

Minutes of the Meeting of the PLANNING COMMITTEE held at the Council Chamber, Epsom Town Hall on 26 February 2026

PRESENT -

Councillor Steven McCormick (Chair); Councillor Clive Woodbridge (Vice-Chair); Councillors Kate Chinn, Liz Frost (as nominated substitute for Councillor Neil Dallen), Alison Kelly, Jan Mason, Phil Neale, Kieran Persand and Humphrey Reynolds

In Attendance: Councillor Bernice Froud, Councillor James Lawrence and Councillor Chris Watson

Absent: Councillor Neil Dallen

Officers present: Simon Taylor (Head of Development Management and Planning Enforcement), Gemma Paterson (Planning Development Team Leader), Jody Cowley (Solicitor) and Dan Clackson (Democratic Services Officer)

21 DECLARATIONS OF INTEREST

Farm View, Langley Vale Road, Epsom, Surrey, KT18 6AP

Councillor Clive Woodbridge, Other Interest: Councillor Clive Woodbridge declared that he was a Member of the Epsom and Walton Downs Conservators. He stated that he had come to the meeting with an open mind.

Councillor Liz Frost, Other Interest: Councillor Liz Frost declared that she was a Member of the Epsom and Walton Downs Conservators. She stated that she had come to the meeting with an open mind.

Councillor Steven McCormick, Other Interest: Councillor Steven McCormick declared that he was a Member of the Epsom and Walton Downs Conservators. He stated that he had come to the meeting with an open mind.

22 MINUTES OF THE PREVIOUS MEETING

The Committee confirmed as a true record the Minutes of the Meeting of the Committee held on the 29 January 2026 and authorised the Chair to sign them.

23 25/01400/LBA BOURNE HALL, SPRING STREET, EWELL, SURREY, KT17 1UF

Description:

Installation of a poly-roof liquid membrane and roofing system to the high-level area of Bourne Hall to create a waterproofing layer and thermal upgrade

Officer Recommendation:

Approval, subject to conditions and informatives

Officer Presentation:

The Committee received a presentation on the application from the Planning Development Team Leader.

Public Speaking:

No speakers registered to speak on this application.

Decision:

Following consideration, Councillor Alison Kelly proposed a motion that the Officer recommendation be agreed as set out in the main report, and as updated in the update report. The proposal was seconded by Councillor Jan Mason.

The Committee unanimously resolved to,

Grant Listed Building Consent, subject to the following Conditions and Informatives:

Conditions

(1) Timescale

The development hereby permitted shall be commenced within three years from the date of this decision.

Reason: To comply with Section 18 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 52 (4) of the Planning and Compulsory Purchase Act 2004.

(2) Approved Plans

Unless otherwise agreed in writing by the local planning authority, the development hereby permitted shall be carried out in accordance with the plans numbered:

Location Plan – dated 21.11.2025

Block Plan – dated 18.11.2025

A-04-02 – Existing High Level Re-Roofing Detail – dated 05.02.2026

A-04-03 – Proposed High Level Re-Roofing Detail – dated 05.02.2026

Section Drawing – received 05.02.2026

A-04-04 Proposed Replacement area' – dated 05.02.2026

13301 – received 18.02.2026

Reason: For avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and to ensure a satisfactory external appearance in accordance with Policy CS5 of the Core Strategy 2007 and Policies DM8, DM9 and DM10 of the Development Management Policies Document 2015.

(3) Samples

Prior to the commencement of the relevant part of the works, the following samples shall be submitted to and approved in writing by the Local Planning Authority:

- a) A 1m x 1m sample of the finish, colour and texture of the final coating
- b) A sample of the polycarbonate material and all coatings, film, or any other addition intended to be used in the finished work, both internally and externally

The works shall be carried out in accordance with those details following their approval in writing by the Local Planning Authority.

Reason: To safeguard the special architectural and historic interest of the listed building in accordance with Policy CS5 of the Core Strategy (2007), Policies DM8, DM9 and DM10 of the Development Management Policies 2015, Chapter 16 of the National Planning Policy Framework 2024, and Sections 16 and 17 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

(4) Existing Roofing

One section of original copper roof covering shall be retained beneath the new roof covering and insulation as part of the proposed works so that a record is preserved in situ of the original finish. Prior to the completion of the works, a sample of the felt and copper shall be given to Bourne Hall Museum to be retained as part of an archive of original building features used in Bourne Hall.

