

Minutes of the Meeting of the PLANNING COMMITTEE held at the Council Chamber, Epsom Town Hall on 18 June 2026

PRESENT -

Councillor Clive Woodbridge (Chair); Councillor Phil Neale (Vice-Chair); Councillors Neil Dallen, Alison Kelly, James Lawrence, Robert Leach, Kieran Persand, Humphrey Reynolds and Kate Chinn (as nominated substitute for Councillor Chris Watson)

Absent: Councillor Jan Mason and Councillor Chris Watson

Officers present: Simon Taylor (Head of Development Management and Planning Enforcement), James Tong (Solicitor), Jack Summers (Planning Officer) and Phoebe Batchelor (Democratic Services Officer)

9 DECLARATIONS OF INTEREST

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

10 MINUTES OF THE PREVIOUS MEETING

The Committee confirmed as a true record the Minutes of the Meeting of the Committee held on 28 May 2026 and authorised the Chair to sign them.

11 25/01483/FUL WOODCOTE STUD, WILMERHATCH LANE, EPSOM, KT18 7UE

Description:

Demolition of all existing buildings and structures (excluding Woodcote House) and the construction of a new supported living building (Class C2), as an expansion to the retained Class C2 use at Woodcote House, and 14no residential dwellings (including 7no affordable dwellings) together with associated access, car parking and garages, landscaping and shared open space.

Officer Recommendation:

Approval, subject to conditions, informatives and s106 legal agreement.

Officer Presentation:

The Committee received a presentation on the application from the Planning Officer.

Public Speaking:

The agent spoke on the application.

Decision:

Following consideration, Councillor Dallen proposed a motion that the Officer recommendation be agreed.

The proposal was seconded by Councillor Kelly.

The Committee resolved (7 for, 1 against, and the Chair not voting) to:

PART A

GRANT planning permission subject to a S106 Legal Agreement with the following Heads of Terms:

- a) Public Transport Improvements to provide a new bus stop and pedestrian crossing on Wilmerhatch Lane
- b) BNG delivery and monitoring
- c) Delivery of Affordable Housing

and the following conditions and informatives

PART B

If the Section 106 Agreement referred to in Part A is not completed by 18 September 2026, the Head of Place Development is authorised to refuse the application for the following reason:

“In the absence of a completed legal obligation under Section 106 of the Town and Country Planning Act 1990, the applicant has failed to comply with Policies CS6, CS9, CS12 & CS16 of the Core Strategy 2007 and DM4, DM7, DM10, DM36 & DM37 of the Development Management Policies Document 2015.”

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 is to be carried out in accordance with the following plans and documents:

Location Plan	E100 A	Received: 15/12/2025
Proposed Block Plan	P102 F	Received: 20/03/2026
Proposed Site Plan	P103 F	Received: 20/03/2026
Proposed Drawings (Plots 1-3)	P112 A	Received: 21/05/2026
Proposed Drawings (Plots 4 & 5)	P113 A	Received: 15/12/2025
Proposed Drawings (Plots 6-9)	P114 C	Received: 15/12/2025
Proposed Drawings (Plots 10-11)	P116 A	Received: 15/12/2025
Proposed Drawings (Plot 12)	P118 A	Received: 15/12/2025
Proposed Drawings (Plot 13)	P119 A	Received: 15/12/2025
Proposed Drawings (Plot 14)	P120 A	Received: 15/12/2025
Proposed Drawings (Double Garage)	P121	Received: 15/12/2025
Proposed Drawings (Double Garage)	P122	Received: 15/12/2025
Proposed Drawings (Garden Shed)	P123	Received: 15/12/2025
Statutory Biodiversity Metric		Received: 15/12/2025
Sustainability & Energy Statement		Received: 15/12/2025
Arboricultural Method Statement & Tree Protection Plan		Received: 15/12/2025
Drainage Strategy (Parts 2 & 2)		Received: 20/03/2026
Phase 2 Bat Emergence Survey Report		Received:
07/05/2026		
Flood Risk Assessment	8865-WCS-RGP-XX-XX-RP-D-0500 P2	
		Received: 15/12/2025

Reason: For avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans to comply with Policy CS5 of the Core Strategy 2007.

