

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

South Area Planning Sub-Committee

Report of a meeting held on 7 January 2019

Members of the Committee:

* B.J.F. Cheyne (Chairman)
Mrs. D.M. Mitchell (Vice-Chairman)

*	J.W. Browne	*	M.J. Freeman
*	A.P. Burley	*	P.M. Harman
*	O.T. Chappell	*	D.J. Lewis
*	A. Davis	*	Mrs. C. Sood

* Denotes attendance

Substitutes:

G.P. Dearlove (Substituting for Mrs. D.M. Mitchell)

31/18 Declarations of Interest

There were no declarations of interest.

32/18 Minutes of the Meetings held on 10 September, 8 October and 5 November 2018

The minutes of the meetings held on 10 September, 8 October and 5 November 2018 were agreed as correct records and signed by the Chairman.

Matters of report to the Planning Committee

33/18 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) 2017/4103 - The Weybridge Health Club, Walton Lane, Weybridge

An e-mail had been received from the applicant's agent in respect of whether the Courtyard should have been included within the 1948 benchmark area figures or not.

Refuse permission for the reason outlined in the agenda.

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- (b) 2018/1598 - The Jolly Farmer, 41 Princes Road, Weybridge

Permit with the conditions as outlined in the agenda.

- (c) 2018/2147 - 41 Oatlands Chase, Weybridge

Two late letters of objection had been received.

During the introduction of the application, the South Area Team Leader advised the Sub-Committee of a correction to the officer report. Paragraph 31 should have read 'The proposal includes 5x 2-bed, 3x 2-bed, 2x 4-bed & 1x 5-bed units, which therefore only partially meets the policy requirement in terms of the objectively assessed housing need and the efficient use of land.'

The Sub-Committee discussed in detail the planning application and concerns were raised in respect of the height, mass and scale of the proposed development; highway issues; and overdevelopment of the site. Members also queried whether some trees had already been removed from the proposed development site.

The Sub-Committee, having reviewed the relevant material considerations, concluded that the development by reason of its scale, bulk and cramped nature of design would be out of character in the area. In addition, as a completed legal agreement had not been submitted to secure the required affordable housing provision the scheme failed to satisfy the Councils affordable housing policy. Accordingly, the Sub-Committee resolved to

Refuse permission, contrary to the Officer's recommendation, for the following reasons:

1. The proposed development by reason of its height, mass, scale and cramped nature of design would be harmful to the streetscene and out of character in the area. The proposal is therefore contrary to Policy DM2 of the Elmbridge Development Management Plan 2015, Policy CS17 of the Elmbridge Core Strategy 2011 and the National Planning Policy Framework 2018.

2. In the absence of a completed legal agreement, the proposed development fails to secure the necessary affordable housing provision contrary to the requirements of Policy CS21 of the Elmbridge Core Strategy 2011 and the Developer Contributions SPD 2012.

