Despatch Date: Monday 14 November 2016

Agenda for a Meeting of: **Planning Committee**

Date and Time of Meeting: Tuesday, 22 November 2016 at 7.45 pm

Place of Meeting: Council Chamber, Civic Centre, Esher

Committee and Member Services Manager: Ms. M. Hayes
Direct Line: 01372 474179 E-mail: mhayes@elmbridge.gov.uk

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**Members of Committee:**

Mrs. S.R. Kapadia (Chairman)
P.M. Harman (Vice-Chairman)

D.J. Archer
O.T. Chappell
B.J.F. Cheyne
Mrs. C.J. Cross
A. Davis
V.G. Eldridge
S.J. Foale
R. Green

P.R.C. Heaney
A.H. Kopitko
Mrs. D.M. Mitchell
Mrs. K. Randolph
C.R. Sadler
Mrs. M.C. Sheldon
Mrs. J.R. Turner

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Part I Items

1. Declarations of Interest

All Members present are required to declare, at this point in the meeting or as soon as possible thereafter

(i) any disclosable pecuniary interests and / or
(ii) other interests arising under the Code of Conduct

in respect of any item(s) of business being considered at this meeting.

2. 2016/2532 - Esher Depot, Mill Road, Esher

To consider the recommendation from the East Area Planning Sub-Committee held on 26 September 2016 in respect of this application.

3. Reports of the Area Planning Sub-Committees

To consider the reports of the meetings of the Area Planning Sub-Committees held on:

(a) East Area Planning Sub-Committee - 17 October 2016 19 - 24
(b) North Area Planning Sub-Committee - 17 October 2016 25 - 26
(c) South Area Planning Sub-Committee - 17 October 2016 27 - 34
(d) East Area Planning Sub-Committee - 7 November 2016 35 - 38
(e) North Area Planning Sub-Committee - 7 November 2016 39 - 42
(f) South Area Planning Sub-Committee - 7 November 2016 43 – 46

4. Minutes of the Local Plan Working Group Meeting held on 13 October 2016 47 - 50
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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.

MINUTE EXTRACT

Whilst the recommendation in respect of application no. 2016/2532 – Esher Depot, Mill Road, Esher, was due to be considered by the Planning Committee on 11 October, 2016, the item was withdrawn from the agenda by the Strategic Director and was not therefore considered at that meeting.

The recommendation is due to be considered by the Planning Committee on 22 November 2016 and the relevant Minute Extract from the East Area Planning Sub-Committee is shown below.

ELMBRIDGE BOROUGH COUNCIL
EAST AREA PLANNING SUB-COMMITTEE

REPORT of a meeting held on 26 September 2016

Members of the Committee:

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

* Denotes attendance

Also present:

B. Fairbank, Mrs. R.J.M. Lyon, T.G. Oliver and Mrs. J.R. Turner

23/16 DECLARATIONS OF INTEREST

In respect of application 2016/2532 – Esher Depot, Mill Road, Esher, whilst not a disclosable pecuniary or other interest under the Code of Conduct, all Members of the Sub-Committee wished that it be noted that the applicant was Elmbridge Borough Council.

In respect of application 2016/2532 – Esher Depot, Mill Road, Esher, whilst not a disclosable pecuniary or other interest under the Code of Conduct, Mrs. K. Randolph and Mrs. T. Shipley wished that it be noted that they were members of the Thames Ditton and Weston Green Residents' Association who had submitted representations in respect of the application.

In respect of application 2016/2532 – Esher Depot, Mill Road, Esher, whilst not a disclosable pecuniary or other interest under the Code of Conduct, Mrs. T. Shipley wished that it be noted that she lived in Lower Green Road.
In respect of application 2016/2532 – Esher Depot, Mill Road, Esher, whilst not a disclosable pecuniary or other interest under the Code of Conduct, P.R.C. Heaney wished that it be noted that he was a member of the Esher Residents Association who had submitted a representation in respect of the application.

In respect of application 2016/2532 – Esher Depot, Mill Road, Esher, whilst not a disclosable pecuniary or other interest under the Code of Conduct, A. Coomes wished that it be noted that he had worked as a holiday worker at the site some years ago.

**RECOMMENDATION TO THE PLANNING COMMITTEE ON 11 OCTOBER 2016**

24/16 PLANNING APPLICATION

(Link to Council Priorities: P6)

(a) 2016/2532 - Esher Depot, Mill Road, Esher

Six further letters of representation received. In addition, consultation responses received from Surrey County Council Highways and the Head of Environmental Services raising no objections.

The East Area Team Leader also reported that whilst the Lower Green and Weston Green residents had submitted a Local Research Report, as this had only been received on the day of the meeting, the information contained therein had not been fully assessed, particularly in respect of the footnotes and statistics.

The Sub-Committee was addressed by Mrs. Pavey, an objector and Mr. Hadley, the agent.

**RECOMMENDED: THAT APPLICATION 2016/2532 – ESHER DEPOT, MILL ROAD, ESHER, BE GRANTED PLANNING PERMISSION, WITH THE CONDITIONS AS SET OUT IN THE AGENDA, SUBJECT TO THE FOLLOWING AMENDED CONDITIONS, ADDITIONAL CONDITION AND INFORMATIVE:**

**AMEND CONDITIONS:**

3. HOURS OF OPENING

THE HOURS OF OPENING HEREBY PERMITTED SHALL BE:

- BETWEEN 06:30 AND 18:00 HOURS FROM MONDAY TO FRIDAY, WITH NO VEHICLE MOVEMENTS ALONG DOUGLAS ROAD AND THE WOODLANDS, BETWEEN 08:00 AND 09:00 HOURS AND BETWEEN 14:45 AND 15:45 HOURS;
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.

- BETWEEN 06:30 AND 13:00 HOURS ON SATURDAYS;
- BETWEEN 08:00 AND 16:00 HOURS ON SUNDAYS WITH NO VEHICLE MOVEMENTS AT ALL OTHER THAN THOSE GOING UNDER THE MILL ROAD BRIDGE; AND
- BETWEEN 06:30 AND 18:00 HOURS ON BANK HOLIDAYS.

4. VEHICLES BASED AT THE DEPOT
   ALL VEHICLES THAT ARE BASED AT THE DEPOT THAT ARE OF A SIZE THAT ARE CAPABLE OF NEGOTIATING THE BRIDGE LOCATED ON MILL ROAD SHALL ACCESS AND EGRESS THE SITE USING THIS ROUTE.
   ADD CONDITION:
5. VEHICLE RESTRICTION
   THE NUMBER OF VEHICLES BASED AT THE DEPOT THAT ARE NOT CAPABLE OF NEGOTIATING THE BRIDGE LOCATED ON MILL ROAD SHALL BE LIMITED TO A MAXIMUM OF 30.
   ADD INFORMATIVE:
   THE APPLICANT IS ADVISED THAT THE VEHICLE MOVEMENTS WILL BE REVIEWED 12 MONTHS FROM THE DATE OF THIS PERMISSION TO ENSURE THAT THERE IS NO ADVERSE IMPACT BEING CREATED UPON NEIGHBOURING AMENITY.

