

Public Document Pack

Legal and Democratic Services



To: All Members of the Planning Committee

Dear Councillor,

PLANNING COMMITTEE - THURSDAY, 22ND APRIL, 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, 22nd April, 2021. This was not included in the original Agenda pack published previously.

1. **SUPPLEMENTARY INFORMATION: POWERPOINT PRESENTATION**
(Pages 3 - 66)

The presentation to be displayed at the meeting of the Planning Committee to be held on 22 April.

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

22 April

Start time 7.30pm

Planning Committee

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

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.

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 1 April and to authorise the Chairman to sign them.

Item 3

20/00249/FUL

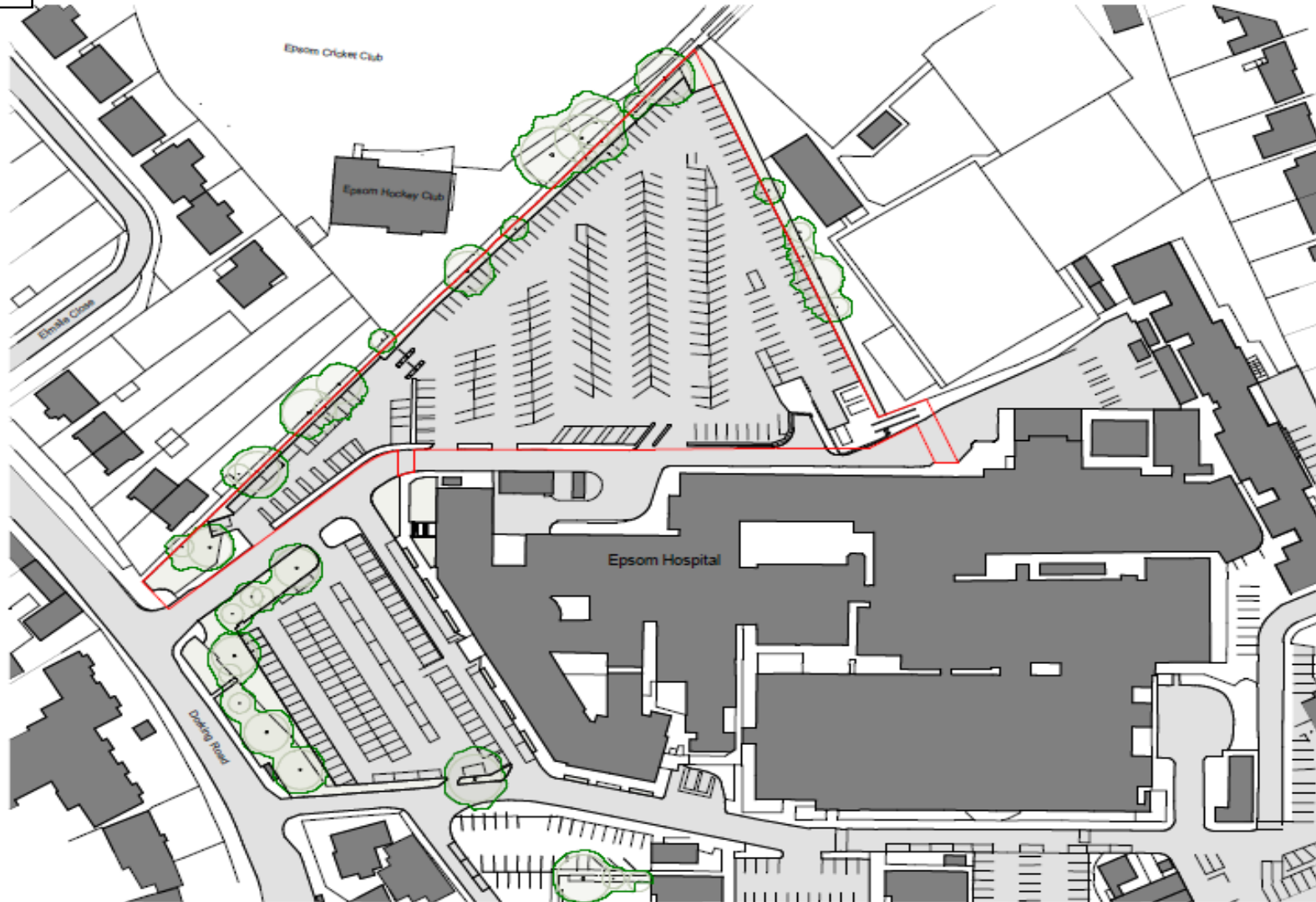
**Epsom General Hospital, Dorking Road,
Epsom, Surrey, KT18 7EG**

Erection of a multi storey car park comprising ground plus 5 storeys and 527 carparking spaces, reconfiguration of surface parking to provide 104 car parking spaces and improvement to the access road from Dorking Road

