

Market Place High Street Epsom Surrey

Relocation of statue from The Oaks Square to Epsom Marketplace.

Ward:	Town Ward;
Contact:	John Robinson Planning Officer

1 Plans and Representations

- 1.1 The Council now holds this information electronically. Please click on the following link to access the plans and representations relating to this application via the Council's website, which is provided by way of background information to the report. Please note that the link is current at the time of publication, and will not be updated.

Link: <http://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PEOXS DGYKWJ00>

2 Summary

- 2.1 The applicant seeks permission to relocate the statue known as "Evocation of Speed" from its present temporary location in The Oaks Square, within the Epsom Square development, to the Epsom Marketplace.
- 2.2 The statue would be located in the heart of Epsom and would provide further enhancement to the Marketplace which is presently being renovated as part of the wider Plan E scheme to improve congestion in the town centre and to improve the town's appearance.

2.3 The application is recommended for **APPROVAL**

3 Site description

- 3.1 The Marketplace is located in the heart of Epsom and is bounded to the north and east by the High Street, to the west by West Street, and to the south by the Ashley Centre and various retail outlets and restaurants. The Marketplace which is under the ownership of Surrey County Council, is pedestrianised and provides a home to street traders, weekly street markets, farmers markets and cultural events. However vehicles are able to enter if required, (for example to set up the weekly market).
- 3.2 The site falls within the Epsom Town Centre Conservation Area and is designated Highway Land.

4 Proposal

- 4.1 The application seeks permission for the relocation of the statue known as “Evocation of Speed” from its present temporary location in Oak Square, within the Epsom Square development, to the Epsom Marketplace.
- 4.2 The statue would be located in the north western corner of the marketplace, close to the High Street/West Street/South Street junction. It would be setback around 1.2m from the High Street edge of the Marketplace and around 12m from the front elevation of the Grade II listed “Assembly Rooms” which accommodates a public house.
- 4.3 The statue which portrays two speeding jockeys, would measure 2.2m (w) x 2.6m (h). It would stand on a stainless steel clad plinth measuring 3.6m x 1.83m.

5 Comments from third parties

- 5.1 The application was advertised by a site notice, press notice and letters of notification to 7 neighbouring properties. To date 07.11.2018, no letters of objection have been received.

6 Consultations

- 6.1 Highways: No objection
- 6.2 Conservation Officer: No objection.

7 Relevant planning history

- 7.1 None relevant

8 Planning Policy

National Policy Planning Framework (NPPF) 2018

Chapter 16, para 185: Conserving and enhancing the historic environment

Core Strategy 2007

Policy CS5	The Built environment
Policy CS14	Epsom Town Centre

Development Management Policies Document 2015

Policy DM8	Heritage Assets
Policy DM9	Townscape Character and Local Distinctiveness

Plan E (Epsom Town Centre Area Action Plan 2011

Policy E9	Public Realm
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9 Planning considerations

Design and Impact on a Heritage Asset

- 9.1 Paragraph 185 of the NPPF states that in determining planning applications, local planning authorities should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
 - The desirability of new development making a positive contribution to local character and distinctiveness.
 - Opportunities to draw on the contribution made by the historic environment to the character of a place.
- 9.2 Paragraph 3.7.5 of the Core Strategy states that new development should enhance and complement local character, and be capable of integrating well into existing neighbourhoods. Paragraph 3.7.6 goes on to state that the Council will expect developments to be of a high quality, creating a safe environment which enhances the public realm and which positively contributes to the townscape.
- 9.3 Policy CS5 also states that the settings of heritage assets such as historic buildings, conservation areas, archaeological remains, ancient monuments, parks and gardens of historic interest will require higher standards of design to protect and enhance these assets.
- 9.4 Policy DM8 seeks to resist the loss of Heritage Assets and instead promote the opportunity to conserve and enhance these assets.
- 9.5 Policy E9 of Plan E states that the Council will work with partners to ensure a high quality, well designed and well connected public realm, to improve the character, appearance and overall attractiveness of the Town Centre. Proposals for new development will, where appropriate deliver (inter alia):
- Public art at prominent locations throughout the Town Centre
- 9.6 Chapter 4, paragraph 4.56 (Improving the attractiveness of existing public spaces) of Plan E states that there are a number of public spaces in the town centre which are focal points for activity, these include the Market Place, and that improvements proposed for this area include space for delivering public art.

- 9.7 The Marketplace is identified as an Opportunity Site in Plan E and Policy E17 states that proposals for the redevelopment of these sites will be permitted, provided that future development proposals demonstrate that their scale, massing, layout and design will positively enhance Epsom Town Centre's distinctive character and appearance, with particular regard to heritage conservation, the townscape and roofscape and biodiversity enhancement.
- 9.8 The relocation of the statue would lead to a positive enhancement of the Marketplace and is a more suitable location than The Oaks Square, which is primarily used as an access route between Epsom station and the High Street, with a relatively low footfall. The relocation of the statue would also help to highlight Epsom's racing heritage in a more prominent location. The location of the statue opposite the listed "Assembly Rooms" would both complement and enhance the setting of the heritage asset, and would not have a materially harmful impact on character and appearance of the wider conservation area in accordance with Policy DM8, DM9, E9 and E17.

10 Conclusion

- 10.1 The proposal would lead to the statue enjoying a wider audience and would strengthen the cultural and historic link between Epsom Downs, The Derby and Epsom Town. It would also visually enhance the Marketplace and the wider area.

11 Recommendation

- 11.1 The application is recommended for APPROVAL subject to the following conditions:

Conditions:

- (1) **The development hereby permitted shall be commenced within 3 years from the date of this decision.**

Reason: In order to comply with Section 91 of the Town and Country Planning Act, 1990. (As amended)

- (2) **The development hereby permitted shall be carried out in accordance with the following approved plans:**

EOS-P-001 Rev A

EOS-EL-001 Rev A

EOS-EL-002 Rev A

Reason: For avoidance of doubt and in the interests of proper planning, as required by Policy CS5 of the Core Strategy 2007.

Informatives:

- (1) Notwithstanding any permission granted under the Planning Acts, the proposed statue should not be erected within the limits of the highway without the express written approval of the Highway Authority by first telephoning 0300 200 1003 or emailing contactcentre@surreycc.gov.uk.**
- (2) Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority by first telephoning 0300 200 1003 or emailing contactcentre@surreycc.gov.uk. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.**