The meeting commenced at 7.45 pm, adjourned at 9.12 pm to take legal advice, reconvened at 9.14 pm, adjourned at 9.45 p.m., reconvened at 9.50 p.m. and concluded at 10.37 pm

MRS. S.R. KAPADIA
Chairman

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

Other Officers in attendance
R. Lee Strategic Director
S. Elliott East Area Team Leader
Mrs. C. Browne Senior Solicitor
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At the meeting of the East Area Planning Sub Committee on 26 September 2016 it was resolved that this application be referred to the Planning Committee meeting on 11 October 2016 with a recommendation that it be permitted subject to the variation of the conditions as applied for.

Representations: 63 additional letters of representation and a Local Research Report have been received. The concerns raised in the late letters relate to:

- Insufficient information was provided for the East Area Planning Sub Committee to base an informed decision
- The Transport Assessment is based on assumptions
- The Council failed to provide the variations of the wording of the conditions as suggested by East Area Planning Sub Committee
- The Council is breaking its 20 year promise to protect the amenity of residents
- No evidence has been provided relating to the continuous 10 year breach of the condition
- The Depot will be used by other Local Authorities
- The application site area also includes River Mole Business Park (implications on multiple users of the site)
- Vehicles that are capable of passing under the bridge don’t use this route
- Depot should be sited elsewhere
- Increased traffic due to the opening of Cranmere School
- The residential roads are not suitable for HGV vehicles
- HGV vehicles are harming the environment
- Commercial benefits are being put in front of residential amenity
- The Council have identified that the Joint Waste Contract can be carried out without the conditions being amended
- Proposal is contrary to objective P1 of the Council’s “Building on Excellence – Our Budget and Council Plan 2016/17”
- Conditions have been wilfully ignored
- Cranmere School has now opened
- Impact upon neighbouring amenity
- Unsocial hours
- Noise and vibration from vehicles
- Site operatives park in Mill Road and Joseph Locke Way
- Questionable the number of years vehicles have used Douglas Road/the Woodlands
Complaints have been logged to the Council and SCC
Consideration should be given to reducing the speed limit to reduce the current speed of the HGV vehicles
A temporary condition could be imposed

Two consultations have been received from SCC Highways and Head of Environmental Services. Neither has raised any objection.

Officer Response

Since the East Area Sub Committee the applicants have provided an addendum to the originally submitted Transport Assessment. This was based on information provided by the Head of Environmental Services in terms of the knowledge of vehicles used by the Council’s current waste contractor (Veolia). Residents were notified upon the submission of this addendum and invited to comment accordingly.

The issues raised have largely been addressed within the original report and the consultation responses from the Highway Authority and the Head of Environmental Services reinforce this view. However, the new concerns are addressed as follows:

The decision of the East Area Planning Sub Committee to support the application based upon insufficient information being made available is not considered to be the case. Members of the East Area Planning Sub Committee visited the site and were taken along the entire route in which the HGV’s travel, during which time a number of other HGV vehicles were witnessed using Douglas Road and The Woodlands. In addition the Members of the East Area Planning Sub Committee have only made a recommendation to permit the application subject to the variation of the conditions as applied for. It is for the Planning Committee to determine the application.

The application site also includes the River Mole Business Park and as a result the determination of this application will have implications on the other users/tenants of the site. The Head of Asset Management has identified in a Memo dated 4 November 2016 the current tenants of the various units. This Memo also indicates that each of these tenants’ leases restrict their specific operating hours which mirror those of the original planning conditions and the authorised access routes into and out of the site. The extract from the lease has been made available to the public, albeit without further consultation being carried on the basis that it wasn’t considered necessary to do so. The lease indicates that Douglas Road and The Woodlands shall only be used in the case of an emergency or where it is impossible to pass under the Mill Road bridge. As a result the applicants have confirmed that the variation to the original conditions will only relate to the Council’s waste contractor.

There may well be HGV vehicles from other Authorities that will use the Depot. However, given the wording of the original condition only relates to vehicles that are based at the Depot it therefore does not prohibit other HGV vehicles using the facilities within the application site. In addition, as part of the East Area Planning Sub Committee’s recommendation it has been suggested that the number of vehicles based at the Depot that are not capable of passing through the bridge is capped at 30.

The applicant as part of this application has not provided any evidence to justify the length of time in which vehicles have not been able to pass through the bridge. However, in researching the history of the site the Council received two Statutory Declarations (Affidavits) from employees of Veolia (Mr James Pizzey and Mr Gary Saunders) as part of the withdrawn Certificate of Lawful Development application (2016/0770), both of these declarations were witnessed by Robertson Rivers Solicitors. These documents are available on the website under application 2016/0770.

A Local Research Report has been prepared by local residents highlights the implications that can occur when HGV vehicles do not pass through the bridge. The report also includes a traffic survey which largely reflects the survey provided within the applicants Transport Assessment, in terms of the peak periods of vehicle movements in and out of the Depot. The
report indicates that the application site is an operating centre which is listed on an operator’s licence which is held by Veolia ES (UK) Ltd. As part of this licence there are two conditions, one of which indicates that “All authorised vehicles shall only access and egress the operating centre via Mill Road and Lower Green Road”. In this regard the conditions of the vehicle licence fall outside of planning legislation.

In terms of complaints, our Planning Enforcement Team are currently investigating a recently received complaint relating to vehicles that are based at the Depot and are capable of using the Mill Road bridge turning into Douglas Road, this investigation is on-going. Other than a formal complaint and objections to this application there are no other complaints currently being investigated.

The parking of private cars on the surrounding roads of operatives who work out of the application site is not considered to be a material consideration in the determination of this application.

Consideration could be given as to whether or not it would be reasonable to impose a temporary condition, this would however be difficult to justify given that there is no timeframe for a new site being found and/or operational.

