

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



PLANNING COMMITTEE MEETING
8.00pm on Thursday 12 September 2013
Village Hall Committee Room

Minutes.

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

1. Apologies for Absence

None

2. Declarations of Interests

Clr Huddart declared that he is Acting-Chairman of the Claygate Conservation Areas Advisory Committee.
Clr Coomes declared that he is a Borough Councillor.

3. Minutes of last meeting

The minutes of the meeting of 22 Aug 2013 were approved and signed.

4. Report of actioning of items from previous minutes

AP2- *update on any enforcement at Vale Farm*- outstanding

5. Correspondence

5.1 All results were read out.

6. Current applications and Declarations of interest

Applications from Weekly List 34

6.1 **2013/3314- 9, Ruxley Ridge**– *first floor side extension over existing garage*

No comment

6.2 **2013/3372-Ruxley Lodge, Ruxley Crescent**– *first floor rear extension*

No comment

6.3 **2013/3434- Cefn Coed, Mountview Road** – *dominating hedge causing loss of amenity to Birchwood Grange*

No comment

Applications from Weekly List 35

6.4 **2013/2794- land at Ruxley Mount, Mountview Road** – *additional 2 storey house following demolition of garages*

No comment

Applications from Weekly List 36

6.5 **2013/2959- 22, Rosehill** – *LDC; whether permission is required for the existing extension of a bedroom wall onto an existing integral balcony*

No comment

6.6 **2013/3245- Millpond Lodge, Hillview Road** – *part two/part single storey rear extension and single storey side extension*

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6.7 2013/3365- Tower Hill, High Foleys – CCC; 3 (materials), 5 (trees), 7 (basement) and 8 (bat survey) of permission 2012/0334

No comment

6.8 2013/3445- 5, Dalmore Avenue – pitched roof over existing single storey front bay and entrance canopy(amendment to permission 2013/1518)

No comment

6.9 2013/3568- 17, Beaconsfield Road – Tree Conservation Area: 1 x ash & 1 x sweet chestnut- crown lift to 5m

No comment

7. Report of the East Area Sub Committee

Cllr Round attended the meeting and circulated a report.

i. 14 Rythe Close

One objector spoke, but the applicant/agent did not attend.

This application was an LDC, so, although both Claygate Councillors accepted that loss of privacy and overlooking could be considered as issues, they agreed that their hands are tied as the rules governing this application do not allow them to object. The conditions relating to other properties in the proximity of this dwelling do not apply to no. 14.

LDC granted.

ii. 9, Oakhill

This application was deferred at the last meeting to allow for a site visit.

It was considered that the reasons for refusal on the previous occasion had been addressed. Cllr Coomes repeated the objections that the changes to the garden levels caused overlooking to the neighbouring property and was out of keeping. It was noted that no objection had been raised to similar work carried out to No 7.

The Chairman considered that a condition could be added to the application, requiring landscaping/screening along the entire west side of the boundary with No 11. This planting should be completed within 6 weeks and the planting scheme be approved by the planning department. In addition no further changes to the levels be carried out without planning permission. The condition/safety of the retaining wall is not a planning matter.

Granted

8. Licensing Applications

None

9. Enforcement

Cllr Isaacs gave an oral report to the meeting.

i. 9, Oakhill – granted

ii. 1, Woodland Close- the Inspector made a site visit last week, so the decision is expected soon.

iii. Claygate Manor- still under review

iv. Vale Farm- report outstanding

10. CIL payments

It was agreed at the last PC meeting that we need a meeting about this matter, so one has been arranged for Wed 2 Oct.

It was noted that EBC has published a draft list of projects on which they can spend their CIL funds. There is nothing for Claygate on this list. It is not known how projects were selected for inclusion on the list. After a discussion, a number of projects were put forward as being worthy of CIL funding:-

i. Jogging track/footpath around the Recreation Ground

ii. Outdoor gym equipment on the Recreation Ground

iii. Improvements to Claygate School

iv. A cycle track through/around the village

11. Matters for information only

11.1 Planning guidance has changed from a document containing some 1000 pages to the NPPF which has only 50 pages. The Government guidance, however, is about 500 pages, and can be found on the Planning Portal. There is a consultation which we should be aware of, as the guidance will be binding. All members were asked to look at this.

11.2 Barwell Farm is up for sale in various plots. This would seem to indicate that the land will not be used for farming, but developers may buy it with a view to build on the land. We must keep a close watch on this.

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12. Date of next meetings

CPC Planning Meeting

Thursday 3 Oct 2013—YOUTH CLUB—please note venue

Apologies from Susan Harding and Cllr Coomes as they both have prior appointments.

Elmbridge Sub-Committee

Monday	7.45pm	30 Sept 2013	-KH
Monday	7.45pm	21 Oct 2013	-NI

Public Hearing & Public Inquiries

Outstanding Written Representations

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>

.....ChairmanDate