

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



PLANNING COMMITTEE MEETING
8.00pm on Wednesday 21 May 2014
Small Village Hall

Minutes.

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

As Chairman of the Parish Council Planning Committee, Cllr Isaacs opened the meeting. Cllrs Coomes and Huddart were not present at the start of the meeting.

1. Election of Chairman

Michael O'Brien nominated Noel Isaacs.
There being no other nomination, Noel Isaacs was elected Chairman.

Cllr Isaacs took the Chair.

2. Apologies for Absence

Cllr Huddart sent apologies as he would be late due to a prior engagement.
Susan Harding
These were accepted.

3. Declarations of Interests

None

4. Election of Vice-Chairman

Noel Isaacs nominated Michael O'Brien.
There being no other nomination, Michael O'Brien was elected Vice-Chairman.

5. Constitution of the Committee

Susan Harding is the co-opted member. She is willing to stand again. This was agreed by the Committee.

6. Remit

It was agreed to revise and update the section about CIL payments. The Chairman suggested the addition of the words

‘and are committed to release such funding as raised in the Claygate area twice yearly directly to Claygate Parish Council.’ To item A(b) (iii).

This was agreed. The remit will be amended and circulated.

AP1 The Clerk to action.

Cllr Coomes arrived at the meeting.

7. Minutes of last meeting

The minutes of the meeting of 1 May 2014 were approved and signed.

8. Report of actioning of items from previous minutes

None

9. Correspondence

9.1 All results were read out.

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9.2 A letter has been received from EBC in respect of the enforcement taken out against Oaken Lane Sports Centre- *alleged unauthorised breach of Conditions 2 of Planning permission 2011/6407 and 13 of 2012/1020*. This has been registered as a category C case.

10. Current applications and Declarations of interest

Applications from Weekly List week ending 2 May 2014

10.1 2014/1633- 37, Foley Road– *roof extension to create dormer window*

No comment

10.2 2014/1156-14, Red Lane–*rear garden fence*

The meeting was suspended to take public speaking from Tom Swift; he spoke against the application.

The meeting then resumed. It was noted that there have been multiple letters of objection.

We object to this application because of the excessive height of the fence which is out of keeping with the street scene contrary to HSG 16 (i), (ii) and (vi), HGS 18 (ii) and CS 11. We regret the retrospective nature of this application.

10.3 2014/1626- Apple Trees, The Causeway–*2 storey front extension and single storey rear extension following demolition of conservatory, study and front entrance porch.*

We object to this application as the proposal is a two storey front extension forward of the building line.

10.4 2014/1541- Café Il Corallo, High Street –*change of use and increase in height of single storey rear projection with new pitched roof to create 4 flats with associated garden and amenity area following demotion of rear extension.*

We object to this application as there have been no suitable changes to the re-submitted plans and we have grave reservations on the same grounds as before:-

(i) We object to this planning application as there is inadequate amenity space, a lack of parking allowed for within the curtilage and a loss of prime A3 business premises in the heart of the old village centre.

(ii) We note that the latest news on the new foundations required for the new rear extension will affect a worthy tree in the Conservation Area to the garden of No7 High Street. All normal tree protection will have to be applied during building work.

(iii) By reason of its height and depth the rear extension will result in an overly dominant form of development that will result in a significant loss of light and amenity to the neighbouring property at no 7, High Street.

(iv) By reason of the location of the rear and side facing windows within flat 2 the users of the communal garden will have an uninterrupted view directly into their living room and kitchen windows also the front flat to the front's rear bedroom with Juliette balcony would not only see directly to the living room of flat 2, but also have a clear view of the private garden to that flat and over to the Foley Cottage Gardens.

10.5 2014/1643 -52, Gordon Road– *TPO: EL 07/10: Oak T1- reduce in height and spread*

We have no objection to this work, however it is strange that consultation started on 1 May and a decision was issued on 12 May.

10.6 2014/1105- land south of Oak Tree House, Church Road –*detached garage*

This land is situated in the Conservation Area, so we object to the style of the garage which is out of keeping with the Conservation Area and forward of the building line.

