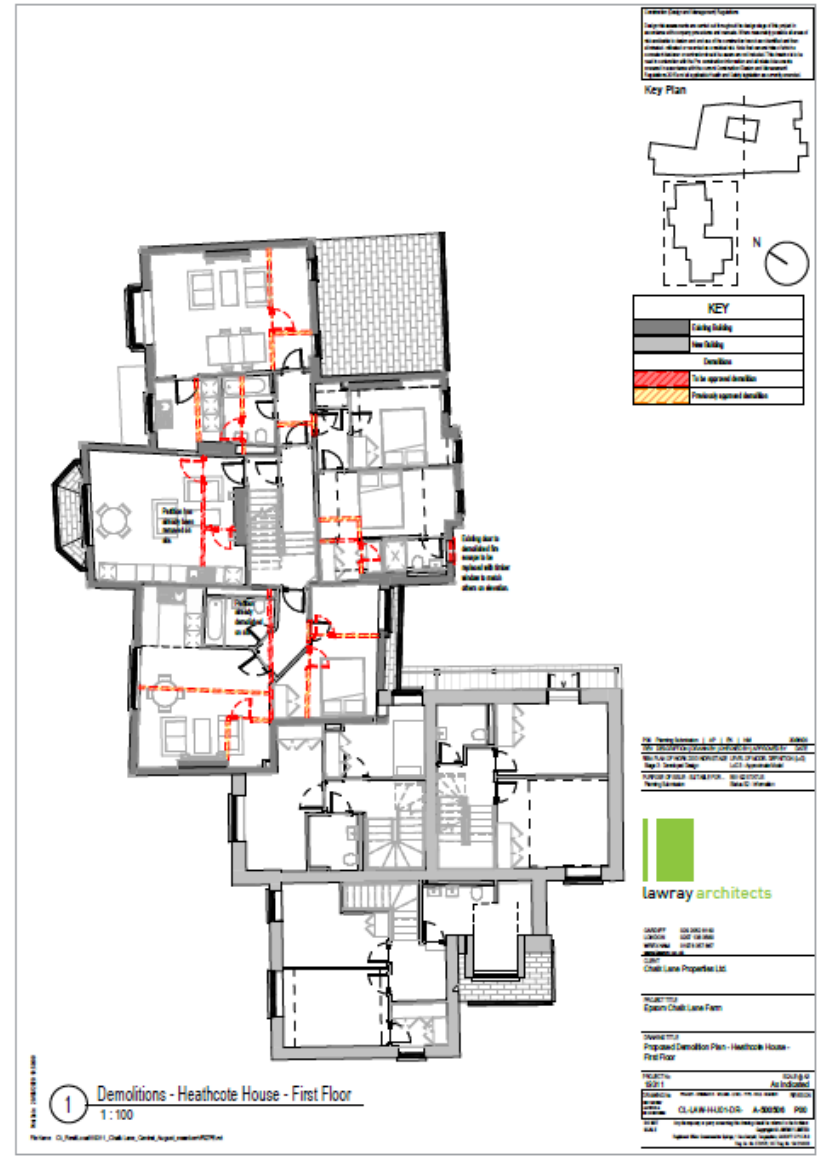
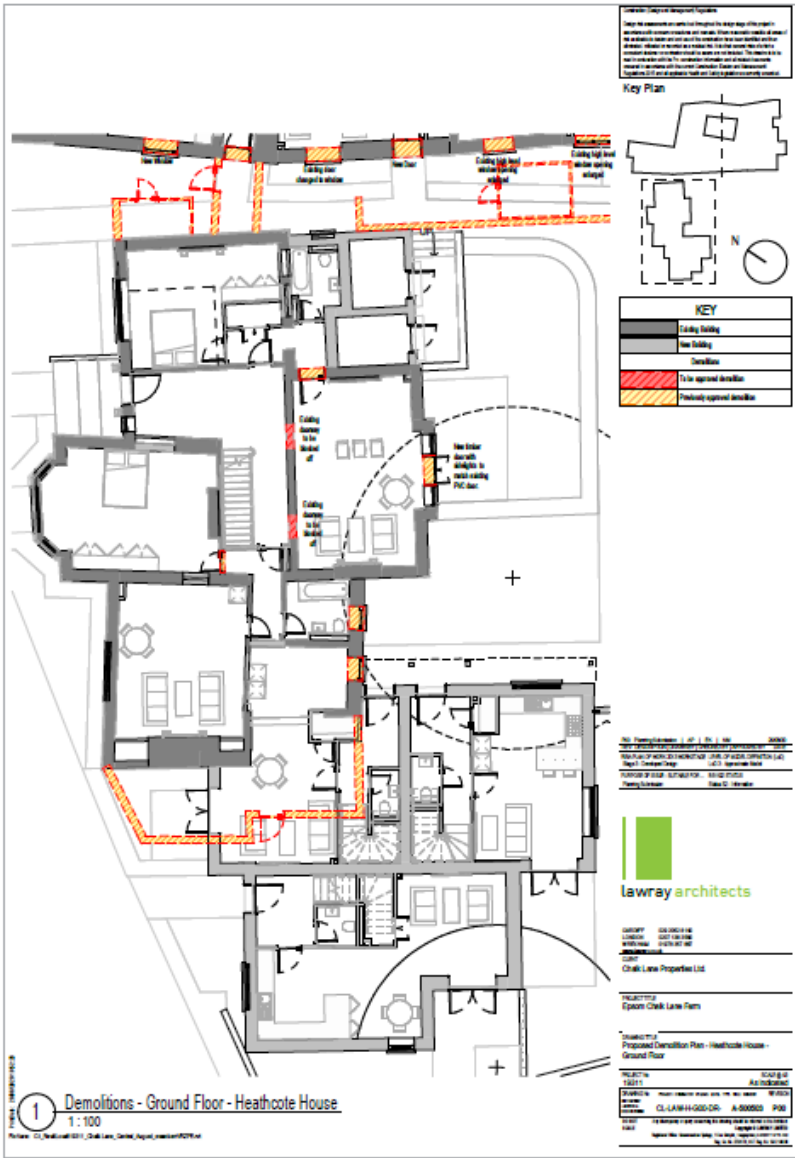
DRAWING TITLE
 Proposed Demolition Plan - Woodcote House West - First Floor

