ELMBRIDGE BOROUGH COUNCIL

NORTH AREA PLANNING SUB-COMMITTEE

REPORT of a meeting held on 30 January 2017

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

42/16 DECLARATIONS OF INTEREST

In respect of application 2016/2444 – Land at the Pavilion Sports and Fitness Club, Hurst Lane, East Molesey, whilst not a disclosable pecuniary interest or other interest under the Code of Conduct, T. Popham, Ms. R. Ahmed and I. Regan wished that it be noted that they knew some of the objectors.

MATTER OF REPORT TO THE PLANNING COMMITTEE

43/16 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) 2016/2444 - Land at the Pavilion Sports and Fitness Club, Hurst Lane, East Molesey

8 further letters of objection and 14 further letters of support had been received.

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

The Sub Committee having reviewed and discussed the relevant material considerations concluded that the proposed development would result in loss of open space that had been secured by an extant Section 106 agreement and does not meet any of the exceptions for its loss, causing harm to the local character and amenity of the area.
Accordingly, the Sub Committee resolved to

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

The proposed development would result in the loss of open space that is not considered to meet any of the policy exceptions under para.74 of the National Planning Policy Framework and in particular the loss would not be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. The loss would not preserve or enhance the character and amenity of the streetscene and the local area. As such the proposal is contrary to policies CS7, CS14 and CS17 of the Core Strategy 2011, DM20 of the Development Management Plan 2015 and the National Planning Policy Framework 2012.

(b) 2016/2756 - Bridge House, Bridge Street, Walton-on-Thames

The Sub Committee having reviewed and discussed the relevant material considerations concluded that the proposal would result in the loss of the bridge link that served to break up the mass of the building, which would harm the streetscene and the area.

Accordingly, the Sub Committee resolved to

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

The proposed variation of condition to increase the height of the bridge link element of the building would amalgamate the development into a homogenous mass, resulting in a detrimental impact on the character of the streetscene and nearby heritage assets, contrary to Policies CS17 of the Core Strategy 2011, DM2 and DM12 of the Development Management Plan 2015 and the National Planning Policy Framework 2012.

(c) 2016/3675 - 29 Charlton Avenue, Hersham, Walton-on-Thames

The Sub-Committee was addressed by Mr. Rassam, an objector and Mr. Reynolds, the agent.

The Sub Committee having reviewed and discussed the relevant material considerations concluded that the development had not been sufficiently amended from the previous scheme in order to overcome issues concerning the design and character of the extension and the impact on the streetscene and the amenities of the neighbouring residents.

Accordingly, the Sub Committee resolved to
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.

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

1. Notwithstanding the amendments made, the proposed design, bulk, materials and scale of the extensions would result in a contrived appearance to the property that is out of character with the host dwelling and the area, contrary to Policies CS17 of the Core Strategy 2011, DM2 of the Development Management Plan 2015 and the Design and Character Supplementary Planning Documents.


(d) 2016/3642 - 370 Walton Road, West Molesey

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

Add Conditions:
5. ENCLOSURE AND RAMP MAINTENANCE

The erection of planters to enclose the forecourt shall be as indicated on the approved plans and particulars. The planters shall be retained thereafter in position to the satisfaction of the Borough Council. The ramp serving the enclosure shall be painted in white and maintained thereafter, unless otherwise agreed in writing.


44/16 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.
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 10.20 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. A. Biggs Development Manager
K. Badawi Senior Planning Officer