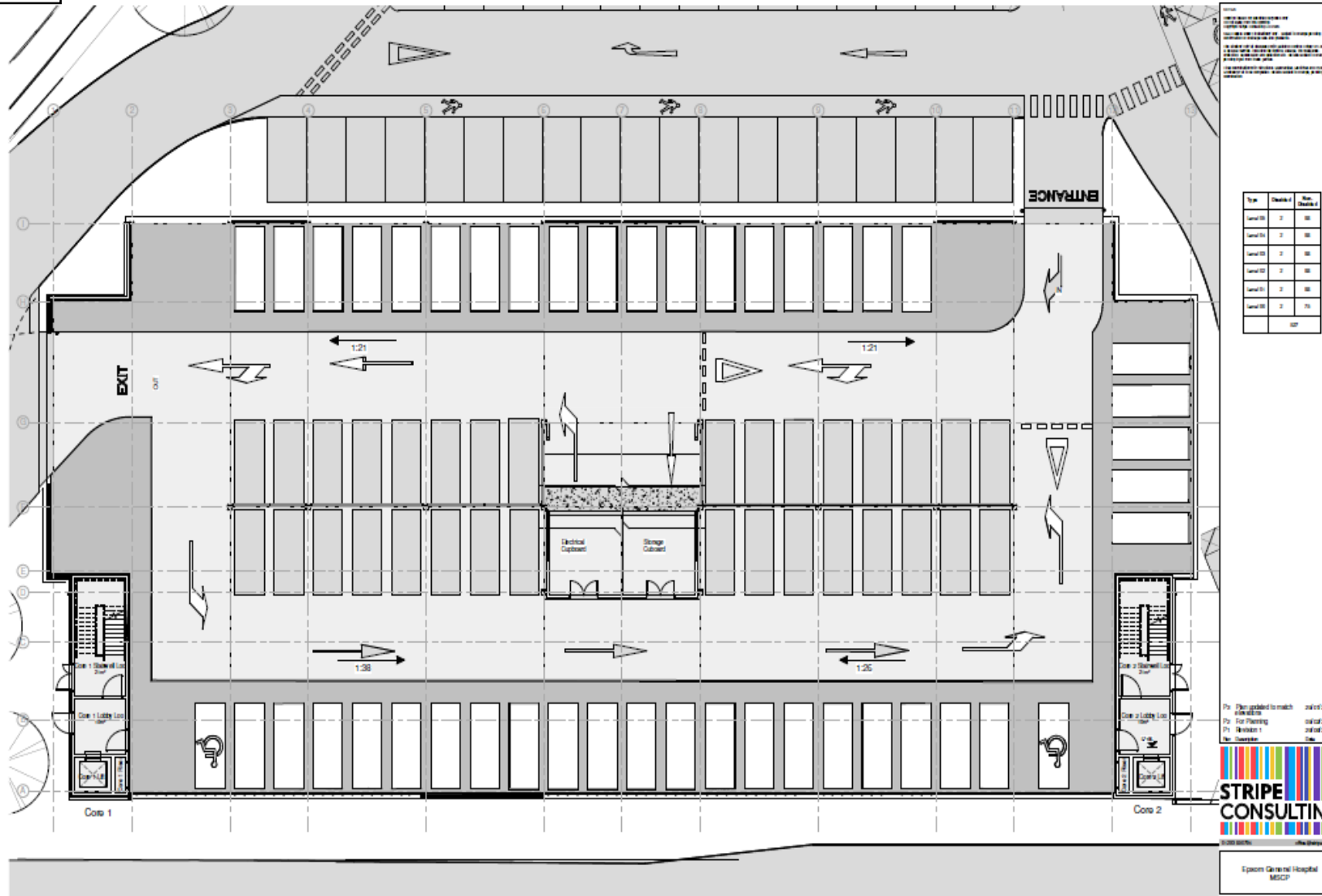
Site Location Plan



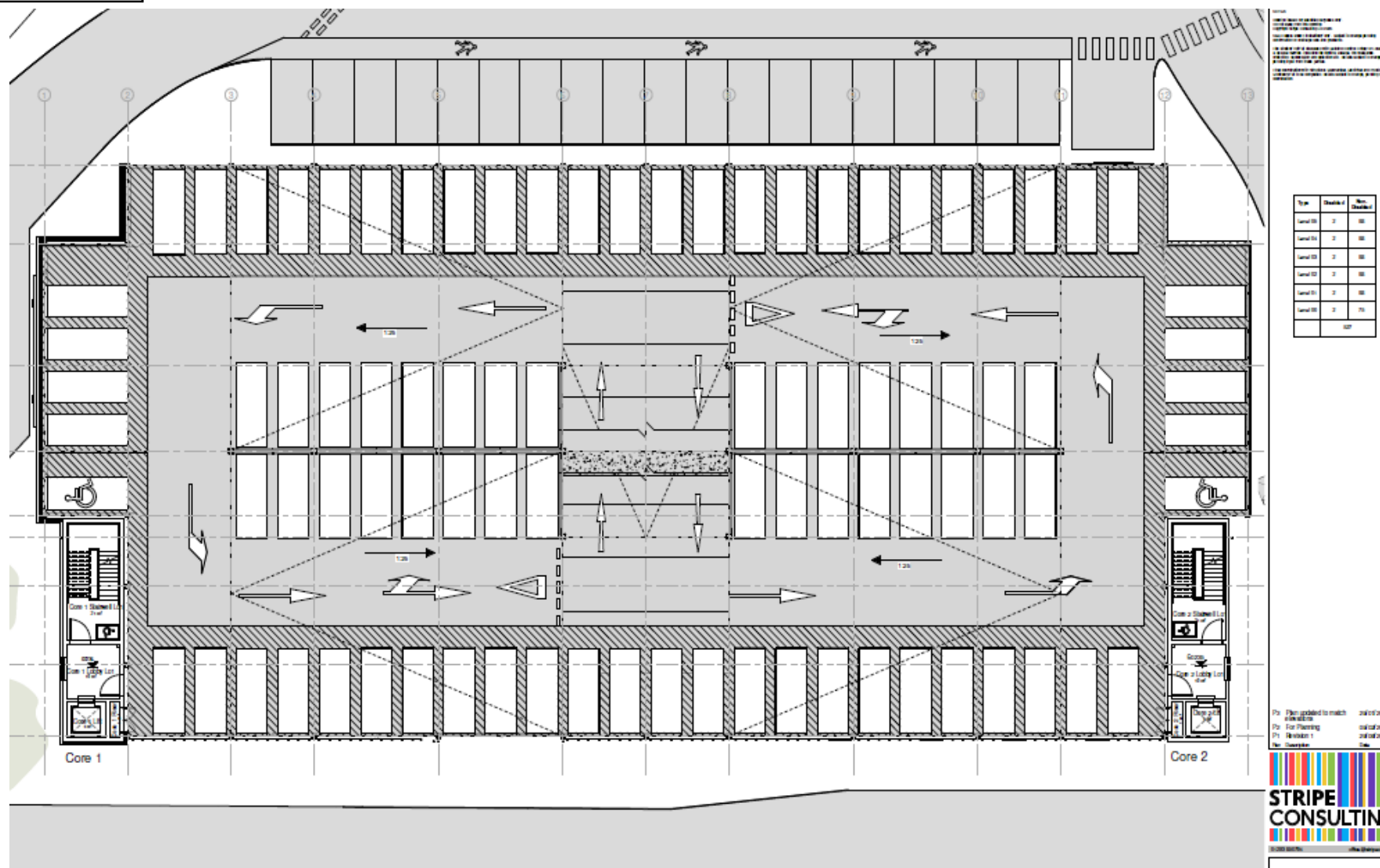
Existing Site Plan



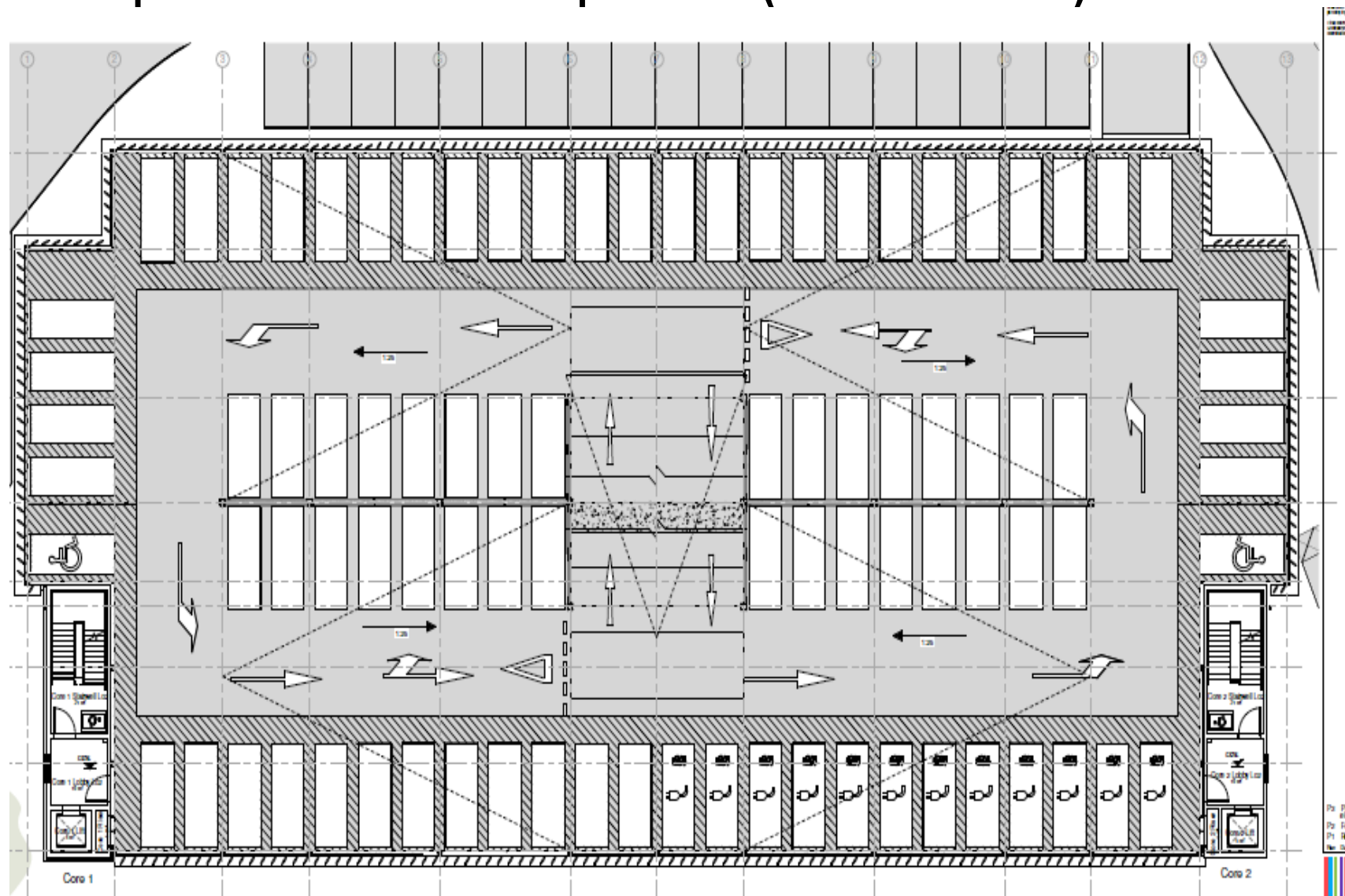
Proposed floor plan (level 00)



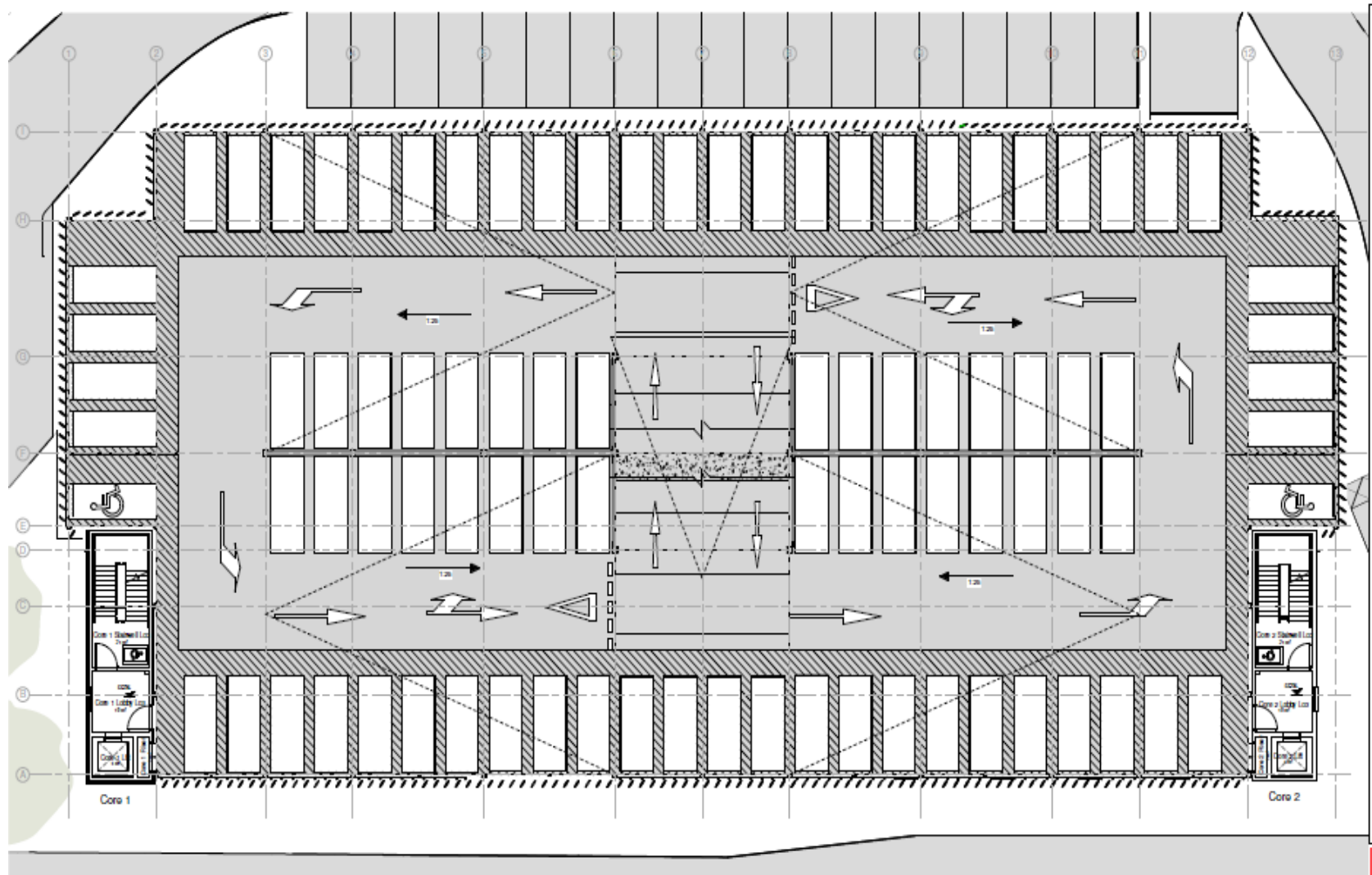
Proposed floor plan (level 01)



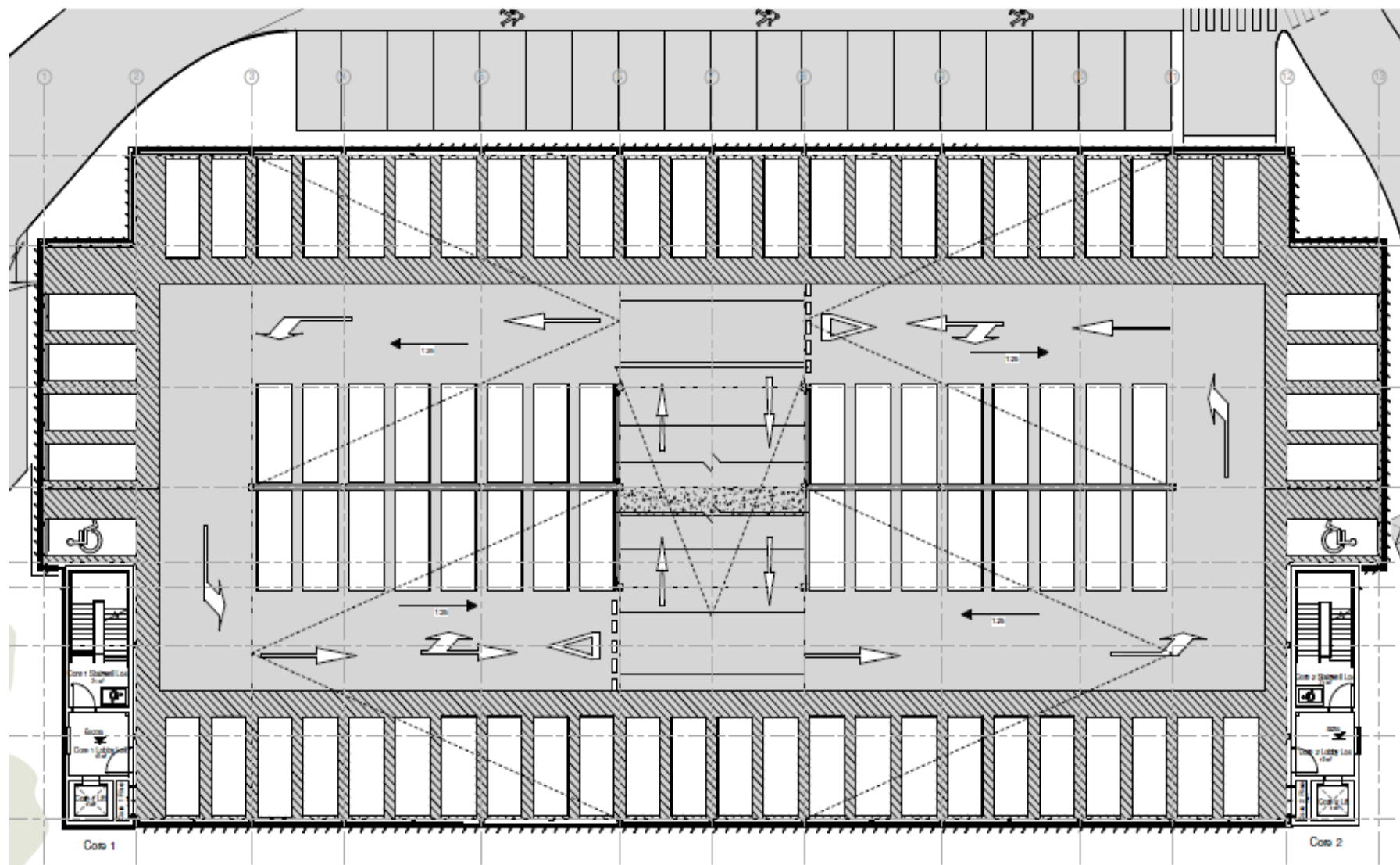
Proposed floor plan (level 02)



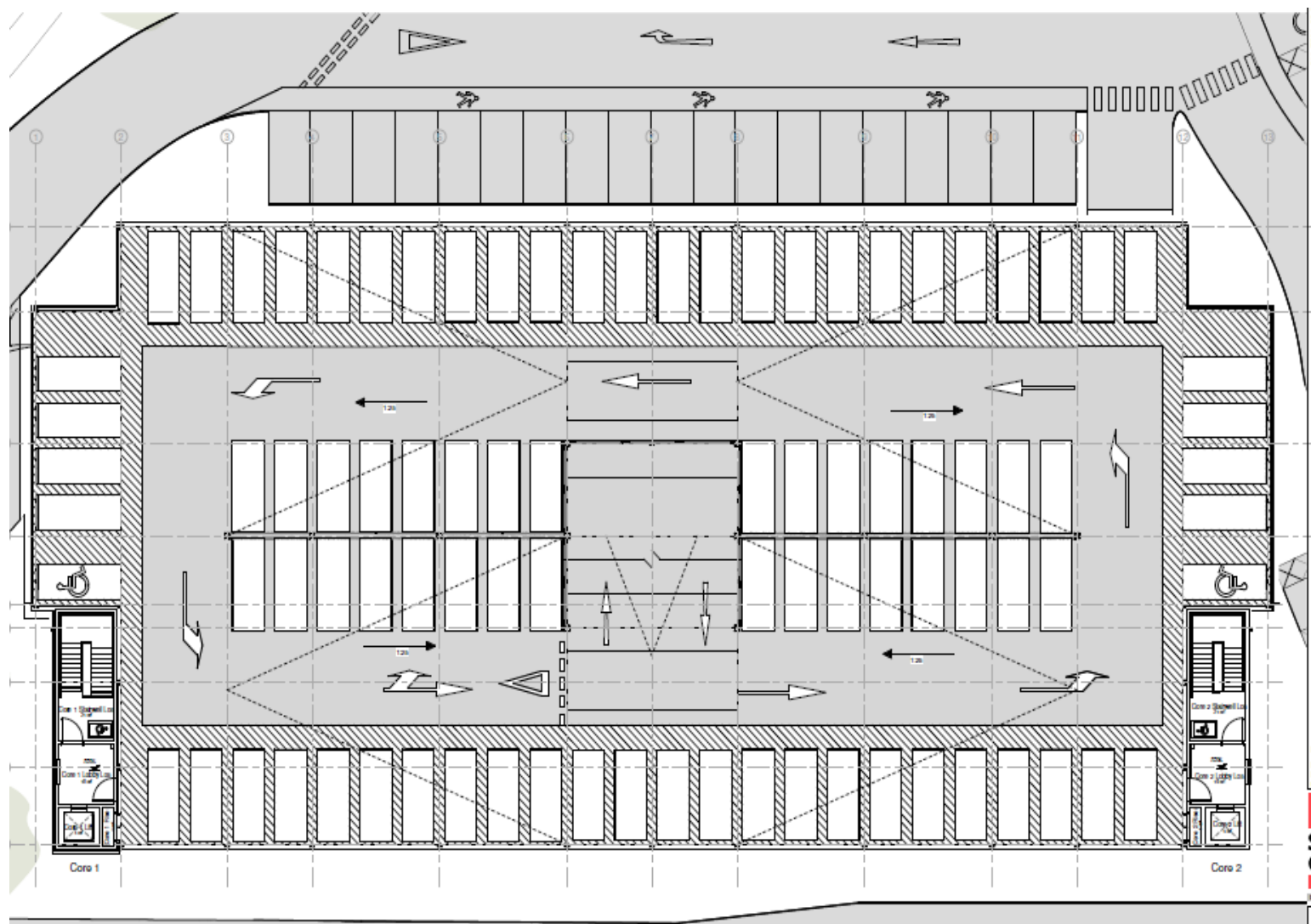
Proposed floor plan (level 03)



