To: Members of the Planning Committee

Contact: Ms. M. Hayes

direct line: 01372 474179
e-mail: mhayes@elmbridge.gov.uk
my ref: E&MS/MH

08 July 2016

Dear Councillor,

Planning Committee - Tuesday, 12 July 2016

I write with regard to the above meeting of the Planning Committee, and enclose the following items as detailed below:

Page Nos.

- Agenda Item 2. Planning Application 2015/4378 - Rivernook Farm, Sunnyside, Walton-on-Thames 24 - 53
- Agenda Item 3(d) East Area Planning Sub-Committee - 4 July 2016 54 - 57
- Agenda Item 3(e) North Area Planning Sub-Committee - 4 July 2016 58 - 61
- Agenda Item 3(f) South Area Planning Sub-Committee - 4 July 2016 62 - 65

which were marked to follow on the agenda.

I shall be grateful if you will kindly arrange to access these documents in time for the meeting.

Yours sincerely,

Marianne Hayes

Ms. M. Hayes
Committee and Member Services Manager
Democratic Services
Enc.
This page is intentionally left blank
Application No: 2015/4378  Application Type: OL

Case Officer: Christine Ellera  Ward: Walton

Expiry Date: 29/03/2016  Ward: Walton North

Location: Rivernook Farm Sunnyside Walton-on-Thames Surrey KT12 2ET

Proposal: Outline planning application (means of access to be determined at this time) for a development comprising 83 residential units [a mix of 2, 3 and 4 bedroom houses and 2 bedroom maisonettes (including 34 affordable housing units)] and provision of 5.2 ha of public open space following the demolition of existing buildings (4,248sqm) and removal of existing storage containers and green houses

Applicant: PCDF III (Rivernook) LLP

Agent: Edward Ledwidge

Montagu Evans

5 Bolton Street

London

Surrey

W1J 8BA

Decision Level: If Permit- Planning Committee

If Refuse- Planning Committee

Recommendation:

Grant Outline Permission subject to the referral to Secretary of State negotiation and execution within six months of the date of this decision, of an Agreement under Section 106 of the Town & Country Planning Act 1990 to secure the affordable housing and the provision of Open Space.

***This application was granted by the Committee on 7 June 2016 subject to the advertisement of the development as a departure from the Development Plan for a period of 21 days before submission to the Secretary of State (SoS). The 21 days period will have elapsed by the date of the Committee meeting but at present no comments have been received. Should the Committee agree, the application can now be forwarded to the SoS for determination.***

At the meeting of the North Area Planning Sub Committee on 23.05.2016 it was resolved that this application be referred to the Planning Committee meeting on 07.06.2016 with a recommendation that it be permitted subject to the referral to Secretary of State, negotiation and execution within six months of the date of this decision of an Agreement under Section 106 of the Town & Country Planning Act 1990 to secure the affordable housing and the provision of Open Space.

Late Letters:

8x late letters of objection has been received, comments made can be summarised as follows:

- Very Special Circumstances do not exist to justify the development and harmful impact on the openness of the Green Belt
- The loss of employment land would be contrary to adopted policy
- Concerns about highway safety
- Lack of local amenities to support the development
- Concerns about environmental implications
- There is no need for this additional housing

Officers Response:
The objection letters from the local residents are not considered to raise any further planning issue which have not been addressed with the Officer Report. It is the view of Officers that ‘Very special circumstances’ do exist to outweigh the potential harm to the Green Belt by reason of inappropriateness, and any other harm. The ‘other’ harm being the loss of the unauthorised (but lawful) employment uses on the site.

In terms of the consultation exercise over 80 residents were consulted on this planning application and 4 site notices displayed within the adjacent residential estate of Sunnyside and along Terrace Road/Hurst Road. For this development to qualify for public speaking 10 or more letters of objection would have to have been received 14 days before the Area Sub Committee. At this stage only 5 letters were received.

The original report to Sub-Committee is set out below.

Under the Town and Country Planning (Consultation) (England) Direction 2009, as the proposed development exceeds 1000sqm of floor area in the Green Belt and includes inappropriate development, a decision to grant planning permission cannot be issued before the expiry of a period of 21 days beginning with the date advised in writing by the Secretary of State to the Council as the date of receipt of the necessary information. The proposal has also been advertised as a departure by site notice(s) and an advertisement in a local newspaper.

**Representations:** 5 letters of objection have been received from individual addresses, comments made can be summarised as follows:
- Object on highway safety issues from increased cars, footfall and cyclists
- The development would compromise the exiting parking of local residents
- Concerns about infrastructure required to support development in terms of school and local services such as health provision.

**The application has been promoted by Cllr Cross if the recommendation is to permit.**

**Report**

**Description**

1. The site is located within the designated Green Belt of the borough and currently appears to be a lawful business operation where a number of buildings, barns, storage containers and hardstanding are located on part of the site. The site is located due north of the residential estate known as ‘Sunnyside’ with the main vehicular access is taken via the residential estate.

2. There is extensive planning history to the site, with a core part of the estate comprising a range of large scale commercial buildings in B8 (storage and distribution) and B1 (office) use. To the northern end of the site is an area of open storage principally used for stacked storage containers.

3. There are telecom installations in the north west corner of the site.

4. The site is located within Flood Zone 1 as set out on the Environment Agency's flood map. There is a pond within the northern part of the site.

**Constraints**

5. The relevant planning constraints are:
   - Green Belt
   - Potential Contaminated Land/ Historic Landfill
   - Close proximity to Bessborough Reservoir- Ramsar site and Site of Special Scientific Interests (SSSI), and South West London Waterbodies Special Protection Area (SPA)
- A Class main road (Terrace Road/ Hurst Road)

**Policy**

6. In addition to the National Planning Policy Framework, the National Planning Practice Guidance and the Technical housing standards- nationally described space standards the following local policies and guidance are relevant to the determination of this application:

**Core Strategy 2011**
- CS1- Spatial Strategy
- CS2- Housing provision, location and distribution
- CS3- Walton on Thames
- CS14- Green Infrastructure
- CS15- Biodiversity
- CS16- Social and Community Infrastructure
- CS17- Local Character, Density and Design
- CS19- Housing type and size
- CS21- Affordable Housing
- CS23- Employment Land provision
- CS25- Travel and Accessibility
- CS26 - Flooding
- CS27- Sustainable Buildings

**Development Management Plan 2015**
- DM1 – Presumption in favour of sustainable development
- DM2- Design and amenity
- DM4- Comprehensive development
- DM5- Pollution
- DM6- landscape and trees
- DM7- Access and parking
- DM8- Refuse, recycling and external plant
- DM10- Housing
- DM11- Employment
- DM17 – Green Belt (development of new buildings)
- DM20- Open space and views
- DM21- Nature Conservation and biodiversity

**Design & Character SPD 2012**

**Developer Contributions SPD 2012**

**Flood Risk SPD 2015**

**Relevant Planning History**

7. There is extensive planning history to the site which established the lawful use of the site for B8 Storage purposes.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Description</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015/4318</td>
<td>Screening opinion as to whether an Environmental Impact Assessment is required for the proposed development of 83 residential units with associated public open spaces at Rivernook Farm, Sunnyside, Walton on Thames</td>
<td>The LPA considered that an Environmental Assessment was Required. The applicants then request for a Screening Direction from the Secretary of State. The Secretary of State determined that the proposed development was not ‘EIA development’ within the meaning of the 2011 Regulations.</td>
</tr>
</tbody>
</table>
Proposition

8. The proposed development relates to outline planning (means of access to be determined at this time) for a development comprising 83 residential units (including 34 affordable housing units) and provision of 5.2 ha of public open space following the demolition of existing buildings (4,248sqm) and removal of existing storage contained and green houses.

9. The 5.2 ha of open space is shown to the northern and eastern end of the application site. The residential development would be located to the south western corner of the application site in a crescent form of development, adjacent to the existing residential properties along Sunnyside and Terrace Road.

10. The quantum of affordable units has increased by one unit since the initial submission; this is due to further discussion and negotiations with the applicant (this is discussed further below).

11. The indicative housing mixed proposed as part of the development is set out in the below table (this could be subject to change as part of any detailed reserved matters application).

<table>
<thead>
<tr>
<th>Table 1: Indicative Mix</th>
<th>Market housing</th>
<th>Affordable housing</th>
<th>Overall mix</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 bed flat</td>
<td>0</td>
<td>8</td>
<td>8</td>
</tr>
<tr>
<td>2 bed house</td>
<td>8</td>
<td>20</td>
<td>28</td>
</tr>
<tr>
<td>3 bed house</td>
<td>29</td>
<td>6</td>
<td>35</td>
</tr>
<tr>
<td>4 bed house</td>
<td>12</td>
<td>0</td>
<td>12</td>
</tr>
<tr>
<td>Total</td>
<td>49 (59%)</td>
<td>34 (41%)</td>
<td>83</td>
</tr>
</tbody>
</table>

12. Reserved matters regarding the proposed access are also being applied for.

13. It is proposed that the access to the development will close off the current access via the residential development of Sunnyside and form a new access from Hurst Road.

