

Public Document Pack

Legal and Democratic Services



To: All Members of the Planning Committee

Dear Councillor,

Planning Committee - Wednesday, 18th November, 2020,
<https://attendee.gotowebinar.com/register/6415978412984786956>

Please find attached the following report for the meeting of the Planning Committee to be held on Wednesday, 18th November, 2020. This was not included in the original Agenda pack published previously.

1. **SUPPLEMENTARY INFORMATION: UPDATE REPORT** (Pages 3 - 8)

Updated material for Item 2 of the meeting of the Planning Committee to be held on 18 November 2020.

For further information, please contact Democratic Services, email:
democraticservices@epsom-ewell.gov.uk or tel: 01372 732000

Yours sincerely

A handwritten signature in black ink, appearing to read 'K. Beldan'.

Chief Executive

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19/01722/FUL
Epsom General Hospital, Dorking Road, Epsom, Surrey, KT18 7EG
Update report, 18.11.2020

Update Report overview

- 1.1 This report provides an update to the published Committee Report.
- 1.2 The report refers to the paragraph numbers of the Committee Report.
- 1.3 Words ~~crossed-out~~ refer to words that should no longer be included within the paragraphs. Words added in **red** are additional words to be included within the paragraphs, and clarifications.

Committee Report clarifications

- 1.4 The following refers to updated representation received since the publication of the Committee Report:
 - 5 letters of support
 - 3 letters of objection.
- 1.5 Paragraphs 2.11, 13.7 and 28.10 of the Committee Report sets out details in relation to the existing heights of hospital buildings. It is important to note that the hospital building to the rear of the Site is six storeys, with the main podium level having a generous floor to ceiling height. There is then a large concrete plant enclosure on the roof, which is two storeys high, with further antennae and other telecoms masts attached to it.

Top of hospital plant is +87.74m

 - 7.79m from hospital flat roof (approx. 2.4 storeys based on a typical 3.2m floor to floor height)

Top of hospital flat roof is +79.95

 - 22.04m from ground level (approx. 6.88 storeys based on a typical 3.2m floor to floor height)

Ground level (at south elevation of Wells Building) +57.91m.
- 1.6 Paragraph 3.7 of the Committee Report is amended to include the words identified in red below:

The Site is considered a highly sustainable location, located approximately 1.1km from Epsom train station (approximately a 15 minute walk). There are two bus stops located on Woodcote Green Road, a very short walking distance from the Site. **Dorking Road is also within a short walking distance of the Site.** Dorking Road is otherwise known as the A24, which has good access to the strategic highways network.
- 1.7 Paragraph 5.4 of the Committee Report is amended to include the words identified in red below:

Local residents were informed of progress through a number of press releases, published by local media, including Surrey Live, Surrey Comet and What's On in Epsom:

 - 15.10.2019: articles regarding Guild Living's consultation events

- 22.10.2019: article regarding Guild Living's plans for Epsom
- 12.02.2020: article regarding Guild Living's planning application submission
- 30.12.2020: articles regarding Guild Living's landscape investment

- 1.8 Paragraph 16.11 of the Committee Report is amended to include the words identified in red below:

The Site is not located within the Town Centre, but it is located adjacent to Epsom General Hospital, which has a modest retail offering (Marks & Spencer and WH Smith).

- 1.9 Paragraph 17.21 of the Committee Report is amended to include the words identified in red below:

Design and Access Statement – Landscape and Public Realm document accompanies this application, dated 19 December 2019.

- 1.10 Paragraph 18.5 of the Committee Report is amended to include the words identified in red below:

40 Woodcote Green Road is to the west of the Site and is a two-storey detached property. The proposed building, forming part of the west building, is five storeys in height. The applicant sets out that this will not face habitable rooms within 40 Woodcote Green Road, so there should be no significant impact on the privacy at this neighbouring dwelling. The proposed building is angled away from the garden of this property, which serves to mitigate any impact on the privacy of the garden.

