

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



**PLANNING COMMITTEE MEETING  
8.00pm on Thursday 12 June 2014  
Village Hall Committee Room**

***Minutes.***

**Present:** *Councillors:* Noel Isaacs (*Chairman*), Ken Huddart, Alex Coomes, Michael O'Brien  
*Co-opted Members:* Susan Harding  
*Parish Clerk:* Freda Collins.  
3 members of the public

**1. Apologies for Absence**

None

**2. Declarations of Interests**

**Cllr Coomes** is also a Borough Councillor.

**3. Minutes of last meeting**

The minutes of 21 May 2014 were approved and signed.

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

AP1- *amendment to remit*- done and circulated

AP2- *Enforcement on Oaken Lane Sports centre*- The applicants applied for a Variation of Condition on this site. When EBC sent a letter notifying CPC that they would be passing the lack of planting which formed part of the original planning application on to Enforcement, Cllr Isaacs following the followed this up and Katie Baldwin from the Enforcement Team is dealing with this.

AP3- *Enforcement on 14, Red Lane*- Enforcement will not act until the planning application has been processed.

The order of the meeting was then changed to take application 2014/1661- land SW of Greenways *variation of Condition*3  
The meeting was closed so the Stuart Forrester of Banner Homes could explain the changes to the previously approved application.

The meeting resumed and the following comments agreed:-

We are not objecting but ask that all first floor side windows which face other properties be non-opening with obscured glazing.

Mr Forrester left the meeting.

**5. Correspondence**

5.1 All results were read out.

5.2 We have received notification of an appeal to the Secretary of State in relation to application 2013/4328 *dominating hedge causing loss of amenity to house and garden at 113, Hare Lane* in relation to the decision made by EBC that no formal action would be taken in regards to the complaint.

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

Applications from week ending – 23 May 2014

6.1 **2014/1799 – Ridgeway House, Mountview Road – CCC: 5 (Landscaping) of permission 2014/491**  
No comment

6.2 **2014/1952 – 12, Gordon Road**-*two storey side extension following demolition of existing garage.*  
We are not objecting but ask that the side window on the first floor facing number 14, be non-opening and of obscured glazing.

We note that there is a significant magnolia tree to the front of the property which enhances the street scene, and ask that this is not removed. It must be protected during the building works.

6.3 **2014/1902 – 36, Rythe Road** - *Single storey side/rear extension following demoltion of existing garage.*

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Cllr Isaacs declared an interest as this is near to her residence and the applicants are known to her.  
We are not objecting but ask the Officer to check the 45 degree rule to number 34.

**6.4 2014/1829 – 92, Telegraph Lane** – *LCD: whether permission is required for a proposed outbuilding to be used as garage and workshop.*

No comment

**6.5 2014/1869- 162, Coverts Road** – *two storey front, side and rear extension, single storey rear extension and new vehicular access*

We object to this application as it breaches the 1m rule to the boundary with number 164.

Applications from week ending – 30 May 2014

**6.6 2014/1661 – land to SW of Greenways** – *Variation of Condition 3 of permission 2012/4582*

Already dealt with

**6.7 2014/1837 – 2C, Torrington Close** – *TPO EL: 97/28 works to copper beech*

We have no objection to the thin entire canopy by 10%.

We object to:

- i. Crown raise over road by 5.5m. -The crown raise should only be up to a maximum of 5.5m.
- ii. Crown raise everywhere else by 4m. - The crown should only be raised up to a maximum of 4m. As the road is at least 1m below the level of the garden soil this would be equivalent to 5.2 m over the road.
- iii. Clear phone lines by 1m.-This is unnecessary, phone lines are not affected by branches.

**6.8 2014/2061 – 162, Coverts Road** – *PDPN: single storey extension*

No comment

Applications from week ending – 6 Jun 2014

**6.9 2014/2108 – 6A, Hare Lane** – *LDC- whether permission is required for continued use of land as tree surgeons*

We ask the Officer to check if the additional second rear parcel of land at the site, which is believed to be ex Crown Estate land, is Green Belt. If this proves to be the case, we object to business use on this part of the land.