Reason: To safeguard the special architectural and historic interest of the listed building in accordance with Policy CS5 of the Core Strategy (2007), Policies DM8, DM9 and DM10 of the Development Management Policies 2015, Chapter 16 of the National Planning Policy Framework 2024, and Sections 16 and 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(5) Glazing Bars

The replacement glazing bars shall be in accordance with plan numbered 13301, received 18 February 2026, and made of aluminium, which shall be left either uncoated or powder coated grey to match the adjacent aluminium features.

Reason: To safeguard the special architectural and historic interest of the listed building/conservation area in accordance with Sections 16 and 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the National Planning Policy Framework 2024, Policy CS5 of the Core Strategy 2007 and Policies DM8, DM9 and DM10 of the Development Management Policies Document 2015.

Informatives

(1) Positive and Proactive Discussion

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

(2) Preservation of Listed Building

You are reminded that all works to a listed building must be carried out with the utmost care and to the highest standards of quality and workmanship. Any damage to the listed building shall be immediately made good using materials to match the originals. Unauthorised works that harm the listed building constitute a criminal offence and will be liable to fines of up to £20,000 per offence.

Work within the roof is subject to the following:

- All works shall be carried out to a very high standard to conserve the special interest of the Listed building
- All historic fabric and features shall be protected from damage, theft or removal at all times, and all making good shall be carried out in matching materials
- Care shall be taken to protect and retain the existing/original aluminium fascia in its unpainted and uncoated appearance at all times
- Care shall be taken to protect, retain and reuse the existing/original leaf guards to cover the downpipes following the works

24 25/01399/FUL BOURNE HALL, SPRING STREET, EWELL, SURREY, KT17 1UF

Description:

Installation of a poly-roof liquid membrane and roofing system to the high level area of Bourne Hall to create a waterproofing layer and thermal upgrade.

Officer Recommendation:

Approval, subject to conditions and informatives.

Officer Presentation:

The Committee received a presentation on the application from the Planning Development Team Leader. She provided a verbal update to the Committee as follows:

Condition 2 had been amended as follows:

2) *Approved Plans*

Unless otherwise agreed in writing by the local planning authority, the development hereby permitted shall be carried out in accordance with the plans numbered:

Location Plan – dated 21.11.2025

Block Plan – dated 18.11.2025

A-04-02 – Existing High Level Re-Roofing Detail – dated 05.02.2026

A-04-03 – Proposed High Level Re-Roofing Detail – dated 05.02.2026

Section Drawing – received 05.02.2026

A-04-04 Proposed Replacement area' – dated 05.02.2026

13301 – received 18.02.2026

Reason: For avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and to ensure a satisfactory external appearance in accordance with Policy CS5 of the Core Strategy 2007 and Policies DM8, DM9 and DM10 of the Development Management Policies Document 2015.

This update was noted by the Committee.

Public Speaking:

No speakers registered to speak on this application.

Decision:

Following consideration, Councillor Phil Neale proposed a motion that the Officer recommendation be agreed as set out in the report, and as verbally updated by the Planning Development Team Leader during her presentation. The proposal was seconded by Councillor Alison Kelly.

The Committee unanimously resolved to,

Grant Planning Permission subject to the following Conditions and Informatives:

Conditions

(1) Timescale

The development hereby permitted shall be commenced within three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

(2) Approved Plans

Unless otherwise agreed in writing by the local planning authority, the development hereby permitted shall be carried out in accordance with the plans numbered:

Location Plan – dated 21.11.2025

Block Plan – dated 18.11.2025

A-04-02 – Existing High Level Re-Roofing Detail – dated 05.02.2026

A-04-03 – Proposed High Level Re-Roofing Detail – dated 05.02.2026

Section Drawing – received 05.02.2026

A-04-04 Proposed Replacement area’ – dated 05.02.2026

13301 – received 18.02.2026

Reason: For avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and to ensure a satisfactory external appearance in accordance with Policy CS5 of the Core Strategy 2007 and Policies DM8, DM9 and DM10 of the Development Management Policies Document 2015.

