

To: All Members of the Planning Committee

Dear Councillor,

PLANNING COMMITTEE - THURSDAY, 10TH MARCH, 2022 , Council Chamber - Epsom Town Hall

Please find attached the following document(s) for the meeting of the Planning Committee to be held on Thursday, 10th March, 2022.

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

Supplementary Information: Planning Committee Presentation

2. **SUPPLEMENTARY INFORMATION: UPDATE REPORT** (Pages 63 - 64)

Update Report

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

Yours sincerely

Chief Executive



Planning Committee Meeting

10 March 2022

Start time: 7.30pm



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



21/01708/FUL 107-111 East Street, Epsom, Surrey, KT17 1DU

Demolition of the existing buildings and erection of part 3 storey, part 4 storey building comprising 21 residential flats (7 x 1 bedroom, 10 x 2 bedroom and 4 x 3 bedroom) with associated car and cycle parking and refuse storage



Existing Site Location Plan









No's. 107-111 East Street (viewed from East Street)







No's. 107-109 East Street (viewed from East Street and junction with Dirdene Gardens)





No's. 107-109 East Street (viewed from junction with Middle Lane and Kiln Lane)









Rear Access



No. 111 East Street (viewed from Rear Access)





Kiln Lane Footpath



Surrounding Area: Kiln Lane







Surrounding Area: East Street (SW of Application Site)



Agenda Item 6

Proposed Block Plan





Proposed Site Plan





Proposed Lower Ground and Upper Ground Floor Plans



Agenda Item

Proposed First and Second Floor Plans







Proposed Third Floor and Roof Plans



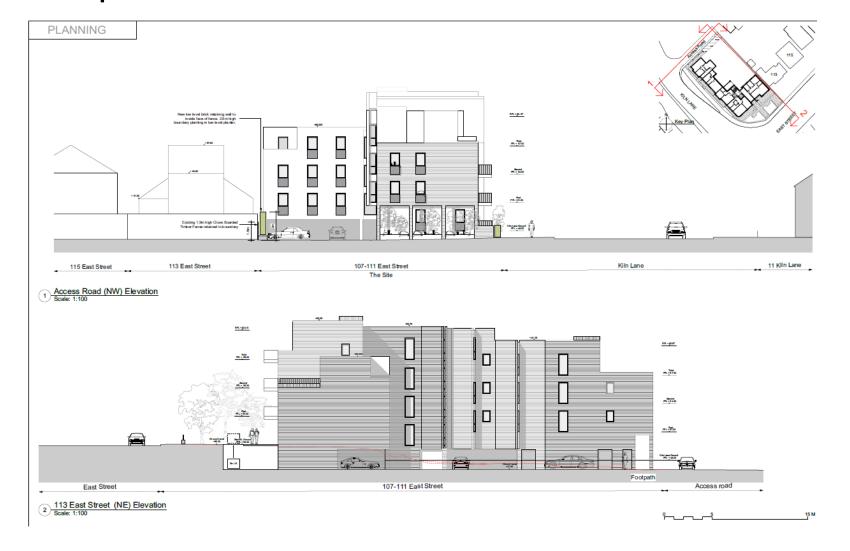


Proposed SE and SW Elevations





Proposed NW and NE Elevations





Key View 1 — East Street at junction with Kiln Lane





Proposed vs Refused



New Proposed Planning Application Scheme - Looking North East



Refused Application Scheme (20/00797/FUL) - Looking North East



Proposed vs Refused



New Proposed Planning Application Scheme – Looking South West



Refused Application Scheme (20/00797/FUL) - Looking South West



Proposed vs Refused



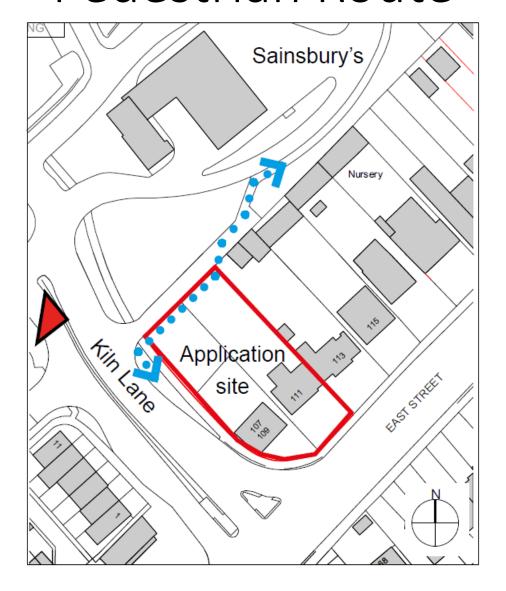


Refused





Pedestrian Route





Swept Path Analysis – 4 Wheel Drive Car





21/01762/FUL Land Rear of 23A to 33 Links Road, Epsom, Surrey

Erection of three dwellings with associated access, parking, landscaping and other minor ancillary development



