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Elmbridge Borough Council

North Area Planning Sub-Committee

Report of a meeting held on 4 February 2019

Members of the Committee:

C.R. Green (Chairman)

* S. Bax (Vice-Chairman) (in the Chair)

*	*
Ms. R. Ahmed	Mrs. C. Richardson
*	*
Mrs. C. Elmer	C.R. Sadler
*	
M.F. Howard	S.J. Selleck
*	*
A.H. Kopitko	Mrs. M.C. Sheldon

* Denotes attendance

** Whilst Councillor Ruby Ahmed was present for the commencement of the meeting, she was not present for the determination of the applications

Also present:

Mrs. C.J. Cross, A. Kelly and Rachael I. Lake

39/18 Declarations of Interest

In respect of application 2018/3453 – Walton Community Hospital, Rodney Road, Walton-on-Thames, whilst not a disclosable pecuniary or other interest under the Code of Conduct, Councillors S. Bax, M.F. Howard, A.H. Kopitko, Mrs. C. Richardson and C.R. Sadler wished that it be noted that they were current patients of Fort House Surgery.

In respect of application 2018/3453 – Walton Community Hospital, Rodney Road, Walton-on-Thames, whilst not a disclosable pecuniary or other interest under the Code of Conduct, whilst not a member of the Sub-Committee, Mrs C.J. Cross wished that it be noted that she was a current patient of Walton Community Hospital and worked for the National Health Service (NHS).

In respect of application 2018/3453 – Walton Community Hospital, Rodney Road, Walton-on-Thames, whilst not a disclosable pecuniary or other interest under the Code of Conduct, Councillors, Mrs. C. Elmer and C.R. Sadler wished that it be noted that that they were acquainted with some members of the objectors.

In respect of application 2018/3453 – Walton Community Hospital, Rodney Road, Walton-on-Thames, whilst not a disclosable pecuniary or other interest under the Code of Conduct, whilst not a member of the Sub-Committee, A. Kelly wished that it be noted that he was acquainted with some members of the objectors.

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In respect of application 2018/3453 – Walton Community Hospital, Rodney Road, Walton-on-Thames, whilst not a disclosable pecuniary or other interest under the Code of Conduct, whilst not a member of the Sub-Committee, Rachael I. Lake wished that it be noted that she was a current patient of Walton Community Hospital and as her capacity as a Surrey County Councillor was a member of Surrey County Council’s Health, Integration and Commissioning Select Committee.

In respect of application 2018/3453 – Walton Community Hospital, Rodney Road, Walton-on-Thames, whilst not a disclosable pecuniary or other interest under the Code of Conduct, Mrs. M.C. Sheldon wished that it be noted that she was a current patient of Walton Community Hospital.

Matters of report to the Planning Committee

40/18 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) 2018/1098 - 12-16 High Street, Walton-on-Thames

Permit with conditions and informatives as outlined in the agenda.

(b) 2018/1099 - 12-16 High Street, Walton-on-Thames

Permit with the conditions as outlined in the agenda subject to the following amended and additional conditions and additional informatives.

Amend condition:

4. STORAGE OF WASTE

Before the use commences, a detailed scheme shall be submitted to, and approved in writing by, the Local Planning Authority setting out how adequate provision shall be made for the safe and secure storage of waste derived from the apartments between collections to ensure that no detriment to amenity arises from smell flies or vermin.

The scheme approved by the Local Planning Authority shall be fully implemented in accordance with the approved details, before the use hereby permitted, commences. The scheme shall thereafter be retained, in accordance with the approved details.

Reason: To ensure that no nuisance or disturbance is caused to the detriment of the amenities of adjoining occupiers or of the area

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generally in accordance with Policy DM8 of the Elmbridge Development Management Plan 2015.

Add condition:

5. CYCLE STORE

Prior to the occupation of the development hereby permitted a detailed scheme of cycle storage at ground floor level shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To provide convenient cycle parking facilities for residents in accordance with policy DM7 of the Elmbridge Development Plan.

Add informatives:

1. NOISE AND POLLUTION (Construction Phase Only)

To control noise and pollution during the construction phase where sensitive premises are nearby it is advised that:

(a) Work which is audible beyond the site boundary should only be carried out between the following hours:

Monday to Friday 08:00 hrs to 18:00 hrs

Saturday 08:00 hrs to 13:00 hrs

and not at all on Sundays or Bank Holidays.