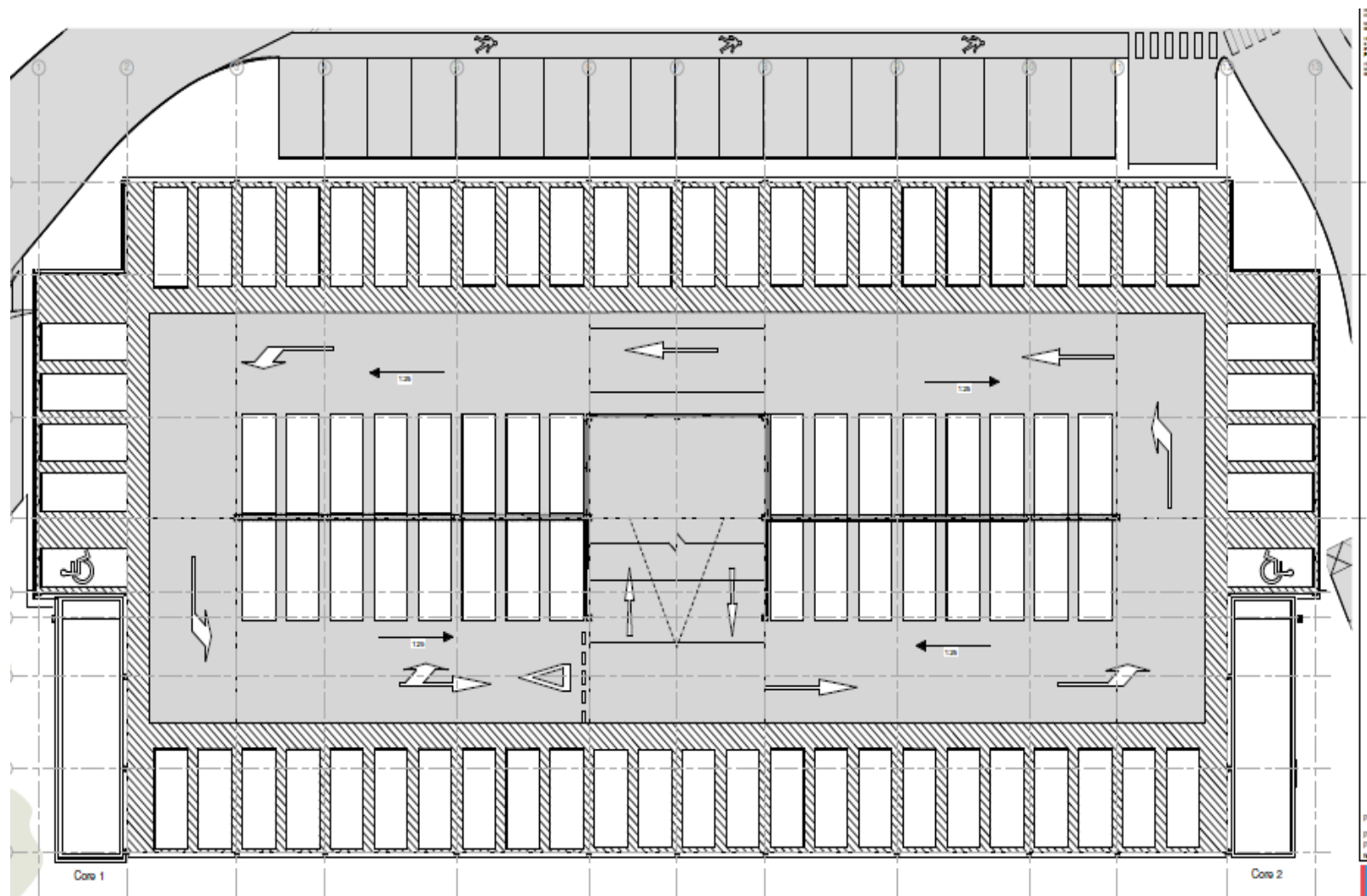
Proposed floor plan (level 04)



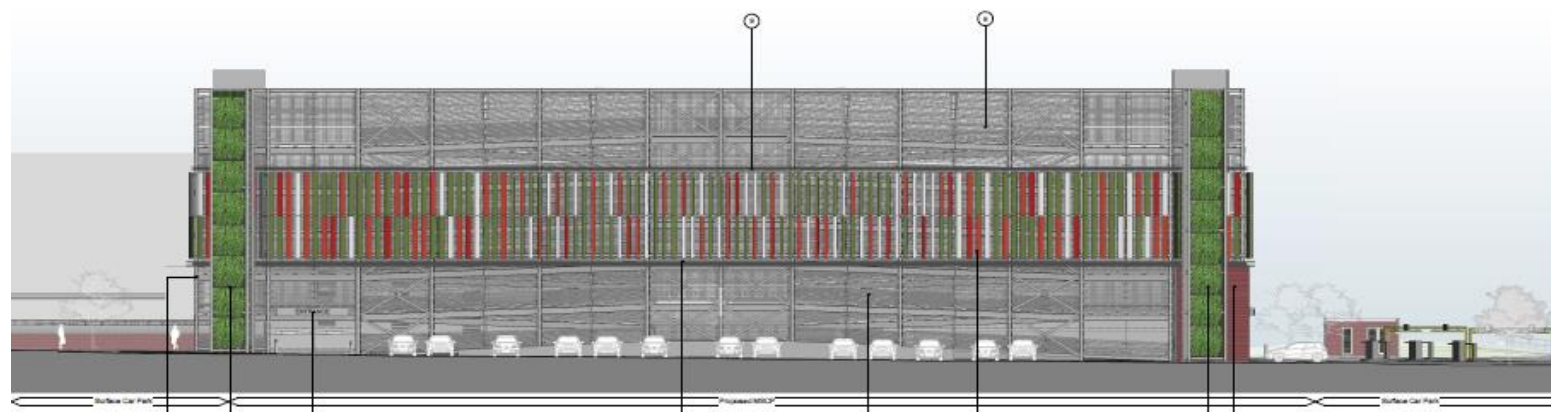
Proposed floor plan (level 05)



Proposed floor plan (roof plan)



General Arrangement Elevations Fast and West



General Arrangement Elevations North and South



Site photos



Item 4

21/00252/FUL

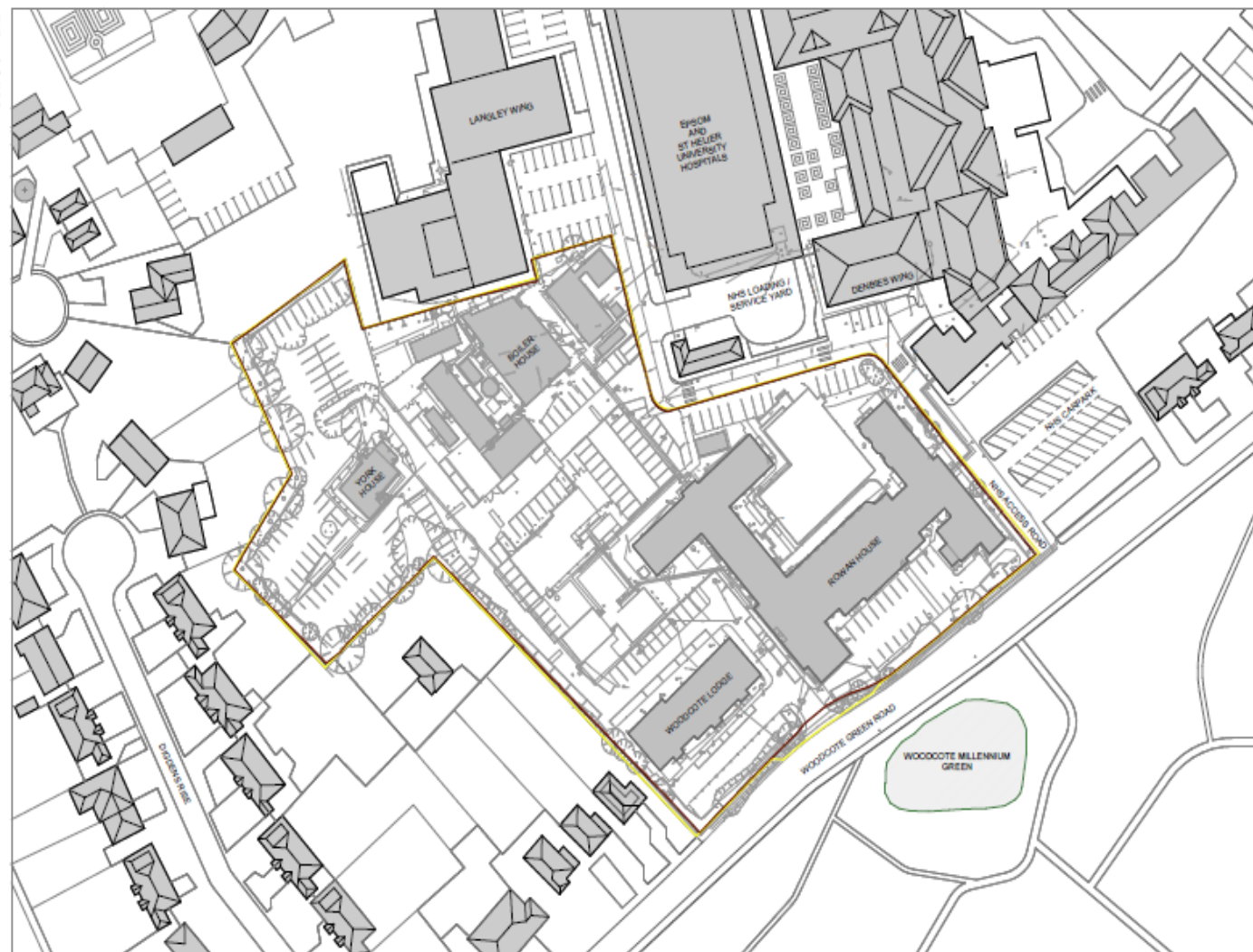
Epsom General Hospital, Dorking Road, Epsom, Surrey, KT18 7EG

Demolition of the existing hospital buildings, accommodation block and associated structures and redevelopment of the site to provide a new care community for older people arranged in two buildings, comprising 267 care residences, 10 care apartments and 28 care suites providing transitional care, together with ancillary communal and support services Use Class C2, 24 key worker units Use Class C3, childrens nursery Use Class E, as well as associated back of house and service areas, car and cycle parking, altered vehicular and pedestrian access, landscaping, private amenity space and public open space

Site Location Plan



1 SITE LOCATION PLAN
1:2000



2 EXISTING PLAN
1:500

19/01722/FUL

Reasons for refusal:

1. The proposed development by reason of its height, mass, scale and design would adversely impact and harm the character and appearance of the area (including the built environment and landscape setting), failing to comply with Policy CS5 of the Core Strategy (2007), Policies DM9, DM10 and DM11 of the Development Management Policies Document (2015) and paragraphs 122 and 127 of the NPPF (2019)
2. The siting of the development leaves insufficient landscaping opportunities to the frontage of Woodcote Green Road and along the south-western boundary with neighbouring residential property to mitigate the impact of the proposed development, presenting an over-developed and hard edge to the appearance to the development, which would cause harm to the character and appearance of the area. Causing harm to the character and appearance of the area fails to comply with Policy DM5 of the Development Management Policies Document (2015) and the NPPF (2019)
3. The proposed development by reason of its height, massing and design would adversely impact on the neighbouring amenities of the occupiers at 40 and 46 Woodcote Green Road, by means of overbearing, loss of privacy and loss of outlook, failing to comply with Policy DM10 of the Development Management Policies Document (2015)
4. In the absence of a completed legal obligation under Section 106 of the Town and Country Planning Act 1990 (as amended), to secure an affordable housing contribution, the applicant has failed to comply with Policy CS9 (Affordable Housing and meeting Housing Needs) of the Core Strategy (2007) and the NPPF (2019)

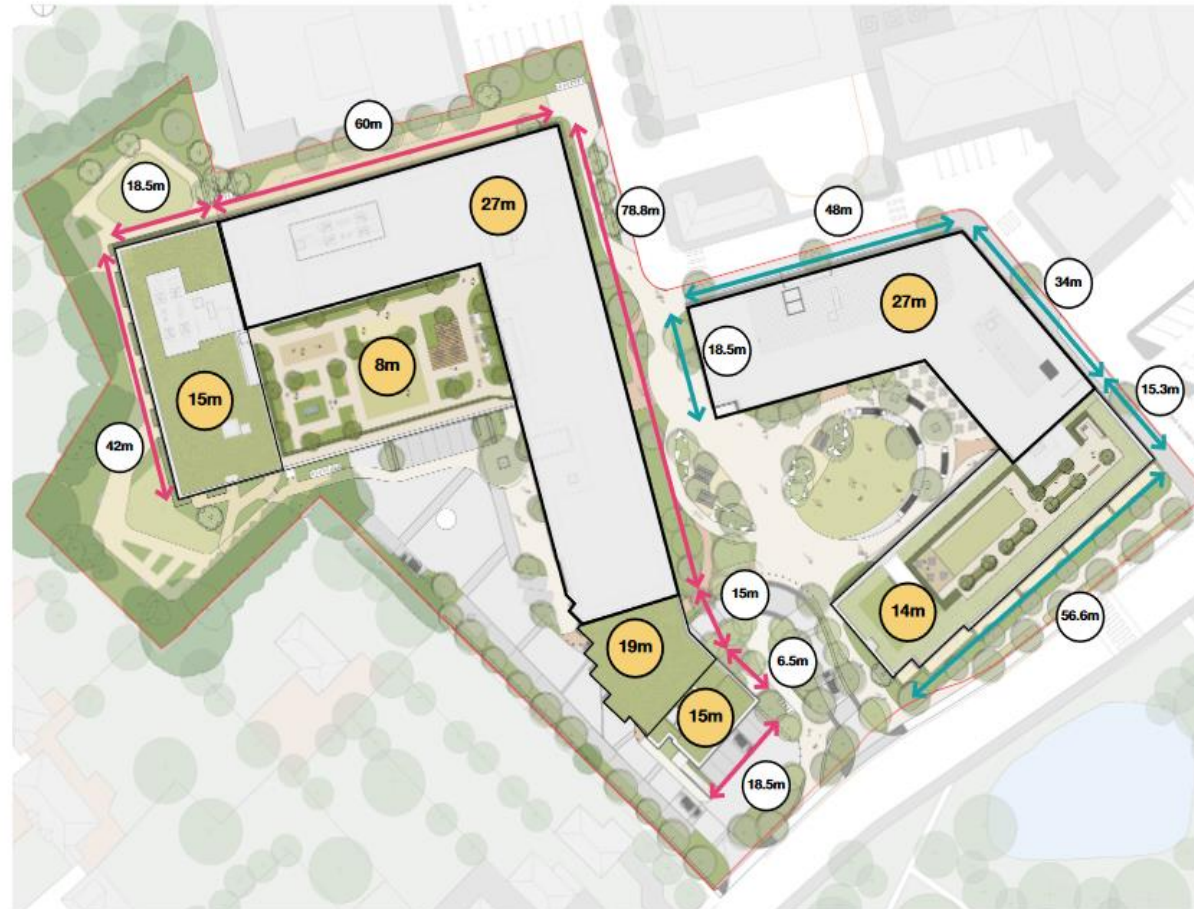
Response to refusal (19/01722/FUL)

Reduction in building heights

Response to refusal (19/01722/FUL)

Reduction in building heights

- 1 Overall building heights revised to ensure the proposed building heights are below the height of the hospital building.
- 2 Height of proposed building facing Woodcote Green Road revised and set back to improve against impact on local character, townscape and amenity.