14. Initially the applicants applied for ‘scale’ to be considered as part of this planning application. Further to discussion with Officers the applicants have confirmed on the 6 May 2016 that they wish to withdraw this as a consideration as part of this planning application. This matter will therefore be considered as part of any reserved matters application. Indicative plans of the proposed units have been submitted to show the scale of the proposed new units within the Green Belt. These would be in the typical terrace, semi-detached and detached two storey dwellings, with pitched roofs 4.6m (approx.) to the eaves and between 8.7m – 9m to the ridge.

15. In the event that outline planning permission is granted, then in the future the applicant will need to address the following reserved matters applications:

- Appearance- the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
Landscaping – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features and further details of the proposed Open Space.

Layout – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

Scale – the height, width and length of each building proposed within the development in relation to its surroundings.

Consultations

16. Planning Policy - The site is clearly developed at present with a collection of permanent buildings as well as containers covering much of the site. As such a proportion of the site could be redeveloped without be considered as inappropriate. However, it will be important to consider the extent of the permanent development on site given the significant amount of container storage that is currently present.

If it is considered that the redevelopment extends beyond the existing developed areas of the site then very special circumstances will be required and that the harm to the Green Belt from the development is clearly outweighed by other considerations. Given that much of the site is already developed and the quality of the openness of the site is significantly diminished at present due to the presence of container storage the very special circumstances that are needed to justify the development are not as significant as if the site were open and undeveloped. In particular the scheme is seeking to meet the 40% affordable housing policy set out in policy CS21 of the Core Strategy. This is a significant benefit and will support the Council in meeting its affordable housing targets. As such I believe that the very special circumstances outlined in the planning statement are sufficient to outweigh the harm to the Green Belt from the proposed development.

The site is not a strategic employment site and its employment use is relatively poor quality B8 and limited B1 uses. The quality and location of the site means that it is of limited value in terms of meeting future economic needs of the Borough. In addition the redevelopment of the site for housing provides wider social benefits in the form of the additional affordable housing that would be provided on site as well as improvements in environmental quality. It is considered that these improvements, given the quality of the employment provision on the site, meet the requirements in point 2 of policy CS23 of the Core Strategy.

The density of the proposed development at 23 dwellings per hectare is currently below what would be expected for a development outside of a town centre. The proposed development should seek to deliver a minimum of 30 dwellings per hectare. However, the mix of housing, and in particular the delivery of 35 3 bedroomed houses and 36 two bedroomed homes is supported.

17. Council’s Housing Services - Support the application and proposed affordable housing mix subject to the applicant submitting a unilateral undertaking (or equivalent legal document) that provides a formal and binding commitment to the delivery of the affordable housing and which meets the various requirements concerning delivery of affordable housing as per the policies laid down in the Developers Contributions SPD. Further discussions of these matters is set out within the planning considerations section of this report.

18. Landscape, Trees and Heritage Manager - I agree with the analysis contained within the Landscape and Visual Assessment and their overall findings of low landscape quality and sensitivity. There are limited views and viewpoints but this site is in an important Green Belt location within the Borough and opportunities should be explored to try to integrate it into its surroundings, provide landscape improvements and explore the potential for pedestrian access to the River Thames and Leisure Centre. The outline application proposes to concentrate the residential units around the existing residential development of Sunnyside.
Road and Rivernook Close, reduce hard standing and increase green space and openness. The height of the proposed development height is to be no greater than that of existing buildings and it will be important that local architectural elements including long low roofs, timber weatherboarding, tile hanging, gables and pitched roofs are used to reflect its rural heritage. The concept of introducing different character areas into the new development is welcomed although some concerns about the design areas. Generally the Landscape Masterplan looks to maximise the site’s location and assets although more urban tree species should be replaced with native species.

19. Environmental Health (Contaminated Land) - No objections subject to contaminated land conditions

20. Environmental Health (Noise and Pollution) - No objection, subject to conditions

21. Head of Leisure and Cultural Services - There is an abundance of green space in the locality which is accessible to the wider community; therefore the creation of a new public green space on this site would be of little limited benefit, other than for the residents of the new development, because of both its location and layout.

22. Head of Environmental Care - No objections. Further consideration of bin capacity and internal storage should be taken into consideration as part of any reserved matters application.

23. Tree Officer- No objection, subject to conditions

24. Sustainable Urban Drainage (Surrey County Council) - No objections subject to conditions

25. Highway Authority (Surrey County Council) - Following a site inspection, the Highway Authority has assessed the impact of the proposal on highway safety and capacity and raised no objections subject to conditions/informatives. The development is considered to be in accordance with policy DM7 of the Development Management Plan and CS25 of the Elmbridge Core Strategy 2011.

26. Environment and Infrastructure (Surrey County Council) – No comment received, however SCC are aware that they should seek CIL monies to mitigate the education and highway impacts of this and other new residential development in the area.

27. Minerals & Waste Planning (Surrey County Council) – The site has no future potential for mineral working/ dredging. The development should incorporate sustainable construction techniques.

28. Heritage Conservation Team, Archaeology (Surrey County Council)- There is a moderate/high potential for the site to contain buried heritage assets. Disagree with the applicants Assessment that no further archaeological works are required. It is recommended that archaeological evaluation takes place and should be secured as a condition of any planning permission.

29. Environment Agency- No flood risk objection to the application subject to a number of conditions. Without these conditions we consider that the development would pose an unacceptable risk to the Environment.

30. Natural England- If undertaken in strict accordance with the details submitted is not likely that the proposal would have a significant effect on the interest features for which Thames Basin Heaths SPA has been classified. An Appropriate Assessment to assess the implications of this proposal on the site’s conservation objectives is not required and Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the Knight and Bessborough Reservoirs SSSI has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(I) of
the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England. We have not assessed this application and associated documents for impacts on protected species. Natural England has published Standing Advice on protected species.

31. Surrey Police- Request that a planning condition be applied to require the development to achieve full Secured by Design award.

32. Thames Water- Approval should be sought from Thames Water for any buildings which would come within 3m of a public sewer. No piling should take place until a piling method statement has been submitted to the Local Planning Authority. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

The developer should demonstrate what measures they will undertake to minimise groundwater discharges into the public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

No objections with regard to water infrastructure capacity and/or sewerage infrastructure capacity.

Thames Water also recommended that petrol/ oil interceptors be fitted in all car parking washing/ repair facilities.

33. Surrey Bat Group - No comments received

34. Surrey Wildlife Trust- Natural England, should be consulted as the statutory authority for such habitats regarding the possible effect of the proposed development on these two duck species. If the Local Authority should be minded to grant this planning application for this Green Belt site, the applicant should be required to undertake all the recommended actions Extended Phase 1 survey for breeding birds and Bat Report. Any trees with possible bat roost features should be surveyed by a qualified bat worker prior to its removal or significant tree surgery work and any appropriate mitigation to prevent adverse effect to these legally protected species undertaken. If this application should proceed, it should be supported by an Ecological Management Plan for the public spaces of this site, approved by the Local Authority, to help deliver on-going biodiversity value to the site.

35. British Pipeline Agency- Not in a zone of interest.

**Positive and Proactive Engagement**

36. In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of 186-187 of the NPPF by making available pre-application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.

37. The applicants have undertaken extensive pre-application advice with the Local Planning Authority regarding the proposed development. Under this pre-application discussion Officers expressed ‘in principle’ support for the scheme subject to full Very Special Circumstances arguments regarding the development in the Green Belt and the applicants separate discussions with statutory consultees such as the Highway Authority.

**Planning Considerations**

38. This application is in outline form with all matters reserved apart from means of access. As such it is necessary to consider the issues raised regarding the principle of the development, along with the proposed access including accessibility for all routes to and from the site and...
the way they link up to other roads and pathways outside the site all other matters remain subject to further reserved matters application.

39. Having regard to the scope of the application the main planning issues relevant to the determination of this application are considered to be:

- The principle of the development within the Green Belt
- Principle of 83 residential units on part of the site
- Indicative scale and design considerations
- Highway and access considerations
- Environmental considerations
- Other matters

The principle of the development within the Green Belt

40. The overall size of the application site is 8.6 ha, with a proposed area of open space being 5.2 ha and 3.4 ha being residential development.

41. The application site is located within the designated Green Belt of the Borough, where under various Lawful Development Certificates the lawful use for part of the applications site for a mix of business and commercial uses has been established. This includes a range of large scale commercial buildings in B8 (storage and distribution) and B1 (office) use and an area of open storage in the northern part of the site (Class B8) used principally for stacked storage containers.

42. The glossary to the NPPF states that the definition of ‘Previously developed land’ (PDL) is as follows:

‘Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings… land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.’

43. Accordingly, in view of the above definition (and notwithstanding any arguments exerted by the applicants) part of the site, including the area where the dilapidated green houses are located which have now blended back into the landscape, represents development on greenfield land.

