

Minutes of the Meeting of the PLANNING COMMITTEE held at the Council Chamber, Epsom Town Hall on 9 July 2026

PRESENT -

Councillor Clive Woodbridge (Chair); Councillor Phil Neale (Vice-Chair); Councillors Neil Dallen, Alison Kelly, James Lawrence, Robert Leach, Kieran Persand, Humphrey Reynolds and Chris Watson

Absent: Councillor Jan Mason

Officers present: Simon Taylor (Head of Development Management and Planning Enforcement), Gemma Paterson (Planning Development Team Leader), Jeremy Young (Tree Officer), James Tong (Solicitor) and Dan Clackson (Democratic Services Officer)

13 DECLARATIONS OF INTEREST

25/01132/TPO Drummond Gardens, Christ Church Mount, Epsom KT19 8RP

Councillor Clive Woodbridge, Other Interest: Councillor Clive Woodbridge declared that he and other Members of the Committee had received correspondence from the Drummond Gardens property group. He wished to state on behalf of the Committee that he and the other Members maintained an open mind, to which there was no disagreement from Members.

14 MINUTES OF THE PREVIOUS MEETING

The Committee confirm as a true record the Minutes of the Meeting of the Committee held on 18 June 2026 and authorised the Chair to sign them.

15 26/00572/FUL EPSOM PLAYHOUSE, ASHLEY AVENUE, EPSOM, SURREY, KT18 5AL

Description:

Replacement of air handling condensers with six heat pumps and four condenser units housed within acoustic panelling.

Officer Recommendation:

Approval, subject to conditions and informatives.

Officer Presentation:

The Committee received a presentation on the application from the Planning Development Team Leader.

Public Speaking:

There was no public speaking on the application.

Decision:

Following consideration, Councillor Robert Leach proposed a motion that the Officer recommendation be agreed. The proposal was seconded by Councillor Neil Dallen.

The Committee resolved (8 for, and the Chair not voting) to:

Grant planning permission, subject to the following conditions and informatives:

Conditions

(1) Timescale

The development hereby permitted shall be commenced within three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

(2) Approved Plans

Unless otherwise agreed in writing by the local planning authority, the development hereby permitted shall be carried out in accordance with the following plans:

Location Plan at 1:500

Drawing Number PHSE-01-01 Block Plan

Drawing Number 4941-M2 P1 Proposed Layout at Roof Level

Drawing Number 4941-M4 P1 Boiler Replacement Heat Pumps at Roof Level

Drawing Number 4941-M5 P1 Theatre Cooling Condensers Roof Level

Drawing Number 4949-M8 P1 Proposed Heath Pump Location on South East Elevation

Drawing Number 4949-M9 P1 Proposed Condenser Location on North (Rear) Elevation

Reason: For avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans to comply with Policy CS5 of the Core Strategy 2007.

(3) Noise Restriction

The sound pressure level emitted from the permitted fixed plant will not exceed 37 dB LAeq,15min free-field equivalent, 1 m in front of the window or door to a habitable room of any residential dwelling. Assessments should be made under normal operating conditions in the temperature range 7 – 25°C.

Reason: To protect neighbouring amenities from noise disturbance in accordance with Section 15 of the National Planning Policy Framework 2024, Policy CS6 of the Core Strategy 2007 and Policy DM10 of the Development Management Policies Document 2015.

(4) Acoustic Report

Prior to first use, an Acoustic Report shall be submitted and approved in writing by the Local Planning Authority outlining expected noise levels and the performance of the mitigations deployed to comply with condition 3.

Reason: To protect neighbouring amenities from noise disturbance in accordance with Section 15 of the National Planning Policy Framework 2024, Policy CS6 of the Core Strategy 2007 and Policy DM10 of the Development Management Policies Document 2015.

(5) Removal

The heats pumps, condenser units and acoustic panelling shall be removed within one month of any cessation of use.

Reason: To maintain the character of the area and the setting of the adjacent listed building, in accordance with Section 16 of the National Planning Policy Framework 2024, Policy CS5 of the Core Strategy 2007 and Policies DM8, DM9 and DM10 of the Development Management Policies Document 2015.

