

## LICENSING AND PLANNING POLICY COMMITTEE

Tuesday 10 March 2026 at 7.30 pm

Place: Council Chamber, Epsom Town Hall

Online access to this meeting is available on YouTube: [Link to online broadcast](#)

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 Peter O'Donovan (Chair)  
Councillor Neil Dallen (Vice-Chair)  
Councillor Steve Bridger  
Councillor Alex Coley  
Councillor Julian Freeman

Councillor Rob Geleit  
Councillor Phil Neale  
Councillor Humphrey Reynolds  
Councillor Clive Woodbridge  
Councillor Lucie McIntyre

Yours sincerely



Chief Executive

For further information, please contact [democraticservices@epsom-ewell.gov.uk](mailto:democraticservices@epsom-ewell.gov.uk) or tel: 01372 732000

### **EMERGENCY EVACUATION PROCEDURE**

No emergency drill is planned to take place during the meeting. If the fire alarm sounds continuously, or if you are instructed to do so, you must leave the building by the nearest available exit. You will be directed to the nearest exit by council staff. It is vital that you follow their instructions.

- You should proceed calmly; do not run and do not use the lifts;
- Do not stop to collect personal belongings;
- Once you are outside, please do not wait immediately next to the building, but move to the assembly point at Dullshot Green and await further instructions; and
- Do not re-enter the building until told that it is safe to do so.

## Public information

**Please note that this meeting will be held at the Town Hall, Epsom and will be available to observe live using free YouTube software.**

A link to the online address for this meeting is provided on the first page of this agenda. A limited number of seats will be available on a first-come first-served basis in the public gallery at the Town Hall. If you wish to observe the meeting from the public gallery, please arrive at the Town Hall reception before the start of the meeting. A member of staff will show you to the seating area. For further information please contact Democratic Services, email: [democraticservices@epsom-ewell.gov.uk](mailto:democraticservices@epsom-ewell.gov.uk), telephone: 01372 732000.

Information about the terms of reference and membership of this Committee are available on the [Council's website](#). The website also provides copies of agendas, reports and minutes.

Agendas, reports and minutes for this Committee are also available on the free Modern.Gov app for iPad, Android and Windows devices. For further information on how to access information regarding this Committee, please email us at [democraticservices@epsom-ewell.gov.uk](mailto:democraticservices@epsom-ewell.gov.uk).

## Exclusion of the Press and the Public

There are no matters scheduled to be discussed at this meeting that would appear to disclose confidential or exempt information under the provisions Schedule 12A of the Local Government Act 1972 (as amended). Should any such matters arise during the course of discussion of the below items or should the Chair agree to discuss any other such matters on the grounds of urgency, the Committee may wish to resolve to exclude the press and public by virtue of the private nature of the business to be transacted.

## Questions and statements from the Public

Up to 30 minutes will be set aside for questions and statements from members of the public at meetings of this Committee. Any member of the public who lives, works, attends an educational establishment or owns or leases land in the Borough may ask a question or make a statement on matters within the Terms of Reference of the Committee.

All questions must consist of one question only and cannot consist of multiple parts. Questions and statements cannot relate to planning or licensing committees matters, the personal affairs of an individual, or a matter which is exempt from disclosure or confidential under the Local Government Act 1972. Questions which in the view of the Chair are defamatory, offensive, vexatious or frivolous will not be accepted. Each question or statement will be limited to 3 minutes in length.

If you wish to ask a question or make a statement at a meeting of this Committee, please contact Democratic Services at: [democraticservices@epsom-ewell.gov.uk](mailto:democraticservices@epsom-ewell.gov.uk)

Questions must be received in writing by Democratic Services by noon on the fifth working day before the day of the meeting. For this meeting this is **Noon, Tuesday 3<sup>rd</sup> March**.

A written copy of statements must be received by Democratic Services by noon on the working day before the day of the meeting. For this meeting this is **Noon, Monday 9<sup>th</sup> March**.

For more information on public speaking protocol at Committees, please see [Annex 4.2](#) of the Epsom & Ewell Borough Council Operating Framework.

## Filming and recording of meetings

The Council allows filming, recording and photography at its public meetings. By entering the Council Chamber and using the public gallery, you are consenting to being filmed and to the possible use of those images and sound recordings.

Members of the Press who wish to film, record or photograph a public meeting should contact the Council's Communications team prior to the meeting by email at: [communications@epsom-ewell.gov.uk](mailto:communications@epsom-ewell.gov.uk)

Filming or recording must be overt and persons filming should not move around the room whilst filming nor should they obstruct proceedings or the public from viewing the meeting. The use of flash photography, additional lighting or any non-handheld devices, including tripods, will not be allowed.

