

**Minutes of the Meeting of the PLANNING COMMITTEE held at the Council Chamber, Epsom Town Hall on 11 January 2024**

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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 Clive Woodbridge

In Attendance: Ward Councillor Liz Frost

Officers present: Simon Taylor (Planning Development & Enforcement Manager), Gemma Paterson (Principal Planning Officer), Alex Awoyomi (Solicitor) and Phoebe Batchelor (Democratic Services Officer)

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**34 DECLARATIONS OF INTEREST**

No Disclosable Pecuniary Interests were declared by Members with respect to any item of business to be considered at the meeting.

**35 MINUTES OF THE PREVIOUS MEETING**

The Committee confirmed as a true record the Minutes of the Meeting of the Committee held on the 14 December 2023 and authorised the Chair to sign them.

**36 DEVELOPMENT SITE AT LANGLEY BOTTOM FARM, LANGLEY VALE ROAD, EPSOM, SURREY**

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

**Description:**

Variation of Condition 2 (Approved Plans) of planning permission 20/00475/FUL allowed at appeal to make elevational amendments to Plots 1-3, 14-16 and 17-20.

**Officer Recommendation:**

Approval, subject to conditions and Deed of Variation.

**Public Speaking:**

The Ward Councillor who called-in the application spoke.

The Agent spoke in support of the application.

**Decision:**

Following consideration, the Committee voted (4 for, 5 against, and the Chair not voting), against the Officer recommendation, and the motion was lost.

Following further consideration, Councillor Neil Dallen proposed that the application be refused for the following reason:

**Reason:** The proposed development is of a poor design for the local rural setting, causing material harm to the rural character and appearance of the area, contrary to Policy CS5 of the Core Strategy 2007, Policies D9 and D10 of the Development Management Policies Document 2015 and Section 12 of the National Planning Policy Framework 2023.

The proposal was seconded by Councillor Bernie Muir.

The Committee resolved (5 for, 4 against, and the Chair not voting) that:

The application be **REFUSED**.

*The meeting began at 7.30 pm and ended at 8.20 pm*

COUNCILLOR HUMPHREY REYNOLDS (CHAIR)