Pre-Commencement Conditions:

3) Site Levels

Prior to the commencement of the development hereby permitted, surveyed site level details shall be submitted to and approved in writing by the local planning authority. Details shall include existing and proposed site levels (in relation to a fixed datum point), finished floor, eaves and ridge levels of the buildings to be erected and finished external surface levels. Drawings shall be to scale of not less than 1:500.

The development shall thereafter be constructed in accordance with the approved details prior to the occupation/first use of the development unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the visual amenities of the area and occupiers of neighbouring properties in accordance with Section 12 of the National Planning Policy Framework 2024, Policy CS5 of the Core Strategy 2007 and Policies DM9 and DM10 of the Development Management Policies Document 2015.

4) Ground Contamination and Ground Gas Assessment

Prior to the commencement of the development hereby permitted (notwithstanding demolition), 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 submitted to and approved in writing by the Local Planning Authority. The development must thereafter be carried out in accordance with the approved details.
- (iii) prior to occupation of the development hereby permitted, and if required by part (ii) of this condition, a verification report demonstrating the effectiveness of the details approved under part (ii) of this condition, detailing any minor variations, must be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site, as required by Policy DM10 of the Development Management Policies Document 2015 and Section 15 of the NPPF 2024.

5) Habitat Management and Monitoring Plan

Prior to the commencement of the development hereby permitted, a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the

approved statutory biodiversity gain plan shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:

- 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.

Prior to the occupation of the development hereby permitted, the habitat creation and enhancement work set out in the approved HMMP shall be completed, and a completion report, evidencing the completed habitat enhancements, shall be 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.

6) Surface Water Drainage Scheme

Prior to the commencement of the development hereby permitted, a surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.

The design must be compliant with the National standards for sustainable drainage systems and the NPPF, and include:

- a) Evidence that the receiving watercourse has onward connectivity and capacity to receive flows from the site.
- b) Evidence that the surface water drainage system meets the management of everyday rainfall (interception) requirements of the National Standards.
- c) Hydraulic calculations to demonstrate the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100

(+45% allowance for climate change) storm events and 10% allowance for urban creep. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 0.5 l/s for the bioswale, 1l/s from the geo-cellular tank/rain garden for the East Catchment, for the West catchment post attenuating tree pits and bioswales 6.5l and outflow from cascading detention to watercourse 5.5 l/s.

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) Evidence that the surface water drainage system meets the water quality requirements of the National standards.

g) Evidence that the surface water drainage system meets the amenity requirements of the National standards.

h) Evidence that the surface water drainage system meets the biodiversity requirements of the National standards.

i) Details of drainage management responsibilities and maintenance regimes for all drainage elements.

j) 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. Including details of how existing watercourse on and adjacent to the site will be protected.

The development will thereafter be carried out in accordance with the approved surface water drainage scheme.

Reason: In the interests of minimising flood risk in accordance with Policy CS6 of the Core Strategy 2007 and Policy DM19 of the Development Management Policies 2015.

7) Construction Transport Management Plan

Prior to the commencement of the development hereby permitted, a Construction Transport Management Plan shall be submitted to and approved in writing by the local planning authority. The statement shall include:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials used in constructing the development
- (d) programme of works (including measures for traffic management)

- (e) provision of boundary security hoarding behind any visibility zones
- (f) wheel washing facilities
- (g) measures to control the emissions of dust and dirt during construction
- (h) a scheme for the recycling/disposing of waste resulting from demolition and construction works
- (i) hours of operation.

The development shall be carried out in accordance with the approved statement.

Reason: To ensure that the development does not prejudice highway safety or cause inconvenience to other highway users in accordance with Policy CS16 of the Core Strategy (2007) and Policy DM35 of the Development Management Policies 2015.

Pre-Works Above Ground Floor Slab Level Conditions:

8) Materials

Prior to any works taking place above ground floor slab level of the dwellings hereby permitted, a schedule of the materials to be used in the construction of the external surfaces of said dwellings shall be submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out in accordance with the schedule of materials.

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

9) Supported Accommodation Elevations & Materials

Prior to any works taking place above ground floor slab level of the supported accommodation block hereby permitted, and notwithstanding the approved drawings, floor plans and elevations (at a scale of no less than 1:100), and a schedule of all external materials to be used in its construction, shall be submitted to and approved in writing by the Local Planning Authority.

