

## LICENSING AND PLANNING POLICY COMMITTEE

Thursday 10 December 2015 at 7.30 pm

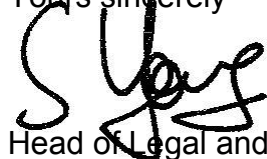
Council Chamber - Epsom Town Hall

The members listed below are summoned to attend the Licensing and Planning Policy Committee meeting, on the day and at the time and place stated, to consider the business set out in this agenda.

Councillor Graham Dudley  
(Chairman)  
Councillor David Wood (Vice-  
Chairman)  
Councillor Michael Arthur  
Councillor Tony Axelrod  
Councillor Rob Geleit

Councillor Tina Mountain  
Councillor Martin Olney  
Councillor David Reeve  
Councillor Humphrey Reynolds  
Councillor Clive Smitheram

Yours sincerely



Head of Legal and Democratic Services

For further information, please contact Sandra Dessent, 01372 732121 or  
[sdessent@epsom-ewell.gov.uk](mailto:sdessent@epsom-ewell.gov.uk)

### AGENDA

#### 1. QUESTION TIME

To take any questions from members of the the Public

**Please note: Members of the Public are requested to inform the Democratic Services Officer before the meeting begins if they wish to ask a verbal question to the Committee.**

## 2. MINUTES OF PREVIOUS MEETING (Pages 5 - 8)

The Committee is asked to confirm as a true record the Minutes of the Meeting of the Committee held on 22 October 2015 (attached) and to authorise the Chairman to sign them.

## 3. 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.

## 4. ARTICLE 4 DIRECTIONS - OFFICE BLOCKS (Pages 9 - 90)

Following the Secretary of State's decision to extend the permitted development regime relating to a change of use from office to residential it is proposed to use a highly focused Article 4 Direction to protect buildings and sites in Epsom Town Centre that have been assessed as being at risk.

There is still significant concern that this change in the permitted development regime will have a harmful impact upon the economic vitality and viability of Epsom Town Centre, particularly in relation to our existing occupied and viable office stock. There is equal concern that it will undermine our adopted strategy for the Town Centre and our ability to maintain and develop balanced sustainable communities.

The Report and accompanying Study set out the justification for introducing an Article 4 Direction on specific sites and buildings in Epsom Town Centre, in order to manage proposals seeking change of use from Class B1 (Office) to Class C3 (Residential) and for three buildings from Class A2 (Financial & Professional Services) to Class C3 (Residential).

## 5. CROSSRAIL 2 CONSULTATION (Pages 91 - 94)

Crossrail 2 is a proposed new railway that could serve London and the wider South East of England. It is envisaged that one of its southern branches would extend into Epsom.

Transport for London and Network Rail are currently seeking views on the proposal. Their consultation runs until January, 2016. This is an opportunity for the Borough Council to set out how it believes Crossrail 2 should benefit the Borough.

The Committee are asked to consider the implications of the Crossrail 2 proposal and the draft response to the current consultation (**to be distributed at the meeting**). Subject to any amendments, the response to be submitted to the consultation process.

## **6. PARKING STANDARDS - ADOPTION (Pages 95 - 118)**

The Parking Standards for Residential Development Supplementary Planning Document (SPD) was approved by the Committee for public consultation in September 2015. The consultation has now closed.

This report provides an overview of the consultation comments received, Officers' responses, and possible amendments to the SPD as a result. Subject to the Committee's agreement to the minor amendments suggested through the consultation the SPD can now be adopted.

The Committee are asked to consider the responses and suggested amendments resulting from the consultation, and agree the Parking Standards for Residential Development Supplementary Planning Document (SPD) for adoption.