Public Document Pack

Legal and Democratic Services



To: All Members of the Planning Committee

Dear Councillor,

PLANNING COMMITTEE - THURSDAY, 9TH DECEMBER, 2021, Council Chamber - Epsom Town Hall, https://register.gotowebinar.com/register/9076644828459347214

Please find attached the following document(s) for the meeting of the Planning Committee to be held on Thursday, 9th December, 2021.

1. SUPPLEMENTARY INFORMATION: PLANNING COMMITTEE PRESENTATION (Pages 3 - 62)

A presentation on planning applications.

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

Yours sincerely

Chief Executive



Planning Committee Meeting

9 December 2021

Start time: 7.30pm



Planning Committee

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.



Minutes of the Previous Meeting

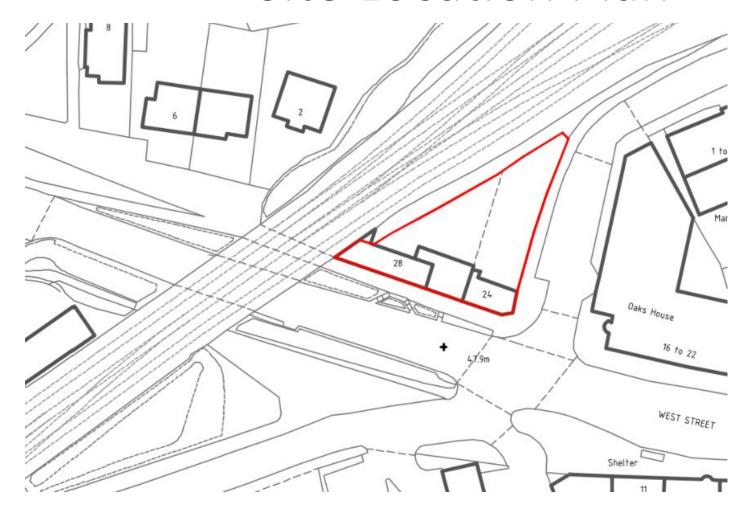


Development Site At 24-28 West Street, West Street, Epsom, Surrey

Demolition of existing building and construction of a new part 7 and part 8 storey building containing ground floor commercial/retail (E use class) and 25 residential units (C3 Use) on upper levels and associated development



Site Location Plan





Existing Buildings





Proposed Site Layout Plan











North Elevation (From Railway Line)