The supported accommodation block shall thereafter be constructed in accordance with the approved details.

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

10) Accessible Dwellings

Prior to the commencement of the dwellings hereby permitted, details shall be submitted to and approved in writing by the Local Planning Authority to confirm the following:

- a) That all new dwellings, except for the upper floor flat within Plots 4 & 5, will be built at minimum to meet Building Regulations Part M4(2).
- b) One or more of the market dwellings will be built to meet Building Regulations wheelchair adaptable dwellings standard (M4(3)(a)).
- c) Two or more of the affordable dwellings will be built to meet Building Regulations accessible compliance standard (M4(3)(b)).

If the above criteria cannot be met, details shall be submitted to and approved in writing to the Local Planning Authority demonstrating where barriers to meeting each standard exist and what measures will be taken to minimise/mitigate the disbenefits to future residents.

The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the needs of the general population are met, and to comply with policies CS16 of the Epsom & Ewell Core Strategy (2007), DM12 of the Epsom & Ewell Development Management Policies Document (2015), and DM1 of the (emerging) Local Plan.

Pre-Occupation Conditions:

11) Landscaping Scheme

Prior to the occupation of the development hereby permitted, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority. The landscaping scheme shall include:

- a) Hard surface materials and details of provision for drainage.
- b) Soft landscaping details including schedule of trees and plants, noting species, planting sizes and proposed numbers/densities.
- c) Boundary treatments noting materials and heights, and opening method of gates, doors etc.

Planting shall be carried out in accordance with the approved details no later than the first planting and seeding seasons following the occupation of the dwellings.

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

The approved hard-surfacing and boundary treatments shall be maintained in perpetuity.

Reason: In the interest of visual and residential amenity, sustainable drainage and biodiversity/ecology, and to comply with policies CS1, CS3 & CS4 of the Epsom & Ewell Core Strategy (2007), and DM4, DM5, DM9, DM10, DM12, DM16 & DM19 of the Epsom & Ewell Development Management Policies Document (2015).

12) Surface Water Drainage Scheme Verification

Prior to occupation of the development hereby permitted, a verification report must be submitted to and approved by the Local Planning Authority, demonstrating that the surface water drainage system (as approved under Condition 6) has been implemented as per the agreed details (or detail any minor variations); confirming any defects have been rectified; the contact details of any management company; and providing an 'as-built' drainage layout stating the national grid reference of key drainage elements.

Reason: To ensure the Drainage System is constructed to the National standards for Sustainable drainage systems, in the interests of minimising flood risk in accordance with Policy CS6 of the Core Strategy 2007 and Policy DM19 of the Development Management Policies 2015.

13) Cycle Parking

Prior to the occupation of the development hereby permitted, details of secure, lit, at-grade and covered bicycle storage/parking facilities, and the provision of charging points with timers for e-bikes, for the occupants of and visitors to the development shall be submitted to and approved in writing by the local planning authority.

The approved cycle storage/parking shall be implemented prior to the occupation of the dwellings hereby permitted and shall be permanently retained in the approved form for the parking of bicycles.

Reason: To encourage sustainable travel to/from the site and comply with policies CS16 of the Epsom & Ewell Core Strategy (2007), and DM36 and DM37 of the Epsom & Ewell Development Management Policies Document (2015).

14) Provision of Car Parking

Prior to the occupation of the development hereby permitted, the car parking and turning spaces shall be provided in accordance with the approved plans. The car parking shall thereafter be used for no purpose other than the parking of vehicles and turning.

Reason: To ensure that the development does not prejudice highway safety or cause inconvenience to other highway users in accordance with Section 9 of the National Planning Policy Framework 2024, Policy CS16 of the Core Strategy

2007 and Policies DM35 and DM37 of the Development Management Policies 2015.

15) Provision of Access

Prior to the occupation of the development hereby permitted, the accessway from Wilmerhatch Lane shall be constructed and provided with visibility zones in accordance with the approved details. The access shall thereafter be permanently maintained and the visibility zones kept permanently clear of any obstruction.

Reason: To ensure that the development does not prejudice highway safety or cause inconvenience to other highway users in accordance with Policy CS16 of the Core Strategy (2007) and Policy DM35 of the Development Management Policies 2015.

