Minutes of the Meeting of the LICENSING AND PLANNING POLICY COMMITTEE held at the Council Chamber, Epsom Town Hall on 22 September 2026

PRESENT:
Councillor Peter O'Donovan (Chair); Councillor Neil Dallen (Vice-Chair); Councillors Julian Freeman, Rob Geleit, Phil Neale, Kieran Persand, Alex Coley (as nominated substitute for Councillor James Lawrence), Liz Frost (as nominated substitute for Councillor Clive Woodbridge) and Alan Williamson (as nominated substitute for Councillor Humphrey Reynolds)

In Attendance:
Councillor Christine Howells, Councillor Bernie Muir, Councillor Shanice Goldman and Councillor Steven McCormick

Absent:
Councillor Steve Bridger, Councillor James Lawrence, Councillor Humphrey Reynolds and Councillor Clive Woodbridge

Officers present:
Ian Mawer (Head of Planning Policy and Economic Development), Wai-Po Poon (Principal Planning Policy Officer), Benjamin Rafferty (Planning Officer) and Dan Clackson (Democratic Services Officer)

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7 QUESTIONS AND STATEMENTS FROM THE PUBLIC

No questions or statements were received from members of the Public.

8 DECLARATIONS OF INTEREST

No declarations of any disclosable pecuniary interests or other registrable or non-registrable interests were made by Members in respect of any items considered at the meeting.

9 MINUTES OF THE PREVIOUS MEETING

The Committee confirmed as a true record the minutes of the special meeting of the Committee held on 19 May 2026 and the minutes of the meeting of the Committee held on 16 June 2026 and authorised the Chair to sign them.

10 TANDRIDGE DISTRICT COUNCIL LOCAL PLAN 2024-2044: SPATIAL DEVELOPMENT STRATEGY CONSULTATION (REGULATION 18)

The Committee received a report recommending that the Committee note the Council's response to the Tandridge District Council Local Plan Spatial Development Strategy Consultation (Regulation 18) that was taken and submitted following Urgent Decision 162.

Councillor Steven McCormick, as a Councillor in attendance, made a statement in relation to this item.

The following matters were considered:

a) **Governance and Process:** A Member asked if convening a special meeting of LPPC had been considered before taking an urgent decision. The Chair stated he would respond to the Member following the meeting as to the reasoning behind why an urgent decision was taken.

b) **Development Options:** In response to a question about why the Council chose not to comment on any of the four development options or the preferred strategy, the Head of Planning Policy and Economic Development explained that they were high level options presented and that the Council would not normally comment on them at this stage – he stated that there would be opportunity to comment on them during future consultation. He explained that the response to the Royal Borough of Kingston ('RBK') plan was more detailed as their Local Plan was at a more advanced stage that the Tandridge plan.

Following consideration, the Committee resolved (5 for, 3 against, 1 abstaining) to:

(1) Note the Council's response to the Tandridge District Council Local Plan Spatial Development Strategy Consultation (Regulation 18) that was taken and submitted following Urgent Decision 162.

11 CONSULTATION ON THE PUBLICATION DRAFT OF THE KINGSTON LOCAL PLAN (REGULATION 19)

The Committee received a report recommending that the Committee note the Council's response to the Kingston Local Plan Regulation 19 Consultation that was taken and submitted following Urgent Decision 161.

The following matters were considered:

a) **Watersedge Estate:** A Member asked what consideration was made for provision within the Watersedge Estate, adjacent to RBK, as part of the duty to cooperate and if there had been any conversations with RBK regarding what housing they might put on the Watersedge Estate. The Head of Planning Policy and Economic Development explained that whilst there were no specific discussions about the Watersedge Estate, Epsom

and Ewell ('EEBC') had unmet need from its submitted local plan, and EEBC had asked through the duty to cooperate whether any of its neighbouring authorities could assist it in meeting those unmet needs – its neighbours had responded stating that their plans were not meeting their own needs so were unable to support EEBC. He went on to say that Watersedge Estate was not included in the EEBC Local Plan as it had not been formally promoted through the land availability assessment process by the landowner(s), which is a key part of the evidence base for the local plan.