44. Taking the above definition into consideration it is considered that around approximately 80% of the proposed residential development would be located on PDL and approximately 20% on greenfield. Part of the Open Space would in an area where the large storage containers are currently stored. When viewed as a whole the proposed development does result in a reduction in built footprint (buildings and hardstanding.)


46. The NPPF sets out that some forms of development need not be inappropriate within the Green Belt. This includes limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

47. 80% of the proposed residential development would be located on PDL in the Green Belt.

48. In terms of the impact on the ‘openness’ of the Green Belt, paragraph 6.8 of the applicants Planning Statement sets out why they consider the proposed development to fall within the
above provisions of the NPPF. The site as a whole is fairly well contained with limited public views. A number of existing buildings are on site including large warehouse type buildings. These range from 6 -10m in height. Many of these permanent structures on site are not dissimilar to that which would be found at a typical large scale agricultural holding. Indeed, it is likely that these buildings were initially in agricultural use and over the years has developed and digressed into what is now lawfully established. The most overt structures on the site are the storage containers which are stacked up to 3 storeys in height, however these are temporary buildings and only in situ by reason of the established lawful use of the land. The vehicle movements associated with the established uses do include large HGV and lorries coming to and from the site. This is unregulated and unrestricted and contributes to any urbanised impact to the area.

49. In contrast the proposed development would be for 83 new dwellings of no more than 9m in height. The layout and form of solely the residential development of the site is fairly generous with indicative rear garden areas and wide verge areas providing a setting for the development. To support the case the applicants have also provided indicative plans of the proposed new dwelling houses and how the height and scale of the buildings would not have a greater impact on the openness of the Green Belt.

50. Whilst taking the above into account along with the limited public views of the application site and the increase of open space the proposed development may not result in an increase in footprint of development but certainly will have a greater volume of permanent buildings. It is still difficult to argue that a new planned residential development replacing a site which is currently occupied by some hardstanding, some buildings (number of which are not dissimilar to that found on a typical agricultural enterprise) and temporary storage containers would not, at least in part, have some greater impact on the openness of the Green Belt.

51. On this basis and consistent with the pre-application advice given the proposed development, at least in part, represents inappropriate development within the Green Belt. As set out in the NPPF inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in Very Special Circumstances (VSC). VSC will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

52. The applicants have set out why they consider the development to be appropriate within the Green Belt, however they have also provided a VSC case if needed. Their full reasons are set out in paragraphs 6.10 – 6.23 of their Planning Statement. It can be summarised as follows:

- Rivernook Farm is currently occupied by a variety of commercial operations including industrial, storage and distribution uses. These uses are unrestricted in terms of use, hours of operation, access arrangements or other environmental controls. This is an incompatible unrestricted use adjacent to the cluster of residential properties on Sunnyside, Rivernook Close and Hurst Road.

- Vehicular access to Rivernook Farm is also unrestricted. Currently the commercial uses are accessed via Sunnyside and the junction with Hurst Lane to the east. Existing operations generate considerable amounts of daily traffic movements. The existing vehicular activity associated with Rivernook Farm will be removed from Sunnyside as a result of the proposed development. This will provide significantly improved environmental conditions for the residents of Sunnyside and Rivernook Close.

- The proposal will result in comprehensive redevelopment of the site for housing which is a more appropriate form of development than the existing mixed commercial uses.

- The application site has been subject to detailed ground investigations include Phase 1 and Phase 2 assessments. It has been identified that, due to historic uses of the site, part of the land subject to the proposed housing development is contaminated. Remediation of the contaminated land is a significant environmental benefit of the proposal.
The site is of extremely low quality in visual and environmental terms and has negative effect on the character and openness of the Green Belt. The application offers the opportunity for substantial environmental improvement.

There is a need to provide additional housing across the Borough to include a range of dwelling type and tenure to meet identified needs. The application proposal relates to a site that is available for development and able to deliver a mix of housing for which there is a considerable need. It is possible to provide affordable housing which complies with development plan policies and which meets the identified requirements of those in housing need, both in terms of size and tenure. Such provision can be made on a sustainable site which has good access to key services.

53. As set out above it is the view of Officers that the proposed development will have a greater impact on the openness of the Green Belt. However this is considered to be a finely balanced assessment. The proposed development is for a residential development in a fairly well contained area of the site, adjacent to the existing residential properties. In order to assess the potential visual harm indicative scaled plans have been submitted setting out that the proposed new dwellings would be conventionally designed two storey buildings 7.8m – 9m in height. This would not exceed the height of the highest buildings on this site. Given the existing use, the numerous structures on site (temporary or otherwise) and as the site has limited public views, whilst the impact may be greater it is not considered by Officers to be significant. Accordingly any VSC argument exerted by the applicants should be proportionate to the level of identified harm.

54. Officers consider that weight should be attached to the removal of these conflicting uses, adjacent to residential properties, particularly the removal of the vehicular access from Sunnyside. The remediation of this site and environmental improvements are also of benefit. On its own the provision of the additional Open Space has limited weight, because and as set out by the Council’s Green Spaces Officer there is an abundance of green space in the locality which is accessible to the wider community; therefore the creation of a new public green space on this site would be of little limited benefit, other than for the residents of the new development, because of both its location and layout. However the improved biodiversity measures are of some benefit.

55. Significant weight is attached to the provision of 83 family homes on land which is mostly PDL. The applicants are proposing an affordable housing policy compliant scheme which will provide 34 new affordable homes (discussed further with the report) significant weight is also attached to this.

56. In terms of potential other harm, whilst the site may be in various employment uses this land is not under any specific employment designation. Policy CS23 redevelopment of non-allocated employment land for other purposes provide wider benefits to the community. The VSC argument proposed by the applicants can also be applied in part as justification regarding the employment use of the land,

57. On this basis and given the limited harm identified by Officer it is considered that VSC does in this instance clearly outweigh any harm by reason of this development being partly (and marginally) located on green field land and some harm in terms of the impact on the openness of the Green Belt.

Principle of 83 residential units on part of the site

Density

58. Policies CS1, CS2 and CS3, along with policy CS17 seek to deliver efficient use of urban land for housing development by delivering high density housing in the most sustainable locations, taking account of relative flood risk, in a way that integrates with and enhances local character.
59. Policy CS2 indicates that average housing provision of 225 net dwellings per year across the borough over the plan period (2011 and 2026), with an aim to provide a total of 675-725 units in Walton over this plan period. This is informed by policy CS17 which states that new development will be required to deliver high quality and inclusive sustainable design, which maximise the efficient use of urban land whilst responding to the positive features of individual locations, integrating sensitively with the local distinctive townscape. The policy continues that ‘in order to promote the best use of urban land … a minimum density of 30dph will be required… in exceptional circumstances where overriding harm to the valued character of area would occur… development at a lower density which maximises the efficient use of land, may be acceptable’.

60. The comments from the Planning Policy Team that this development should seek to provide 30 dph are noted. However the proposed density of 23–24 dwellings per hectare is considered to make efficient and effective use of PDL whilst also acknowledging that the site is in the designated Green Belt and outside of the Urban Area. The proposed density of the development is therefore considered in accordance with adopted plan policy.

Indicative housing mix and affordable housing provision

61. With respect to the proposed mix, Core Strategy Policy CS19 seeks to ensure that there is a range of housing types and sizes on development across the Borough in order to create inclusive and sustainable communities and resist the over concentration of any one type of dwelling.

62. In this case the final proposed development ‘indicative mix’ of 49 market homes would deliver 16% 2-bed houses, 59% 3-bed houses and 25% 4-bed houses asset out in the table at paragraph 11 above.

63. The proposed housing mix is therefore considered to comply with the above policy as it offers an inclusive mix which provides both smaller units, as well as family homes.

64. In terms of the affordable housing indicative mix, the application proposes to provide 34 of the 83 dwellings as affordable housing, equivalent to 41% of the overall provision. This provision provides a ‘blended figure’ which complies with the 40% target for brownfield development and 50% on the area of development which lies on greenfield land in accordance with policy CS21. The final agreed indicative ‘split’ of this provision is also set out in the above table and has been subject to further discussions and negotiations with the Council’s Housing Strategy & Enabling Manager.

65. The applicant’s agents, by way of a letter to the LPA dated 20 April 2016 provides clarification on the unit mix of the market and affordable housing, showing the breakdown of dwelling types and sizes (by number of bedrooms). This superseded the indicative mix set out in the Design and Access statement and Planning Statement.

66. This has been revised following further discussions with the LPA (and in any case remains indicative and could be subject to change as part of any reserved matters application). Whilst not providing a detailed breakdown of the homes to be provided as affordable rent as opposed to shared-ownership, this mix indicates that the affordable housing in the outline scheme would meet a range of needs and income types. This mix includes provision for much-needed affordable housing for families requiring three bedrooms, thereby meeting a key objective of policy CS21 and indeed the wider aims and objections of the Development Plan.

