

1

Planning Committee Meeting

11 March 2021

Start time 7:30pm

Planning Committee

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

Format of meeting

- Coronavirus pandemic means the ability to hold Local Authority Committee Meetings at the Council's Town Hall has been severely restricted
- *The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020*, now allows a Local Authority to hold a Committee Meeting or a meeting of Council, remotely and for Members to be able to vote remotely
- The public and the press will be able see and hear the Committee on the live stream
- In the event of any technical issue which prevents the meeting from being broadcast, which cannot be resolved, the Committee Meeting will be reconvened and notice of the new date will be put on the Council's Website

4

Item 1

Declarations of Interest

Members are asked to declare the existence and nature of any Disclosable Pecuniary Interests in respect of any item of business to be considered at the meeting.

5

Item 2

Minutes of the previous Meeting

The Committee is asked to confirm as a true record the Minutes of the meeting of the Planning Committee held on 18 February and to authorise the Chairman to sign them.

6

Item 3

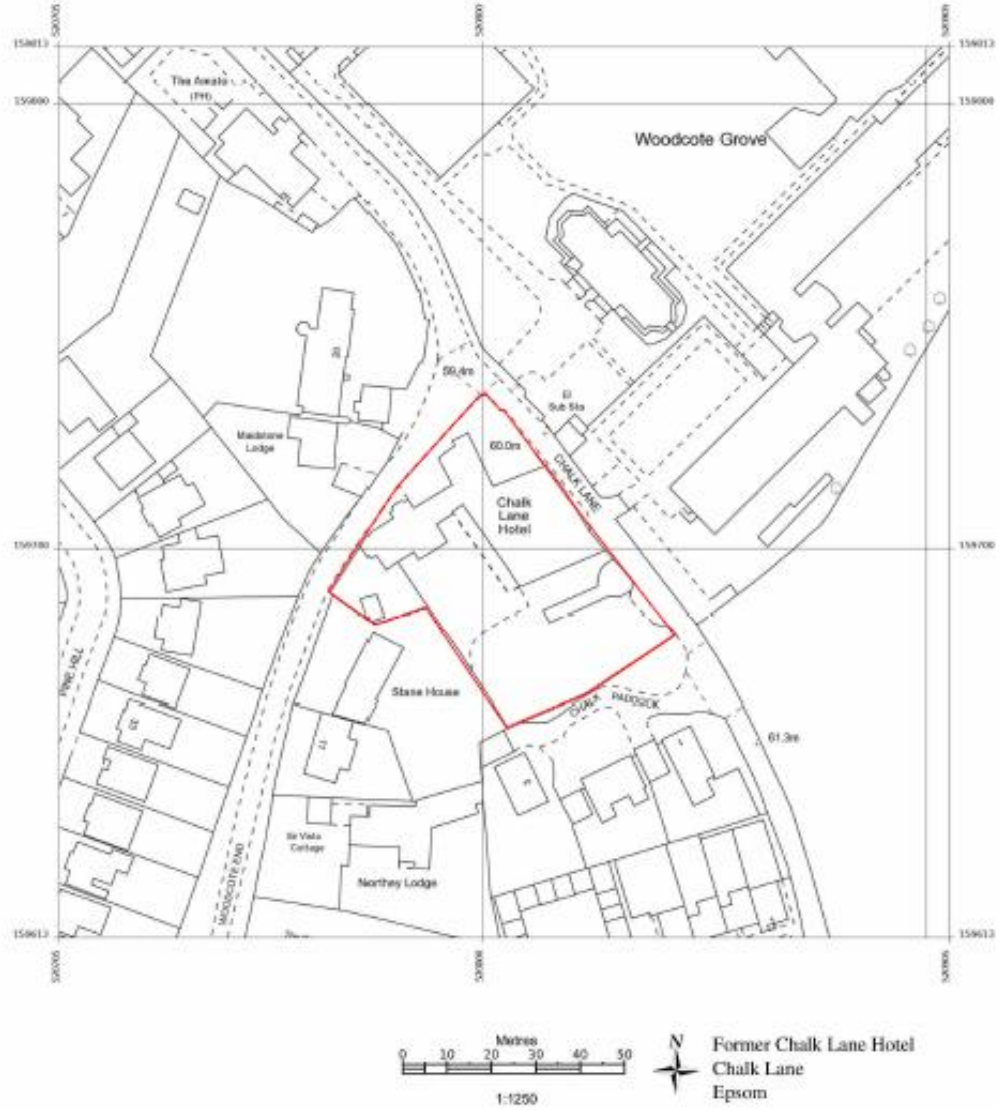
Chalk Lane House Chalk Lane Epsom Surrey

