

Prairie dogs ‘cock a snoop’ at planning

25 April 2024



Epsom and Ewell Borough Council’s Planning Committee grappled 18th April with the prairie dogs enclosure at Hobbledown Farm in Epsom.

The proprietors of this animal amusement park had established the enclosure without prior permission and were seeking retrospective permission from the Council.

There were several other developments on the site for which retrospective permission was being sought. A number of residents of the adjacent Clarendon Park housing estate objected, being particularly fearful of an increased risk of flooding arising from these unauthorised developments.

The debate began with Councillors complaining of insufficient time to process numerous emails supplied to the committee just minutes before the meeting started.

Cllr **Kate Chinn** (Labour Court) protested “I really wouldn’t want to consider these applications this evening. I can’t even say if the information is relevant to the application or not. It was too much information and it came too late.” Later she accepted assurances that the emails did not materially change the application.

Cllr **Julian Freeman** (Lib Dem College) declined to read the emails in question stating: “I made a specific point of not going through all the email exchange, because it doesn’t form part of the papers for this meeting. I can understand that there is ambiguity, and there are questions to be asked and answered, and the place to do that is here and now, not by an email exchange.”

Cllr **Jan Mason** (RA Ruxley) gave her opinion “I’ve got a question. And probably everyone sitting here will agree, I hope, but I’m heartily fed up. I want to know how many retrospective blooming applications we’ve had to sit here and go through, only to be told “it’s already there, they’ve done it”. So why do we bother to have a planning committee?”

The Chairman, Cllr **Humphrey Reynolds** (RA West Ewell) responded that her question was not a matter for the Planning Committee.

Later in a further forthright statement Councillor Mason said: “I don’t think there’s anything we can do. This firm knew perfectly well what they were going to do. And they’ve cocked a snook at us. It’s our land. It is on the green belt. They’ve made it like Disney World. That’s what they want. And I’m just angry that we keep doing these little bits of drip, drip, drip. So in the end they get what they want. We’ll all say, “Oh we can’t pull it down”. Me, I’d pull everything down that they’ve put in.”

The applications had come before the committee in February and been deferred for more information about flood risks. The ward Councillor for Horton, Cllr **Kieran Persand** (Conservative) was invited to speak. He argued: “I do not believe any substantial additional information or clarity has been provided. The National Planning Policy Framework (NPPF) sets out strict tests to protect people and property from flooding, which all local planning authorities are expected to follow. Where these tests are not met new developments should not be allowed. One of these tests the NPPF requires is the application of a “sequential test”. Where the test is not performed or not met, development should not be allowed.”

A local resident, **Alexander Duval**, was invited to address the meeting and he said: “As the majority of committee members and planning officers will be aware, the residents of Clarendon Park have objected to a significant number of the planning applications submitted by Hobbledown over recent years. The majority of these have been retrospective: build first, get permission later. Numerous compelling planning reasons have been put forward by residents for refusing planning permission. Where the developments have not complied with national planning guidance, local planning policies and precedents set by case law. Despite this, all planning applications have been recommended for approval by officers. The residents, those directly affected by the applications, are at a loss as to why this should be the case. Hobbledown is located within the green belt. According to national planning guidance and local development policies, this is supposed to afford protection against development and seems to elsewhere, but not on this site.”

There was controversy as to whether Mr Duval’s several other written objections had been made available to Councillors to consider. Cllr **Bernie Muir** (Conservative Horton) “The planning committee should, when considering an application, take into account all views on material and planning considerations that are expressed in a way that is openly heard and fairly considered. I’m really worried about this process. This happened last time. Mr. Duval repeatedly asked where his comments were on the website, and they weren’t there. They were posted by the council on the day of the meeting. Twelve minutes [the time allotted to Mr Duval to speak at the meeting] is not the same as articulating point by point. You’ve presumed that every councillor here has received something from Alex Duval.”

She added: “To be told something is being received, but it is not uploaded to the website, so we can’t see it. That’s not acceptable.”

Discussions continued long into the night with references to planning policies, flood risk assessments, conditions and other details.

The marathon three and a half hour meeting concluded with a series of votes. Generally, permissions were granted across the board of hitherto unauthorised changes at Hobbledown, some on the casting vote of the Chair.

Image: PictureWendy