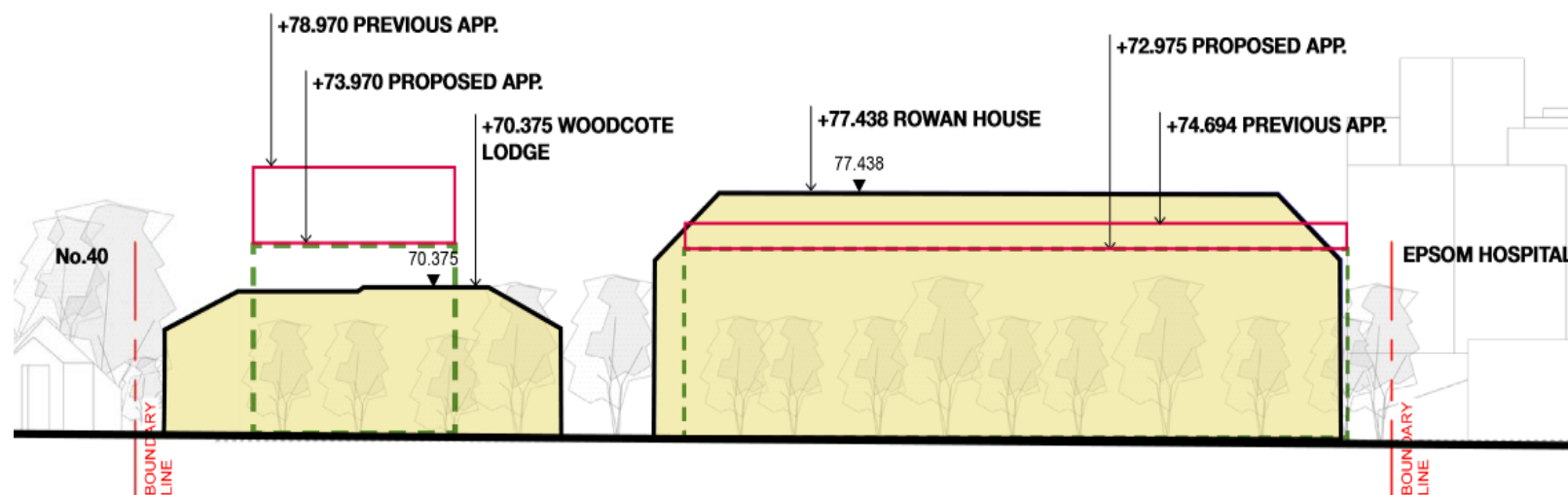
- m Proposed Height
- m Proposed Length & Width

Proposed Roof Plan

Response to refusal (19/01722/FUL)

Reduction in building heights

Height - Woodcote Green Road



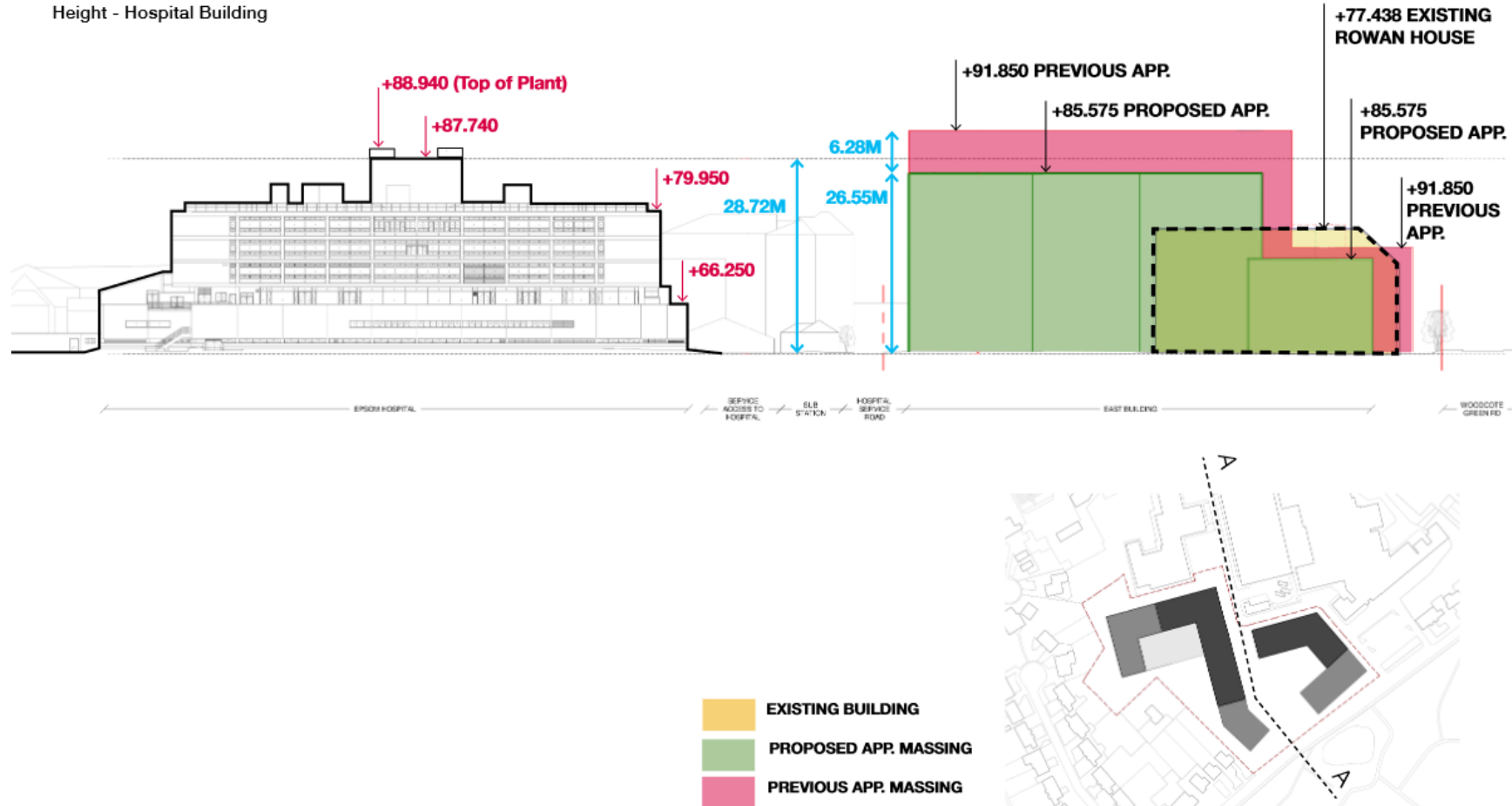
- EXISTING BUILDING
- PROPOSED APP. MASSING
- PREVIOUS APP. MASSING



Response to refusal (19/01722/FUL)

Reduction in building heights

Height - Hospital Building

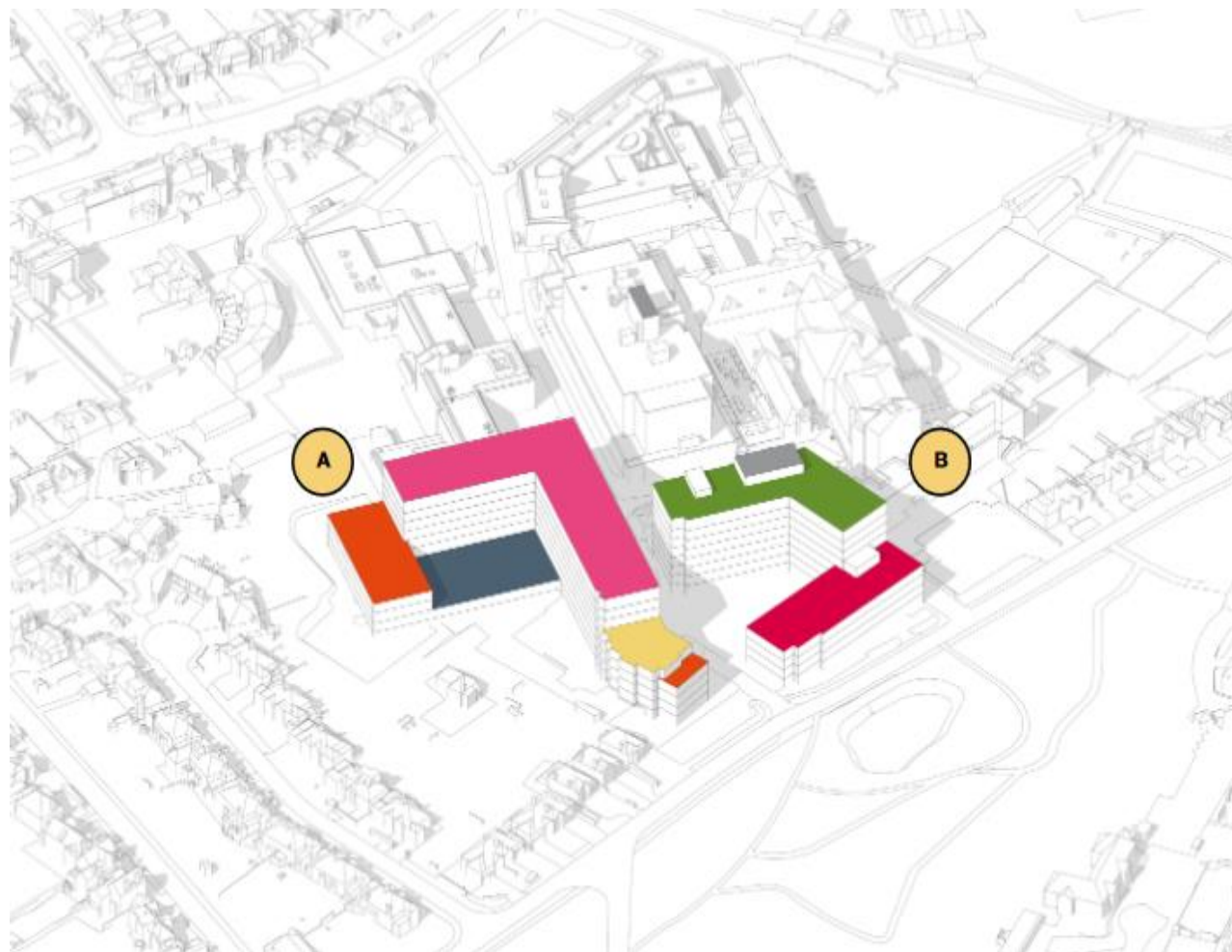


Response to refusal (19/01722/FUL)

Reduction in massing and scale

Response to refusal (19/01722/FUL)

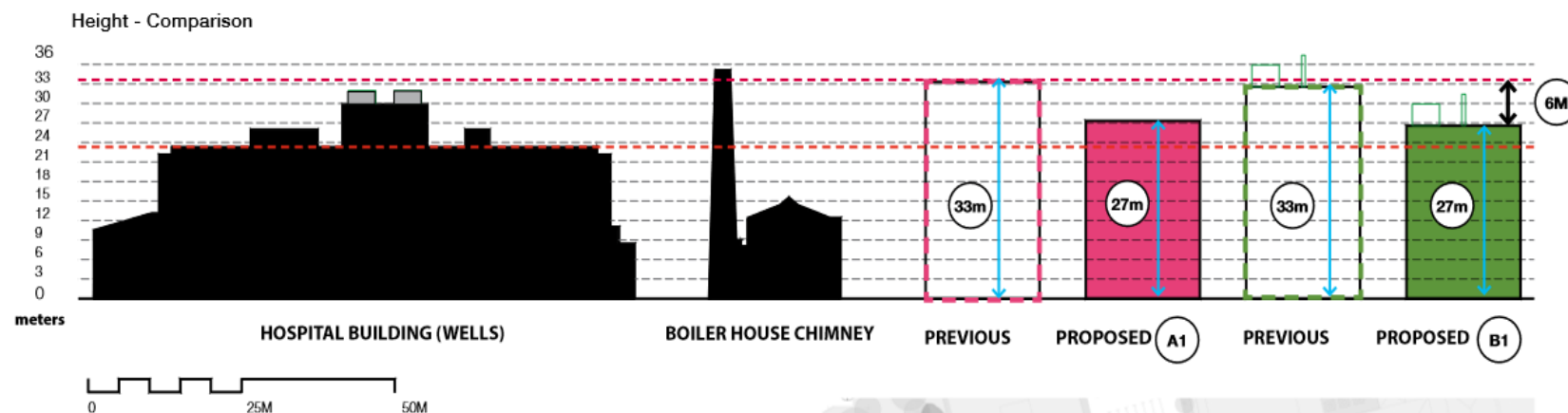
Reduction in massing



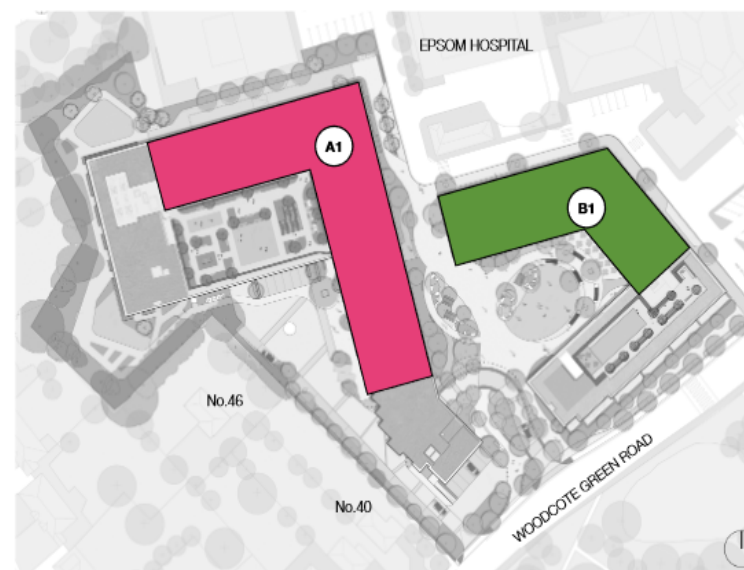
Building A	Building B	Hospital
27m	27m	30m
19m	14m	
15m		
8m		