KT18 7FEL

20/01185/LBA

Conversion of hotel and various alterations and extensions to the listed buildings to accommodate 21 dwelling units, car and cycle parking and private and communal gardens.(Listed Building Consent)

7







Construction Design and Management/Regulation
These risk assessments are carried out throughout the design phase of the project in accordance with current procedures and practice. Where necessary to provide all areas of risk applicable to design and use of the construction have been identified and their potential contained or reduced as far as practicable. Note that certain risks which a competent designer or contractor should be aware are not included. This drawing is to be read in conjunction with the full construction information and all relevant documents (issued in accordance with the current Construction (Design and Management) Regulations 2015) and all applicable health and safety legislation as currently amended.

P01 Landscaping on corner of Chalk Lane & Woodcote End updated 14/05/2021
D: Planner's Comments | D1 | N/A
P01 Planning Submission | AP | CK | SW | 20/06/20
NOTE: THIS DRAWING IS AN INTERIM DRAWING FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION.
SOMERSET COUNTY COUNCIL
Stage 3 - Detailed Design | LAD 3 - Approvable Master
PURPOSE OF ISSUE - SUITABLE FOR - INTERIM STATUS
Planning Submission - N/A - Not Applicable



CARDIFF 029 2052 0140
LONDON 0207 138 0566
WREXHAM 01978 267 987
www.lawray.co.uk
CLIENT
Chalk Lane Properties Ltd.

PROJECT TITLE
Epsom Chalk Lane Farm

DRAWING TITLE
Site Plan

PROJECT No	SCALE 8/21
19311	1:500
DATE/REVISED	REVISION
14/05/21	1
DRAWING No	PROJECT NUMBER
CL-LAW-Z-OR- A-500002	P01



1 Proposed Plans - Site Plan
1:500

DATE: 14/05/21

10

Extant Permission
17/01276/LBA



CHASSAY CHALK LANE HOTEL, EPSOM KT18 7BB

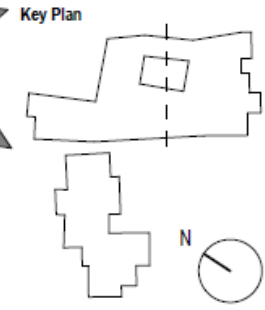
GROUND FLOOR PLAN AS PROPOSED SCALE 1:200

drwg no. 1530-21 rev.c version 10





Construction Design and Management (CDM) Regulations
 Ensure that assessments are carried out throughout the design phase of the project in accordance with company procedures and ensure that necessary parties are involved and applicable to design and use of the construction have been identified and their information related or recorded as a record file. Note that consent rules when a completed design or construction should be when not included. This drawing to be read in conjunction with the Pre-construction Information and all other documents issued in accordance with the current Construction (Design and Management) Regulations 2007 and all applicable Health and Safety legislation as currently amended.



FOR: Landscaping on site of Chalk Lane & Woodcote (Ref updated 1405/0001) to "Farm" (containing 1) 00 1 100
 FOR: Planning Submission 1 AP | EX | NM 2019/02
 TITLE: LANDSCAPE PLAN (DRAWN BY: CHECKED BY: APPROVED BY: DATE)
 RIBA PLAN OF WORK: 2019 WORKSTAGE: LEVEL OF MODEL DEFINITION (LOD)
 Stage 3 - Development Design LOD 3 - Approximate Model
 PURPOSE OF ISSUE - SUITABLE FOR: BEST STATUS
 Working Submission NA - Not Applicable

lawray architects

CARDIFF 029 2052 0140
 LONDON 0207 130 2600
 WREXHAM 01978 257 807
 www.lawray.co.uk

CLIENT: Chalk Lane Properties Ltd.



