

These are draft minutes and are subject to approval at the next meeting.



## PLANNING COMMITTEE MEETING

8.00pm on Thursday June 20 2013

Village Hall

*Minutes.*

**Present:** *Councillors:* Noel Isaacs (*Chairman*), Alex Coomes, Shirley Round, Michael O'Brien  
Ken Huddart  
*Co-opted Members:* Susan Harding

### 1. Apologies for Absence

Cllr Nick Hayes who was on holiday.

*Parish Clerk:* Freda Collins who was on holiday

These were accepted

### 2. Declarations of Interests

Cllr Coomes declared that he is a Borough Councillor.

Cllr Huddart declared that he is Acting-Chairman of the Claygate Conservation Areas Advisory Committee.

### 3. Minutes of last meeting

The minutes of the meeting of 30 May 2013 were approved and signed.

### 4. Report of actioning of items from previous minutes

None

### 5. Correspondence

5.1 All results were read out.

5.2 An appeal in respect of application **2012/4522 Additional detached 2 storey house with part basement, detached side garage and new access from Ruxley Crescent was placed starting 10 June 2013.**

### 6. Current applications and Declarations of interest

#### Applications from Weekly List 22

6.1 **2013/2038/FUL – 166 Coverts Road - LDC: Single storey side/front extension following demolition of existing garage.**

No Comment.

6.2 **2013/2051/FUL – 6 Forge Drive – single storey rear extension.**

No comment.

6.3 **2013/2106/CCO – 8 Trystings Close - Confirmation of Compliance with Conditions:9 (Landscaping) of permission 2006/2719.**

No Comment.

6.4 **2013/2128/TPA – 35 Red Lane – Tree Preservation Order EL:09/13 – oak(T1) – reduce crown by 2-3m with cut sizes no larger than 9cm.**

No comment

6.5 **2013/2134/FUL – 41 Gordon Road - Detached single storey outbuilding located to the rear of the site following demolition of existing outbuilding.**

No comment.

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### Applications from Weekly List 23

**6.6 2013/1296/FUL - 37 Hare Lane** – *Part single, part two storey rear extension, rear dormer window and side facing roof lights, new front porch and conversion of garage to habitable accommodation.*

No comment.

**6.7 2013/1518/FUL – 5 Dalmore Avenue** - *Two storey side and single storey rear extension.*

No comment.

**6.8 2013/2047/S73 – 14 Claremont Road** - *Variation of Condition 2(Approved Plans) of planning permission 2011/0393(Detached two storey house following demolition of existing bungalow) to allow 1 obscured glazed openable side window on first floor.*

Officer to check overlooking.

**6.9 2013/2217/FUL – 21 Oaken Drive** - *Part two/part single story rear extension, and single storey front extension.*

No comment.

**6.10 2013/2218/S73 – 33 Red Lane** – *Variation of Condition 9A(Tree) of planning permission 2012/4303 (2 pairs of semi-detached two storey houses with rooms in the roof space, front and rear dormer windows, integral garage and new access from Red Lane on the land west of No 33 and a replacement garage on 33 Red Lane, to allow the removal of 4 trees marked T11, T12, T15 and T16 on plan.*

Fell weeping willow, we object as this is a significant specimen that can be seen from Old Claygate Lane and the golf course. We believe it will be visible from Red Lane between and above the new houses; it is higher than the roof of No 33, existing. It could be reduced by sensitive pruning to make it acceptable in a small garden. No comment on the other three trees.

**6.11 2013/2256/R36 – Land at Claygate Primary School Foley Road** – *Registration of application to Surrey County Council under Regulation 36: Installation of single storey modular building comprising classroom and group room and associated internal fences for a temporary period of seven years (Ref: 2013/0075/NM).*

This application was received under weekly list 21 there were and still are no objections. No reply to SCC is necessary as a non-response will be taken as an assumption of no objection.

**6.12 2013/2285/SCC – Land at Claygate Primary School Foley Road** – *Consultation from Surrey County Council in respect of planning application 2013/2256: Installation of single storey modular building comprising classroom and group room and associated internal fences for a temporary period of seven years (Ref: 2013/0075/NM).*

This application was received under weekly list 21 there were and still are no objections. No reply to SCC is necessary as a non-response will be taken as an assumption of no objection.

**6.13 2013/2287/PNE -15 Old Claygate Lane** – *PD Prior Notification: single storey rear extension.*

No Comment, as under the PN only the neighbours can make an objection.

### Applications from Weekly List 24

**6.14 2013/1880/FUL – 58 Stevens Lane** – *Single Storey side extension, two storey rear extension, front extension and alterations to roof space and fenestration.*

No comment.

**6.15 2013/2233/FUL – The Greek Vine, The Green** – *Change of use of Greek Vine Restaurant to D1 Use (Day Nursery).*

It raises issues of traffic if the site becomes a day-nursery. This will require drop off and pick-ups at peak times. Parents will need to park and cannot just drop and run. There is very little parking available in what is already a small and narrow area. This is also part of the route for the K3 bus. It would have a detrimental impact on the area.

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6.16 **2013/2236/LDC – 22 Red Lane** - *Lawful Development Certificate : Whether planning permission is required for proposed alterations to roof space including front and rear dormer with windows and Juliet balcony and 4 front roof lights.*

No comment.

6.17 **2013/2367/FUL – 22 Red Lane** – *Alterations to roof space including rear dormer windows and front roof lights.*

No comment.

