

## Minutes of the Meeting of the PLANNING COMMITTEE held on 17 June 2021

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### PRESENT -

Councillor Monica Coleman (Chair); Councillor John Beckett (as nominated substitute for Councillor Steven McCormick); Councillors Kate Chinn (Connected remotely, therefore was able to join in the discussion on any Item but unable to vote), Bernice Froud (as nominated substitute for Councillor Nigel Collin), David Gulland, Previn Jagutpal, Phil Neale, Humphrey Reynolds, Clive Smitheram and Clive Woodbridge

Absent: Councillor Steven McCormick, Councillor Nigel Collin, Councillor Neil Dallen, Councillor Jan Mason and Councillor Lucie McIntyre

Officers present: Amardip Healy (Chief Legal Officer), Viv Evans (Interim Head of Planning), Virginia Johnson (Planner), Mehdi Rezaie (Interim Planning Development Manager) and Sarah Keeble (Democratic Services Officer)

### 1 DECLARATIONS OF INTEREST

The following declarations were made in relation to Items of business to be discussed at the meeting:

In the interests of openness and transparency, Councillor Bernice Froud declared that she is a member of Woodcote Epsom Residents Society and Epsom Civic Society.

South Hatch Stables Burgh Heath Road Epsom Surrey KT17 4LX

In the interests of openness and transparency, Councillor Monica Coleman made a declaration on behalf of all Councillors that all Councillors had received a number of items of correspondence from objectors in relation to this Item. Councillor Coleman also declared that this all Councillors came to the meeting without predetermination.

### 2 MINUTES OF THE PREVIOUS MEETING

The Minutes of the meeting of the Planning Committee held on 22 April, the Minutes of the reconvened meeting held on 27 April and the Minutes of the previous meeting held on 12 May were agreed as a true record and signed by the Chair.

3 SOUTH HATCH STABLES BURGH HEATH ROAD EPSOM SURREY KT17 4LX

Description

Proposed amendments to S106 Agreement, attached to planning permission 18/00308/FUL.

Decision

The Committee received a presentation from the Planning Development Officer.

The Committee was addressed by Ward Councillor Nigel Collin, who spoke in objection to the proposal. The Committee then heard from an objector, and finally from the Applicant.

The following matters were raised by the Committee:

- a) **Phasing:** Members noted the proposed amendments to the phasing scheme. The Officer explained that these amendments were self-regulating, and that the building works must reach a particular stage before the next phase (in this case, occupation of residential units) can go ahead.
- b) **Proposed reduction of delivery time:** Members noted the proposed reduction in delivery time from 5 years to 3. Following a question from a Member, the Officer confirmed these reductions would not create the need for any changes to the Construction Plan or Traffic Management Plan, which would stand in their current form.
- c) **Enforcement:** Members noted the possibility of using marketing as a trigger for enforcement. The Officer noted that, should the Courts be approached regarding an injunction; they would want to see definitive evidence which is easier to ascertain surrounding occupation or construction. Marketing can be fluid and therefore difficult to enforce.
- d) **Arrangements for racing staff:** Following a question from a Member, the Officer confirmed that the provision of housing for racing staff would be erected in Phase 2 of the agreement within the Small Stable Block.
- e) **Residential units:** Following a question from a Member, the Officer explained that any modifications to residential areas would be self-regulated as part of the S106 agreement. Any notices of occupation would be monitored by the Council and any modifications accepted by the Committee would be subject to a modification fee.
- f) **Capital:** Members noted that the scheme is subject to a large upfront investment, with sales expected to fund the entire scheme coming in to play once development has ceased. The Officer noted that the amendments would allow for phased receipt of capital income.

- g) **Definition of 'practically complete'**: Members raised a question regarding the definition of 'practically complete'. The Officer read out the definition of this term directly from the S106, and explained that it is a standard industry process.

Following consideration, the Committee resolved with 6 Members voting for, 2 Members voting against, and the Chair not voting that:

The amendments to S106 agreement be **MADE** as set out below:

- The small stable block in Phase 2 needs to be practically completed (which will allow Jim Boyle Racing to temporary relocate to this stable block) prior to any construction commencing on Phase 4 (the first 24 residential units)
- All of Phase 2 needs to be practically completed prior to occupation of any units consisting Phase 4
- The Main Yard in Phase 5 needs to reach first floor level prior to works commencing on Phase 6 (the second 18 residential units)
- All of Phase 4 need to be practically completed prior to occupation of any units consisting Phase 6
- The Stable Staff Accommodation needs to reach first floor level prior to works commencing on Phase 8 (the last 4 residential units); and
- All of Phase 7 need to be practically completed prior to occupation of any units consisting Phase 8.

*The meeting began at 7.30 pm and ended at 8.44 pm*

COUNCILLOR MONICA COLEMAN (CHAIR)