ELMBRIDGE BOROUGH COUNCIL
NORTH AREA PLANNING SUB-COMMITTEE

REPORT of a meeting held on 15 December 2014

Members of Sub-Committee:

* C.R. Sadler (Chairman)
* S. Hawkins (Vice-Chairman)

δ Ms. R. Ahmed
* N.C. Cooper
* R. Green
δ A.H. Kopitko
* Mrs. M.C. Sheldon
* S. Bax
* Mrs. C.J. Cross
* A.J. Hopkins
* J. O'Reilly

* Denotes attendance
δ Denotes Substitution

(δ A. Kelly and A. Palmer were present as temporary substitutes for A.H. Kopitko and Mrs. R. Ahmed respectively.)

(C.J. Elmer and Rachael I. Lake were also present.)

1. DECLARATIONS OF INTEREST

In respect of application 2014/2443 - Esher Rugby Club, 369 Molesey Road, Walton on Thames, whilst not a disclosable pecuniary or any other interest under the Code of Conduct, J. O'Reilly wished that it be noted that he used to be employed by British Petroleum who co-owned the British Pipeline Agency which was one of the consultees of the planning application.

In respect of application 2014/2443 - Esher Rugby Club, 369 Molesey Road, Walton on Thames, whilst not a disclosable pecuniary or any other interest under the Code of Conduct, C.J. Elmer wished that it be noted that his property adjoined the Esher Rugby Club boundary.

2. MINUTES

The Minutes of the meetings of the Sub-Committee held on 1 September, 22 September and 3 November 2014, were agreed as correct records and signed by the Chairman.

RECOMMENDATION TO THE PLANNING COMMITTEE ON 6 JANUARY 2015

3. PLANNING APPLICATION

(Link to Council Priorities: P6)

(i) 2014/2443 - Esher Rugby Club, 369 Molesey Road, Walton on Thames

RECOMMENDED: THAT PLANNING APPLICATION 2014/2443 - Esher
RUGBY CLUB, 369 MOLESEY ROAD, WALTON ON THAMES BE
GRANTED PERMISSION SUBJECT TO REFERRAL TO SECRETARY OF
STATE AS DEPARTURE FROM THE DEVELOPMENT PLAN, WITH THE
CONDITIONS AND INFORMATIVES AS OUTLINED IN THE AGENDA,
SUBJECT TO THE FOLLOWING AMENDED RECOMMENDATION AND
AMENDED & ADDITIONAL CONDITIONS:

AMEND RECOMMENDATION:
PERMIT SUBJECT TO REFERRAL TO SECRETARY OF STATE AS
DEPARTURE FROM THE DEVELOPMENT PLAN AND THE APPLICANT
ENTERING INTO AN APPROPRIATELY WORDED S106 UNILATERAL
UNDERTAKING WITHIN 1 MONTH OF THE DATE OF THIS DECISION
to secure an agreement under S278 of the Highways Act
1980 to provide the following:

1. UPGRADING OF PUBLIC FOOTPATH NO. 11 TO FORM A SHARED
FOOTPATH/CYCLEWAY TO INCLUDE THE RESURFACING AND
DEDICATION AS SUCH.

2. PROVISION OF AN UNCONTROLLED PEDESTRIAN CROSSING IN
THE VICINITY OF THE SITE AT A LOCATION TO BE AGREED.

AMEND CONDITIONS:
2. LIST OF APPROVED PLANS
THE DEVELOPMENT HEREBY PERMITTED SHALL BE CARRIED OUT
IN STRICT ACCORDANCE WITH THE FOLLOWING LIST OF
APPROVED PLANS:
AA3527-2.1-002 A, AA3527/2.1/004 A, AA3527/2.1/005 A,
AA3527/2.1/006, AA3527/2.1/007 RECEIVED ON 11 AUGUST 2014

12. MANAGEMENT OF PARKING
THE DEVELOPMENT SHALL NOT BE OCCUPIED UNTIL DETAILS OF
THE MANAGEMENT AND USE OF THE EXISTING/PROPOSED
PARKING HAVE BEEN SUBMITTED TO AND AGREED IN WRITING BY
THE LOCAL PLANNING AUTHORITY FOLLOWING CONSULTATION
WITH WARD COUNCILLORS, THIS WILL INCLUDE:

(a) THE USE OF STEWARDS TO GUIDE AND ASSIST PARKING ON
MATCH DAYS AND TOURNAMENT DAYS INCLUDING JUNIOR
EVENTS

(b) THE ORGANISATION OF OVERFLOW PARKING FOR THOSE
OCCASIONS AS REQUIRED.

THESE DETAILS SHALL BE SUBMITTED FOR APPROVAL BY THE
LOCAL PLANNING AUTHORITY OR INCLUDED IN A TRAVEL PLAN
AND ONLY THE APPROVED DETAILS SHALL BE IMPLEMENTED.

ADD CONDITION:
15. REMOVAL OF EXISTING STAND
WITHIN THREE (3) MONTHS OF THE COMPLETION OF THE DEVELOPMENT HEREBY APPROVED, THE EXISTING SPECTATOR STAND AS SHOWN ON THE TOPOGRAPHICAL SURVEY PLAN (DRAWING NO AA3527/2.1/007) SHALL BE REMOVED AND THE SITE RESTORED IN ACCORDANCE WITH THE APPROVED SCHEME AS SHOWN ON DRAWING NO AA3527/2.1-002A.