PROJECT No: 19311
 SCALE: As Indicated
 DRAWING No: PLANNING (DEMOLITION) - 1/100
 PROJECT: CL-LAW-WJ01-DR- A-500604 P00
 DATE: 10/05/2024
 SCALE: 1:100
 Project/Client Name: Woodcote House West - First Floor
 Project/Client Address: Woodcote House West, Epsom, Surrey, GU8 7JH
 Project/Client Contact: 01883 811111

File Name: C:\Users\19311\OneDrive\Documents\19311_Chalk Lane_Central_August_2024\19311_0216.dwg

1 Demolitions - Woodcote House West - First Floor
 1 : 100





18

Item 4

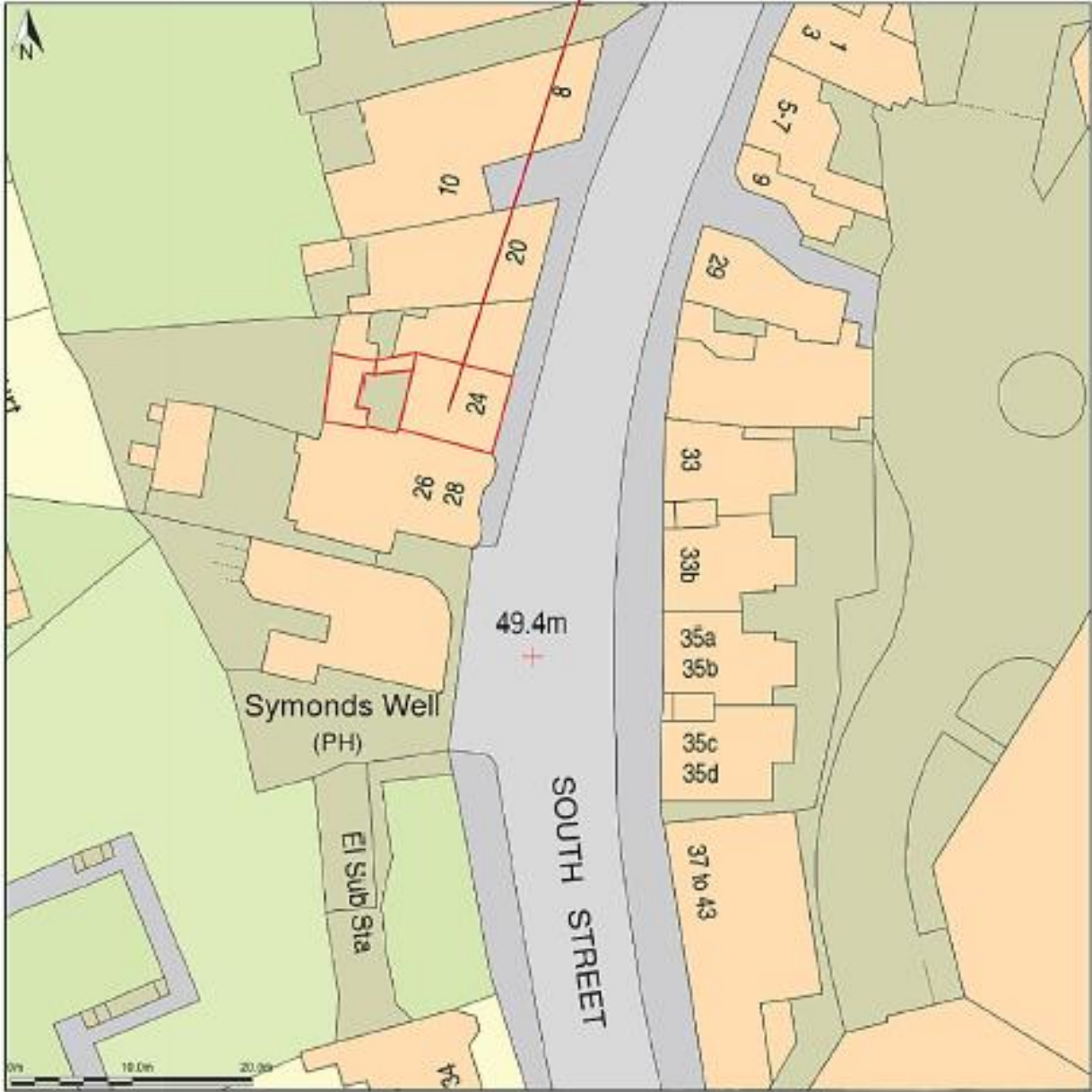
24 South Street Epsom Surrey KT18 7PF36

21/00044/FUL

Conversion of the 3 storey office building into 2 one-bedroom dwellings on the first and second floor and commercial unit on the ground floor