Proposed Street Scene



West Street Scene



Proposed Street Scene



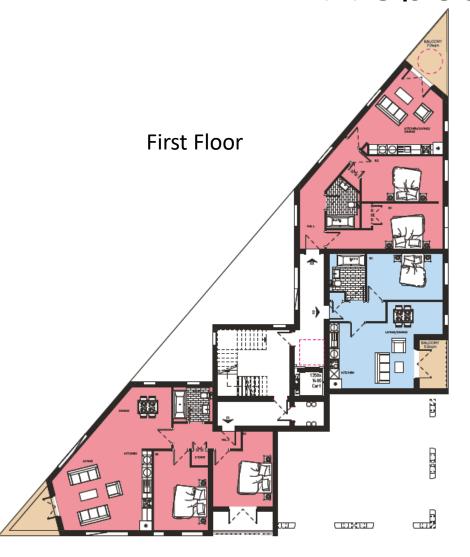
Station Approach Street Scene

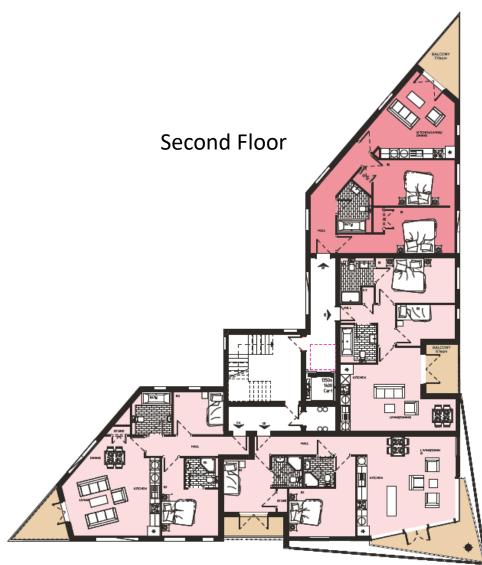




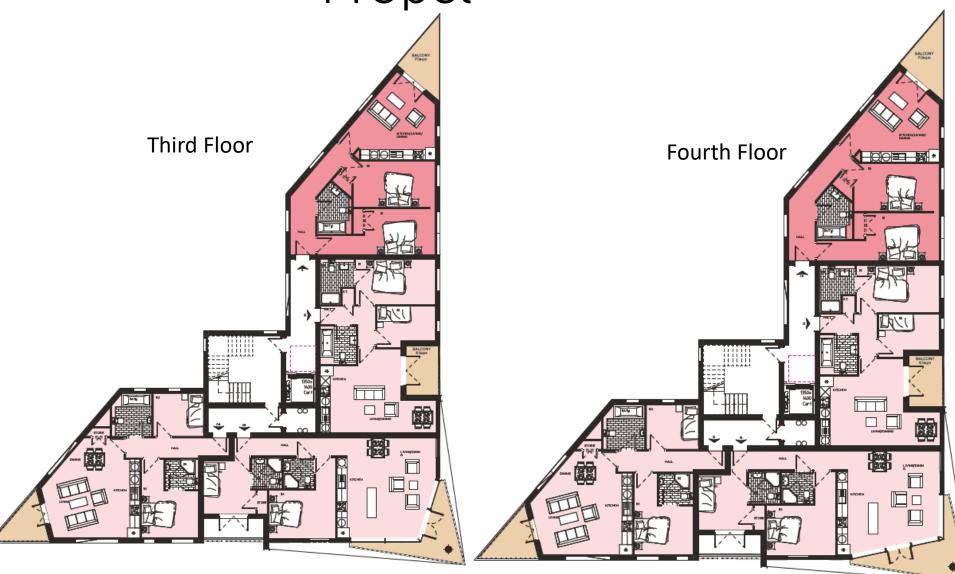








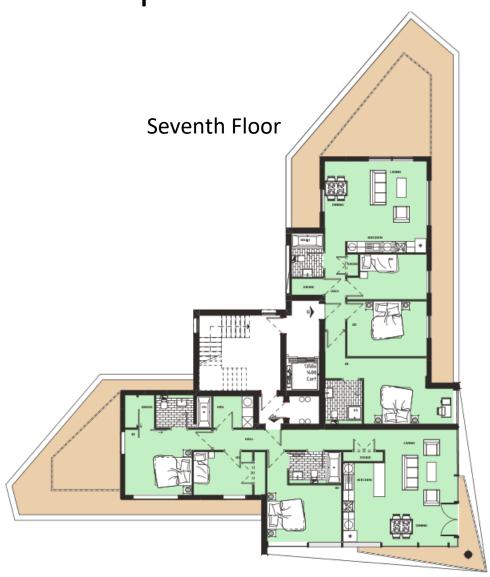






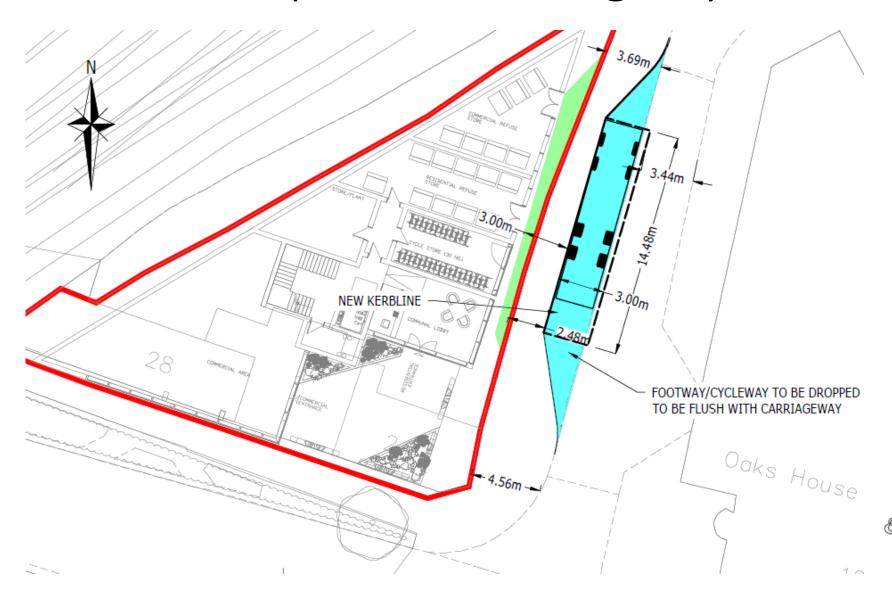




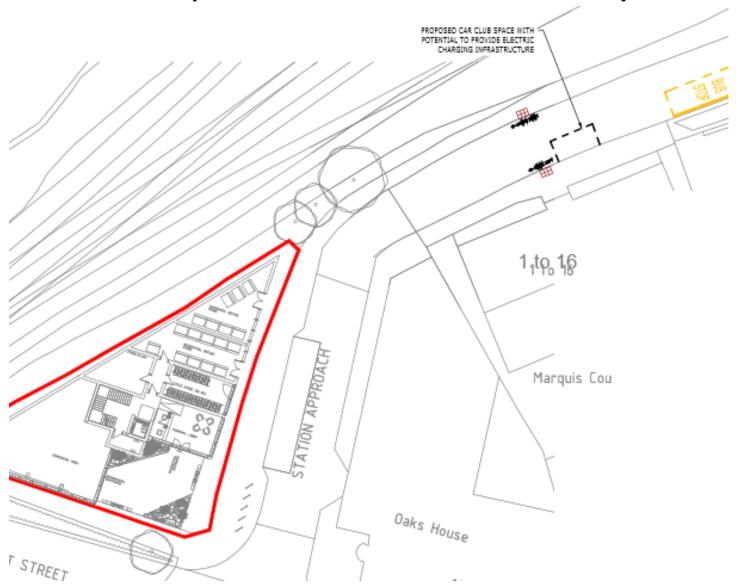




Proposed Loading Bay



Proposed Car Club Bay



















View from West Street





View from Station Approach





View from Fair Green





View from High Street



Technical Matters

Local Highway Authority – No objection subject to 106 obligations to secure the Car Club vehicle and parking space with an Electric Vehicle Fast Charge facility along with a minimum of one year's free membership of the Car Club to all new first- time occupiers of each new unit and to secure the proposed loading bay prior to occupation and conditions to secure cycle storage, a Construction Management Plan, closure of kerbs and to secure and implement the required Traffic Regulation Order for the proposed loading bay (conditions 11, 12, 13, 14, 15 and 16)