67. The overall number and proportion of affordable homes proposed on the scheme has remained unchanged from the point when the application was submitted. The applicant has proposed some changes to the indicative size and tenure mix of the affordable housing. During the course of the application, the applicant has revised the proposed tenure split for the affordable housing and is now proposing this to be split evenly between rented and shared-ownership tenures, such that 17 dwellings would be provided for each tenure. The applicant has sought to justify this approach with reference to the effects of changes...
announced in the July 2015 Budget and to be introduced through the Welfare Reform & Work Bill (once enacted), specifically the proposed reduction of social rents by 1% per year for the next four years. This reform is considered to have made it more difficult, financially, for social housing providers, to deliver rented affordable homes, because it will result in them having less rental income initially forecasted to pay off the loans associated with acquiring the properties.

68. The applicant has provided correspondence from a number of local housing associations to support this position. The Council’s Housing Services have been engaged in these discussions and negotiations and believes that both the revised affordable housing tenure and size mixes are acceptable, given that the proposed affordable housing mix will meet a range of needs, in terms of incomes and household types and sizes. It should also be noted that this ‘indicative’ affordable housing mix (as part of the overall housing mix of the up to 83 units) could be revised and amended at the reserved matters stage once matters regarding appearance and layout have been fully submitted.

69. As part of any reserved matters application the final affordable housing split will be agreed based on the legislation and planning policy in situ at the time the decision made, having due regard for matters regarding viability.

70. In view of this, it is considered that the proposed affordable housing provision of 40%, and the indicative mix as set out in table 1 (see para 11) is acceptable. This is subject to completion of a section 106 legal agreement provide security in the delivery of this provision. At the time of writing this report this legal agreement was in the early draft stages. Members will be verbally updated at the relevant meetings at what stage this document is at.

**Indicative scale and design considerations**

71. Indicative plans of the varying housing types have been submitted as part of this application. The rationale behind this was for the applicants to demonstrate the massing of the proposed development and for Officers to assess the potential impact the proposed development could have in terms of the impact on the openness of the Green Belt. However full reserved matters of the scale is no longer a consideration of this application and will be dealt with as part of any reserved matters application.

72. Nevertheless it is considered that the indicative layout provided does demonstrate that the site would represent efficient use of PDL by achieving the quantum of development proposed and be broadly compliant with the housing mix policy.

73. As set out above the proposed development looks to demonstrate that the proposed quantum of development on the site can be achieved through conventional designed houses 2 storeys varying from 7.8- 9m to the ridge. Illustrative floor plans also shows houses of a size and scale to comply with the relevant space standards with suitable private and communal amenity space would be provided along with a sizable area of public open space and proposed new play space.

74. Plans look to provide 4 different character areas to the add variation within the estimate. These character areas are set out in greater detail in section 4.10 of the Applicants Design and Access Statement but effectively look to ensure that houses would not only be of varying size but also of varying design and character to add variation within the estate.

75. Overall the proposed layout and indicative mix is considered one that is acceptable, would be policy compliant and not be an overdevelopment of the site.

76. As set out above the proposed scale of the development is considered to have a greater impact on the openness of the Green Belt than the existing uses and buildings on site. However in this instance it is considered that there are VSC to override this limited but identified harm. Solely looking in terms of a design perspective the indicative scale of modest sized family accommodation is considered to be visually acceptable, would be in keeping with
the otherwise residential character of the area and moreover would provide much needed family accommodation to meet the existing and future needs of the local population.

77. The proposal would include open space and a Section 106 agreement is currently being drafted to require this to be retained in perpetuity.

78. Further consideration will be given to neighbouring amenity at the further reserved matters to ensure that the layout of the proposal would not result in a significant harm to the occupiers of the existing dwellings along Sunnyside and Terrace Road.

Highway safety and access considerations

79. Some objections have been received from local residents regarding the vehicle movements associated with the proposed development. As existing the site is in industrial use where large HGVs visit the site any time of the day unregulated and unrestricted, these come through the residential development of Sunnyside. It is now proposed that this entrance will be closed to vehicles and a new access/ egress to the side will be formed off Hurst Road (just after it merges from Terrace Road)

80. Whilst the proposed access may change, in terms of vehicle traffic and capacity along Terrace Road/ Hurst Road consideration needs to be given to the traffic movements associated with the proposed use against that of the existing authorised use of the site. Based on the data and information submitted it has been assessed that the proposed development would result in a reduction in the number of vehicle movements to and from the site. It would also result in the loss of the large HGV and articulated lorry movements which come to and from the site.

81. The proposed new access has also been positioned to take into account other access points (including Walton Road on the other side of the Road) and designed with suitable visibility lines.

82. On this basis and having due consideration for the matters set out within the applicants Transport Assessment (TA) the Highway Authority at Surrey County Council have raised no objection to this proposal, subject to conditions.

83. Matters regarding parking provision would also be dealt with at the reserved matters stage (layout and appearance). However the indicative plans seek to accord with the Council’s Parking Standards to ensure that suitable off street parking is provided across the development. In any event the proposed development would not allow vehicles access through Sunnyside and would have its own separate access, thus it is unlikely that the proposed new development would lead to a loss of existing on street parking provision to existing nearby residential properties.

Environmental considerations

84. The area falls within the Thames Valley NCA 115 identified by Natural England and the River Floodplain RF3 identified by the Surrey Landscape Character Assessment project. The latter is described as being a relatively open, irregular and flat landscape with large lakes/gravel workings, pasture, arable, horse paddocks plus light industry and recreational uses and an area of low tree cover. It is adjacent to the Reservoirs RS1 Character Area which include the Knight, Bessborough and Queen Elizabeth Reservoirs whose tall mounded grassed embankments and intersecting access roads create their own sense of space and views.

85. Due to this application being in outline form in order to establish the principal of the proposed development and with only means of access of residential development for determination at this stage, other inter-related issues raised regarding trees, landscaping and protected species (including the additional matters raised by Surrey Wildlife Trust), will fall to be considered in the detail at the reserved matters stage subject to the following considerations.
86. However the areas of Greenfield proposed to be developed (i.e. not previously developed land) is limited, mostly with overgrown glass houses on site and as such as existing there is very limited ecological value to the site. A number of consultees responses including that of Natural England, the Environment Agency and Surrey Wildlife Trust have referred to the opportunities this development has to improve the not only the visual amenity of this area but also the ecological value of the site, particularly given the proposed new areas of Open Space. Such matters regarding full details of the area of Open Space, landscape enhancements and management plans will be dealt with under any subsequent reserved matters application regarding layout and landscaping.

87. The Council's Tree Officer has raised no objection subject to condition regarding tree protection. As this is an outline application and matters such as layout and landscaping would be dealt with at the reserved stage it is not considered appropriate for these conditions to be attached to this planning permission. However such matters would be expected to be addressed as part of any reserved matters application including:

- Provision for sustainable planting within the hard landscaping for street trees to ensure sufficient rooting area is provided to sustain trees into maturity.
- Avoid any future foreseeable conflict with new planting and existing underground infrastructure.
- Suitable species selection taking into consideration the different aspects of site.

88. The Government has strengthened planning policy on the provision of sustainable drainage systems (SuDS) for ‘major’ planning applications which is being introduced from 6 April 2015 (Paragraph 103 of National Planning Policy Framework and Ministerial Statement on SuDS). As per the guidance issued by the Department of Communities and Local Government (DCLG), all ‘major’ planning applications being determined from 6 April 2015, must consider sustainable drainage systems. Developers are advised to assess the suitability of sustainable drainage systems in accordance with paragraphs 051, 079 and 080 of the revised NPPF Planning Practice Guidance (PPG) for Flood Risk and Coastal Change. Sustainable drainage systems should be designed in line with national Non-Statutory Technical Standards for SuDS.

89. Under the new consultation arrangements Surrey County Council, in its role as Lead Local Flood Authority, is a statutory consultee for all major applications. Previously the Environment Agency had that statutory responsibility.

90. SuDS must be properly designed to ensure that the maintenance and operation costs are proportionate and sustainable for the lifetime of the development. Hydraulic calculation and drawings to support the design need to be provided along with proposed standards of operation and maintenance in accordance with paragraph 081 of NPPF (PPG).

91. The Sustainable Drainage and Consenting Team have reviewed this information and as satisfied that the proposed development provides suitable sustainable drainage information for an outline application, conditions are also recommended. Further information will be required as part of any reserved matters application.

92. With reference to the above planning history it should also be noted that given the scale of development and the sites proximity to a number of constraints including contaminated land and the SSSI it was the view of the LPA that this application was EIA development and would require an Environmental Statement. The applicants wrote to the Secretary of State for their consideration on this matter and it was determined that this proposed development was not EIA development and an Environmental Statement was not required.

Other matters

93. Some concerns have been raised in terms of the provision of infrastructure required to support the proposed increase in housing. The Council adopted the Community Infrastructure Levy (CIL) in April 2012. This levy is required to fund the infrastructure required to support development across the Borough and for residential development is set at £125 per square
metre (net increase of floor space). When the Council set the change we are required to have due regard for the level of development which will take place across the Borough over the plan period. CIL is effectively a pool of contributions which is used in order to fund infrastructure to support new development across the Borough. As part of this development and others within the local area, the County Council and all other government and non-government bodies are able to apply for funding to deliver additional infrastructure such as education provision, or road maintenance. CIL is calculated at the reserved matters application stage where the final quantum and layout of the development is approved.

