ELMBRIDGE BOROUGH COUNCIL
NORTH AREA PLANNING SUB-COMMITTEE

REPORT of a meeting held on 11 August 2014

Members of Sub-Committee:

* C.R. Sadler (Chairman)
δ S. Hawkins (Vice-Chairman)

* Ms. R. Ahmed
* N.C. Cooper
* R. Green
* A.H. Kopitko
* Mrs. M.C. Sheldon

δ S. Bax
* Mrs. C.J. Cross
* A.J. Hopkins
δ J. O'Reilly

* Denotes attendance
δ Denotes Substitution

(δ C.J. Elmer, A. Kelly and J.G. Sheldon were present as temporary substitutes for S. Hawkins, S. Bax and J. O'Reilly respectively.)

(N.J. Luxton and A. Palmer were also present.)

1. DECLARATIONS OF INTEREST

In respect of application 2014/1264 – Bridge House, Bridge Street, Walton on Thames, whilst not a disclosable pecuniary or any other interest under the Code of Conduct, N.J. Luxton, A. Palmer and C.R. Sadler wished that it be noted that they were members of the Walton Society and were aware that a letter had been submitted by the Society in relation to this planning application.

In respect of application 2014/1450 – 90 Queens Road, Hersham, whilst not a disclosable pecuniary or any other interest under the Code of Conduct, Mrs. C.J. Cross wished that it be noted that she was acquainted with the applicant as they both worked at St. Peters Hospital.

2. MINUTES

The Minutes of the meetings held on 31 March, 22 April, 12 May, 9 June and 30 June 2014 were agreed as correct records and signed by the Chairman.

MATTERS OF REPORT TO THE PLANNING COMMITTEE

3. PLANNING APPLICATIONS

(Link to Council Priorities: P6)

RESOLVED that the applications set out below be determined as indicated, in accordance with authority delegated to the Sub-Committee:
Refuse permission, for the reasons set out in the agenda, subject to the following amended reason, additional reason for refusal and additional informative:

Amend Reason for refusal:
1. The proposed development is considered to result in a cramped and overbearing relationship between the three and half storey south east facing elevation and the adjacent site (The Bear PH), is considered to be overbearing and with inadequate separation between the north east facing three and half storey rear elevation and No's 11 - 15 Thames Street giving rise to overlooking and a loss of privacy to adjacent properties and due to the setting of proposed buildings and an over dominance of hard standing dominating the residential environment considered to result in poor amenity space and living conditions for proposed and adjacent occupiers contrary to the requirements of saved policies HSG16, HEN11 and ENV2 of the Replacement Elmbridge Borough Local Plan (2000), policies CS3 and CS17 of the Core Strategy (2011), the Council’s adopted ‘Design and Character’ Supplementary Planning Document (2012) and the National Planning Policy Framework (2012).

Add Reason for refusal:
3. While the applicant has confirmed their willingness to provide Affordable Housing on site, the appropriate Unilateral Undertaking has not been received prior to the determination of this application. Accordingly the requisite Affordable Housing delivery has not been secured and subsequently the proposal is considered to be contrary to Core Strategy Policy CS21.

Add informative:
1. REFUSE COLLECTION
Concern is raised over the inadequate size of the bin stores and the manner of refuse collection for the proposed development. These issues should be addressed in the event of a resubmitted scheme or an appeal against this refusal.
Reason: To prevent undue loss of privacy to adjacent properties contrary to saved Policy HSG16 of the Replacement Elmbridge Borough Local Plan 2000.

Add Condition:
7. PERMITTED DEVELOPMENT LIMITATION
Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (as amended - or any Order revoking or re-enacting that Order) no development falling within Part 1 Classes A, B and C of Schedule 2 to the said Order shall be carried out within the curtilage of the dwelling house, unless planning permission is first granted by the Borough Council.

Reason: To safeguard the character and amenities of the premises and adjoining properties and to comply with saved Policies HSG16 and HSG20 of the Replacement Elmbridge Borough Local Plan 2000.

(c) 2014/1653 - Site of 24 to 28 Pemberton Road and Rear Of 35 to 41 Dennis Road, East Molesey

Permit with the conditions and informatives as outlined in the agenda.

The meeting commenced at 7.45 p.m. and concluded at 9.26 p.m.

C.R. SADLER
Chairman

Committee and Member Services Officer
M. Clarke

Duty Legal Officer
Mrs. C. Herbert - Law Practice Manager

Other Officers in attendance
Mrs. A. Biggs - Development Manager
C. Waters - Housing Strategy & Enabling Manager