Informatives

(1) Positive and Proactive Discussion

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

(2) Building Control

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as the demolition of existing buildings, the

erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at <https://ebcsltd.co.uk/> at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced.

(3) Working Hours

When undertaking building work, please be considerate to your neighbours and do not undertake work before 8am or after 6pm Monday to Friday, before 8am or after 1pm on a Saturday or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Health Department Pollution Section.

(4) Listed Building Consent

This permission does not grant listed building consent for the works, for which separate consent is required under the Planning (Listed Buildings and Conservation Areas Act) 1990.

25 25/00995/FUL THE LOOE, REIGATE ROAD, EWELL, SURREY

Description:

Demolition of existing buildings and redevelopment of the site to provide a part single, part 2 storey building providing 9 no. industrial and business units comprising 1no. Class E (Commercial, Business and Services), 4no. Class B2 (General Industrial) and 4no. Class B2 (Storage and Distribution) uses with a total floorspace of 1,000.2sq.m, together with ancillary offices, associated car parking and landscaping

Officer Recommendation:

Approval, subject to conditions and legal agreement.

Officer Presentation:

The Committee received a presentation on the application from the Planning Development Team Leader. She notified the Committee via a verbal update that Condition 2 had mistakenly been referred to as Condition 3 within the update report – this was noted by the Committee.

Public Speaking:

No speakers registered to speak on this application.

Decision:

Following consideration, Councillor Kate Chinn proposed a motion that the Officer recommendation be agreed as set out in the main report, and as updated in the update report, and as verbally updated by the Planning Development Team Leader during her presentation. The proposal was seconded by Councillor Liz Frost.

The Committee unanimously resolved to:

PART A

Grant planning permission subject to a Unilateral Undertaking with the following Heads of Terms:

- a) **BNG delivery and monitoring**

and the following conditions and informatives.

PART B

If the Unilateral Undertaking referred to in Part A is not completed by 26 May 2026, the Head of Place Development is authorised to refuse the application for the following reason:

In the absence of a completed legal obligation to secure appropriate BNG delivery and monitoring, the applicant has failed to comply with Schedule 7A of the Town and Country Planning Act 1990, Section 13 of the NPPF require delivery of biodiversity net gain Policy CS3 of the CS and Policy DM4 of the DMPD

Conditions

(1) Timescale

The development hereby permitted shall be commenced within three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

(2) Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans:

2431_P01 Rev C Existing Location Plan

2431_P01.1 Rev C Existing Location Plan
2431_P01.2 Rev C Existing Location Plan
2431_P102 Rev D Proposed Site Plan
2431_P103 Rev D Proposed Site Plan
2431_P104 Rev A Proposed Site Lines
2431_P110 Rev K Proposed GA Plan
2431_P111 Rev H Proposed Ground Floor
2431_P112 Rev C Proposed First Floor GA
2431_P112.1 Rev C Proposed First Floor
2431_P115 Rev D Prop Landscape Plan
2431_P221 Rev D Prop Long Elevations
2431_P222 Rev **D** Prop Elevations Sht3
2431_P222.2 Rev C Comparison Elevations
2431_P222.3 Rev B Elevation E1
2431_P223 Rev B Proposed Elevation 4
2431_P225 Rev A Proposed Elevation 6
PDC685/002 Rev A Proposed Highway Works

Reason: For the avoidance of doubt and in the interests of proper planning as required by Policy CS5 of the Core Strategy 2007.2007.

Pre Commencement Conditions

(3) Materials

No development shall commence unless and until details of external materials for the development, including for boundary treatments, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details.

Reason: To ensure a satisfactory external appearance in accordance with Policy CS5 of the Core Strategy 2007 and Policies DM9 and DM10 of the Development Management Policies Document 2015.

