

Minutes of the Meeting of the PLANNING COMMITTEE held on 23 July 2020

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

Officers present: Amardip Healy (Chief Legal Officer), Viv Evans (Interim Head of Planning), Virginia Johnson (Planner), Danny Surowiak (Principal Solicitor) and Sarah Keeble (Democratic Services Officer)

13 DECLARATIONS OF INTEREST

The following declarations were made in relation to the agenda item on Woodcote Grove, Ashley Road, Epsom, Surrey:

Councillor Clive Woodbridge, Other Interest: In the interest of openness and transparency, Councillor Clive Woodbridge declared on behalf of all Members of the Committee that all Members had received an email from an objector on the first Agenda item, but all came to the meeting with an open mind.

Councillor Neil Dallen, Other Interest: In the interest of openness and transparency, Councillor Neil Dallen declared that he is a member of the Epsom Civic Society, and that he came to the meeting with an open mind.

Councillor Steven McCormick, Other Interest: In the interest of openness and transparency, Councillor Steven McCormick declared that he is a member of the Epsom Civic Society, Woodcote Epsom Residents Society, and the Epsom and Ewell Tree Advisory Board. He stated he came to the meeting with a clear and open mind, and is not predetermined or predisposed.

14 MINUTES OF THE PREVIOUS MEETING

The Minutes of the previous meeting on 18 June 2020 were agreed as a true record and the Committee authorised the Chair to sign them subject to the following correction:

Declarations of interest:

Councillor Steven McCormick is a member of the Woodcote Residents Society and not the 'Racing Society' as stated in the draft minutes.

15 WOODCOTE GROVE, ASHLEY ROAD, EPSOM, SURREY, KT18 5BW - 19/00999/FUL

Description

Demolition of existing office buildings and redevelopment of Application Site to provide 98 apartments/dwellings, including conversion of the Grade II* Listed Woodcote Grove and Grade II Listed Stable Block, with parking, access, landscaping and other associated works.

Decision

The Committee noted a presentation from the Planning Development Officer.

The Committee was addressed by Ward Councillor, Liz Frost who spoke in objection to the Application. The Committee also heard from an objector and following connection problems, a statement was read out on behalf of the Applicant.

The following points were raised by the Committee:

Parking: Members spoke about the number of proposed car parking spaces, and noted that this number is reflective of the Government's guidance on the encouraged use of alternative modes of transport. The Committee noted the importance of making it clear that not all dwellings would benefit from their own parking space. It was noted that the proposed site is situated with easy access to public transport for cyclists and pedestrians, and would also host a car club in order to promote sustainable means of travel. Members raised concerns as to the ability of all potential residents to make use of non-car based methods of transport.

Amenity space: Members spoke about the private and shared amenity space for the proposed flats and dwellings. It was noted that not all of the proposed housing units would meet the standard of amenity space, but a number would exceed it. Members highlighted the nearest park being a five minute walk away, and the possibility of the proposed development incorporating amenity space for children to play.

Restoration of buildings: Members noted that the proposed development would allow for the restoration and maintenance of the listed buildings at no cost to the Council or other local agencies. It was highlighted that many of these buildings may deteriorate without investment.

Style of buildings: Members noted how the application details the proposed development of modern buildings around the redevelopment of existing listed buildings. It was highlighted that this was thought about carefully to alleviate the possibility of diminishing the setting of the original historic structures.

Affordable housing: Members noted the need for socially-rented accommodation within the Borough; and how the split was formed through viability negotiations in terms of what the site could offer.

Trees: Members noted how the Applicant agreed to enter into a Landscape Ecology Management Plan, which would put the responsibility of tree management on the owner. This would ensure maintenance and offer a long-term management strategy to the site.

Councillor Steven McCormick proposed a deferral. This was seconded by Councillor Neil Dallen. The reason for this deferral was to secure additional information relating to:

- Highways and parking
- Amenity space including playground
- Housing mix
- Tree management

Following consideration, the Committee resolved unanimously that:

The Application be **DEFERRED** and brought back to the Committee once all the additional information is available.

- 16 WOODCOTE GROVE, ASHLEY ROAD, EPSOM, SURREY, KT18 5BW - 19/00998/LBA

Description

Development of 98 apartments/dwellings, including conversion of the Grade II* Listed Woodcote Grove and Grade II Listed Stable Block, with parking, access, landscaping and other associated works, following the demolition of the existing reprographics centre and conference centre (Listed Building Consent).

Decision

Councillor Neil Dallen proposed a deferral. This was seconded by Councillor David Gulland. This reason for this deferral was to keep the application in line with the previous item on the agenda.

Following consideration, the Committee resolved unanimously that:

The Application is **DEFERRED**.

The meeting began at 7.30 pm and ended at 10.12 pm

COUNCILLOR CLIVE WOODBRIDGE (CHAIR)