

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
EPSOM Surrey
KT18 7QZ

17 June 2014

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

Dear Mr Berry

PLANNING APPLICATION 14/00237/FUL
WILSONS AUTOMOBILES LTD, 101B EAST STREET
NEW CAR SHOWROOM

This site is on the very busy corner of East Street and Kiln Lane. The present showroom is totally unsatisfactory, having a small building and large forecourt displaying motor cars. Its appearance seriously imposes on the street scene. To that extent any improvement would be welcome.

However, in our view such a use in this location is undesirable both in appearance and in relation to road traffic. The movement of vehicles to and from the site including, for example, customers' trial runs would be extremely hazardous. The application should if possible be refused on these grounds, being contrary to Policies CS1, CS5, CS16 BE1, DC1, DM10 and DM35.

If this is not practicable due to established use, we still find the proposals unsatisfactory for a number of reasons and the quoted pre-application comments are a good basis for their consideration.

Clearly customer parking would be impracticable on site, but we cannot understand the reference to it being available close-by. The applicant's other premises are at the end of Kiln Lane which is hardly convenient, and the Sainsbury car park may well become restricted to their own customers. In appearance, the applicant would clearly wish the building to look like a car showroom, but this would not be a good neighbour with the adjoining houses. We also fully support the officers' preference for part of the building to be single storey, as it would otherwise be too bulky for this location. It was agreed that the proposal would need to fit in with the street scene, but we don't think it does. If a smaller building would not be feasible for this use, this is no reason to accept a larger building with an unsatisfactory appearance and it demonstrates that the site itself is not suitable for a car showroom

In conclusion, we believe this site to be an unsatisfactory location for a car showroom and the details of the proposal to be unacceptable on grounds of bulk, interference with sight lines, height, damage to the street scene and the dangerous effect on traffic using this busy junction. We therefore consider that planning permission should be refused.

Yours sincerely

ALAN BAKER FRICS
Vice Chairman

Cc ward councillors