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ELMBRIDGE BOROUGH COUNCIL

PLANNING COMMITTEE

REPORT of a meeting held on 11 July 2017

Members of the Committee:

- * Mrs. S.R. Kapadia (Chairman)
- * P.M. Harman (Vice-Chairman)

*	D.J. Archer	*	P.R.C. Heaney
*	O.T. Chappell	*	A. Kelly
*	B.J.F. Cheyne	*	Mrs. D.M. Mitchell
*	A. Davis	*	A.M. Muddyman
*	V.G. Eldridge	*	Mrs. K. Randolph
*	Mrs. C. Elmer	*	Mrs. M.C. Sheldon
*	R. Green	*	Mrs. J.R. Turner

* Denotes attendance

Also present:

S.J. Foale, Mrs. A.E. Hill-Purcell and Mrs. T. Shipley

8/17 DECLARATIONS OF INTEREST

In respect of applications 2016/3158 – A317 Monument Hill, Weybridge and 2016/3160 – Hanger Hill, Weybridge, whilst not disclosable pecuniary or other interests under the Code of Conduct, Mrs. S.R. Kapadia wished that it be noted that she was acquainted with the objector, who was a member of the same political party.

In respect of agenda item 4 and the list of planning applications 4(a) to 4(p), whilst not disclosable pecuniary or other interests under the Code of Conduct, on behalf of the Committee, the Chairman wished that it be noted that a commercial financial relationship existed between the Council and the applicant.

In respect of agenda item 4 and the list of planning applications 4(a) to 4(p), whilst not a disclosable pecuniary or other interest under the Code of Conduct, Mrs. C. Elmer wished that it be noted that she had been present at a meeting where she had declared opposition on policy terms to advertising on roundabouts.

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MATTERS OF REPORT

9/17 PLANNING APPLICATIONS

The Committee considered the reports of the meetings of the East, North and South Area Planning Sub-Committees held on 12 June and 3 July 2017.

RESOLVED that the reports of the East, North and South Area Planning Sub-Committees held on 12 June and 3 July 2017 be received and, except where already determined under delegated powers, the planning matter set out below be determined as follows:

(i) 2016/4126 – Clive House, 12-18 Queens Road, Weybridge

Two further letters of objection were received.

The Committee considered the report of the South Area Planning Sub-Committee meeting held on 12 June 2017, which contained the Sub-Committee's recommendation to refuse permission contrary to the officer's recommendation.

During his introduction, the South Area Team Leader advised the Committee that it was recommended that the reference to density be removed from the proposed refusal reason as the same level of density could be achieved with an alternative scheme.

The Planning Committee, having reviewed the relevant material considerations and the recommendation from the South Area Planning Sub-Committee, concurred with the recommendation of the Sub-Committee that permission be refused, however Members supported the removal of the reference to density.

Accordingly, the Committee supported a revised reason for refusal and it was

RESOLVED that permission be refused contrary to the original recommendation of the officers to the South Area Planning Sub-Committee, for the reason set out below:

1. The proposed development by reason of its scale, height, bulk, mass and siting in relation to the building line on this side of Queen's Road would result in a detrimental impact upon the street scene & 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 and DM2 and DM12 of the Development Management Plan 2015.

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10/17 DRAFT STATEMENT OF CASE: PLANNING APPEAL 2016/2217

(Link to Council Priorities: P3)

The Committee was advised that the application which was the subject of this appeal had been refused outline planning permission at the Joint East and North Area Planning Sub-Committee meeting on 21 November 2016. The applicant, Bonnar Allen Ltd had subsequently lodged an appeal on 12 May 2017 which was due to be heard by way of a Public Inquiry commencing on 31 October 2017.

As part of the statutory appeal process the Council was required to submit a Statement of Case setting out the case to be presented at the forthcoming Inquiry and giving the reasons for opposing the development. The deadline for submission of the Local Planning Authority's Statement of Case was 14 July.

