

Planning & Regulatory Committee 26 June 2024 Item No 9

UPDATE SHEET

SURREY COUNTY COUNCIL PROPOSAL EP23/00633/CMA

DISTRICT(S) EPSOM & EWELL

Land at the former Auriol Junior School playing field and land at 2nd Cuddington (Rowe Hall), off Salisbury Road, Worcester Park, KT4 7DD.

Outline application for the erection of a part 1 and part 3 storey building for Extra Care Accommodation, comprising self-contained apartments, staff and communal facilities, and associated car parking (Class C2); the reprovision of a revised Scouts Hut curtilage including a new amenity area (Class F2); and a new access from Salisbury Road. Appearance and landscaping reserved (amended plans)

Page 128 indicative site plan please refer to the updated version below to which the dialogue in the report relates (relationship to neighbouring properties substantially the same):



RECOMMENDATION

There are several minor changes to the wording of some of the individual conditions, reasons and informatives, identified following publication of the report – none of these change the requirements of the conditions in question - officers request delegated authority to make these minor amendments should planning permission is granted.

More significant changes are set out below:

Delete bold heading starting **IMPORTANT** and replace with the following text (amended condition numbers):

IMPORTANT - CONDITION NOS 6, 12, 17, 20, 21 AND 23 MUST BE DISCHARGED PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT.

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Add new Condition and Reason as number 3, wording as follows:

3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

Renumber the remaining conditions and reasons from 3 to 25, **to 4 to 26.**

Amend newly numbered condition 4 to include plan reference PR-291-ATK-XX-00-DR-T-00010 rev P02 Visibility Splay dated 7 June 2024

Amend newly numbered condition 5 to include plan reference PR-291-ATK-XX-RF-DR-A-90103 Rev P04 Proposed Roof Site Plan dated 22 January 2024

Amend newly numbered condition 14 to refer in the text to **condition 13** not 12 as currently shown.

Delete Reason 1 and replace with following wording *For the avoidance of doubt and in the interests of proper planning.*

Add following sentence to the end of newly number **condition 6** *This is required prior to the commencement of the development as the details to be approved include measures required during the construction phase.*

Aerial 2 within the report contains some inaccurate annotations – corrected version below:



Aerial 2: Application site



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