Existing Site Location Plan







1. View west from site access along Links Road



2. View of site access







5. View looking North West taken from South East Boundary

6. View of North West Boundary & Site Entrance

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Proposed (Ground Floor) Site Plan





Proposed (First Floor) Site Plan





Proposed (Roof Level) Site Plan





Ground Floor Plans





First Floor Plans

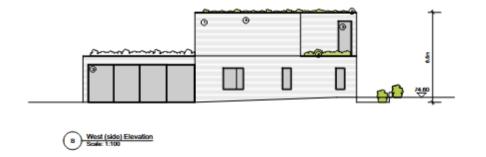


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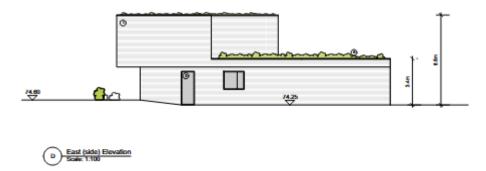
Proposed Elevations – Unit 1

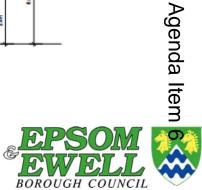








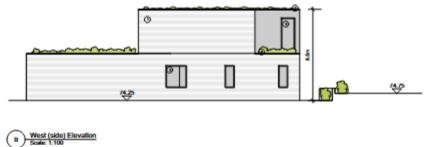




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Proposed Elevations – Unit 2

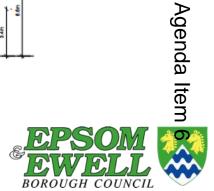




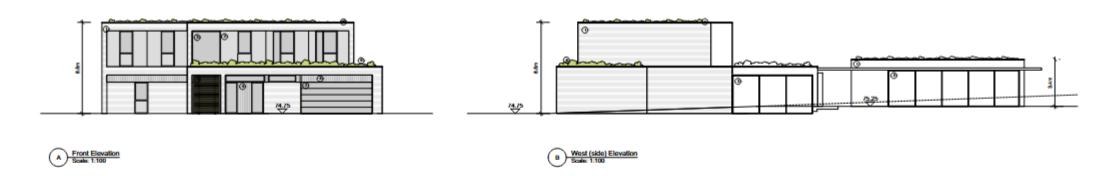


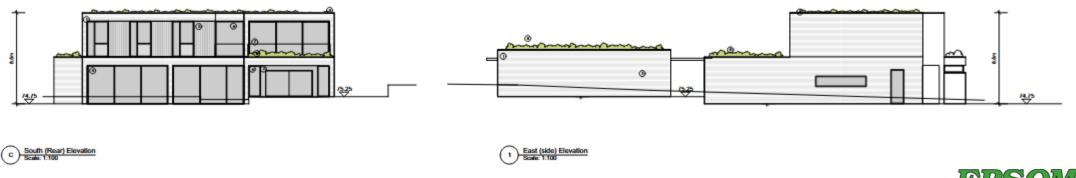






Proposed Elevations – Unit 3





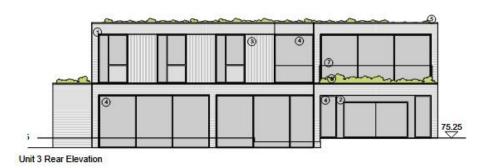
Agenda Item

Agenda Item

Proposed Elevation Treatment & Materials



Unit 3 Front Elevation



Visualisation of Unit 3 Rear Elevation



Timber Cladding





Green Roofs

The houses have been designed to sit, camouflaged amongst the established sylvan backdrop. Dark brick colours will blend into the site, with natural timber, patinated metal cladding and green roofs breaking up the built form.

