ELMBRIDGE BOROUGH COUNCIL
NORTH AREA PLANNING SUB-COMMITTEE

REPORT of a meeting held on 19 January 2015

Members of Sub-Committee:

* C.R. Sadler (Chairman)
* S. Hawkins (Vice-Chairman)

* Ms. R. Ahmed
* N.C. Cooper
* R. Green
* A.H. Kopitko
* Mrs. M.C. Sheldon
* S. Bax
* Mrs. C.J. Cross
* A.J. Hopkins
* J. O’Reilly

* Denotes attendance

(Mrs. R. Mitchell and J.G. Sheldon were also present.)

1. DECLARATIONS OF INTEREST

In respect of application 2014/4183 – 2 St Johns Road, East Molesey, whilst not a disclosable pecuniary or other interest under the Code of Conduct, the Chairman wished that it be noted that the owner of the site was a fellow Member of the Council.

In respect of application 2014/4287 – Land to rear of 2 Onslow Road, Hersham, whilst not a disclosable pecuniary or other interest under the Code of Conduct, Mrs. R. Mitchell wished that it be noted that she lived in the same road albeit, some distance from the application site.

2. CHAIRMAN’S OPENING REMARKS

The Chairman announced the sad news of the recent death of Mr. L. Jackman, who was a well-known member of the local community.

MATTERS OF REPORT TO THE PLANNING COMMITTEE

3. PLANNING APPLICATIONS

(Link to Council Priorities: P6)

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

(a) 2014/4287 – Land to rear of 2 Onslow Road, Hersham

The Sub-Committee was addressed by Mr. G. Sankey, an objector and Mr. M. Jux, the agent.

The Sub-Committee, having reviewed the relevant material considerations, concluded that the proposed development was unacceptable.
Refuse permission, contrary to the Officer's recommendation, for the reasons set out below:

1. The proposed development by reason of the size of the new dwelling would dominate the proposed plot and would result in a cramped and contrived form of development which would have a detrimental impact on the otherwise spacious character and appearance of the area. This is contrary to the provisions of the National Planning Policy Framework (2012), policies CS5 and CS17 of the Elmbridge core Strategy and saved policies HSG16 and HSG17 of the Replacement Elmbridge Local Plan (2000) and the Council’s adopted Supplementary Planning Document on ‘Design and Character’ (2012).

2. The proposed development by reason of the formation of the new access onto Eriswell Road and loss of the existing mature landscaping would result in a development which would be out of character with, and detrimental to the otherwise sylvan character and appearance of the area. This is contrary to the provision of the National Planning Policy Framework (2012), policies CS5 and CS17 of the Elmbridge Core Strategy (2011), and saved policies HSG16, HSG17 and HSG18 of the Replacement Elmbridge Local Plan (2000), and the Council’s adopted Supplementary Planning Document on ‘Design and Character’ (2012).

(b) 2014/3899 – Mark House, 9-11 Queens Road, Hersham
Permit with conditions and informatives as outlined in the agenda.

(c) 2014/3233 – Witham & Sons, 218-220 Hersham Road, Hersham
Permit with the conditions and informatives as outlined in the agenda, subject to the following amended and additional conditions:

Amended condition 7:

7. CONSTRUCTION TRANSPORT MANAGEMENT PLAN
No development shall commence until a Construction Transport Management Plan, to include details of:
(a) parking for vehicles of site personnel, operatives and visitors
(b) loading and unloading of plant and materials
(c) storage of plant and materials
(d) programme of works (including measures for traffic management)
(e) HGV deliveries and hours of operation.
(f) measures to prevent the deposit of materials on the highway
(g) before and after construction condition surveys of the highway and commitment to fund the repair of any damage caused
(h) no HGV movements to or from the site shall take place between the hours of 8.00 and 9.00am and 3.00 and 4.00pm, nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in Hersham Road, Rydens Grove, Molesey Road or Albany Road during these times.
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.

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.

Add conditions

8. PD LIMITATION
Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (as amended - or any Order revoking or re-enacting that Order) no development falling within Part 1 Class(es) A, B, C and E of Schedule 2 to the said Order shall be carried out within the curtilage of the/any dwellinghouse, unless planning permission is first granted by the Local Planning Authority.

Reason: Reason: To safeguard the character and amenities of the premises and adjoining properties and to comply with saved policy HSG16 of the Replacement Elmbridge Borough Local Plan 2000.

9. FLAT ROOF - NO OTHER USE
The flat roof above the ground floor rear projections to the dwellings hereby permitted shall not at any time be altered or adapted to form a balcony, roof garden or similar amenity area without the grant of a further specific permission from the Local Planning Authority.

Reason: To prevent undue loss of privacy to adjacent properties contrary to saved Policy HSG16 of the Replacement Elmbridge Borough Local Plan 2000.

(d) 2014/4183 – 2 St Johns Road, East Molesey
Permit with conditions and instructives as outlined in the agenda.

(e) 2014/4512 – Land Adjacent to Walton Charity’s Care Home Sherwood House, Severn Drive, Walton on Thames

The above application was withdrawn by the Applicant prior to the meeting.

The meeting commenced at 7.45 p.m., and concluded at 9.33 p.m.

C.R. SADLER
Chairman

Committee and Member Services Officers
Mrs. M. Hayes - Committee and Member Services Manager
Mrs. P. Phillips - Committee and Member Services 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.

Duty Legal Officer
Mrs. C. Browne - Senior Solicitor

Other Officers in attendance
Ms C. Ellera - Senior Planning Officer
T. Scriven - Planning Officer