Response to refusal (19/01722/FUL)

Reduction in scale



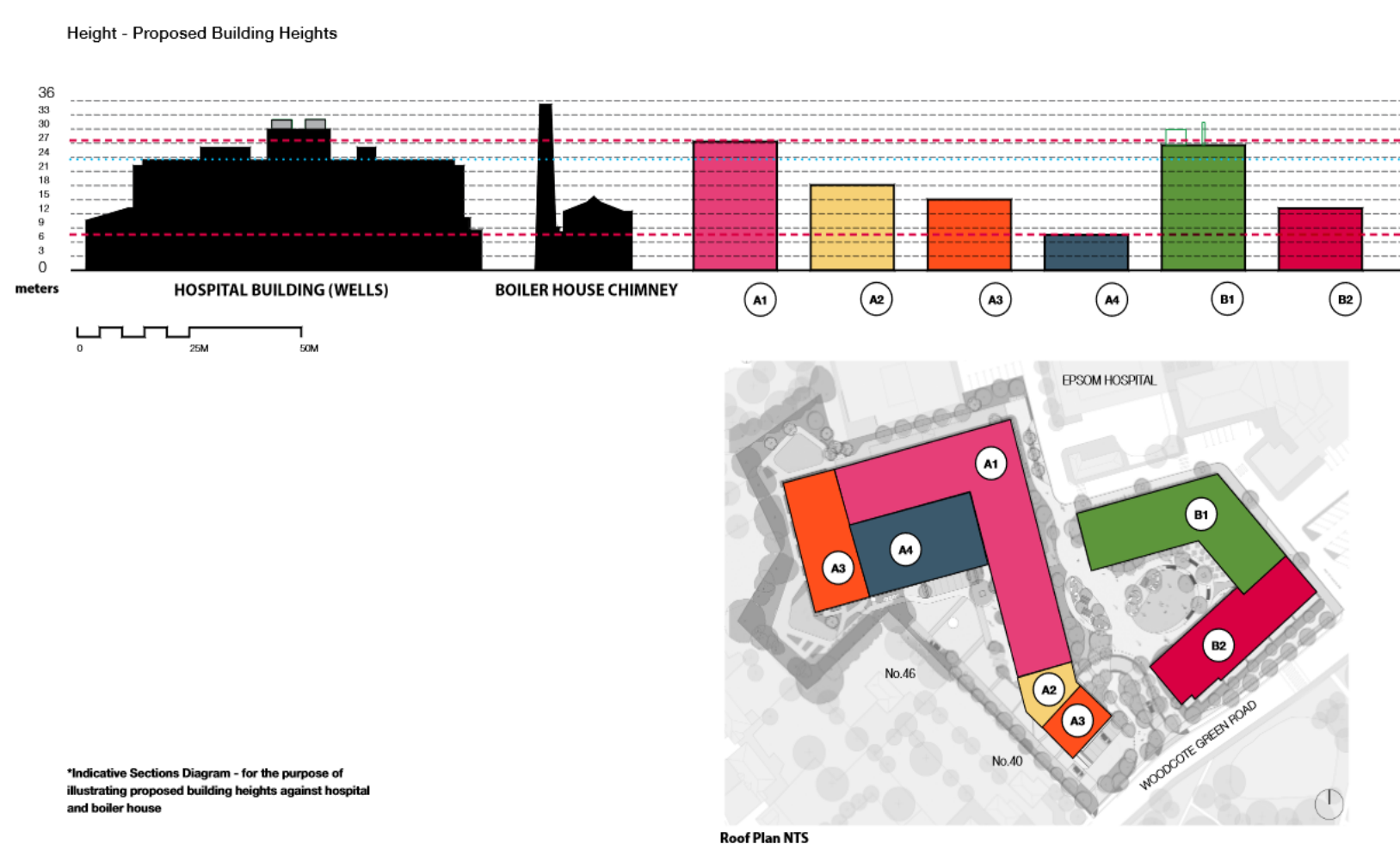
*Indicative Sections Diagram - for the purpose of illustrating proposed building heights against hospital and boiler house



Roof Plan NTS

Response to refusal (19/01722/FUL)

Reduction in scale

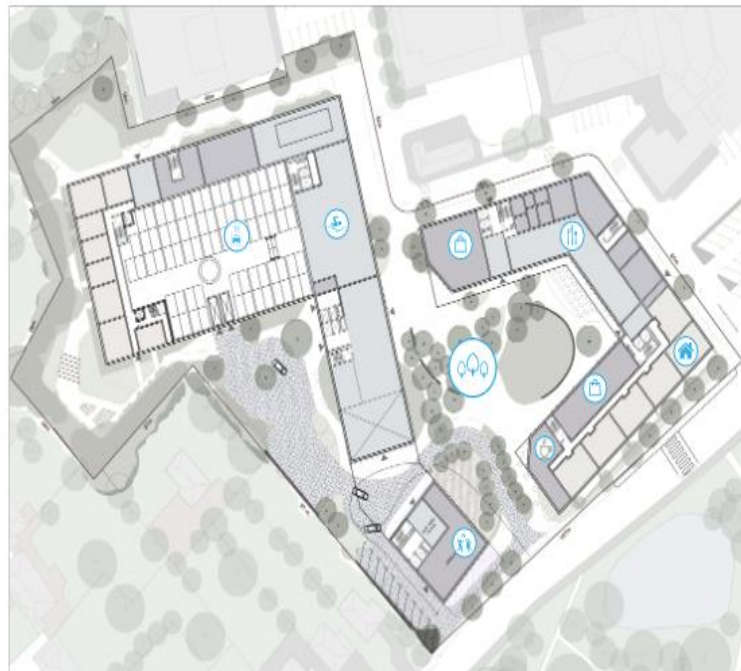


Response to refusal (19/01722/FUL)

Layout

Response to refusal (19/01722/FUL)

Layout



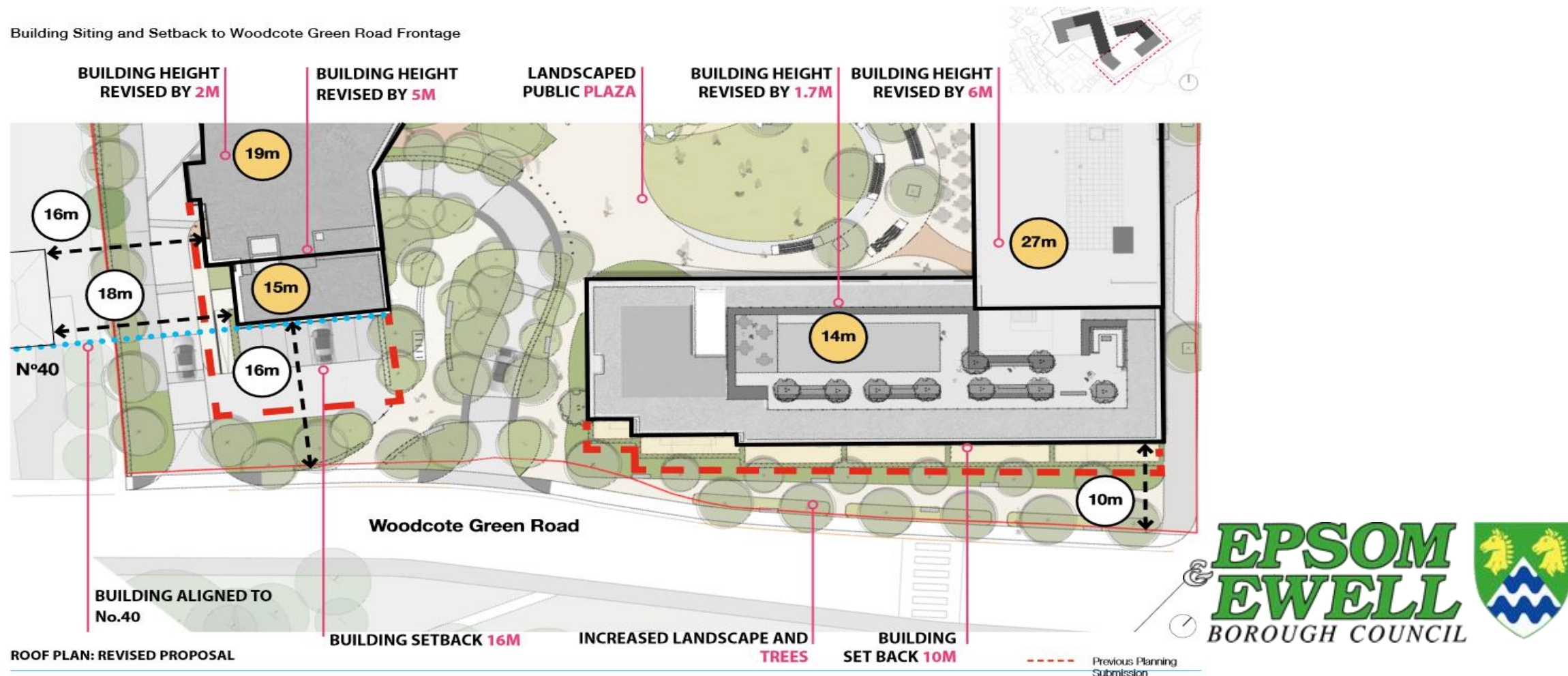
- 1 Nursery moved to Building B(east) – replacing retail following setback redesign of Building A(west), play area relocated and incorporated into the landscape design of the central plaza.
- 2 Building A(west) small retail replaces nursery.
- 3 Building B(east) corner retail café replaced with apartment.
- 4 Building A(west) internal carpark layout revised.

Response to refusal (19/01722/FUL)

Increased building setbacks

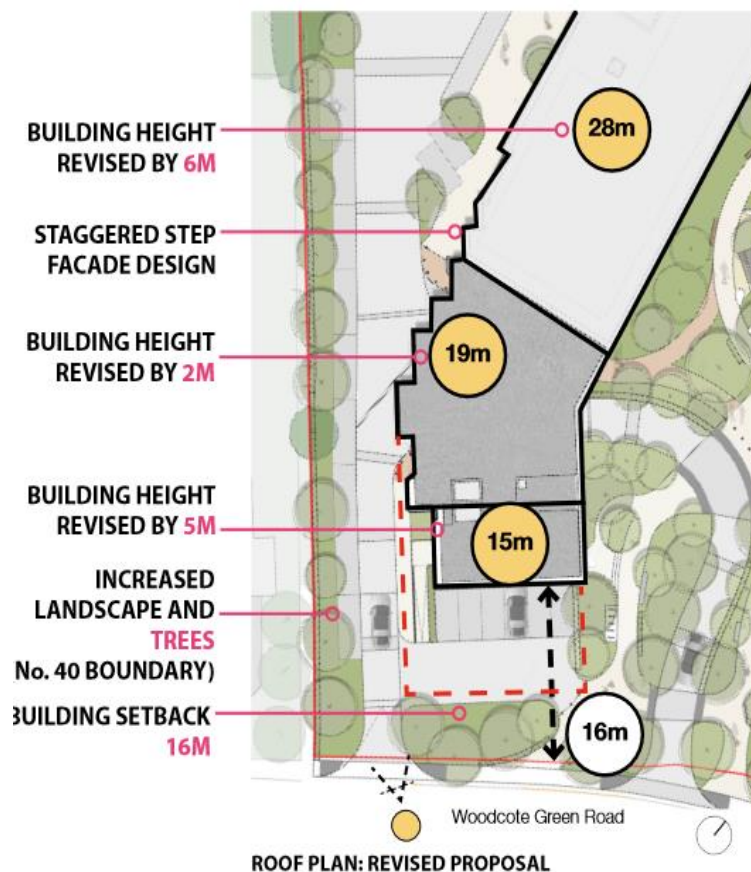
Response to refusal (19/01722/FUL)

Increased building setbacks



Response to refusal (19/01722/FUL)

Increased building setbacks (south western boundary)