Kev

- 1. Dark Grey brick
- Metal Cladding Panel
 Dark Grey aluminium framed
- windows
 4. Timber Door/ cladding
- Dark Grey Aluminium Coping and Rainwater Goods
- 8. Green Roof
- 7. Glass Balustrade



3D Image



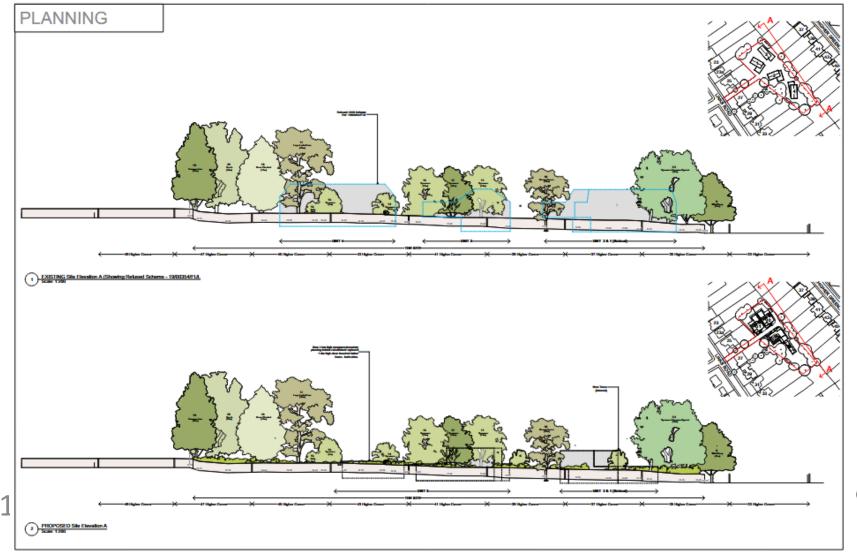


Refused vs Proposed





Refused vs Proposed





Item 5

21/01406/FUL 140 - 142 Ruxley Lane, West Ewell, Surrey, KT19 9JS

Demolition of existing dwellings and erection of 20 flats within two blocks with associated car parking and landscaping



Proposed Location Plan





Existing Site Photos



View From Ruxley Lane

View From Ruxley Lane looking North East



Existing Site Photos



View From Ruxley Lane looking South West



View of Rear of Site



Existing Site Photos



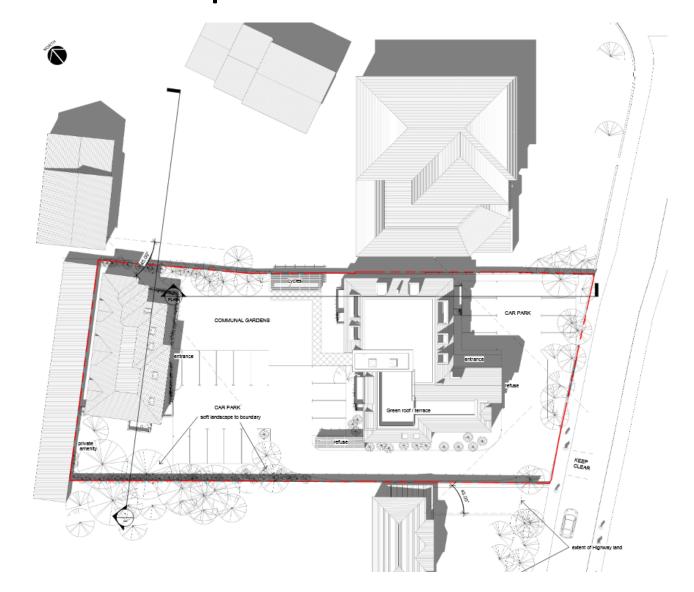
View of Rear of Site



View from Larkspur Road Garages



Proposed Block Plan





Agenda I

Proposed Elevations (Front Block)



Front Elevation (Ruxley Lane)



Agenda I

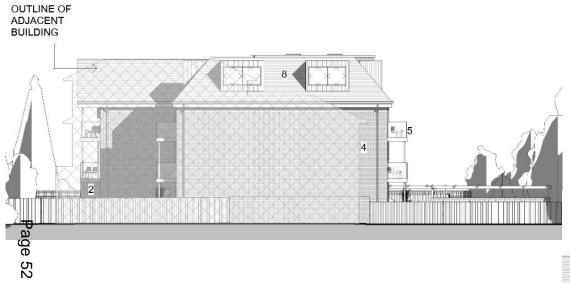
Proposed Elevations (Front Block)



Rear Elevation



Proposed Elevations (Front Block)