(4) Construction Transport Management Plan

No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) measures to prevent the deposit of materials on the highway and transfer of dust contaminants from the site
- (g) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (h) on-site turning for construction vehicles
- (i) hours of works and deliveries

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: For the development not to prejudice highway safety nor cause inconvenience to other highway users in accordance with Section 9 of the NPPF 2024 and to satisfy policies DM35 and DM36 of the Development Management Policies Document 2015 and Policy CS16 of the Core Strategy 2007.

(5) Surface Water Drainage

No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The final solution should follow the principles set out in the approved drainage strategy. The design must satisfy the SuDS Hierarchy and be compliant with the national standards for sustainable drainage systems and the NPPF.

The required drainage details shall include:

- a) The results of infiltration testing completed in accordance with BRE Digest: 365 and
- b) confirmation of groundwater levels. Where infiltration is proposed confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.

- c) Hydraulic calculations to demonstrate the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+40% allowance for climate change) storm events. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate equivalent to the pre-development Greenfield run-off
- d) Detailed design drawings for all sustainable drainage elements including cross sections and detailed drainage layout plan.
- e) An exceedance flow routing plan demonstrating no increase in surface water flood risk on or off site. The plan must include proposed levels and flow directions.
- f) Details of how surface water will be managed during construction including measures to protect on site and downstream systems prior to the final drainage system being operational.

The development shall be carried out in full accordance with the approved details prior to first occupation.

Reason: To ensure that the principles of sustainable drainage are incorporated into the development and to reduce the impact of flooding in accordance with Policy CS6 of the Epsom and Ewell Core Strategy 2007 and Policy DM19 of the Development Management Policies 2015.

(6) Site Waste Management Plan

No development shall commence until a Site Waste Management Plan to has been submitted to and approved in writing by the Local Planning Authority. The Site Waste Management Plan shall demonstrate that the Construction, Demolition and Excavation waste arising from the development is limited to the minimum quantity necessary and opportunities for re-use and recycling of Construction, Demolition and Excavation waste and residues are maximised, and that the development includes adequate facilities for waste storage and recycling which should be maintained and managed for the life of the development.

The development shall be carried out in full accordance with the approved details and prior to the first occupation of the development hereby permitted.

Reason: To ensure sustainable construction and waste management in new development, in accordance with Policy 4 of the Surrey Waste Local Plan 2020 and the requirements of paragraph 8 of the National Planning Policy for Waste 2014

Post Demolition Condition

(7) Ground Contamination

Following any demolition and prior to the commencement of any further development, the following shall be undertaken in accordance with current best practice guidance:

- (i) a desk study, site investigation and risk assessment to determine the existence, extent and concentrations of any made ground/fill, ground gas (including hydrocarbons) and contaminants (including asbestos) with the potential to impact sensitive receptors on and off-site. The results of the investigation and risk assessment shall be submitted to and approved by the Local Planning Authority; and
- (ii) if ground/groundwater contamination, filled ground and/or ground gas is found to present unacceptable risks, a detailed scheme of risk management measures shall be designed and submitted to the Local Planning Authority for approval.

The development shall be carried out in full accordance with the approved details and prior to the first occupation of the development hereby permitted.

Prior to any occupation of the site, the approved remediation scheme must be carried out in accordance with its terms. Following completion, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

Reason: To control significant harm from land contamination to human beings, controlled waters, buildings and ecosystems as required by Policy DM10 of the Development Management Policies Document 2015.

(8) Habitat Management and Monitoring Plan

No development above shall commence unless and until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved statutory biodiversity gain plan has been submitted to, and approved in writing, by the Local Planning Authority and including:

- a) A non-technical summary;
- b) The roles and responsibilities of the people or organisation(s) delivering the HMMP;
- c) The planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved statutory biodiversity gain plan;
- d) The management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and

- e) The monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the Local Planning Authority.

No occupation shall take place until the habitat creation and enhancement work set out in the approved HMMP have been completed; and a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

Notice in writing shall be given to the Council when the HMMP works have started. The created and/or enhanced habitat specified in the approved HMPP shall be managed and maintained in accordance with the approved HMMP.

Reason: To ensure that the development results in a biodiversity net gain which meets national standards, in accordance with Schedule 7A of the Town and Country Planning Act 1990, Section 180 of the National Planning Policy Framework 2024 and Policy DM4 of the Development Management Policies Document 2015.