PROPOSED 3D VIEW OF VEHICULAR ENTRANCE



EXISTING NEIGHBOURING BOUNDARY



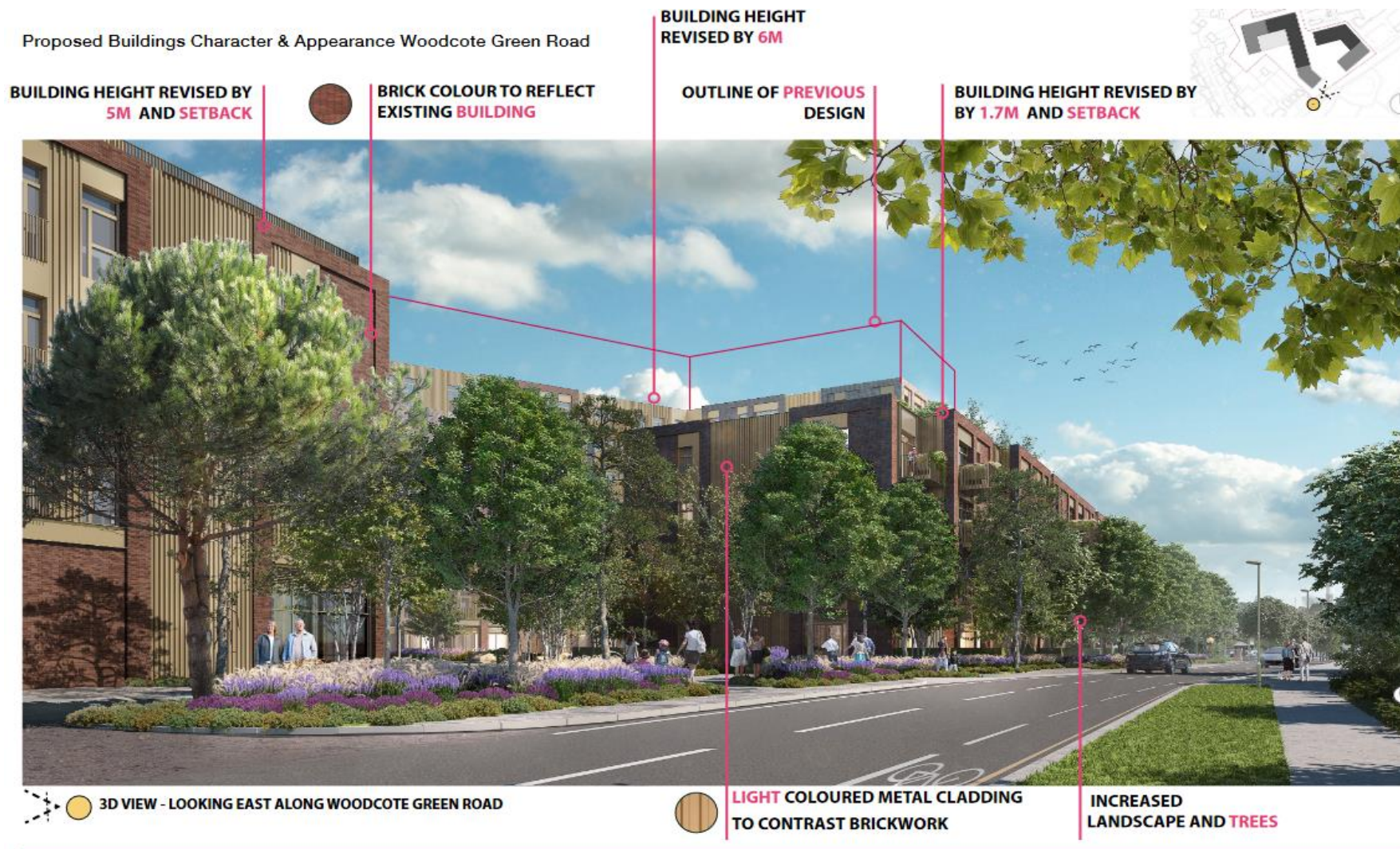
--- Previous Planning

Response to refusal (19/01722/FUL)

Character and appearance

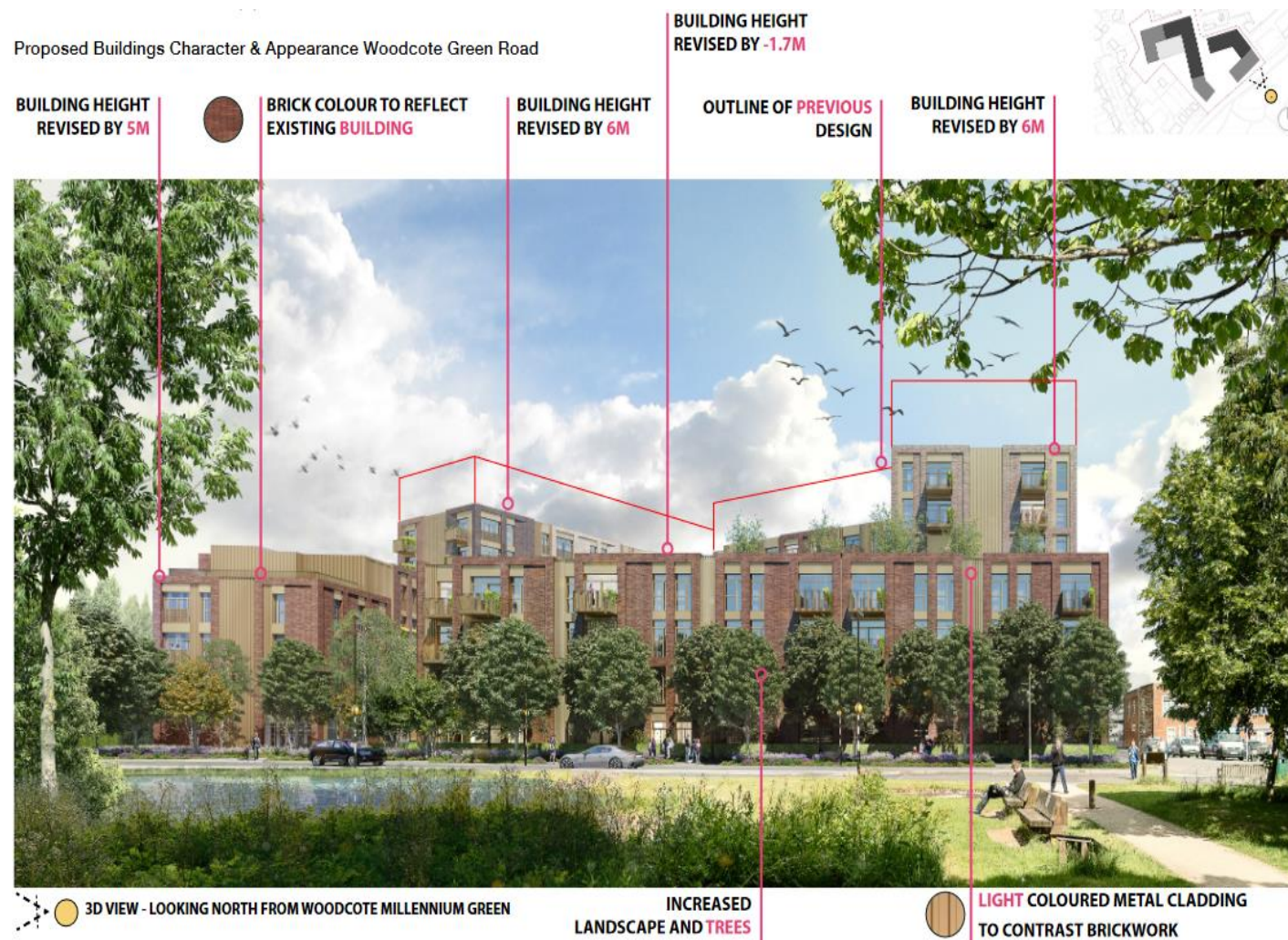
Response to refusal (19/01722/FUL)

Character and appearance



Response to refusal (19/01722/FUL)

Character and appearance



Response to refusal (19/01722/FUL)

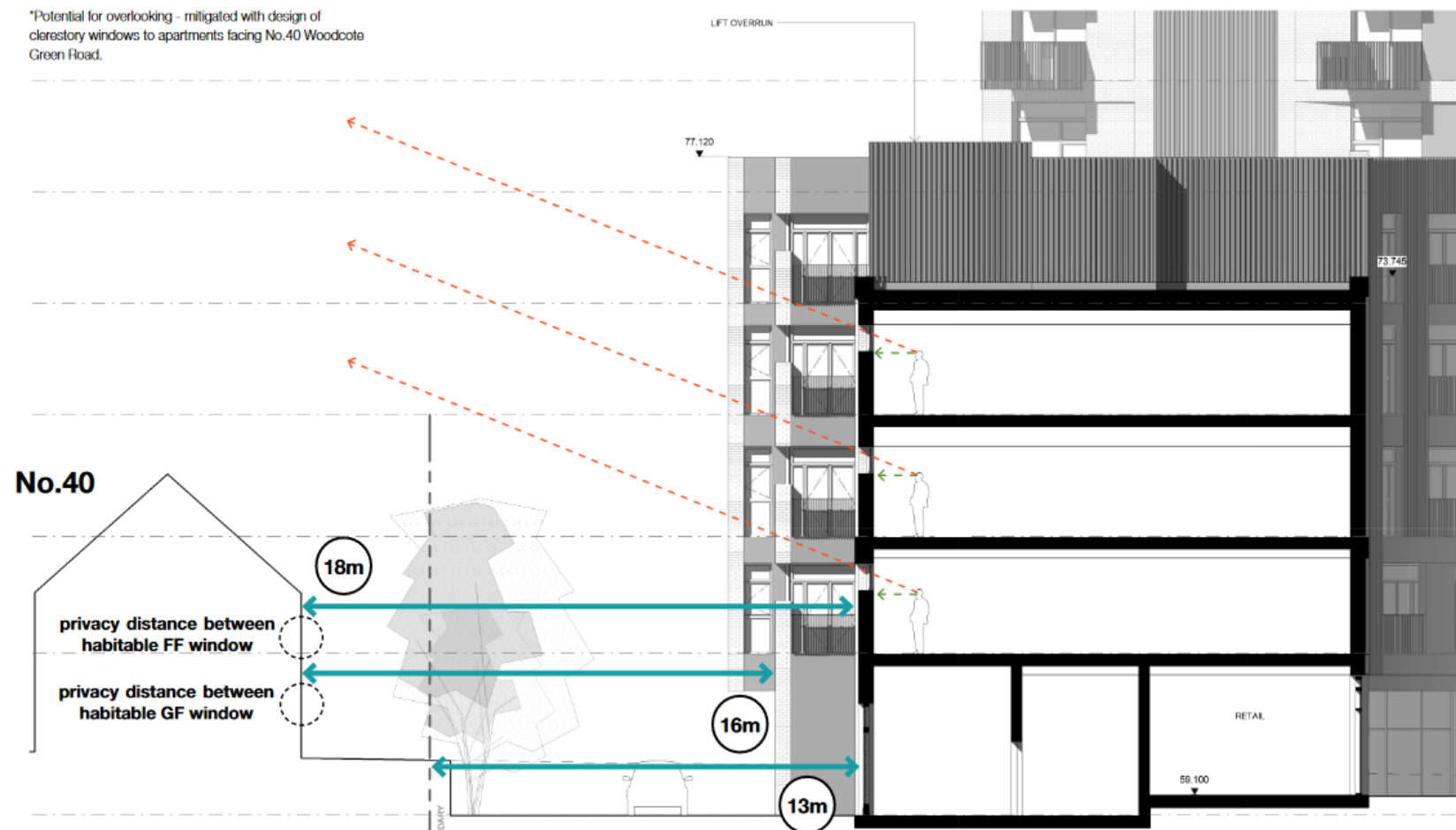
Neighbouring amenity

Response to refusal (19/01722/FUL)

Height and facing distance

Height - Building A & Woodcote Green Road No.40 Section

*Potential for overlooking - mitigated with design of
clerestory windows to apartments facing No.40 Woodcote
Green Road.



Building A Section 1 (Adjoining No.40)

Response to refusal (19/01722/FUL)

Staggered step facade

Typical Apartment Level - Building A Staggered Step Facade

*Potential for overlooking - mitigated with design of full height windows at 90deg. to site boundary to apartments facing No.40 Woodcote Green Road.

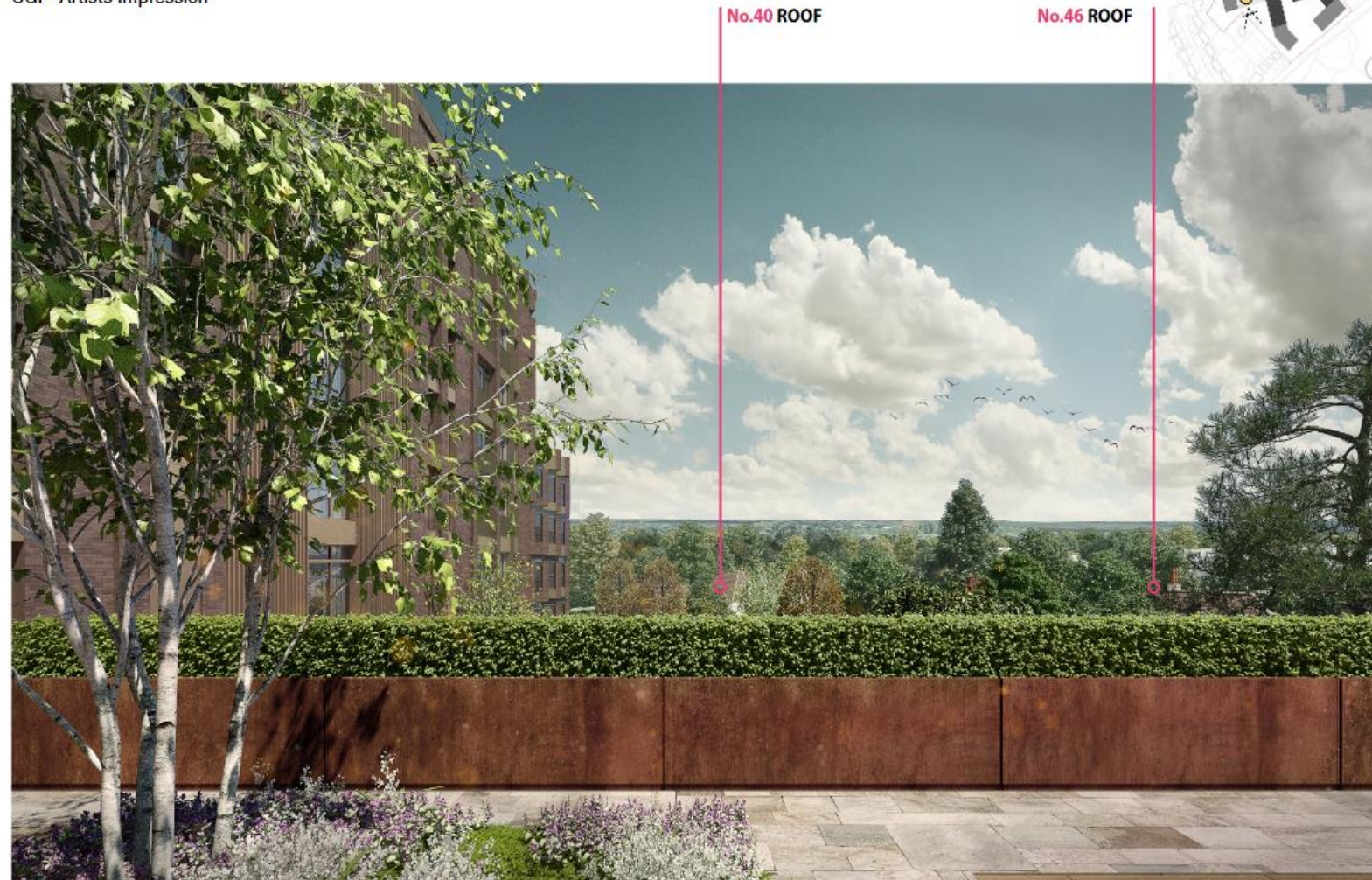


Typical Level 03 - Building A

Response to refusal (19/01722/FUL)

View looking South Building A sensory garden

CGI - Artists Impression



Amended CGIs



Key Changes

- 1 Building height reduced by 6m (equivalent to 2 storeys).
- 2 Building elements fronting Woodcote Green Road reduced in height (by 5m & 2m) and setback.
- 3 Colour of metal cladding changed from Dark Grey to lighter Bronze.
- 4 Increased landscape features to Woodcote Green Road frontage.