PROJECT TITLE: Epsom Chalk Lane Farm
 DRAWING TITLE: Proposed General Plan - Ground Floor

PROJECT No: 19311 SCALE @ A4: 1:200
 DRAWING No: CL-LAW-Z-G00-DR- A-500101 P01 REVISION:
 DRAWN BY: MICHAEL DEANON (M.D.) DATE: 17/04/2019
 CHECKED BY: ALEXANDER CLAYTON (A.C.) DATE: 17/04/2019
 APPROVED BY: CL-LAW-Z-G00-DR- A-500101 P01
 DATE: 17/04/2019



NOTE: MARKETS 16/17/18

GROUND FLOOR PHOTO LOCATION PLAN

-  Photo Point and Direction 2019
-  Photo Point and Direction 2020

This plan is not to scale



Ground floor site photographs April and June 2019 - before unauthorised works



01



02



03



04



05



06



07



08



09



10



11



12

Ground floor site photographs August 2020 - after unauthorised works



01 Opening up works. Rotting timbers in Room 2 ground floor of Woodcote Cottage caused by water ingress at second floor roof level.



02 Opening up works. Timber casing to beam between Rooms 2 and 4 of Woodcote Cottage showing mortise evidence of a former wall.



03 Unauthorised works. View inside Room 11 of Woodcote Cottage of the crudely extended opening to the original stable block.



04 Unauthorised works. View inside Room 14 of the original stable block opening, widened.



05 Detail of the original floor structure above Room 15 Woodcote Cottage.



06 Part-consented. Heathcote House show flat







07 Part-consented. Heathcote House show flat



6.1 PROPOSALS

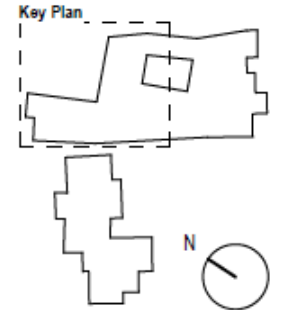
The current submission seeks to make minor amendments to the proposals already consented under 17/01276/LBA and 17/01275/FUL, namely the conversion of the hotel to residential use. Please refer to the architect's drawings and documentation for a full description of the works involved.



KEY	
	Existing Building
	New Building
Demolition	
	To be approved demolition
	Previously approved demolition



Disclaimer (Design and Management) Regulations
 Design risk assessments are carried out throughout the design stages of the project in accordance with current regulations and standards. Where necessary, suitable and sufficient measures will be taken and written risk assessments have been identified and been submitted, reviewed or recorded as required. Note that several risks which a competent designer or contractor should be aware of are not included. The intention is to deal in consultation with the Project and Design Information and all related documents prepared in accordance with the current Construction (Design and Management) Regulations 2015 and associated health and safety regulations as currently amended.



R00 Planning Submission | AP | DK | HM | 2020/20
 REV: DISPOSITION (ISSUED BY) | CONSULTANT BY | DATE
 REG: PLAN OF WORK 2010 WORKSPACE LEVEL OF MODEL (UP IN PLAN 2.4)
 Stage 3 - Developed Design | L03 - Approvable Model
 PURPOSE OF ISSUE - SUITABLE FOR: 001100 STATUS
 Planning Submission | Date 02 - Information

lawray architects
 CARDIFF 030 5902 8140
 LONDON 0207 038 5900
 WINDHAM 01470 357 807
 www.lawray.co.uk
 CLIENT
 Chalk Lane Properties Ltd.