Above Ground Level Conditions

(9) Boundary Treatment

No development above ground level shall take place until details of boundary treatments, to include an acoustic fence along the boundary with 2 North Looe House, has been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be implemented in accordance with the approved details prior to first occupation of the development hereby permitted.

Reason: To safeguard the amenities of the occupiers of neighbouring properties in accordance with Policy DM10 of the Development Management Policies Document 2015.

Pre-Occupation Conditions

(10) Modified Access

No part of the development shall be first occupied until the proposed modified access to Reigate Road has been constructed and provided with a means within the private land of preventing private water from entering the highway.

Reason: For the development not to prejudice highway safety nor cause inconvenience to other highway users in accordance with Section 9 of the NPPF 2024 and to satisfy policies DM35 and DM36 of the Development Management Policies Document 2015 and Policy CS16 of the Core Strategy 2007.

(11) Pedestrian Access Arrangements

No part of the development shall be first occupied until the following facilities have been provided in accordance with the approved plans for:

- a) Providing safe routes for pedestrians to travel between the western footway on

Reigate Road and the development site.

- b) The improvement of the pedestrian crossing facilities on Reigate Road to include

provision of a pedestrian refuge.

- c) Provision of a footway along the private access road

The approved pedestrian access arrangements shall be installed prior to first occupation of the development and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: For the development not to prejudice highway safety nor cause inconvenience to other highway users in accordance with Section 9 of the NPPF 2024 and to satisfy policies DM35 and DM36 of the Development Management Policies Document 2015 and Policy CS16 of the Core Strategy 2007.

(12) Vehicle Parking

No part of the development shall be first occupied until space has been laid out within the site in accordance with the approved plans for vehicles to be parked, including the provision of disabled parking. Thereafter the parking areas shall be retained and maintained for their designated purposes.

Reason: For the development not to prejudice highway safety nor cause inconvenience to other highway users in accordance with Section 9 of the NPPF 2024 and to satisfy policies DM35 and DM36 of the Development Management Policies Document 2015 and Policy CS16 of the Core Strategy 2007.

(13) Electric Vehicle Charging Points

No part of the development shall be first occupied until at least 50% of all available parking spaces are provided with a fast-charge Electric Vehicle charging point (current minimum requirements – 7.4 kw Mode 3 with Type 2 connector -230v AC 32Amp single phase dedicated supply) and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In recognition of Section 9 of the NPPF 2024 and in meeting its objectives as well as and to satisfy policies DM35 and DM36 of the Development Management Policies Document 2015.

(14) Cycle Parking and E-Bikes

No part of the development shall be first occupied until details of the following cycling facilities have been submitted to and approved by the Local Planning Authority

- a) High quality, secure, lit and covered cycle parking
- b) A minimum of 20% of spaces provided with charging points with timers for e-bikes within said facilities;
- c) Clear hardstanding routes between the cycle stores and the site access and;
- d) (20% of all bikes (including disabled and adaptive cycles) within communal storage areas should be able to be charged at any one time.

The development shall be carried out in full accordance with the approved details prior to first occupation of the proposed development and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In recognition of Section 9 of the NPPF 2024 and in meeting its objectives as well as and to satisfy policies DM35 and DM36 of the Development Management Policies Document 2015.

(15) Suds Verification Report

The development hereby approved shall not be first occupied unless and until details a verification report must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), confirming any defects have been rectified, provide the details of any management company and provide an 'As-Built' drainage layout and state the national grid reference of key drainage elements.

Reason: To ensure that the principles of sustainable drainage are incorporated into the development and to reduce the impact of flooding in accordance with Policy CS6 of the Epsom and Ewell Core Strategy 2007 and Policy DM19 of the Development Management Policies 2015.

(16) Hard and Soft Landscaping

No part of the development shall be first occupied until a scheme of hard and soft landscaping has been submitted to the Local Planning Authority for approval. The scheme shall indicate the location and species of plants and trees to be planted.

The approved hard landscaping shall be implemented prior to the occupation of the development hereby approved and thereafter retained.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality in accordance with Policy CS5 of the Core Strategy 2007 and Policies DM5 and DM9 of the Development Management Policies 2015.

