

19/00929/FUL – Wells Social Centre, Spa Drive, Epsom, KT18 7LR

Further Consultation responses

9 Further public consultation responses have been received since the publication of the Agenda on the following grounds:

- Design
- Impact on occupiers in Well Way
- Damage of wellbeing of residents
- Problematic for emergency access, fire safety and turning of emergency vehicles
- Insufficient parking replacement hall is too small to be viable
- The existing centre should be retained and maybe required in the future
- Covid-19 has altered how the Hall should be delivered
- No renewable energy generation has been sought
- Impact of shadowing of existing solar panels in the vicinity
- Road access problems
- Grounds already raised in the main report

Corrections and additions to the Report

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Correction to para 9.132 of the report. The assessment was incorrect with regards to the provision of lifts and referenced an incorrect community facility.

It is amended to...

“All entrances upon the lower and upper ground floor will have level thresholds and will allowing wheelchair access. There are no lifts within the building meaning the upper floors are less accessible to wheelchair users. The development will be required to meet Part M (access to and use of buildings) of the Building Regulations to provide satisfactory levels of access for users. All car parking across both the community hall and residential areas will have step free access to the buildings”

Additional paragraph for consideration following public consultation responses

“Comments with regards to potential impact of the development upon existing solar panels and energy production are noted. It is considered that the potential impact of loss of energy production is not significant in this case due to the distances, orientation and proximity of the development and the dwellings in Well Way and Spa Drive. Such an impact is would not form a justifiable reason for refusal and should be attributed little weight in the planning balance of this case.”

Amended Condition

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Following discussion with Surrey Highways on the condition of the access bridge on Wells Road an amendment to condition 6 is recommended. (note criterion g) and h) added.

6. No development shall commence until a Construction Transport Management Plan (including the demolition phase), 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) Construction vehicle and HGV deliveries and hours of operation
 - (g) an assessment of the load bearing capacity of the railway bridge on Wells Road, to include consultation with Network Rail**
 - (h) details of the maximum weight of loaded vehicles to be used**
 - (i) vehicle routing
 - (j) measures to prevent the deposit of materials on the highway
 - (k) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
 - (l) on-site turning for construction vehicles 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: The details are required in order that the development should not prejudice highway safety and to prevent inconvenience to other highway users to accord with policy DM35 of the Epsom & Ewell Borough Council Development Management Policies Document and CS16 of the Epsom & Ewell Borough Council Core Strategy.