The decision on the application the subject of this appeal had been made in November 2016. Since that time, Members were advised that there had been a Supreme Court decision which was relevant to the way the adopted policies in the Core Strategy could be applied, particularly in respect of the supply of housing. The proposed Statement of Case took this case into account. The emerging Local Plan consultation exercise had put forward the possibility of the Council having to release Green Belt land in order to meet its housing target commitments, and the proposed Statement of Case had therefore referred to the weight to be attached at this stage to the emerging Local Plan.

The proposed Statement of Case also took on board further consultation with Surrey County Council and Surrey Wildlife Trust indicating clearly that reason for refusal no.4 was no longer supportable. The Committee noted that the Appellant had recently updated its Statement of Case for similar reasons.

The Committee was advised that in order to put forward the strongest case possible the services of a Queen's Counsel and Junior Barrister had been engaged to represent the Local Planning Authority at the Public Inquiry. The proposed Statement of Case had therefore been prepared by officers and reviewed by Counsel.

A number of Members raised concerns regarding the level of detail relating to traffic impact that was contained within the proposed Statement of Case in relation to the second reason for refusal. The Law Practice Manager advised Members that officers had been in contact with Surrey County Council, and whilst it was acknowledged that there would be some traffic impact, the view from Surrey County Council had been that the likely traffic impact on highway capacity alone was not so severe as to justify refusal.

The Law Practice Manager advised that the Highway Authority had confirmed that the sums of money put forward for the proposed transport mitigation submitted by the Appellant in relation to a s106 planning obligation were not agreed and the Statement of Case would have to be amended to state this.

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The Law Practice Manager advised the Committee that it would be appropriate to amend the recommendation to include the Committee's delegation to the Strategic Director authorising him to agree, in consultation with the Planning Committee Chairman and the Portfolio Holder for Planning Services, final minor amendments to the Statement of Case prior to submission to the Planning Inspectorate. Arising from discussion, a Member requested whether this consultation could be extended to include the relevant local Ward Councillors. The Committee was supportive of the proposed amendment to the recommendation and accordingly it was

RESOLVED that

- (a) the proposed Statement of Case as attached to the report to the Committee and prepared in respect of the forthcoming Public Inquiry against the refusal of outline planning permission for the development of a new garden village comprising up to 1,024 new residential units, community based hub and parkland, primary school, medical centre, dentists and pharmacy, local supermarket, pub/restaurant, offices, parking, nature conservation and water features, recreation, landscaping and associated facilities following demolition of existing structures (for access only) on land east of Weylands House, Molesey Road and south of Field Common Lane (ref. 2016/2217), be endorsed; and
- (b) authority be delegated to the Strategic Director, in consultation with the Chairman of the Planning Committee, the Portfolio Holder for Planning Services and the local Ward Councillors, to make minor amendments to the final Statement of Case prior to its submission to the Planning Inspectorate by the deadline of 14 July 2017.

11/17 DETERMINATION OF PLANNING APPLICATIONS

(Link to Council Priorities: P6)

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

- (a) 2016/3150 - Parvis Road, Weybridge

The Committee, having reviewed the relevant material considerations, determined that advertisement signs on the roundabout would harm the visual amenity & character of the area and would have an adverse impact on the highway safety.

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

1. The cumulative visual impact of the 3x proposed sponsorship signs positioned on the roundabout would represent inappropriately sited signage that would clutter the area, significantly harming its visual amenity and the character of the

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area. As such, the proposal for signs fail to accord with Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the National Planning Policy Framework and National Planning Practice Guidance and Policy DM15 of the Development Management Plan 2015.

2. The proposed sponsorship signs are considered to cause unacceptable distraction to road users and would therefore have an adverse impact on highway safety. As such, the proposal for signs fail to accord with Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the National Planning Policy Framework and National Planning Practice Guidance and Policy DM15 of the Development Management Plan 2015.

(b) 2016/3151 - Brooklands Road, Weybridge

During her introduction of the application, the Senior Planning Officer advised Members that the report recommendation should read 'Split decision (approve 1 x sign and refuse 2 x signs)'.

The Committee, having reviewed the relevant material considerations, determined that advertisement signs on the roundabout would harm the visual amenity & character of the area and would have an adverse impact on the highway safety.