Compliance Conditions

(17) Biodiversity Net Gain Plan

The statutory Biodiversity Net Gain Plan shall be prepared in accordance with the details set out in the Biodiversity Net Gain Report prepared by Southwest Environmental Limited, reference S24-130/BNG and dated June 2025.

Reason: To ensure that the development results in a biodiversity net gain which meets national standards, in accordance with Schedule 7A of the Town and Country Planning Act 1990, Section 180 of the National Planning Policy Framework 2024 and Policy DM4 of the Development Management Policies Document 2015.

(18) Monitoring of HMMP

HMMP monitoring reports shall be submitted to Local Planning Authority in writing in accordance with the methodology and frequency specified in the approved HMMP in Condition 8.

Reason: To ensure that the development results in a biodiversity net gain which meets national standards, in accordance with Schedule 7A of the Town and Country Planning Act 1990, Section 180 of the National Planning Policy Framework 2024 and Policy DM4 of the Development Management Policies Document 2015.

(19) Compliance with Arboricultural Impact Assessment and Tree Protection

The development hereby permitted shall be carried out in strict accordance with all the demolition and construction methods, tree protection and site monitoring and supervision as set out in the Arboricultural Planning and Survey Report, prepared by Graftin Gardeners Ltd, reference 25 0004 The Looe and dated 21 June 2025

Reason: To protect the trees adjacent to the site which are to be retained in the interests of the visual amenities of the locality in accordance with

Policy CS5 of the Core Strategy 2007 and Policies DM5 and DM9 of the Development Management Policies 2015.

(20) Compliance with Sustainable Design Measures

The development hereby permitted shall be carried out in strict accordance with the sustainable design measures contained in the Energy Statement, prepared by Focus 360, Rev 2 and dated July 2025. All measures shall be implemented prior to first occupation of the development hereby permitted and thereafter maintained.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development in accordance with Policy CS6 of the Core Strategy 2007.

(21) Compliance with Ecological Survey

The development hereby permitted shall be carried out in strict accordance with the ecological recommendations and enhancement measures set out in the Preliminary Ecological Appraisal Report, prepared by Southwest Environmental Limited, reference S24-130/PEA, dated January 2025. All ecological enhancement measures shall be implemented prior to first occupation of the development hereby permitted and thereafter maintained.

Reason: To enhance biodiversity and habitats in accordance with Policy CS3 of the Core Strategy

(22) Unexpected Contamination

If contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. In that event, an investigation and risk assessment must be undertaken and where remediation is deemed necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To control significant harm from land contamination to human beings, controlled waters, buildings and ecosystems as required by Policy DM10 of the Development Management Policies Document 2015.

Informatives

(1) Positive and Proactive Discussion

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available

detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

(2) Building Control

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced.

(3) Working Hours

When undertaking building work, please be considerate to your neighbours and do not undertake work before 8am or after 6pm Monday to Friday, before 8am or after 1pm on a Saturday or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Health Department Pollution Section

(4) Burning of Material

No burning of materials obtained by site clearance shall be carried out on the site.

(5) Control of Dust

During demolition or construction phases, adequate control precautions should be taken to control the spread of dust on the site, to prevent a nuisance to residents in the locality. This may involve the use of dust screens and importing a water supply to wet areas of the site to inhibit dust.

(6) Asbestos

The site should be assessed for any asbestos containing materials prior to any works of demolition or conversion. Any work with asbestos must be

carried out in accordance with the Control of Asbestos Regulations (2012) and relevant Approved Code of Practice <http://www.hse.gov.uk/pubns/books/l143.htm>.

(7) Pre Commencement Conditions

The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear, please contact the case officer to discuss.

(8) Protected Species

The applicant is reminded that it is an offence to disturb protected species under the Wildlife and Countryside Act 1981. Should a protected species be found during the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.

This includes bats and Great Crested Newts, which are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately, and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

(9) Breeding Birds

Under the Wildlife and Countryside Act 1981, it is illegal to intentionally destroy or disturb active bird nests, eggs, or young. Vegetation clearance and demolition shall not be carried out during bird breeding season (1 March to 31 August). If it is necessary for these works to occur between 1 March - 31 August, then a qualified ecologist must survey the site for nesting birds. If a nest is found, a buffer zone must be established and works suspended in that area until the chicks have fledged.