MATTERS OF REPORT TO THE PLANNING COMMITTEE

4. PLANNING APPLICATIONS

(Link to Council Priorities: P6)

RESOLVED that the applications set out below be determined as indicated, in accordance with authority delegated to the Sub-Committee:

(a) 2014/2557- 37 Onslow Road, Hersham, Walton on Thames

The Sub-Committee was addressed by Mr. R. Jackson an objector.

As the applicant Mr. D. Steen was unable to attend the meeting, the Chairman agreed for a statement from him to be tabled for consideration by the Committee.

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

Amend Conditions:

5. LANDSCAPING - SCHEME

Notwithstanding the approved plans or any indication given otherwise, no development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the borough council and these works shall be carried out as approved. This scheme shall include indications of all hard surfaces, walls, fences, the existing trees and hedges to be retained, including details to retain the laurel hedge located to the Eastern side boundary with 126 Queens Road, together with the new planting to be carried out, and details of the measures to be taken to protect existing features during the construction of the development.

Reason: To preserve and enhance the visual amenities of the locality and in the interest of neighbouring amenity in accordance with saved Policies HSG16 and ENV11 of the Replacement Elmbridge Borough Local Plan 2000.
9. PERMITTED DEVELOPMENT LIMITATION
Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (as amended - or any Order revoking or re-enacting that Order) no development falling within Part 1 Class(es) A, B, C and E of Schedule 2 to the said Order shall be carried out within the curtilage of any dwelling houses (plot 1 and plot2), unless planning permission is first granted by the Local Planning Authority.

Reason: To safeguard the character and amenities of the premises and adjoining properties and to comply with saved Policy HSG16 of the Replacement Elmbridge Borough Local Plan 2000.

Add Conditions:

10. PERMITTED DEVELOPMENT LIMITATION – MEANS OF ENCLOSURE
Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (as amended - or any Order revoking or re-enacting that Order) no changes to or the formation of any gates, fence, wall or other means of enclosure falling within Part 2 Class A of Schedule 2 to the said Order shall be carried out within the curtilage of any dwelling house, unless planning permission is first granted by the Local Planning Authority.

Reason: To safeguard the character and amenities of the premises and adjoining properties and to comply with saved Policy HSG16 of the Replacement Elmbridge Borough Local Plan 2000.

11. METHOD OF CONSTRUCTION STATEMENT
No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

I. the parking of vehicles of site operatives and visitors
II. loading and unloading of plant and materials
III. storage of plant and materials used in constructing the development
IV. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
V. wheel washing facilities
VI. measures to control the emission of dust and dirt during construction
VII. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: In the interest of highway safety and in the interest of the amenities of the adjoining properties and to comply with saved Policies MOV2, MOV4 and HSG16 of the Replacement Elmbridge Borough Local Plan 2000.
Add Informative:

2. LANDSCAPING
The applicant’s attention is drawn to the requirement of condition 5. As part of this landscaping condition, the Local Planning Authority will expect the developer to submit details of additional planting to the North Western corner of plot 2 to assist in screening the development from public views. Any discharge of this condition will be dealt within in consultation with Local Ward Councillors.

2014/3561 - Hersham Golf Club, Assher Road, Hersham, Walton on Thames

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

Amend Condition:
8. ACCESS AND HIGHWAY IMPROVEMENTS
No development shall take place until full details of measures to improve the safety for pedestrians, cyclists and road users accessing the site by providing a shared surface and markings for pedestrians along Assher Road, as well as measures to improve visibility at the junction with Abbots Tilt, have been submitted and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to the first use of the development hereby permitted and thereafter be retained and maintained.

Reason: To ensure that the development does not prejudice highway and pedestrian safety and in accordance with policies MOV2 and MOV10 of the Replacement Elmbridge Borough Local Plan 2000.

Add Condition:
13. HOURS OF OPENING
The premises shall not be open for customers outside the following hours: -
The outdoor ‘adventure golf course’: 09:00-21:00 hours Mondays – Sundays inclusive.
The new reception area and coffee shop: 09:00-22:00 hours Mondays – Sundays inclusive.

Reason: In the interest of Neighbouring Amenity as required by paragraph 123 of the National planning Policy Framework.

Add Informative:
5. RISK ASSESSMENT
Whilst not a material planning consideration, the applicant is advised to fully take into account issues regarding health and safety at the site and consider undertaking a Risk Assessment regarding the proposal.

2014/4189 - North Lodge, North Avenue, Whiteley Village, Walton on Thames

Permit with the conditions as outlined in the agenda.
The meeting commenced at 7.45 p.m., and concluded at 10.24 p.m.

C.R. SADLER
Chairman

Committee and Member Services Officer
M. Clarke

Duty Legal Officer
Mrs. C. Browne - Senior Solicitor

Other Officers in attendance
E. Chetwynd-Stapylton - Principal Planning Officer
Ms. C. Ellera - Senior Planning Officer
C. Waters - Housing Strategy & Enabling Manager