

PLANNING COMMITTEE MEETING
8.00pm on Thursday 7 June 2012
Village Hall Committee Room

Minutes.

Present: *Councillors:* Noel Isaacs (*Chairman*), Alex Coomes, Ken Huddart, Nick Hayes, Shirley Round (ex-officio)

Co-opted Members: Susan Harding

Parish Clerk: Freda Collins.

1. Apologies for Absence

None

2. Declarations of Interests

Cllr Isaacs declared that she had an interest in the application for 4, Chadworth Way as she knows the residents of Padleigh.

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

Cllr Coomes declared that he is an Elmbridge Borough Councillor.

3. Minutes of last meeting

The minutes of the meeting of 17 May 2012 were approved and signed.

4. Report of actioning of items from previous minutes

None

5. Correspondence

All results were read out.

It was noted that CPC objected to application 2012/1049- 4, Hermitage Close but that the objection did not seem to be taken into account at the East-Area Sub Committee. It was agreed to write to Rob Moran.

6. Current applications and Declarations of interest

Applications from Weekly List 20

The order of the agenda was changed and the meeting was suspended to take public speaking.

2012/1745- 4, Chadworth Way– retrospective for 3 roof lights

Mr Craig spoke against the application as the height of the velux windows is not in accordance with the planning permission and now allow overlooking. The planning permission was for storage in the roofspace, but a bedroom and bathroom have been installed, making this a 2 storey development.

The meeting resumed and 4 letters of objection were read out.

The application was discussed and the following comments made:-

We object to the change in the positioning of the velux windows as the base of the window is lower than the Elmbridge standard and the height specified in the Inspectors report.

The Inspectors report specified "*The development hereby permitted shall be carried out in accordance with the following approved plans: site plan 539/10a and 539/11.*" This has not been adhered to and we note the following planning infringements:-

- i. the upper level was given planning permission for storage, but this space has now been made into a bedroom and bathroom.
- ii. the external door and window positions have been changed from the original plans.
- iii. the number of habitable rooms has increased, making the detached house a five-bedroomed property. The already undersized amenity space falls below the required 15m for a larger dwelling.
- iv. these changes have led to over-development of the site.

The order of the agenda was changed and the meeting was suspended to take public speaking.

2012/1779- 4, Chadworth Way– *retrospective for a garden shed following removal of existing shed*
Mr Craig spoke against the application as the building is a summerhouse and not a shed.
The meeting resumed and 3 letters of objection were read out.

The application was discussed and the following comments made:-

The Inspectors appeal report refers in Item 4 of the decision in sub items i) to iii) *to the protection of the retained trees before and during development, that the retained trees shall not be cut down, uprooted, or destroyed, nor shall any retained tree be topped or lopped other than in accordance with approved plans and particulars, without the written approval of the local authority. Should any retained tree be removed, uprooted or destroyed or dies another be planted of the size and species as before.*

It also talks of erection of fencing for the protection of retained trees before work begins and be retained until all machinery and equipment are removed from site. Nothing should be stored or placed in any area fenced in accordance with this condition, and the ground levels in those areas not to be altered, or excavation made without written approval from the Local Authority.

Hence, we are concerned that the foundations necessary for the proposed new shed would damage the roots of this fine tree. The tree is in good condition and contributes significantly to the street scene. In addition, were it to be built, the structure would be under the canopy of the tree and would itself have a detrimental effect on its long term health.

The correct order of the agenda was resumed.

6.1 2012/1434- 23, Foley Road– *single storey extension following demolition of conservatory*
No comment

6.2 2012/1720- 6, Thorne Close – *LDC: whether permission is required for a proposed single storey rear extension following demotion of conservatory*
No comment

6.3 2012/1745- 4, Chadworth Way– *retrospective for 3 roof lights*
Already done

6.4 2012/1779- 4, Chadworth Way– *retrospective for a garden shed following removal of existing shed*
Already done

6.5 2012/1817 – Former Wyevale Garden Centre, Oaken Lane – *CCC: 7 (method of construction) of permission 2011/6407*
No comment

Applications from Weekly List 21

6.6 2012/1734 – 3, Ashton Place – *first floor extension over existing garage and single storey rear extension.*
This proposal would make this house four bed roomed. The Design and Character Supplementary Planning Document Companion Guide: Home Extensions item 1.26 expects a greater distance of 15m for larger family dwellings. The garden length is presently only 11.3m; this proposal will reduce it to 8m thus making the amenity space insufficient for a house of the proposed size.

6.7 2012/1764 – 61, Foxwarren – *single storey rear extension*
We ask the Officer to check the 45° rule to the neighbouring property at number 60.