19

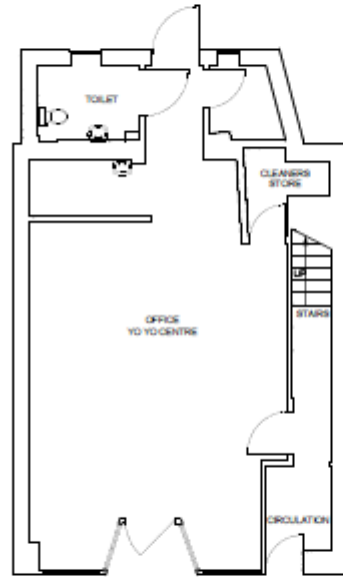
Site Location



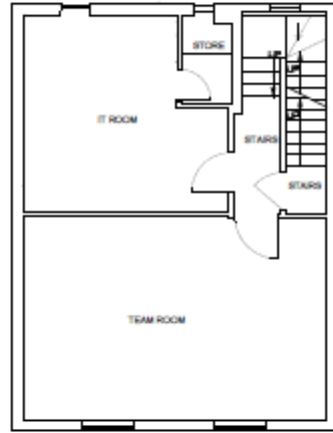
LOCATION PLAN SCALE 1:500



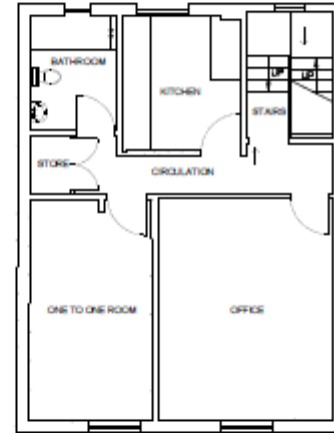




EXISTING GROUND FLOOR PLAN



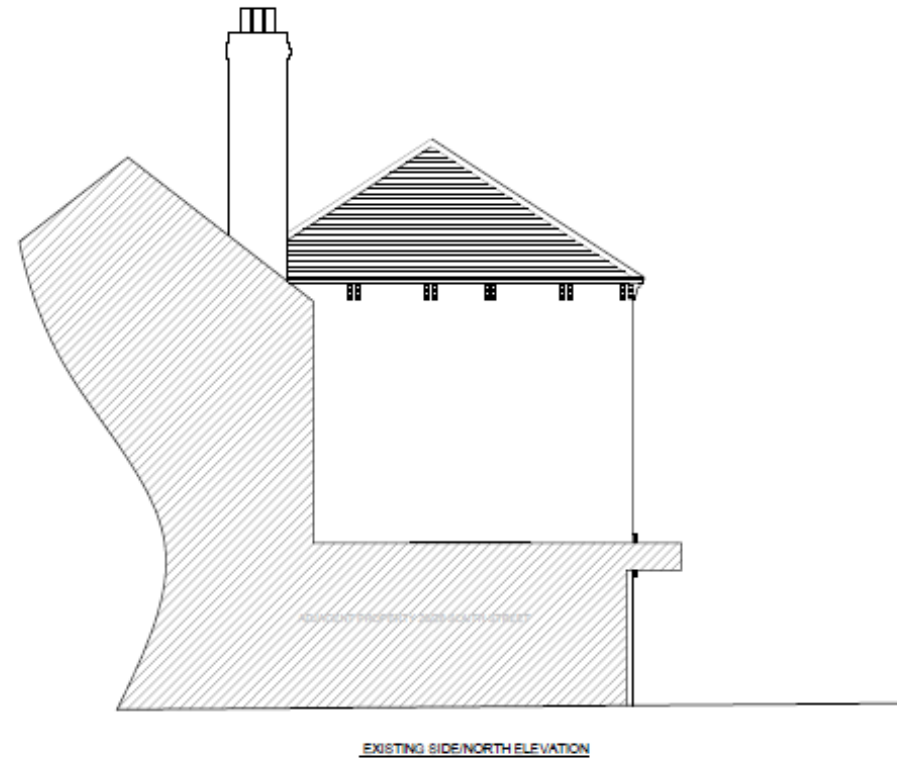
EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