Environment Agency – No objection subject to conditions to secure a site investigation for the protection of controlled waters and to secure details of drainage and piling (conditions 20, 21, 22,23)

Lead Local Flood Authority – No objection subject to conditions to secure a surface water drainage scheme, verification report and piling method statement (conditions 17, 18 and 19)

Thames Water – No objection subject to a condition to secure a piling method statement (condition 19)

Fire Safety – No objection subject to a condition to secure development complying with Building Regulations for Fire Safety (condition 34)

County Archaeologist – No objection subject to securing programme of archaeological work (condition 27)

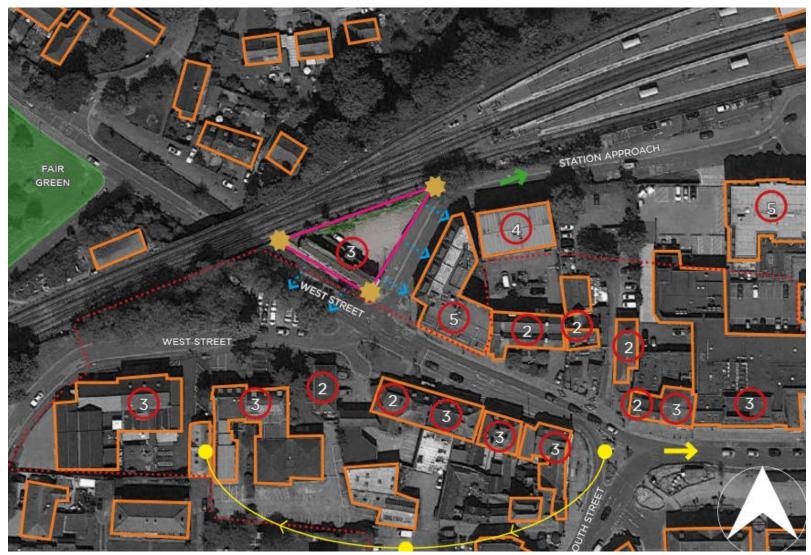
EEBC Environmental Health Officer – No objection subject to construction in accordance with submitted noise assessment, to secure a scheme for suitable treatment of plant/machinery and to restrict construction of work hours (conditions 24, 25 and 26)

