

Public Document Pack

Democratic Services



To: All Members of the Planning Committee

Dear Councillor,

PLANNING COMMITTEE - THURSDAY, 9TH NOVEMBER, 2023 , Council Chamber - Epsom Town Hall, <https://www.youtube.com/@epsomandewellBC/playlists>

Please find attached the following document(s) for the meeting of the Planning Committee to be held on Thursday, 9th November, 2023.

6. **OFFICER PRESENTATION SLIDES** (Pages 3 - 40)

The presentation slides presented by Officers to the Committee at the meeting held on 09 November 2023.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. King'.

Chief Executive

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Planning Committee Meeting

09 November 2023

Start time: 7.30pm

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.

Item 2

Minutes of the Previous Meeting

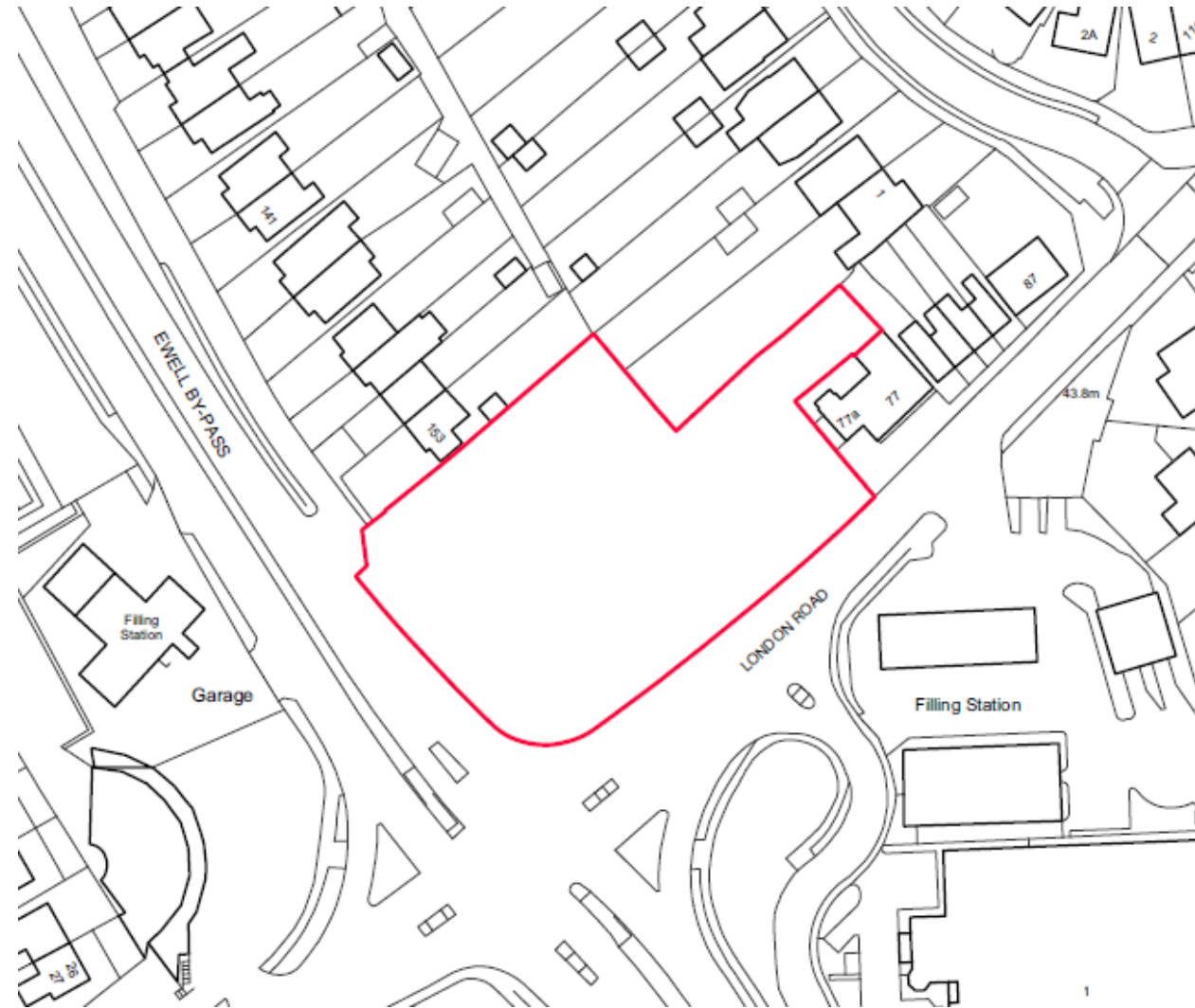
Item 3

23/00817/FUL

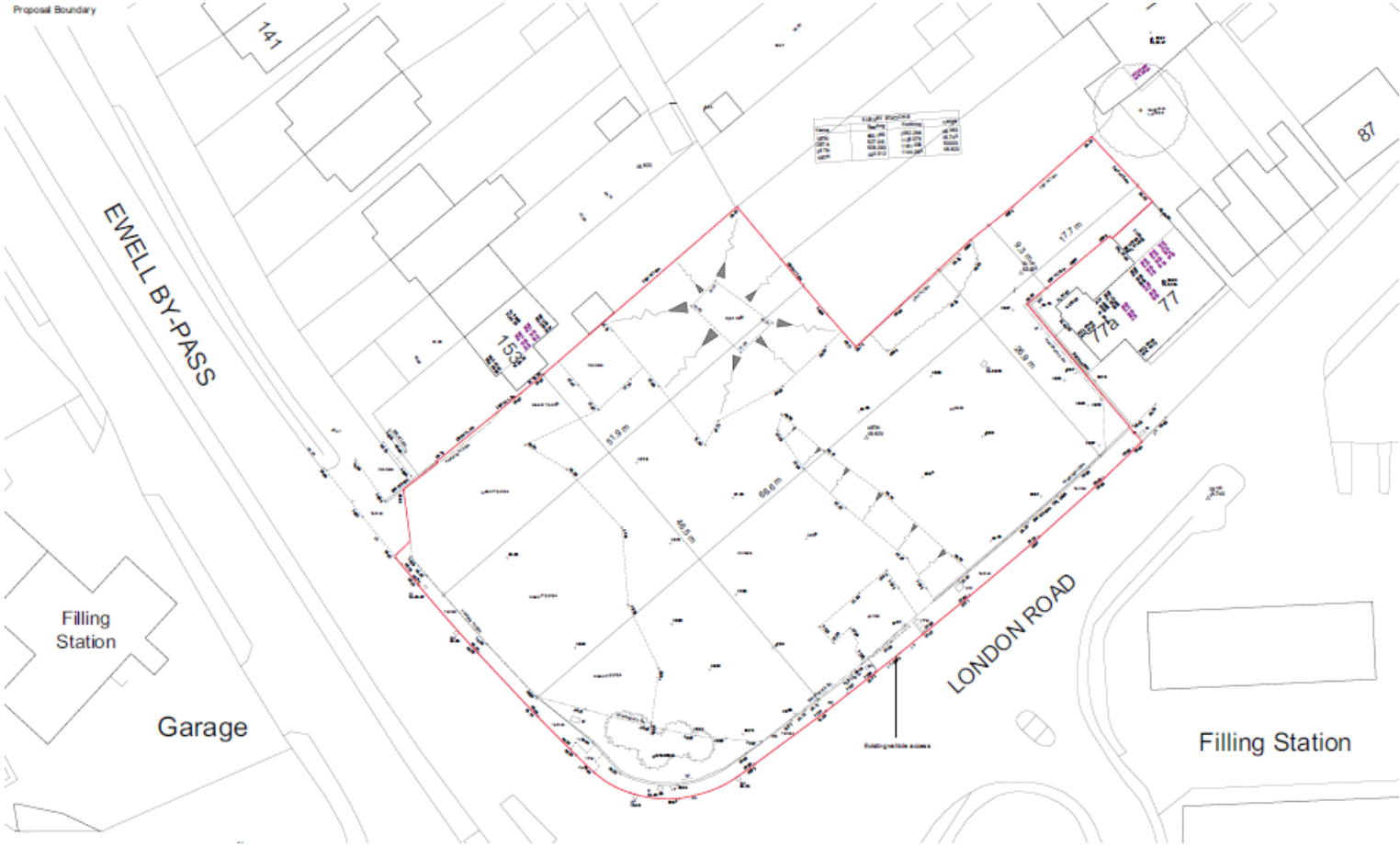
Development Site at 65 London Road, Ewell, Surrey, KT17 2BL

Construction of a three to five-storey building plus basement for use as a care home (Use Class C2) with up to 81 bedrooms and associated communal spaces and services, together with associated car and cycle parking, refuse storage and ancillary works