16) Offsite Highways Improvements

Prior to occupation of the development hereby permitted, a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing the following off-site works:

- a) A new footway within Highway land on the western side of Wilmerhatch Lane leading from the existing access to the site in a southern direction for approximately 20 metres.
- b) A new uncontrolled pedestrian crossing within the footway to allow for safe pedestrian access to the eastern side of Wilmerhatch Lane.
- c) The bus stop currently located outside “Heron Island” on the western side of Wilmerhatch Lane to be relocated within the new footway.
- d) The bus stop currently located outside “Flintstones” on the western side of Wilmerhatch Lane to be removed.

The approved works shall thereafter be implemented and made available for use prior to occupation of the development hereby permitted.

Reason: To encourage sustainable travel to/from the site and comply with policies CS6, CS12 & CS16 of the Epsom & Ewell Core Strategy (2007), and DM7, DM10 & DM36 of the Epsom & Ewell Development Management Policies Document (2015).

17) Electric Vehicle Charging Points

Prior to occupation of the development hereby permitted, details of Electric Vehicle charging points for occupants of and visitors to the development site shall be submitted to and approved in writing by the Local Planning Authority. Details shall include each of the proposed dwellings being provided with a fully operational fast-charge Electric Vehicle charging point (current minimum

requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply).

The approved works shall thereafter be implemented and made available for use prior to occupation of the development hereby permitted.

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.

18) Refuse & Recycling Bins

Prior to the occupation of the development hereby permitted, details of refuse & recycling storage facilities for the occupants of the development shall be submitted to and approved in writing by the local planning authority.

The approved refuse & recycling storage facilities shall be implemented prior to the occupation of the dwellings hereby permitted and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: To encourage sustainable waste management and comply with policies CS1 & CS6 of the Epsom & Ewell Core Strategy (2007), and DM9 & DM10 of the Epsom & Ewell Development Management Policies Document (2015).

Compliance Conditions:

19) Obscure Glazing

The side window serving the staircase of the dwelling within Plot 6 shall be glazed with obscure glass of no less than obscurity level 3 and permanently fixed shut unless the parts of the window/rooflight which can be opened are more than 1.7m above the floor of the room in which the window is installed and shall thereafter be permanently retained as such:

Reason: To safeguard the privacy of the occupants of neighbouring properties in accordance with Policy DM10 of the Development Management Policies 2015.

20) Tree Protection

The development hereby permitted shall be carried out in accordance with the measures within the approved Tree Protection Plan prepared by ROAVR Group (ref: 25_5837_09_08) unless otherwise agreed in writing by the Local Planning Authority.

No service runs shall be provided within the root protection area of any tree to be retained at the site or on adjacent land unless details are submitted to and approved by the local planning authority.

Unless otherwise shown on the drawings hereby approved, no tree within the curtilage of the site shall be wilfully damaged or destroyed and no tree shall be

removed, lopped, topped, felled, or uprooted during the construction of the development hereby approved.

Reason: To protect the trees on 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.

21) Unexpected Contamination

In the event that unexpected contamination is found during the delivery and construction period, it must be reported in writing to the Local Planning Authority immediately.

An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be submitted to and approved in writing by the Local Planning Authority.

Development must then be carried out in accordance with the approved details. Following completion of the remediation works, a verification report must be prepared by suitably qualified and accredited persons and submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DM17 of the Development Management Policies 2015.

22) Compliance with Ecology Survey

The development hereby permitted shall be carried out in accordance with the 'Mitigation Recommendations' within the approved Phase II Bat Emergency Survey Report prepared by Phillips Ecology unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the ecological significance of the site in accordance with Section of the National Planning Policy Framework 2024, Policy CS3 of the Core Strategy and Policy DM4 of the Development Management Policies Document 2015.

23) Biodiversity Net Gain Plan

The statutory Biodiversity Net Gain Plan shall be prepared in accordance with the details set out in the Biodiversity Metric prepared by Phillips Ecology, dated December 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.

24) Monitoring of Habitat Management and Monitoring Plan (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 5.

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.

25) Sustainable Construction

The development shall be constructed in accordance with the measures outlined in the Sustainability & Energy Statement prepared by BlueSky Unlimited, dated 9th December 2025.

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.

