



**Elmbridge**  
Borough Council  
... bridging the communities ...

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To: **Members of the Planning  
Committee**

Contact: Ms. M. Bailey  
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08 February 2019

Dear Councillor,

**Planning Committee - Tuesday, 12 February 2019**

I write with regard to the above meeting of the Planning Committee, and enclose the following information as marked 'to follow' on the agenda:

	<b>Page Nos.</b>
• Agenda Item (g) East Area Planning Sub-Committee - 4 February 2019	3 - 8
• Agenda Item (h) North Area Planning Sub-Committee - 4 February 2019	9 - 14
• Agenda Item (i) South Area Planning Sub-Committee - 4 February 2019	15 - 18

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

Yours sincerely,

*Marianne Bailey*

Ms. M. Bailey  
Committee and Member Services Manager  
Democratic Services  
Enc.

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Elmbridge Borough Council

East Area Planning Sub-Committee

Report of a meeting held on 4 February 2019

Members of the Committee:

- \* Mrs. K. Randolph (Chairman)
- \* N. Haig-Brown (Vice-Chairman)

- |               |                 |
|---------------|-----------------|
| * D.J. Archer | * C. James      |
| * A. Coomes   | * M. Rollings   |
| * B. Fairbank | Mrs. T. Shipley |
| * N. Houston  | * S.J. Waugh    |

\* Denotes attendance

Substitutes:

Tricia W. Bland (Substituting for Mrs. T. Shipley)

Also present:

Mrs. M. Marshall (in attendance for the consideration of planning application 2018/2749 - Land to Rear of 23 Claremont Road, Claygate only) and T.G. Oliver

33/18 Declarations of Interest

In respect of application 2018/2749 – Land to Rear of 23 Claremont Road, Claygate, whilst not a disclosable pecuniary or other interest under the Code of Conduct, A. Coomes wished that it be noted that he lived within the Claygate Conservation Area.

Matters of Report to the Planning Committee

34/18 Planning Applications

(Link to Council Priorities: P2 – Deliver appropriate sustainable planning decisions)

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

- (a) 2017/0401 - 61-63 More Lane, Esher

Three further letters of objection received.

The Sub-Committee, having reviewed the relevant material considerations, determined that the proposal would have a harmful impact upon the streetscene by virtue of the buildings

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height, mass and bulk, and that the proposed number of parking spaces would cause harm to future occupiers and parking stress on the adjoining roads.

Accordingly, the Sub-Committee resolved to

Refuse permission, contrary to the officer's recommendation, for the following reasons set out below:

**1. The proposed development, by virtue of its height, bulk and massing, would not respect the streetscene and would have a harmful impact upon the character of the area. The proposal would therefore be contrary to policy DM2 of the Elmbridge Development Management Plan 2015, policies CS9 and CS17 of the Elmbridge Core Strategy 2011 and the Design and Character Supplementary Planning Document 2012 and the National Planning Policy Framework 2018.**

**2. The proposed development would provide insufficient car parking for the number of units which would result in a poor living environment for occupiers and parking congestion and parking stress in the surrounding roads. The proposal would therefore be contrary to policy DM7 of the Elmbridge Development Management Plan 2015, policies CS9, CS17 and CS25 of the Elmbridge Core Strategy 2011, the Design and Character Supplementary Planning Document 2012 and the National Planning Policy Framework 2018.**

(b) 2018/1695 - Site of Taggs Boatyard, 44 Summer Road, Thames Ditton

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

Refuse for the reason outlined in the agenda and subject to the following additional reasons for refusal:

**Additional Reasons for Refusal:**

**2. By reason of the location of the first and second floor level windows serving flats 2 and 6 situated on the rear of the development facing towards Summer Road, they will result in significant adverse impact being created in terms of loss of privacy and amenity of the occupiers of No. 46 Summer Road. As such the proposal is contrary to policies DM2 of the Elmbridge Development Management Plan 2015, CS8 and CS17 of the Elmbridge Core Strategy 2011, the Design & Character Supplementary Planning Document 2012 and the National Planning Policy Framework 2018.**