EEBC Ecology Officer – No objection subject to securing construction in accordance with Bat Survey report and inclusion of bat and bird boxes (conditions 29 and 30)

EEBC Contaminated Land - No objection subject to securing site investigation, and subsequent reports (condition 28)

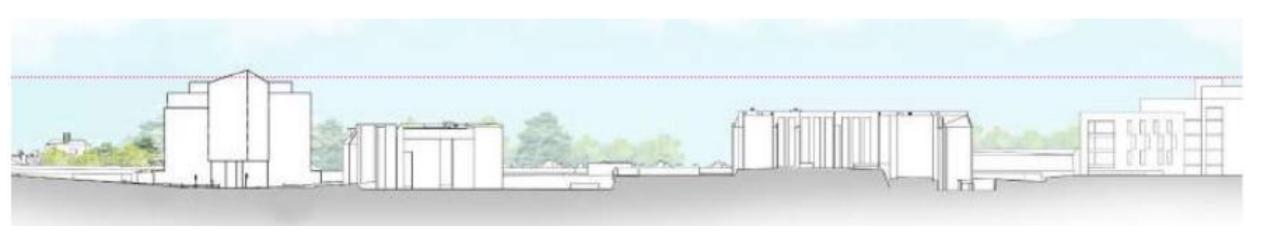


Surrounding Building Heights





Surrounding Building Heights



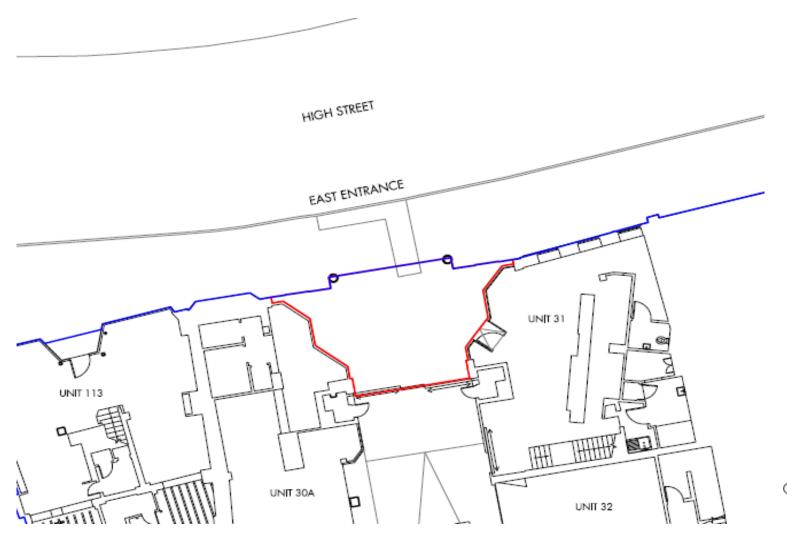


The Ashley Centre, High Street, Epsom, Surrey, KT18 5AB

21/00327/FUL

Alterations and improvements to the East Entrance, including new paving, over-cladding to elevations, new aluminium framed sliding doors, new lighting features, signage zones and associated works.

