



PLANNING APPLICATION EL/03/2318

**COPSEM HOUSE, COPSEM LODGE &
MEREDITH COTTAGE,
COPSEM LANE, ESHER**

**SURREY COUNTY COUNCIL
LOCAL COMMITTEE (ELMBRIDGE)
18 JULY 2005**

KEY ISSUE & SUMMARY

To seek Committee authority to promote the necessary Traffic Regulation Order to permanently ban right turn movements from the development site access onto Copsem Lane (A244), Esher.

ELECTORAL DIVISION AND MEMBER:

Cobham and Oxshott –Dorothy Mitchell

OFFICER RECOMMENDATION:

That the Committee:

Authorises the Local Transportation Director to advertise the necessary Traffic Regulation Order to permanently ban right turn movements from the development site access onto Copsem Lane (A244), Esher and, if possible resolve any objections received, in consultation with the Divisional Member and Chairman.

LEAD/CONTACT OFFICER: Sally Swaine, Senior Development Control Engineer, Transportation Development Control Division

TELEPHONE NUMBER: 020 8541 9724

BACKGROUND PAPERS: Planning Application EL/03/2318
Appeal Decision Notice: Ref-App/3605/A/1135684

1 INTRODUCTION AND BACKGROUND

- 1.1 Elmbridge Borough Council refused to grant planning permission for a 67 unit residential home for the elderly located at Copsem House, Copsem Lodge, and Meredith Cottage, Copsem Lane, Esher in December 2003. The application was refused on planning grounds. Appendix 'A' to this report illustrates the site's location. The applicant appealed the decision and following a Public Inquiry the Appeal was subsequently allowed and planning permission was granted on 2 August 2004.
- 1.2 A section 278 Agreement (Highways Act 1980) was completed on 24 March 2005 to enable the developer, Sunrise of Esher Ltd, to undertake works on the public highway.
- 1.3 Members may be aware that this section of Copsem Lane was resurfaced in July last year. It is not usual practice for works to take place on new surfaces within a 12 month period (Section 58 New Roads and Street Works Act 1991 refers), however in order to allow the developer to commence works prior to the expiration of the embargo the developer has agreed to resurface the affected area of carriageway.
- 1.4 In order to improve access to the site and still enable adequate access for construction vehicles, the highway works are being carried out in two stages. The first stage of the works has already been undertaken and was carried out prior to the start of construction of the development. These works consist of closing the existing site access onto Esher Common A3 Interchange and the provision of a new access onto Copsem Lane with a right turn lane. A temporary Traffic Regulation Order to ban right turns from the access has been made as it is considered that it would not be appropriate to have construction traffic, including HGV's, turning right out of the site in possible conflict with other vehicles on this heavily trafficked section of road. Appendix 'B' to this report illustrates the Stage 1 works.

2 PROPOSALS

- 2.1 The second stage works will be undertaken once the construction of the development has been completed, prior to the development being occupied. The works consist of widening the carriageway of Copsem Lane (in the south westerly direction) to create a ghosted right turn lane, extending the Copsem Lane approach splitter island towards the site access and pedestrian refuge/traffic island at the site access. Appendix 'C' to this report illustrates the Stage 1 works.
- 2.2 As mentioned above it is considered that right turning traffic from the new site access would cause conflict with other vehicles on Copsem Lane. It is considered that the safest option would be for drivers wishing to travel towards Oxshott to use the gyratory to turn. The extended splitter island on Copsem Lane and the design of the pedestrian refuge island on the site access road will make righting movements from the access difficult. By making a permanent Order the right turn movement would be illegal and could therefore be enforced by the Police.

3 CONSULTATIONS

- 3.1 The Planning Application has been reported to Elmbridge Borough Council's East Area Planning Sub-Committee (15 December 2003). The Planning Appeal was heard at a Public Inquiry held on 20 and 21 July 2003.
- 3.2 The public will be consulted as part of the legal process when the Order is advertised in the local press, on street and on the Council's website.

4 FINANCIAL IMPLICATIONS

- 4.1 The cost of all the improvements, the Traffic Regulation Order, and its associated works will be borne by Sunrise of Esher Ltd.

5 SUSTAINABLE DEVELOPMENT IMPLICATIONS

- 5.1 The improvements gained in terms of road safety will contribute to the aspirations of the Surrey County Council Local Transport Plan.