(10) Biodiversity Net Gain

The applicant is reminded of their obligations to deliver mandatory biodiversity net gain on-site in accordance with Schedule 7A of the Town and Country Planning Act 1990, including (a) submitting a Biodiversity Gain Plan that accords with the National Planning Practice Guidance and the approved BNG Assessment and Metric Tool; and (b) not operating prior to a completion report being agreed by the local planning authority.

(11) Wheel Washing

Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning, or repairing highway surfaces and prosecutes persistent offenders (Sections 131, 148 and 149 of the Highways Act 1980).

(12) Design Works to the Highway

The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.

(13) Damage to Highway

Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.

(14) Safe Operation of Construction Traffic

The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, (www.ccscheme.org.uk) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm.

(15) Highway Infrastructure

The applicant is advised that any alterations to existing highway infrastructure should be designed so there is no adverse effect on surface water flow routes and should not increase flood risk on or off site. It is possible to check the long-term flood risk on the following Government website www.gov.uk/check-long-term-flood-risk. For further information please contact the Flood Risk, Planning and Consenting Team suds@surreycc.gov.uk

(16) Works to the Highway

The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway or any works that may affect a drainage channel/culvert or water course. In instances where the applicant is not the Highway Authority the applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.

All works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/permits-and-licences/traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see <http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice>.

(17) Electric Vehicle Charging Points

It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2024. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.

(18) Electric Bike Charging Points

It is the responsibility of the developer to provide e-bike charging points with socket timers to prevent them constantly drawing a current over night or for longer than required. Signage should be considered regarding damaged or shock impacted batteries, indicating that these should not be used/charged. The design of communal bike areas should consider fire spread and there should be detection in areas where charging takes place. With regard to an e-bike socket in [a domestic dwelling, the residence should have detection, and an official e-bike charger should be used. Guidance on detection can be found in BS 5839-6 for fire detection

and fire alarm systems in both new and existing domestic premises / in non-domestic buildings the premises should have detection, and an official e-bike charger should be used. Guidance on detection can be found in BS 5839-1 of the code of practice for designing, installing, commissioning, and maintaining fire detection and alarm systems in non-domestic buildings.

(19) Surface Water Flow Routes

The applicant is advised that any alterations to existing highway infrastructure should be designed so there is no adverse effect on surface water flow routes and should not increase flood risk on or off site. It is possible to check the long-term flood risk on the following Government website www.gov.uk/check-long-term-flood-risk.

(20) Source Protection Zone Infiltration

If proposed works result in infiltration of surface water to ground within a Source Protection Zone, the Environment Agency will require proof of surface water treatment to achieve water quality standards.

(21) Changes to the Approved Plans

Should there be any change from the approved drawings during the build of the development, this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

(22) CIL Liable Development

This form of development is considered liable for the Community Infrastructure Levy (CIL). CIL is a non-negotiable charge on new developments which involve the creation of 100m² or more of gross internal floorspace or involve the creation of a new dwelling, even when this is below 100m². The levy is charged at £125/m², index linked and is charged on the net additional floorspace generated by a development.

The Liability Notice issued by Epsom and Ewell Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner.

A Commencement Notice must be submitted to the local planning authority prior to the commencement of development to ensure compliance with the Community Infrastructure Levy Regulations.

(23) Legal Agreement

This permission should be read in conjunction with the legal agreement dated TBC, the obligations in which relate to this development.

26 UPCOMING APPLICATIONS

The Committee received and noted a summary report of applications likely to be heard at future Planning Committee meetings.

27 25/00846/OUT FARM VIEW, LANGLEY VALE ROAD, EPSOM, SURREY, KT18 6AP

Prior to the Committee's consideration of this agenda item, the Chair, Councillor Steven McCormick, stepped down from the Committee as he had registered to speak against the application in his capacity as Ward Councillor. The Vice-Chair Councillor, Clive Woodbridge, subsequently assumed the role of Chair of the meeting.