For clarity, the table below indicates the wording of the original planning conditions (2002/2413), those being applied for and those recommended by the East Area Planning Sub Committee:

<table>
<thead>
<tr>
<th>Conditions as originally imposed (2002/2413)</th>
<th>Conditions as applied for</th>
<th>Conditions recommended by EAPS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>3. HOURS OF OPENING</strong>&lt;br&gt;The use hereby permitted shall not operate otherwise than between the hours of 06.30 and 18.00 on Mondays to Fridays and 06.30 and 13.00 on Saturdays, and not at any time on Sundays or public holidays.</td>
<td><strong>3. HOURS OF OPENING</strong>&lt;br&gt;The hours of opening to be between the hours of 06:00 and 18:00 hours from Monday to Saturdays and on Bank Holidays; between 08:00 and 16:00 hours on Sundays.</td>
<td><strong>3. HOURS OF OPENING</strong>&lt;br&gt;The hours of opening hereby permitted shall be between 06:30 and 18:00 hours from Monday to Friday, with no vehicle movements along Douglas Road and The Woodlands between 08:00 and 09:00 hours and between 14:45 and 15:45 hours; between 06:30 and 13:00 hours on Saturdays; between 08:00 and 16:00 hours on Sundays with no vehicle movements at all other than those going under the bridge located on Mill Road and between 06:30 and 18:00 hours on Bank Holidays.</td>
</tr>
</tbody>
</table>

| **4. VEHICLES BASED AT THE DEPOT**<br>The vehicles based at the site shall be restricted to those of a size and type which are capable of | **4. VEHICLES BASED AT THE DEPOT**<br>To be removed in its entirety | **4. VEHICLES BASED AT THE DEPOT**<br>All vehicles that are based at the Depot that are of a size that are capable of negotiating the bridge located |
negotiating the railway bridge at the junction of Mill Road and Lower Green Road, Esher

on Mill Road shall access and egress the site using this route.

5. VEHICLE RESTRICTION
The number of vehicles based at the Depot that are not capable of negotiating the bridge located on Mill Road shall be limited to a maximum of 30.

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

Representations: Over 100 letters of representation have been received in relation to this proposal raising the following concerns:

- Traffic problems due to the increased flow of HGV's passing along Douglas Road and The Woodlands
- HGV's using residential roads is contrary to policy
- Noise generated from the HGV's is considerable
- HGV's travel in excess of 30mph
- Roads are not in a good condition and are already in need of repair
- Increased chance of an incident occurring with local school children
- The site is no longer capable of dealing with such an operation
- Elmbridge BC/Veolia should use vehicles capable of going through the Mill Road bridge
- Increased hours of use will harm the amenity of the adjoining residents
- Why have the Council not enforced against the existing conditions
- Inaccuracies within the D&A Statement in terms of the period of time in which the hours of use of the depot have been used contrary to the original planning condition

***This application qualifies for Public Speaking***

Report

Description

1. The application site comprises a depot site on the north side of Mill Road, and consists of an L-shaped area of 0.54 hectares. Access to the site is via Mill Road. Residential properties on Joseph Locke Way abut the application site to the east.

2. Esher Depot is used for light and general industry storage and distribution comprising various use classes of B1, B2 and B8. The site currently consists of large areas of open hardstanding and the existing industrial buildings. There is practically no soft landscaping attributed to the site, which corresponds with the existing industrial nature of the site.

Constraints

3. There are no relevant planning constraints relating to this proposal.
Policy

4. In addition to the National Planning Policy Framework and the National Planning Practice Guidance, the following local policies and guidance are relevant to the determination of this application:

Core Strategy 2011
CS8 – Thames Ditton, Long Ditton, Hinchley Wood and Weston Green
CS9 – Esher
CS17 – Local Character, Density and Design
CS23 – Employment Land Provision

Development Management Plan 2015
DM1 – Presumption in favour of sustainable development
DM2 – Design and amenity
DM5 – Pollution
DM7 – Access and parking
DM11 – Employment

5. Relevant Planning History

<table>
<thead>
<tr>
<th>Reference</th>
<th>Description</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016/0770</td>
<td>Lawful Development Certificate: Whether planning permission is required for an existing use relating to hours of operation which are contrary to that of Condition 3 of planning permission 2002/2413 and non-compliance with Condition 4 (vehicle routing)</td>
<td>Withdrawn</td>
</tr>
<tr>
<td>2010/1815</td>
<td>Continued use of buildings and open areas for employment purposes: B1 offices and light industrial (1447sqm), B2 general industrial (620sqm) and B8 storage and distribution (4,490sqm)</td>
<td>Granted</td>
</tr>
<tr>
<td>2002/2413</td>
<td>Continued use of buildings and open areas for employment purposes: Offices and light industrial (Class B1), general industrial (Class B2) and/or storage and distribution (Class B8) (Renewal of planning permission 1997/1990)</td>
<td>Granted</td>
</tr>
<tr>
<td>1997/1990</td>
<td>Use of existing buildings and open areas for employment purposes: offices and light industrial (Class B1) general industrial (Class B2) and/or storage and distribution (Class B8).</td>
<td>Granted</td>
</tr>
</tbody>
</table>

Proposal

6. This application seeks to vary conditions 3 (Opening Hours) and 4 (Vehicles Accessing Site) of planning permission 2002/2413 (Change of use) to extend the opening hours and omit restrictions on the size of vehicles entering the site.

7. The variation of condition 3 (Opening Hours) seeks to allow the hours of use to be between the hours of 06:00 and 18:00 hours from Monday to Saturdays and on Bank Holidays and
between 08:00 and 16:00 hours on Sundays, as opposed to 06:30 and 18:00 hours Monday to Friday, 06:30 and 13:00 on Saturdays and not at any time on Sundays or public holidays.

8. The proposal also seeks to remove condition 4 (Vehicles Accessing Site) in its entirety. The condition currently states that “The vehicles based at the site shall be restricted to those of a size and type which are capable of negotiating the railway bridge at the junction of Mill Road and Lower Green Road, Esher.”

Consultations

9. Surrey County Council Transportation – Based upon the information supplied the Highway Authority has assessed the impact of the proposal on highway safety and capacity and raised no objections. The development is considered to be in accordance with DM7 of the Elmbridge Local Plan Development Management Plan 2015.

Positive and Proactive Engagement

10. 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.

11. No formal pre-application enquiry was sought prior to the submission of this proposal.

Planning Considerations

Condition 3

12. The current facility is the only waste facility that is currently owned by the Council and the Design and Access Statement that has accompanied this application indicates that the site has been operating continuously throughout the week, on Sundays and on Bank Holidays for a period in excess of 10 years in order to cope with the refuse demands of the Borough.

13. Due to the fact that the proposed hours of use which are to remain consistent with those that are currently taking place on the site in conjunction with the fact that there have been no recorded complaints received, the increased hours of operation when compared with the original condition are not considered to create any additional adverse impact upon the residents that are located adjacent to the application site.

