

Public Document Pack

Legal and Democratic Services



To: All Members of the Planning Committee

Dear Councillor,

PLANNING COMMITTEE - THURSDAY, 13TH JANUARY, 2022 , Council Chamber - Epsom Town Hall, <https://attendee.gotowebinar.com/register/3780565599186237965>

Please find attached the following document(s) for the meeting of the Planning Committee to be held on Thursday, 13th January, 2022.

8. **SUPPLEMENTARY INFORMATION: UPDATE REPORT** (Pages 3 - 4)

Update Report regarding Item 4 on the Agenda.

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

This page is intentionally left blank

Update Report, Planning Committee, 13 January 2022

Delete

New words

Agenda Item 4

CLAYHILL LODGE AND ALLONBY, WEST HILL, EPSOM, SURREY, KT19 8JP

5.2 Representation has been received from Friends of Clayhill Green, including (but not limited to):

- Impact on heritage assets, including Conservation Area and boundary wall
- Ecology
- Trees and landscaping
- Waste and recycling
- Comments on published Committee Report**

6 Consultations

~~EEBC Ecology: No concerns regarding the mitigation plan. The surveys however would not be able to obtain the necessary licence and therefore, biodiversity issues cannot be dealt with favourably.~~ **Updated response received 06/01/2022: I would not be happy for the proposal to be determined without the required further survey being undertaken. It is worth noting that the up-to-date PRA is dated April 2021, which would have given ample time for the additional surveys to be carried out.**

EEBC Property & Regeneration: Notice had not been formally served on EEBC as landowner. The Council would have similar concerns to the residents i.e., loss of grass verge and lamp post. In addition to these concerns, the Council believe that the first house on the proposed estate is positioned at least partly on Council owned land. The Council is therefore surprised that we have not been approached in any way by the Applicant to enquire about the potential sale of part of the Council's land. This would be subject to S&R Committee and separate to Planning Committee.

EEBC Building Control: the wall was reported as a dangerous structure prior to Christmas (2021). These walls are substantially thick walls and have been affected by weather and subsidence over many years. It may not have been built on foundations and subject to the action of trees and seasonal moisture variations on (believed) clay soil. Whilst not immediately dangerous, it is likely to need maintenance to ensure it does not deteriorate further in the coming years.

It is likely construction activity close to the wall may affect stability, but if a builder pays attention to minimising vibrations and taking due care, it may be able to improve the chances of preserving the wall. Clearly some areas would need repair, even as per the existing condition. Some areas are leaning excessively and are cracked and spalling due to movement and weathering. From a safety aspect, rebuilding or partial rebuilding may be best as the existing wall is very old and does not have an unlimited life.

7.1

There is an extensive planning history relating to the Site. The below sets out recent (within five years) and relevant planning history.

~~Application 20/00031/FUL for 'Demolition of two dwellings and one outbuilding. Construction of one four storey flatted development comprising a mix of 1, 2 and 3 bed units totalling 14 flats, and one three to three and a half storey terrace comprising 9 no. 3 bedroom houses. Construction of associated landscaping works. (Amended layout received 05.03.2021)'. Status in pending.~~

- **21/00167/FUL - Demolition of existing single storey outbuilding and erection of five terraced houses and integrated cycle store. Associated landscaping works – Status: in pending.**

The DAS sets out that a total of ~~28~~ **23** units are proposed, where 13% are 1 bedroom dwellings, 39% are 2-bedroom dwellings and 48% are 3-bedroom dwellings.

9.97

The private amenity spaces attributed to each unit, as clarified by the Applicant on 02.12.2021, is captured within the below table. **Representation has been received that queries whether steps have been calculated within the private amenity space, which cannot realistically be considered usable space.**

9.54

The LPA's Design and Conservation Officer formally commented on this application, on 15.04.2024~~0~~. The response is summarised below: