

## PLANNING COMMITTEE

Thursday 28 May 2026 at 7.30 pm

**Place: Council Chamber - Epsom Town Hall,  
<https://www.youtube.com/@epsomandewellBC/playlists>**

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

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

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.

**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).

A [glossary of Planning terms and acronyms](#) is available to view on the Council's website.

### **Public speaking**

Public speaking in support or against planning applications is permitted at meetings of the Planning Committee. Two speakers can register to speak in support (including the applicant/agent) and two can register to speak against any single application. Speakers will be registered in the order that submissions to register are received. An individual can waive their right to speak in favour of an individual who attempted to register at a later time, or alternatively, several members of the public may appoint one person to speak on their behalf, provided agreement to this arrangement can be reached amongst themselves.

Speakers shall have a maximum of 3 minutes to address the Committee and remarks must be confined to the application upon which the speaker registered.

For more information on public speaking protocol at Planning Committee meetings, please see [Annex 4.8](#) of the Epsom & Ewell Borough Council Operating Framework.

If you wish to register to speak on an application at a meeting of the Planning Committee, please contact Democratic Services by email at [democraticservices@epsom-ewell.gov.uk](mailto:democraticservices@epsom-ewell.gov.uk), or by telephone on 01372 732000 in advance of the deadline for registration. Please state the application(s) on which you wish to speak, and whether you wish to speak in support or against the application.

**The deadline for registration to speak on an application at a meeting of the Planning Committee is Noon on the day of the meeting.**

### **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.

### **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.

## **Guidance on Predetermination /Predisposition**

The Council often has to make controversial decisions that affect people adversely and this can place individual members in a difficult position. They are expected to represent the interests of their constituents and political party and have strong views but it is also a well established legal principle that members who make these decisions must not be biased nor must they have pre-determined the outcome of the decision. This is especially in planning and licensing committees. This Note seeks to provide guidance on what is legally permissible and when members may participate in decisions. It should be read alongside the Code of Conduct.

### **Predisposition**

Predisposition is lawful. Members may have strong views on a proposed decision, and may have expressed those views in public, and still participate in a decision. This will include political views and manifesto commitments. The key issue is that the member ensures that their predisposition does not prevent them from consideration of all the other factors that are relevant to a decision, such as committee reports, supporting documents and the views of objectors. In other words, the member retains an “open mind”.

Section 25 of the Localism Act 2011 confirms this position by providing that a decision will not be unlawful because of an allegation of bias or pre-determination “just because” a member has done anything that would indicate what view they may take in relation to a matter relevant to a decision. However, if a member has done something more than indicate a view on a decision, this may be unlawful bias or predetermination so it is important that advice is sought where this may be the case.

### **Pre-determination / Bias**

Pre-determination and bias are unlawful and can make a decision unlawful. Predetermination means having a “closed mind”. In other words, a member has made his/her mind up on a decision before considering or hearing all the relevant evidence. Bias can also arise from a member’s relationships or interests, as well as their state of mind. The Code of Conduct’s requirement to declare interests and withdraw from meetings prevents most obvious forms of bias, e.g. not deciding your own planning application. However, members may also consider that a “non-pecuniary interest” under the Code also gives rise to a risk of what is called apparent bias. The legal test is: “whether the fair-minded and informed observer, having considered the facts, would conclude that there was a real possibility that the Committee was biased”. A fair minded observer takes an objective and balanced view of the situation but Members who think that they have a relationship or interest that may raise a possibility of bias, should seek advice.

This is a complex area and this note should be read as general guidance only. Members who need advice on individual decisions, should contact the Monitoring Officer.

## **AGENDA**

### **1. 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.

### **2. MINUTES OF THE PREVIOUS MEETING (Pages 5 - 30)**

The Committee is asked to confirm as a true record the Minutes of the Meeting of the Committee held on 26 February 2026 (attached) and to authorise the Chair to sign them.

### **3. EPSOM GRILL, 3 WATERLOO ROAD, EPSOM, SURREY, KT19 8AY (Pages 31 - 46)**

Variation of Condition 2 (Opening Hours) of planning permission 05/00330/FUL to allow extended opening hours Monday to Thursday until 02:00am, Friday and Saturday until 03:00am and Sunday until midnight.

### **4. PLANNING PERFORMANCE (Pages 47 - 48)**

Summary of Planning Performance by Quarter

### **5. APPEALS PERFORMANCE (Pages 49 - 58)**

Summary of all Planning and Enforcement Appeal Decisions and Current Appeals

### **6. ENFORCEMENT PERFORMANCE (Pages 59 - 60)**

Summary of Incoming and Closed Enforcement Cases by Month

### **7. UPCOMING APPLICATIONS (Pages 61 - 62)**

Summary of Likely Applications to be Heard at Planning Committee

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

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**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)

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**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](http://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](http://www.gov.uk/check-long-term-flood-risk). For further information please contact the Flood Risk, Planning and Consenting Team [suds@surreycc.gov.uk](mailto: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](http://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 100m<sup>2</sup> or more of gross internal floorspace or involve the creation of a new dwelling, even when this is below 100m<sup>2</sup>. The levy is charged at £125/m<sup>2</sup>, 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)

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**Epsom Grill, 3 Waterloo Road, Epsom KT19 8AY**

<b>Application Number</b>	26/00057/REM
<b>Application Type</b>	Minor Material Amendment
<b>Address</b>	Epsom Grill, 2 Waterloo Road, Epsom KT19 8AY
<b>Ward</b>	Town
<b>Proposal</b>	Variation of Condition 2 (Opening Hours) of planning permission 05/00330/FUL to allow extended opening hours Monday to Thursday until 02:00am, Friday and Saturday until 03:00am and Sunday until midnight.
<b>Expiry Date</b>	29 May 2026
<b>Recommendation</b>	Approval, subject to conditions and informatives
<b>Number of Submissions</b>	10 in support
<b>Reason for Committee</b>	Called in by Member of the Council
<b>Case Officer</b>	Katie Smyth
<b>Contact Officer</b>	Simon Taylor, Head of Development Management and Planning Enforcement
<b>Plans, Documents and Submissions</b>	Available <a href="#">here</a>
<b>Glossary of Terms</b>	Available <a href="#">here</a>
<b>Licensing Details</b>	Available <a href="#">here</a>



## SUMMARY

### 1. Summary and Recommendation

- 1.1. Epsom Grill is a hot food takeaway on Waterloo Road, equidistant between the High Street and Epsom Train Station. The premises operates under a change of use permitted in planning permission 05/00330/FUL with Condition 2 allowing trading until 11pm, all days of the week.
- 1.2. This proposal seeks the variation of Condition 2 to allow an extension of the trading hours until 2am Monday to Thursday, 3am on Friday and Saturday, and midnight on Sunday.
- 1.3. The application was called to Planning Committee by Cllr McCormick due to “adverse impact to neighbouring amenity”. There are no resident objections to the proposal but there is an ongoing objection from Surrey Police, raising issue with the potential for anti-social behaviour within the broader night time activity in Epsom Town Centre.
- 1.4. The current licence, which operates outside of planning legislation, is for service until 2am and closure at 2:30am. An extension to these hours to allow service and closure until 4am on Friday and Saturday (with all other days remaining unchanged) was considered by the Licensing Committee on 7 January 2026. Upon deliberation, a revised licence for 3am on Friday and Saturday was allowed, subject to a condition requiring security door staff until 3:30am.
- 1.5. The subject variation application largely reflects the licence application but also includes bringing the hours for Sunday to Thursday in line with the licence. The Epsom Grill website currently specifies trading hours until 1am on Monday to Thursday, 2am on Friday and Saturday and midnight on Sunday. This conflicts with the planning permission but accords with the licence.
- 1.6. There have been several previous applications for extension of trading hours, some of which have been refused but with two temporary permissions. Planning permission 05/00732/FUL granted a two-year temporary extension to the trading hours opening hours to 1am Thursday to Saturday and midnight, Sunday to Wednesday. Planning permission 06/01340/REM granted a two-year temporary permission for trading until 1am on Monday to Thursday, 2am Friday and Saturday and midnight on Sundays and Bank Holidays.
- 1.7. The extension of hours in this application is appropriate, having regard to the potential for antisocial behaviour and neighbour amenity, alongside other operating hours in Epsom Town Centre. Approval is recommended, to bring it in line with the licensing arrangements. However, it is still

prudent to apply a two-year temporary permission, to allow the Council to gauge any potential for future harm.

## PROPOSAL

### 2. Description of Proposal

2.1. The variation application seeks to bring trading hours in line with the licence under the Licensing Act 2003.

2.2. The premises operates under planning permission 05/00330/FUL with Condition 2 allowing trading from 7am to 11pm, all days of the week. The proposal seeks the variation of condition 2 of planning permission 05/00330/FUL to allow extending opening hours as follows:

- Monday to Thursday: until 02:00am
- Friday to Saturday: until 03:00am
- Sunday: until midnight

2.3. The following table outlines the trading/licensed hours as currently allowed and as proposed:

Trading until	Mon	Tues	Wed	Thur	Fri	Sat	Sun
<b>2005 permission</b>	<b>11pm</b>	<b>11pm</b>	<b>11pm</b>	<b>11pm</b>	<b>11pm</b>	<b>11pm</b>	<b>11pm</b>
1 <sup>st</sup> temp permission	Midnight	Midnight	Midnight	Midnight	2am	2am	Midnight
2 <sup>nd</sup> temp permission	1am	1am	1am	1am	2am	2am	Midnight
<b>This application</b>	<b>2am</b>	<b>2am</b>	<b>2am</b>	<b>2am</b>	<b>3am</b>	<b>3am</b>	<b>Midnight</b>
Previous licence	2am-2:30am	2am-2:30am	2am-2:30am	2am-2:30am	2am-2:30am	2am-2:30am	2am-2:30am
<b>Current licence</b>	<b>2am-2:30am</b>	<b>2am-2:30am</b>	<b>2am-2:30am</b>	<b>2am-2:30am</b>	<b>3am-3:30am</b>	<b>3am-3:30am</b>	<b>2am-2:30am</b>
Specified on website	1am	1am	1am	1am	2am	2am	Midnight

## SITE

### 3. Description

3.1. The site comprises a two-storey terraced building, subdivided into retail use at ground floor and commercial use at first floor level with ancillary storage. It forms a row of retail shops. The application site is currently occupied by Epsom Grill, a takeaway kebab food premises with planning permission granted for its current use in 2005. It operates as a hot food takeaway although there are some tables and chairs.

- 3.2. The surrounding area is mixed in character and appearance, comprising of retail, commercial and residential use, predominantly at first floor level. The site falls within the Epsom Town Centre Conservation Area.

#### 4. Constraints

- Built Up Area
- Epsom Town Centre
- Primary Retail Frontage
- Primary Shopping Area
- Epsom Town Centre Conservation Area
- Article 4 Direction
- Archaeological Site – Area of High Archaeological Potential
- Site of Special Scientific Interest Risk Area

#### 5. History

- 5.1. There are several planning records relating to the application site and application unit of the site history.

App No.	Description	Status
13/00040/REF	Appeal against refusal of 13/00522/REM	Dismissed 9 April 2014
13/00522/REM	Variation of Condition 2 (opening hours) of 05/00330/FUL to allow extended opening hours Monday to Thursday until 2am; Friday and Saturday until 3 am; Sunday until midnight.	Refused 16 September 2013
11/01424/REM	Variation of condition 2 of permission 05/00330/FUL which granted consent for a hot food takeaway (Within Use Class A5) to allow for extended opening hours on Monday to Thursdays until 2am, Friday and Saturdays until 3am and until midnight on Sundays. Existing hours are Monday to Sunday 0700 to 2300 hours.	Refused 11 June 2012
11/00221/REM	Variation of Condition 2 of 05/00330/FUL to allow extension of opening hours on Monday to Thursday mornings until 02:00am and Friday, Saturday and Sunday mornings until 03:00am.	Refused 3 August 2011
07/00061/REF	Appeal against refusal of 07/00411/REM	Dismissed 25 January 2008
07/00411/REM	Variation of 06/01340/REM to allow extended opening hours, Monday-Thursday until 2AM the following morning and Friday-Saturday until 3AM the following morning.	Refused 21 August 2007
06/01340/REM	Variation of condition 2 of 05/00330/FUL to allow extended opening hours, Monday -	Approved 16 April 2007

App No.	Description	Status
	Thursday until 1am the following morning and Friday - Saturday until 2am the following morning and Sundays until midnight.	(temporary for 2 years)
06/00963/REM	Variation of condition 2 of 05/00330/FUL to allow extended opening hours on Sunday until midnight, Monday -Thursday until 1am the following morning, and Friday - Saturday until 3am the following morning. (Amended description 24.11.06)	Refused 1 March 2007
06/00130/REM	Variation of Condition 2 of 05/00330/FUL to allow extension of opening hours on Monday to Thursday mornings until 02:00am and Friday, Saturday and Sunday mornings until 03:00am.	Refused 31 July 2006
05/00732/FUL	Variation of condition 2 of 05/00330/FUL to allow extension to opening hours from 07.00 - Midnight, Sunday - Wednesday, and 07.00 - 01.00, Thursday - Saturday, for a temporary period of two years.	Approved 21 November 2005 (temporary for 2 years)
05/00330/FUL	Change of use from amusement arcade (Sui generis use) to hot food takeaway (A5 use).	Approved 12 August 2005

## CONSULTATIONS

Consultee	Comments
<b>Internal Consultees</b>	
Highway Authority	No objection.
Conservation	No objection.
Environmental Heath	No objection noted during the course of the licensing process.
<b>External Consultees</b>	
Surrey Police	<p>Objection was raised in relation to the licence application (for 4am closing) and the objection remains valid for the planning application. However, for clarity, Surrey Police also advised that if the Licensing Committee were minded to approve, the licensable activities should cease at 3am.</p> <p>The objection, outlined below, is maintained in relation to this application. Specifically:</p> <p><i>“The hours are very likely to exacerbate current crime and disorder in the immediately vicinity. Epsom Town Centre continues to suffer from increased levels of violence associated</i></p>

Consultee	Comments
	<p><i>with the nighttime economy. There have been serious assaults in the near vicinity resulting in severe injury being cause. Other crime and anti-social behaviour continue to give cause for concern, including sexual assaults, and drug dealing.</i></p> <p><i>Waterloo Road is one of the most reported roads in Epsom town centre for crimes. In the past year (November 2024 – November 2025) 91 crimes were recorded involving Waterloo Road, of the 91 recorded crimes 40 were made after 23:00. Although only 5 of these crimes are directly associated to the premises, it shows the volume of crime within the vicinity of the premises.</i></p> <p><i>The concern is that opening the premises for longer then allows persons to congregate in the area for longer. With persons lingering in the area, this opens the opportunity for more violence and anti-social behaviour. Epsom nighttime economy cannot sustain later opening of what already exists in the town centre. Now the latest LNR premises is 02:00 close with Labyrinth being the latest alcohol premises at 03:00.</i></p> <p><i>We have experienced a town centre that struggles with the current infrastructure to cope with people in the early hours. No trains or buses at that time has meant people have to catch taxis to leave. Uber is cheaper after 04:00 so people will linger around town waiting for the cheaper times. The police would rather not give people the option to loiter and potentially cause issues by giving them a place to hang out. It is aware that some premises will look after their customers and help facilitate taxis or rides home with family/friends but a premises that actively keeps people in town when they should be heading away does concern the police.</i></p> <p><i>Police currently have a government initiative called Clear Hold Build which focuses and targets crime in Epsom. A large part of this surrounds the Town Centre. The initiative investigates factors influencing crimes such as ASB, VAWG (Violence Against Women and Girls) and Drugs. One of these factors is the NTE and premises open in these hours. Epsom is a small town, not Guildford sized or London style. This is a premises that will attract persons to the area and congregate. It will cause persons to make noise, commit crimes and prevent Epsom from being a safe Town Centre. The concern is that Epsom Grill will become a flash point for crime.</i></p> <p><i>Increasing the hours that persons can congregate in the area for and extend the time where intoxicated violence can take place does not uphold the Licensing Objectives of Prevention and Crime and Disorder, Public Safety or Public Nuisance.</i></p>

Consultee	Comments
	<p><i>Therefore, Surrey Police request that the Committee do not grant the extended hours of the licence. Should the subcommittee be minded to grant the application, the below be considered:</i></p> <p><i>Keep all existing conditions as per the current licence with the below added:</i></p> <ol style="list-style-type: none"> <li><i>1. The licensable activities cease at 03:00</i></li> <li><i>2. Deliveries ONLY after 02:00 made to a home or business address with a valid postcode and not made to places such as parks, roadsides or landmarks</i></li> <li><i>3. The management and staff will make all reasonable attempts to ensure that the premises is not open to members of public after 02:00</i></li> <li><i>4. All deliveries will be made from the rear of the premises</i></li> <li><i>5. At least one SIA door staff employed every Friday and Saturday night from 23:00 till 03:00</i></li> <li><i>6. The SIA security staff employed at the premises shall be responsible for maintaining order and minimising noise and anti-social behaviour to the front of the premises</i></li> <li><i>7. Door staff will proactively encourage customers to leave the area after being served</i></li> <li><i>8. Management and staff will be responsible for ensuring that a noise nuisance is not created to the rear of the premises, from either people or vehicle noise during home delivery operations</i></li> </ol>
<b>Public Consultation</b>	
Neighbours	The application was advertised by means of a site notice, press notice, and notification to 11 neighbouring properties, concluding on 13 February 2026. Ten submissions were received in support of the planning application.

**PLANNING LEGISLATION, POLICY, AND GUIDANCE**

**6. Legislation and Regulations**

- 6.1. Town and Country Planning Act 1990
- 6.2. Environment Act 2021
- 6.3. Planning (Listed Buildings and Conservation Areas) Act 1990
- 6.4. Community Infrastructure Levy Regulations 2010

**7. Planning Policy**

**7.1. National Planning Policy Framework 2024 (NPPF)**

- Section 2: Achieving Sustainable Development
- Section 6: Building a Strong, Competitive Economy

- Section 7: Ensuring the Vitality of Town Centres
- Section 15: Conserving and Enhancing the Natural Environment
- Section 16: Conserving and Enhancing the Historic Environment

**7.2. Epsom and Ewell Core Strategy 2007 (CS)**

- Policy CS1: Sustainable Development
- Policy CS5: The Built Environment
- Policy CS14: Epsom Town Centre

**7.3. Epsom and Ewell Development Management Policies Document 2015 (DMPD)**

- Policy DM8: Heritage Assets
- Policy DM9: Townscape Character and Local Distinctiveness
- Policy DM10: Design Requirements for New Developments

**7.4. Epsom Town Centre Area Action Plan 2011 (Plan E)**

- Policy E4: Town Centre Primary Shopping Area and Primary and Secondary Retail Frontages

**8. Supporting Guidance**

**8.1. National Planning Policy Guidance (NPPG)**

- Historic Environment
- Noise
- Town Centres and Retail

**8.2. Revised Developer Contributions Supplementary Planning Document 2014**

- Part 1: Overview
- Part 2: Affordable Housing
- Part 3: Site-Specific Infrastructure Obligations

**8.3. Other Documentation**

- Epsom Town Centre Character Appraisal
- Community Infrastructure Levy Charging Schedule 2014

**PLANNING ASSESSMENT**

**9. Principle of Development**

**9.1. Variation to the Original Permission**

- 9.2. The principle of the development as a hot food takeaway was established in the original 2005 permission and nothing in this application alters this conclusion. The scope of the amendments is material insofar as it involves a variation of a condition that was imposed on the original approval and this is appropriate within the scope of the s73 application.

**9.3. Licensing Details**

- 9.4. Late night refreshment for the purposes of the Licensing Act 2003 is the provision of hot food or hot drink to members of the public between the hours of 11pm and 5am. The provision of late-night refreshment is a licensable activity under the Licensing Act 2003 and authorisation is required from the Council.
- 9.5. The original licence for Epsom Grill is from 2007. An application for a variation to the licence to allow refreshment and opening until 4am on Friday and Saturday nights was heard at the Licensing Sub-Committee on 7 January 2026. The licence (EEBC/11/00232/LAPRE, dated 18 December 2024) initially allowed for "late night refreshment" until 2am and "opening hours" until 2:30am. This, in effect, allows for service until 2am but the premises can remain open until 2:30am.
- 9.6. This conflicts with the current planning permission, which is to 11pm.
- 9.7. There have been several Temporary Events Notices (TENS) applied for in the past years to extend opening hours at the application site. The licensing officer highlighted that 10 applications had been made for Christmas Day, Boxing Day and New Year's Eve in 2025 which had no incidents and received no negative complaints from authorities. This supported that the business acted responsibly and safely.
- 9.8. Surrey Police raised concerns and objections relating to crime rates in the town centre, though only a small number of incidences were directly linked to Epsom Grill.
- 9.9. The Licensing Committee deliberated and noted that considering the local nightclub closed at 3am and the management of several TENS, concerns were raised in relation to trading and service until 4am. However, an extension of opening hours was granted, subject to the following conditions:
- The licensable activities will cease at 03:00 on Fridays and Saturdays.
  - The management and staff will ensure that the premises are vacated by the public by 03:00.
  - At least one Security Industry Authority (SIA) door staff employed every Friday and Saturday night from 23:30 to 03:30.
  - The SIA staff employed at the premises shall be responsible for maintaining order and minimising noise and antisocial behaviour to the front of the premises.
  - Door staff will proactively encourage customers to leave the immediate area after being served.
- 9.10. The above conditions, including the licensable hours and employment of door staff, are consistent with the recommendations of Surrey Police in their response if the Licensing Committee were minded to approve.

- 9.11. Whilst planning and licensing are separate regimes; the associated impacts – neighbour amenity and anti-social behaviour – are the same and these measures can be intended to mitigate noise and any potential anti-social behaviour.
- 9.12. There is case law that deals with duplication between the licensing and planning regimes. In *R (Jaks Bars and Restaurants Limited) v (1) Secretary of State for Housing, Communities and Local Government and (2) Royal Borough of Kensington and Chelsea*, dated 24 April 2026, the judgement states that the licensing regime is a material consideration and for the avoidance of duplication between planning and licensing where the issues overlap.
- 9.13. Notwithstanding, section 14.65 of the Revised Guidance issued under section 182 of the Licensing Act 2003 (revised 12 February 2026) states that “Licensing committees are not bound by decisions made by a planning committee, and vice versa. However, as set out in chapter 9, licensing committees and officers should consider discussions with their planning counterparts prior to determination with the aim of agreeing mutually acceptable operating hours and scheme designs.”
- 9.14. Based on the above, the current licence, which allows service until 3am is still material to the consideration of this application.
- 9.15. Town and Local Centres**
- 9.16. Policy CS14 of the CS aims to improve and allow adaptation of Epsom Town Centre by creating a diversity, richness, and balance of uses, a sense of place, Improvements to pedestrian and cyclist environments, ensuring the town has a clear spatial structure for future growth and change and principles of safety, security, activation, and inclusivity.
- 9.17. Plan E also states that “the Town Centre contains a varied mix of uses, which support day, evening and night time activities. It is important that this mix is maintained and that new proposals positively contribute to the town centre’s vitality and viability.” This is to be balanced against a policy direction that aims for a “thriving evening economy helps encourage longer dwell-times in the Town Centre. Epsom is keen to promote itself as a safe destination for families and as such, family orientated developments will be welcomed, while an over concentration of late-night venues which could lead to an increase in noise, disturbance and antisocial behaviour will be avoided.”
- 9.18. The proposed development will remain in the same use class but seeks to increase the authorised opening hours, when measured against the current planning permission, by a further three hours on Monday to Thursday, four hours on Friday and Saturday, and one hour on Sunday (originally permitted until 23:00, 7-days a week).

- 9.19. Nearby to the application site are two nightclub venues - Rhythm and Labyrinth. Rhythm is licensed to remain open until 02:30 Monday to Saturday and until 01:30 on Sunday. The nightclub, Labyrinth has licenced opening hours is until 03:00 Thursday to Saturday (including bank holidays and public holidays) and 02:30 Sunday to Wednesday.
- 9.20. The extension of operating hours to the original planning permission would allow for an increased operational window for customers, especially those leaving the local nightlife venues in the town centre, allowing for improved choice in the nighttime and this has flow on effects for street activation and surveillance and business viability for the premises. On these grounds, the variation is supported, though it is weighed against other material considerations including anti-social behaviour and neighbour amenity (noise), as discussed in Section 11.

## 10. Design and Character/Heritage and Conservation

- 10.1. As the proposal involves changes to the operating hours and there is no change to built form, the proposal would be limited to additional light spill and movement of people within the street. This level of activation is appropriate and acceptable, and the proposal would not have any undue or additional impact upon the street scene or Epsom Town Centre Conservation Area.

## 11. Neighbour Amenity

- 11.1. Policy CS5 of the CS and Policy DM10 of the DMPD seeks to protect occupant and neighbour amenity, including in terms of and noise whilst Paragraph 191 of the NPPF 2023 and Policy CS6 of the CS seek to mitigate and reduce noise impacts.
- 11.2. The extension in trading hours from 11pm nightly to 2am on Monday to Thursday, 3am on Friday and Saturday and midday on Sunday will inherently raise the potential for increased noise to residential receptors and anti-social behaviour through additional pedestrian traffic.
- 11.3. However, the planning regime should still consider what is allowed under the licensing regime. On that aspect, Epsom Grill currently advertises and operates the takeaway shop (in line with the licence but contrary to the planning permission) with the following hours<sup>1</sup>:
- Monday to Thursday: 14:00 – 01:00
  - Friday to Saturday: 14:00 – 02:00
  - Sunday: 15:00 – 00:00
- 11.4. Furthermore, evidence<sup>2</sup> shows that Epsom Grill has been operating at these hours as set out under paragraph 9.10 for at least eight years. The

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<sup>1</sup> <https://www.epsomgrill.co.uk/>

<sup>2</sup> <http://web.archive.org/web/20180902210243/https://www.epsomgrill.co.uk/>

operating hours is approaching 10 years of continuous operation at these hours, thus nearing the threshold for being immune from enforcement action.

- 11.5. In the eight years that Epsom Grill has been operating longer than the approved opening hours, the Council's Environmental Health Team have received no direct complaints regarding noise or food odour arising from the premises and therefore the Environmental Health team have raised no objection.
- 11.6. Separately, Surrey Police have referred to the premises being involved in 5 of 93 recorded crimes in the period between November 2024 and November 2025 but more broadly that there is anti-social behaviour in the area during the early hours of the morning and that Epsom Town Centre cannot sustain later opening. However, they were not explicitly opposed to trading until 3am.
- 11.7. Since the original 2005 approval, there have been six previous refusals and two dismissed appeals, alongside two temporary permissions, all relating to extended trading hours. These are also material considerations, though each vary depending on the circumstances of what was being sought, the surrounding night time economy and the time since the decision. In the most recent appeal decision for the same hours being applied for under this application (APP/P3610/A/13/2208493, dated 9 April 2014), the Inspector noted that:

*"...there is a significant number of residential units located in the immediate locality of Waterloo Road. These include more than 100 flats at Hudson House and a similar number of units and a hotel in the vicinity of Epsom Station. The Council is particularly concerned that extending the hours of use as proposed would lead to increased noise and disturbance at unsociable hours, which would adversely affect the living conditions at these nearby residential units.*

*I share this concern, given the close proximity of the appeal property to these dwelling units. Moreover, it is clear that recent development has increased the number of residential occupiers in and around Waterloo Road, such that great care must be taken to ensure the right balance is struck between promoting a vibrant evening and night-time economy and protecting residential occupiers from undue noise and disturbance, particularly at unsociable hours.*

*Overall, I acknowledge that the existing hours of use may be somewhat restrictive. This is reflected in the planning history of the site, including a recent enforcement report whereby the Council indicated that a more limited extension to the hours of use would not be unacceptable. However, given the significant number of residential units in the locality of Waterloo Road, the proposal before me would not strike the appropriate balance, as it would increase the potential for noise and disturbance late into the evening and early morning Monday to Saturday."*

- 11.8. The surrounding area is in mixed use, as such the surrounding area remains unchanged in site context and therefore the increase in operational hours. The number of residential properties in the immediate area will not have decreased since 2014, and so the same need to strike the right balance exists.
- 11.9. When compared with the planning permission (to 11pm), the extension of opening hours is for an additional 3-4 hours on each day of the week other than Sunday.
- 11.10. The balance is that the proposed operating hours are broadly reasonable on account of it being unlikely that extension would not result in noise complaints over and above the current situation for the following reasons:
- The extension is one additional hour on two days per week, when measured against the current advertised and licensable hours at the application site
  - The noise levels associated with the additional movements would not be unreasonable when measured against the background noise within High Street and Waterloo Road
  - Papa Johns at 42A High Street has permission to trade until 3am on weekends. Many other premises have allowance to trade until 1am and 2am
  - The expectation is that the additional opening hours will attract passing trade into the early morning but provide some benefit in dispersal.
  - The licensing conditions require the appointment of door staff, which allows for greater mitigation of noise and management of patrons outside the premises
- 11.11. On the basis, the proposed is deemed to have a satisfactory impact on neighbouring residential properties. Condition 2 is amended accordingly.

## **12. Parking and Access**

- 12.1. Policy CS16 of the CS encourages an improved and integrated transport network and facilitates a shift of emphasis to non-car modes as a means of access to services and facilities. Development proposals should provide safe, convenient, and attractive accesses for all, be appropriate for the highways network, provide appropriate and effective parking provision, both on and off-site and ensure that vehicular traffic generated does not create new, or exacerbate existing, on street parking problems, nor materially increase other traffic problems.
- 12.2. Paragraph 115 of the NPPF 2024 requires safe and suitable access, paragraph 116 allows for refusal where there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe and paragraph 117 seeks to minimise conflicts between pedestrians, cyclists, and vehicles. This is reinforced in Policy CS16 of the CS and DM10 of the DMPD.

- 12.3. The County Highway Authority has undertaken an assessment of the proposed extension to operating hours of Epsom Grill's premises and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. Therefore, the County Highway Authority has no highway requirements.

### **13. Accessibility and Equality**

- 13.1. The Council is required to have regard to its obligations under the Equality Act 2010, including protected characteristics of age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion, or belief. There would be no adverse impacts because of the development.

### **14. Planning Obligations and Community Infrastructure Levy**

- 14.1. The application proposal would not require or attract any form of contribution or levy.

## **CONCLUSION**

### **15. Planning Balance**

- 15.1. The premises are within a mixed-use location with many residential properties. However, they have operated in a manner that is favourable to the surrounding mixed-use area of Waterloo Road. The proposed trading hours involves three additional hours on four nights per week, four additional hours on two nights per week and one additional hour on one night per week (original permission allowed for opening hours until 23:00).
- 15.2. The site has been operating beyond the original permission for at least eight years (but within the limitations of the licence) and therefore the increase of one additional hour on Friday and Saturday is unlikely to result in significant harm to the surrounding areas amenities, sufficient to warrant refusal.
- 15.3. Both of the above circumstances attract moderate weight.
- 15.4. The Council's Environmental Health Officer has reviewed the scheme and raised no objection. Officers recognise the concerns around potential increase in crime and anti-social behaviour by Surrey Police, but they have also noted that 3am closing could be a suitable compromise. This attracts moderate weight.
- 15.5. There is a need to maintain economic activity and commercial viability and growth of the business, both of which weigh in favour of the proposal.

- 15.6. Case law and guidance is clear in seeking consistency across the planning and licensing regimes. This tempered somewhat by the fact that the Council must still take account of past planning and appeal decisions, though weight has lessened substantially in the 12 years since the last consideration.
- 15.7. Weighing all factors, approval is recommended, but it remains prudent to recommend approval subject to Condition 2 for a temporary period of two years. This is fourfold:
- There still remains a need to comply with the licensing and planning permission, and the provision of a temporary permission allows for a review of conditions over the following two years as well as consideration of any broader changes to Epsom Town Centre or to legislation
  - Whilst not outright opposed to 3am trading, Surrey Police have raised issue with the current night time activity in Epsom Town Centre and it would be reasonable to conclude that a premises open until 3am is part of the night time activity
  - The planning history for the site includes refusal of extended trading hours, albeit under a different licence, and there needs to be a degree of consistency in decision making
  - Policy direction remains to make Epsom Town Centre a thriving night time economy but in a family friendly manner. As part of this, there is an expectation that there is likely to be an increase in residential properties in the town centre

- 15.8. Paragraph 014 of the PPG for Use of Planning Conditions states that

*“Under section 72 of the Town and Country Planning Act 1990 the local planning authority may grant planning permission for a specified temporary period only.*

*Circumstances where a temporary permission may be appropriate include where a trial run is needed in order to assess the effect of the development on the area or where it is expected that the planning circumstances will change in a particular way at the end of that period.”*

- 15.9. The application of a temporary permission is consistent with the guidance.

## **RECOMMENDATION**

**To grant planning permission, subject to the variation of Conditions 1 and 2 and addition of Condition 3 to the original permission (05/00330/FUL), as follows:**

**1) Timescale**

(deleted)

**2) Opening Hours**

The premises shall only be open for customers between the hours of 07:00 hours and 02:00 hours (on the following day) Monday to Thursday, 07:00 hours and 03:00 hours (on the following day) Friday and Saturday; and 07:00 hours and 00:00 hours on Sunday.

Reason: To enable the Local Planning Authority to assess the impact of the increase opening hours on the surrounding amenities and to ensure the development does not result in a permanent and unacceptable form of development, in accordance with the NPPF 2024 and Policy DM10 of the Development Management Policies Document 2025.

**3) Temporary use**

The trading hours in Condition 2 hereby permitted shall cease on or before two years from the date of this planning permission.

Reason: To allow the local planning authority an opportunity to assess the effect of the use hereby permitted on the amenities of the occupiers of the surrounding area in accordance with Section 15 of the National Planning Policy Framework 2024 and Policy DM10 of the Development Management Policies Document 2015.

## INFORMATIVES

**1) Variation to the Conditions**

Condition 1 is amended as the original permission has been commenced. Condition 2 has been amended to reflect the changes sought in this application.

**2) 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 information 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.

**PLANNING PERFORMANCE REPORT**

<b>Report</b>	Summary of Planning Performance by Quarter
<b>Period</b>	January to March 2026
<b>Author</b>	Simon Taylor, Head of Development Management and Planning Enforcement
<b>Date of Report</b>	06/05/2026

**SUMMARY**

The following table outlines the Council's performance statistics for the processing of major, minor and other applications for the most recent quarter as measured against government performance standards and against past quarters since 2021.

Type	Year	Quarter	Total	In Time	% In Time	Target
Major	2021	Q1	3	2	67%	60%
		Q2	2	1	50%	
		Q3	7	1	14%	
		Q4	0	0	100%	
	2022	Q1	6	5	83%	
		Q2	3	3	100%	
		Q3	5	5	100%	
		Q4	3	3	100%	
	2023	Q1	3	3	100%	
		Q2	1	1	100%	
		Q3	4	4	100%	
		Q4	1	1	100%	
	2024	Q1	5	5	100%	
		Q2	3	3	100%	
		Q3	4	4	100%	
		Q4	4	4	100%	
	2025	Q1	5	5	100%	
		Q2	3	3	100%	
		Q3	1	1	100%	
		Q4	5	5	100%	
2026	Q1	3	3	100%		
	Q2					
	Q3					
	Q4					
Minor	2021	Q1	23	10	43%	65%
		Q2	17	1	6%	
		Q3	24	1	4%	
		Q4	25	2	8%	
	2022	Q1	65	33	51%	
		Q2	35	31	89%	
		Q3	39	31	79%	
		Q4	38	33	87%	
	2023	Q1	21	19	90%	

Type	Year	Quarter	Total	In Time	% In Time	Target
		Q2	39	34	87%	
		Q3	35	28	80%	
		Q4	40	35	88%	
	2024	Q1	36	32	89%	
		Q2	35	31	89%	
		Q3	25	24	96%	
		Q4	31	30	97%	
	2025	Q1	27	24	89%	
		Q2	36	36	100%	
		Q3	24	22	92%	
		Q4	35	34	97%	
	2026	Q1	30	27	90%	
		Q2				
		Q3				
		Q4				
	Other	2021	Q1	148	86	
Q2			162	52	32%	
Q3			130	21	16%	
Q4			129	9	7%	
2022		Q1	300	115	38%	
		Q2	188	181	96%	
		Q3	180	170	94%	
		Q4	124	120	97%	
2023		Q1	139	135	97%	
		Q2	133	129	97%	
		Q3	132	121	92%	
		Q4	117	106	91%	
2024		Q1	113	109	96%	
		Q2	140	135	96%	
		Q3	141	136	96%	
		Q4	104	104	100%	
2025		Q1	110	104	95%	
		Q2	142	134	94%	
		Q3	119	114	96%	
		Q4	130	124	95%	
2026		Q1	118	104	88%	
		Q2				
		Q3				
		Q4				

**PLANNING AND ENFORCEMENT APPEALS PERFORMANCE REPORT**

<b>Report</b>	Summary of all Planning and Enforcement Appeal Decisions and Current Appeals
<b>Period</b>	January to May 2026
<b>Author</b>	Simon Taylor, Head of Development Management and Planning Enforcement
<b>Date of Report</b>	11/05/2026
<b>Appeals Determined</b>	16 (13 dismissed, 3 upheld) – 81%
<b>Costs Appeals Determined</b>	1 (1 dismissed) – 100%

**SUMMARY**

Item	Address	LPA Ref	PINS Ref	Proposal	Decision
1	329 London Road, Ewell	24/00059/REF	<a href="#">APP/P3610/X/24/3357306</a>	Hip to gable conversion	Dismissed
2	10 High Street, Epsom	24/00060/REF	<a href="#">APP/P3610/W/24/3357667</a>	Alterations to shopfront	Dismissed
3		24/00061/REF	<a href="#">APP/P3610/Z/24/3357797</a>	Advertising signage	Dismissed
4		25/00005/ENF	<a href="#">APP/P3610/C/24/3357839</a>	Unauthorised changes to shopfront (notice)	Dismissed
5		Station Approach, Epsom	25/00012/REF	<a href="#">APP/P3610/Z/25/3364400</a>	Communications hub
6	42-44 East Street, Epsom	25/00013/REF	<a href="#">APP/P3610/Z/25/3364412</a>	Communications hub	Dismissed
7	21 West Street, Ewell	25/00024/COND	<a href="#">APP/P3610/W/25/3371621</a>	Window condition	Upheld
8	26 Church Road, Epsom	25/00028/REF	<a href="#">APP/P3610/D/25/3376126</a>	Hip to gable conversion	Dismissed
9	26 Lansdowne Road, West Ewell	25/00030/REF	<a href="#">APP/P3610/W/25/3376195</a>	Materials discharge	Upheld
10	26 Lansdowne Road, West Ewell	25/00030/REF	<a href="#">APP/P3610/W/25/3376195</a>	Costs application	Dismissed
11	49 Pine Hill, Epsom	25/00032/REF	<a href="#">6003178</a>	Side extension	Dismissed
12	388 Chessington Road, West Ewell	25/00031/REF	<a href="#">6002166</a>	Four dwellings	Dismissed
13	66 Worple Road, Epsom	26/00001/REF	<a href="#">6003447</a>	Rear extension, wall, and carport	Dismissed
14	47 Holmwood Road, Cheam	24/00031/REF	<a href="#">APP/P3610/X/25/3373465</a>	Raised terrace and balcony (CLP)	Dismissed
15	185 Kingston Road, Ewell	25/00010/ENF	<a href="#">APP/P3610/X/25/3362490</a>	Unauthorised use as motorcycle repair (notice)	Dismissed
16	6A Church Street, Epsom	26/00009/REF	<a href="#">6005095</a>	Communications hub	Dismissed
17		26/00010/REF	<a href="#">6005096</a>	Communications hub	Dismissed

**DETAILS**

**1. 329 London Road, Ewell (dismissed)**

- 1.1. The appeal is for a certificate of lawfulness for a hip to gable loft extension with rear dormer. Because it was retrospective in nature, the Council's contentions were that an openable side window and varied materials, as constctued, did not comply with the conditions in Part 1, Class A of the GPDO. The Inspector agreed and dismissed the appeal.

**2. 10 High Street, Epsom (dismissed)**

- 2.1. This appeal involved a retrospective proposal to alter a shopfront on Epsom High Street, within Epsom Town Conservation Area. The original curved Neo-Georgian shopfront was removed and replaced with a glass frontage. The application was refused due to harm to the Conservation Area.
- 2.2. The Inspector found that "the original shopfront was a key feature of the appeal building that contributed strongly towards the historic and architectural character of the CA" and "the loss has impoverished the character and appearance of the CA and reduced its historic appeal."
- 2.3. In terms of the replacement shopfront, it "is glazed with large panes in a modern design and has a large shiny fascia and projecting black frame. Lighting from the interior dominates the shopfront in its views from the High Street. The large black fascia has overtly modern and unsympathetic wide projecting lettering that is out of keeping in the historic area and which diminishes the façade. The projecting box shutter is unsightly. When the shutter is closed it would largely obscure the shop and, in my judgement, it would give this part of the streetscene a deadened and unoccupied appearance harmful to its character."
- 2.4. There were insufficient public benefits to outweigh harm and the appeal was dismissed.

**3. 10 High Street, Epsom (dismissed)**

- 3.1. This is a linked appeal relating to advertising signage for the same shopfront. It was refused by the Council because of harm to the conservation area. The Inspector noted that "large dominating text of the new signage, its internal illumination and the box-like appearance of the projecting side sign amount to excessive and visually prominent harsh features which do not preserve the character or appearance of the CA." The appeal was dismissed.

**4. 10 High Street, Epsom (dismissed)**

- 4.1. The appeal relates to an enforcement notice (linked to the two appeals above) requiring removal of the offending signage and reinstatement of the original shopfront. An enforcement notice was issued on 29 November 2024. The appeal was on ground (g) only – that 3 months to comply was insufficient owing to

finance and because an application would be submitted. However, no financial details were submitted, and the applications were refused (and dismissed). The appeal was dismissed. The period for compliance is 24 May 2026, and no works have yet commenced.

#### **5. 5 Station Approach (upheld)**

- 5.1. The appeal relates to a communications hub/illuminated advertising structure outside Epsom Train Station. The Council refused the application, as it has for other proposals in Epsom, because of clutter to the streetscene.
- 5.2. The Inspector disagreed with the Council and upheld the appeal, noting that “The scale of the advertisement would be modest relative to that of nearby buildings. The modern appearance of them and the station entrance, together with the position of the proposal relatively close to walls, would ensure that it would have an appropriate backdrop. Illumination would sit acceptably in what is a well-lit area...It would not therefore appear as unacceptable visual clutter and would respect the character of the townscape.”
- 5.3. This is the first successful appeal for an advertising structure of this nature.

#### **6. 42-44 East Street, Epsom (dismissed)**

- 6.1. The appeal relates to a communications hub/illuminated advertising structure on East Street heading north from the town centre. The Council refused the application because of clutter to the streetscene.
- 6.2. Unlike the previous appeal, the Inspector noted that “there is a lack of retail uses and associated advertisements other than for a modest amount of signage which is mostly associated with immediate offices and services. As such the surrounding area is largely free of advertisements” and that the proposal “would juxtapose against the otherwise mostly open nature of the street scene. As such the advertisement would not protect the character of the townscape.”
- 6.3. There were insufficient public benefits (community and emergency advertising) to outweigh the harm and the appeal was dismissed.

#### **7. 21 West Street, Ewell (upheld)**

- 7.1. The appeal relates to a condition imposed on a planning application for secondary glazing to windows in the front elevation in lieu of UPVC replacement window frames. The condition was originally imposed to protect the setting of the building in the Ewell Village Conservation Area.
- 7.2. The Inspector noted that “the simple architectural detailing of the modest, vernacular cottages and retained features including the traditional sash windows to the front of the appeal dwelling nevertheless make some contribution to the character, appearance and thus the significance of the CA” and that “the casement design of the replacement windows indicated in the original application

details would stand out as incongruously modern and awkward against the traditional design and detailing of the host terrace, particularly when seen adjacent to the sash windows to No 23.”

7.3. However, they also found that “...the overall impression would remain of sash windows of appropriately traditional design such that the contribution that the front windows make to the character of Ewell as a historic Surrey village would be maintained” and they “would not compromise the quality, character or appearance of the appeal dwelling and the contribution that it makes to the character, appearance and significance of the CA would be preserved.”

7.4. The appeal was upheld with a condition requiring further details of the window.

#### **8. 26 Church Road, Epsom (dismissed)**

8.1. The appeal related to a hip to gable loft conversion to an end of row terrace in the Church Road Conservation Area. The application was refused owing to harm to the dwelling and its setting in the row and that of the Conservation Area.

8.2. The Inspector noted that the site was highly visible and that the “extension would result in the loss of the original symmetrical roof form of Nos 20-26, unbalancing the existing terrace roofscape.” In the absence of any real public benefits, the appeal was dismissed.

#### **9. 26 Lansdowne Road, West Ewell (upheld)**

9.1. The original application involved alterations and additions to the house and was subject to a condition requiring details of materials. These details were submitted under a discharge application, and the Council viewed the roof tile (Spanish slate) to be out of context with the brown/red clay tiles in the area. The Inspector cited examples at 33 and 35 Lansdowne Road and found “the proposal reinforces rather than conflicts with the established character of the area” and the appeal was upheld.

#### **10.26 Lansdowne Road, West Ewell (costs - dismissed)**

10.1. A costs appeal was submitted by the applicant alleging lack of proactive engagement. The Inspector did not agree and the appeal was dismissed.

#### **11.49 Pine Hill, Epsom (dismissed)**

11.1. The appeal related to a ground floor rear extension and first floor side extension. The Council refused the application because of (1) an insufficient side setback creating a reduction in openness and (2) lack of a bat survey.

11.2. The Inspector agreed on both accounts – “In failing to maintain an adequate separation to the boundary, the proposal would be at odds with the prevailing pattern of development in Pine Hill” and “it has not been demonstrated that the

proposed development would not give rise to adverse impacts on protected species, specifically bats.” The appeal was dismissed.

### **12.388 Chessington Road, West Ewell (dismissed)**

12.1. The appeal relates to the construction of four backland dwellings. The Council refused the application on six grounds – (1) inappropriate backland development, (2) harm to the character of the area, (3) harm to neighbour amenity, (4) lack of an ecology survey, (5) lack of BNG, namely deliberate degradation of the site, and (6) substandard amenity to one of four plots.

12.2. In describing the area, the Inspector referred to “the broadly consistent plot sizes and established greenery create a coherent development rhythm that contributes positively to the area’s character and appearance.”

12.3. In response to the reasons for refusal, the Inspector noted the following:

- The overall layout would fail to reflect the established pattern of frontage development and the prevailing rhythm of long interrupted rear gardens.
- The closer siting of the buildings to the plot boundaries would erode the sense of spaciousness that currently exists between the appeal site and adjacent plots
- The development would appear cramped and would fail to respect the form and character of the locality
- It has not been satisfactorily demonstrated that the proposed development would not result in a harmful effect on ecology, with particular reference to protected species
- I am not satisfied that the commentary (in the appellant’s BNG Assessment) demonstrates awareness of or provides certainty regarding any potential habitat degradation that may have occurred before that point (30 January 2020)
- The boundaries around No. 388 are relatively high and views would be oblique and limited to parts of those gardens only
- The internal layout would not result in cramped living conditions, even if four persons were to reside in each dwelling

12.4. The Inspector agreed with the Council in relation to reasons for refusal (1), (2), (4) and (5) and referred to the associated harm being “significant and weigh to a substantial extent against the scheme”, attracting substantial weight in the tilted balance. The appeal was dismissed.

### **13.66 Worple Road, Epsom (dismissed)**

13.1. The appeal related to a single storey rear glazed extension, detached carport. alteration to fenestration and boundary wall. The Council objected to the fenestration, proposed carport and proposed boundary as discordant and obtrusive features that would cause unacceptable harm to the character and appearance of the host building and would fail to preserve the character and appearance of the Conservation Area.

13.2. The Inspector did not agree in terms of the impact arising from the windows – “satisfied the fenestration and the proportions of the windows are consistent with the appearance and form of the house, and the wider area where there is variety in window”, with the benefits (thermal efficiency) outweighing harm.

13.3. However, “A white painted block wall of the length shown would be a stark contrast to this. This would be emphasised by the uncomfortable junction with the existing long flint wall on the southern boundary of the lane” and the carport “would be a poor design in terms of materials, scale, form, and appearance, with no design cues from the area. It would be in a prominent position that is widely visible.”

13.4. Because of private benefits only, the latter aspects were dismissed. Consistent with the Council’s findings, the rear extension was allowed as part of the appeal.

#### **14.47 Holmwood Road, Cheam (dismissed)**

14.1. The appeal related to a lawful development certificate for a rear balcony and raised terrace. The applicant alleged that both elements were development subject to four years immunity. The Council accepted that the raised terrace had existed for more than four years but that the rear balcony was a departure from the plans approved in 2020 and was therefore subject to ten years immunity.

14.2. The Inspector agreed, noting that “The balcony is in the same place as permitted in the approved plans, just a few metres wider. As a matter of fact and degree, I find that this is a comparatively minor deviation rather than a substantial one.” For avoidance of doubt, it would not be a substantial deviation sufficient to be development without planning permission.

14.3. The appeal was dismissed on these grounds. Enforcement action is pending.

#### **15.185 Kingston Road, Ewell (dismissed)**

15.1. The appeal relates to an enforcement notice requiring the cessation of the use of the retail premises for a motorcycle repair workshop. An enforcement notice was issued on 3 March 2025. Following discussion with the Planning Inspectorate, the grounds for the appeal was whether there was in fact a material change of use of the land. The appellant’s argument was that the use was small scale and local and that there was no change of use from Class E, having regard to the previous use as a computer repair shop. As a matter of fact and degree, the Inspector agreed with the Council that the types of activities constituted a Class B Industrial use and the appeal against the notice failed. The period for compliance is 15 August 2026.

#### **16.6A Church Street, Epsom (dismissed)**

16.1. The appeal relates to a communications hub/illuminated advertising structure on Church Street. The Council refused the application because of clutter to the

streetscene and because there was a lack of detail to confirm that there would not be noise impact to nearby residents because the facility could be used to make phone calls.

16.2. The Inspector agreed on both counts, noting that “scale and location it would appear as a dominant and incongruous feature and would introduce visual clutter to an otherwise restrained and uncluttered street scene” and “I cannot be satisfied on the basis of the evidence submitted that the hub would not cause undue disturbance to residents, particularly during the evening and overnight when background noise levels may be relatively low.”

16.3. The public benefit, including provision of WiFi etc and removal of other payphones in Epsom, were given moderate and limited weight respectively. On the latter, the Inspector agreed that the two payphones to be removed were too far from the site to provide any real benefit. Like two other appeal decisions for this location, the appeal was dismissed.

#### **17.6A Church Street, Epsom (dismissed)**

17.1. This is a linked appeal relating to advertisement signage for the same location. The Inspector found similar harm – “the electronic display would unacceptably increase visual clutter which would be harmful to the visual amenity of the area” and other advertising in the locality and appeal decisions in other boroughs were not entirely relevant for justifying allowing the appeal.