PROJECT TITLE
 Epsom Chalk Lane Farm

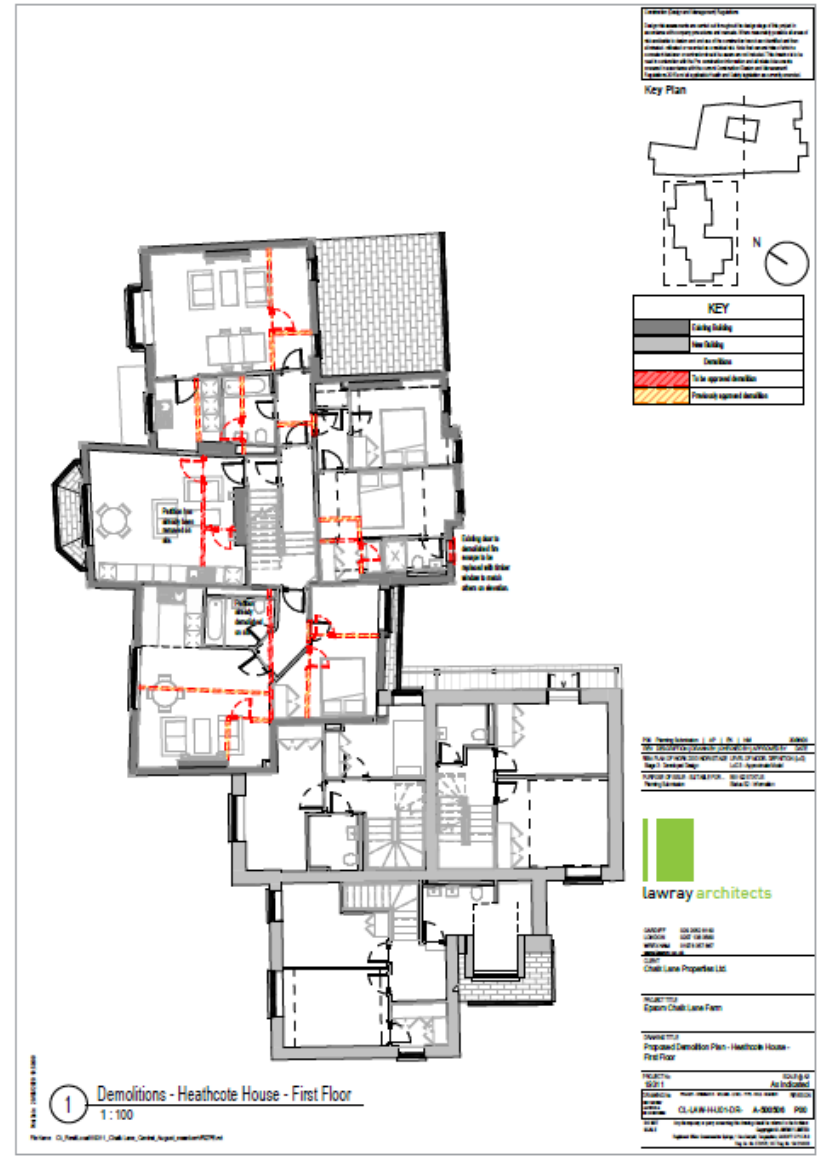
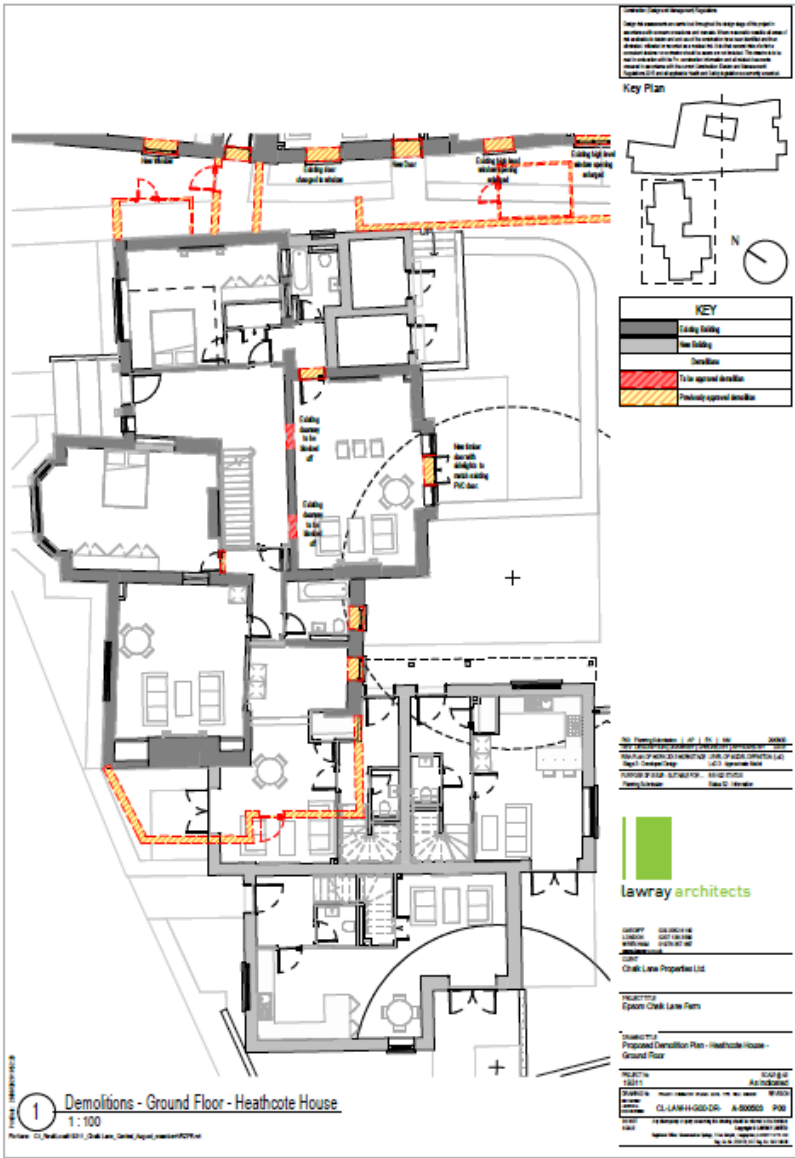
DRAWING TITLE
 Proposed Demolition Plan - Woodcote House West - First Floor