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

1. The cumulative visual impact of the 3x proposed sponsorship signs positioned on the roundabout would represent inappropriately sited signage that would clutter the area, significantly harming its visual amenity and the character of the area. As such, the proposal for signs fail to accord with Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the National Planning Policy Framework and National Planning Practice Guidance and Policy DM15 of the Development Management Plan 2015.

2. The proposed sponsorship signs are considered to cause unacceptable distraction to road users and would therefore have an adverse impact on highway safety. As such, the proposal for signs fail to accord with Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the National Planning Policy Framework and National Planning Practice Guidance and Policy DM15 of the Development Management Plan 2015.

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(c) 2016/3152 - Kingston Bypass, Hinchley Wood

The Committee, having reviewed the relevant material considerations, determined that advertisement signs on the roundabout would harm the visual amenity & character of the area and would have an adverse impact on the highway safety.

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

1. The cumulative visual impact of the 4x proposed sponsorship signs positioned on the roundabout would represent inappropriately sited signage that would clutter the area, significantly harming its visual amenity and the character of the area. As such, the proposal for signs fail to accord with Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the National Planning Policy Framework and National Planning Practice Guidance and Policy DM15 of the Development Management Plan 2015.

2. The proposed sponsorship signs are considered to cause unacceptable distraction to road users and would therefore have an adverse impact on highway safety. As such, the proposal for signs fail to accord with Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the National Planning Policy Framework and National Planning Practice Guidance and Policy DM15 of the Development Management Plan 2015.

(d) 2016/3153 - Hampton Court Way, Surrey

The Committee, having reviewed the relevant material considerations, determined that advertisement signs on the roundabout would harm the visual amenity & character of the area and would have an adverse impact on the highway safety.

Refuse permission for the reasons set out in the officer's report, subject to the inclusion of the following additional reason for refusal relating to highway safety:

Add Reason:

2. The proposed sponsorship signs on the two roundabouts at Hampton Court Way are considered to cause unacceptable distraction to road users and would therefore have an adverse impact on highway safety. As such, the proposal for signs fail to accord with Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the National Planning Policy Framework and National Planning Practice Guidance and Policy DM15 of the Development Management Plan 2015.

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(e) 2016/3154 - Hampton Court Way, Thames Ditton

The Committee, having reviewed the relevant material considerations, determined that advertisement signs on the roundabout would harm the visual amenity & character of the area and would have an adverse impact on the highway safety.

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

1. The cumulative visual impact of the 4x proposed sponsorship signs positioned on the roundabout would represent inappropriately sited signage that would clutter the area, significantly harming its visual amenity and the character of the area. As such, the proposal for signs fail to accord with Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the National Planning Policy Framework and National Planning Practice Guidance and Policy DM15 of the Development Management Plan 2015.

2. The proposed sponsorship signs are considered to cause unacceptable distraction to road users and would therefore have an adverse impact on highway safety. As such, the proposal for signs fail to accord with Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the National Planning Policy Framework and National Planning Practice Guidance and Policy DM15 of the Development Management Plan 2015.

(f) 2016/3155 - Hanger Hill, Weybridge

The Committee, having reviewed the relevant material considerations, determined that advertisement signs on the roundabout would harm the visual amenity & character of the area and would have an adverse impact on the highway safety.

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

1. The cumulative visual impact of the 4x proposed sponsorship signs positioned on the roundabout would represent inappropriately sited signage that would clutter the area, significantly harming its visual amenity and the character of the area. As such, the proposal for signs fail to accord with Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the National Planning Policy Framework and National Planning Practice Guidance and Policy DM15 of the Development Management Plan 2015.

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2. The proposed sponsorship signs are considered to cause unacceptable distraction to road users and would therefore have an adverse impact on highway safety. As such, the proposal for signs fail to accord with Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the National Planning Policy Framework and National Planning Practice Guidance and Policy DM15 of the Development Management Plan 2015.

(g) 2016/3156 - A3050 Hurst Road, West Molesey

The Committee, having reviewed the relevant material considerations, determined that advertisement signs on the roundabout would harm the visual amenity & character of the area and would have an adverse impact on the highway safety.

