

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



**PLANNING COMMITTEE MEETING**  
**8.00pm on Thursday 9 May 2013**  
**Village Hall Committee Room**

*Minutes.*

**Present:** *Councillors:* Noel Isaacs (*Chairman*), Ken Huddart, Alex Coomes, Shirley Round, Michael O'Brien

*Co-opted Members:*

*Parish Clerk:* Freda Collins.

As Acting Chairman of the Parish Council Planning Committee, Cllr Coomes opened the meeting.

**1. Election of Chairman**

Cllr Coomes asked for nominations.

Alex Coomes nominated Noel Isaacs, seconded by Shirley Round

There being no other nomination, Noel Isaacs was elected Chairman.

Cllr Isaacs took the Chair.

**2. Apologies for Absence**

Cllr Nick Hayes who was on holiday

Susan Harding

These were accepted.

**3. Declarations of Interests**

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

**Cllr Coomes** declared that he is also a Borough Councillor.

**4. Election of Vice-Chairman**

Cllr Isaacs asked for nominations.

Noel Isaacs nominated Alex Coomes, seconded by Shirley Round.

There being no other nomination, Alex Coomes 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**

The remit requires no changes at this time. It is kept under review throughout the year.

**7. Minutes of last meeting**

The minutes of the meeting of 18 April 2013 were approved and signed.

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

None

**9. Correspondence**

9.1 All results were read out.

9.2 An appeal notice has been received against the enforcement notice for 1, Woodlands Close *the construction of two side facing dormers without planning permission*. The appeal will be decided by exchange of written representations.

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

Applications from Weekly List 16

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**6.1 2013/994- 39, Foley Road**– *2 detached two storey houses with integral garage (plot 1 with rooms in roofspace) following demolition of existing house*

We object to this application for the following reasons:-

- i. it is forward of the building line
- ii. it is out of keeping due to the cramped nature of the development in an area of substantial houses and visible from the Foley Conservation Area contrary to CS11, CS17 & HGS16.
- iii. the amenity space is inadequate for the number of bedrooms on both plots. Contrary to HGS16.

**6.2 2013/1229-Orchard House, Mountview Road**– *LDC: whether permission is required for a proposed roof extension with rear dormer*

No comment

**6.3 2013/1538- Semaphore House, Telegraph Lane**–*Listed Building Consent: demolition of existing garden room and erection of enlarged single storey extension to replace demolished room & 2 storey rear extension*

We object to this application as the proposal will be out of keeping in terms of scale. We are concerned that the new horizontal elevations will detract from the vertical nature of the existing building which is an intrinsic feature of a semaphore tower, contrary to HEN2.

#### Applications from Weekly List 17

**6.4 2013/1302- 3, Sydney Cottages** –*rear dormer window and roof lights over existing kitchen*

No comment

**6.5 2013/1410 -102, Hare Lane**– *Removal of conditions: 9 (Restriction of Access Location), 10 (Retention of Parking/Turning), 13A & B (Provision for Sustainable Modes), 14 (Bus Stop) of permission 2012/2872*

No comment

**6.6 2013/1667- 102, Hare Lane** –*CCC: 5 (siting & Slab Levels), 6 (Landscaping), 17 (Tree Planting) of permission 2012/2872*

No comment

#### Applications from Weekly List 18

**6.7 2013/1557 –46, Foley Road** – *LDC: whether permission is required for a proposed hip to gable roof extension with 2 front rooflights and rear dormer incorporating windows.*

We object to this proposal as this does not conform to the rules governing LDC's as the materials proposed for the side of the dormer fail to match the roof which they replace, contrary to Condition B.2 (a) of Permitted Development for Householders.

**6.7 2013/1670 –22, Red Lane** – *alterations to roof space including front and rear dormers with windows*

We object to this proposal for the following reasons:-

- i. it will be over development of the building.
- ii. it will be out of keeping with the surrounding properties contrary to HSG16.
- ii. it will be out of keeping to the character of the house as the loss of the pitched roof and proposed design is incongruous to the style of the house.