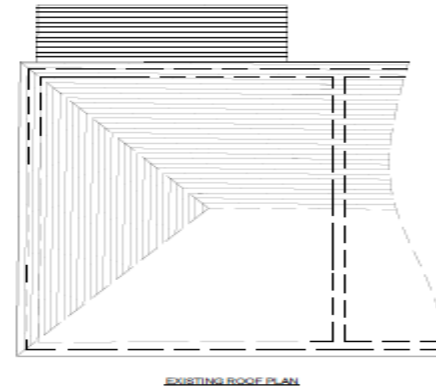
Proposed elevations and floor plans



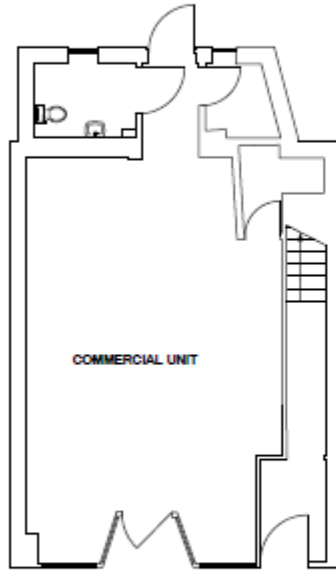
SCALE 1:100
0 1m 2m 3m 4m 5m
NOTE: CONFIRM ALL DIMENSIONS ON SITE



