

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 4 February 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 | * |
| * | * |
| A. Davis | D.J. Lewis |
| | * |
| | Mrs. C. Sood |

* Denotes attendance

Substitutes:

I. Donaldson (Substituting for O.T. Chappell)

35/18 Declarations of Interest

In respect of application 2018/3428 – 7 Kenwood Park, Weybridge, P.M. Harman declared a disclosable pecuniary interest by virtue of his son being the applicant. He left the room during the determination of the application.

Matters of report to the Planning Committee

36/18 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) 2017/3310 - Former San Domenico Restaurant, Portsmouth Road, Cobham

Advertisement consent granted in part and refused in part with the conditions and informative as outlined in the agenda.

- (b) 2018/2252 - Clive House, 12-18 Queens Road, Weybridge

Eight late letters of objection from five separate addresses had been received.

The Sub-Committee was addressed by Mr. Wright, an objector and Ms. McNulty, on behalf of the applicant.

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The Sub-Committee, having reviewed the relevant material considerations, concluded that the development had not overcome the previous reason for refusal of application 2016/4126, and in particular its design would harm the character of the area and the adjoining locally listed building.

In addition, as a completed legal agreement had not been submitted to secure a late review mechanism 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 scale, height, bulk, mass and siting in relation to the building line on this side of Queens Road would result in a detrimental impact upon the street scene and character of the area and would adversely impact upon the setting of the adjacent Locally Listed Building No. 20 Queens Road. This would be contrary to Policies CS4 and CS17 of the Core Strategy 2011, Policies DM2 and DM12 of the Development Management Plan 2015 and the National Planning Policy Framework 2018.

2. In the absence of a completed legal agreement, the proposed development fails to secure a late review mechanism provision contrary to the requirements of Policy CS21 of the Elmbridge Core Strategy 2011 and the Developer Contributions Supplementary Planning Document (SPD) 2012.

(c) 2018/3193 - 70 Baker Street, Weybridge

Permit with the conditions and informatives as outlined in the agenda.

(d) 2018/3401 - 9 Hawkhurst, Cobham

Permit with the conditions as outlined in the agenda.

(e) 2018/3428 - 7 Kenwood Park, Weybridge

Permit with the conditions as outlined in the agenda.

37/18 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 South area.

