

LICENSING AND PLANNING POLICY COMMITTEE

Tuesday 22 September 2026 at 7.30 pm or at the rising of the special meeting of the Licensing and Planning Policy Committee on the same date, whichever is the later.

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 Julian Freeman
Councillor Rob Geleit

Councillor James Lawrence
Councillor Phil Neale
Councillor Kieran Persand
Councillor Humphrey Reynolds
Councillor Clive Woodbridge

Yours sincerely



Chief Executive

For further information, please contact 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, 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.

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

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, Tues 15 September**.

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, Mon 21 September**.

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

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 5 - 18)

The Committee is asked to confirm as a true record the Minutes of the Special Meeting of the Committee held on **19 May 2026** (attached) and the Minutes of the Meeting of the Committee held on **16 June 2026** (attached) and to authorise the Chair to sign them.

4. TANDRIDGE DISTRICT COUNCIL LOCAL PLAN 2024-2044: SPATIAL DEVELOPMENT STRATEGY CONSULTATION (REGULATION 18) (Pages 19 - 26)

Tandridge District Council (TDC) recently consulted on a draft Local Plan relating to Spatial Strategy Options (Regulation 18). As TDC will become part of the new East Surrey Unitary Authority from 1 April 2027 it is important that the Council provided a formal response to the consultation.

5. CONSULTATION ON THE PUBLICATION DRAFT OF THE KINGSTON LOCAL PLAN (REGULATION 19) (Pages 27 - 34)

Epsom and Ewell Borough Council are a statutory consultee on Local Plans from neighbouring authorities. The London Borough of Kingston recently consulted on a publication draft Local Plan (Regulation 19 Stage). This is the final consultation stage before the plan is submitted for independent examination.

6. AUTHORITY MONITORING REPORT 2025-2026 (Pages 35 - 52)

The Authority Monitoring Report (AMR) is a factual report that has two purposes; to monitor progress towards new Local Development Documents and to monitor the effectiveness of key policies set out in Local Development Documents.

7. EPSOM AND EWELL LOCAL PLAN (2022-2040) MAIN MODIFICATIONS CONSULTATION (Pages 53 - 536)

The Examination of the Epsom and Ewell Local Plan 2022-2040 commenced following the appointment of a Planning Inspector on 1 April 2025. The Planning Inspector is assessing the legal compliance of the plan and its compliance with the four tests of soundness set out in the National Planning Policy Framework (NPPF).

The purpose of this report is to present the Planning Inspectors proposed Main Modifications to the Submission Epsom and Ewell Local Plan (2022-2040) (Appendix 1) to the Committee so that they can make a recommendation to Full Council that a statutory public consultation be undertaken for a period of 6 weeks.

8. REVISED PLAN MAKING SYSTEM AND PREPARATION OF A NEW EPSOM AND EWELL LOCAL PLAN (To Follow)

A new plan-making system was introduced through Regulations published in March 2026. The purpose of this report is to inform members of this new system of plan making and the subsequent correspondence between the Head of Planning Policy and Economic Development and Ministry of Housing, Communities and Local Government (MHCLG) representatives concerning the Council commencing work on its next Local Plan for the borough whilst the Examination of the Epsom and Ewell Local Plan (2022-2040) continues.