

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



PLANNING COMMITTEE MEETING
8.00pm on Wednesday 4 April 2012
Village Hall Committee Room

Minutes.

Present: *Councillors:* Noel Isaacs (*Chairman*), Alex Coomes, Ken Huddart
Co-opted Members:
Parish Clerk: Freda Collins.

1. Apologies for Absence

Cllr Shirley Round who was on holiday
Susan Harding who was not well.
These were accepted.

2. Declarations of Interests

Cllr Isaacs declared that she had an interest in the application of the Claygate Cricket Club for a new Club Premises Certificate as she is the Secretary to the CRGT.

Cllr Huddart declared that he is Chairman of the Trustees of Claygate Village Hall Association, President of the CVA and Acting-Chairman of the Claygate Conservation Areas Advisory Committee.

3. Minutes of last meeting

The minutes of the meeting of 15 March 2012 were approved and signed.

4. Report of actioning of items from previous minutes

None

5. Correspondence

All results were read out.

6. Current applications and Declarations of interest

Applications from Weekly List 11

None

Applications from Weekly List 12

6.1 **2012/961- 27, Red Lane** – *new timber garden building with cellar*
No comment

6.2 **2012/1019- 47, Red Lane** – *CCC: 3 Materials of permission 2011/7282*
No comment

6.3 **2012/1020 – Former Wyevoles Garden Centre, Oaken Lane** – *CCC: 3 & 4 Tree protection and 14 Landscaping of permission 2011/6407*
No comment

Applications from Weekly List 13

6.4 **2012/972 – 2, Elm Road** – *Variation of condition 4 of permission 1989/166 to allow conversion of garage into habitable accommodation and replace garage doors with bay window.*

We are not objecting but regret that this proposal will result in the loss of a parking space in a road which is already heavily congested.

6.5 **2012/1044- Rosehill** – *TPO: EL: 251 -8 x hornbeam (rear of 12, Hermitage Close) reduce height by 30%*
We have no objection as they have been reduced before and the adjacent trees have been reduced more recently.

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6.6 **2012/1049 – 4, Hermitage Close** –*single storey front extension, first floor side extension, single storey side and rear extensions, roof extension with side dormer window and conversion of garage into habitable accommodation.*

We object to this proposal as it will be out of keeping with the neighbouring properties due to design and massing and will be overdevelopment of the site.

We would also wish to make the Office aware that the loft bedroom does not conform to the requirements for a habitable room due to the maximum height not extending over sufficient of the ceiling area.

6.7 **2012/1055 – 1, Caerleon Close** –*two storey rear extension, two storey front extension incorporating new entrance, single storey extensions to garage & alteration to roof space incorporating front & rear dormer windows.*

No comment

6.8 **2012/1073 – 85, Hare Lane- LDC:** *whether permission is required for a proposed rear dormer with juliette balcony following demolition of existing dormer window.*

6.9 **2012/1091 – CRG, Church Road**–*change of use of sports pavilion to café (A3)*

No comment

6.10 **2012/1179 – 69, Foley Road** – *Conservation Area: scots pine (T1) crown lift to 4m by removal of overhanging braches, gum tree (T2) remove lowest 2 branches at approximately 4m from ground, willow (T3) fell*

No comment

7. Report of the East Area Sub Committee

Cllr Huddart attended the meeting and circulated the following report:-

The officer reported that the New Planning Policy Framework (NPPF) came into effect on Tuesday.

Throughout the meeting she was successful in correcting the report references to existing standards e.g. PPS, to take advantage of NPPF. References to the Core Policy persist.

2012/0333 27 Woodbourne Drive, extensive extensions. Moved for refusal by Geoff Herbert and voted (no contrary view) on ENV2, CS17, HSC16 and CS11 (Claygate-specific) as failing to respect the Public Realm, unsympathetic to the surrounding development, harmful impact on the neighbouring Green Belt (specifically picked up from NPPF) and quality of design. The councillors spoke strongly against the dreadful design, that the excessive height relative to adjacent properties would impact the view from the Green Belt, and were particularly critical of the rear dormer and Juliet balcony, and the possibility of overlooking from a flat-roofed parapet. The application had been de-delegated to the Subcommittee because of objections by the Parish Council, despite these erroneously referring to front dormer windows, which are not in the application.

8. Licensing Applications

i. Co-operative Group, 109a Hare Lane- full- supply of alcohol 06.00-23.00hrs Mon-Sun

ii. Claygate Cricket Club, Claygate Community Clubhouse-New Club Premises Certificate-supply of alcohol 08.00-23.00hrs Mon-Sat, 08.00-22.30hrs Sun

CPC have no comment.

It was noted that, unless we have an objection, we do not need to notify EBC of our no comment decision.

9. Enforcement

Cllr Isaacs gave an update:-

i. Horringdon Farm- this matter is being pursued.

ii. 109, Hare Lane- it was noted that the front downstairs room is supposed to be for retail use, but has been seen being used as an office. It was agreed to fill out an Enforcement form.

AP15 The Clerk to action.

iii. 2, Oaken Drive- this is now in the hands of the legal department.

iv. Over time there has been a general expansion of the gypsy site, in particular the plot for the disabled gypsy. This has its own separate access, when originally it was supposed to come off the one access going through the site. Therefore there is now an extra exit onto the road just at the turn-off from the A3 as it turns left into Claygate. This particular part of the site has been developed further to include other occupants and stabling. More worryingly is the large earth bank to the rear of this site, which if it moved would go down onto the M25. It was agreed that a site review should be carried out

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by EBC to assess how much it has changed since the original agreement. Although the site is not in Claygate, the expansion of the site does have an impact on Claygate. It was agreed to fill out an Enforcement form.

AP16 The Clerk to action.

10. Neighbourhood Plan

10.1 The guidance for Neighbourhood Plan will be issued in April.

10.2 Cllr Isaacs has invited Leslie Underwood from EBC and a person who is steering the NP for Bookham to the Village meeting on 24 May

11. Matters for information only

A letter has been received from a resident voicing concern over two houses that back onto Hermitage Close which have successfully managed to obtain planning permission for brick built structures that have been described as garages as well as crossovers linking these “garages” to Hermitage Close.

He stated that virtually every resident in Hermitage Close objected to the most recent planning application, but this did not seem to carry any weight. Councillor Steve Wells also objected to the development, but this did not appear to make a difference. There was no public speaking on behalf of the residents due to personal circumstances of the person nominated. The residents asks if, as seems likely, another of the Red Lane residents puts in a comparable planning application that involves access to Hermitage Close there are any measures that residents of Hermitage Close can take to protect their environment?

It was noted that this Committee objected to application 2011/7365. It was agreed that the letter was too late in connection with whatever he is referring to and that all we could do would be to acknowledge receipt. If he wishes to communicate on any future application and/or come to the relevant planning meeting for an application we shall note his comments in relation to the relevant application. Cllr Isaacs will write to the resident.

AP17 Cllr Isaacs to action.

12. Date of next meetings

CPC Planning Meeting

Thursday 26 Apr 2012– Village Hall Committee Room

Please note: The Clerk will be absent from the meeting on 26 Apr 2012 as she will be on holiday.

Elmbridge Sub-Committee

Mon 7.45pm 23 Apr 2012 - NI

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