6.8 2012/1798 – 7, Oaken Lane – *two storey front extension and part single/part two storey side extension with additional rooms in the roof space including dormer windows following demolition of existing single storey front and side extensions.*
No comment

Applications from Weekly List 22

6.9 2012/1656 – land adjacent to Oak Tree House, Church Road – *CCC: 1 (commencement) & 7 (Access) of permission 2006/2877*

6.10 **2012/1758 – Tower Hill, High Foleys** – *increase in footprint of basement and addition of light well-amendments to permission 2012/334*

No comment

6.11 **2012/1765 – 19, Claremont Road** – *new side entrance porch following demolition of existing porch*

No comment

6.12 **2012/1825 – 9, Oakhill** – *two storey side extension and new front porch following demolition of lean-to*
We ask the Officer to check the 45° rule to the neighbouring property at number 11.

6.13 **2012/1919 – 24, Meadow Road** – *first floor extension to convert existing bungalow into a two storey house, two storey rear extension and new front porch.*

We are not objecting, but ask that the first floor side windows should be of obscured glazing to prevent overlooking.

7. Remit & EBC Protocol

The Remit

Some suggestions were made by Cllr Huddart to update the remit:-

i. Item b (i)

Green Belt and open spaces -The Parish Council will object to any reduction in the designated Green Belt and to any proposed development that detracts from its amenity value. It will ensure that existing open spaces and greens within the village are protected.

It was suggested that we include the ‘creation of green spaces’. It was agreed that this should be part of the remit of the Environment Committee. The Clerk will forward this suggestion to members of the Environment Committee.

It was then agreed to alter the remit to include the words ‘and potential’ after ‘existing’

ii. Item b (iii)

After ‘would not place unacceptable pressure on local infrastructure and services such as schools, medical service and highways.’ It was agreed to add

Where development occurs, the Borough Council must ensure that appropriate funding is raised through CIL or otherwise to augment existing services.

iii. Item b (x)

*It was agreed to change the wording in Notices and Representations from The Parish Council will alert residents who may be affected by proposed developments to the existence of applications to Elmbridge Borough Council and will consider any representations made to The Parish Council will **advise** residents of the existence of applications to Elmbridge Borough Council and will consider any representations made*

The protocol will be circulated to all members and this item deferred until the next meeting.

8. Report of the East Area Sub Committee

Cllr Huddart attended the East Area Planning Subcommittee on 21 May 12 and circulated this report:-

2012/1049 4 Hermitage Close. *Single and first floor extensions, side dormer, garage conversion.*

Claygate Parish Council objected because the loft bedroom had a maximum headroom of 2.1m over no area, with a general headroom of only 1.4m. This was noted in the officer’s referred but relegated to being a matter for Building Control, and hence not discussed. There was general dislike of the over development and of the design, but Geoff Herbert noted that similar extensions existed in the road, so that refusal was not practicable. The application was permitted unanimously.

9. Licensing Applications

None

10. Enforcement

Cllr Isaacs gave an update:-

i. Horringdon Farm- the Enforcement team has prepared a report and it has gone to the Legal team for checking. It will then be sent to the Councillors for their comments.

ii. 109, Hare Lane- Enforcement reports that the office is now closed.

iii. 2, Oaken Drive- a notice has now been served. The owners have until 22 June to go to appeal. If they do not appeal they have until 22 Aug to carry out the work.

11. Neighbourhood Plan

Leslie Underwood and Suzanne Parks of Mole Valley attended the village meeting on 24 May 2012 and spoke about the pros and cons of Neighbourhood Plans.

As CPC is unable to secure any funding for a Neighbourhood Plan, the general consensus of opinion is that we should watch the progress of the Settlement ID Plan which is being prepared by EBC. If we get the input into this Plan and consultation that we hope, then this may suffice. It was agreed that the Neighbourhood Plan would no longer be just a Planning matter but a matter for the full Council. Consequently, this issue will be discussed at PC meetings and deleted from the Planning agenda. Cllr Isaacs will report this at the next PC meeting.

12. Matters for information only

None

13. Date of next meetings

CPC Planning Meeting

Thursday 28 June 2012– Village Hall Committee Room

Elmbridge Sub-Committee

Monday	7.45pm	11 June	2012	- AC
Monday	7.45pm	2 July	2012	- NI
Monday	7.45pm	23 July	2012	- SR
Monday	7.45pm	13 Aug	2012	- KH

Public Hearing & Public Inquiries

Outstanding Written Representations

2011/5545	102, Hare Lane	<i>flats</i>
2011/6808	40 Beaconsfield Road	<i>extension</i>
2011/6597	Arenella, Mountview Road	<i>new house</i>

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