The existing separation distance between the principle elevation of 40 Woodcote Green Road and Woodcote Lodge is approximately 9.1 metres. The proposed separation distance increases to approximately 14.59 metres.

The proposed building's design takes into consideration views into the flank elevation of 40 Woodcote Green Road, positioning the lift core and circulation space opposite the residential property. There is one unit per floor with potential for overlooking the rear garden of this property, before the building cranks away. These units are above the vehicle underpass, so there are only four units in this area. There is one retained tree and two new trees to be planted to screen the rear garden.

Officers do not consider that the proposal would significantly adversely impact the privacy at 40 Woodcote Green Road, given the design and angle of the proposed building, the separation distance and the tree to be retained and trees to be planted.

- 1.11 Paragraph 28.4 of the Committee Report is amended to include the words identified in red below:

This Site is located within the built up area of Epsom and is appropriate for housing redevelopment, as it is comprised of previously developed land. The proposed use is compatible with existing uses, specifically the adjacent hospital. There is no existing concentration of comparable C2 provision in the immediate locality, ensuring that the scheme supports the creation of a mixed, inclusive and sustainable community. In line with paragraph 11.15 of the Committee Report, recently approved planning applications for extra-care units are located approximately 2.3 miles from the Site.

- 1.12 The recommendation section of the Committee Report has been updated to reflect some changes as a result of the following:
- A change to the date the Section 106 Agreement would need to be signed by;
 - Additional wording added to the Affordable Housing Heads of Terms (HOT);
 - The Local Planning Authority has worked with SCC Highways to ensure appropriately worded Obligations, clarified under 'Car Club' and 'Bus Infrastructure'; and
 - Addition of Woodcote Millennium Green contribution.
- 1.13 Amendments in red as follows:

31 Recommendation

Part A: Grant planning permission, in accordance with the proposed conditions and subject to a Section 106 Agreement being signed by **18 February 2021**, and securing the following Heads of Terms and conditions:

Affordable housing

- 16 units of Discount Market Rent at 80% of Open Market Value
- 5 units of shared ownership
- **Affordable housing contribution of £3.5 million. The council has the option to elect whether to receive payment or to seek on-site provision.**

Car club

- ~~Provision of one car club vehicle, for a minimum of two years, with all costs associated with the provision of the vehicle, including provision of parking space, being met by the developer~~
- ~~Provision of 25 miles worth of free travel for residential users of the proposed development using the car club vehicle, or a comparable incentive to be agreed in writing by the Local Planning Authority~~
- ~~Provision of at least one year free membership of the car club for the first occupants of each of the proposed~~
- ~~Car club to be an electric vehicle~~
- ~~Contribution to Traffic Regulation Order changes, as appropriate~~

Car club

Prior to Commencement of Development to submit the Car Club Scheme to the County Council for approval and, to implement such approved Car Club Scheme prior to the Occupation of the first residential unit to be occupied. The Car Club Scheme shall comply with the Surrey Guidance on Car Clubs in New Developments, to include but not be limited to, the following requirements:

- a) **That the Owner shall procure the establishment, operation and promotion of the Car Club and provide the name and address of the operator of the Car Club to the County Council prior to occupation of the first occupation of the development;**
- b) **An on-site dedicated car club bay to be located in an open and highly visible location with a fast charge electric vehicle charging point;**
- c) **That the Car Club Space shall not be used for any other purpose for a minimum of three years from the first occupation of the development**
- d) **Provide one Car Club vehicle for use by the car club scheme**
- e) **Every residential unit shall have the offer of free membership of the Car Club for one year. This offer will extend to the first occupier of any**

dwelling only. The offer of free membership must be accepted by the Occupier within 3 months of such offer being made and will last one year irrespective of any change in the details of the occupier. The offer will also include 25 miles of free use of the Car Club Car.