Site Location Plan



Existing Site Plan



Existing Streetscape



1 Existing South side of London Road Streetscape
Scale 1:200



2 Existing North side of London Road Streetscape
Scale 1:200

Proposed Ground Floor Site Plan



Proposed Basement Floor



Proposed Ground Floor Plan



Proposed First Floor Plan



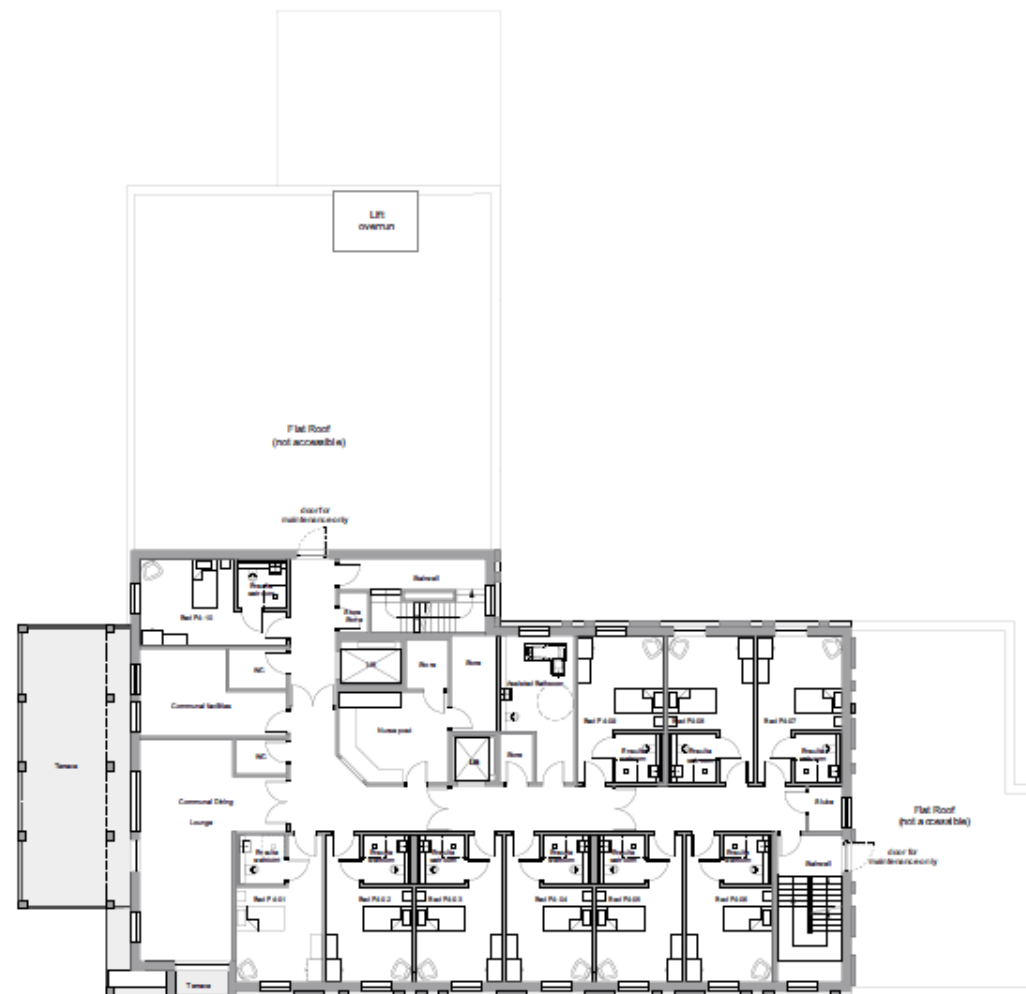
Proposed Second Floor Plan



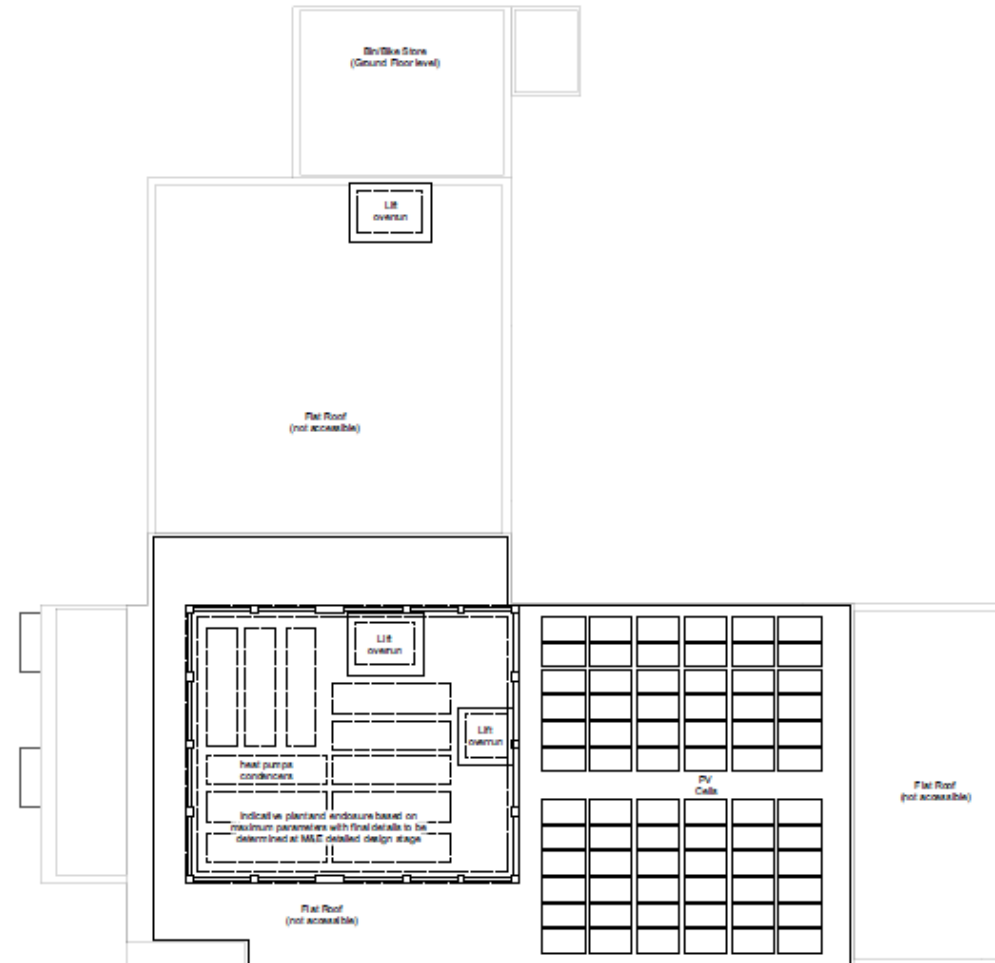
Proposed Third Floor Plan



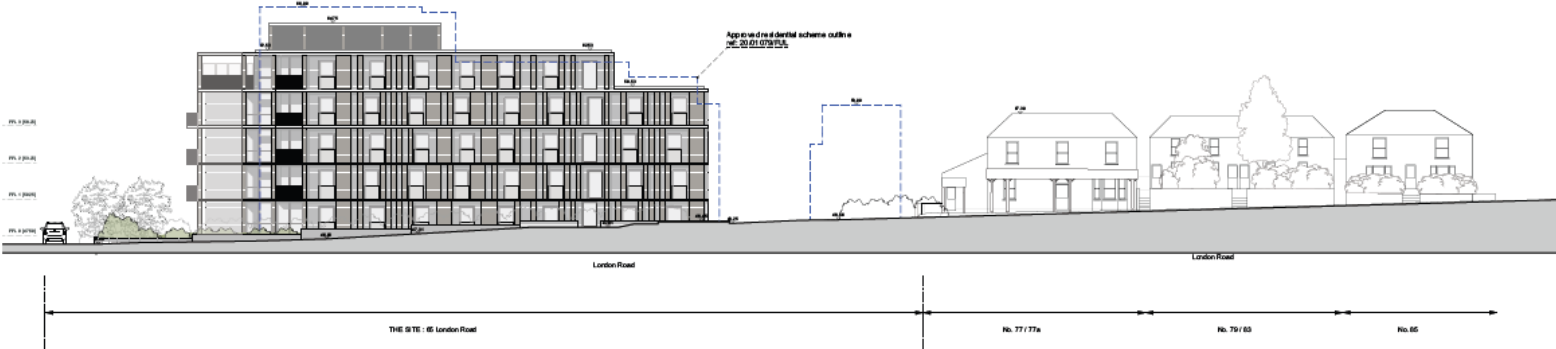
Proposed Fourth Floor Plan



Proposed Roof Plan



