

**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

Planning Committee

Report of a meeting held on 27 November 2018

Members of the Committee:

- \* B.J.F. Cheyne (Chairman)
- \* Mrs. K. Randolph (Vice-Chairman)

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|-----------------|--------------------|
| *               | *                  |
| A.P. Burley     | P.M. Harman        |
| *               | *                  |
| A. Coomes       | C. James           |
| *               | *                  |
| Mrs. C.J. Cross | Rachael I. Lake    |
| A. Davis        | Mrs. D.M. Mitchell |
| *               | *                  |
| Mrs. C. Elmer   | Mrs. M.C. Sheldon  |
| *               | *                  |
| M.J. Freeman    | Mrs. J.R. Turner   |
| *               | *                  |
| C.R. Green      | S.J. Waugh         |

\* Denotes attendance

Substitutes:

D.J. Lewis (Substituting for Mrs. D.M. Mitchell)  
Mrs. M. Marshall (Substituting for A. Davis)

Also present:

N. Haig-Brown and Mrs. V. Macleod

21/18 Declarations of Interest

There were no declarations of interest.

Matters of Report

22/18 Planning Applications

The Committee considered the reports of meetings of the East, North and South Area Planning Sub-Committees.

Resolved that the reports of the East, North and South Area Planning Sub-Committees held on 5 November 2018 be received and, except where already determined under delegated powers, the planning matter set out below be determined as follows:

(a) 2017/1681 - Locke King House, 2 Balfour Road, Weybridge

Seven additional letters of objection were received. The Committee also noted that the planning agent had provided some points of clarification / amendments to the report.

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Further to the promotion to the Planning Committee of application number 2017/1681 – Locke King House, 2 Balfour Road, Weybridge by two Members of the South Area Planning Sub-Committee at its meeting held on 5 November 2018, the Committee considered the recommendation from the South Area Planning Sub-Committee that permission should be granted in respect of this application.

The Committee discussed the application in detail and Members were of the view that the bulk and mass of the proposed development would be out of character with the locality and that this would be emphasised as the development would be set above ground level on a podium. Concern was expressed at the potential precedent that this could also set within a Conservation Area and at the impact that the development would have on the setting of the nearby Grade II Church due to bulk and height. The Committee therefore concluded that the proposal would indeed be out of character and would harm the streetscene.

Accordingly, the Committee

Resolved that permission be refused contrary to the recommendations of the officers and of the South Area Planning Sub-Committee, for the following reason:

**01 The proposal by virtue of its bulk and mass, emphasised by the fact it would be raised from ground level on a podium, would be out of character and would harm the streetscene. The proposal would therefore have an adverse impact on the conservation area and not preserve its character. The proposal would therefore be contrary to policies CS4 and CS17 of the Elmbridge Core Strategy 2011, policies DM2 and DM12 of the Elmbridge Development Management Plan 2015 and the National Planning Policy Framework 2018.**

#### 23/18 Minutes of the Local Plan Working Group - 15 November 2018

The Committee received the report of the meeting of the Local Plan Working Group held on 15 November 2018.

Arising from consideration of the report, the Head of Planning Services took the opportunity to provide an update on the minute in respect of the Government's consultation on changes to planning policy and guidance on the standard methodology used for assessing local housing need. In view of the timescales involved, it was noted that the proposed response to the consultation would be considered by the Portfolio Holder for Planning Services by way of an Individual Cabinet Member Decision Making meeting being held on 29 November 2018. Members were advised that they were welcome to attend this meeting, or alternatively they could submit any comments they may have on the consultation, to the Head of Planning Services before the meeting.

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Resolved that the report of the meeting of the Local Plan Working Group held on 15 November 2018 be received and noted.

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The meeting commenced at 7.00 pm and concluded at 7.57 pm

B.J.F. Cheyne  
Chairman

Democratic Services Officer

Ms. B. Greenstein                      Head of Democratic Services

Other Officers in attendance

A. Harrison                              - Head of Legal Services  
Mrs. K. Tagliarini                      - Head of Planning Services  
P. Brooks                                 - South Area Team Leader