Condition 4

14. Numerous concerns have been raised in relation to the movement of vehicles along Douglas Road and The Woodlands.

15. The Head of Environmental Services has confirmed that in 2003 the Council’s then waste collector (Cleanaway) used vehicles which were modified in height to 11ft 1in in order to be capable of accessing the bridge. However, the height restriction of the bridge located at the junction of Mill Road and More Lane has a sign post indicating a maximum clearance to the soffit of the bridge being 10ft (this height is in fact 6 inches lower than the actual clearance height of 10ft 6in. The bridge does however have a maximum height of 12ft to the top of the arch. The Highway Authority has confirmed that after looking at old inspections it is clear the bridge has been regularly struck which is possibly why, in conjunction with Network Rail, the structure has been signed at 10ft.

16. Historically there was a weekly kerb side collection where all refuse was collected in black sacks. However, modern day refuse collection has evolved and is now a more strategic multipurpose operation that includes a fortnightly collection of wheeleie bins containing refuse, recycling and garden waste. In addition to food waste which is collected weekly.
17. In order to accommodate the current services provided, reduce the number of vehicle movements and to be more time efficient, vehicle sizes have increased in size. The Head of Environmental Services has identified that the Standard Euro6 refuse collection vehicles, which are those currently used, cannot be adapted in terms of their height and are 11ft 10in high, significantly higher than the height restriction of the bridge. It should be noted that even if the Council was to operate the current services using the original vehicles they would lawfully be unable to go under the bridge.

18. The impact of not allowing the removal of this condition could lead to a significant burden on the Local Authority in terms of being able to provide the current service given that the depot site is the only waste site owned by the Council. On the basis that a number of the existing fleet of refuse vehicles have been unable to use the bridge route for a significant period of time, the additional impact upon the occupiers of the residential properties on Douglas Road and The Woodlands is considered minimal. It should be noted that initially the Highway Authority raised no objection. However, subsequently a Transport Assessment was provided to which the Highway Authority has verbally indicated that it still has no objection to the removal of the condition, however, it is expected that the Highway Authority will provide additional information to justify why in advance of the meeting and a verbal update will be given.

19. In reviewing the wording of the existing condition there is clearly a conflict with the size of the vehicles that are based at the site. However, the wording of the condition does not state that these vehicles must use the route via the bridge and therefore this in itself would result in difficulty enforcing this condition. The existing lease however, is slightly more restrictive than the wording of the condition. Below is an extract from the existing lease of for the application site:

(Save in the case of emergency or where this is impossible so to do) not to permit or allow any of the Tenant's vehicles or any of the Tenant's or its visitors' private motor vehicles or the Tenant's contractors' vehicles (so far as reasonably possible) to gain access to or egress from the Demised Premises via The Woodlands or Douglas Road Esher, Surrey. In order to gain access to or egress from the Demised Premises the Tenant's vehicles shall need to be of a size, and height so as not to prevent passage under the bridge at Mill Road.

20. On the basis of the above and in light of the caveat within the existing lease 'where this is impossible so to do' will help to alleviate the number of vehicles that will use the alternative route (Douglas Road/The Woodlands). It is considered that the existing condition is not capable of being complied with and as a result it is considered reasonable for it to be removed, given the restriction within the existing lease.

21. It should also be noted that until the submission of this application there was no indication of complaints being received relating to the movement of vehicles or non-compliance with the original condition.

**Matters Raised in Representations**

22. Other issues that have not been addressed above relate to the speed of vehicle and why does the Council not find and alternative site.

23. The speed in which vehicles travel is an issue for the Police and not something that can be restricted as part of the planning process. The Strategic Director has identified that the Council are actively looking for an alternative site, however at this stage this site remains the Council's only waste site in its ownership.

**Conclusion**

24. On the basis of the above it is considered reasonable to vary the wording of Condition 3 (Hours of Use) in line with those indicated within the application and to remove Condition 4 (Vehicles Accessing Site) in its entirety.
**Recommendation: Grant Permission**

**Conditions/Reasons**

1. **USE**  
   No Industrial use shall take place which causes harm to the amenities of the area outside the boundaries of the site by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

   **Reason:** To ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or of the area generally in accordance with Policy DM5 of the Elmbridge Development Management Plan 2015.

2. **STORAGE**  
   No outside storage shall take place except within the existing compounds.

   **Reason:** To ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or of the area generally in accordance with Policy DM5 of the Elmbridge Development Management Plan 2015.

3. **HOURS OF OPENING**  
   The hours of opening hereby permitted shall be between 06:30 and 18:00 hours from Monday to Friday, with no vehicle movements along Douglas Road and The Woodlands between 08:00 and 09:00 hours and between 14:45 and 15:45 hours; between 06:30 and 13:00 hours on Saturdays; between 08:00 and 16:00 hours on Sundays with no vehicle movements at all other than those going under the bridge located on Mill Road and between 06:30 and 18:00 hours on Bank Holidays.

   **Reason:** To safeguard the amenities of the locality in accordance with Policy DM5 of the Elmbridge Development Management Plan 2015.

4. **VEHICLES BASED AT THE DEPOT**  
   All vehicles that are based at the Depot that are of a size that are capable of negotiating the bridge located on Mill Road shall access and egress the site using this route.

   **Reason:** To safeguard the amenities of the locality in accordance with Policy DM2 of the Elmbridge Development Management Plan 2015.

5. **VEHICLE RESTRICTION**  
   The number of vehicles based at the Depot that are not capable of negotiating the bridge located on Mill Road shall be limited to a maximum of 30.

   **Reason:** To safeguard the amenities of the locality in accordance with Policy DM2 of the Elmbridge Development Management Plan 2015.

6. **PARKING AND TURNING/RETENTION OF PARKING AND TURNING**  
   The existing parking and turning areas shall be permanently maintained for that purpose.

   **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.

**Informatives**

1. **REVIEW**  
   The applicant is advised that the vehicle movements will be reviewed 12 months from the date of this permission to ensure that there is no adverse impact being created upon neighbouring amenity.
DECLARATIONS OF INTEREST

In respect of application 2016/2153 – 15 Lammas Lane, Esher, whilst not a disclosable pecuniary or other interest under the Code of Conduct, D.J. Archer wished that it be noted that he lived close to the application site. He remained at the meeting but took no part in the discussion or voting on the application.

MATTERS OF REPORT TO THE PLANNING COMMITTEE

29/16 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) 2016/1567 - The Paddock, Common Lane, Claygate

Two further letters of objection received together with a further response from Surrey Wildlife Trust.

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

Refuse for the reasons outlined in the agenda.
(b) 2016/2033 - Land North of 37 & 39 Hare Lane, Claygate

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

Add Conditions:
8. 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.

9. 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:
4. MATERIALS
The applicant is advised that the Council requires the materials to be used on the external faces of each of the new dwellings to differ, in order to vary the appearance of the dwellings.

(c) 2016/2153 - 15 Lammas Lane, Esher

The Sub-Committee, having reviewed the relevant material considerations determined that the development was contrived in its design creating a cramped form of development leaving only a small garden for Unit 1, and an excessive area of hardstanding
located at the front of the site, as a result the development would appear out of keeping with the character of the area. Accordingly, the Sub-Committee resolved to

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

1. By reason of the poor and contrived design Units 1 and 2 of this proposal appear as a cramped form of development resulting in an insufficient amount of rear garden space being retained for Unit 1. This would also not be in keeping with the Conservation Area. In addition the first floor rear facing bathroom window of Unit 2 is located in an inappropriate location above the garden area of Unit 1 and would create a perception of overlooking above the garden area and result in loss of amenity to Unit 1. Therefore this would be contrary to policies DM2 and DM12 of the Development Management Plan 2015, policies CS9 and CS17 of the Core Strategy 2011, the Design and Character Supplementary Planning Document and the National Planning Policy Framework 2012.

2. Due to the excessive amount of hardstanding proposed it would dominate the area at the front of the site. In addition, it would be visible from the highway and appear incongruous and out of character within the streetscene and therefore fails to enhance the character and appearance of the Conservation Area. Therefore this would be contrary to policies DM2, DM7 and DM12 of the Development Management Plan 2015, policies CS9 and CS17 of the Core Strategy 2011, the Design and Character Supplementary Planning Document and the National Planning Policy Framework 2012.

(d) 2016/2577 - Public Convenience, Ferry Road, Thames Ditton

One further letter of objection received.

The Sub-Committee was addressed by Mr. Stone, an objector and Mr. Redsell, the agent.

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

Add Condition:
10. 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...
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.

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.

11. 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:
1. FENCING
The applicant is advised that the front boundary fencing shall be of a design that is in keeping with the general character of the area.

30/16 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 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.

31/16 CHAIRMAN'S CLOSING REMARKS

The Chairman, on behalf of the Sub-Committee, thanked the officers for their hard work, time and effort in preparing for the meeting particularly in respect of planning application 2016/1567 – The Paddock, Common Lane, Claygate.
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.

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The meeting commenced at 7.45 pm and concluded at 9.13 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
Ms. C. Simpson
Planning Enforcement Officer
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ELMBRIDGE BOROUGH COUNCIL

NORTH AREA PLANNING SUB-COMMITTEE

REPORT of a meeting held on 17 October 2016

Members of the Committee:

* Mrs. M.C. Sheldon (Chairman)
* R. Green (Vice-Chairman)
* Ms. R. Ahmed
* Mrs. C.J. Cross
* Mrs. A.E. Hill
* M.F. Howard
* A.H. Kopitko
* T. Popham
* I. Regan
* C.R. Sadler
* G.L. Woolgar

* Denotes attendance

25/16 DECLARATIONS OF INTEREST

There were no declarations of interest.

26/16 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) 2016/2762 - 88 Queens Road, Hersham, Walton-on-Thames

A further letter of objection was received.

Permit with conditions as outlined in the agenda.

(b) 2016/2770 - 108 Kings Chase, East Molesey

A further 4 letters of objection had been received.

Grant Lawful Development Certificate – Proposed use with conditions and informative as outlined in the agenda.

27/16 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 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.

MRS. M.C. SHELDON
Chairman

Democratic Services Officer
Mrs. P. Phillips Committee and Member Services Officer

Duty Legal Officer
Mrs. C. Browne Senior Solicitor

Other Officers in attendance
Mrs. R. Thorold Senior Planning 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.

ELMBRIDGE BOROUGH COUNCIL

SOUTH AREA PLANNING SUB-COMMITTEE

REPORT of a meeting held on 17 October 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

Substitutes:

G.P. Dearlove (Substituting for L.J. Brown)

26/16 DECLARATIONS OF INTEREST

There were no declarations of interest.

MATTERS OF REPORT TO THE PLANNING COMMITTEE

27/16 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) 2016/1403 - Land to rear of 17-19 Church Street, Weybridge

A satisfactory legal agreement in terms of the on-site affordable housing contribution had been received.

The Sub-Committee, having reviewed the relevant material considerations concluded that the proposal due to its cramped form and layout would result in substandard living accommodation for the future occupiers of the development in terms of outlook. Accordingly, the Sub-Committee resolved to

Refuse permission, contrary to the Officer’s recommendation, for the reason set out below:
1. Due to its cramped form and layout, the proposed development would provide substandard living accommodation for its future occupants in terms of outlook. The proposal is therefore contrary to Policy DM2 of the Development Management Plan 2015, Policy CS17 of the Elmbridge Core Strategy 2011 and the NPPF 2012.

(b) 2016/1508 - South Lodge, The Chase, Oxshott, Leatherhead

Permit, contrary to the Officer’s recommendation, subject to the following conditions and informative:

Add Conditions:
1. TIME LIMIT (FULL APPLICATION)
The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.

2. LIST OF APPROVED PLANS
The development hereby permitted shall be carried out in strict accordance with the following list of approved plans: 545 P02, Tree Values Existing & Proposed Site Layout 3003 and Arboricultural Report by Phelps Associates received on 09 May 2016, 545 P03 Rev A received 07 June 2016 and 545 P01 Rev B and 545 P04 Rev A received 09 June 2016.

Reason: To ensure that the development is carried out in a satisfactory manner.

3. MATERIALS – APPROVED
The development shall not be erected other than in the materials as stated in the application form received 09 May 2016 and indicated on the approved plans or such other materials as have been approved in writing by the Borough Council.

Reason: To ensure that a satisfactory external appearance is achieved of the development in accordance with Policy DM2 of the Elmbridge Development Management Plan 2015.

4. 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 and B of Schedule 2 to the said Order shall be carried out within the curtilage of the dwelling house, unless planning permission is first granted by the Borough Council.
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.

Reason: To safeguard the character and amenities of the premises and adjoining properties and to comply with Policy DM2 of the Elmbridge Development Management Plan 2015.

5. 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.

