Elmbridge Borough Council

North Area Planning Sub-Committee

Report of a meeting held on 8 October 2018

Members of the Committee:

* C.R. Green (Chairman)
* S. Bax (Vice-Chairman)
* Ms. R. Ahmed
* Mrs. C. Elmer
* M.F. Howard
* A.H. Kopitko
* Mrs. C. Richardson
* C.R. Sadler
* S.J. Selleck
* Mrs. M.C. Sheldon

* Denotes attendance

Also present:

Mrs. C.J. Cross

21/18 Declarations of Interest

There were no declarations of interest.

22/18 Minutes of the Meetings held on 18 June, 16 July and 13 August 2018

The Minutes of the meetings of the Sub-Committee held on 18 June, 16 July and 13 August 2018 were agreed as correct records and signed by the Chairman.

Recommendation to the Planning Committee on 16 October 2018

23/18 Planning Application

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

(a) 2017/3397 - 55 Weston Avenue, West Molesey

The Sub-Committee was addressed by Mrs. Spreadborough, an objector and Mr. Davis, on behalf of the agent.

Recommended: that application 2017/3397, 55 Weston Avenue, West Molesey, be granted permission with conditions and informatives as outlined in the agenda.
Matters of report to the Planning Committee

24/18  Planning Applications

(Resolution 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) 2017/1323 - 145-149 Hersham Road, Hersham, Walton-On-Thames

Permit with conditions and informatives as outlined in the agenda, subject to the receipt of a Unilateral Undertaking to secure the Affordable Housing Contribution within one month of the date of the Sub-Committee.

(b) 2017/3711 - Land off Seymour Close, East Molesey

The Sub-Committee was addressed by Mrs. White, an objector and Mr. Ellis, on behalf of the agent.

Three further letters of representation had been received.

This application had been referred back to the Sub-Committee by the Planning Committee at its meeting held on 4 September 2018.

The Sub-Committee, having reviewed the relevant material considerations determined that the relationship between buildings within and outside the site would not ensure that the privacy and amenities of existing and future residents are preserved. The means of access and its inappropriate size and design to accommodate vehicles and pedestrians safely would cause harm to the adjoining residents’ safety and cause harm to the amenities of adjoining residents. Accordingly, the Sub-Committee resolved to

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

1. The proposed development by reason of the relationship between buildings within and outside the site would not ensure that the privacy and amenities of existing and future residents are preserved. The means of access and its inappropriate size and design to accommodate vehicles and pedestrians safely would cause harm to the adjoining residents’ safety and cause harm to the amenities of adjoining residents contrary to Policies DM10 and DM7 of the Elmbridge Development Management Plan.
(c) 2018/0858 - 7 St Michaels Close, Walton-On-Thames

The Sub-Committee was addressed by Mrs. Pilgrim, an objector and Mr. Todd, on behalf of the applicant.

The Sub-Committee, having reviewed the relevant material considerations determined that the proposed development would result in a cramped form of development, causing undue harm to the amenities of the occupiers of No. 6. In addition, due to the proximity of the proposed development it would not leave sufficient space to provide a high standard of landscaping to the detriment of the occupiers of the neighbouring properties. Accordingly, the Sub-Committee resolved to Refuse permission, contrary to the officer’s recommendation, for the reasons set out below:

1. The proposed development by reason of its layout, scale and height would constitute an over development of the site, resulting in a cramped form of development with specific reference to the proximity to the boundary of No. 6 which would result in undue harm to the amenities of that neighbouring property. It is therefore contrary to Elmbridge Core Strategy policy CS3 and policies DM2 and DM10 of the Elmbridge Development Management Plan.

2. The proposed development by reason of its layout and proximity to the boundary of No. 6 would impede the ability of the development to provide a high standard of landscaping to the detriment of the amenities of the neighbouring properties contrary to policy DM10 of the Elmbridge Development Plan.

(d) 2018/1252 - Land West of 39 Ashley Drive, Walton-On-Thames

One further letter of representation had been received.

Defer to allow further consideration and consultation with a specialist flooding consultant due to concerns about surface water flooding and the displacement of ground water.

(e) 2018/1417 - 39 Charlton Avenue, Hersham, Walton-On-Thames

Permit with conditions and informatives as outlined in the agenda, subject to the receipt of a Unilateral Undertaking to secure the Affordable Housing Contribution within three months of the date of the Sub-Committee, and subject to the following additional condition and amended conditions:
Add Condition:

11. LANDSCAPING SCHEME
Prior to the commencement of above ground works full details of both hard and soft landscaping works shall be submitted to and approved in writing by the Borough Council following consultation with the local Ward Members, 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.

Amended Conditions:

Delete conditions 1, 2 and 3 and replace with:

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.

(f) 2018/2273 - Walton-On-Thames Lawn Tennis Club Stompond Lane, Walton-On-Thames

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

Amended Condition:
3. HOURS OF USE
The floodlighting hereby approved shall not be operated after 22.30 hours on any day.

Reason: In order to minimise light pollution in accordance with Policy DM5 of the Elmbridge Development Management Plan 2015 and paragraph 180 of the National Planning Policy Framework.

25/18 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.

26/18 Chairman's Closing Remarks

As this would be the last meeting that Mrs. P. Phillips, Committee and Member Services Officer, would be attending, on behalf of the Sub-Committee, the Chairman wished to place on record his thanks for all the hard work, support and guidance she had given to the Sub-Committee and wished her well for the future.

The meeting commenced at 7.00 pm and concluded at 10.13 pm

C.R. Green
Chairman

Democratic Services Officer

Mrs. P. Phillips  Committee and Member Services Officer

Duty Legal Officers

Mrs. C. Herbert  Law Practice Manager
Ms. S. Haque  Solicitor

Other Officers in attendance

Mrs. J. Margetts  North Area Team Leader
Ms. N. Lynch  Senior Planning Officer