94. As part of any reserved matters application the applicant (and / or subsequent house builder) will need to work up a sustainable design in accordance with Local Plan Policy. Core Strategy Policy CS27 required the equivalent of Level 4 (in terms of energy and C02 emissions) of the former Code for Sustainable and also to have had regard to Council Policy in respect of local character and design (Core Strategy Policy CS17) and the council’s design and layout policies as set out in the Council’s development management Plan and the guidance with the adopted Design and Character SPD.

95. The points raised by the Crime Reduction Officer at Surrey Police for designing out crime would be dealt with under a reserved matters application for design and layout. Matters regarding electric charge points and other parking details will be considered at the layout stage.

Matters Raised in Representations

96. Over 80 neighbours notification letters were sent out by the Local Planning Authority and a further 4 site notices were places at the site in response to this 5 letters of objection have been received. All relevant matters have been addressed above.

Conclusion

97. For reasons set out above, the principle of the proposed development would represent (in part) a Departure from the Development Plan but in light of any other material considerations, it is considered that in this instance Very Special Circumstances exist to outweigh the harm resulting from the inappropriate development within the Green Belt. Subject to conditions it is recommended that the Sub Committee recommend approval to the Planning Committee subject to referral to the Secretary of State.

<table>
<thead>
<tr>
<th>Case Officer Checklist</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighbour Notifications</td>
<td>08/12/2015</td>
</tr>
<tr>
<td>Consultations</td>
<td>08/12/2015</td>
</tr>
<tr>
<td>Drawings</td>
<td>08/12/2015</td>
</tr>
<tr>
<td>Site Visit Notes</td>
<td>Various including 15.01.2016</td>
</tr>
</tbody>
</table>
Recommendation: Grant Outline Permission subject to the referral to Secretary of State negotiation and execution within six months of the date of this decision, of an Agreement under Section 106 of the Town & Country Planning Act 1990 to secure the affordable housing and the provision of Open Space.

Conditions/Reasons

1 OUTLINE (RESERVED MATTERS) PLANS AND PARTICULARS OF THE
   (I) LAYOUT
   (II) SCALE
   (III) EXTERNAL APPEARANCE OF THE BUILDING(S)
   (IV) THE MEANS OF ACCESS THERETO AND
   (V) THE LANDSCAPING OF THE SITE
   (HEREINAFTER CALLED "THE RESERVED MATTERS") SHALL BE SUBMITTED TO AND
   APPROVED IN WRITING BY THE BOROUGH COUNCIL BEFORE ANY WORK ON THE
   SITE IS COMMENCED AND SHALL THEREAFTER BE CARRIED OUT AS APPROVED.
   Reason: To comply with Section 92 of the Town & Country Planning Act 1990.

2 OUTLINE (RESERVED MATTERS - SUBMISSION IN 3 YEARS)
   Application for the approval of all Reserved Matters referred to in Condition 1 above shall be
   made to the Borough Council before the expiration of three years from the date of this
   permission.
   Reason: To comply with Section 92 of the Town & Country Planning Act 1990.

3 OUTLINE (DURATION)
   The development hereby permitted shall be begun before the expiration of two years from the
   date of approval of the last of the Reserved Matters to be approved.
   Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act
   2004.

4 LIST OF APPROVED PLANS
   The development hereby permitted shall be carried out in strict accordance with the following
   list of approved plans:
   Site Location plan: numbered D 0001 rev P1 received by the Local Planning Authority on the
   07.12.15
   Proposed site access: numbered MBSK151020-1 received by the Local Planning Authority on
   the 07.12.15
   Parameter Land Use Plan D 1001 rev P1 received by the Local Planning Authority on the
   07.12.15
   Reason: To ensure that the development is carried out in a satisfactory manner.

5 NEW ACCESS
   The development hereby approved shall not be first occupied unless and until the proposed
   vehicular access to Hurst Road has been constructed and provided with visibility zones in
   accordance with the approved plan (as set out in condition 4) and provided with the maximum
   achievable sightlines (visibility zone of 2.4m back along the middle of the access by 120m to
   the east and 111m to the west) and thereafter the sightlines shall be kept permanently clear
   from any obstruction overhanging the highway along the site frontage onto Hurst Road
   between 0.6m and 2m high.
   Reason: In order that the development should not prejudice highway safety nor cause
   inconvenience to other highway users as required by the National Planning Policy Framework.

6 RESTRICTION ON LOCATION OF ACCESS
The development hereby approved shall not be first occupied unless and until existing unused access from the site to Hurst Road located opposite Walton Road has been permanently closed and kerbs, verge, footway, fully reinstated.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users as required by the National Planning Policy Framework 2012, Policy DM7 of the Elmbridge Local Plan 2015 and CS25 of the Elmbridge Core Strategy 2011.

7 PARKING AND TURNING/RETENTION OF PARKING AND TURNING
The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for vehicles to be parked and for the loading and unloading of number vehicles and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking / loading and unloading / areas shall be retained and maintained for their designated purpose.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users as required by the National Planning Policy Framework 2012, Policy DM7 of the Elmbridge Local Plan 2015 and CS25 of the Elmbridge Core Strategy 2011.

8 CONSTRUCTION TRANSPORT MANAGEMENT PLAN
NO DEVELOPMENT SHALL COMMENCE UNTIL A CONSTRUCTION TRANSPORT MANAGEMENT PLAN, TO INCLUDE DETAILS OF:
(A) PARKING FOR VEHICLES OF SITE PERSONNEL, OPERATIVES AND VISITORS
(B) LOADING AND UNLOADING OF PLANT AND MATERIALS
(C) STORAGE OF PLANT AND MATERIALS
(D) PROGRAMED OF WORKS (INCLUDING MEASURES FOR TRAFFIC MANAGEMENT)
(E) PROVISION OF BOUNDARY HOARDING BEHIND ANY VISIBILITY ZONES
(F) VEHICLE ROUTING
(G) MEASURES TO PREVENT THE DEPOSIT OF MATERIALS ON THE HIGHWAY

HAVE BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE LOCAL PLANNING AUTHORITY. ONLY THE APPROVED DETAILS SHALL BE IMPLEMENTED DURING THE CONSTRUCTION OF THE DEVELOPMENT.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users as required by the National Planning Policy Framework 2012, Policy DM7 of the Elmbridge Local Plan 2015 and CS25 of the Elmbridge Core Strategy 2011. Pre-commencement condition is considered both necessary and reasonable in the interest of highway safety.

9 BIODIVERSITY
The development and/or any future reserved matters application shall be implemented in accordance with the recommendations sets out in the

Extended Phase 1 Habitat and Bat Roost Potential Survey and Nocturnal Bat Survey received by the Local Planning Authority on the 07.12.2016.

These recommendations should also be incorporated into any subsequent reserved matters application regarding layout and landscaping.

10 POTENTIAL CONTAMINATED LAND
To ensure the potential for contamination has been investigated and the necessary action taken to make the development site suitable for its proposed use, the following steps must be completed to the satisfaction of the Local Planning Authority. No construction shall be commenced until step (a) has been completed.

a) Site Investigation, Method Statement and Remediation
   (i) A written desk top study of the site shall be carried out and a written site investigation designed for the site using the information obtained from the desk top study. This must provide details of the investigation for soil, gas and controlled waters where appropriate. These shall be submitted to, and approved by, the Local Planning Authority.
   (ii) The site investigation shall be undertaken in accordance with the scheme agreed by the Local Planning Authority. The results of the site investigation, a refined conceptual model and a risk assessment of any contamination found shall be submitted in writing to, and approved by, the Local Planning Authority.
   (iii) A written Method Statement detailing any remediation requirements shall be submitted to, and approved by, the Local Planning Authority.

b) Development in accordance with the Method Statement
The development of the site shall be carried out in accordance with the approved Method Statement, and any addenda submitted by the developer, and agreed in writing by the Local Planning Authority. Any post remediation monitoring identified in the Method statement, shall be installed by the developer within the timescales identified in the Method Statement and maintained and operated for as long as identified by the Method Statement.

c) Unsuspected Contamination
If, during development, contamination not previously identified, is found to be present at the site then no further development shall be carried out until the developer has submitted, and had approved by the Local Planning Authority, a written addendum.

Reason: To avoid adverse effects from pollution on health, the natural environment or general amenity, in accordance with the National Planning Policy Framework (2012) and policy DM5 of the Development Management Plan (2015).

11 ARCHAEOLOGY - SCHEME OF WORKING (LARGE SURFACE AREA) - RESIDENTIAL DEVELOPMENT
NO DEVELOPMENT SHALL TAKE PLACE UNTIL THE APPLICANT HAS SECURED THE IMPLEMENTATION OF A PROGRAMME OF ARCHAEOLOGICAL WORK IN ACCORDANCE WITH A WRITTEN SCHEME OF INVESTIGATION WHICH HAS BEEN SUBMITTED BY THE APPLICANT AND APPROVED BY THE PLANNING AUTHORITY.

