

# Epsom Civic Society

**shaping the future, safeguarding the past**

2 Leighton Way  
EPSOM Surrey  
KT18 7QZ

7 May 2014

Mr Mark Berry BA(Hons) MRTPI DMS  
Head of Planning and Building Control  
Town Hall  
EPSOM  
KT18 5BY

Dear Mr Berry

PLANNING APPLICATION 14/00037/MMA  
BP WOODCOTE SERVICE STATION, 1-3 DORKING ROAD, EPSOM  
ADDITIONAL SINGLE STOREY EXTENSION

In January BP withdrew their application (13/01116/FUL) for planning permission to build a substantial new shop on their Woodcote Service Station, no doubt in response to the many objections. They have now reverted to an earlier permission but wish build this additional storage room.

That permission (04/00655/FUL) was for the entire redevelopment of the service station. Most of the work was carried out but the enlarged shop then proposed was not built and the existing modest structure has been retained for the last 10 years. Their agent argues that as the permission had been partially implemented it did not expire and any work then omitted can now be done.

You will of course advise on the legality of this claim but it should be borne in mind that adjoining property has in the meantime changed hands as have opinions on the effect of the development on local amenities within this conservation area. It seems inequitable that an owner can choose to omit an element of the development, which is independent of the main use of the site, and seek to build this 10 years later to suit his current policy without further consultation. Our objections to the recent application made it clear why we believe a large shop to be inappropriate.

In view of the unsatisfactory results of the legal situation claimed by the applicant, we shall be considering whether to make representations to modify the worst effects.

Yours sincerely

ALAN BAKER FRICS  
Vice Chairman

Cc ward councillors