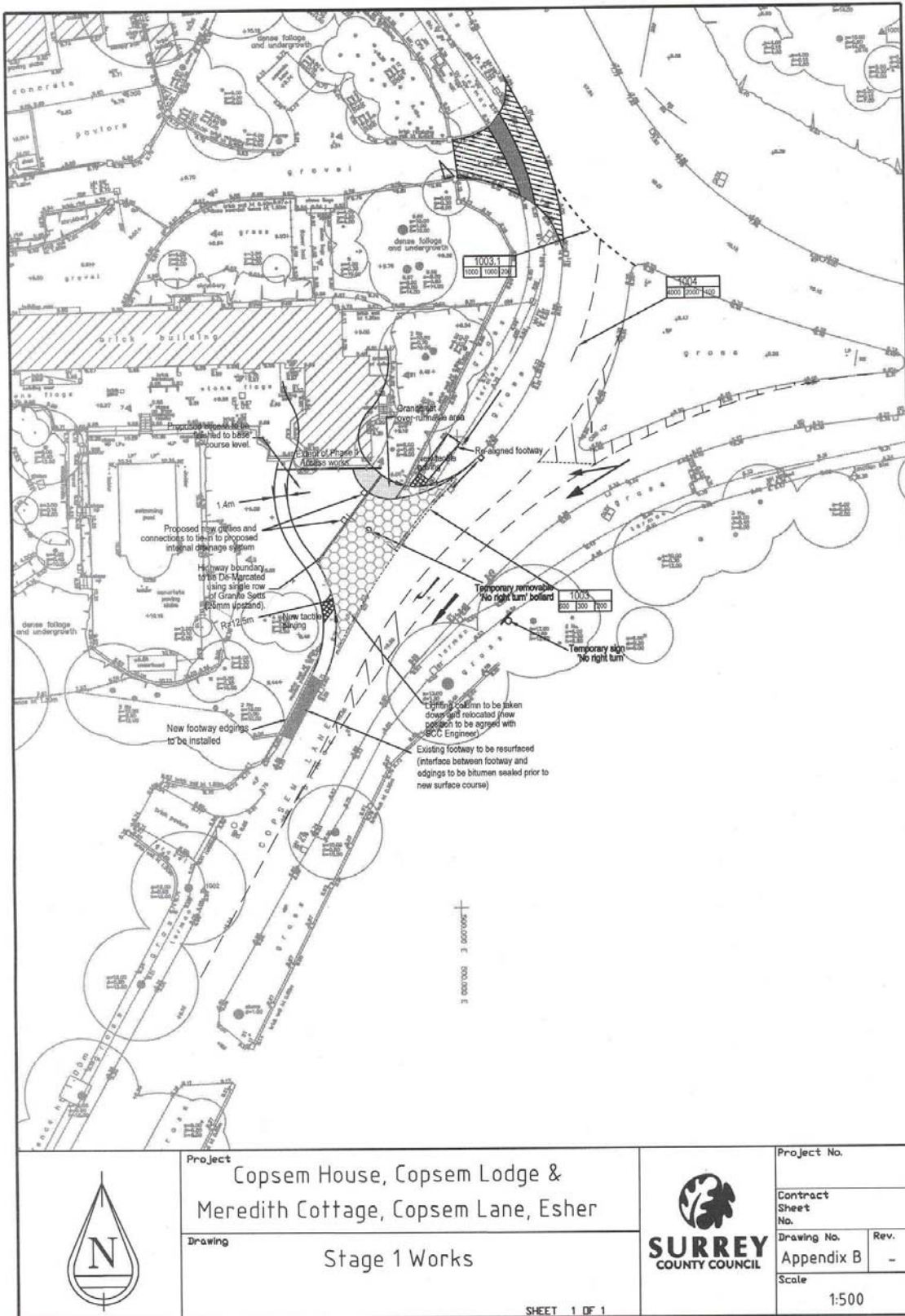
6 CRIME AND DISORDER IMPLICATIONS



- 6.1 None

7 EQUALITIES IMPLICATIONS

- 7.1 None





	Project Copsem House, Copsem Lodge & Meredith Cottage, Copsem Lane, Esher	 SURREY COUNTY COUNCIL	Project No.	
	Drawing Stage 1 Works		Contract Sheet No.	
			Drawing No.	Rev.
			Appendix B	-
			Scale	1:500
SHEET 1 OF 1				