Amended CGIs



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Amended CGIs



Key Changes

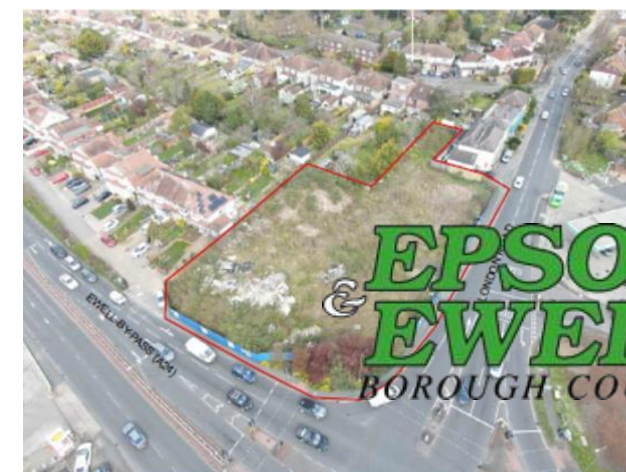
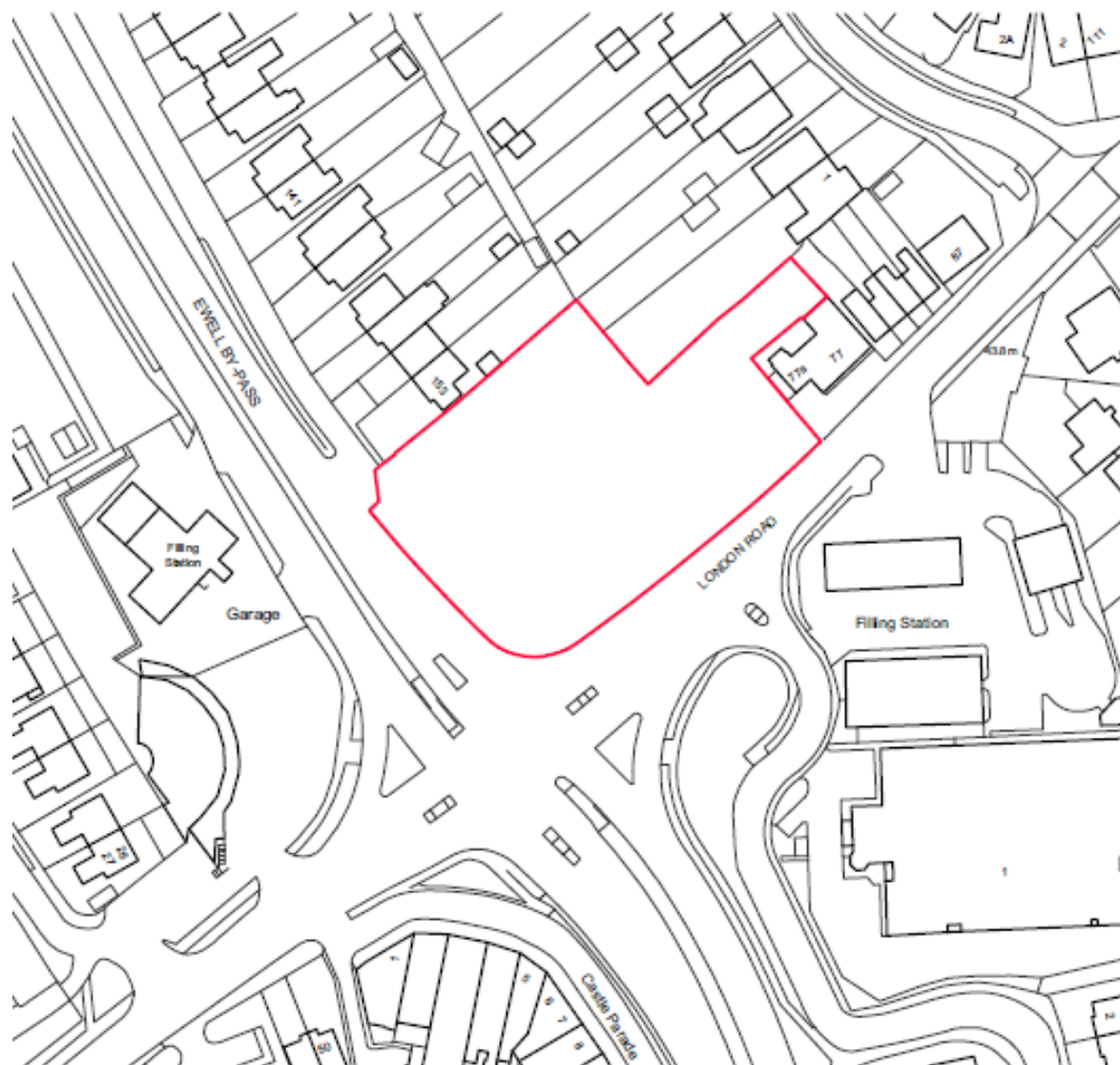
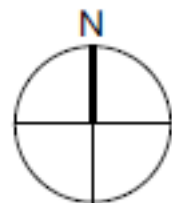
- 1 Building elements fronting Woodcote Green Road reduced in height (by 5m & 2m) and setback.
- 2 Colour of metal cladding changed from Dark Grey to lighter Bronze.
- 3 Increased landscape features to Woodcote Green Road frontage.
- 4 Size of landscape plaza reduced as a result of building elements being setback from Woodcote Green Road.

Item 5

20/01079/FUL - 65 London Road Ewell Surrey KT17 2BL

Construction of a three to six storey building comprising 45 flats (Use Class C3) with associated car and cycle parking, refuse storage and ancillary works.

Location/Block Plan



Aerial view of site with now demolished pub and restaurant



Ariel Views of the Site and Surroundings

1. Aerial View of Crossroads from North



2 Aerial view from site to Shopping Parade



2 Aerial view from site to Honda Garage



Ariel Views of the Site and Surroundings

1. Aerial View to housing along Ewell By-Pass



2 Aerial view from site petrol station and warehouse



5 view East towards shopping parade



Views towards the site

1 view West across the Ewell-By-Pass / A24 junction



2 view East across the Ewell-By-Pass



3 view North across the Ewell-By-Pass / A24 junction



4 view South along London Road

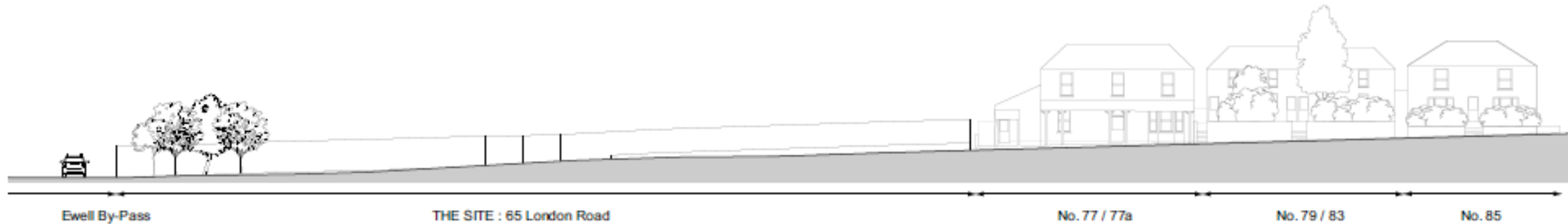


Existing/Proposed Site Plan



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Existing/Proposed SE Streetscape Elevations

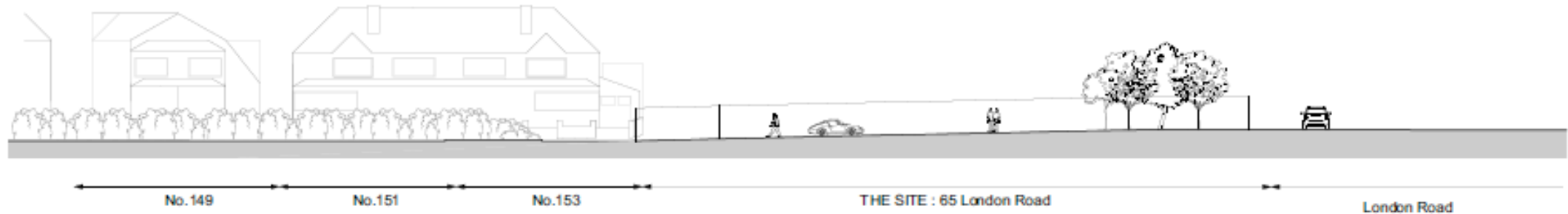


1 South East (London Road) Streetscape
Scale: 1:200

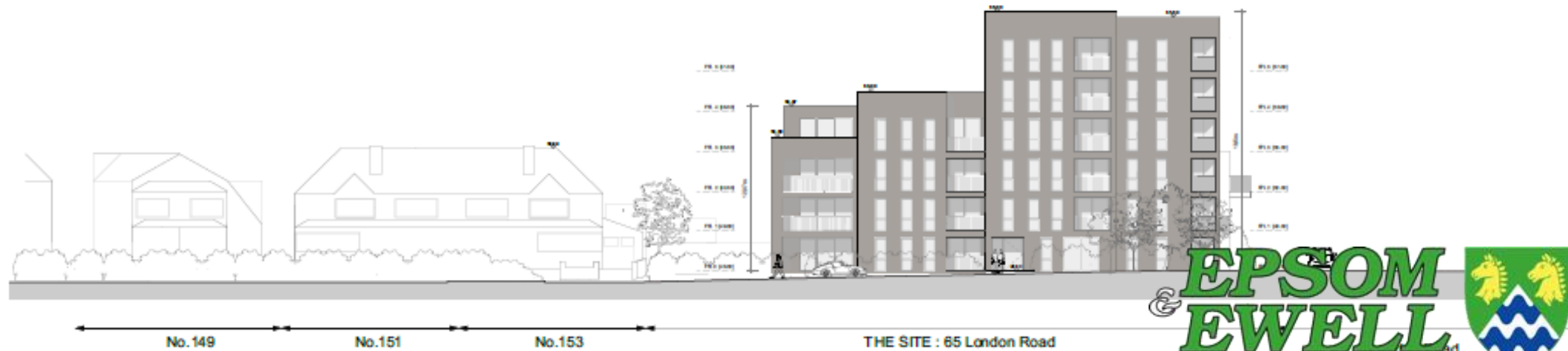


1 South East (London Road) Streetscape
Scale: 1:200

Existing/Proposed SW Streetscape Elevations



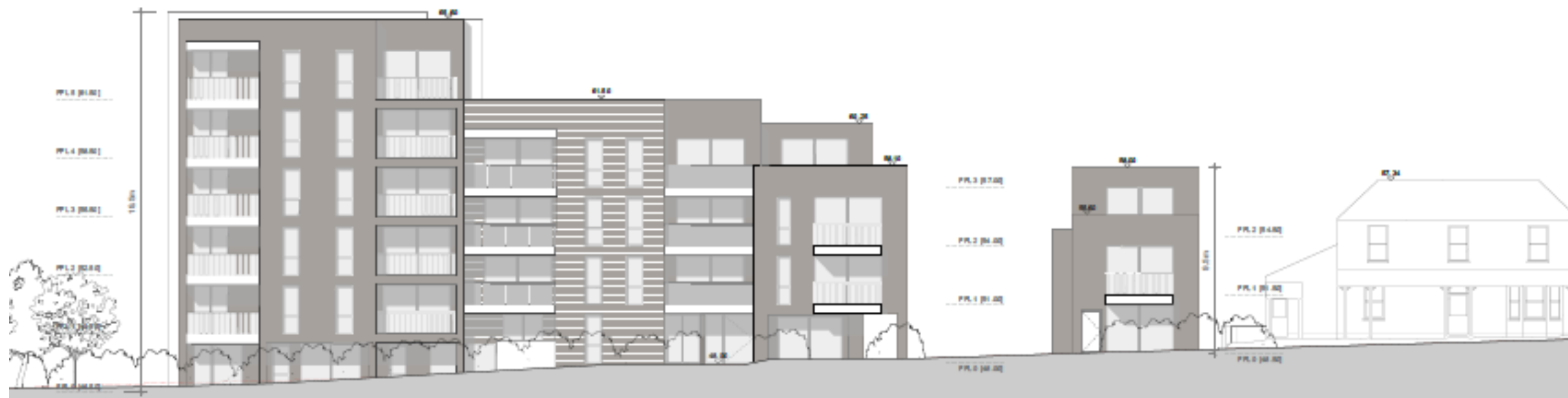
2 South West (Ewell By-Pass) Streetscape
Scale: 1:200