Side Elevations



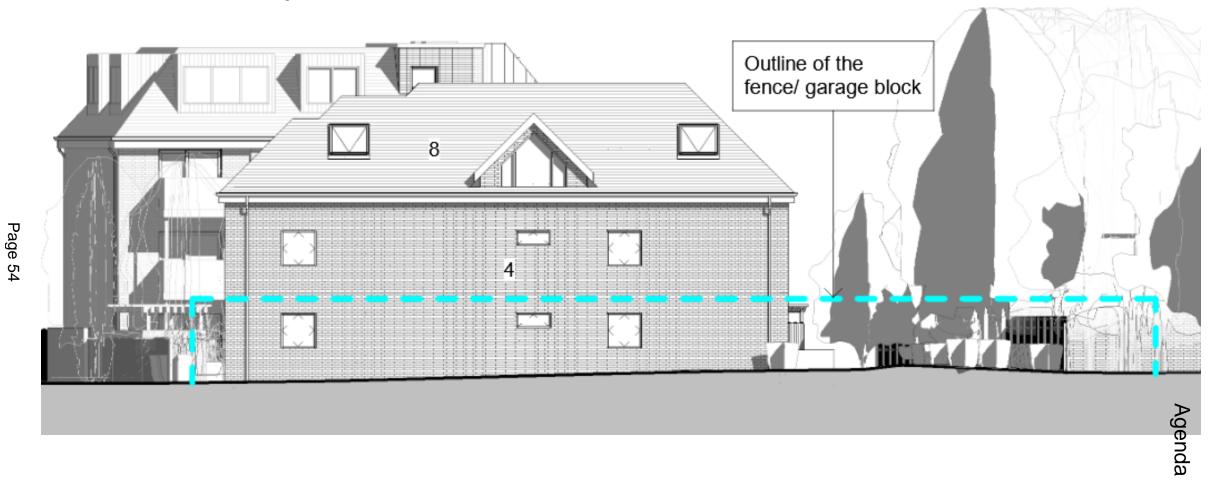
Proposed Elevations (Rear Block)



Front Elevation



Proposed Elevations (Front Block)



Rear Elevation



Proposed Elevations (Rear Block)



Side Elevations

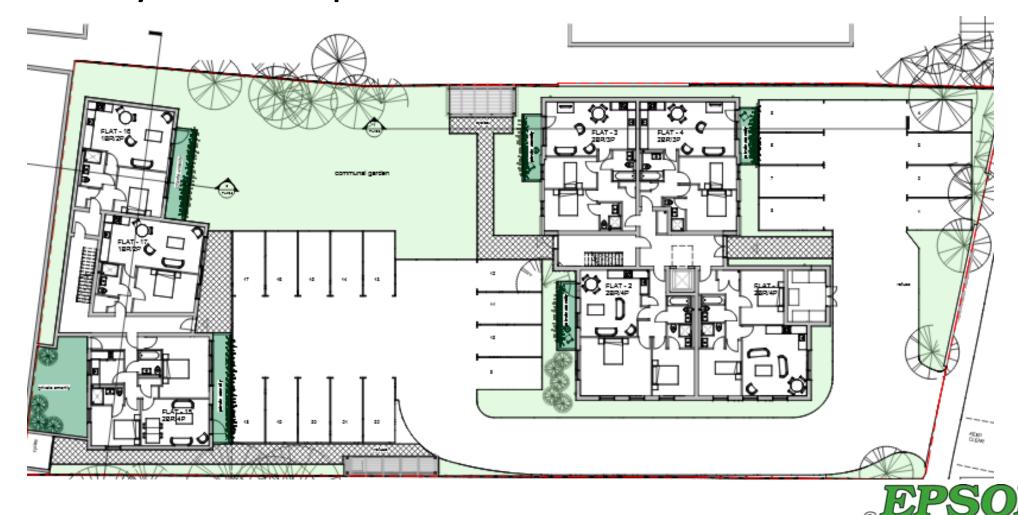






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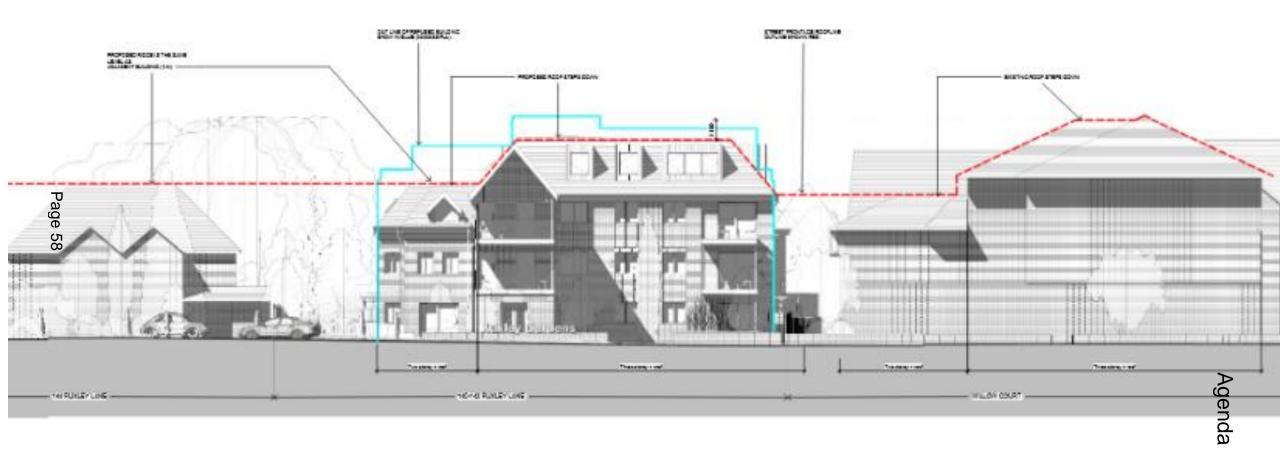
Layout Comparison with Previous Refusal



