

Minutes of the Meeting of the PLANNING COMMITTEE held at the Council Chamber, Epsom Town Hall on 17 February 2022

PRESENT -

Councillor Monica Coleman (Chair); Councillors John Beckett (as nominated substitute for Councillor Lucie McIntyre), Kate Chinn, Nigel Collin, Neil Dallen, David Gulland, Previn Jagutpal, Jan Mason, Phil Neale, Humphrey Reynolds, Clive Smitheram and Clive Woodbridge

Absent: Councillor Steven McCormick and Councillor Lucie McIntyre

Officers present: Lidia Harrison (Legal Officer), Justin Turvey (Planning Development Manager), Virginia Johnson (Principal Planning Officer) and Stephanie Gray (Democratic Services Officer)

27 DECLARATIONS OF INTEREST

Declarations of Interest

107-111 East Street, Epsom, Surrey, KT17 1EJ

Councillor Monica Coleman, Other Interest:

In the interests of openness and transparency, Councillor Monica Coleman declared that she had received several emails regarding this item, but that she was not pre-determined and had come to the meeting with an open mind.

7 Station Approach, Stoneleigh, Surrey, KT19 0QZ

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Declarations of Interest

Councillor Neil Dallen, Other Interest: In the interests of openness and transparency, Councillor Neil Dallen declared that he is a member of the Epsom Civic Society and the Epsom Town Ward Civic Society. He stated that he came to the meeting with an open mind.

Declarations of Interest

Councillor Nigel Collin, Other Interest: In the interests of openness and transparency, Councillor Nigel Collin declared that he is a member of the Epsom Civic Society and declared that he is the Borough's Heritage Champion. Councillor Collin declared that he came to the meeting with an open mind.

28 MINUTES OF THE PREVIOUS MEETING

The Minutes of the previous meeting of the Committee held on 13 January 2022 were agreed as a true record and signed by the Chair.

29 107 - 111 EAST STREET, EPSOM

Description

Demolition of the existing buildings and erection of part 3 storey, part 4 storey building comprising 21 residential flats with associated car and cycle parking and refuse storage.

Decision

The Committee noted a presentation from the Principal Planning Officer.

The following points were raised by the Committee:

- a) Access Road: a document shown at Committee indicated that the Applicant is the owner of the access road, whereas the owner of the access road has been noted in the report as being the Borough Council. Clarity on the ownership of the access road will need to be obtained in order to enable the Planning Committee to take a decision with full information on this point.

Councillor Neil Dallen proposed a deferral. This was seconded by Councillor Clive Smitheram. The reason for deferral was to allow officers to obtain clarity on the ownership of the access road as well as the legal status of rights of way.

Following consideration, the Committee resolved with 11 Members voting for deferral, and the Chair not voting that:

The Application be DEFERRED to the next meeting.

30 7 STATION APPROACH

Description

Demolition of the existing buildings and the redevelopment of the Site to provide 13 residential units (Class C3) within a part 3, part 4 storey building, with associated refuse storage, cycle parking and landscaping.

Decision

The Committee noted a presentation from the Planning Officer.

Following consideration, the Committee resolved (10 in favour of refusal, 1 in favour of approval and 1 abstention) that:

The Application be REFUSED on the following grounds:

- (1) The design of the development due to its scale and height would appear as a dominant and incongruous element in the street scene and would harm the character and appearance of the surrounding area, contrary to Policies DM9 and DM10 of the Development Management Policies Document (2015).
- (2) The proposal would adversely impact the neighbouring amenity at 6 Station Approach Road through overbearing impact, due to the development's excessive height, mass and bulk, constituting an overdevelopment. This fails to comply with Policy DM10 of the Development Management Policies Document (2015).
- (3) The proposal fails to provide adequate up-to-date bat surveys, failing to ensure that the proposal would not cause harm to protected species. This fails to accord with Policy DM4 of the Development Management Policies Document (2015), the NPPF (2021), Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of the Conservation of Habitats and Species Regulations 2017.
- (4) The proposal provides inadequate space for meaningful landscaping due to its excessive built form, constituting an overdevelopment. It fails to comply with Policy DM5 of the Development Management Policies Document (2015).
- (5) In the absence of a completed Legal Obligation under Section 106 of the Town and Country Planning Act 1990 (as amended), the Applicant has failed to comply with Policy CS9 of the Core Strategy (2007) and the NPPF (2021), in relation to the provision of affordable housing.
- (6) In the absence of a completed Legal Obligation under Section 106 of the Town and Country Planning Act 1990 (as amended), the Applicant has failed to provide a car-club space. It fails to comply with Policy CS16 of the Core Strategy (2007) and the NPPF (2021).
- (7) The proposed development would not meet the parking standards as set out in Policy DM37 of the Development Management Policies Document 2015 resulting in harm on the amenities of surrounding residential occupiers' in terms of streetscene and availability of on-street parking. It would fail to comply with Policy CS16 of the Core Strategy 2007 and paragraph 102(e) of the NPPF 2019.

31 MONTHLY APPEALS REPORT

The Committee noted the appeal decisions from 9th December 2021 to 24th January 2022.

The meeting began at 7.30 pm and ended at 9.38 pm

COUNCILLOR MONICA COLEMAN (CHAIR)