b) **Urgent Decision:** There was some discussion around the need for Urgent Decision 161 given the timelines for RBK to submit their plan. The Head of Planning Policy and Economic Development explained that the consultation period closed on the 4th September and any responses made after that date did not have to be considered so it was important to respond within the deadline.

c) **Response to the Consultation:** The Head of Planning Policy and Economic Development explained that officers formed the response to the consultation based on professional judgement.

d) **Statement of Common Ground ('SCG'):** A Member enquired as to the process for writing and signing-off the SCG. The Head of Planning Policy and Economic Development explained that the process of agreeing the content of the SCG prepared by RBK was undertaken alongside preparing a response to the Regulation 19 local plan consultation and was reflective of Duty to Cooperate discussions. The Chair stated that a response setting out the process for the agreement and signing-off of the SCG would be provided to the Member following the meeting.

Following consideration, the Committee resolved (5 for, 3 against, 1 abstaining) to:

(1) Note the Council's response to the Kingston Local Plan Regulation 19 Consultation that was taken and submitted following Urgent Decision 161.

12 AUTHORITY MONITORING REPORT 2025-2026

The Committee received a report recommending that the Committee note the content of the Authority Monitoring Report for the 2025/26 Monitoring year and agree to its publication.

Councillor Steven McCormick, as a Councillor in attendance, made a statement in relation to this item.

The following matters were considered:

a) **Affordable Housing.** A Member enquired as to the gap between the target and the delivery for numbers of affordable housing. The Head of

Planning Policy and Economic Development responded that reasons were numerous and were national issues. He explained that only major developments required affordable housing as required by Government policy. He stated that the Council did not have the power to require the commencement of development for granted planning permissions.

b) **CIL Funding Projects:** A Member asked which of the projects named in paragraphs 6.4 and 6.5 of the report had started. The Head of Planning Policy and Economic Development reported that the 3rd Epsom Scouts community building was underway and believed that Wheels for Epsom was complete, stating he would provide an update to the CIL Member Working Group. In response to a further question, the Head of Planning Policy and Economic Development stated that he would give the CIL Member Working Group a view of the draft infrastructure funding statement before it is finalised and is published in December.

Following consideration, the Committee resolved (8 for, 1 against) to:

1) Note the content of the Authority Monitoring Report for the 2025/26 Monitoring year and agree to it being published.

At 9.30pm the Committee recessed. It was reconvened at 9.40pm.

13 EPSOM AND EWELL LOCAL PLAN (2022-2040) MAIN MODIFICATIONS CONSULTATION

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

Councillors Christine Howells, Bernie Muir and Steven McCormick, as Councillors in attendance, made a statement in relation to this item.

The following matters were considered:

a) **Blue Light Services:** A Member expressed their views on the importance of taking into account blue light infrastructure when considering housing on particular sites. It was highlighted that Banstead, Cheam and Reigate roads were the main roads used by ambulances travelling to Ewell and the Downs from the A217 ambulance station and that Priest Hill playing field was the landing site in Ewell for air ambulances.

b) **Local Plan:** In response to Member questions, the Head of Planning Policy and Economic Development explained that the Council had been asked by the Planning Inspector to provide an evidence base to identify potential additional sites. That evidence base was then subject to consultation and culminated in a hearing on 2nd of July. The Inspector's proposed modifications included all 12 of the urban sites and all bar one

of the five green belt sites contained in the evidence, all of which were discussed at the hearing. The Inspector considered inclusion of additional sites to be necessary in order to make the Plan sound. If recommended by LPPC and agreed by Full Council, the proposed main modifications would be subject to public consultation. A few Members expressed their discontent towards the suggested additional sites and the Inspector's proposed main modifications, with particular concern with regard to the inclusion of Priest Hill, Cuddington Glade and Downs Farm in the evidence base.