Description:

Outline application for up to 110 dwellings including affordable homes (all matters reserved except access from Langley Vale Road).

Officer Recommendation:

Approval, subject to conditions and the completion of a satisfactory legal agreement (securing bus serve provision public infrastructure, EV car club, affordable housing, BNG, Open Space, Play Area and Landscape Management).

Officer Presentation:

The Committee received a presentation on the application from the Planning Development Team Leader. She notified the Committee via a verbal update that Condition 21 had mistakenly been referred to as Condition 22 within the update report – this was noted by the Committee.

Public Speaking:

Ward Councillor, Steven McCormick, spoke against the application. Following his speech, Councillor Steven McCormick left the meeting room.

Ward Councillor, Bernice Froud, spoke against the application.

Two Objectors spoke against the application.

The Agent for the Applicant spoke in support of the application.

Decision:

Following consideration, Councillor Kate Chinn proposed a motion that the Officer recommendation be agreed as set out in the main report, and as updated in the update report, and as verbally updated by the Planning Development Team Leader during her presentation. The proposal was seconded by Councillor Clive Woodbridge.

The Committee voted (1 for, 6 against, and the Chair not voting) against the motion, and the motion was lost.

Following further consideration, Councillor Clive Woodbridge proposed a motion that the application be refused for the following reasons:

1) *Unsustainable Development*

The site is located in an unsustainable location with a lack of access to public transport and walking and cycling options, resulting in excessive reliance on private car usage and lack of alternative travel option, contrary to section 9 and 13 of the NPPF, policy CS16 of the core strategy, and DM10 of the development management policies document.

2) *Inappropriate Development in the Green Belt*

The proposal is inappropriate development in the Green Belt by definition and will result in unacceptable harm to the openness and setting to the Green Belt without sufficient very special circumstances, contrary to section 13 of the NPPF, policy CS1 and 2 of the core strategy, and policy DM3 of the development management policies document.

3) *Impact upon the Horse Training and Racing Industry*

The proposal will lead to an increased conflict with existing movements of horses on Langley Vale Road, posing unacceptable conflict and impediment to vehicular traffic and risk to horses and riders, contrary to section 9 of the NPPF, policy CS16 of the core strategy, and policy DM10 of the development management policies document.

4) *Harm to the Landscape Character of the Area*

The proposal will have an unacceptable visual impact on the landscape setting of the area of landscape value and of the wider landscape character of the countryside and greenbelt, contrary to sections 13 and 15 of the NPPF, policy CS5 of the core strategy, and policies DM9 and 10 of the development management policies document.

The proposal was seconded by Councillor Jan Mason.

Subsequently, the Committee resolved (5 for, 2 abstaining, and the Chair not voting) to:

Refuse the application for the following reasons:

(1) Unsustainable Development.

The site is located in an unsustainable location with a lack of access to public transport and walking and cycling options, resulting in excessive reliance on private car usage and lack of alternative travel option, contrary to section 9 and 13 of the NPPF, policy CS16 of the

core strategy, and DM10 of the development management policies document.

(2) Inappropriate Development in the Green Belt.

The proposal is inappropriate development in the Green Belt by definition and will result in unacceptable harm to the openness and setting to the Green Belt without sufficient very special circumstances, contrary to section 13 of the NPPF, policy CS1 and 2 of the core strategy, and policy DM3 of the development management policies document.

(3) Impact upon the Horse Training and Racing Industry.

The proposal will lead to an increased conflict with existing movements of horses on Langley Vale Road, posing unacceptable conflict and impediment to vehicular traffic and risk to horses and riders, contrary to section 9 of the NPPF, policy CS16 of the core strategy, and policy DM10 of the development management policies document.

(4) Harm to the Landscape Character of the Area.

The proposal will have an unacceptable visual impact on the landscape setting of the area of landscape value and of the wider landscape character of the countryside and greenbelt, contrary to sections 13 and 15 of the NPPF, policy CS5 of the core strategy, and policies DM9 and 10 of the development management policies document.

The meeting began at 7.31 pm and ended at 10.19 pm

COUNCILLOR STEVEN MCCORMICK (CHAIR)