

## Minutes of the Meeting of the PLANNING COMMITTEE held at the Council Chamber, Epsom Town Hall on 9 November 2023

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### PRESENT -

Councillor Humphrey Reynolds (Chair); Councillor Steven McCormick (Vice-Chair); Councillors Kate Chinn, Neil Dallen, Julian Freeman, Jan Mason, Bernie Muir, Phil Neale, Peter O'Donovan and Kim Spickett (as nominated substitute for Councillor Clive Woodbridge)

Absent: Councillor Clive Woodbridge

Officers present: Simon Taylor (Planning Development & Enforcement Manager), Virginia Palmer (Principal Planning Officer), Alex Awoyomi (Solicitor) and Dan Clackson (Democratic Services Officer)

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### 21 DECLARATIONS OF INTEREST

Former Police Station, Church Road, Epsom, KT17 4PS

Councillor Neil Dallen, Other Interest: Councillor Neil Dallen declared that he knew one of the objectors who had registered to speak in objection to the application, and explained he was aware that they were a resident within his Ward. He confirmed that it was not a pecuniary interest and that he maintained an open mind.

### 22 MINUTES OF THE PREVIOUS MEETING

The Committee confirmed as a true record the minutes of the meeting of the Committee held on 5th October 2023, and authorised the Chair to sign them.

### 23 DEVELOPMENT SITE AT 65 LONDON ROAD, EWELL, SURREY, KT17 2BL

The Committee received a presentation on the application from the Principal Planning Officer.

#### **Description:**

Construction of a three to five-storey building plus basement for use as a care home (Use Class C2) with up to 81 bedrooms and associated communal spaces and services, together with associated car and cycle parking, refuse storage and ancillary works.

**Officer Recommendation:**

Approval, subject to conditions, informatives and s106 legal agreement

**Decision:**

Following consideration, the Committee voted (3 for, 6 against, and the Chair not voting), against the Officer recommendation, and the motion was lost.

Councillor Neil Dallen proposed that the application be deferred to a future meeting of the Committee for the following reason:

In order to allow time to request information from the applicant with respect to the likely use of the accommodation, and therefore the number of staff and visitors, so that a realistic car park requirement could be identified and met.

The proposal was seconded by Councillor Bernie Muir.

The Committee voted (5 for, 3 against, 1 abstaining, and the Chair not voting) to DEFER the application.

**24 FORMER POLICE STATION, CHURCH ROAD, EPSOM, KT17 4PS**

The Committee received a presentation on the application from the Planning Development and Enforcement Manager.

**Description:**

Demolition of the existing police station (Use Class E) and ambulance station (Sui Generis) and erection of a new residential, nursing and dementia care home for the frail elderly (Use Class C2) comprising ancillary communal facilities and dementia care, basement parking, reconfigured vehicular access onto Church Street, landscaping and all other associated works.

**Officer Recommendation:**

Approval, subject to conditions and informatives.

**Public Speaking:**

Two Objectors spoke in objection to the application.

The Applicant and their Agent spoke in support of the application.

**Decision:**

Following consideration, Councillor Phil Neale proposed that the application be deferred to a future meeting of the Committee, for the following reason:

The provided evidence that flooding would not occur as a result of the development was insufficient and not provided by a recognised flood risk authority – a deferral would allow time for the applicant to source and provide information with respect to the flood risk from a recognised flood risk authority, and for a further flood risk assessment to be carried out by the Council.

The proposal was seconded by Councillor Neil Dallen.

The Committee voted (6 for, 2 against, 1 abstaining, and the Chair not voting) to DEFER the application.

**25 PLANNING APPEALS REPORT - SEPTEMBER QUARTER**

The Committee received and noted a quarterly report summarising all of the planning appeal decisions received by the planning service between June and September 2023.

*The meeting began at 7.30 pm and ended at 9.58 pm*

COUNCILLOR HUMPHREY REYNOLDS (CHAIR)

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