PROJECT No. 19311
 SCALE: As Indicated
 DRAWING No. A-500604 P00
 PROJECT: Epsom Chalk Lane Farm - 19311
 DRAWN BY: CL-LAW-WJ01-DR- A-500604 P00
 CHECKED BY: [Name]
 DATE: [Date]
 Issued for: [Name]
 Project No. 19311, L03, Rev. 02, 18/10/2020

File Name: C:\Users\19311\OneDrive\Documents\19311_Chalk Lane_Central_August_2020\19311_0216.rvt

1 Demolitions - Woodcote House West - First Floor
 1 : 100





18

Item 4

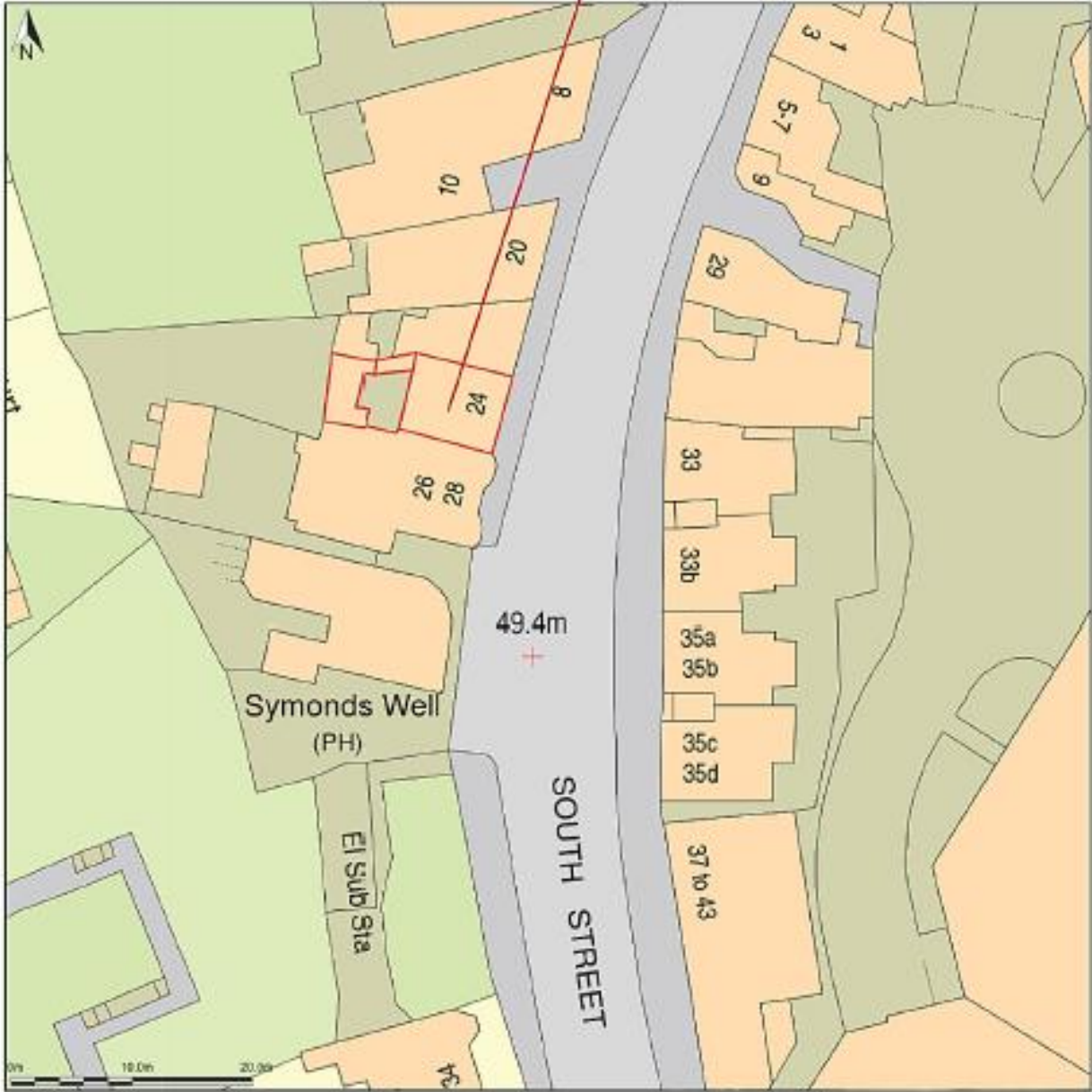
24 South Street Epsom Surrey KT18 7PF36