10.7 2014/1532 –Arenella, Mountview Road – *CCC Conditions: (2) Materials) and 4 (Landscaping) of permission 2012/4522*

10.8 2014/1339–25, Telegraph Lane – *hip to gable roof extension incorporating rear dormer and two front roof lights*

No comment

10.9 2014/1441- 17, Beaconsfield Road– *rear greenhouse*

Cllr Coomes declared an interest as this application is near to his place of residence.

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No comment

10.10 **2014/1634- 43A, Common Road**– *single storey rear extension and replacement of existing front window with patio doors*

No comment

10.11 **2014/1526- 25, The Avenue**– *rear outbuilding*

No comment

Applications from Weekly List week ending 9 May 2014

10.12 **2014/1802- 7, Torrington Close**– *NMC to permission 2014/632 to change elevations finish to brick to ground floor and render to first floor.*

10.13 **2014/1736- 29, Vale Road**– *pitched roof to single storey rear extension*

No comment

Cllr Huddart arrived at the meeting.

10.14 **2014/1632- 41, Red Lane**– *first floor extension and single storey rear infill extension*

We are objecting to this proposal as there is not a significant enough difference between these new plans and the previously refused applications. The reasons for refusal still apply:-

The proposed development would result in an unacceptable overbearing and over-dominant relationship with the adjacent property at no 39 by reason of its siting, bulk, mass and height. It is considered that the proposed development will be harmful to the amenity of the occupiers of the adjacent property contrary to saved policies HSG16, HGS20 and ENV2, and CS11 and CS17.

10.15 **2014/1760- 2, Thorne Close**– *TPO EL: 89/25-oak (G13) - reduce over garden*

We do not object to the reduction of branches overhanging garden, but the reduction should be limited to 2 metres.

10.16 **2014/1669- 9, Claremont Road**– *CCC: 3 (Material Samples) for permission 2013/3153*

10.17 **2014/1787- 55, Hare Lane**– *single storey side/rear extension*

We note that, on the information provided, this proposal would result in a 2.6m high brick wall adjacent to the footway, with no intervening verge between the path and the fence/brick wall.

10.18 **2014/1923- 32, Dalmore Avenue**– *PD PN: single storey extension*

11. Report of the East Area Sub Committee

Nothing for Claygate.

12. Licensing Applications

None

13. Enforcement

13.1 Oaken Lane Sports Centre is now subject of an Enforcement action. It was noted that during the planning process for development of this site, there was mention of a new footway. It is not known if this was made a condition of the planning permission. Cllr Isaacs will check and if it was, ask for Enforcement on this matter as well.

AP2 Cllr Isaacs to action.

13.2 It was agreed to inform Enforcement of the fence at 14, Red Lane.

AP3 The Clerk to action.

Post meeting note: Although technically Enforcement could begin the enforcement process irrespective of the stage that the planning application has reached it would be inadvisable as it would, in essence, be bypassing the democratic process. Enforcement officers are aware of the fence in question and have been liaising with the planning officer assigned to the application. When the application has been determined they will be in a position to consider the expediency of taking formal action, although they will be expected to try negotiated non-formal methods first.

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14. Barwell Farm

Cllr Isaacs continues to monitor the 40 acre field. Two horses are now grazing in one section of the field.

15. Matters for information only

15.1 It was noted that we have not yet received any CIL funding or are on the list to receive any. Cllr Coomes has brought this matter up with Rob Moran.

15.2 It was noted that Cllr Isaacs is not receiving all the necessary plans from EBC. She is now forced to drive to the Civic Centre to personally collect plans or download and print them from her computer. This situation is not acceptable. The Clerk will write to Karen Fossett, Head of Planning at EBC, about this matter.

16. Date of next meetings

CPC Planning Meeting

Thursday 12 June 2014–Village Hall Committee Room

Elmbridge Sub-Committee

No dates for EA Sub due to elections

Public Hearing & Public Inquiries

Outstanding Written Representations

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