## **AGENDA**

### **1. QUESTIONS AND STATEMENTS FROM THE PUBLIC**

To take any questions or statements from members of the Public.

### **2. DECLARATIONS OF INTEREST**

To receive declarations of any Disclosable Pecuniary Interests or other registrable or non-registrable interests from Members in respect of any item to be considered at the meeting.

### **3. MINUTES OF THE PREVIOUS MEETING (Pages 7 - 10)**

The Committee is asked to confirm as a true record the Minutes of the Meeting of the Committee held on 22 January 2026 (attached) and to authorise the Chair to sign them.

### **4. MINUTES OF LICENSING SUB-COMMITTEE (Pages 11 - 24)**

To receive the Minutes of the Meetings of the Licensing Sub-Committee held on the 7 January 2026.

### **5. HERITAGE CHAMPION ANNUAL STATEMENT (Pages 25 - 62)**

To report to the Committee the annual statement of the Heritage Councillor Champion.

### **6. APPROVAL OF STATEMENT OF POLICY UNDER THE LICENSING ACT 2003 (Pages 63 - 136)**

A public consultation has been completed on a draft revised Licensing Act 2003 Statement of Policy, and the Committee are asked to consider the responses and approve a revised policy which can be recommended for adoption by Full Council.

### **7. APPROVAL OF STATEMENT OF PRINCIPLES UNDER THE GAMBLING ACT 2005 (Pages 137 - 202)**

A public consultation has been completed on a draft revised Gambling Act 2005 Statement of Principles, and the Committee are asked to consider the responses and approve a revised policy which can be recommended for adoption by Full Council.

**8. SECTION 106 MONITORING FEES (Pages 203 - 210)**

Legislation and planning practice guidance enables the Council to charge a monitoring fee for Section 106 Agreements.

This report seeks to introduce new charges to cover some of the administration costs of monitoring future Section 106 agreements which if approved will be added to the Councils Planning Fees and Charges Schedule.

**9. STONELEIGH AND AURIOL NEIGHBOURHOOD PLAN - TO 'MAKE' THE NEIGHBOURHOOD PLAN FOLLOWING A SUCCESSFUL REFERENDUM (Pages 211 - 218)**

The Localism Act 2011 introduced a right for communities to draw up neighbourhood development plans. Stoneleigh and Auriol Neighbourhood Forum, with support and advice from Epsom and Ewell Borough Council has produced a neighbourhood plan.

The neighbourhood plan has been subject to community and stakeholder engagement and was subject to an Independent Examination during September and October 2025, which concluded with a recommendation by this committee that Neighbourhood Plan should proceed to Referendum.

A Referendum was held on 12 February 2026 with a positive outcome, with the following results based on a turnout of 20.7%:

- Yes: 93.4%
- No: 6.6%

**10. NATIONAL PLANNING POLICY FRAMEWORK: PROPOSED REFORMS AND OTHER CHANGES TO THE PLANNING SYSTEM (Pages 219 - 424)**

The Government launched a consultation on changes to the National Planning Policy Framework (NPPF) on the 16 December 2026. The proposals are a substantive update to the NPPF which includes comprehensive changes to the document structure and format with most chapters being split between 'plan making policies' and 'decision making policies' and the inclusion of a series of new annexes providing detail on the standard method for housing and grey belt assessment.

There are a significant number of changes proposed, these include:

- Stating that where local plan policies are inconsistent with national decision-making policies they should be given limited weight.
- Providing national policy to guide the content of spatial development strategies (SDSs); a new tier of strategic planning.
- That housing and mixed-use development around train stations defined as 'well- connected' will not be considered inappropriate.
- Proposing that plots around train stations should be built out at a density of at least 40 dwellings per hectare, rising to 50 where the station is "well-connected".
- Introducing a medium-size site category into the planning system, which will cover developments of between 10-49 homes, with an area of up to 2.5ha in size.
- Proposing a revision of the weight given to the consideration of the potential effect of a development proposal on a designated heritage asset from "great" to "substantial".

## **11. LOCAL PLAN UPDATE (Pages 425 - 434)**

In accordance with [Appendix 5 - 3.4 of the Constitution](#) a member has requested that an item be placed on the agenda for the next scheduled Licensing & Planning Policy Committee on March 10<sup>th</sup> *"To update the committee on all submissions and modifications made to the Inspector for the Local Plan, following examination hearings last year."*

This report responds to the above item request and reflects the position as of 23 February 2026.