Following consideration, a recorded vote was taken as detailed below, in accordance with CPR 18.4 of Appendix 5 to the Constitution, there being 4 Members in support of a recorded vote.

Recommendation 1	
Councillor Peter O'Donovan	For
Councillor Neil Dallen MBE	For
Councillor Julian Freeman	For
Councillor Rob Geleit	For
Councillor Phil Neale	For
Councillor Kieran Persand	Against
Councillor Alex Coley	Against
Councillor Liz Frost	For
Councillor Alan Williamson	For
Carried	
Recommendation 2	
Councillor Peter O'Donovan	For
Councillor Neil Dallen MBE	For
Councillor Julian Freeman	For
Councillor Rob Geleit	Against
Councillor Phil Neale	For
Councillor Kieran Persand	Against
Councillor Alex Coley	Against
Councillor Liz Frost	For
Councillor Alan Williamson	For
Carried	
Recommendation 3	
Councillor Peter O'Donovan	For
Councillor Neil Dallen MBE	For
Councillor Julian Freeman	Against
Councillor Rob Geleit	Against
Councillor Phil Neale	For
Councillor Kieran Persand	Against
Councillor Alex Coley	Against
Councillor Liz Frost	For
Councillor Alan Williamson	For
Carried	
Recommendation 4	
Councillor Peter O'Donovan	For

Councillor Neil Dallen MBE	For
Councillor Julian Freeman	Against
Councillor Rob Geleit	Against
Councillor Phil Neale	For
Councillor Kieran Persand	Against
Councillor Alex Coley	Against
Councillor Liz Frost	For
Councillor Alan Williamson	For
Carried	

Accordingly, the Committee resolved to:

1) Note the Inspectors Proposed Main Modifications to the Submission Local Plan (2022-2040) contained in Appendix 1 to the report, and revisions to the Submission Local Plan policies maps contained in Appendix 2 to the report.

2) Recommend to Full Council that the statutory public consultation on the documents contained within Appendix 1 and 2 to the report, together with the Sustainability Appraisal Addendum (Appendix 3 to the report) and Habitats Regulations Assessment Addendum (Appendix 4 to the report), commence for a period of at least 6 weeks.

3) Nominate and Authorise the Head of Planning Policy and Economic Development in consultation with the Chair of the Licencing and Planning Policy Committee, to make any necessary amendments to the documents listed in recommendation 2 above following the consultation should the Inspector require any further modifications.

4) Nominate and Authorise the Head of Planning Policy and Economic Development in consultation with the Chair of the Licencing and Planning Policy Committee, to update the Local Development Scheme (local plan timetable).

14 REVISED PLAN MAKING SYSTEM AND PREPARATION OF A NEW EPSOM AND EWELL LOCAL PLAN

The Committee received a report informing Members of a 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.

Councillor Steven McCormick, as a Councillor in attendance, made a statement in relation to this item.

The following matters were considered:

a) **Prioritising and Funding:** Citing paragraphs 3.2 and 5.5 of the report, a Member expressed concern that the matter was seemingly not being dealt with as a priority and enquired as to why funding had not been identified. The Head of Planning Policy and Economic Development advised that the Member's questions would be best directed to the s151 Officer.

Following consideration, the Committee resolved (7 for, 2 against) to:

1) Note the content of the letter from MHCLG dated 20 August 2026 (Appendix 4 to the report)

2) Recommend that EEBC officers request to meet with the Chief Executive and Executive Member for Strategic Planning and Growth of the Shadow East Surrey Unitary Authority to determine how to progress this requirement in the context of Local Government Reorganisation, with the outcome of those discussions to be reported back to a future meeting of this committee.

The meeting began at 7.54 pm, was adjourned between 9.30 pm – 9.40 pm, and ended at 10.44 pm

COUNCILLOR PETER O'DONOVAN (CHAIR)