

**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

East Area Planning Sub-Committee

Report of a meeting held on 17 June 2019

Members of the Committee:

\* N. Haig-Brown (Chairman)

\* N. Houston (Vice-Chairman)

\* A. Coomes

C. James

Mrs. S.R. Kapadia

\* Mrs. K. Randolph

\* M. Rollings

\* S.J. Waugh

\* R.C.J. Williams

\* Denotes attendance

Substitutes:

B. Fairbank (Substituting for Mrs. S.R. Kapadia)

Tricia W. Bland (Substituting for C. James)

Also present:

D.J. Archer, Mrs. T. Shipley and Mrs. J.R. Turner

5/19 Declarations of Interest

In respect of application 2018/3749 – 6 Claremont Lane, Esher, whilst not a disclosable pecuniary or other interest under the Code of Conduct, Tricia W. Bland, B. Fairbank and Mrs. K. Randolph wished that it be noted that they were acquainted with the agent for the application.

In respect of application 2018/3749 – 6 Claremont Lane, Esher, whilst not a disclosable pecuniary or other interest under the Code of Conduct, A. Coomes wished that it be noted that he was acquainted with a number of the objectors, some of whom had been customers of his company.

In respect of application 2018/3749 – 6 Claremont Lane, Esher, whilst not a disclosable pecuniary or other interest under the Code of Conduct, S.J. Waugh wished that it be noted that he knew the architect for the application and a number of the objectors.

In respect of application 2018/3749 – 6 Claremont Lane, Esher and application 2018/3759 – Land West of 81 and 83 Grove Way, Esher, whilst not a disclosable pecuniary or other interest under the Code of Conduct, Mrs. T. Shipley and Mrs. J.R. Turner wished that it be noted that they were acquainted with the agent for each of the applications.

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In respect of application 2018/3745 – 40 Heathside, Esher, whilst not a disclosable pecuniary or other interest under the Code of Conduct, N. Haig-Brown wished that it be noted that he knew the architect for the application and a number of the objectors, some of whom were members of the Hinchley Wood Residents' Association. In addition, he also lived in Heathside, close to the application site.

### **Recommendation to the Planning Committee on 23 July 2019**

#### 6/19 Planning Application

(Link to Council Priorities: P2 – Deliver appropriate sustainable planning decisions)

(a) 2018/3749 - 6 Claremont Lane, Esher

During her introduction, the Planning Officer reported two corrections to the officer report. In paragraph 70, it should read '19 car parking spaces' and not '20' and in paragraph 76, the assessment in respect of the trees should refer to 'Claremont Lane' and not 'Copsem Lane'.

The Sub-Committee was addressed by Mr. Pockson, an objector and Ms. Wilberforce, on behalf of the agent.

**Recommended: that application 2018/3749 – 6 Claremont Lane, Esher, be granted permission with the conditions and informatives as outlined in the agenda.**

### Matters of Report to the Planning Committee

#### 7/19 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) 2018/3745 - 40 Heathside, Esher

As part of her introduction, the Planning Officer referred Members to the update to the report which included additional commentary in respect of paragraph 20 of the officer report. Furthermore, should the Sub-Committee be minded to permit the application, the Planning Officer suggested that Condition 3 (Materials to Match) be amended.

One further letter of objection received from a neighbour who had already objected to the application.

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The Sub-Committee, having reviewed the relevant material considerations determined that the two-storey rear extension would have an adverse impact on neighbouring amenity. Accordingly, the Sub-Committee resolved to

Refuse permission, contrary to the officer's recommendation, for the following reason set out below:

**1. The proposed development would, by reason of its height, depth and roof form cause an unacceptable loss of light, overshadowing and would appear overbearing to No. 38 which would result in harm to their amenity. This is contrary to policy DM2 of the Elmbridge Development Management Plan 2015 and to the Design and Character Supplementary Planning Document (Home Extensions Companion Guide) 2012.**

(b) 2018/3759 - Land West of 81 and 83 Grove Way, Esher

During her introduction, the Planning Officer reported a correction to the officer report. In paragraph 6, the separation distances to the side boundaries should read '1.1m'.

Permit with conditions and informatives as outlined in the agenda.

(c) 2019/0166 - 1 Manordene Close, Thames Ditton

Permit with the conditions and informatives as outlined in the agenda, subject to the receipt of a satisfactory unilateral undertaking for affordable housing within three months of the Sub-Committee's resolution.

In addition, the Sub-Committee agreed that should a satisfactory unilateral undertaking to secure the required affordable housing contribution not be completed within 3 months of the Sub-Committee's resolution, delegated authority be given to the Head of Planning Services to refuse the application for the following reason:

**1. The proposal would, by reason of the lack of a Unilateral Undertaking in relation to a financial contribution for affordable housing, would be contrary to the requirements of Policy CS21 of the Core Strategy 2011 and the Developer Contributions Supplementary Planning Document 2012.**

8/19 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 East area.

