

**Minutes of the Meeting of the LICENSING AND PLANNING POLICY COMMITTEE  
held on 7 December 2017**

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**PRESENT -**

Councillor Graham Dudley (Chairman); Councillor David Wood (Vice-Chairman); Councillors Michael Arthur, Steve Bridger, Rob Geleit, Tina Mountain, Martin Olney, David Reeve, Alan Sursham and Tella Wormington (as nominated substitute for Councillor Chris Frost)

Absent: Councillor Chris Frost

Officers present: Karol Jakubczyk (Planning Policy Manager), Rachael Thorold (Senior Planning Policy Officer) and Sandra Dessent (Democratic Services Officer)

**21 QUESTION TIME**

No questions had been submitted or were asked by members of the public.

**22 DECLARATIONS OF INTEREST**

No declarations of interest were made by councillors regarding items on the Agenda.

**23 MINUTES OF PREVIOUS MEETING**

The Minutes of the Meeting of the Licensing and Planning Policy Committee held on 26 October 2017 were agreed as a true record and signed by the Chairman.

**24 EPSOM & EWELL COMMUNITY INFRASTRUCTURE LEVY REGULATION 62 STATEMENT**

The Committee received the Community Infrastructure Levy Regulation 62 Report, an annual report required under Regulation 62 of the Community Infrastructure Regulations 2010 (as amended). It set out how much CIL has been spent or allocated and how much remains available.

It was noted that two properties namely 137 Riverview Road and 93 Ruxley Lane were not showing receipts because recovery proceedings had commenced, and it was agreed that the CIL report would reflect this.

It was further noted that CIL monies had been received for the NESOT care home and whilst the project was terminated by the developer, the development of the site had commenced and was therefore CIL liable.

There were two entries for the Roveries, Cox Lane, and the Committee were advised that they were for separate applications only one of which would be CIL liable and would subsequently result in an adjustment to the total figure. It was therefore agreed in order to avoid ambiguity the total figure would be removed.

Officers agreed to investigate the status of Epsom Marble, 49 High Street, Ewell and report back to Members.

The Committee were advised that all CIL monies collected were combined in one fund and the Council were responsible for deciding how the monies would be allocated, applying the framework below:

- 80% - 'top up' funding for large infrastructure items such as transport networks, schools and open spaces
- 15% - local community schemes for which bids were received
- 5% - administration (staffing) costs

Accordingly, the Committee noted the content of the latest Regulation 62 report for the year April 2016 until March 2017 to be published on the Council's website before 31 December 2017.

## **25** INTRODUCING THE BROWNFIELD LAND REGISTER

The Committee considered a report regarding the introduction of a Brownfield Land Register that identified available, deliverable and developable sites for new housing that existed on previously developed land. The Council were required to publish this document by 31 December 2017.

The intended purpose of the register was to promote the redevelopment of previously developed sites that would be suitable for residential development, and was divided into two parts:

- Part 1 – All brownfield sites considered by the local authority to be appropriate for residential development.
- Part 2 – Sites that the local authority deemed suitable to be granted 'permission' in principle for residential development.

The Committee were advised that the inclusion of sites within Part 2 of the register was not mandatory, and the Council's adopted Core Strategy already directed development towards previously developed land in the built up area (which included brownfield sites), suggesting that any sites included in Part 1 of the register, were in principle suitable for residential development.

It was agreed that a copy of the register would be circulated to Committee members as soon as it was ready for publication.

Having considered the principle of the Brownfield Register, the Committee:-

- (1) Agreed to the publication of a Part 1 Brownfield Land Register, and authorised the Head of Place Development to finalise the content of the Register in accordance with the Regulations.
- (2) Agreed that no sites should be included in Part 2 of the Register due to the reasons set out above.

**26 LOCAL PLAN AFFORDABLE HOUSING POLICY - STATEMENT ON THE EXEMPTION OF SMALL SITES FROM DEVELOPMENT CONTRIBUTIONS**

Following a Written Ministerial Statement (WMS) on the question of local planning authorities seeking developer contributions for affordable housing from developments of ten or fewer dwellings, the Committee were asked to consider the Council's response, setting out the justification and evidence for its continued application of its own adopted policy.

The Committee discussed the likelihood of the policy being accepted by planning appeal Inspectors and it was acknowledged that based on past experiences (in this and neighbouring boroughs) it would be difficult to predict how successful this policy would be. However the Council believed that this more focused and concise statement could tip the balance in the Council's favour. It was also noted that the Council had struggled to meet its affordable housing target and small windfall sites made an important contribution to the delivery of affordable homes.

Having considered the proposed policy it was agreed that paragraph 3.8, first line would be amended to read:

*'Therefore, the smaller sites, yielding between 5-10 dwellings make up a sizable proportion of the current supply...'*

It was confirmed that the policy would take immediate effect, and accordingly the Committee:

- (3) Considered the situation relating to this matter in the wake of the publication of the written Ministerial Statement and recent planning appeal Inspector decision letters; and
- (4) Subject to a minor amendment set out above, it was agreed to adopt the Statement on the Exemption of small sites from Development Contribution (Affordable Housing), as the Council's position on the written Ministerial Statement for deployment in negotiations on developments on small sites and in any associated planning appeals.

**27 PLANNING IMPROVEMENT ACTION PLAN 2017**

Following a Planning Improvement Peer Challenge in September 2017, the Committee were asked to consider the management response to the findings set out in the review associated with Planning Policy recommendations.

The eight items set out under section 4 of key themes were discussed and it was noted that the second item the submission of an interim policy on Affordable Housing on ten units or less had been completed and setting up of Members Briefing evenings in order to develop a stronger corporate narrative around the need for growth was well underway, and to encourage attendance, it was requested that as much notice as possible be given to Members.

Accordingly, the Committee:-

- (5) Agreed those actions listed under Section 4 of the Epsom & Ewell Planning Improvement Action Plan 2017.
- (6) Noted and endorsed the establishment of a Working Group by the Planning Committee to oversee the implementation of the Plan comprising the Chair of Planning Committee, Chair of Licensing and Planning Committee, Chair of Audit, Crime and Disorder and Scrutiny Committee, the Chief Executive, the Head of Place Development and one additional Member who is not on either of the planning-related committees.

*Note: Councillors Rob Geleit and Tina Mountain requested that their objection to recommendation 2, be recorded.*

*The meeting began at 7.30 pm and ended at 9.30 pm*

COUNCILLOR GRAHAM DUDLEY (CHAIRMAN)