**3. By reason of the increased eaves and ridge heights of the building fronting the river together with the increased depth of the flank wall closest to No. 29 Riversdale Road, this proposal exacerbates the impact of what was already going to be a large**

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**building, to the extent that it is harmful to the amenity of residents on Thames Ditton Island and to the wider riverside views. This is contrary to policies DM2 and DM13 of the Elmbridge Development Management Plan 2015, CS8 and CS17 of the Elmbridge Core Strategy 2011, the Design & Character Supplementary Planning Document 2012 and the National Planning Policy Framework 2018.**

(c) 2018/1743 - Warling Dean, 33 New Road, Esher

As part of his introduction, the Assistant Development Manager reported that there was an error in the Planning Officer's report where it made reference to the basement parking being accessed via a single car lift. The Sub-Committee noted that the basement parking proposed would be accessed via a ramp access down to the basement and would be located on the site where the current access to the garage block was located. The Assistant Development Manager further reported that Surrey County Council Highways and the Council's Environmental Services Team (Noise and Pollution) had reconsidered the basement parking access arrangements and no objections had been raised in this regard.

The Sub-Committee was addressed by Ms. Hinckly, an objector and Mr. Wallis, on behalf of the agent.

Refuse for the reason outlined in the agenda and subject to the following additional reasons for refusal:

**Additional Reasons for Refusal:**

**2. By reason of the height, bulk and mass of the proposed development, this proposal will appear cramped within the plot which would appear at odds with the prevailing spacious character of the area and be detrimental to the views from within the street scene and not enhance the visual character of the area. As such this proposal has not addressed the previous reason for refusal and remains contrary to policy DM2 of the Elmbridge Development Management Plan 2015, the Design and Character Supplementary Planning Document 2012 and the National Planning Policy Framework 2018.**

**3. Due to the excessive number of windows facing towards the occupiers of No. 16 Littleworth Lane and the location of the first floor side facing windows adjacent to No. 31 New Road this proposal would harm the living conditions upon the occupiers of these neighbouring properties in terms of overlooking. As such this proposal has not addressed the previous reason for refusal and remains contrary to policy DM2 of the Elmbridge Development Management Plan 2015, the Design and Character Supplementary Planning Document 2012 and the National Planning Policy Framework 2018.**

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- (d) 2018/2749 - Land to Rear of 23 Claremont Road, Claygate

**Defer** to the East Area Planning Sub-Committee on 4 March 2019 to allow for a site visit to be undertaken at a neighbouring property.

- (e) 2018/3354 - 15 Courtlands Avenue, Esher

Permit with conditions and informative as outlined in the agenda.

- (f) 2018/3363 - 5 Summer Gardens, East Molesey

Three further letters of objection received.

The Sub-Committee discussed the application and concern was raised with regard to the proposed 'piggy back' style roof extension which it was considered did not enhance the area. It was however acknowledged that a number of other properties had this style of roof extension in Summer Road and Members were reminded of the recent appeal decision for such a roof extension that had been allowed on appeal. Accordingly, the Sub-Committee agreed that the design of the roof extension could not be used as a reason for refusing the application.

However, the Ward Members also raised concern with regard to the light levels to no. 3 Summer Gardens and specifically the first floor window on the side elevation facing towards the application site which was a habitable room. Whilst it was noted that there was already a breach of the 25° test for this particular window, the Sub-Committee considered that this was not a reason to make a bad situation significantly worse. Members felt that the size of the proposed extensions, which increased the ridge and eaves height and flank wall, would therefore result in an unreasonable reduction in the light levels to the first floor window of no. 3 Summer Gardens. The Sub-Committee considered this would have an unacceptably adverse impact on the living conditions of the inhabitants of the neighbouring property at no. 3 Summer Gardens.