Proposed Elevations GA - Streetscapes



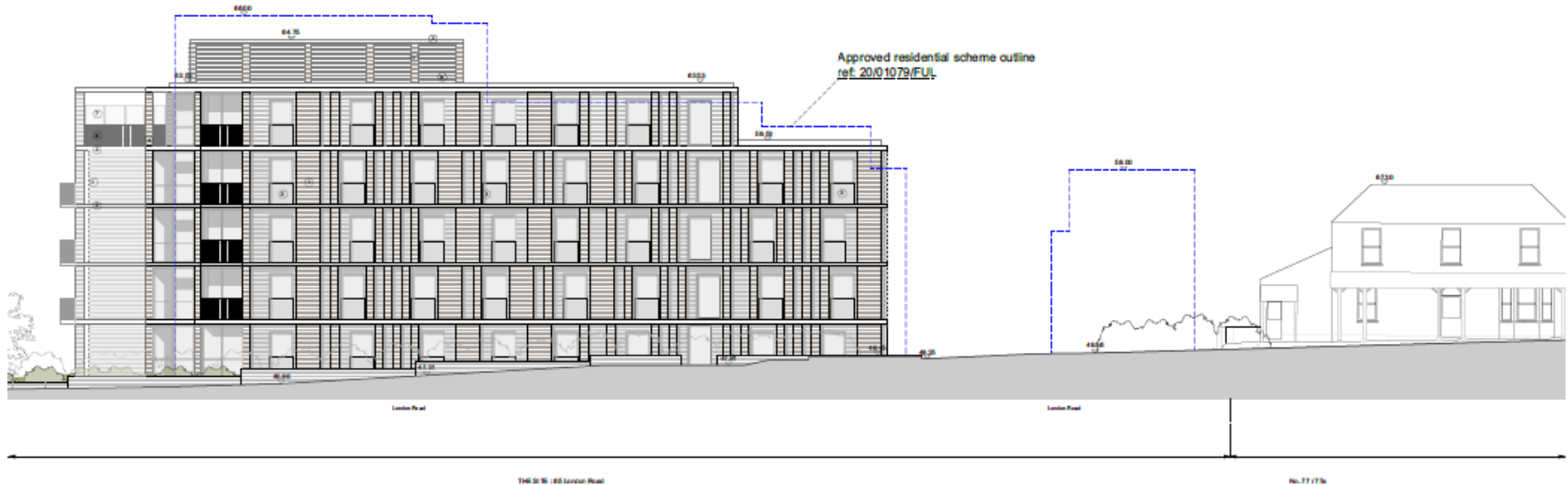
Proposed Elevations GA – North East



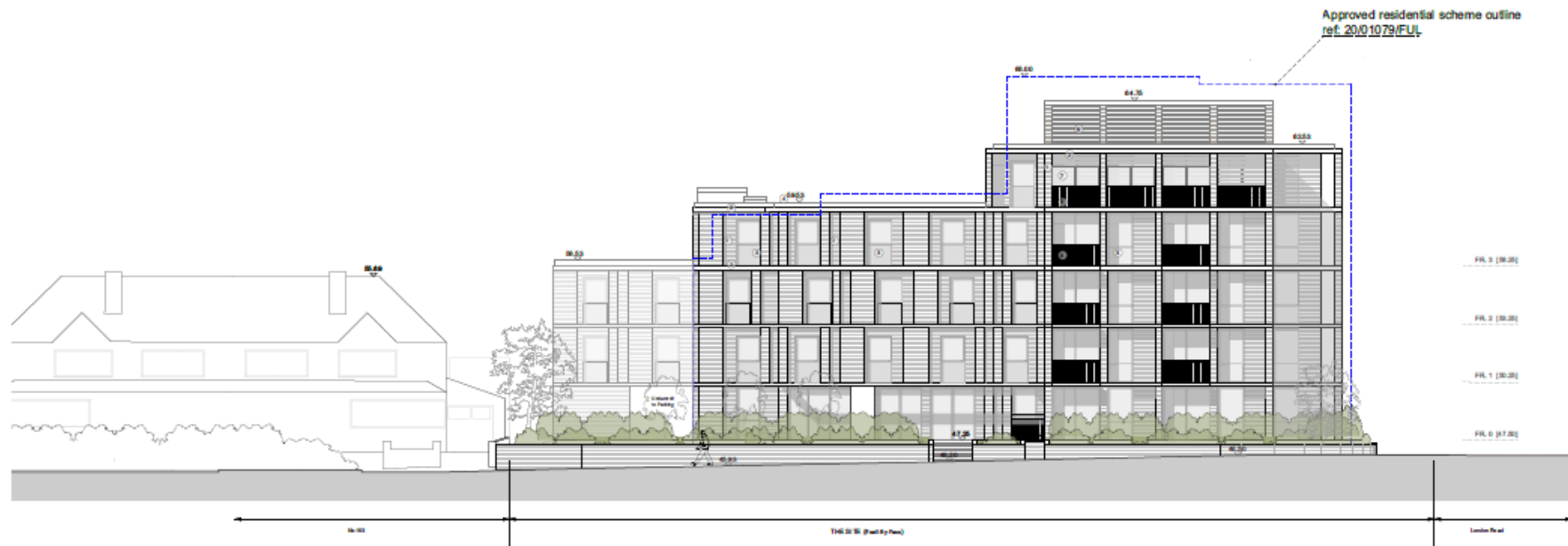
Proposed Elevations GA – North West



Proposed Elevations GA – South East

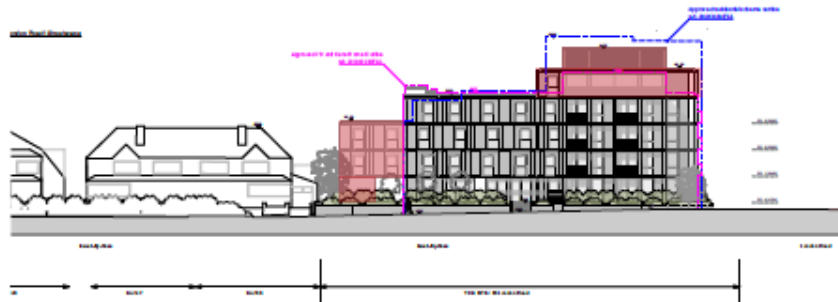


Proposed Elevations GA – South West



Comparison to approved 70-bedroom Care Home Scheme

NEW SCHEME



South West Streetscape (Ewell ByPass)



South East Streetscape (London Road)

Changes to Approved 70 bed Care Home Scheme (22/00728/FUL) - below

APPROVED 70 UNIT SCHEME (22/00728/FUL)