2 South West (Ewell By-Pass) Streetscape
Scale: 1:200

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Front Elevations Plan, SE



THE SITE : 65 London Road

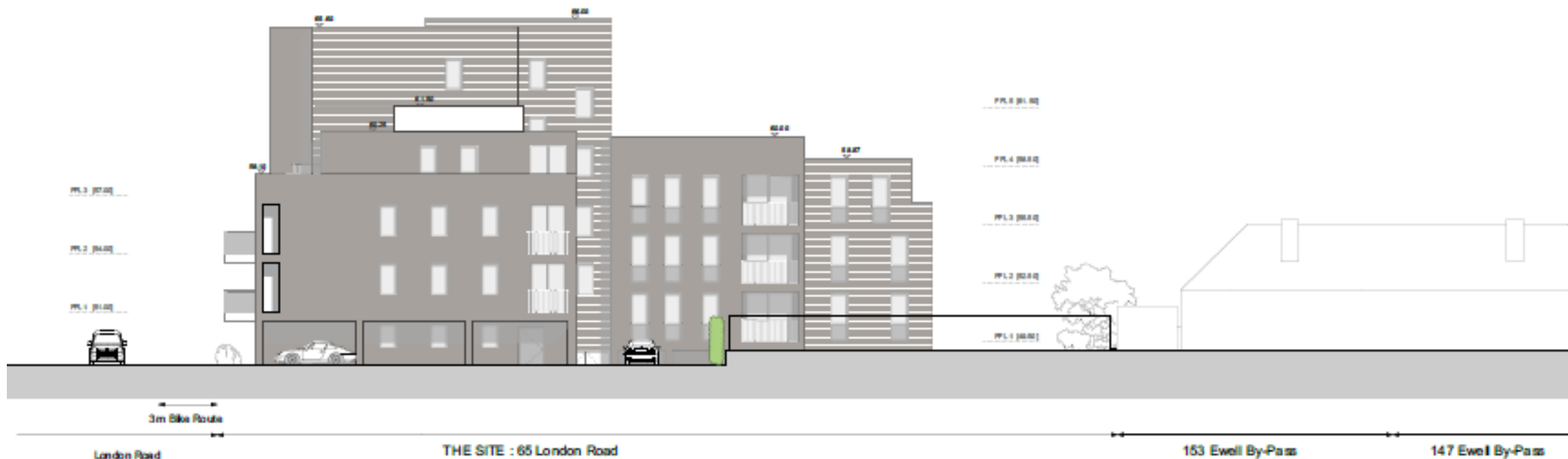
Rear Elevations Plan, NW, Block 3



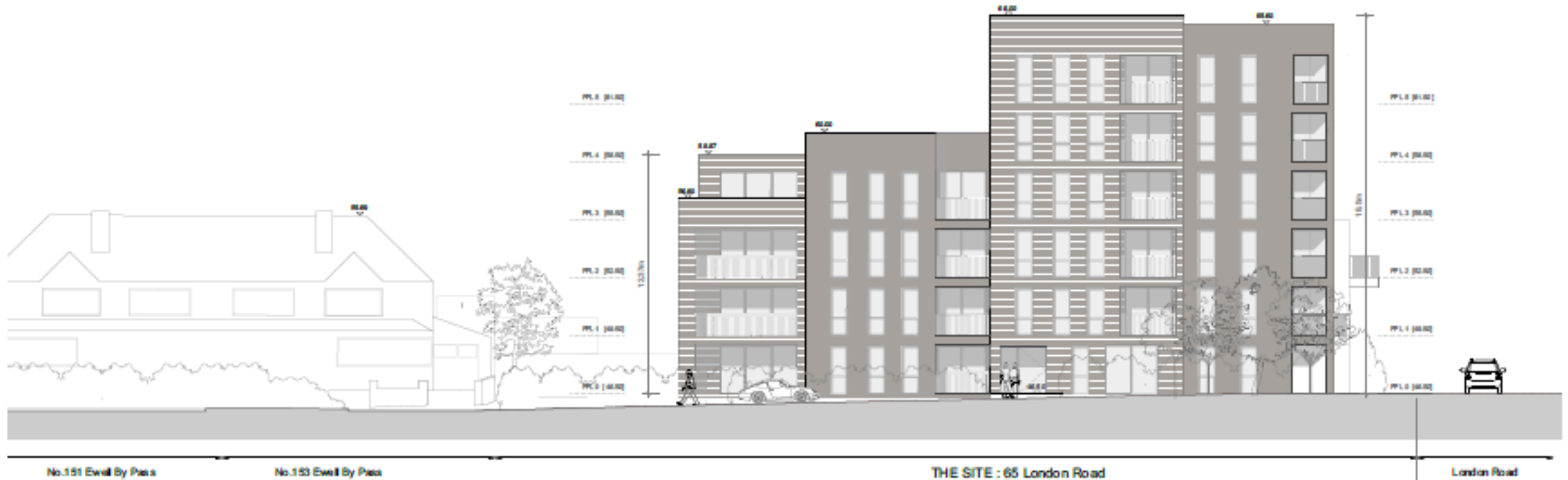
77/77a London Road

THE SITE : 65 London Road

Side Elevations Plan, NE, Block 4

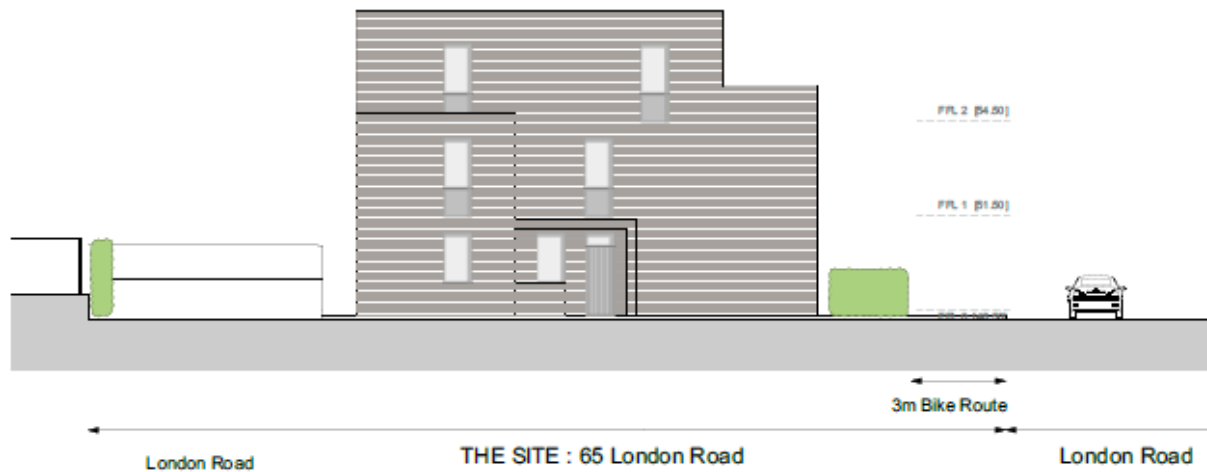


Side Elevations Plan, SW, Block 2

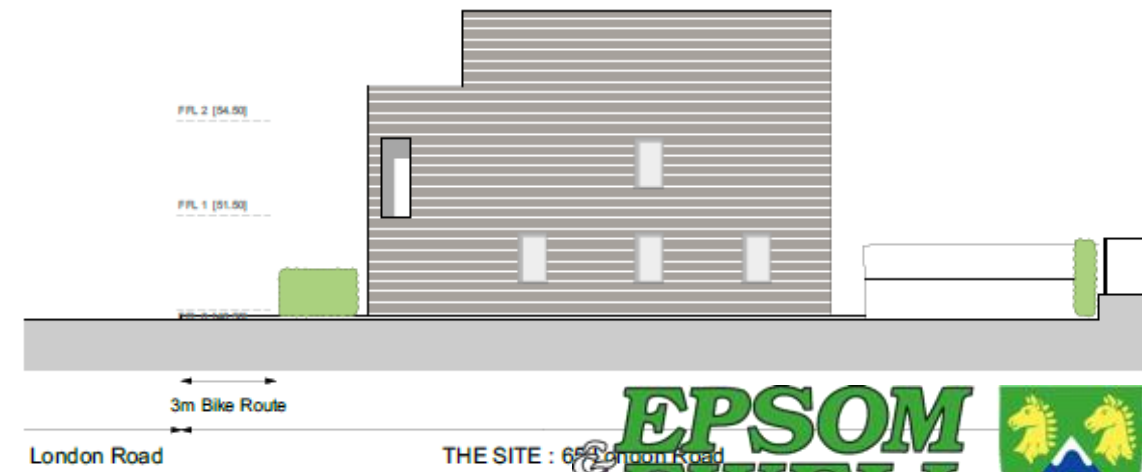


57

Side Elevations Plan, NE/SW, Block 1



1 North East (Side) Elevation - NE Block
Scale: 1:100



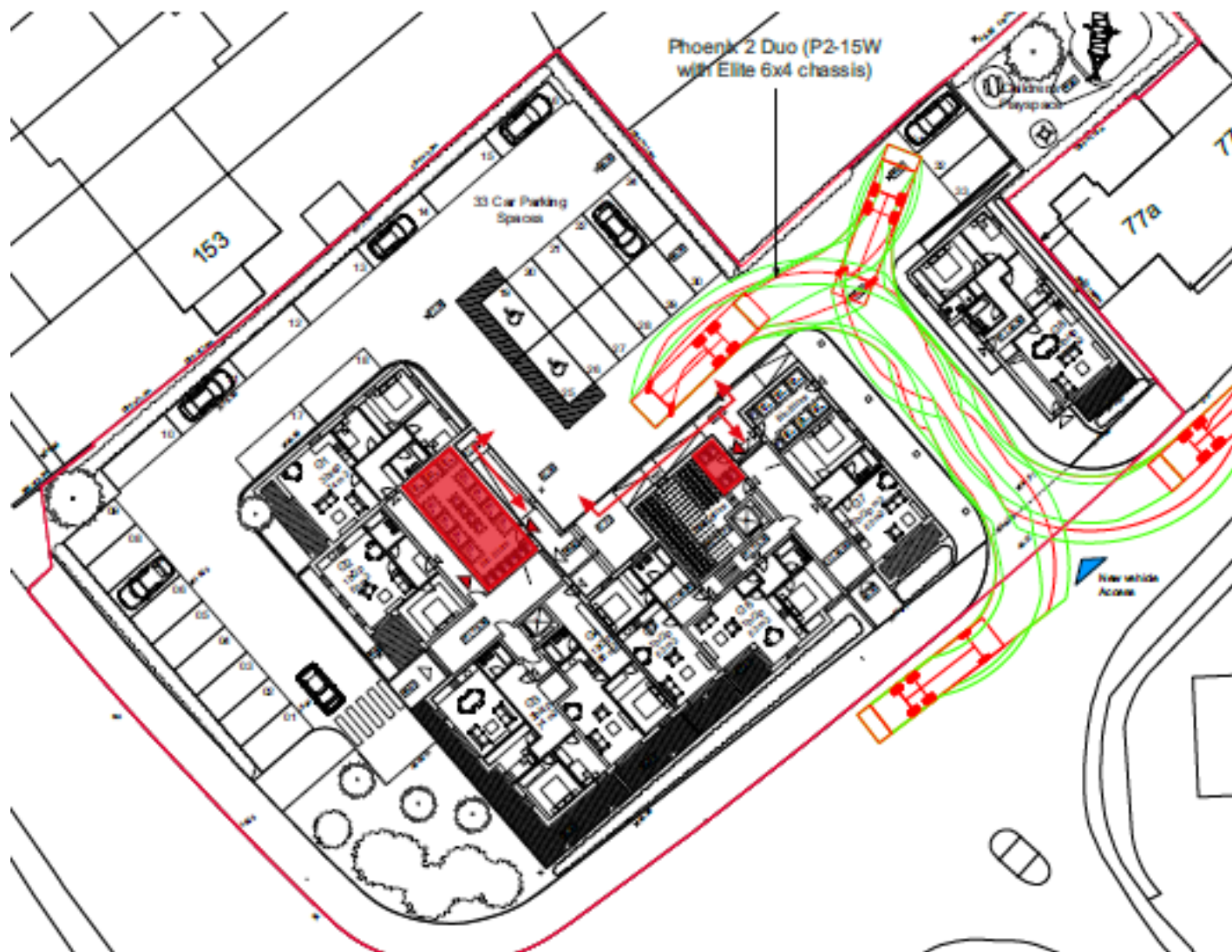
2 South West (Side) Elevation - NE Block
Scale: 1:100

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Proposed Floor Plans



Refuse/Recycling



Refuse & Recycling

The Diagram opposite sets out the refuse strategy for the development.

The Transport Statement confirms at paragraph 4.10 that a 11.2m refuse vehicle can enter and turn within the site.

Two communal refuse stores are provided, one for each core. Both bin stores are accessed from the rear courtyard.

515 litres/ property has been allocated for refuse and recycling materials meeting the council's guidance of 500 litres/ property: -

- 6 x 1100 litre refuse bins
- 12 x 1100 litre mixed recycling bins
- 10 x 240 litre glass (bottles & jars) recycling bins
- 6 x 180 litre food waste recycling bins

Residents do not be required to carry waste and recycling more than 30 metres to the storage area.

Landscaping Plan



Existing site covered in ruderal weeds and scrub.

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CAD Images



Key View 1 - Castle Parade



Key View 2 - Ewell By-Pass/ Petrol station



Key View 3 - London Road



Key View 4 - Ewell By-Pass across Junction looking down London Road

**EPSOM
& EWELL**
BOROUGH COUNCIL



Item 6

Monthly Report on Planning Appeal Decisions

- The Planning Service had received 13 Appeal decisions from 18th December 2020 to 8th April 2021.
- 11 of those 13 Appeal decisions were dismissed, with two being upheld (one with costs).

Date of next meeting

20 May 2021

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