Site Location Plan



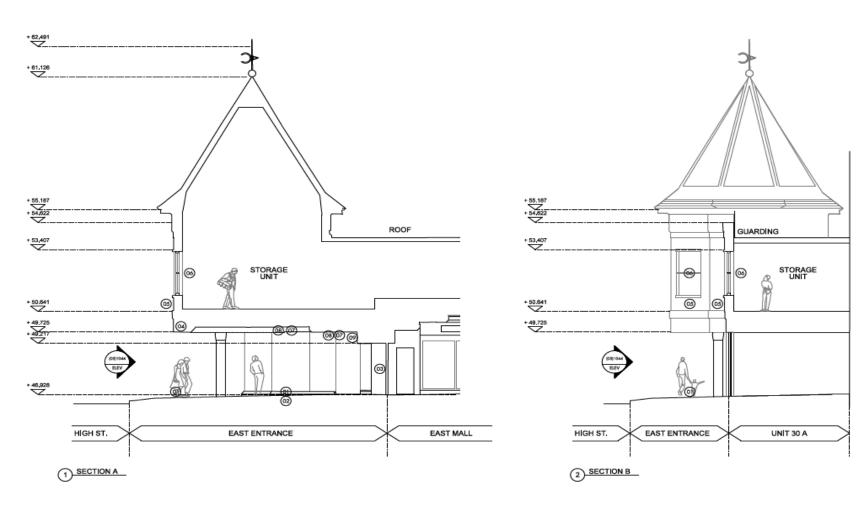


Existing High St. Elevation



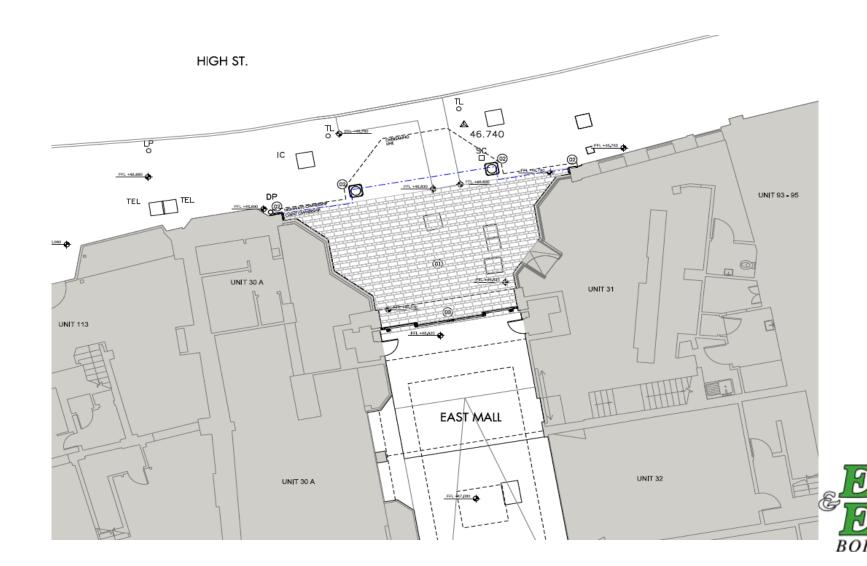


Existing Sections





Proposed Ground Floor Plan



Proposed High St. Elevation





Visuals (taken from "Planning Response", dated 29.09.2021)







Site photos





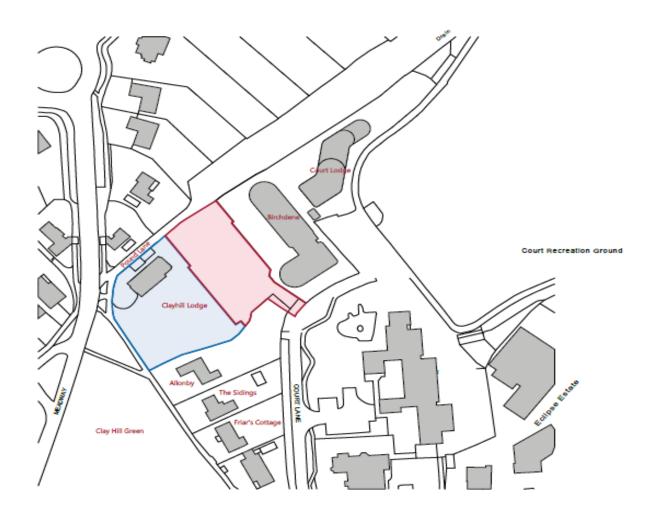


Clayhill Lodge, West Hill, Epsom, Surrey, KT19 8JP

Demolition of existing single storey outbuilding and erection of five terraced houses and integrated cycle store. Associated landscaping works