Reason: the development proposed will involve extensive ground disturbance and there is a extensive level of development outside of the footprint of the existing buildings. It is considered both reasonable and necessary for a pre-commencement condition as it is important that the site is surveyed and work is carried out as necessary in order to preserve as a record any such information before it is destroyed by the construction of the development, in accordance with policy DM12 of the Development Management Plan (2012).

12 CONTAMINATION AND REMEDIATION STRATEGY
No development approved by this planning permission (or such other date or stage in development as may be agreed in writing by the Local Planning Authority) shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing by the Local Planning Authority (LPA)

1) A preliminary risk assessment which has identified:
   " All previous uses
   " Potential contaminants associated with those uses
   " A conceptual model of the site indicating sources, pathways and receptors
   " Potentially unacceptable risks arising form contamination at the site
2) A further site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

   Any changes to these components require express written consent from the LPA. The scheme shall be implemented as approved.

The recommendation for further investigations at the site to determine any required appropriate remediation works should be carried out and relevant proposals shall be agreed by the LPA before any site clean-up works are commenced.

Reason: To protect the secondary aquifer comprised of the Kempton Park and nearby surface quality and to avoid adverse effects from pollution on health, the natural environment or general amenity, in accordance with the National Planning Policy Framework (2012) and policy DM5 of the Development Management Plan (2015).

13 VERIFICATION REPORT

No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with an approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a ‘long-term’ monitoring and maintenance plan’) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To protect the secondary aquifer comprised of the Kempton Park and nearby surface quality and to avoid adverse effects from pollution on health, the natural environment or general amenity, in accordance with the National Planning Policy Framework (2012) and policy DM5 of the Development Management Plan (2015).

14 REMEDIATION STRATEGY

In the event that during development contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To protect the secondary aquifer comprised of the Kempton Park and nearby surface quality and to avoid adverse effects from pollution on health, the natural environment or general amenity, in accordance with the National Planning Policy Framework (2012) and policy DM5 of the Development Management Plan (2015).

15 INFILTRATION OF SURFACE WATER DRAINAGE

No infiltration of surface water drainage into the ground is permitted other that with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled water. The development shall be carried out in accordance with the approval details.

Reason: To protect the secondary aquifer comprised of the Kempton Park and nearby surface quality and to avoid adverse effects from pollution on health, the natural environment or general amenity, in accordance with the National Planning Policy Framework (2012) and policy DM5 of the Development Management Plan (2015).
16 **DESIGN OF A SURFACE WATER DRAINAGE**
The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. Those details shall include:

a) A design that provides evidence that the SuDS hierarchy has been followed

b) A design that is compliant with the national Non-Statutory Technical Standards for SuDS, National Planning Policy Framework and Ministerial Statement on SuDS

c) Evidence of the existing greenfield rates and site drainage including its condition including any repairs/modifications proposed.

d) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+30% allowance for climate change) storm events, during all stages of the development (Pre, Post and during), associated discharge rates and storages volumes shall be provided.

Reason: It is considered necessary for application to be pre-commencement in the interest of ensuring an acceptable Sustainable Drainage System and to comply with policy CS27 of the Elmbridge Core Strategy (2011) and the advice contained within the national Planning Policy Framework (2012) and associated NPPG and Non-Statutory Technical Standards for SuDS.

17 **DETAILED DRAINAGE LAYOUT PLAN,**
Prior to construction of the development hereby approved the following drawings need to be supplied to and approved by the local planning authority:

- a drainage layout detailing the exact location of SUDs elements, impervious areas and drainage sub-catchments (if applicable)

- details of all SuDS elements and other drainage features, including long and cross sections, pipe diameters and respective levels

Reason: It is considered necessary for application to be pre-commencement in the interest of ensuring an acceptable Sustainable Drainage System and to comply with policy CS27 of the Elmbridge Core Strategy (2011) and the advice contained within the national Planning Policy Framework (2012) and associated NPPG and Non-Statutory Technical Standards for SuDS.

18 **EXCEEDANCE FLOW ROUTE PLAN**
Before the commencement of the construction of the development hereby approved, details of how the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite, must be submitted to and approved by the Local Planning Authority.

Reason: It is considered necessary for application to be pre-commencement in the interest of ensuring an acceptable Sustainable Drainage System and to comply with policy CS27 of the Elmbridge Core Strategy (2011) and the advice contained within the national Planning Policy Framework (2012) and associated NPPG and Non-Statutory Technical Standards for SuDS.

19 **CONSTRUCTION PHASING**
Before the commencement of the construction of the development hereby approved, details of how the Sustainable Drainage System will be protected and maintained during the construction of the development shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with those approved details.

Reason: It is considered necessary for application to be pre-commencement in the interest of ensuring an acceptable Sustainable Drainage System and to comply with policy CS27 of the Elmbridge Core Strategy (2011) and the advice contained within the national Planning Policy Framework (2012) and associated NPPG and Non-Statutory Technical Standards for SuDS.

20 **MANAGEMENT AND MAINTENANCE**
Prior to construction of the development hereby approved, details of the proposed maintenance regimes for each of the SuDS elements must be submitted to and approved by the Local Planning Authority.
Reason: It is considered necessary for application to be pre-commencement in the interest of ensuring an acceptable Sustainable Drainage System and to comply with policy CS27 of the Elmbridge Core Strategy (2011) and the advice contained within the national Planning Policy Framework (2012) and associated NPPG and Non-Statutory Technical Standards for SuDS.

21 VERIFICATION REPORT
Prior to occupation, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Drainage System has been constructed as per the agreed scheme.

Reason: It is considered necessary for application to be pre-commencement in the interest of ensuring an acceptable Sustainable Drainage System and to comply with policy CS27 of the Elmbridge Core Strategy (2011) and the advice contained within the national Planning Policy Framework (2012) and associated NPPG and Non-Statutory Technical Standards for SuDS.

Informatives

1 ILLUSTRATIVE DRAWINGS
The drawings which have been submitted with this application indicating the possible external appearance of the development, have been accepted as being illustrative only and in no way form part of the application. Your attention is drawn to the conditions imposed on the decision notice.

2 DESIGN GUIDE
Design standards for the layout and construction of access roads and junctions, including the provision of visibility zones, shall be in accordance with the requirements of the County Highway Authority. (Note: Controller should only use this informative on outline applications).

3 NEW VEHICLE CROSSEOVERS AND DROPPED KERBS
The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.

4 OTHER WORKS TO THE HIGHWAY
The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.

5 HIGHWAY
The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The County Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980, Sections 131, 148, 149).

6 APPROVAL OF TEMPORARY ACCESS
When a temporary access is approved or an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Highways
Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense.

7 SAFE AND SECURE ENVIRONMENTS
In furtherance of its responsibilities under Section 17 of the 1998 Crime and Disorder Act, the Borough Council will expect measures to be taken to ensure that your construction site is safe and secure and deters crime at all times. Further details and advice can be obtained from Surrey Police Architectural Liaison Officer (Tel: 01372 478311 Fax: 01372 478390).
NOTES:

P1 02.12.15 Issued for planning. JP NH

Rivernook Farm
Walton-on-Thames
Site Location Plan

A10761 D 0001 P1

KP 28.09.2015 1:1250

PLANNING APPLICATION

DO NOT SCALE. FIGURED DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING. CHECK DIMENSIONS ON SITE AND REPORT DISCREPANCIES TO THE ARCHITECT.

THIS DRAWING IS PROTECTED BY COPYRIGHT. ALL AREAS HAVE BEEN MEASURED FROM CURRENT DRAWINGS. THEY MAY VARY BECAUSE OF (EG) SURVEY, DESIGN DEVELOPMENT, CONSTRUCTION TOLERANCES, STATUTORY REQUIREMENTS OR RE-DEFINITION OF THE AREAS TO BE MEASURED.