Agenda

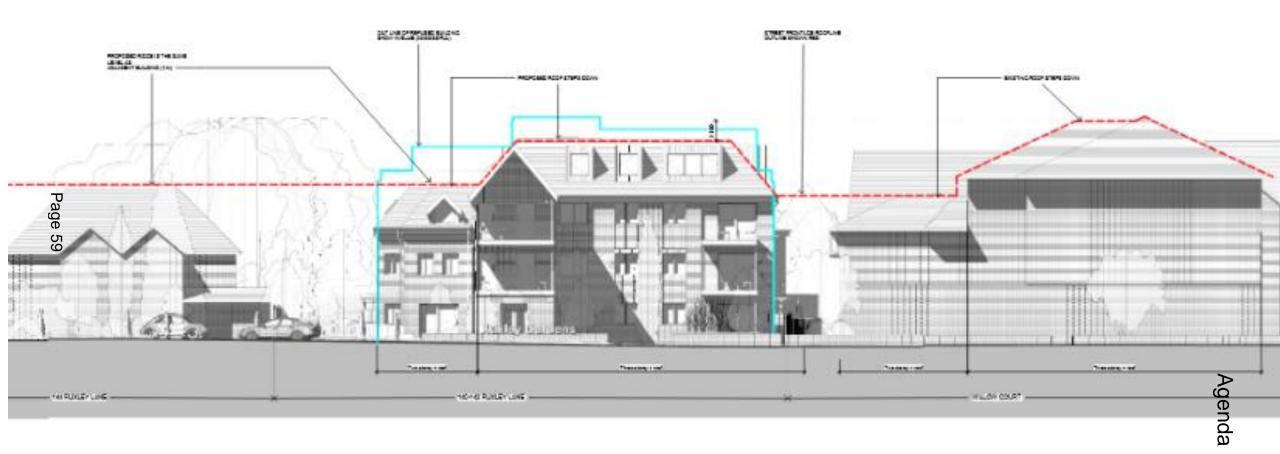


Scale Comparison with Previous Refusal





Scale Comparison with Previous Refusal





Design Comparison with Previous Refusal



Front Block



Front Block



Design Comparison with Previous Refusal





Rear Block



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Planning Committee Update Report 10 March 2022

<u>ITEM 3</u> <u>21/01708/FUL</u> <u>107-111 East Street, Epsom, KT17 1EJ</u>

No update to report

ITEM 4
1/01762/FUL
Land Rear of 23a to 33 Links Road, Epsom

No update to report

ITEM 5
21/01406/FUL 140
140 - 142 Ruxley Lane, West Ewell, Surrey, KT19 9JS

No update to report

Potential Applications for Consideration on the April Agenda

- 21/01920/FUL 35 Alexandra Road, Epsom (College) Demolition of the existing dwellinghouse including associated hard landscaping and ancillary structures; construction of new building containing 7 no 2-bed flats and 2 no 2-bed maisonettes, associated hard and soft landscaping and new highways access point.
- 21/01401/FUL Epsom Coaches Group 3 Roy Richmond Way Epsom (Court) Demolition and replacement of existing two storey ancillary offices and change of
 use of existing bus servicing facility (sui generis) to builders merchant (sui generis)
 for display, sale and storage of building timber and plumbing supplies, plant and
 tool hire, including outside display and storage along with storage racking with
 ancillary kitchen joinery showroom, car parking and service arrangements, fencing
 and associated works.
- 22/00195/FUL Shadbolt Park Salisbury Road Worcester Park (Cuddington)-Installation of a 7m galvanised steel column with a larch nesting box at the top, sited on the grass garden area at the rear of the NHS surgery at Salisbury House in Shadbolt Park

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