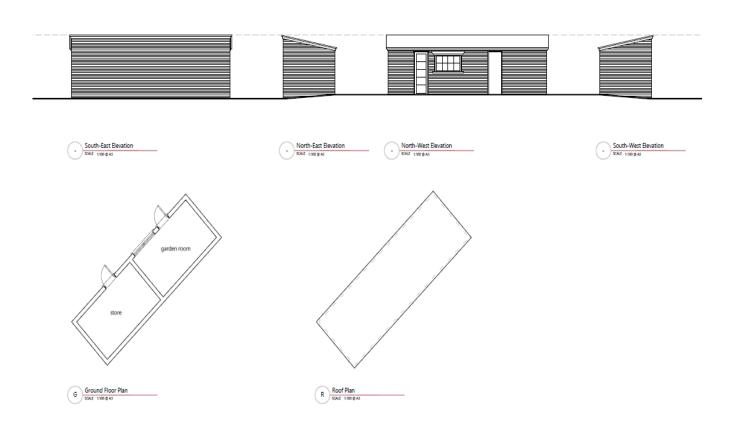


Site Location Plan



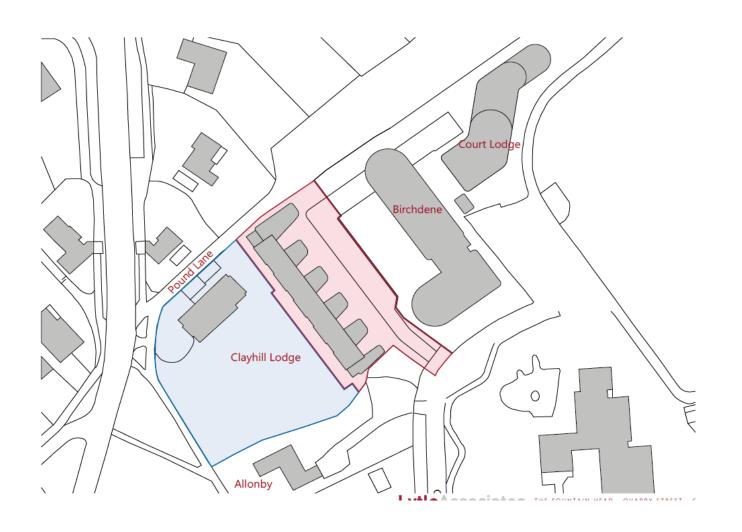


Existing Outbuilding (proposed to be demolished)





