

**Minutes of the Meeting of the LICENSING AND PLANNING POLICY COMMITTEE
held on 14 November 2019**

PRESENT -

Councillor David Reeve (Chair); Councillor Clive Woodbridge (Vice-Chair); Councillors Kate Chinn (as nominated substitute for Councillor Rob Geleit), Monica Coleman, Neil Dallen, Chris Frost, Liz Frost and Humphrey Reynolds

In Attendance: Councillor Nigel Collin and Councillor Eber Kington BA Cert Ed (From 19.25)

Absent: Councillor Rob Geleit, Councillor Lucie McIntyre and Councillor Julie Morris

Officers present: Amardip Healy (Chief Legal Officer), Ruth Ormella (Head of Planning), Karol Jakubczyk (Planning Policy Manager) and Sandra Dessent (Committee Administrator)

17 QUESTION TIME

No questions were submitted or were asked at the meeting by members of the public.

18 DECLARATIONS OF INTEREST

No declarations of interest were made by Councillors regarding items on the agenda.

19 MINUTES OF PREVIOUS MEETING

The Minutes of the Meetings of the Licensing and Planning Policy Committee held on 12 and 23 September were agreed and signed by the Chair as a true record, subject to the addition of a reference to 23 September Minutes regarding the substitute Vice-Chair, Councillor Christ Frost who was elected for the evening in the absence of the Vice-Chair Councillor Clive Woodbridge, and with the agreement of the committee.

20 STATEMENT OF COMMUNITY INVOLVEMENT 2019

In June 2019 the Committee approved a draft Statement of Community Involvement (SCI) for the purpose of the public consultation. Following the conclusion of the public consultation the Committee received a report providing an overview of the responses submitted to the consultation and the proposed changes.

24 responses had been received and detailed in Annex 1. From the responses received the following amendments were suggested and agreed by the Committee:

- a) Page 8: Paragraph 2.4.2. Remove 'both thematic and site specific'.
- b) Page 12: Paragraph 2.7.3. Add 'hard to reach' before groups.
- c) Page 12: Paragraph 2.7.3 Add 'For example a spoken word version of a consultation document for the visually impaired can be produced and for public exhibitions we will ensure that the consultation premises are fully accessible'.
- d) Page 13: Paragraph 2.8.3. Add 'For example for young people it may be preferred to take the consultation to meeting places such as the sixth form or college.'
- e) Page 15: Remove three duplicate paragraphs 3.3, 3.3.2, and 3.3.3
- f) Appendix 1: Add after 'Older persons groups' a bracket (For example Age Concern and local care homes)

Accordingly, the Committee:

- (1) Agreed the proposed amendments to the Statement of Community Involvement
- (2) Agreed to adopt the Statement of Community Involvement and publish on the Epsom & Ewell website, along with the adoption statement.

21 LOCAL PLAN - GROWTH AND HOUSING STRATEGY

The Committee received a report setting out Six Principles aimed at shaping the strategic direction for the Borough's housing and growth. It sought to clarify key matters that were relevant in the production of Epsom & Ewell's new Local Plan. It was emphasized that the principles were a set of markers that would drive growth in the Borough, but not intended to explain how it would be achieved.

The report also set out a chronological list of the evidence that had been produced to inform the preparation of the Local Plan

The following points were raised:

- **Principle 1 – Character of the Borough:** The National Planning Policy Framework (NPPF) should be viewed as a whole when assessing plans for development. Whilst the NPPF specifies sustainable development, quality, character and design were also important and should be considered in the decision making process.

- **Principle 3 – Design:** It was reiterated that the Local Plan covered the whole borough and to that end it was agreed to amend Principle 3 to read; ‘...which ensures that each development is ‘of **Epsom & Ewell**’ reflecting the local character and setting.’
- **Principle 4 – Heights and Density:** Further clarity on specific sites and localities would be achieved following Regulation 18 consultation.
- A Strategic Viability Assessment would provide the evidence needed to ascertain an achievable level of affordable housing. It was noted that developments of 10 or less units were not required to supply affordable housing.
- New Local Plans were required to meet the tests of soundness and produce a strategy for achieving the Objectively Assessed Housing Need (OAHN) target as a minimum. A strategy that resulted in an unmet OAHN would need to demonstrate how the unmet need would be delivered, for example investigating the potential for neighbouring Boroughs to take up the deficit.
- The purpose of Statements of Common Ground was to provide evidence that the Council had engaged with neighbouring Boroughs to explore the potential to work together to achieve their OAHNs and they could include areas of both agreement and disagreement.
- A key part of the Local plan would be the infrastructure development to support growth, and as part of the evidence a Transport Strategy would be produced to help secure and reinforce opportunities to improve infrastructure.

Accordingly the Committee:

- (1) Agreed the Six Principles setting the strategic direction for Epsom & Ewell’s new Local Plan growth Strategy, subject to the agreed amendment to Principle 3 as detailed above.
- (2) Agreed to revisit the principles in light of any further changes relating to the National Planning Policy Framework (NPPF) or new evidence coming forward through the Local Plan process

The meeting began at 7.00 pm and ended at 7.40 pm

COUNCILLOR DAVID REEVE (CHAIR)