**6.10 2014/2036 – 6A, Hare Lane** – *LDC- whether permission is required for a proposed 2m boundary fence*

No comment

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

Cllr Isaacs attended the meeting on Monday 9 June 2014 and circulated the following report.

i. 23 Simmil Road – 2014/1062

*Part two/part single storey side/rear extension following demolition of existing side garage and rear extension*

Both CPC Borough Councillors recommended this should be permitted due to the fact that as these houses are quite small and the distance at the street end was 1M, in this instance the narrowing down to below the 1M rule to the rear of the property was acceptable.

All councillors voted this application should be passed.

ii. 17 Beaconsfield Road – 2014/1136

*Front boundary wall, entrance gates and piers to a maximum of 1.8M high*

Both CPC Borough Councillors spoke of the fact that there are very few gates in this road and those which do have them, are kept permanently open. The case in question, was a photo used by EBC of a new house in the road which the owners who have them, do not like their gates. They expressed concern about community cohesion if there is a gated house with the gates left permanently closed, giving a fortress like mentality. It was also mentioned that the gates that got through planning in Claygate were to houses set back from the road and their gates were also set back and therefore not visible as part of the street scene. This road also borders the conservation area it was not in keeping with the street scene.

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When put to the vote, the majority of the council voted to refuse this application on the following:

- ENV2 – Not in keeping with the street scene
- HSG16
- SPD – Design and character
- CS11
- CS17 – does not preserve the local character

## **8. Licensing Applications**

None

## **9. Enforcement**

The following are outstanding:-

- i. 40 Acre field- Cllr Isaacs was informed of work happening at this site on June 10. On visiting the 40 Acre field, noted that work was starting to construct another car park next to plot 12 by Common Lane. Further work to complete water troughs to the remaining fields was also in progress. On querying whether car parks in pastures on Green Belt with Mark Turner at EBC Enforcement, he recommended that an enforcement form be completed. This has been done, and also includes the recently enlarged car park at the A3 end of the field.
- ii. 37, Oaken Lane- Claire Simpson is dealing with this and is in the process of writing a report before issuing an enforcement notice to the owners.
- iii. Oaken Lane Sports Ground- Katie Baldwin wrote a letter on the 20 May giving two weeks for the owners to respond that they will comply with the conditions of the original planning permission.

## **10. Barwell Farm**

Cllr Isaacs continues to monitor this on a weekly basis. There are horses in the two paddocks closest to Common Lane.

## **11. Constitution of the Committee**

A resident has shown interest in becoming a co-opted member of this Committee. He has been asked to provide a pen picture of himself to the Committee.

## **12. Matters Arising from the Strategy Meeting**

12.1 We have received a draft Memorandum of Understanding (MOU) from EBC in respect of CIL. This will be circulated for debate at the PC meeting in July.

12.2 We have requested from EBC a list of all applications that are CIL rated that have been approved. Cllr Coomes is in possession of this.

12.3 Domestic builds or extensions over 100 sqm are exempt from CIL provided the building is not sold within 3 years of the work being carried out provided they have applied for a CIL Exemption Certificate prior to work commencing on site. We have requested a list of exempted sites so we can alert EBC if the properties are sold within the three year period and hence become liable to CIL.

12.4 EBC intends to become paperless in the near future. This will mean that we are no longer sent plans. In order to obtain plans which can be understood correctly we need at least A3 size. Cllr Isaacs requested at the CPC/EBC liaison meeting for a grant towards an A3 printer. All plans now need to contain a scale bar as they have generally been reduced in size.

## **12A. Matters for information only**

12A.1 The house at 3 Foley Road has been neglected for 30 years and has been subject to Enforcement for 12 years. The occupant was elderly and has now been moved to a care home. EBC will clear the garden and the house by the end of June.

12A.2 Please note that the Planning meeting scheduled for Thurs 27 Nov 2014 will now move to Wed 26 Nov 2014 due to problems with venues.

## **13. Date of next meetings**

CPC Planning Meeting

**Thursday 3 Jul 2014–Committee Room**

Elmbridge Sub-Committee

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Mon 30 Jun	- MO
Mon 21 Jul	- KH
Mon 11 Aug	- NI

Public Hearing & Public Inquiries

Outstanding Written Representations

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