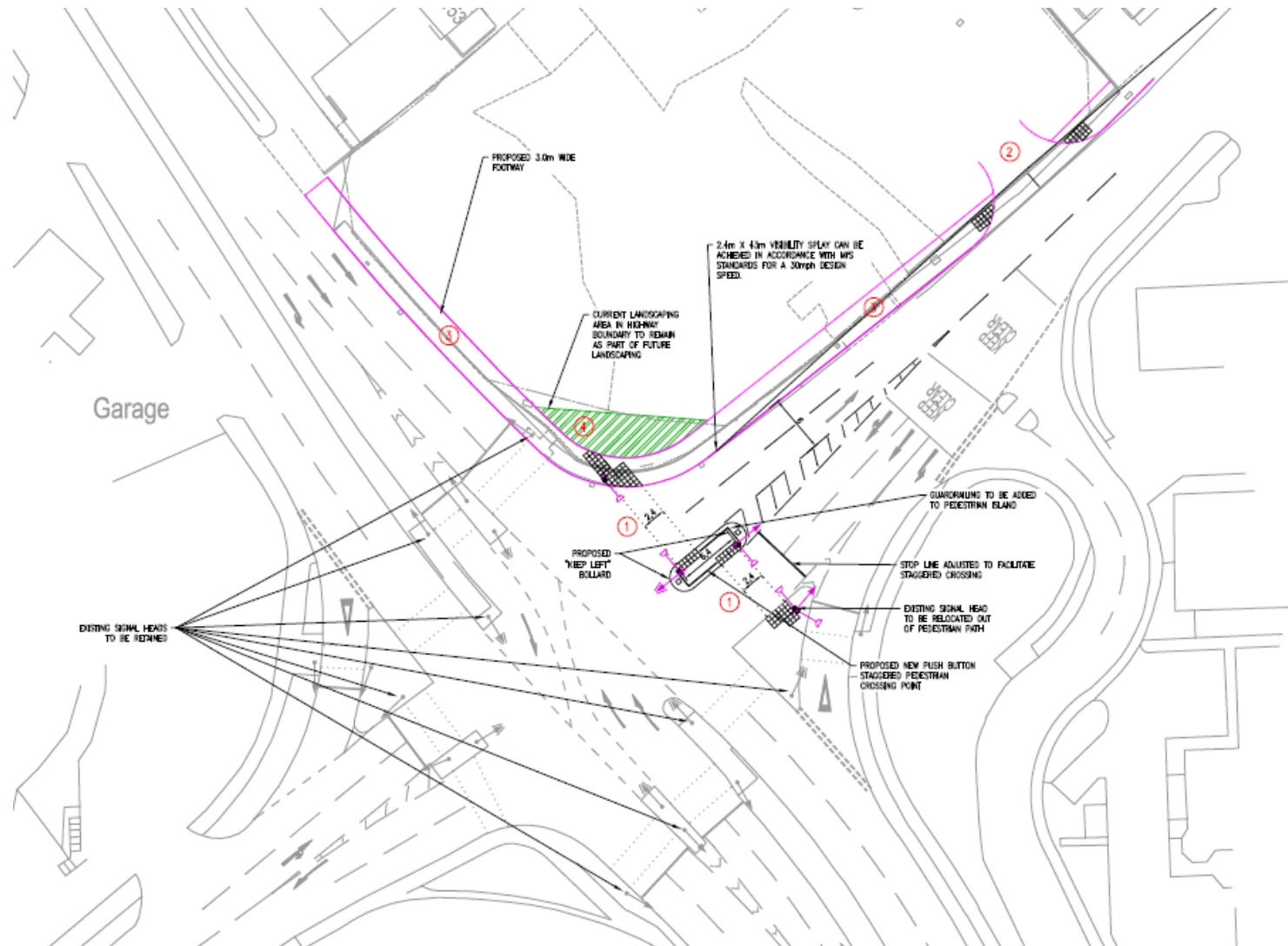


South West Streetscape (Ewell ByPass)



South East Streetscape (London Road)