Informatives

(1) Positive and Proactive Discussion

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

(2) Building Control

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at <https://ebcsltd.co.uk/> at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced.

(3) Working Hours

When undertaking building work, please be considerate to your neighbours and do not undertake work before 8am or after 6pm Monday to Friday, before 8am or after 1pm on a Saturday or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Health Department Pollution Section.

(4) Protected Species

The applicant is reminded that it is an offence to disturb protected species under the Wildlife and Countryside Act 1981. Should a protected species be found during the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.

(5) Changes to the Approved Plans

Should there be any change from the approved drawings during the build of the development, this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

- 16** 25/01132/TPO DRUMMOND GARDENS, CHRIST CHURCH MOUNT, EPSOM KT19 8RP

Description:

Felling of 4 Pedunculate Oaks marked 5, 6, 9 and 12 (within A6 of TPO 126) at Drummond Gardens and felling of 6 Lombardy Poplars marked 20, 21, 22, 23, 24 and 25 (T99-T103 and T105 of TPO) 284 at Long Grove Park.

Officer Recommendation:

Part approval/part refusal (permitting lesser works).

Officer Presentation:

The Committee received a presentation on the application from the Tree Officer.

Public Speaking:

There was no public speaking on the application.

Decision:

Following consideration, Councillor Neil Dallen proposed a motion that the Officer recommendation be agreed. The proposal was seconded by Councillor Robert Leach.

The Committee resolved (7 for, 1 abstaining, and the Chair not voting) to:

PART A

REFUSE the felling of Oak T9 and Poplars T20, T21 and T25 for the following reasons:

(1) Insufficient Evidence

It is considered that there is insufficient evidence to establish a direct causal link between these trees and the current episodes of subsidence related damage at the property

(2) Harm to Environmental Quality

Removal of these trees will have an adverse impact on the environmental quality and sylvan character that provides amenity by denuding too much of the canopy cover and wildlife habitat, contrary to Policies CS1 and CS5 of the Core Strategy 2007, Policies DM5 and DM9 of the Development Management Policies Document 2015 and Section 15 of the National Planning Policy Framework 2024.

PART B

APPROVE:

- **Felling of Oaks T5, T6, T12 and Lombardy Poplars T22, T23 and T24**
- **Crown reduction of Oak T9 and Poplars T20, T21 and T25**

subject to the following conditions and informatives:

Conditions

(1) Approved works

All tree works shall be carried out to British Standard 3998 in accordance with the following specification:

- T5, T6, T12 - Oaks: Fell.
- T22, T23, T24 - Poplars: Fell.
- T9 - Oak: Reduce the crown by up to 2.5m. Remove dead wood.
- T20, T21, T25 - Poplars: Crown reduce by 8m to a height approximately 2m above the historical pollard points, remove dead branches, retain the deadwood habitat of topping stubs but reduce their weight as necessary to ensure stability.

Reason: To ensure that the tree(s) receive the appropriate treatment and that the tree work is of a satisfactory standard to protect amenity in accordance with Policies CS1 and CS5 of the Core Strategy 2007 and Policies DM5 and DM9 of the Development Management Policies 2015.

Informatives

(1) Completion

The work in this notification must be completed within two years from the date of this notification. If this is not the case, a new notification must be made to the local planning authority.

(2) Protection of Plants and Wildlife

Anyone carrying out work to a tree, even under an exemption, should ensure they do not contravene laws protecting plants and wildlife. If in doubt, you are advised to seek advice from us or Natural England on how to proceed.

(3) Continuation of Level Monitoring

It is recommended that level monitoring should continue a year after the felling of the trees to check the effectiveness of this measure in restoring property stability.

17 UPCOMING APPLICATIONS

The Committee received and noted a report summarising likely applications to be heard at Planning Committee.

The meeting began at 7.30 pm and ended at 8.18 pm

COUNCILLOR CLIVE WOODBRIDGE (CHAIR)