**7. Report of the East Area Sub Committee**

None as there was nothing on Claygate.

**8. Licensing Applications**

None

**9. Enforcement**

CLlr Isaacs gave an oral report to the meeting.

- i. Claygate Manor - Still awaiting report from Inspectorate of appeal. Meanwhile Noel has been notified by the Head of Enforcement officer Mark Turner, that there is a new owner who is in talks with EBC regarding what is allowed to be done with the site. This may lead to an improvement in the situation.
- ii. 9, Oakhill - Tom Scriven, contacted Noel to report that the owners are in the process of submitting a new planning application.
- iii. 1, Woodland Close- the Officer, Katie Baldwin is still awaiting a reply from the Inspectorate.

**10. Matters for information only**

Noel informed the group about Prior Notification (alternatively known as Larger Home Extensions: Neighbour Consultation Scheme) which came into force as of the 1 June and will be in force until 30 May 2016. PN is the allowance of extensions without planning permission, but with the approval from neighbours on all boundaries of the applicant for projects to the rear of domestic buildings. In the case of semi-detached or terraced housing, this can be up to 6M and detached houses 8M.

**AP1.** Noel to send out information on NP to the committee members.

**11. Date of next meetings**

CPC Planning Meeting

**Thursday 11 July 2013 – Village Hall Committee Room**

Elmbridge Sub-Committee

Monday	7.45pm 8 Jul 2013	NI
Monday	7.45pm 29 Jul 2013	MO

.....Chairman .....Date

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**10 June 2013.**

**6. Current applications and Declarations of interest**

Applications from Weekly List 19

**6.1 2013/1554- 28a, St Leonards Road**– *roof extension incorporating rear dormer and side roof lights.*

No comment

Applications from Weekly List 20

**6.2 2013/553-Cornerways, Cornwall Avenue**– *LDC: whether permission is required for a proposed single storey side and rear extensions*

We ask the Officer to check the potential overlooking to number 74A from the side window to the utility room and if obscure glazing is required.

**6.3 2013/1732- 15, Tower Gardens** –*single storey rear extension*

No comment

**6.4 2013/1777- Ruxley Grange, Ruxley Crescent** –*first floor side and rear extension with mansard roof*

No comment

**6.5 2013/1888 -29, Lower Wood Road**–*Variation of Condition 1 of permission 2010/0999 to extend the time limit for a further 3 years.*

No comment



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6.6 **2013/1955- 37, Hare Lane**–TPO: *EL: 10/10 Japanese maple T (1) remove*  
No comment

#### Applications from Weekly List 21

6.7 **2013/1714 –52, Coverts Road** – *single storey rear extension*  
We ask the Officer to check the 45° rule to number 50.

6.8 **2013/1780 –Orchard House, Mountview Road** – *side extension incorporating double garage with habitable accommodation over with rear facing balcony and new vehicle access.*  
No comment

6.9 **2013/1795 –1, Old Claygate Lane** – *LDC: whether permission is required for a proposed single storey rear extension and hip to gable roof extension with rear dormer window*  
This is not an LDC as the height to the rear of the extension would exceed 3m which is contrary to Class E .1 (e) of the Permitted Development for Householders –Technical Guidance. The proposed roof extension will be out of keeping with the attached neighbouring property contrary to HSG 16.  
We ask the Officer to check the 45° rule to the attached neighbouring property and if the cubic content of the proposal for the roof falls within the permitted development according to Class B .1 (c) of the Permitted Development for Householders –Technical Guidance.

6.10 **2013/2053 –7, Woodlands Close** – *single storey rear extension following demolition of existing conservatory*  
No comment

An application not on any of the weekly lists has been received from SCC- land at Claygate Primary School *installation of a single storey modular building comprising classroom and group room for a period of 7 years.* There were no objections. No reply to SCC is necessary as a non response will be taken as an assumption of no objection.

### **7. Report of the East Area Sub Committee**

Cllr Isaacs gave an oral report to the meeting. There was only application for Claygate -2013/1254 Raleigh House, Raleigh Drive. CPC had objected, but it was permitted by the East Area Sub Committee.

### **8. Licensing Applications**

None

### **9. Enforcement**

Cllr Isaacs gave an oral report to the meeting.

- i. Claygate Manor- no further news
- ii. 9, Oakhill- planning permission has been refused. The Officer in the case, Tom Scriven, has written to the owners and they have 7 days to reply. He will follow this up.
- iii. 1, Woodland Close- the Officer, Katie Baldwin is still awaiting a reply from the Inspectorate.

### **10. Matters for information only**

None

### **11. Date of next meetings**

#### CPC Planning Meeting

**Thursday 20 June 2013–Village Hall Committee Room**  
*Apologies from the Clerk*

#### Elmbridge Sub-Committee

Monday	7.45pm 17 Jun 2013	SR
Monday	7.45pm 8 Jul 2013	NI

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Monday 7.45pm 29 Jul 2013 MO

Public Hearing & Public Inquiries

Outstanding Written Representations

2012/1745	4, Chadworth Way	<i>retrospective for 3 rooflights</i>
2012/226	Horrington Farm	<i>fence, gates and piers</i>
2012/3586	26, The Avenue	<i>new detached house</i>
<i>No app number</i>	1, Woodlands Close	<i>2 dormers without planning permission</i>

.....Chairman .....Date