6. TREE PROTECTION
In this condition "retained tree" means an existing tree, which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the first occupation of the development.

a) no retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Borough Council. Any pruning shall be carried out in accordance with British Standard 3998 (tree work) and in accordance with any supplied arboricultural method statement.

b) if any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Borough Council.

c) tree protection shall be maintained in-situ and not moved or removed until all construction has finished and equipment, materials, or machinery are removed from site.

d) any arboricultural protection information and plans submitted as part of the application, and listed in the approved plans condition, or submitted to meet a condition of consent shall be implemented and adhered to at all times during the construction process unless otherwise agreed in writing with the Borough Council. This shall include any requirement for arboricultural supervision and site monitoring. This condition may only fully be discharged on completion of the development subject to
satisfactory written evidence of contemporaneous supervision and monitoring of tree protection throughout construction by the appointed arboriculturist.

Reason: This permission is only granted on the basis that the trees would remain on site to mitigate the impact of the development and to preserve and enhance the visual amenities of the locality in accordance with Policy DM6 of the Elmbridge Development Management Plan 2015.

7. TREE PROTECTION AND PRE-COMMENCEMENT INSPECTION

Before development takes place tree protection measures shall be installed and any further information provided in accordance with the submitted arboricultural information. The applicant shall arrange a pre-commencement meeting after the installation of the tree protection between the Borough Council and the applicant's Project Arboriculturist to allow inspection and verification of the protection measures.

Reason: This permission is granted on the basis that the trees would remain on site to mitigate the impact of the development and to preserve and enhance the visual amenities of the locality in accordance with Policy DM6 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 for the future health and amenity of retained trees within the site.

8. FLOOD RISK ASSESSMENT

The development shall be carried out in accordance with the details contained in the Flood Risk Assessment prepared by UK Flood Risk Consultants dated and received 29 June 2016.

Reason: To ensure that the proposal does not result in an increase in flood risk in accordance with Policy CS26 of the Core Strategy 2011 and the Flood Risk SPD 2016.

Add Informative:

1. COMMUNITY INFRASTRUCTURE LEVY

The development permitted is subject to a Community Infrastructure Levy (CIL) liability for which a Liability Notice will be issued as soon as practical after the day on which planning permission first permits development.

To avoid breaching the CIL regulations and the potential financial penalties involved, it is essential a prior commencement notice be submitted. A blank commencement notice can be downloaded from http://www.planningportal.gov.uk/uploads/1app/forms/form_6_commencement_notice.pdf.
For the avoidance of doubt commencement of demolition of existing structure(s) covering any part of the footprint of the proposed structure(s) would be considered as commencement for the purpose of the CIL regulations.

(c) 2016/1773 - Land Northwest of Highview Duneevan and First Church of Christ Scientist, Oatlands Drive, Weybridge

Due to personal circumstances of one of the landowners it was not possible to provide the legal agreement prior to the Sub-Committee meeting. Thus, permission, if supported would be granted subject to the receipt of a satisfactory legal agreement to secure the affordable housing contribution by 4 November 2016.

Permit with conditions and informative as outlined in the agenda, subject to the receipt of a satisfactory unilateral undertaking in terms of the financial contribution towards the affordable housing by 4 November 2016. Should a satisfactory unilateral undertaking not be received by this date, the planning permission will be refused.

(d) 2016/2157 - 23 Burleigh Park, Cobham

Permit with conditions and informative as outlined in the agenda.

[Members requested that the officers discuss and agree the external materials pursuant to Condition 3 (Materials Samples) with Ward Councillors prior to determination of the future compliance with condition request.]

(e) 2016/2326 - 16 Onslow Road, Hersham, Walton-On-Thames

Permit with conditions as outlined in the agenda.

(f) 2016/2336 - Petrol Filling Station, Stoke Road, Cobham

Photographs had been received from a neighbour depicting the boundary relationships between property numbers 5 & 6 Ravenswood Close and the application site.

The case officer was advised by the relevant Council officers that the reference to the Licence in Paragraph 28 of the report should be disregarded in the determination of the application, as it related to legislation outside of the planning regime.

The Sub-Committee was addressed by Ms. Kilpatrick, an objector and Mrs. Thomas-Davies, the agent.

The Sub-Committee, having reviewed the relevant material considerations concluded that the proposal would harm the residential amenities of the neighbouring properties in terms of
light and noise pollution during unsocial hours. Accordingly, the Sub-Committee resolved to Refuse permission, contrary to the Officer's recommendation, for the reason set out below:

1. The proposed 24 hour operation of the forecourt and sales kiosk would give rise to an unacceptably harmful impact upon the amenity of surrounding neighbours in terms of noise and light disturbance during unsocial hours, contrary to Policies DM2 and DM5 of Elmbridge Development Management Plan 2015 and the National Planning Policy Framework 2012.

(g) 2016/2343 - Petrol Filling Station, Stoke Road, Cobham

The Sub-Committee was addressed by Ms. Kilpatrick, an objector and Mrs. Thomas-Davies, the agent.

Grant Advertisement Consent with conditions as outlined in the agenda, subject to the following additional condition:

Add Condition:
8. SITING OF THE SIGNS
The non-illuminated free standing signs hereby consented shall be sited as shown on Drawing No. MRH - 242 - Dwg 01 rev B received on 12th August 2016, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To preserve the visual amenities of the locality in accordance with Policy DM2 of the Elmbridge Development Management Plan 2015.

28/16 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 South 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.

29/16 CHAIRMAN'S CLOSING REMARKS

As this would be the last meeting that Mr. R. Cahalane, Senior Planning Officer would be attending, the Chairman, on behalf of the Sub-Committee placed on
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.

record his thanks for all his work and support to the Sub-Committee, and wished him well for the future.

The meeting commenced at 7.45 pm and concluded at 9.24 pm

B.J.F. CHEYNE
Chairman

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
R. Cahalane - Senior Planning Officer
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DECLARATIONS OF INTEREST

In respect of application 2016/1677 – Littleworth House, 12 Littleworth Common Road, Esher, whilst not a disclosable pecuniary or other interest under the Code of Conduct, D.J. Archer wished that it be noted that he was acquainted with several of the objectors.

In respect of application 2016/1677 – Littleworth House, 12 Littleworth Common Road, Esher, whilst not a disclosable pecuniary or other interest under the Code of Conduct, P.R.C. Heaney wished that it be noted that he was an ex-officio member of the Esher Residents Committee.

MATTERS OF REPORT TO THE PLANNING COMMITTEE

ENFORCEMENT ACTION (INV/2016/0025) - BLUE JAY, 16A CLAREMONT DRIVE, Esher

The Sub-Committee considered whether enforcement action should be taken in respect of non-compliance with Condition 5 of planning permission 2010/1463, concerning landscaping details, which specified that materials for the driveway of Blue Jay, 16A Claremont Drive, Esher were to be permanently bonded gravel as per the approved plan.