0
10m 20m 30m

tp bennett
architecture
planning

Rivernook Farm
Walton-on-Thames
Site Location Plan

Drawn by: M W

Sheet 1 of 1

Date: 29.09.2015

Change approval

A10761 D 0001 P1
### Land Type Area Key:

<table>
<thead>
<tr>
<th>Area Code</th>
<th>Building</th>
<th>Green House</th>
<th>Hardstand</th>
<th>Grass</th>
<th>Softspace</th>
<th>Transmitter Area</th>
<th>Debris</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>605</td>
<td>665</td>
<td>79</td>
<td>1076</td>
<td>723</td>
<td>69</td>
<td>16</td>
</tr>
<tr>
<td>2</td>
<td>328</td>
<td>134</td>
<td>123</td>
<td>1257</td>
<td>689</td>
<td>344</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>104</td>
<td>1595</td>
<td>153</td>
<td>5055</td>
<td>22682</td>
<td>76</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>1516</td>
<td>89</td>
<td>35</td>
<td>904</td>
<td>529</td>
<td>344</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>460</td>
<td>23</td>
<td>17</td>
<td>187</td>
<td>3903</td>
<td>184</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>275</td>
<td>350</td>
<td>8</td>
<td>5588</td>
<td>7386</td>
<td>344</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>96</td>
<td>122</td>
<td>133</td>
<td>1330</td>
<td>139</td>
<td>184</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>16</td>
<td>95</td>
<td>1749</td>
<td>45</td>
<td>267</td>
<td>184</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>53</td>
<td>168</td>
<td>45</td>
<td>859</td>
<td></td>
<td>184</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>356</td>
<td>32</td>
<td>387</td>
<td>623</td>
<td></td>
<td>184</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>79</td>
<td>41</td>
<td>135</td>
<td></td>
<td></td>
<td>184</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>14</td>
<td>52</td>
<td>2184</td>
<td></td>
<td></td>
<td>184</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>79</td>
<td>60</td>
<td>83</td>
<td></td>
<td></td>
<td>184</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>134</td>
<td>432</td>
<td>135</td>
<td></td>
<td></td>
<td>184</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>110</td>
<td>5</td>
<td>247</td>
<td></td>
<td></td>
<td>184</td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>26</td>
<td>211</td>
<td>175</td>
<td></td>
<td></td>
<td>184</td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>1204</td>
<td>29</td>
<td></td>
<td></td>
<td></td>
<td>184</td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>73</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>184</td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>284</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>184</td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>152</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>184</td>
<td></td>
</tr>
<tr>
<td>21</td>
<td>22</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>184</td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL:** 4,248 3,871 3,958 23,579 50,806 249 18 86,127

### Container Storage Key:

<table>
<thead>
<tr>
<th>Area Code</th>
<th>Portacabins/Containers</th>
<th>Storage</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>609</td>
<td>36</td>
</tr>
<tr>
<td>2</td>
<td>355</td>
<td>3</td>
</tr>
<tr>
<td>3</td>
<td>197</td>
<td>4</td>
</tr>
<tr>
<td>4</td>
<td>158</td>
<td>5</td>
</tr>
<tr>
<td>5</td>
<td>626</td>
<td>6</td>
</tr>
<tr>
<td>6</td>
<td>1022</td>
<td>7</td>
</tr>
<tr>
<td>7</td>
<td>882</td>
<td>8</td>
</tr>
</tbody>
</table>

**TOTAL:** 4,814
Note:
All Heights are expressed as AOD (Above Ordnance Datum).
See Drawings A10761C001, A10761F1200 for existing site and building levels.

DEVELOPABLE ZONE BUILDING HEIGHTS

ZONE 1, 2, 3 & 4
MAXIMUM BUILDING RIDGE HEIGHT 20.40m AOD
MAXIMUM INDIVIDUAL DWELLING FOOTPRINT 12m DEPTH
9m WIDTH

PUBLIC OPEN SPACE
RESIDENTIAL DEVELOPMENT AREA

PUBLIC OPEN SPACE

PLANNING APPLICATION

Rivernook Farm
Walton-on-Thames

Maximum and Minimum Developable Plot Heights

NOTES:
DO NOT SCALE. FIGURED DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING. CHECK DIMENSIONS ON SITE AND REPORT DISCREPANCIES TO THE ARCHITECT.

THIS DRAWING IS PROTECTED BY COPYRIGHT.
ALL AREAS HAVE BEEN MEASURED FROM CURRENT DRAWINGS. THEY MAY VARY BECAUSE OF SURVEY, DESIGN DEVELOPMENT, CONSTRUCTION TOLERANCES, STATUTORY REQUIREMENTS OR RE-DEFINITION OF THE AREAS TO BE MEASURED.

All Heights are expressed as AOD (Above Ordnance Datum). See Drawings A10761C001, A10761F1200 for existing site and building levels.

PUBLIC OPEN SPACE
RESIDENTIAL DEVELOPMENT AREA

Maximum and Minimum Developable Plot Heights

NOTES:
DO NOT SCALE. FIGURED DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING. CHECK DIMENSIONS ON SITE AND REPORT DISCREPANCIES TO THE ARCHITECT.

THIS DRAWING IS PROTECTED BY COPYRIGHT.
ALL AREAS HAVE BEEN MEASURED FROM CURRENT DRAWINGS. THEY MAY VARY BECAUSE OF SURVEY, DESIGN DEVELOPMENT, CONSTRUCTION TOLERANCES, STATUTORY REQUIREMENTS OR RE-DEFINITION OF THE AREAS TO BE MEASURED.
Indicative Planting layout. Refer to landscape Architects Proposals

Existing building on adjacent property

KEY:
- 2 Bed
- 3 Bed
- 4 Bed
- 2 x 2 Bed massette
ELMBRIDGE BOROUGH COUNCIL

EAST AREA PLANNING SUB-COMMITTEE

REPORT of a meeting held on 4 July 2016

Members of the Committee:

* Mrs. S.R. Kapadia (Chairman)
* Mrs. K. Randolph (Vice-Chairman)
* D.J. Archer
* K. Cross
* A. Coomes
* P.R.C. Heaney
* N. Haig-Brown
* N. Houston
* Mrs. T. Shipley

* Denotes attendance

Substitutes:

Mrs. M. Marshall (Substituting for A. Coomes)

9/16 DECLARATIONS OF INTEREST

In respect of applications 2015/4410 and 2015/4414 – 6A Hare Lane, Claygate, whilst not a disclosable pecuniary or other interest under the Code of Conduct, Mrs. M. Marshall wished that it be noted that she knew the applicant.

In respect of application 2016/0970 – 53 Heathside, Esher, N. Haig-Brown declared a pecuniary interest under the Code of Conduct, by virtue of being the applicant and left the room during the consideration of the item.

In respect of application 2014/4210 – 3 The Gardens, Esher, whilst not a disclosable pecuniary or other interest under the Code of Conduct, D.J. Archer wished that it be noted that he had been acquainted with the owner of the site some years ago, however he had had no recent contact.

10/16 PLANNING APPLICATIONS

(Link to Council Priorities: P6)

RESOLVED that those applications set out below be determined as indicated, in accordance with authority delegated to the Sub-Committee:

(a)  2014/4210 - 3 The Gardens, Esher

Consultation response received from the Council’s Listed Building Officer together with three further letters of representation.
Permit with the conditions and informatives as outlined in the agenda subject to the receipt of a satisfactory legal agreement to secure the appropriate level of affordable housing contribution by 25 July 2016 and subject to the following additional conditions and informative:

**Add Conditions**

8. **PROTECTION OF THE HERITAGE ASSET**

No work shall commence on site until the construction methods which would safeguard the nearby listed structure of the listed Temple in Pelhams Walk have been submitted to and approved in writing by the local authority.

Reason: To avoid damage by vibration or other disturbance which might endanger the structural stability of the listed Temple structure in accordance with DM12 of the Elmbridge Development Management Plan 2015 and the NPPF.

9. **LANDSCAPING - SCHEME**

No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Borough Council and these works shall be carried out as approved. This scheme shall include indications of all hard surfaces, walls, fences, access features, the existing trees and hedges to be retained, together with the new planting to be carried out, and details of the measures to be taken to protect existing features during the construction of the development.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM6 of the Elmbridge Development Management Plan 2015.

10. **LANDSCAPING - IMPLEMENTATION**

All hard and soft landscaping works shall be carried out in accordance with the approved details. Arboricultural work to existing trees shall be carried out prior to the commencement of any other development, otherwise all remaining landscaping work and new planting shall be carried out prior to the occupation of any part of the development or in accordance to the timetable agreed with the Borough Council. Any trees or plants, which within a period of five years of the commencement of any works in pursuance of the development die, are removed, or become seriously damaged or diseased, shall be replaced as soon as practicable with others of similar size and species, following consultation with the Borough Council, unless the Borough Council gives written consent to any variation.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM6 of the Elmbridge Development Management Plan 2015.
Add Informative:

3. PROTECTION OF THE LISTED STRUCTURE
The applicant is advised that as part of the submitted landscaping scheme the Council would wish to see additional measures (such as retaining walls) put in place in order to ensure the long term protection of the Listed Temple located in Pelhams Walk.

[Should the legal agreement not be received by 25 July 2016, permission would be refused.]

(b) 2015/3936 - 4 Claremont Lane, Esher

As part of his introduction, the Senior Planning Officer reported that a Unilateral Agreement under Section 106 of the Town & Country Planning Act 1990 to secure the required affordable housing contribution had been received.

Permit with conditions and informative as outlined in the agenda.

(c) 2015/4410 - 6A Hare Lane, Claygate

This application was withdrawn by the applicant prior to the meeting and was therefore not considered by the Sub-Committee.

(d) 2015/4414 - 6A Hare Lane, Claygate

Permit with conditions and informative as outlined in the agenda.

(e) 2016/0970 - 53 Heathside, Esher

Permit with conditions as outlined in the agenda.