Highways improvements



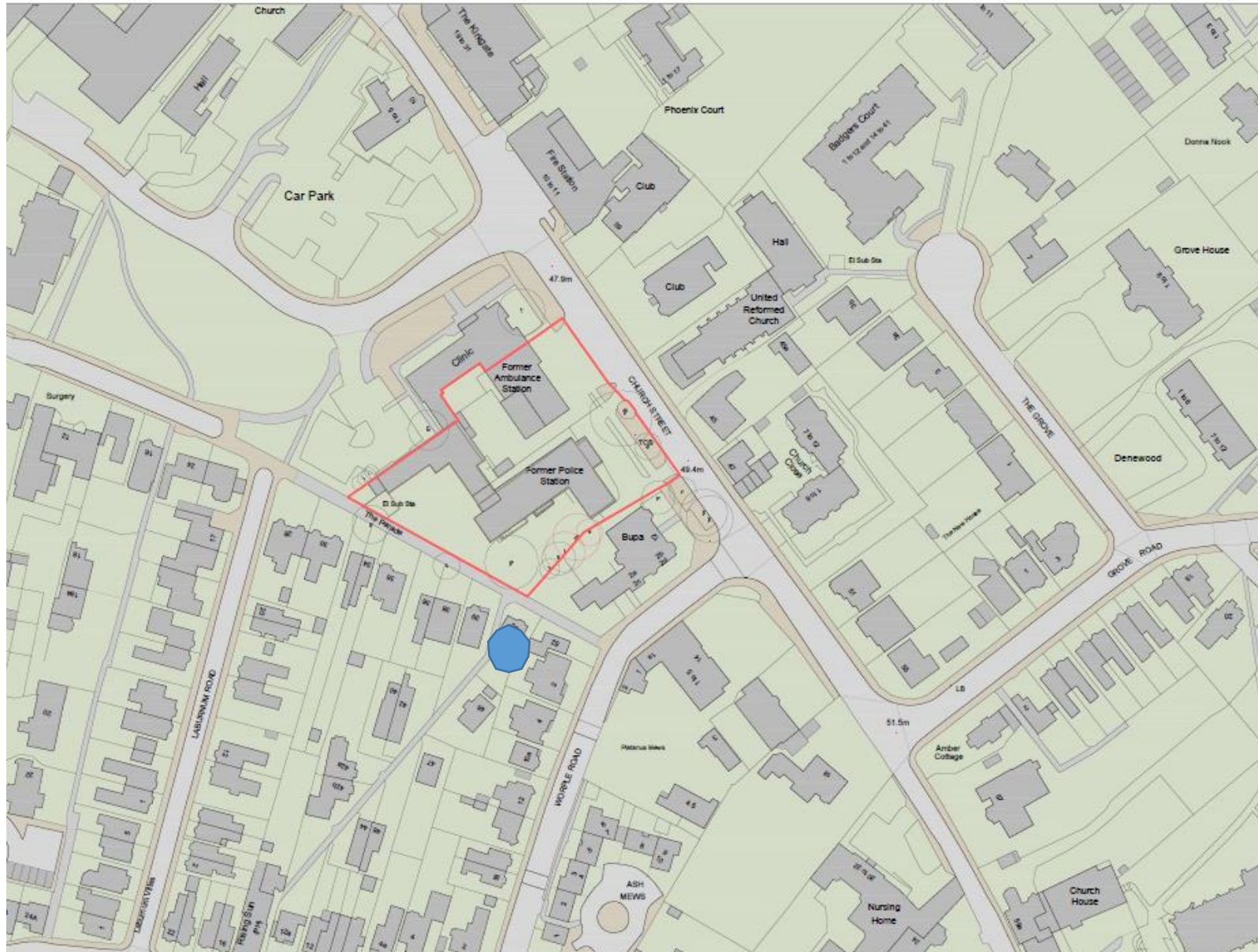
Item 4

22/00923/FUL

Former Police Station, Church Road, Epsom, KT17 4PS

Demolition of the existing police station (Use Class E) and ambulance station (Sui Generis) and erection of a new residential, nursing and dementia care home for the frail elderly (Use Class C2) comprising ancillary communal facilities and