21/00044/FUL

Conversion of the 3 storey office building into 2 one-bedroom dwellings on the first and second floor and commercial unit on the ground floor

19

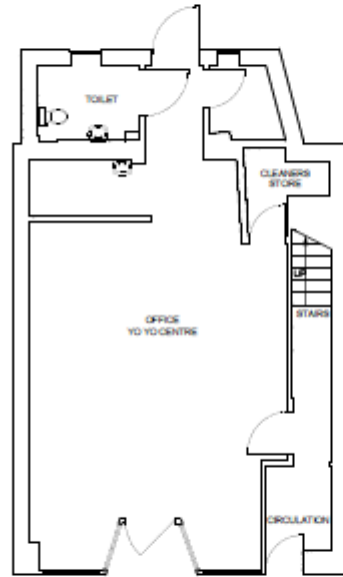
Site Location



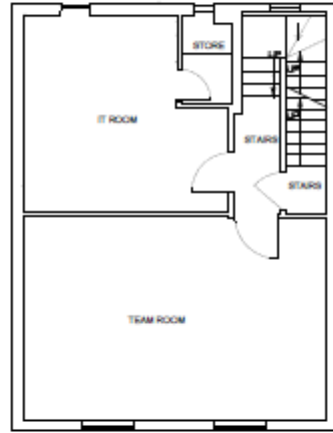
LOCATION PLAN SCALE 1:500



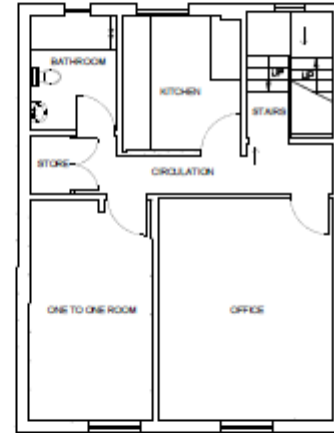




EXISTING GROUND FLOOR PLAN



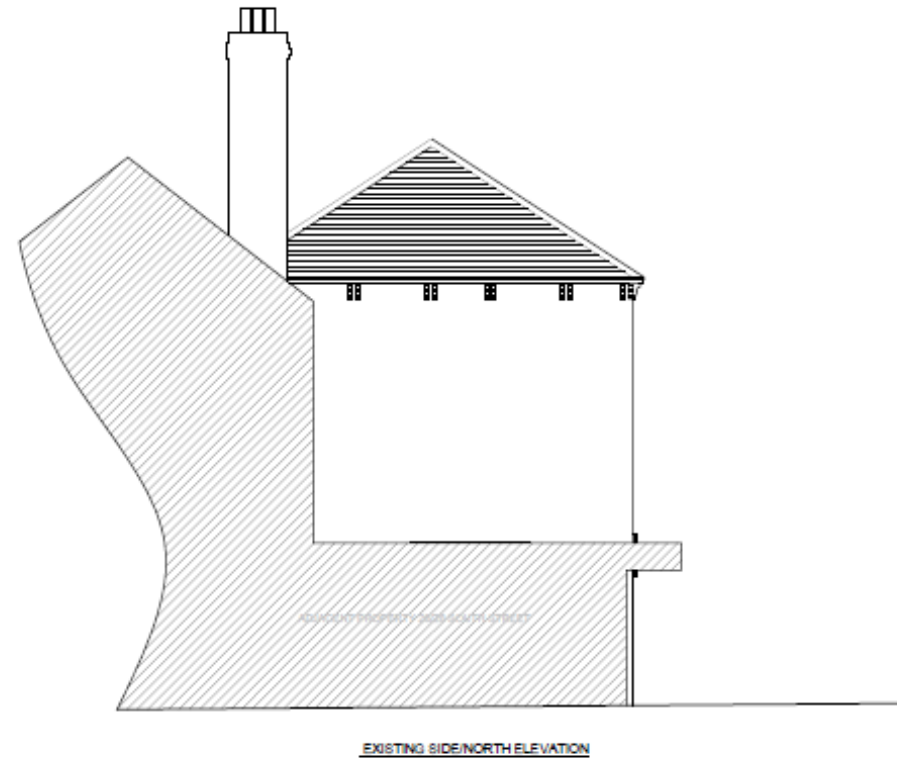
EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN

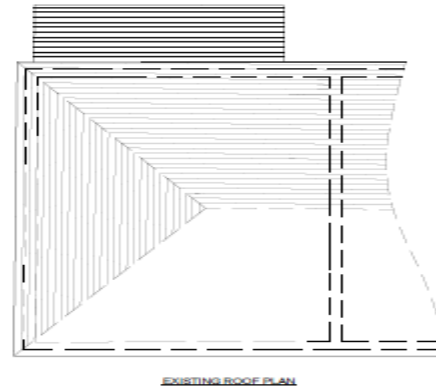


Proposed elevations and floor plans

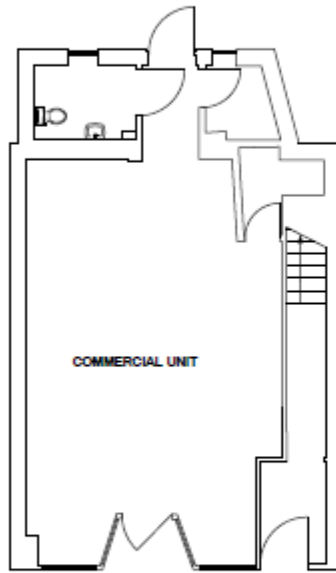




SCALE 1:50
DATE 10/10/2023

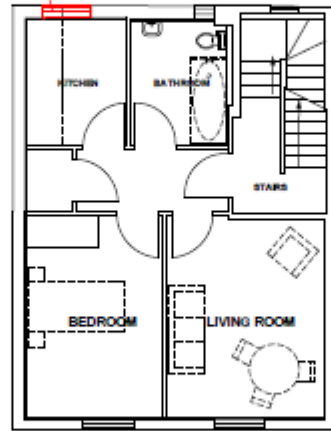


EPSON & EWELL
BOROUGH COUNCIL
www.epson-ewell.gov.uk

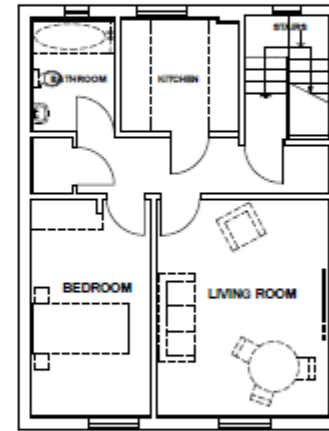


PROPOSED GROUND FLOOR PLAN

