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ELMBRIDGE BOROUGH COUNCIL

EAST AREA PLANNING SUB-COMMITTEE

REPORT of a meeting held on 14 August 2017

Members of the Committee:

- * Mrs. K. Randolph (Chairman)
- * N. Haig-Brown (Vice-Chairman)

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| * D.J. Archer | N. Houston |
| * A. Coomes | * Mrs. S.R. Kapadia |
| * K. Cross | * Mrs. T. Shipley |
| * P.R.C. Heaney | |

* Denotes attendance

Substitutes:

B. Fairbank (Substituting for N. Houston)

15/17 DECLARATIONS OF INTEREST

In respect of application 2016/1066 – 162 Portsmouth Road, Thames Ditton, whilst not a disclosable pecuniary or other interest under the Code of Conduct, as she understood that the owners of this site were also the owners of the Holiday Inn in Long Ditton, Mrs. S.R. Kapadia wished that it be noted that she and her husband had attended previous personal functions at the Holiday Inn.

In respect of application 2017/1328 – 45 Pelhams Walk, Esher, whilst not a disclosable pecuniary or other interest under the Code of Conduct, D.J. Archer wished that it be noted that he knew the applicant and some of the neighbours.

In respect of application 2017/1328 – 45 Pelhams Walk, Esher, whilst not a disclosable pecuniary or other interest under the Code of Conduct, P.R.C. Heaney wished that it be noted that he knew some of the objectors.

MATTERS OF REPORT TO THE PLANNING COMMITTEE

16/17 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) 2016/1066 - 162 Portsmouth Road, Thames Ditton

Five further letters of representation received.

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The Sub-Committee was addressed by Ms. Waters, an objector and Ms. Cullen, the agent.

Permit with conditions and informatives as outlined in the agenda.

[Long Ditton and Thames Ditton Ward Councillors to be notified and consulted on the materials samples when submitted to the Council.]

(b) 2017/0098 - 38 Grove Way, Esher

The Sub-Committee, having reviewed the relevant material considerations determined that the side dormer window would adversely impact upon the character of the area. Accordingly, the Sub-Committee resolved to

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

1. The proposed side dormer window will appear both dominant when approaching from Ember Lane and out of keeping when viewed from within the streetscene. Therefore, the proposal is contrary to Policies DM2 of the Development Management Plan 2015, CS8 and CS17 of the Elmbridge Core Strategy 2011, the Elmbridge Design and Character Supplementary Planning Document and the National Planning Policy Framework 2012.

(c) 2017/1199 - Rosemary House, Portsmouth Road, Esher

As part of his introduction, the East Area Team Leader reported that whilst a Unilateral Undertaking relating to affordable housing had been received, it unfortunately contained various deficiencies. In this regard, he advised Members that should they be minded to permit the application, this could be agreed subject to the submission of the required Unilateral Undertaking within 21 days of the date of this meeting.

Permit with conditions and informatives as outlined in the agenda subject to the receipt of a satisfactorily completed Unilateral Undertaking relating to affordable housing within 21 days of the date of this meeting.

(d) 2017/1328 - 45 Pelhams Walk, Esher

Five further letters of representation were received.

During his introduction, the East Area Team Leader reported that whilst a Unilateral Undertaking in respect of a suitable financial contribution towards affordable housing had been received, it unfortunately had not been signed. In this regard, he advised Members that should they be minded to permit the application,

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this could be agreed subject to the submission of the required Unilateral Undertaking within 21 days of the date of this meeting.

The Sub Committee, having reviewed the relevant material considerations determined that the proposed dwelling adjacent to No. 47 Pelhams Walk due to its height, scale, bulk and mass will appear overbearing and therefore impact upon the amenity of the occupiers of the neighbouring property. Accordingly, the Sub-Committee resolved to

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

1. By reason of the height, scale, bulk and mass of the proposed new dwellinghouse adjacent to the neighbouring property (No. 47) this proposal will appear overbearing and create unacceptable harm to the living conditions of those residing at No. 47. Therefore, the proposal is contrary to Policies DM2 of the Development Management Plan 2015, CS9 and CS17 of the Elmbridge Core Strategy 2011, the Elmbridge Design and Character Supplementary Planning Document and the National Planning Policy Framework 2012.

2. The applicant has failed to submit an acceptable signed S106 to ensure the financial contribution towards affordable housing contrary to Policy CS21 of the Elmbridge Core Strategy 2011.

(e) 2017/1380 - 11 Oaken Lane, Claygate

Permit with conditions as outlined in the agenda.

(f) 2017/1514 - 10 Southville Road, Thames Ditton

One further letter of representation received.

Permit with conditions as outlined in the agenda.

(g) 2017/1700 - 12 Southville Road, Thames Ditton

Permit with conditions as outlined in the agenda.

17/17 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.

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(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 7.45 pm and concluded at 9.28 pm

MRS. K. RANDOLPH
Chairman

Democratic Services Officer

Mrs. T. Hulse Principal Committee and Member Services Officer

Duty Legal Officer

Mrs. C. Herbert Law Practice Manager

Other Officers in attendance

S. Elliott East Area Team Leader