

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

East Area Planning Sub-Committee

Report of a meeting held on 3 December 2018

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

Also present:

Mrs. J.R. Turner

25/18 Declarations of Interest

In respect of application 2018/2499 – 54 Claygate Lane, Hinchley Wood, whilst not a disclosable pecuniary or other interest under the Code of Conduct, N. Haig-Brown and Mrs. J.R. Turner wished that it be noted that they knew some of the objectors.

In respect of application 2018/2586 – Silver Maples, Molemer Road, East Molesey, whilst not a disclosable pecuniary or other interest under the Code of Conduct, Mrs. K. Randolph wished that it be noted that she knew one of the objectors.

Matters of Report to the Planning Committee

26/18 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) 2018/1639 - 11 More Lane, Esher

One further letter of representation received.

As part of her introduction, the East Area Team Leader reported that the recommendation at the top of the officer report should read 'Refuse'.

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The Sub-Committee, having reviewed the relevant material considerations, determined that the proposal would have a harmful impact on the only window to a first floor habitable room from an overbearing and overdominant impact. Accordingly, the Sub-Committee resolved to

Refuse permission for the reason as outlined in the agenda.

(b) 2018/2499 - 54 Claygate Lane, Hinchley Wood

During her introduction, the East Area Team Leader reported that a completed Unilateral Undertaking to secure the required contribution towards affordable housing had been received.

The Sub-Committee was addressed by Mr. Johnston, an objector and Mr. Trinder, the agent.

Permit with conditions and informatives as outlined in the agenda.

(c) 2018/2586 - Silver Maples, Molemer Road, East Molesey

During her introduction, the East Area Team Leader reported that the applicant had provided additional information regarding tree protection and had submitted an amended materials schedule. The Sub-Committee noted that the Council's Tree Officer had reviewed the tree protection information and had confirmed that the submission information was acceptable. Accordingly, the East Area Team Leader advised that should the Sub-Committee be minded to permit the application, it was suggested that Condition 8 (Tree Protection and Pre-Commencement Inspector) be removed and Condition 4 (Materials – Approved) be amended.

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

Delete Condition 8 (Tree Protection and Pre-Commencement Inspection)

Amend Condition:

4. MATERIALS – APPROVED

The development shall not be erected other than in the materials detailed in the Materials Schedule received on 30th November 2018 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.

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Add Condition:

11. CONSTRUCTION TRANSPORT MANAGEMENT PLAN

No development shall commence until a Construction Transport Management Plan including site plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors**
- (b) programme of works (including measures for traffic management)**
- (c) HGV deliveries and removal of demolition materials**
- (d) measures to prevent the deposit of materials on the highway has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.**

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. This is required to be a pre-commencement condition as the details go to the heart of the planning permission.

27/18 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 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.

28/18 Chairman's Closing Remarks

As this was the last meeting of the Sub-Committee this year, the Chairman took the opportunity to wish Members and officers a Happy Christmas and New Year.

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The meeting commenced at 7.00 pm and concluded at 7.44 pm

Mrs. K. Randolph
Chairman