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

1. The cumulative visual impact of the 4x proposed sponsorship signs positioned on the roundabout would represent inappropriately sited signage that would clutter the area, significantly harming its visual amenity and the character of the area. As such, the proposal for signs fail to accord with Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the National Planning Policy Framework and National Planning Practice Guidance and Policy DM15 of the Development Management Plan 2015.

2. The proposed sponsorship signs are considered to cause unacceptable distraction to road users and would therefore have an adverse impact on highway safety. As such, the proposal for signs fail to accord with Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the National Planning Policy Framework and National Planning Practice Guidance and Policy DM15 of the Development Management Plan 2015.

(h) 2016/3157 - Lynwood Road, Thames Ditton

The Committee, having reviewed the relevant material considerations, determined that advertisement signs on the roundabout would harm the visual amenity & character of the area and would have an adverse impact on the highway safety.

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

1. The cumulative visual impact of the 3x proposed sponsorship signs positioned on the roundabout would fail to be in proportion

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to the surrounding area and would result in undue clutter significantly harming its visual amenity and the character of the area. As such, the proposal for signs fail to accord with Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the National Planning Policy Framework and National Planning Practice Guidance and Policy DM15 of the Development Management Plan 2015.

2. The proposed sponsorship signs are considered to cause unacceptable distraction to road users and would therefore have an adverse impact on highway safety. As such, the proposal for signs fail to accord with Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the National Planning Policy Framework and National Planning Practice Guidance and Policy DM15 of the Development Management Plan 2015.

(i) 2016/3158 - A317 Monument Hill, Weybridge

The Committee was addressed by Mr. D. Bellchamber, an objector.

Refuse for the reason outlined in the agenda.

(j) 2016/3159 - Portsmouth Road (A245), Cobham

The Committee, having reviewed the relevant material considerations, determined that advertisement signs on the roundabout would harm the visual amenity & character of the area and would have an adverse impact on the highway safety.

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

1. The cumulative visual impact of the 3x proposed sponsorship signs positioned on the roundabout would represent inappropriately sited signage that would clutter the area, significantly harming its visual amenity and the character of the area. As such, the proposal for signs fail to accord with Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the National Planning Policy Framework and National Planning Practice Guidance and Policy DM15 of the Development Management Plan 2015.

2. The proposed sponsorship signs are considered to cause unacceptable distraction to road users and would therefore have an adverse impact on highway safety. As such, the proposal for signs fail to accord with Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the National Planning Policy Framework and National Planning

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Practice Guidance and Policy DM15 of the Development Management Plan 2015.

(k) 2016/3160 - Hanger Hill, Weybridge

The Committee was addressed by Mr. D. Bellchamber, an objector.

Refuse for the reason outlined in the agenda.

(l) 2016/3161 - Portsmouth Road, Esher

The Committee, having reviewed the relevant material considerations, determined that advertisement signs on the roundabout would harm the visual amenity & character of the area and would have an adverse impact on the highway safety.

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

1. The cumulative visual impact of the 3x proposed sponsorship signs positioned on the roundabout would represent inappropriately sited signage that would clutter the area, significantly harming its visual amenity and the character of the area. As such, the proposal for signs fail to accord with Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the National Planning Policy Framework and National Planning Practice Guidance and Policy DM15 of the Development Management Plan 2015.

2. The proposed sponsorship signs are considered to cause unacceptable distraction to road users and would therefore have an adverse impact on highway safety. As such, the proposal for signs fail to accord with Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the National Planning Policy Framework and National Planning Practice Guidance and Policy DM15 of the Development Management Plan 2015.

(m) 2016/3162 - Seven Hills Road, Hersham

The Committee, having reviewed the relevant material considerations, determined that advertisement signs on the roundabout would harm the visual amenity & character of the area and would have an adverse impact on the highway safety.

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

1. The cumulative visual impact of the 4x proposed sponsorship signs positioned on the roundabout would represent inappropriately sited signage that would clutter the area, significantly harming its visual amenity and the character of the area. As such, the proposal for signs fail to accord with Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the National Planning Policy Framework and National Planning Practice Guidance and Policy DM15 of the Development Management Plan 2015.