26) Removal of Permitted Development Rights

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting or amending those Orders with or without modification), express planning permission shall be required in respect of development falling within Schedule 2, Part 1, Classes A, B, C, D, E & F, and Schedule 2, Part 2, Class A of that Order.

Reason: To ensure that development within the permitted Classes in question is not carried out in such a way as to prejudice visual or residential amenity, nor have a detrimental impact on the character of the Green Belt, in accordance with policies CS2 & CS5 of the Core Strategy 2007 and DM3, DM10 & DM12 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 <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) 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, so as 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) 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.

(10) Archaeological Artifacts

In the event of any archaeological artifacts are found on site during the construction phase, the applicant is advised to stop work and contact the SCC Archaeology Team for further advice on 0345 600 9009.

(11) 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.

(12) Naming and Numbering

The applicant is advised to contact Epsom and Ewell Borough Council at an early stage to discuss naming and numbering of the development. Refer to

01372 732000 or <https://www.epsom-ewell.gov.uk/street-naming-and-numbering> for further information.

(13) CIL Liable Development

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

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

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

(14) Works to the Highway

The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course.

The applicant is advised that 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 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/road-permits-and-licences/the-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 www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice

The developer's attention is drawn to the fact that this permission does not authorise the physical construction of the proposed off-site highway works and site access connections to the public highway. A separate legal agreement made with the Council under s.278 of the Highways Act 1980 is required. No work within or affecting the public highway shall commence until the agreement has been completed and the Council, as local highway authority, has approved all construction and installation details together with a programme of works.

(15) 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).

(16) 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.

(17) Scaffolding and Hoardings

The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus over the highway. For any such obstruction, a licence must be sought from the Highway Authority Local Highways Service under Section 177/178 of the Highways Act 1980 prior to commencement of the development.

(18) Section 38 Adoption

If it is the developer's intention to request the Council, as local highway authority, to adopt the proposed access roads etc. as highway maintainable at public expense, then full engineering details must be agreed with the Highway Authority at Surrey County Council. The developer is strongly advised not to commence development until such details have been approved in writing and a legal agreement is made with the Council under Section 38 of the Highways Act 1980.

(19) Tree Works

The applicant should inform the Council's Tree Officer on 01372 732000 or planningsupport@epsom-ewell.gov.uk at least three working days in advance of the intention to commence the works which have been agreed.

All works must accord with British Standard 5837:2012 Recommendations for Works to Trees. Reduction cuts will be made to a substantial growth point, and co-dominant or secondary leader (drop-crotch pruning). Reduction cuts must not be made to a bud, leaving a stub.

Tree pruning shall be carried out at the appropriate time of the year to avoid bird nesting season.

(20) Section 106 Agreement

This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated #, the obligations in which relate to this development.

(21) Thames Water

Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

12 UPCOMING APPLICATIONS

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

The following matters were discussed:

- a) **Thanks.** A Member of the Committee thanked the Planning Officer for a well written report. This comment was echoed by other members.
- b) **Langley Bottom Farm.** A Member of the Committee queried why the upcoming applications report in May, listed the Langley Bottom Farm Variation to affordable housing obligations reason as 'Called in with discretion of Head of Planning', but the June iteration of the report just stated, 'Called in'. The Head Development Management and Planning Enforcement explained that the application is subject to ongoing legal advice which officers are still waiting on to come through. He clarified that there has not been a change in reasoning as to why the application would be coming to Planning Committee.
- c) **Swail House Site Visit.** A Member of the Committee asked for a site visit for Swail House before the application comes to Planning Committee. The Head of Development Management and Planning Enforcement confirmed that a site visit would be arranged and communicated to Members of the Planning committee.
- d) **TPO application.** A Member of the Committee asked why the removal of a TPO would come to Planning Committee instead of being determined by officers. The Head of Development Management and Planning Enforcement informed the Committee that the scheme of delegation requires planning applications involving staff members to be put in front of the Committee. He explained there is an ongoing debate as to whether this specific application meets that threshold. He also explained that the application involves the potential removal of 11 trees and could pose a significant financial implication for the Council and therefore, used his discretion to bring that application in front of Committee Members for decision.

The meeting began at 7.30 pm and ended at 8.06 pm

COUNCILLOR CLIVE WOODBRIDGE (CHAIR)