Proposed Block Plan





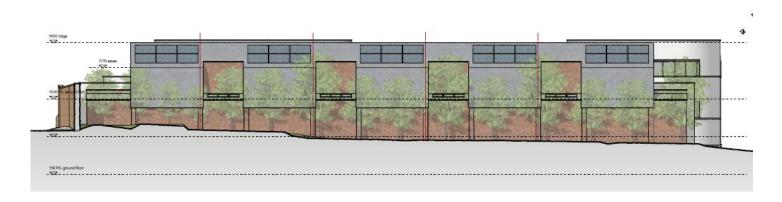
Proposed Site Plan





Proposed East and West Elevations







Proposed South and North Elevations

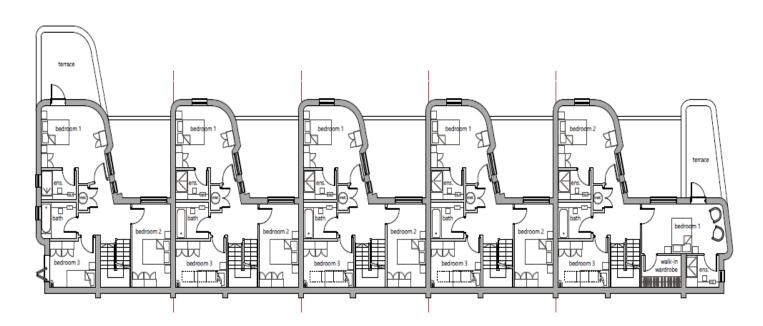




Proposed Ground Floor Plan

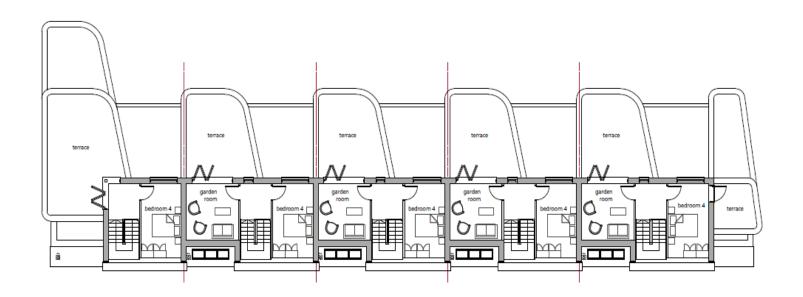


Proposed First Floor Plan



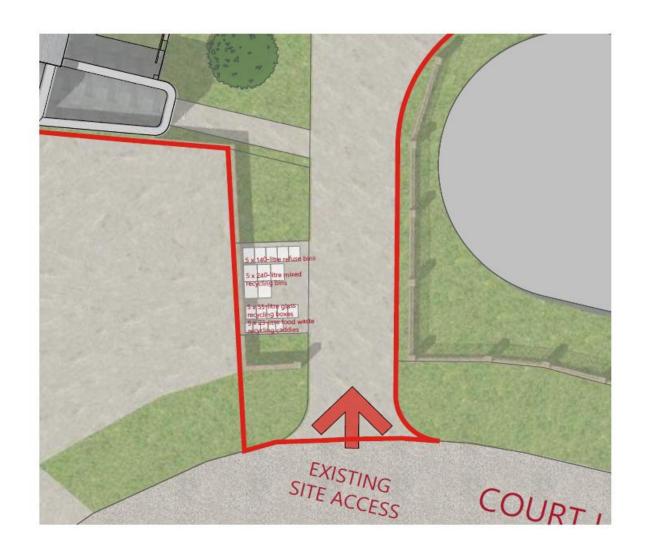


Proposed Second Floor Plan





Proposed Refuse Collection Area





Site photos









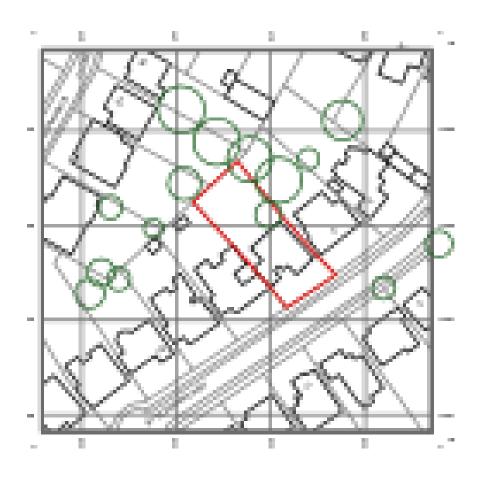
Item 6

6 St Normans Way, Ewell, Surrey, KT17 1QG

Erection of a hip to gable/gable ends, front and rear dormer roof extensions and installation of front roof light

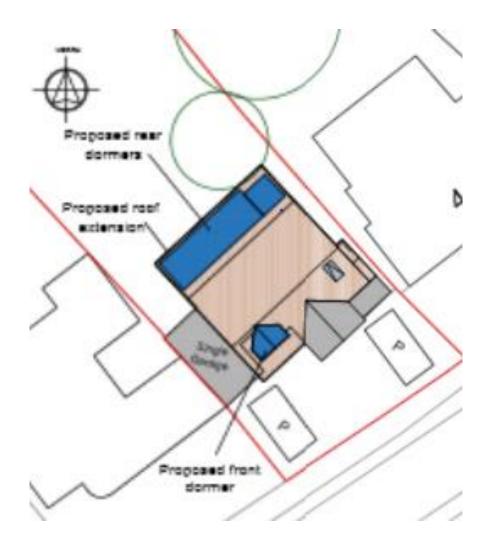


Site Location Plan





Aerial Plan





Existing Elevations

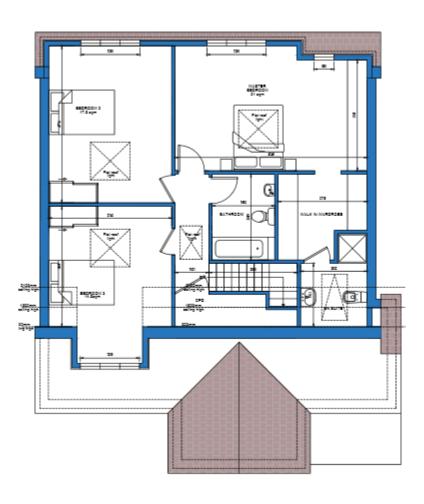




Proposed Elevations



Proposed First Floor Plan





Site Photo







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