SCALE 1:50
DATE 10/10/2023

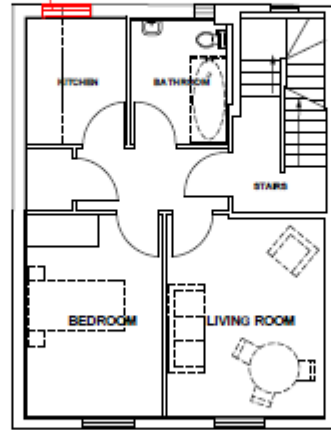


EPSON & EWELL
BOROUGH COUNCIL
www.epson-ewell.gov.uk

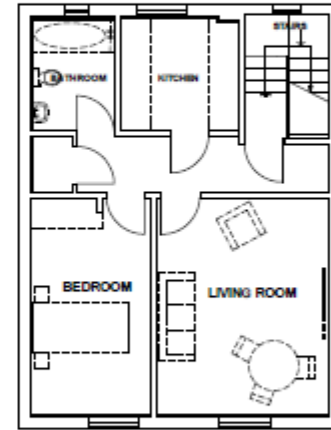


PROPOSED GROUND FLOOR PLAN

WINDOW TO BE ENLARGED



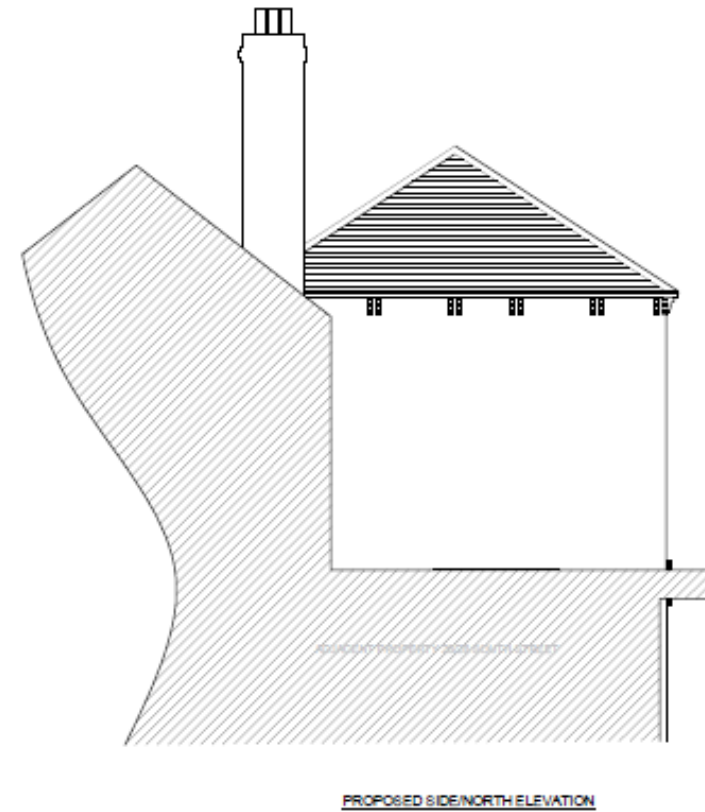
PROPOSED FIRST FLOOR PLAN