dementia care, basement parking, reconfigured vehicular access onto Church Street, landscaping and all other associated works

Site Location Plan (objector marked in blue)



Aerial view



Site (LB in purple, CA in red)



Site plan



Basement and Ground Floor Plans



First and Second Floor Plans

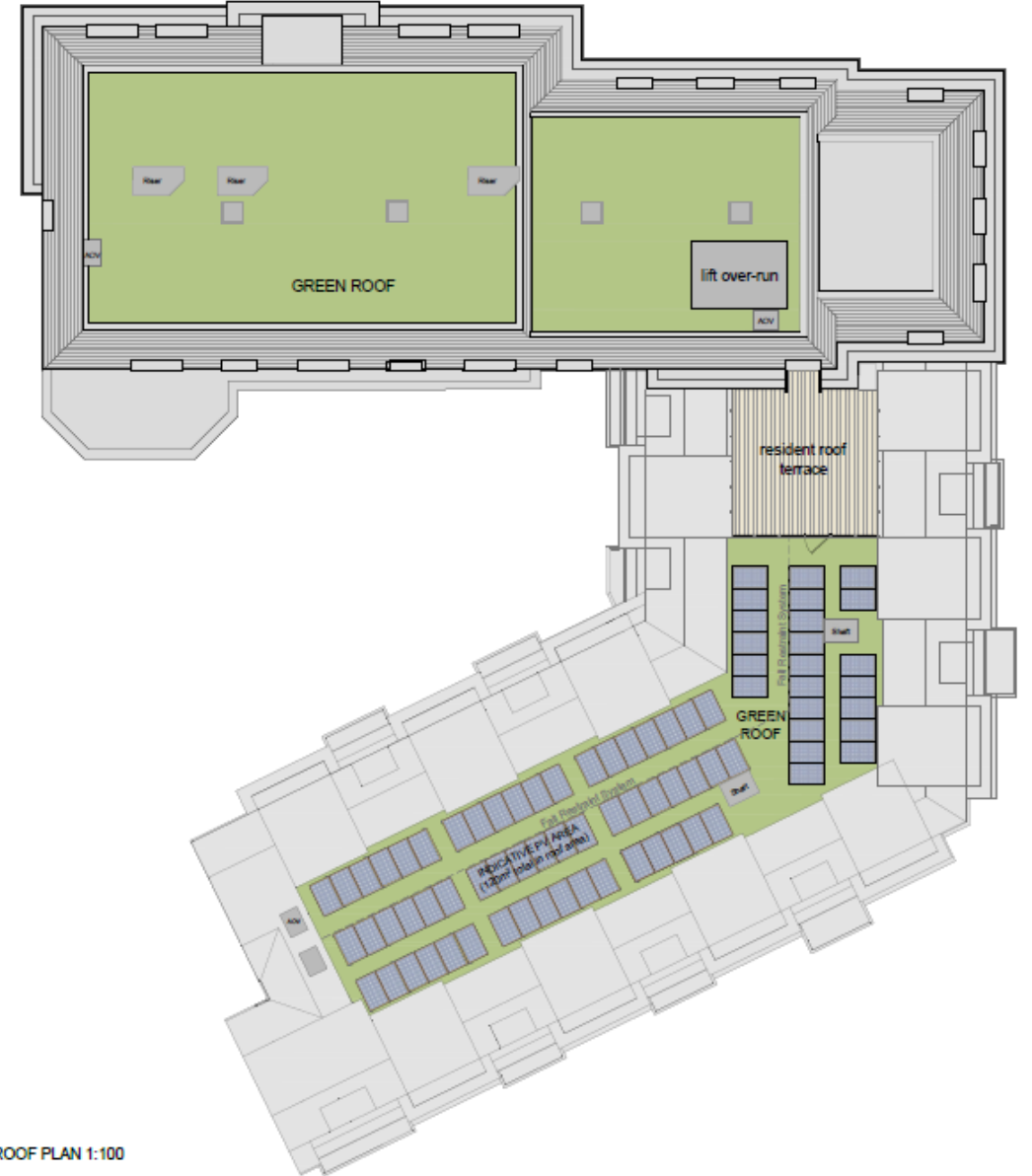
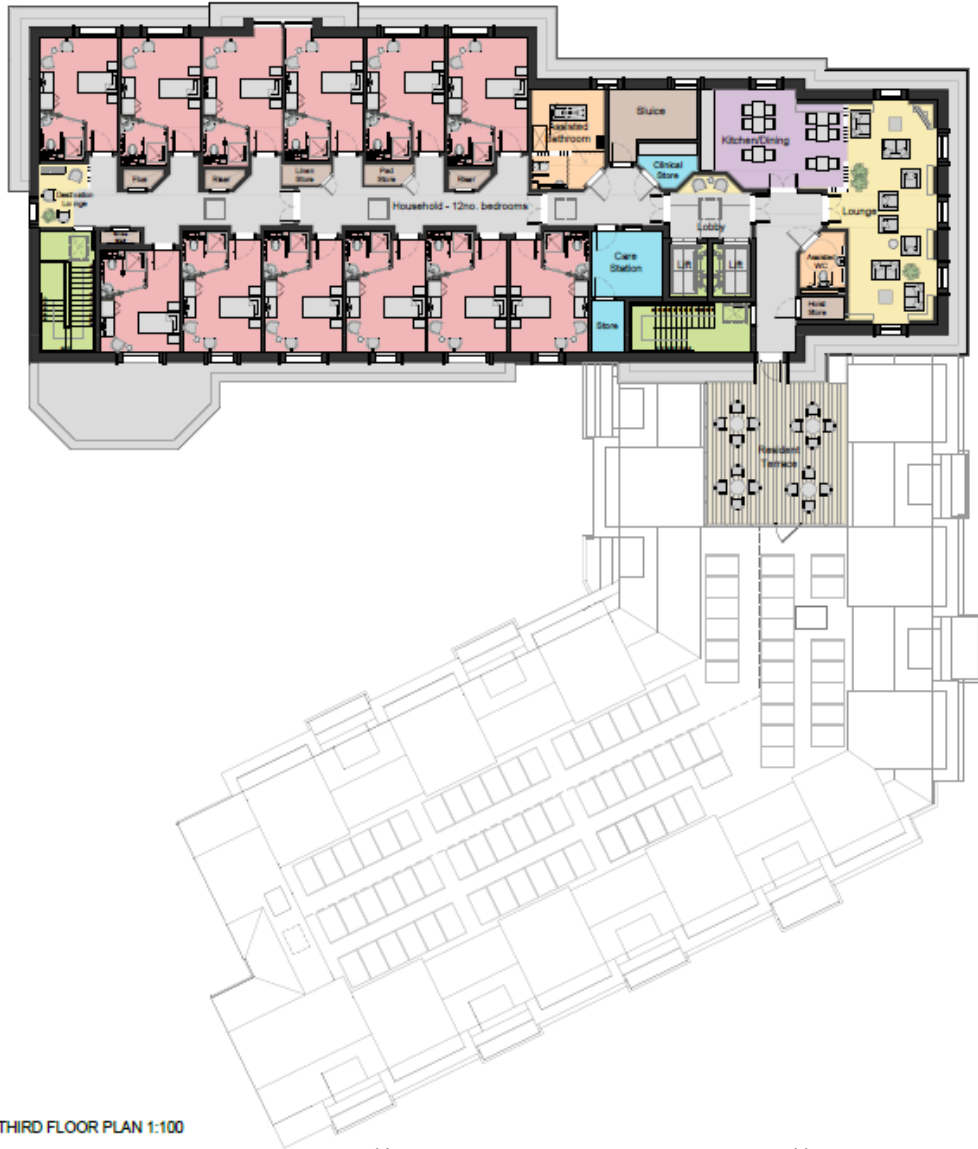