The Sub-Committee was advised that self-compacting gravel had been used in place of the approved permanently bonded gravel. However, Officers had recommended that no further action be taken, as the self-compacting gravel
was not significantly different in appearance and because it was not mandatory that the permanently bonded gravel should be retained thereafter, which would allow it to be replaced in future with the non-approved gravel type under permitted development rights.

Members noted that the site was a detached two storey house situated to the rear of 16 Claremont Drive off a shared access between 14 and 18 Claremont Drive.

During consideration of the item, Members raised disappointment that during their recent site visit they had not been granted access to the property to assess the breach. However, Members noted that they were aware of the driveway, its location, design and materials, from a previous site visit.

The Sub-Committee noted that the driveway was very long in length with the majority of the parking area located at the end, adjacent to the neighbouring property. Member also discussed the usage given that about 8 staff per shift worked there daily with 3 shifts per day, 7 days a week, with the majority, if not all, staff arriving and departing by car. In addition, there were extra refuse collections. Having discussed the breach in detail, the Sub-Committee decided that the considerable noise created by the driveway surface, from the number of vehicle movements per day and pedestrian usage, had a significant adverse impact on the amenity of the neighbouring property and surrounding area and were of the view that measures should be taken to rectify the breach.

The Team Leader - Planning Enforcement advised the Sub-Committee of the process for taking enforcement action and potential remedies should this fail to resolve the breach. These included prosecution proceedings, a mandatory injunction and direct action with costs recouped against the landowner.

The Sub-Committee, having unanimously agreed that enforcement action should be taken, considered that a time period of 3 months was reasonable for the owner of the property to rectify this breach of condition.

Accordingly, the Sub-Committee

RESOLVED that enforcement action be taken with regard to the non-compliance with specific materials for a driveway at Blue Jay, 16A Claremont Drive, Esher and in this regard a Breach of Condition Notice be served with a three month period for compliance.

34/16 PLANNING APPLICATIONS

(a) 2016/1677 - Littleworth House, 12 Littleworth Common Road, Esher

One further letter of objection received.

The Sub-Committee, having reviewed the relevant material considerations determined that the proposal represented a cramped form of development with inadequate private amenity
space which would be out of character with this area facing the Green Belt. Accordingly, the Sub-Committee resolved to

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

1. The proposal represents a cramped form of development with inadequate private amenity space which would be of character with this area facing the Green Belt. Therefore this would be contrary to policies DM2 and DM10 of the Development Management Plan 2015, policies CS9 and CS17 of the Core Strategy 2011, the Design and Character Supplementary Planning Document and the National Planning Policy Framework 2012.

(b) 2016/2638 - 8 Claremont Road, Claygate, Esher

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

Amend Condition:
4. OBSCURE GLAZING
The first floor side facing window (adjacent to No. 10) and the top floor side facing dormer window (adjacent to No. 6) of the development hereby permitted shall be glazed with obscure glass and fitted with non-opening principal lights, and subsequently maintained in this form. 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 neighbouring residents in accordance with Policy DM2 of the Elmbridge Development Management Plan 2015.

Add Condition:
5. SILL HEIGHT
The sill height of the proposed rooflights shall be a minimum of 1.7m above the finished floor level.

Reason: To preserve the reasonable privacy of neighbouring residents in accordance with Policy DM2 of the Elmbridge Development Management Plan 2015.

(c) 2016/2878 - Wide Horizon, Ruxley Crescent, Claygate, Esher

The Sub-Committee was addressed by Mr. Keal, an objector and Mr. O’Brien, the agent.

Permit with conditions and informative as outlined in the agenda.
35/16 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 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 7.45 pm and concluded at 9.19 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
Miss. K. Baldwin Team Leader - Planning Enforcement
T. Scriven Senior Planning Officer
Ms. C. Simpson Planning Enforcement Officer
ELMBRIDGE BOROUGH COUNCIL

NORTH AREA PLANNING SUB-COMMITTEE

REPORT of a meeting held on 7 November 2016

Members of the Committee:

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

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

* Denotes attendance

28/16 DECLARATIONS OF INTEREST

In respect of application 2016/1978 – 27 Molesey Road, Hersham, Walton-on-Thames whilst not a disclosable pecuniary interest or other interest under the Code of Conduct, R. Green wished that it be noted that he was acquainted with the applicant.

In respect of application 2016/1978 – 27 Molesey Road, Hersham, Walton-on-Thames whilst not a disclosable pecuniary interest or other interest under the Code of Conduct, Mrs. M.C. Sheldon wished that it be noted that she was acquainted with the applicant.

MATTERS OF REPORT TO THE PLANNING COMMITTEE

29/16 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) 2016/1696 - Car park site rear of Bridge Road, East Molesey

Permit with conditions and informatives as outlined in the agenda.

(b) 2016/1978 - 27 Molesey Road, Hersham, Walton-on-Thames

Refuse for the reasons outlined in the agenda.
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.

(c) 2016/2797 - 413 Walton Road, West Molesey

A further letter of objection was received together with further representation from Surrey County Council Highway Authority.

The Sub-Committee was addressed by Mr. Hodgson, an objector and Ms. McInnes, the applicant.

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

Add Conditions:
5. PARKING & 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 three vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason: To ensure that the development does not prejudice highway safety nor cause inconvenience to other highway users and to satisfy Policy DM7 of the Elmbridge Development Plan (2015) and Policy CS25 of the Elmbridge Core Strategy (2011).

6. BICYCLE PARKING

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 a minimum of 5 cycles to be stored in an accessible, sheltered and secured location within the site. Thereafter the cycle parking area shall be retained and maintained for its designated purpose.

Reason: To ensure that the development does not prejudice highway safety nor cause inconvenience to other highway users and to satisfy Policy DM7 of the Elmbridge Development Plan (2015) and Policy CS25 of the Elmbridge Core Strategy (2011).

30/16 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 North area.
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 areas.

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The meeting commenced at 7.45 pm and concluded at 8.55 pm

MRS. M.C. SHELDON
Chairman

Democratic Services Officer

Mrs. P. Phillips Committee and Member Services Officer

Duty Legal Officer

Mrs. C. Browne Senior Solicitor

Other Officers in attendance

Mrs. R. Thorold Senior Planning Officer
M. Briant North Area Team Leader
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ELMBRIDGE BOROUGH COUNCIL

SOUTH AREA PLANNING SUB-COMMITTEE

REPORT of a meeting held on 7 November 2016

Members of the Committee:

* B.J.F. Cheyne (Chairman)
* Mrs. D.M. Mitchell (Vice-Chairman)
* L.J. Brown
* A.P. Burley
* O.T. Chappell
* A. Davis
* I. Donaldson
* S.J. Foale
* M.J. Freeman
* P.M. Harman
* A.M. Muddyman
* J.A. Vickers

* Denotes attendance

30/16 DECLARATIONS OF INTEREST

There were no declarations of interest.

