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Elmbridge Borough Council

North Area Planning Sub-Committee

Report of a meeting held on 17 June 2019

Members of the Committee:

* S. Bax (Chairman)

* G.L. Woolgar (Vice-Chairman)

* Mrs. C. Elmer

* C.R. Green

* M.F. Howard

* A.H. Kopitko

* Mrs. R. Mitchell

* T. Popham

* Mrs. C. Richardson

* C.R. Sadler

* Denotes attendance

5/19 Declarations of Interest

There were no declarations of interest.

Matters of Report to the Planning Committee

6/19 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) 2018/1683 - 13-19A High Street, Walton-on-Thames

As part of her introduction, the North Area Team Leader took the opportunity to advise the Sub-Committee of various updates to the officer report. The Sub-Committee was advised that the applicant had undertaken a viability assessment and submitted a Unilateral Undertaking to secure the provision of 2 affordable housing units however this had not yet been accepted.

On consideration of the application, the two Ward Members considered that whilst more houses were required, they should not be built to the detriment of the surrounding properties, given the size of this plot, the proposed development would be too large for the site. In addition, concerns were also raised regarding the insufficient parking of 11 spaces for 30 flats. It was further considered that such a development would be out of keeping with the character of the High Street.

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The Sub-Committee acknowledged the concerns raised by the Ward Members and it was considered that although the proposed new retail units and flats would support the growth of the town centre and provide more housing, parking was a significant issue. In addition, the Sub-Committee was concerned the proposed application would be a catalyst for further applications of its size.

Therefore, the Sub-Committee, having reviewed the relevant material considerations, determined that the proposal would have a harmful impact upon the character of the High Street by virtue of the building's appearance, mass and height, and that the insufficient parking would result in parking stress for local residents. Accordingly, the Sub-Committee resolved to

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

- 1) The proposed development by reason of its appearance, scale, mass and height would have a detrimental impact on the character of this core central part of Walton High Street contrary to policy DM2 of the Elmbridge Development Management Plan 2015 and policy CS7 of the Core Strategy 2011.**
- 2) The proposed development would result in an increase in on street parking stress detrimental to the amenities of the local residents contrary to policy DM7 of the Elmbridge Development Plan.**

(b) 2018/3808 - Land to rear of 37 Molesey Road, Hersham

During the introduction of the application, the North Area Team Leader reported that no objection had been raised by the Tree Officer to the proposal regarding the impact on the trees on the adjoining site. In addition, the Sub-Committee was informed that a signed Unilateral Undertaking had been received and accepted.

On consideration of the application, the Ward Members considered that the plot size was insufficient for the size of the proposed house which would result in a cramped form of development with very little amenity space. In addition, it was considered that the proposed house would be out of keeping with the surrounding area.

The Sub-Committee acknowledged the concerns raised by the Ward Members and it was considered that this proposal would create a cramped form of development and further concerns were raised regarding the garden length.

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

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

- 1) The proposal would not be frontage development or have a front garden and would not be sympathetic to, or be in character with the area, or accord with the pattern of development established locally, as such it is contrary to policy CS5 and CS17 of the Elmbridge Core Strategy 2011, the Design and Character Supplementary Planning Document and also guidance within the National Planning Policy Framework.**
- 2) The proposed development due to its overall depth and height in relation to the plot size would create an overly dominant and cramped form of development in this sensitive location contrary to policy CS5 and CS17 of the Elmbridge Core Strategy 2011 and policy DM10 of the Elmbridge Development Management Plan 2015.**

- (c) 2019/0565 - St Albans Primary School, Beauchamp Road, West Molesey

Permit with conditions as outlined in the agenda.

7/19 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 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 and concluded at 8.59 pm

S. Bax
Chairman

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Democratic Services Officer

Miss. S. Ullah - Committee and Member Services Officer

Duty Legal Officers

Ms. S. Haque - Solicitor
J. Tong - Legal Officer

Other Officers in attendance

Mrs. J. Margetts - North Area Team Leader