### **CURRENT APPEALS**

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Planning Ref	Appeal Ref	PINS Reference	Status	Address	Proposal
22/00385/TPO	23/00007/COND	Pending	Valid	Burnside, Vernon Close, W Ewell	Felling of Oak
22/01810/TPO	23/00019/REF	Pending	Valid	21 Chartwell Place, Epsom	Felling Ash
23/00302/TPO	23/00031/REF	Pending	Valid	5 Poplar Farm Close, W Ewell	Part tree removal
24/00800/TPO	24/00045/REF	APP/P3610/W/24/3353162	Received	1 Park Farm Court, West Ewell	Crown reduction
24/01001/TPO	24/00049/NONDET	Pending	Received	Ridgecourt, The Ridge, Epsom	Tree works
24/00282/COU	25/00009/ENF	APP/P3610/C/25/3361942	Pending	Rear of 11 Woodlands Road, Epsom	Enforcement notice for use of outbuilding as a dwelling
25/01064/CLP	25/00027/REF	APP/P3610/X/25/3375600	Pending	107 Hookfield, Epsom	Hip to gable conversion
25/01068/CLP	25/00029/REF	APP/P3610/X/25/3376179	Pending	27A Chartwell Place, Epsom	Hip to gable conversion (CLP)
25/00606/CLP	25/00026/REF	APP/P3610/X/25/3375637	Pending	12 Stoneleigh Crescent, Stoneleigh	Widening of crossover
23/00109/BOC	26/00002/ENF	APP/P3610/C/26/3377542	Pending	87-89 Amis Avenue, Epsom	Enforcement notice
25/01203/REM	26/00003/REF	6004288	Pending	59 The Warren, Worcester Park	Change to roof form
25/01096/REM	26/00005/REF	6004732	Pending	57 - 61 High Street, Ewell	Approval of materials
25/01366/FLH	26/00006/REF	6004918	Pending	14 Edenfield Gardens, Worcester Park	Front wall and change to hardstanding
25/00535/HEG	26/00007/REF	APP/HH/2385	Received	19 West Gardens, Ewell	High hedge
25/01412/ADV	26/00012/REF	6005100	Pending	20-38 East Street, Epsom	Communications hub
25/01411/FUL	26/00011/REF	6005099	Pending	20-38 East Street, Epsom	Communications hub
25/01321/CLP	26/00008/REF	APP/P3610/X/26/3377886	Pending	8B The Hawthorns, Ewell	Hip to gable extension
25/01413/FUL	26/00013/REF	6005154	Pending	34 - 36 Upper High Stret, Epsom	Communications hub
25/01405/FUL	26/00014/REF	6005158	Pending	Outside Tesco Express, Epsom	Communications hub
25/01406/ADV	26/00016/REF	6005159	Pending	Outside Tesco Express, Epsom	Communications hub
25/01414/ADV	26/00015/REF	6005155	Pending	34 - 36 Upper High Stret, Epsom	Communications hub
25/01225/FLH	26/00017/REF	6005459	Pending	6 Chalk Lane, Epsom	Side and rear extension
25/01226/LBA	26/00018/REF	6005460	Pending	6 Chalk Lane, Epsom	Side and rear extension
25/01172/REM	26/00019/REF	6005504	Pending	McDonalds, 36-40 High St, Epsom	Extension to trading hours
25/00827/REM	26/00020/REF	6005543	Pending	346 Chessington Rd, West Ewell	Relocation of access
25/00975/FLH	26/00021/REF	6006086	Received	8 Barrow Hill Cl, Worcester Park	Rear first floor balcony
25/01328/ADV	26/00022/REF	6006119	Pending	242 Ruxley Lane, West Ewell	LED signage
25/01288/FUL	26/00025/REF	6006368	Statement	15 Corner House Parade, Ewell	Replacement shopfront
25/01360/FUL	26/00024/REF	6006401	Pending	11 Danetree Road, West Ewell	Conversion to 1 bed unit
26/00014/REM	26/00023/REF	6006399	Pending	56 Harefield Avenue, Cheam	Front porch extension

25/01487/FUL	26/00026/REF	6006829	Statement	344 Chessington Rd, West Ewell	Relocation of access
25/01308/FLH	26/00028/REF	6007822	Received	60 West Hill, Epsom	New door and windows
26/00005/FUL	26/00029/REF	6007964	Statement	405 Kingston Road, Epsom	New dwelling in roof

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**MONTHLY ENFORCEMENT REPORT**

<b>Report</b>	Summary of Incoming and Closed Enforcement Cases by Month
<b>Period</b>	January to March 2026
<b>Author</b>	Simon Taylor, Head of Development Management and Planning Enforcement
<b>Date of Report</b>	06/05/2026

**ENFORCEMENT CASES**

The following table indicates the current live enforcement cases, those opened (received) and closed (resolved) at the end of each month.

<b>2024</b>	<b>Live</b>	<b>Opened</b>	<b>Closed</b>	<b>Net</b>
February	305	41	54	-13
March	286	17	42	-25
April	278	22	7	+15
May	286	29	45	-16
June	299	32	22	+10
July	283	27	52	-25
August	273	51	52	-1
September	270	27	34	-7
October	265	18	20	-5
November	248	20	36	-17
December	242	13	21	-6
<b>2025</b>	<b>Live</b>	<b>Opened</b>	<b>Closed</b>	<b>Net</b>
January	257	18	2	+15
February	249	18	26	-8
March	239	20	20	-10
April	254	18	15	+15
May	255	24	21	+1
June	244	17	28	-11
July	275	26	11	+31
August	280	37	18	+5
September	279	25	34	-1
October	288	31	12	+9
November	290	17	15	+2
December	274	11	27	-16
<b>2026</b>	<b>Live</b>	<b>Opened</b>	<b>Closed</b>	<b>Net</b>
January	272	17	19	-2
February	276	18	14	+4
March	236	30	61	-31
April	249	19	16	+3
As of 15 May	215	2	36	-34

The following table indicates the reasons for the closure of each case since July 2025:

Closure Reason	July-Sept	Oct-Dec	Jan-Mar	April
Planning Application submitted	13	17	12	3
Duplicate Case	10	6	4	1
No Breach - Permitted Development	9	5	6	1
No Breach - complies with Permission	5	4	9	1
No Breach - Not Planning Related	4	1	1	0
Planning Application approved	5	8	5	1
Breach has ceased	3	1	12	5
Voluntary Compliance	2	2	12	0
Appeal Submitted	3	0	4	0
Appeal Granted	0	0	1	0
No Breach - Not Development	2	2	6	0
No Breach - Other	0	3	5	1
Not Expedient	2	0	12	0
Transferred to SCC	3	0	2	1
Transferred to Env Health	0	2	0	0
Immune from Enforcement	1	2	1	2
Notice Served	1	1	0	0
Unable to Contact Complainant	0	0	3	0
<b>Total</b>	<b>64</b>	<b>54</b>	<b>95</b>	<b>16</b>

**UPCOMING APPLICATIONS REPORT**

<b>Report</b>	Summary of Likely Applications to be Heard at Planning Committee
<b>Period</b>	June/July 2026
<b>Author</b>	Simon Taylor, Head of Development Management and Planning Enforcement
<b>Date of Report</b>	06/05/2026

**SUMMARY**

<b>App No</b>	<b>Address</b>	<b>Proposal</b>	<b>Reason</b>	<b>Likely Meeting</b>
25/01483/ FUL	Woodcote Stud, Wilmerhatch Lane, Epsom	14 dwellings and aged care home	Major	18 June
26/00287/ S106A	Langley Bottom Farm, Langley Vale Road, Epsom	Variation to affordable housing obligations	Called in with discretion of Head of Planning	18 June
26/00002/ FUL	South of Oak Glade, Epsom	Residential care home	Major	9 July
25/00368/ FUL	Swail House, Ashley Road, Epsom	Flat building with 48 dwellings	Major	9 July

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