

Planning Report for open meeting November 3rd 2014

Decisions

13/1625 Churchill Homes have won their appeal, so now have permission to build 38 sheltered homes on the old Police Station site on Kingston Road.

Applications

14/1450 121 Kingston Road. Pit Stop has found new premises here and so has applied for the change of use from B1 (commercial) to B1 and D1 (day centre.) This site is in the Plough Industrial Estate beyond the builder's yard, near the car wash. There have not been any LORs to date.

14/1461 43 Bridge Street. The owners wish to convert this listed building from office use back to residential use, forming 3 dwellings. The external appearance of the building will not be altered.

14/1456 37 Bridge Street. This application is to build an extension to the rear of Harpers Hairdressers to form an additional house. Three homes were created a year ago on this site.

14/0322 QEF site. Speakers have been invited to the Development control meeting on Wed 5th Nov when this application will be considered. The officers have recommended refusal on the grounds of inappropriate development in the Green Belt and the remoteness of the site. I intend to speak, concentrating on the impact this large development would have on Leatherhead:

The LRA considers the QEF charity a very positive asset to the town and would be very sad if it moved away, but the beneficiary of a planning application is not relevant when considering an application.

This development would create a hole in the green belt, midway between Leatherhead and Stoke D'Abernon with no public transport.

The developers have presented misleading transport data, which implies only 55% of essential journeys will be made by car. However, due to the remote location and busy narrow roads with poor footways and no lighting essential journeys will have to be by car.

The roads in the area are already very congested and traffic will increase when the 180 proposed houses on Cleeve Road are built. The new offices on Randalls Way will also increase traffic.

A bus service at peak times will not solve the lack of public transport in the long term.

Consultation

Hague Investments held an exhibition on 13th October outlining their ideas to create a large shop suitable for small supermarket, which is assumed to be Waitrose, in Church Street.

Cycleworks will relocate into the units at presently occupied by the music shop and the dry cleaners. Waitrose will occupy the Age UK shop and the two large units vacated by Cycleworks, A large extension will be built out the back with storage space above, so making a shop about half the size of Lidl. It was not made clear what would happen to the charity shop or the dry cleaners, but one of them might take the little unit at the end of the row, which is at present part of Cycleworks.

The major concerns are the loss of parking spaces in the car park and how will deliveries be made as the trucks are too big to go into the car park.

Details of how the car park will be divided up are still to be finalised, but one idea is to restrict part of the car park for Waitrose customers. Extra parking is to be made by removing the garages, but the extension to the shop will still result in 11 less spaces. However, the number of lost 'pay and display' spaces might be less than this if the number of private spaces are reduced (at present there are 32 private spaces for owners of the shops and the flats).