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

Cllr Huddart attended on 22 Apr 13 and circulated a written report of the East Area Planning Subcommittee,

**11.1 2013/0408 Sports Ground, Manor Road South.** 311 mixed representations. On this occasion the tirade by the objector added little to the case and provided the opportunity for Surbiton High School to make a range of cooperative statements. However, the councillors were united in their opposition to the proposal, because it is so large, very intrusive in the Green Belt (which is historically important as Hinchley Hill), provided for indoor sports, which would be readily provided closer to Surbiton High School, rather than outdoor sports appropriate to the Green Belt. The benefits were for the schools (commercially, including Rowan) rather than to local girls. The chairman, Mrs. Kapadia, went out of her way to recount that Surbiton High School had nearby playing fields in Surbiton, but chose to sell those off for development, rather than use them for the girls' needs. Refused *nem con*.

It was noted that Claygate Parish Council should have taken a position on this in view of the grounds which were discussed, since it is a critical part of our Green Belt.

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11.2 **2013/0528 1 Old Claygate Lane** *additional attached dwelling turning a pair of semi-detached houses into a terrace of three houses.* The officer recommendation was changed to refusal, purely because of the lack of a financial contribution agreement. Alex Coomes then asked for additional grounds for refusal to be added, because the terrace was out of keeping with the area, there being none like it nearby (grounds HS16 (v), ENV 2.5, and CS 11). The chairman warned against this on the grounds that a similar site in Thames Ditton had been refused, but overturned on appeal. Cllr Coomes rightly took the view that the Sub Committee should stick to its rules, so his grounds were added for refusal with four votes and six abstentions. It was agreed that Cllr Coomes was doubly right since the absence of a contribution agreement would avoid overturning on appeal, and we have a chance of establishing a worthwhile precedent.

## **12. Licensing Applications**

It was noted that Claygate Cricket Club has put in for a variation of conditions for their licence at the new pavilion. We are out of time for comments.

## **13. Enforcement**

13.1 Cllrs Coomes and Isaacs had a meeting with Mark Turner on the 24 April 2013 regarding enforcement matters and, in particular, Claygate Manor.

13.2 9 Oakhill- this is with Enforcement. It was noted that a vertical, seeping crack has appeared in the wall holding up the garden at 9, Oakhill.

13.3 1, Woodlands Close- an appeal has been lodged against the enforcement notice.

## **14. Elmbridge BC Consultation Documents**

Elmbridge BC is in the process of developing a Development Management Plan and 8 Settlement Investment and Development Plans. Claygate has its own Settlement ID Plan.

The Development Management Plan will contain day to day policies against which planning applications and enforcement action will be assessed. It will contain the policies needed to manage the appropriate delivery of high quality development across the Borough.

The Settlement ID plans will be published for each of the eight settlement areas. The aim of each of these plans is to identify both the development that will come forward and the investment that will support any growth.

The draft documents have been put out for consultation. All comments must be submitted to EBC by Monday 20 May 2013.

The comments for the Claygate Settlement ID Plan were agreed at the PC meeting on 8 May 2013.

Cllrs Round & Isaacs and the Clerk met to propose draft comments on the Development Management Plan.

Cllr Huddart and Sheppard forwarded their suggested comments to this committee. All of these were considered by the meeting and the comments representing CPC agreed. These will be noted by the Clerk and circulated to all members of Planning to agree. Once agreed, they will be circulated to all members of the Parish Council before submission to EBC.

## **15. Matters for information only**

None

## **16. Date of next meetings**

CPC Planning Meeting

**Thursday 30 May 2013– Small Village Hall**

*Apologies from Ken Huddart*

Elmbridge Sub-Committee

Tuesday	7.45pm 28 May 2013- NI
Monday	7.45pm 17 Jun 2013-

Public Hearing & Public Inquiries

Outstanding Written Representations

2012/1745	4, Chadworth Way
2012/226	Horrington Farm

*retrospective for 3 rooflights  
fence, gates and piers*

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2012/3586

26, The Avenue  
1, Woodlands Close

*new detached house*  
*2 dormers without planning permission*

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