FIRST FLOOR PLAN 1:100



SECOND FLOOR PLAN 1:100

Third Floor and Roof Plans



Church Street Elevation



PROPOSED CHURCH STREET ELEVATION A-A' 1:100@A1



PROPOSED CHURCH STREET CONTEXT ELEVATION

South Elevation



PROPOSED SOUTH ELEVATION B-B 1:100@A1



PROPOSED SOUTH ELEVATION B-B

West Elevation



PROPOSED WEST ELEVATION C-C 1:100@A1



PROPOSED WEST CONTEXT ELEVATION C-C

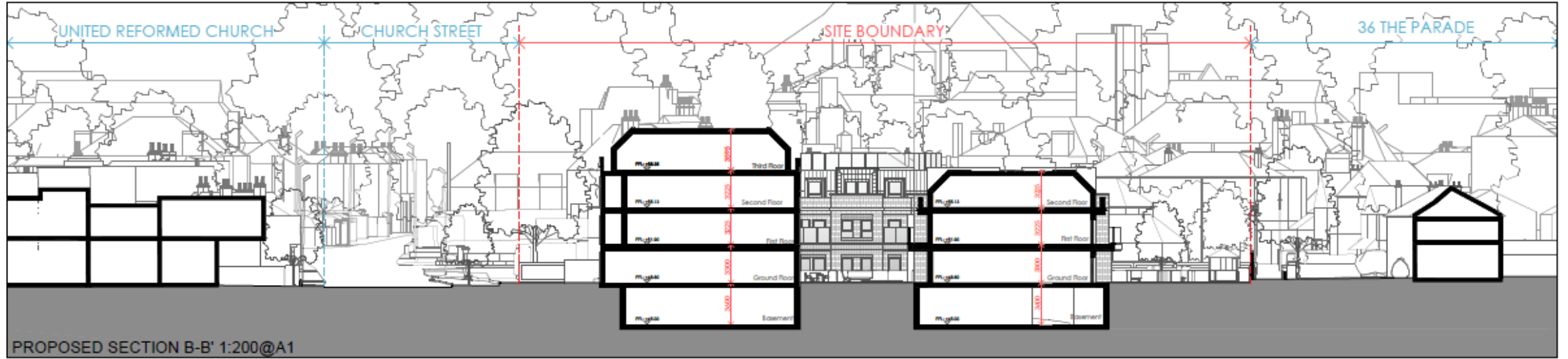
Street Elevations



3D Visuals



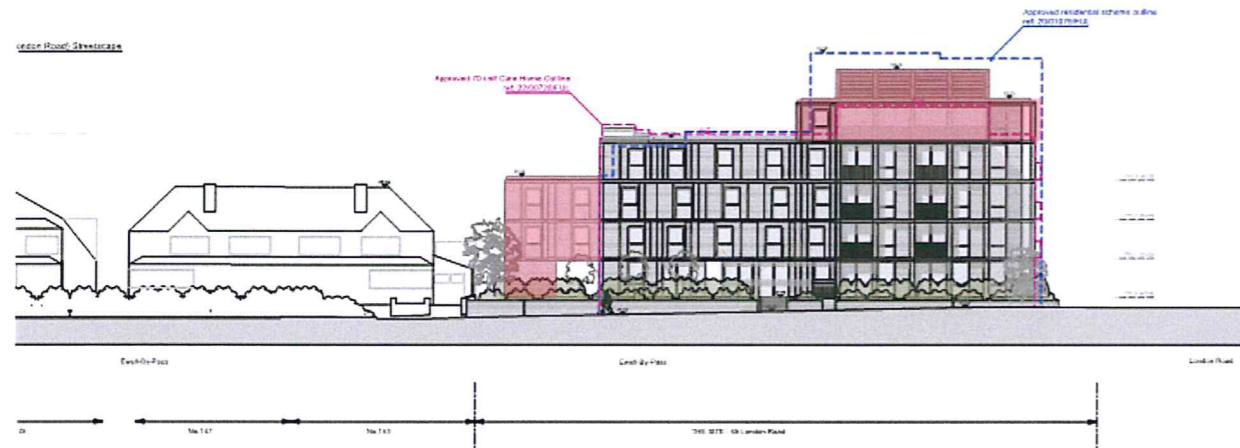