WINDOW TO BE ENLARGED



PROPOSED FIRST FLOOR PLAN

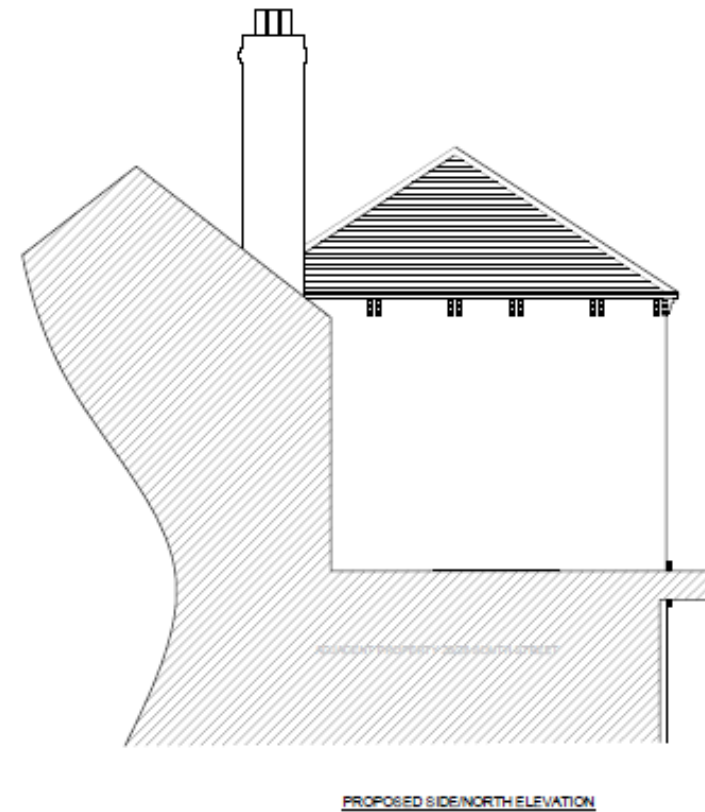


PROPOSED SECOND FLOOR PLAN

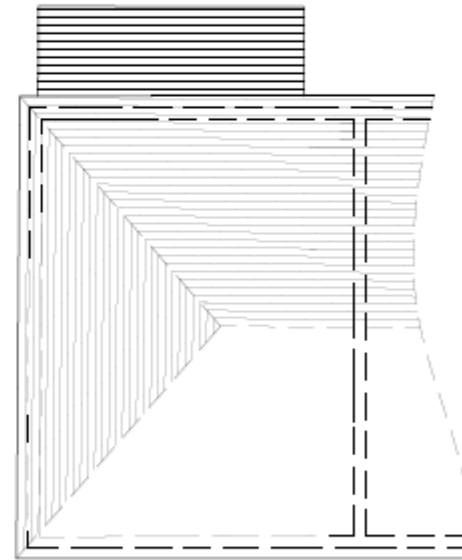
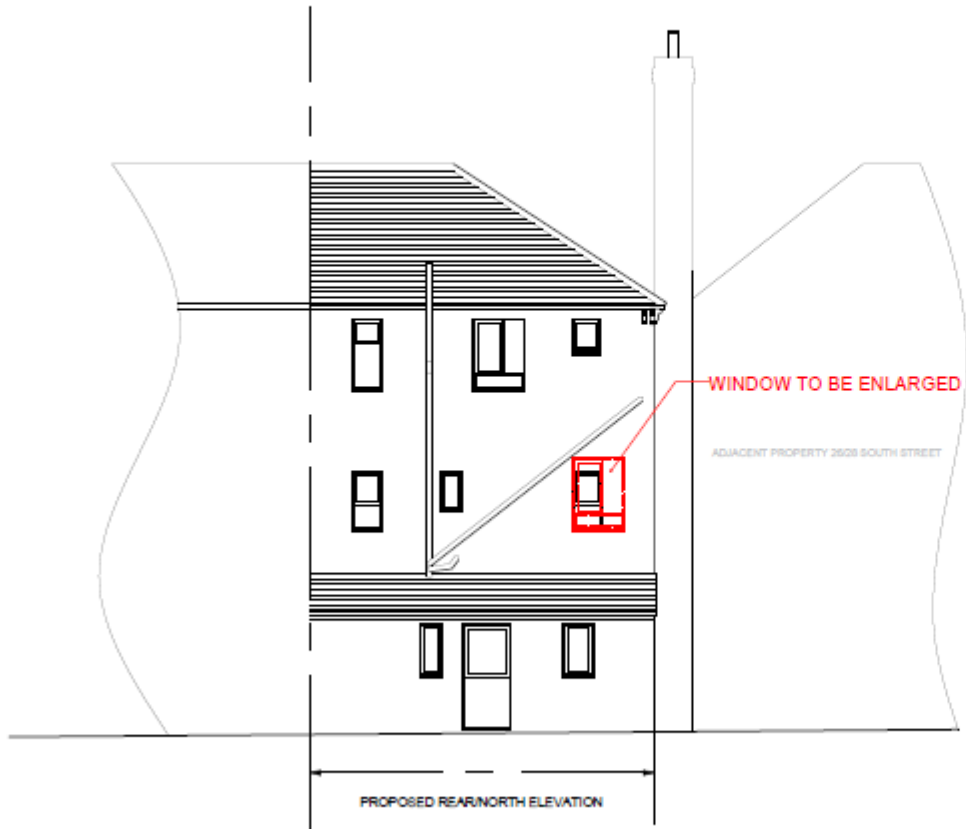


EPSOM & EWELL
BOROUGH COUNCIL





Proposed Plans



PROPOSED ROOF PLAN



Date of next meeting

22 April at 7.30pm