

## Minutes of the Meeting of the PLANNING COMMITTEE held on 22 April 2021

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### PRESENT -

Councillor Clive Woodbridge (Chair); Councillor Monica Coleman (Vice-Chair); Councillors Alex Coley, Neil Dallen, David Gulland, Previn Jagutpal, Colin Keane, Jan Mason, Steven McCormick, Lucie McIntyre, Debbie Monksfield, Peter O'Donovan and Clive Smitheram

In Attendance: Councillor Liz Frost

Officers present: Amardip Healy (Chief Legal Officer), Viv Evans (Interim Head of Planning), Mehdi Rezaie (Interim Planning Development Manager), Virginia Johnson (Planner), Sarah Keeble (Democratic Services Officer) and Tim Richardson (Committee Administrator)

### 43 DECLARATIONS OF INTEREST

The following declarations were made in relation to Items of business to be discussed at the meeting:

Councillor Neil Dallen: In the interests of openness and transparency, Councillor Neil Dallen declared that he is a member of Epsom Civic Society and that he came to the meeting with a clear and open mind. Councillor Neil Dallen also declared that he is a candidate in the upcoming Surrey County Council Elections.

Councillor Previn Jagutpal: In the interests of openness and transparency, Councillor Previn Jagutpal declared that he is a member of Woodcote Residents Association and that he came to the meeting with a clear and open mind.

Councillor Steven McCormick: In the interests of openness and transparency, Councillor Steven McCormick declared that he is a member of Epsom Civic Society, Epsom and Ewell Tree Advisory Board and Woodcote (Epsom) Residents Society and that he came to the meeting with a clear and open mind. Councillor Steven McCormick also declared that he is a candidate in the upcoming Surrey County Council Elections.

Epsom General Hospital, Dorking Road, Epsom, Surrey, KT18 7EG

Councillor Clive Woodbridge, Other Interest: In the interests of openness and transparency, Councillor Clive Woodbridge declared on behalf of all Councillors that all Councillors had received a number of correspondence from the Applicant and rejectors regarding this Item. Councillor Clive Woodbridge also stated that all

Councillors came to the meeting with a clear and open mind, and without predetermination.

Councillor Liz Frost MSc, Other Interest: In the interests of openness and transparency, Councillor Liz Frost declared that she is a member of the Woodcote Millennial Green Trust.

#### 44 MINUTES OF THE PREVIOUS MEETING

The Minutes of the previous meeting of the Committee held on 1 April were agreed as a true record and the Committee authorised the Chairman to sign them.

#### 45 EPSOM GENERAL HOSPITAL, DORKING ROAD, EPSOM, SURREY, KT18 7EG

The Committee was informed that this Item had been withdrawn from the Agenda for the Meeting at the request of Officers, to allow for additional consultation to take place.

#### 46 EPSOM GENERAL HOSPITAL, DORKING ROAD, EPSOM, SURREY, KT18 7EG

##### Description

Demolition of the existing hospital buildings, accommodation block and associated structures and redevelopment of the site to provide a new care community for older people arranged in two buildings, comprising 267 care residences, 10 care apartments and 28 care suites providing transitional care, together with ancillary communal and support services Use Class C2, 24 key worker units Use Class C3, childrens nursery Use Class E, as well as associated back of house and service areas, car and cycle parking, altered vehicular and pedestrian access, landscaping, private amenity space and public open space.

##### Decision

The Committee was adjourned for 15 minutes to ensure all Members had sufficient time to read the Update Report and Addendums which were published the evening of the Committee meeting.

The Committee noted a presentation from the Planning Officer.

The Committee was addressed by Councillor Liz Frost, Ward Member, who spoke in objection to the Application. The Committee also heard from a supporter, an objector on behalf of Woodcote Epsom Residents Society, and an agent to the Applicant.

The following matters were raised by the Committee:

- a) **Height and massing:** Members raised concerns regarding the height, mass, bulk and design of the proposal. Members noted the size and scale

of the proposal and its materials and spoke about whether it would adversely impact the character and appearance of the surrounding area. The Officer confirmed that the proposed material palette had been carefully considered to ensure longevity of materials.

- b) **Housing density:** Members noted the shortage of delivery of housing land supply within the Borough and how the proposed development would be of substantial benefit in fulfilling need.
- c) **Impact on neighbouring amenity:** Members raised concerns regarding the size and scale of the proposed development and its adverse impact on neighbouring amenity. The Officer noted that steps had been taken to reduce adverse neighbouring impact, including the reduction of car-parking spaces.
- d) **Trees and landscaping:** Members raised concerns regarding the proposed trees, and whether they may provide suitable coverage year-round. The Officer confirmed that the nature of the trees could be determined as part of a Planning Condition to ensure they would be appropriate for all seasons. It was noted that the trees planted across the frontage of Woodcote Green Road would be planted at 6m in height, and would grow to at least 10m in height.
- e) **Affordable housing:** Members noted the Applicant's £1.5 million contribution towards affordable housing, in addition to the re-provision of 24 key worker housing units on site. Following a question from a Member, the Officer confirmed that as part of the s106 agreement, these key worker units would come under the control of the Council through the Housing team regarding who may occupy them. The Officer also confirmed that the £1.5 million contribution would be allocated to the Council's Housing department for the delivery of affordable housing.

A refusal was proposed by Councillor Steven McCormick, and seconded by Councillor Neil Dallen. The reason for this refusal was based on concerns raised by the Committee, including those regarding:

- Scale and design of buildings
- Harm to character and appearance of area
- Landscaping and design
- Loss of amenity to neighbouring residents.

Following consideration, the Committee resolved with 7 Members voting for, 4 Members voting against, 1 abstention and the Chair not voting that:

The Application be REFUSED based on the concerns raised by the Committee. These reasons included:

- (1) The proposed development by reason of its height, mass, scale and design would adversely impact and harm the character and appearance of the area (including the built environment and landscape setting), failing to comply with Policy CS5 of the Core Strategy (2007), Policies DM9, DM10 and DM11 of the Development Management Policies Document (2015) and paragraphs 122 and 127 of the NPPF (2019).
- (2) The siting of the development leaves insufficient landscaping opportunities to the frontage of Woodcote Green Road and along the south-western boundary with neighbouring residential property to mitigate the impact of the proposed development, presenting an over-developed and hard edge to the appearance to the development, which would cause harm to the character and appearance of the area. Causing harm to the character and appearance of the area fails to comply with Policy DM5 of the Development Management Policies Document (2015) and the NPPF (2019).
- (3) The proposed development by reason of its height, massing and design would adversely impact on the neighbouring amenities of the occupiers at 40 and 46 Woodcote Green Road, by means of overbearing, loss of privacy and loss of outlook, failing to comply with Policy DM10 of the Development Management Policies Document (2015).
- (4) In the absence of a completed legal obligation under Section 106 of the Town and Country Planning Act 1990 (as amended), to secure an affordable housing contribution, the applicant has failed to comply with Policy CS9 (Affordable Housing and meeting Housing Needs) of the Core Strategy (2007) and the NPPF (2019).

**47 DEVELOPMENT SITE AT 65 LONDON ROAD EWELL SURREY KT17 2BL**

Due to time constraints, the Committee were unable to discuss this Item. It has been deferred to be discussed at a future meeting.

**48 MONTHLY APPEALS REPORT**

The Committee noted the Appeal Decisions from 18 December 2020 to 8 April 2021.

*The meeting began at 7.30 pm and ended at 10.16 pm*

COUNCILLOR CLIVE WOODBRIDGE (CHAIR)