

Planning Committee – 14th November 2023 – Updates

AGENDA ITEM	APPLICATION REF & SITE ADDRESS	LATE LETTERS & OFFICER RESPONSE
3 (a)	2022/3796 16-18 Oatlands Drive, Weybridge	<p>Updates to the officer report:</p> <ul style="list-style-type: none"> • Paragraph 75. It is stated that the plans named state that the side facing windows would be obscurely glazed. This was the case on the previous issue of plans but not the most recent issue. If the application were granted, condition 4 would require the windows to be obscurely glazed. • Paragraph 82 states that all rooms would have a source of light and ventilation. After the amended plans, 4 second bedrooms would not have an openable window. <p>Consultation responses:</p> <p>Surrey Highways – no objection to the scheme, readvised the same conditions that have already been applied.</p> <p>Joint Waste Solutions – No objection to the amended plans.</p> <p>Additional Representations:</p> <p>Since the publication of the committee 16 further letters of objection have been received from 13 addresses.</p> <p>The 16 objections are summarised as;</p> <ul style="list-style-type: none"> • Insufficient parking • Danger at entrance/exit of Ashley Close& driveways. Ashley close is now a car park • Poor design – yellow blocks with no relief features • Detail of length of side facing windows are not provided, why non opening, bedroom would have no ventilation – reason for refusal, request for details to be submitted prior to determination

		<ul style="list-style-type: none"> • Comparison with neighbouring sites • Parking surveys did not follow EBC standard or Lambeth Stress Test model which is best practise • Residents have carried out 11 daytime surveys with daytime stress between 47-95%, average 77% • No reference to parking on both sides of the road by Lanmor consulting • Consult by SCC for single yellow line which would reduce the available parking • EBC DM7 Appendix 1 require assessment of cumulative impact, overflow from both developments likely to be 26 cars, plus future Homebase site – overspill will exceed 100% - developer has not quantified this issue • Disagree with sequential test results, site is too small, other sites dismissed incorrectly • Overdevelopment of the plot • Lack of meaningful landscaping and amenity space • Buildings are less than 22m apart • Front building is forward of the building line • Rear building too close to the flooding line and too visible • Officer recommendation is contradictory to those of 8-14 & 4-6 Oatlands Drive.- impact on engine river area, impact on character of the area, lift overruns, lack of affordable housing contribution • Appeal decisions considerations • Poor living conditions – no amenity space • Irregular that the committee report was finalised prior to the consultation period closing • Officer report is contradictory <p>Officer Comment:</p> <ul style="list-style-type: none"> • Resident parking surveys – unclear if they are qualified to do the surveys, however at 77%, this does not amount to parking stress. An area has to have the parking level at 100% or greater to amount to parking stress. • No certainty of car overspill or the impact from development at 8-14 in terms of car parking as
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		<p>not yet occupied. Even if members consider that the area does suffer from parking stress, the requirement under Policy DM7 would be 1 space per unit, which the development now provides.</p> <ul style="list-style-type: none">• The Surrey parking review for Walton & Oatlands includes the provision of single yellow lines throughout one side of Ashley Close to prevent waiting between 8am & 6pm. The consultation for this is open until 22nd December and if permitted, the restriction would be implemented in 2024. Parking surveys cannot consider what may happen in the future and cannot be based on parking levels when the restrictions are not yet in place as a parking survey measures the cars parked at the time. Future projections of parking levels cannot be accurately made.• Officers have reviewed the sequential test together with an independent Flood Risk Consultant and concluded that the sequential test has been carried out in accordance with Local and National Planning Policy.• Since the appeal statement for 4-6 Oatlands Drive the Council's approach to LRM has changed. Due to a number of appeal decisions, Officers do not consider that they can continue to pursue LRM at this present time. Appeal Inspectors comments re the legal agreement at 4-6 were specifically related to the fact that the developer tried to insert an extra clause into the legal agreement to protect themselves, which Officers did not consider to be appropriate.• All public comments are being taken into account and are being shared with members through this update sheet• The officer report sets out the competing views from neighbouring developments' appeal decisions and around this development and reaches an 'on balance' conclusion. The officer's role is to present the facts to inform the members, enabling them to make a decision.• All other matters have already been addressed in the officer report.
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3 (b)	2023/1451 107 Ditton Hill, Long Ditton, Surbiton	No updates
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