Bus infrastructure

~~□ Following package of measures to be implemented at the Applicant's expense:~~

~~□ Woodcote Green Road (westbound bus stop) – The provision of raised kerbing (to a height of 140mm over a 9.0m length) to ensure level access onto / off buses~~

~~□ Dorking Road (eastbound and westbound stops to include bus stops P, Q & R) –~~

~~The provision of raised kerbing (to a height of 140mm over a 9.0m length) to ensure level access onto / off buses~~

~~□ Dorking Road (eastbound and westbound stops to include bus stops P, Q and R) –~~

~~Real Time Passenger Information displays (RTPI) displays to be installed and commissioned within all bus shelters by Surrey County Council's RTPI Contractor.~~

~~□ RTPI display linked to Surrey County Council's RTPI system to be installed within communal area of the development, and thereafter shall be kept permanently retained and maintained to the satisfaction of the Local Planning Authority~~

Bus Infrastructure

Prior to first occupation of the site to submit a detailed design of a scheme for local bus infrastructure improvements on Woodcote Green Road and Dorking Road for approval. The local bus infrastructure improvements shall include:

a) Woodcote Green Road (westbound bus stop) – The provision of raised kerbing (to a height of 140mm over a 9.0m length) to ensure level access onto / off buses

b) Dorking Road (eastbound and westbound stops to include bus stops P, Q & R) - The provision of raised kerbing (to a height of 140mm over a 9.0m length) to ensure level access onto / off buses

c) Dorking Road (eastbound and westbound stops to include bus stops P, Q and R) – Real Time Passenger Information displays (RTPI) displays to be installed and commissioned within all bus shelters by Surrey County Council's RTPI Contractor.

d) RTPI display linked to Surrey County Council's RTPI system to be installed within a communal area of the development, and thereafter shall be kept permanently retained and maintained to the satisfaction of the Local Planning Authority.

Woodcote Millennium Green

A contribution of £25,500 to be made towards the ongoing repairs and maintenance of the Woodcote Millennium Green.

Employment skills Plan

Access to employment opportunities post pre and post construction.

Nursery

No less than 80% of child spaces in the nursery to be allocated to NHS staff.

Part B: In the event the Section 106 Agreement referred to in Part A is not completed by 18 February 2021, the Head of Planning is authorised to refuse the application for the following reason:

In the absence of a completed legal obligation under section 106 of the Town and Country Planning Act 1990) as amended), the applicant has failed to comply with Policy CS9 (Affordable Housing and meeting Housing Needs) in relation to the provision of housing or a commuted sum in lieu of the on-site provision of affordable housing.

1.14 The following Conditions are amended in red as follows:

(14) Prior to commencement of above ground works / the relevant part of the development hereby permitted a sample of each of the proposed brick finishes a 1m X 1m panel shall be constructed on site for inspection and approval by the local planning authority on site. These shall illustrate the proposed brick in colour, texture, module, bond, pointing and mortar colour proposed for the building and shall be retained on site as a model for the work on site. The work shall not be carried out otherwise than as to conform to approve samples

Reason: To secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM9 and DM10 of the Development Management Policies 2015.

~~(30) The approved Travel Plan (May 2020 Planning Issue v2) shall be implemented upon first~~

~~occupation of the site and for each and every subsequent occupation of the~~

~~development, and thereafter the Travel Plan shall be maintained and developed to the~~

~~satisfaction of the Local Planning Authority~~

~~Reason: in recognition of Section 9 “Promoting Sustainable Transport” in the National Planning Policy Framework 2019~~

(30) The approved Travel Plan (May 2020 Planning Issue v2) shall be implemented upon first occupation of the site and shall be applied to each and every subsequent occupation of the development, and thereafter the Travel Plan shall be maintained and developed to the satisfaction of the Local Planning Authority

Reason: in recognition of Section 9 “Promoting Sustainable Transport” in the National Planning Policy Framework 2019

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