2. The proposed sponsorship signs are considered to cause unacceptable distraction to road users and would therefore have an adverse impact on highway safety. As such, the proposal for signs fail to accord with Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the National Planning Policy Framework and National Planning Practice Guidance and Policy DM15 of the Development Management Plan 2015.

(n) 2016/3163 - Queens Road / West Grove, Hersham

During her introduction of the application, the Senior Planning Officer advised Members that the plans in the agenda had been transposed with those of application number 2016/3203.

The Committee, having reviewed the relevant material considerations, determined that advertisement signs on the roundabout would harm the visual amenity & character of the area and would have an adverse impact on the highway safety.

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

1. The cumulative visual impact of the 5x proposed sponsorship signs positioned on the roundabout would represent inappropriately sited signage that would clutter the area, significantly harming its visual amenity and the character of the area. As such, the proposal for signs fail to accord with Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the National Planning Policy Framework and National Planning Practice Guidance and Policy DM15 of the Development Management Plan 2015.

2. The proposed sponsorship signs are considered to cause unacceptable distraction to road users and would therefore have an adverse impact on highway safety. As such, the proposal for signs fail to accord with Regulation 3 of the Town and Country

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Planning (Control of Advertisements) (England) Regulations 2007, the National Planning Policy Framework and National Planning Practice Guidance and Policy DM15 of the Development Management Plan 2015.

(o) 2016/3203 - Queens Road (A317), Walton-On-Thames

During her introduction of the application, the Senior Planning Officer advised Members that the plans in the agenda had been transposed with those of application number 2016/3163.

The Committee, having reviewed the relevant material considerations, determined that advertisement signs on the roundabout would harm the visual amenity & character of the area and would have an adverse impact on the highway safety.

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

1. The cumulative visual impact of the 4x proposed sponsorship signs positioned on the roundabout would represent inappropriately sited signage that would clutter the area, significantly harming its visual amenity and the character of the area. As such, the proposal for signs fail to accord with Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the National Planning Policy Framework and National Planning Practice Guidance and Policy DM15 of the Development Management Plan 2015.

2. The proposed sponsorship signs are considered to cause unacceptable distraction to road users and would therefore have an adverse impact on highway safety. As such, the proposal for signs fail to accord with Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the National Planning Policy Framework and National Planning Practice Guidance and Policy DM15 of the Development Management Plan 2015.

(p) 2016/3149 Ashley Road, Walton on Thames

The Committee, having reviewed the relevant material considerations, determined that advertisement signs on the roundabout would harm the visual amenity & character of the area and would have an adverse impact on the highway safety.

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

1. The cumulative visual impact of the 5x proposed sponsorship signs positioned on the roundabout would represent inappropriately sited signage that would clutter the area, significantly harming its visual amenity and the character of the area. As such, the proposal for signs fail to accord with Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the National Planning Policy Framework and National Planning Practice Guidance and Policy DM15 of the Development Management Plan 2015.

2. The proposed sponsorship signs are considered to cause unacceptable distraction to road users and would therefore have an adverse impact on highway safety. As such, the proposal for signs fail to accord with Regulation 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, the National Planning Policy Framework and National Planning Practice Guidance and Policy DM15 of the Development Management Plan 2015.

12/17 MINUTES OF THE LOCAL PLAN WORKING GROUP MEETING HELD ON 20 JUNE 2017

The Committee received the report of the meeting of the Local Plan Working Group held on 20 June 2017.

RESOLVED that the report of the meeting of the Local Plan Working Group held on 20 June 2017 be received and noted.

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The meeting commenced at 7.48 pm and concluded at 10.02 pm

MRS. S.R. KAPADIA
Chairman

Democratic Services Officer

Ms. M. Bailey

Committee and Member Services Manager

Other Officers in attendance

R. Lee

- Strategic Director

P. Falconer

- Assistant Development Manager

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| E. Chetwynd-Stapylton | - | Principal Planning Officer |
| Mrs. C. Herbert | - | Law Practice Manager |
| Ms. S. Parkes | - | Acting Planning Policy Manager |
| T. Scriven | - | South Area Team Leader |
| Ms. P. Ploch | - | Senior Planning Officer |
| Ms. D. Nickson | - | Planning Officer |