(b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels.

(c) Deliveries and collections should only be received within the hours detailed above.

(d) Adequate steps should be taken to prevent dust causing nuisance beyond the site boundary. These could include the use of hoses to damp down stockpiles of materials which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes.

(e) There should be no burning on site that causes nuisance to local residents.

(f) Only minimal security lighting shall be used outside the hours stated above.

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2. ASBESTOS

If materials containing asbestos are present on the site a specialist contractor must remove such material to a licensed facility before demolition works commence. This is to ensure that the material is not broken up and left on site and does not pose a health risk to site workers or neighbouring residents. The enforcing authority with regard to asbestos on a demolition or construction site is the Health and Safety Executive.

- (c) 2018/1252 - Land west of 39 Ashley Drive, Walton-on-Thames

Permit with the conditions as outlined in the agenda subject to the following amended condition.

Amend condition:

10. GROUND INVESTIGATION

Prior to the commencement of the development, a site specific ground investigation should be undertaken and the results submitted to the Local Planning Authority for approval in writing (following consultation with local ward members). The ground investigation should be provided in support of the assessment of groundwater displacement as concluded in the approved 'Drainage and SUDS Strategy Report' received on 15 January 2019. Where necessary, the Drainage and SuDS Strategy Report should be revised in line with the findings of the ground investigation and resubmitted for approval in writing.

Reason: To reduce the overall and local risk of flooding and to comply with policy CS26 of the Elmbridge Core Strategy (adopted 2011) and the Flood Risk Supplementary Planning Document (SPD) (adopted 2016).

- (d) 2018/1417 - 39 Charlton Avenue, Hersham

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

- (e) 2018/1430 - 19 and 23 Church Road, East Molesey

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

- (f) 2018/3453 - Walton Community Hospital, Rodney Road, Walton-on-Thames

85 letters were received since 21 January 2019, including 1 letter of support and 84 objections. No new issues, and all relevant material planning considerations had been covered in the Officers' Report.

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A planning informative was added which advised that the Council would welcome the provision of additional parking spaces subject to appropriate permissions.

A petition for the refusal of the application with 15 signatures from 6 addresses was received on 4 February 2019.

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

The Sub-Committee, having reviewed the relevant material considerations, concluded that the development failed to provide a sufficient parking arrangement to accommodate the increasing demand of patients as a result of the proposed plans to part change use of Walton Community Hospital to a General Practitioners Surgery. Accordingly, the Sub-Committee resolved to

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

1. The proposed development would fail to provide sufficient car parking for the numbers of users of the application site and the wider Walton Community Hospital and Walton Health Centre which would result in an increase in parking stress in the local area and have a detrimental impact on the users of that site and the amenities of the neighbouring properties and locality. This would be contrary to policies DM2, DM7 and DM9 of the Elmbridge Development Management Plan 2015.

(g) 2018/3462 - The Fort House Surgery, 32 Hersham Road, Walton-on-Thames

The Sub-Committee was advised that as a result of refusing planning application 2018/3453, no alternative site was available for the Doctor's Surgery as part of this application and consequently, the proposed change of use to residential would result in the loss of the community facility which would be contrary to Policy CS16 of the Core Strategy 2011.

The Sub-Committee, having reviewed the relevant material considerations, resolved to

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

1. The proposed change of use to residential would result in the loss of the community facility which would be contrary to Policy CS16 of the Core Strategy 2011.

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41/18 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 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.

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The meeting commenced at 7.00 pm, adjourned at 7.21 pm, recommenced at 7.27 pm and concluded at 10.23 pm

S. Bax
Vice-Chairman (in the Chair)

Democratic Services Officer

Ms. B. Greenstein	Head of Democratic Services
Miss. S Ullah	Committee and Member Services Officer

Duty Legal Officers

J. Tong	Legal Officer
Mrs. S. Haque	Legal Officer

Other Officers in attendance

P. Falconer	- Development Manager
Ms. N. Lynch	- Senior Planning Officer
Mrs. J. Margetts	- North Area Team Leader