Therefore, the Sub-Committee, having reviewed the relevant material considerations, determined that the proposal would have a harmful impact upon the habitable window of no. 3 Summer Gardens due to the increase in the built form. Accordingly, the Sub-Committee resolved to

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

**1. By reason of the increased eaves and ridge height the flank wall would result in significant loss of daylight to the first floor side facing habitable room window of 3 Summer Gardens and is therefore in conflict with policy DM2 of the Elmbridge Development**



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Elmbridge Borough Council

North Area Planning Sub-Committee

Report of a meeting held on 4 February 2019

Members of the Committee:

C.R. Green (Chairman)

\* S. Bax (Vice-Chairman) (in the Chair)

*	Ms. R. Ahmed	*	Mrs. C. Richardson
*	Mrs. C. Elmer	*	C.R. Sadler
*	M.F. Howard		S.J. Selleck
*	A.H. Kopitko	*	Mrs. M.C. Sheldon

\* Denotes attendance

\*\* Whilst Councillor Ruby Ahmed was present for the commencement of the meeting, she was not present for the determination of the applications

Also present:

Mrs. C.J. Cross, A. Kelly and Rachael I. Lake

39/18 Declarations of Interest

In respect of application 2018/3453 – Walton Community Hospital, Rodney Road, Walton-on-Thames, whilst not a disclosable pecuniary or other interest under the Code of Conduct, Councillors S. Bax, M.F. Howard, A.H. Kopitko, Mrs. C. Richardson and C.R. Sadler wished that it be noted that they were current patients of Fort House Surgery.

In respect of application 2018/3453 – Walton Community Hospital, Rodney Road, Walton-on-Thames, whilst not a disclosable pecuniary or other interest under the Code of Conduct, whilst not a member of the Sub-Committee, Mrs C.J. Cross wished that it be noted that she was a current patient of Walton Community Hospital and worked for the National Health Service (NHS).

In respect of application 2018/3453 – Walton Community Hospital, Rodney Road, Walton-on-Thames, whilst not a disclosable pecuniary or other interest under the Code of Conduct, Councillors, Mrs. C. Elmer and C.R. Sadler wished that it be noted that that they were acquainted with some members of the objectors.

In respect of application 2018/3453 – Walton Community Hospital, Rodney Road, Walton-on-Thames, whilst not a disclosable pecuniary or other interest under the Code of Conduct, whilst not a member of the Sub-Committee, A. Kelly wished that it be noted that he was acquainted with some members of the objectors.

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In respect of application 2018/3453 – Walton Community Hospital, Rodney Road, Walton-on-Thames, whilst not a disclosable pecuniary or other interest under the Code of Conduct, whilst not a member of the Sub-Committee, Rachael I. Lake wished that it be noted that she was a current patient of Walton Community Hospital and as her capacity as a Surrey County Councillor was a member of Surrey County Council’s Health, Integration and Commissioning Select Committee.

In respect of application 2018/3453 – Walton Community Hospital, Rodney Road, Walton-on-Thames, whilst not a disclosable pecuniary or other interest under the Code of Conduct, Mrs. M.C. Sheldon wished that it be noted that she was a current patient of Walton Community Hospital.

### Matters of report to the Planning Committee

#### 40/18 Planning Applications

(Link to Council Priorities: P2 – Deliver appropriate sustainable planning decisions)

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

(a) 2018/1098 - 12-16 High Street, Walton-on-Thames

Permit with conditions and informatives as outlined in the agenda.

(b) 2018/1099 - 12-16 High Street, Walton-on-Thames

Permit with the conditions as outlined in the agenda subject to the following amended and additional conditions and additional informatives.

**Amend condition:**

**4. STORAGE OF WASTE**

**Before the use commences, a detailed scheme shall be submitted to, and approved in writing by, the Local Planning Authority setting out how adequate provision shall be made for the safe and secure storage of waste derived from the apartments between collections to ensure that no detriment to amenity arises from smell flies or vermin.**

**The scheme approved by the Local Planning Authority shall be fully implemented in accordance with the approved details, before the use hereby permitted, commences. The scheme shall thereafter be retained, in accordance with the approved details.**

**Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or of the area**

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generally in accordance with Policy DM8 of the Elmbridge Development Management Plan 2015.