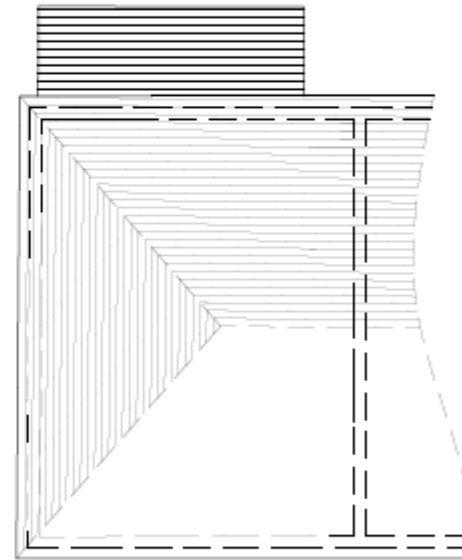
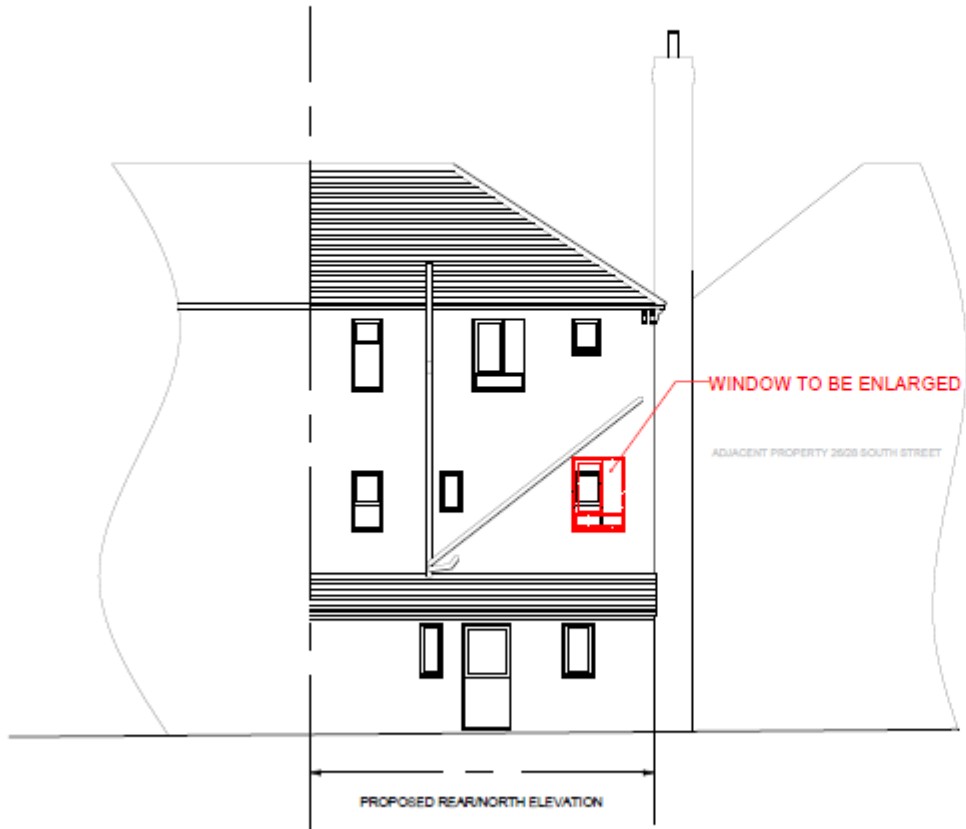
PROPOSED SECOND FLOOR PLAN



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BOROUGH COUNCIL



Proposed Plans



PROPOSED ROOF PLAN



Date of next meeting

22 April at 7.30pm

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