Sections



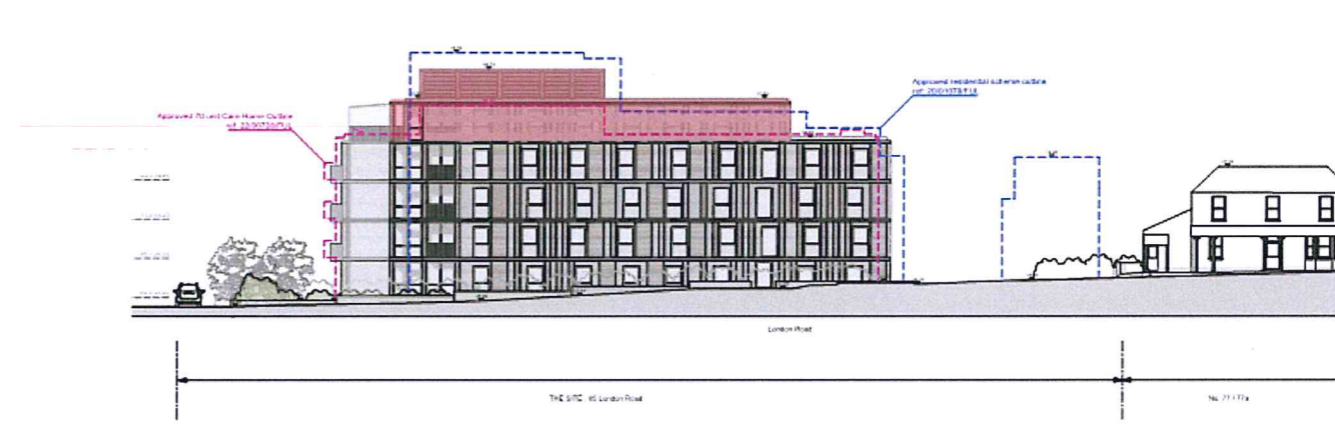
4. The Proposed Development

4.2 Changes to Approved 70 Bed Scheme

NEW SCHEME



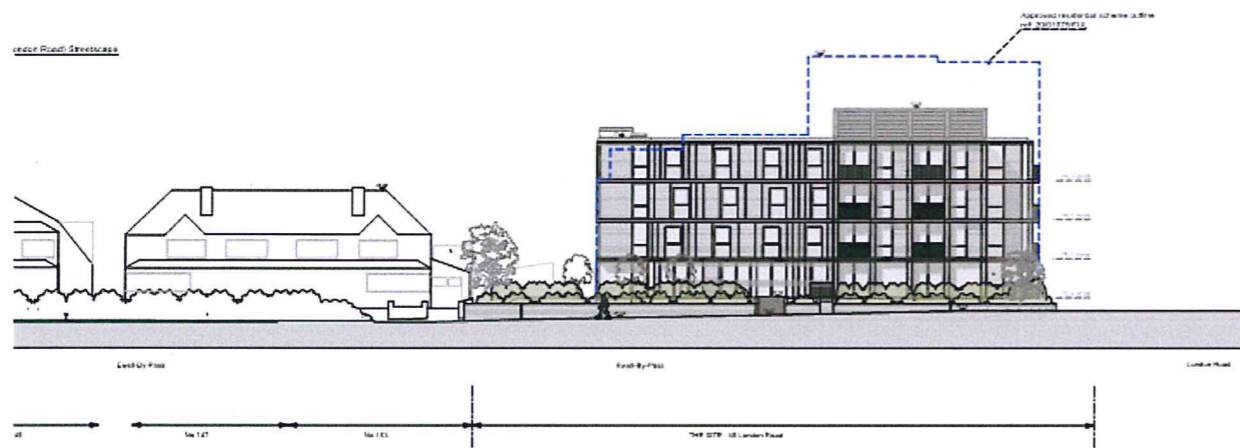
South West Streetscape (Ewell ByPass)



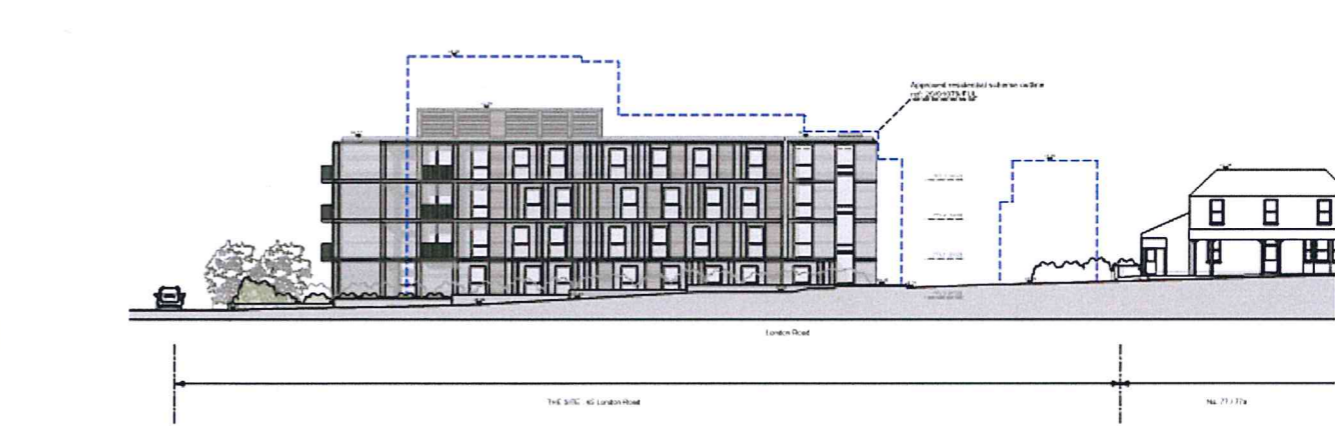
South East Streetscape (London Road)

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APPROVED 70 UNIT SCHEME (22/00728/FUL)



South West Streetscape (Ewell ByPass)



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