

# Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way  
EPSOM Surrey  
KT18 7QZ

1 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 13/01659/FUL  
CEDAR LODGE, HEADLEY ROAD, EPSOM  
EXTENSION OF EXISTING USE OF OUTBUILDINGS

Cedar Lodge, situated within the Green Belt, was developed as stables with an associated house, and has a long planning history arising from the failure of demand for the facilities it provides. The last proposal (13/00301/FUL) for the former stables was for “additional commercial use of existing buildings as storage and small business units”. This was refused on the grounds of inappropriate development in the Green Belt, unjustified loss of racing/equestrian stables, failure to provide acceptable vehicle access and sited in an unsustainable location. Although the description in correspondence included independent occupation of the retained dwelling and the creation of a second vehicular access, the formal application seems to be limited as above.

It is difficult to understand the present application as it seems to be identical to the previously refused one, with only minor variations in the description and in the Design and Access Statement and the applicant seems to be seeking a review of the earlier decision.

It is difficult to see how demand for equestrian use would revive although the adaptation of the premises to modern demands might be explored, but we maintain the opinion that the introduction of additional commercial uses in the Green Belt is unacceptable and we see no reason why the application should not be refused for the same reasons as before.

Yours sincerely

ALAN BAKER FRICS  
Vice Chairman  
Cc ward councillors