**Add condition:**

**5. CYCLE STORE**

Prior to the occupation of the development hereby permitted a detailed scheme of cycle storage at ground floor level shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**Reason:** To provide convenient cycle parking facilities for residents in accordance with policy DM7 of the Elmbridge Development Plan.

**Add informatives:**

**1. NOISE AND POLLUTION (Construction Phase Only)**

To control noise and pollution during the construction phase where sensitive premises are nearby it is advised that:

**(a) Work which is audible beyond the site boundary should only be carried out between the following hours:**

**Monday to Friday 08:00 hrs to 18:00 hrs**

**Saturday 08:00 hrs to 13:00 hrs**

**and not at all on Sundays or Bank Holidays.**

**(b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels.**

**(c) Deliveries and collections should only be received within the hours detailed above.**

**(d) Adequate steps should be taken to prevent dust causing nuisance beyond the site boundary. These could include the use of hoses to damp down stockpiles of materials which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes.**

**(e) There should be no burning on site that causes nuisance to local residents.**

**(f) Only minimal security lighting shall be used outside the hours stated above.**

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## **2. ASBESTOS**

If materials containing asbestos are present on the site a specialist contractor must remove such material to a licensed facility before demolition works commence. This is to ensure that the material is not broken up and left on site and does not pose a health risk to site workers or neighbouring residents. The enforcing authority with regard to asbestos on a demolition or construction site is the Health and Safety Executive.

- (c) 2018/1252 - Land west of 39 Ashley Drive, Walton-on-Thames

Permit with the conditions as outlined in the agenda subject to the following amended condition.

**Amend condition:**

## **10. GROUND INVESTIGATION**

Prior to the commencement of the development, a site specific ground investigation should be undertaken and the results submitted to the Local Planning Authority for approval in writing (following consultation with local ward members). The ground investigation should be provided in support of the assessment of groundwater displacement as concluded in the approved 'Drainage and SUDS Strategy Report' received on 15 January 2019. Where necessary, the Drainage and SuDS Strategy Report should be revised in line with the findings of the ground investigation and resubmitted for approval in writing.

**Reason: To reduce the overall and local risk of flooding and to comply with policy CS26 of the Elmbridge Core Strategy (adopted 2011) and the Flood Risk Supplementary Planning Document (SPD) (adopted 2016).**

- (d) 2018/1417 - 39 Charlton Avenue, Hersham

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

- (e) 2018/1430 - 19 and 23 Church Road, East Molesey

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

- (f) 2018/3453 - Walton Community Hospital, Rodney Road, Walton-on-Thames

85 letters were received since 21 January 2019, including 1 letter of support and 84 objections. No new issues, and all relevant material planning considerations had been covered in the Officers' Report.

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A planning informative was added which advised that the Council would welcome the provision of additional parking spaces subject to appropriate permissions.

A petition for the refusal of the application with 15 signatures from 6 addresses was received on 4 February 2019.

The Sub-Committee was addressed by Mr. Smith, an objector and Ms Thorburn, on behalf of the applicant.

The Sub-Committee, having reviewed the relevant material considerations, concluded that the development failed to provide a sufficient parking arrangement to accommodate the increasing demand of patients as a result of the proposed plans to part change use of Walton Community Hospital to a General Practitioners Surgery. Accordingly, the Sub-Committee resolved to

Refuse permission, contrary to the Officer's recommendation, for the following reason:

**1. The proposed development would fail to provide sufficient car parking for the numbers of users of the application site and the wider Walton Community Hospital and Walton Health Centre which would result in an increase in parking stress in the local area and have a detrimental impact on the users of that site and the amenities of the neighbouring properties and locality. This would be contrary to policies DM2, DM7 and DM9 of the Elmbridge Development Management Plan 2015.**

(g) 2018/3462 - The Fort House Surgery, 32 Hersham Road, Walton-on-Thames

The Sub-Committee was advised that as a result of refusing planning application 2018/3453, no alternative site was available for the Doctor's Surgery as part of this application and consequently, the proposed change of use to residential would result in the loss of the community facility which would be contrary to Policy CS16 of the Core Strategy 2011.