(f) 2016/1149 - 17 Sandown Avenue, Esher

Two further letters of objection received.

Permit with conditions and informative as outlined in the agenda.

11/16 MATTERS FOR INFORMATION

(a) List B: For Information - Applications currently under consideration and yet to be determined

The Sub-Committee received and noted the applications currently under consideration and yet to be determined for the East, North and South / West areas.
These Minutes should be referred to in conjunction with the Minutes of the subsequent meeting of the Council, where they are presented; and for completeness to the next relevant meeting when the Minutes are adopted.

(b) Forthcoming Appeals - Outstanding Written Representations

The Sub-Committee received and noted the forthcoming appeals - outstanding written representations for the East, North and South / West areas.

The meeting commenced at 7.45 pm, adjourned at 8.20 pm to take officer advice, reconvened at 8.22 pm and concluded at 8.38 pm

MRS. S.R. KAPADIA
Chairman

Democratic Services Officer
Mrs. T. Hulse Principal Committee and Member Services Officer

Duty Legal Officer
Mrs. C. Browne Senior Solicitor

Other Officers in attendance
S. Elliott East Area Team Leader
T. Scriven Senior Planning Officer
ELMBRIDGE BOROUGH COUNCIL

NORTH AREA PLANNING SUB-COMMITTEE

REPORT of a meeting held on 4 July 2016

Members of the Committee:

* Mrs. M.C. Sheldon (Chairman)
* R. Green (Vice-Chairman)

* Ms. R. Ahmed
* Mrs. C. Elmer
* Mrs. A.E. Hill
* Mrs. C.J. Cross
* A.H. Kopitko
* T. Popham
* I. Regan
* C.R. Sadler
* G.L. Woolgar

* Denotes attendance

Substitutes:

M.F. Howard (Substituting for Mrs. C.J. Cross)

9/16 DECLARATIONS OF INTEREST

In respect of application 2016/0516 – Land West of 141 Fleetside, West Molesey, whilst not a disclosable pecuniary interest or other interest under the Code of Conduct, Ms. R. Ahmed wished that it be noted that the applicant was her neighbour.

In respect of application 2016/1193 – 6 Burwood Park Road, Hersham, Walton-on-Thames, whilst not a disclosable pecuniary interest or other interest under the Code of Conduct, C.R. Sadler wished that it be noted that he was acquainted with the Project Manager.

10/16 PLANNING APPLICATIONS

(Link to Council Priorities: P6)

RESOLVED that those applications set out below be determined as indicated, in accordance with authority delegated to the Sub-Committee:

(a) 2016/0516 - Land West of 141 Fleetside, West Molesey

During his introduction of the application, the North Area Team Leader advised that Natural England had confirmed no objection to the application.

Permit with the conditions and informatics as outlined in the agenda, subject to the following additional conditions:
Add Conditions:

5. LANDSCAPING - IMPLEMENTATION
All hard and soft landscaping works, including fencing, shall be carried out in accordance with the approved block plan (fnd.4.5 rev a) and shall be carried out prior to the occupation of the dwelling hereby approved. The new timber fence to the south-west boundary shall be set a minimum of 5m from the edge of the road as shown on the block plan. Any new trees or plants, which within a period of five years of the commencement of any works in pursuance of the development die, are removed, or become seriously damaged or diseased, shall be replaced as soon as practicable with others of similar size and species, following consultation with the local planning authority, unless the local planning authority gives written consent to any variation.

Reason: To preserve and enhance the visual amenities of the locality and in order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policies DM6 and DM7 of the Elmbridge Development Management Plan 2015.

6. PD LIMITATION
Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 (or any Order revoking or re-enacting that Order) no development falling within Part 1 Classes A, B, C, D or E of Schedule 2 to the said Order shall be carried out within the curtilage of the dwellinghouse, 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 prevent against an overdevelopment of the site to comply with Policy DM2 of the Elmbridge Development Management Plan 2015.

(b) 2016/1193 - 6 Burwood Park Road Hersham, Walton-on-Thames

One further letter of support received.

Permit with conditions and informatives as outlined in the agenda, subject to the following additional condition:

Add Condition:

7. METHOD OF CONSTRUCTION STATEMENT
No development shall commence until a construction transport management plan, to include details of:
(a) parking for vehicles of site personnel, operatives and visitors
(b) loading and unloading of plant and materials
(c) storage of plant and materials
Has been submitted to and approved in writing by the local planning authority. Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policy DM7 of the Elmbridge Development Management Plan 2015. It is considered necessary for this to be a pre-commencement condition because the demolition and construction works could have implications on highway safety and amenity and should be agreed before any works begin.

11/16 MATTERS FOR INFORMATION

(a) List B: For Information - Applications currently under consideration and yet to be determined

The Sub-Committee received and noted the applications currently under consideration and yet to be determined for the East, North and South / West areas.

(b) Forthcoming Appeals - Outstanding Written Representations

The Sub-Committee received and noted the forthcoming appeals – outstanding written representations for the East, North and South / West areas.

12/16 CLOSING REMARKS

The North Area Team Leader provided an update on application 2015/3733 – 38A Walton Road, East Molesey. The application had been considered at the North Area Planning Sub-Committee meeting held on 23 May 2016. Whilst the Unilateral Undertaking for this application had not been received within the 21 day period, the Sub-Committee noted that it had now been received and accordingly agreed to approve permission in this regard.

The meeting commenced at 7.45 pm and concluded at 8.48 pm

MRS. M.C. SHELDON
Chairman

Democratic Services Officer

Mrs. P. Phillips Committee and Member Services Officer
These Minutes should be referred to in conjunction with the Minutes of the subsequent meeting of the Council, where they are presented; and for completeness to the next relevant meeting when the Minutes are adopted.

Duty Legal Officer

Mrs. C. Browne  Senior Solicitor

Other Officers in attendance

M. Briant  North Area Team Leader
ELMBRIDGE BOROUGH COUNCIL

SOUTH AREA PLANNING SUB-COMMITTEE

REPORT of a meeting held on 4 July 2016

Members of the Committee:

* B.J.F. Cheyne (Chairman)
* Mrs. D.M. Mitchell (Vice-Chairman)

* L.J. Brown  * S.J. Foale
* A.P. Burley  * M.J. Freeman
* O.T. Chappell  * P.M. Harman
* A. Davis  * A.M. Muddyman
* I. Donaldson  * J.A. Vickers

* Denotes attendance

10/16 DECLARATIONS OF INTEREST

There were no declarations of interest.

11/16 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:

(a) 2016/0688 - Morrisons, Monument Hill, Weybridge

The Sub-Committee was addressed by Mr. S. Wright, an objector.

The Sub Committee, having reviewed the relevant material considerations concluded that the applicant had failed to demonstrate why such long hours were necessary, particularly on Sundays and Bank Holidays. The proposed delivery hours were considered unreasonable, potentially resulting in noise disturbance to the neighbouring residents due to the traffic movements on Monument Hill. Accordingly the Sub-Committee resolved to

Refuse permission, contrary to the Officer's recommendation for the reason set out below:

1. The applicant failed to demonstrate the need for the proposed delivery hours, which are considered unreasonable, potentially resulting in loss of amenities due to noise disturbance associated with traffic movements on Monument Hill during unsocial hours. The proposal is therefore contrary to Policies DM2 and DM5 of the Development Management Plan 2015 and requirements of the NPPF 2012.
(b) 2016/0764 - 26 Freelands Road, Cobham

Permit with the conditions as outlined in the agenda subject to the following additional condition:

Add Condition:
4. OBSCURE GLAZING
The first floor bathroom and staircase windows within the west/side elevation of the development hereby permitted shall be glazed with obscure glass; and non-openable unless above 1.7m over the finished floor level of the room they serve to. Such glass shall be sufficiently obscure to prevent loss of privacy. The affixing of an obscure film will not be sufficient.

Reason: To preserve the reasonable privacy of the existing and future occupiers of the development in accordance with Policy DM2 of the Elmbridge Development Management Plan 2015.

(c) 2016/0813 - Charters, Cavendish Road, Weybridge

This application was withdrawn by the Officers prior to the meeting and was therefore not considered by the Sub-Committee.

(d) 2016/1540 - 6 Tilt Road, Cobham

Confirm compliance with Condition 3 (Materials) of planning permission 2015/3838 as set out in the report.

12/16 MATTERS FOR INFORMATION

(a) List B: For Information - Applications currently under consideration and yet to be determined

The Sub-Committee received and noted the applications currently under consideration and yet to be determined for the East, North and South/West areas.

(b) Forthcoming Appeals - Outstanding Written Representations

The Sub-Committee received and noted the forthcoming appeals outstanding written representations for the East, North and South/West areas.

The meeting commenced at 7.45 pm and concluded at 9.00 pm

B.J.F. CHEYNE
Chairman

Page 63
Democratic Services Officer

M. Clarke  

Committee and Member Services Officer

Duty Legal Officer

Mrs. C. Browne  

- Senior Solicitor

Other Officers in attendance

Mrs. A. Mantio  

- South Area Team Leader