MATTERS OF REPORT TO THE PLANNING COMMITTEE

31/16 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) 2016/1084 - St Georges House, 24 Queens Road, Weybridge

The application was withdrawn by the applicant prior to the commencement of the meeting.

(b) 2016/2023 - Carandal, Brooklands Lane, Weybridge

A satisfactory legal agreement in terms of financial contribution towards the affordable housing and SAMM had been received.

One additional letter of objection in respect of concerns from previously considered applications had not been addressed in terms of siting and separation distances to the side boundaries was received.

Permit with conditions and informative as outlined in the agenda, subject to the following additional condition:
Add Condition
9. BOUNDARY TREATMENT ALONG MARCH ROAD
Notwithstanding the submitted details, an alternative design for the boundary treatment along March Road has to be submitted to and approved in writing by the Local Planning Authority prior to commencement of works. Only the approved details should be implemented prior to occupation of the development.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM2 of the Elmbridge Development Management Plan 2015 and Design & Character SPD 2012.

[Members requested that the officers discuss and agree the alternative boundary treatment pursuant to Condition 9 above with Ward Councillors prior to determination of the future compliance with condition request.]

(c) 2016/2486 - Holly Cottage, Fairmile Park Road, Cobham

Two further letters of objection had been received that were concerned with the following matters: the proposed dwelling would be too bulky and would result in loss of light and privacy; and the impact on neighbouring Courtleas due to significant change in levels.

Defer application for a site visit to be undertaken.

(d) 2016/2835 - 87 Thames Street, Weybridge

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

Refuse permission subject to the reasons outlined in the agenda, subject to the following additional reason:

Add refusal reason:
3. Due to the lack of parking provision, the proposed development would result in an increase in on-street parking stress, detrimental to the amenities of local residents. The proposal is therefore contrary to Policy DM7 of the Development Management Plan 2015.

(e) 2016/2841 - 89 - 91 Thames Street, Weybridge

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

Refuse permission subject to the reasons outlined in the agenda, subject to the following additional reason:
Add refusal reason:
3. Due to the lack of parking provision, the proposed development would result in an increase in on-street parking stress, detrimental to the amenities of local residents. The proposal is therefore contrary to Policy DM7 of the Development Management Plan 2015.

(f) 2016/2903 - 17 & 19 Thames Street, Weybridge

A viability review of the proposal confirmed that the development would be unviable should the financial contribution be made. Thus, a consultation response from the Council’s Housing Strategy & Enabling Manager raised no objection to the proposal without this contribution being made.

Four letters of support were received. In addition, five letters of objection from three households and the Weybridge Society have also been received. The concerns raised were in respect of the development being out of keeping with the character of the area (overdevelopment); substandard living accommodation; impact on 15 Thames Street and 6 Gascoigne Road (loss of daylight/view); parking; setting a precedent; difficult to site refuse bins with easy access; and the previous application should have had more reasons for refusal and some inaccuracies in terms of planning assessment.

The Sub-Committee was addressed by Mr. Flannigan, an objector and Mr. Ward, the agent.

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

Add informative:
5. The applicant is advised to provide adequate access for cycles to the rear of the property. This would be considered as part of Condition 5 (Landscaping - Scheme).

32/16 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 South 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.
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.

The meeting commenced at 7.45 pm and concluded at 9.45 pm

B.J.F. CHEYNE
Chairman

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
D. Maguire - Planning Officer
DECLARATIONS OF INTEREST

There were no declarations of interest.

MINUTES OF THE MEETING OF THE LOCAL PLAN WORKING GROUP HELD ON 20 SEPTEMBER 2016

The Minutes of the meeting of the Local Plan Working Group held on 20 September 2016 were agreed as a correct record.

STRATEGIC OPTIONS CONSULTATION

The Working Group considered a report that set out the amendments that had been made to the consultation document following the discussion at the last Local Plan Working Group (LPWG) held on 20 September 2016.

The Planning Policy Manager provided an update on the evidence base review and outlined the changes made to the consultation document which included the next steps to be taken for the production of the final draft. Officers explained that, following comments and suggestions made by Members at the LPWG meeting held on 20 September 2016, the draft document had been amended accordingly and welcomed any further comments and suggestions that could be incorporated into the final draft. The Planning Policy Manager outlined that the document and the supporting evidence base would be publicly available on 8 November 2016 following its publication as part of the Cabinet agenda.

Members noted that references to the spatial strategy had been removed and instead would now be referred to as a new approach to development. Officers had also reconfigured the section with the benefits and disadvantages of each option. In addition, more description had been provided as to the impact of
each option. Members had suggested that more detail be provided as to why Option 2 was considered to be the Council’s preferred option. To address this, Officers had included additional detail in paragraphs 3.17 and 3.18 with regard to the balance that this option had provided in pertaining to both delivering a better mix of housing and an appropriate level of affordable housing compared to the other options. The maps included in the document were currently being updated to provide more detail as to the nature of the sites.

The Planning Policy Manager highlighted that one of the main amendments made, was to the Economy sub section. This section had been rewritten and in particular, the sections on Brooklands and Tourism had been reconfigured to reflect the discussion from the last LPWG. The section on Brooklands had been rewritten to include references to constraints such as SANGs and the tourism section had been deleted in favour of a specific sub section on Sandown Park. The reason for the inclusion on Sandown Park was that, as a major sporting and conference venue, it was a key asset that was likely to require changes over the next 10 years to ensure its long term future. In addition, its location in the Green Belt meant that any decisions on redevelopment would need to be carefully considered. Additional information that provided more detail on pitch sizes had been included in the sub section on Gypsies and Travellers. However, data on needs may change. Officers were currently finalising the evidence base with the consultants commissioned to undertake this work. Members noted that Officers would continue to update the evidence base as documents were completed.

Arising from the discussion on the summary of amendments that had been made to the consultation document, a further number of minor amendments were suggested to Officers, to which Officers confirmed they would incorporate going forward.

Accordingly, it was

AGREED that, subject to the further requested changes being made, the draft Strategic Options Consultation Paper be noted. A final draft be considered by Cabinet in November 2016 for consultation in January 2017.

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The meeting commenced at 4.00 pm and concluded at 5.27 pm

MRS. S.R. KAPADIA
Chairman
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.

Democratic Services Officer

Mrs. P. Phillips

Committee and Member Services Officer

Other Officers in attendance

M. Behrendt

Planning Policy Manager

Ms. S. Parkes

Deputy Planning Policy Manager

Mrs. S. Veasey

Senior Planning Officer
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