The Sub-Committee, having reviewed the relevant material considerations, resolved to

Refuse permission, contrary to the Officer's recommendation, for the following reason:

**1. The proposed change of use to residential would result in the loss of the community facility which would be contrary to Policy CS16 of the Core Strategy 2011.**

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41/18 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 North area.

- (b) Forthcoming Appeals - Outstanding Written Representations

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

- - - - -

The meeting commenced at 7.00 pm, adjourned at 7.21 pm, recommenced at 7.27 pm and concluded at 10.23 pm

S. Bax  
Vice-Chairman (in the Chair)

Democratic Services Officer

Ms. B. Greenstein	Head of Democratic Services
Miss. S Ullah	Committee and Member Services Officer

Duty Legal Officers

J. Tong	Legal Officer
Mrs. S. Haque	Legal Officer

Other Officers in attendance

P. Falconer	- Development Manager
Ms. N. Lynch	- Senior Planning Officer
Mrs. J. Margetts	- North Area Team Leader

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Elmbridge Borough Council

South Area Planning Sub-Committee

Report of a meeting held on 4 February 2019

Members of the Committee:

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

- |               |              |
|---------------|--------------|
| *             | *            |
| J.W. Browne   | M.J. Freeman |
| *             | *            |
| A.P. Burley   | P.M. Harman  |
| O.T. Chappell | *            |
| *             | *            |
| A. Davis      | D.J. Lewis   |
|               | *            |
|               | Mrs. C. Sood |

\* Denotes attendance

Substitutes:

I. Donaldson (Substituting for O.T. Chappell)

35/18 Declarations of Interest

In respect of application 2018/3428 – 7 Kenwood Park, Weybridge, P.M. Harman declared a disclosable pecuniary interest by virtue of his son being the applicant. He left the room during the determination of the application.

Matters of report to the Planning Committee

36/18 Planning Applications

(Link to Council Priorities: P2 – Deliver appropriate sustainable planning decisions)

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

- (a) 2017/3310 - Former San Domenico Restaurant, Portsmouth Road, Cobham

Advertisement consent granted in part and refused in part with the conditions and informative as outlined in the agenda.

- (b) 2018/2252 - Clive House, 12-18 Queens Road, Weybridge

Eight late letters of objection from five separate addresses had been received.

The Sub-Committee was addressed by Mr. Wright, an objector and Ms. McNulty, on behalf of the applicant.

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The Sub-Committee, having reviewed the relevant material considerations, concluded that the development had not overcome the previous reason for refusal of application 2016/4126, and in particular its design would harm the character of the area and the adjoining locally listed building.

In addition, as a completed legal agreement had not been submitted to secure a late review mechanism the scheme failed to satisfy the Councils affordable housing policy. Accordingly, the Sub-Committee resolved to

Refuse permission, contrary to the Officer's recommendation, for the following reasons:

**1. The proposed development by reason of its scale, height, bulk, mass and siting in relation to the building line on this side of Queens Road would result in a detrimental impact upon the street scene and character of the area and would adversely impact upon the setting of the adjacent Locally Listed Building No. 20 Queens Road. This would be contrary to Policies CS4 and CS17 of the Core Strategy 2011, Policies DM2 and DM12 of the Development Management Plan 2015 and the National Planning Policy Framework 2018.**

**2. In the absence of a completed legal agreement, the proposed development fails to secure a late review mechanism provision contrary to the requirements of Policy CS21 of the Elmbridge Core Strategy 2011 and the Developer Contributions Supplementary Planning Document (SPD) 2012.**

(c) 2018/3193 - 70 Baker Street, Weybridge

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

(d) 2018/3401 - 9 Hawkhurst, Cobham

Permit with the conditions as outlined in the agenda.

(e) 2018/3428 - 7 Kenwood Park, Weybridge

Permit with the conditions as outlined in the agenda.

#### 37/18 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 South area.



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