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

claygate PARISH COUNCIL

caring for Claygate Village

PLANNING COMMITTEE MEETING

8.00pm on Wednesday 18 December 2013

Village Hall Committee Room

Minutes.

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

Cllr Coomes was not present at the start of the meeting.

Cllr Isaacs welcomed everyone to the meeting.

1. Apologies for Absence
None
(Apologies were given for Cllr Coomes as he had another meeting- but he was able to attend Planning)

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

3. Minutes of last meeting
The minutes of the meeting of 5 December 2013 were approved and signed.

4. Report of actioning of items from previous minutes
None

It was agreed to change the order of the agenda to take application 2013/4656-7, Torrington Close. The meeting was closed to take public speaking.
David Richardson spoke against the application on grounds of excessive development, overbearing, not sympathetic, not in keeping and loss of amenity to neighbours. He also asked for conditions on fenestration and prevention of flat room as balcony if the proposal is passed.
Steve Cramer also spoke against the application as the extended house will be overbearing and higher than number 9 due to the sloping nature of the road. He was concerned about the impact of the raised height on the light to number 9.

The meeting resumed.
Cllr Coomes arrived at the meeting.

We object to this application as it does not respect the feature of the site with regard to levels contrary to HSG 16 (i) and it will lead to overlooking and unreasonable loss of privacy and amenity to the neighbouring properties contrary to HSG16 (ix) (Replacement Elmbridge Borough Local Plan 2000).
We ask the Officer to check the 45° rule to both neighbouring properties at both ground and first floor levels.
We note that there is a Claygate Pearmain tree in the garden of number 7 which should be protected from the building work and request that a Tree Officer make a site visit to ascertain how to do this.
If the proposal is granted, we ask that all new side fenestration be non-opening and of obscured glazing. We also ask that a condition is placed to restrict the use of the flat roof as a balcony.

4 members of the public left and the meeting was closed to take public speaking about Rowan School, application 2013/4697.

Edward Smith and Christopher Harrison both spoke against the application on the grounds of traffic problems. There is already a problem with traffic flow and parking at school drop off and pick up times. These proposals will exacerbate the problem as the school intends to increase by nearly 50 pupils. The school has published a traffic plan which encourages the use of walking, cycling, bus and train travel; but this is not realistic.

The 3 members of the public left and the meeting resumed.

Cllr Coomes declared an interest as the school is near his place of residence.
Susan Harding declared that she has done work for the school.

We are not objecting to this application but express concern at the already congested state of Fitzalan Road and the surrounding roads and we ask the Officer to take note of COM4 (Replacement Elmbridge Borough Local Plan 2000).

5. Correspondence
All results were read out.

6. Current applications and Declarations of interest

Applications from Weekly List 49

6.1 **2013/4656- 7, Torrington Close**– *two storey rear extension and single storey side extension*
Already dealt with

6.2 **2013/4667-Ridgeway House, Mountview Road-** *garage*
(1 letter of objection)
No comment

Applications from Weekly List 50

6.3 **2013/4212- Hilltop, Ruxley Crescent** –*two storey side extension and single storey rear extension*
No comment

6.4 **2013/4697- Rowan School, 6, Fitzalan Road** –*part single/ part two storey front and side extension, two storey infill extension, two storey rear extension, new external staircase to provide additional teaching accommodation and various internal alterations, alterations to the front of the school to incorporate new vehicle drop off area and two new pedestrian entrances.*
Already dealt with.

6.5 **2013/4732- 26, Torrington Road**– *single storey front, first floor side and first floor rear extension and roof extension with front rooflights to facilitate habitable accommodation in roofspace.*
We object to this application as the proposal will break the 1 metre rule to the boundary by number 28.

6.6 **2013/4780- Keeran, Raleigh Drive** - *part two/part single storey side and rear extensions*
No comment

6.7 **2013/4908- 47, Foley Road** –*Tree Conservation Area- cut back to boundary line the branches overgrowing 15 Beaconsfield Road*
No comment

6.8 **2013/4933- 6A, High Street** – *Tree Conservation Area-2 x ash (T1& T2)-fell*
We have been informed that both trees are causing subsidence; T1 to the garage building, T2 to the conservatory at 4 Sims Cottages. If this is the case, we agree to the felling, but ask that a replacement should be planted in the open area behind the garage.

6.9 **2013/4944- 12, Beaconsfield Road** – *various tree works*
We have no objection to the proposed works to T3, T4, and T5.
We note the T1 Chestnut has several areas of decay and is in decline. We have no objection to it being felled but it is a substantial tree and its loss will adversely affect the street scene. So we ask for the replacement of a substantial tree such as a field maple in this border.
The T2 crab apple is a poor specimen with some decay so we have no objection to it being felled

7. Report of the East Area Sub Committee
Nothing for Claygate

8. Licensing Applications
None

9. Enforcement
Cllr Isaacs gave an oral report to the meeting.

i. 158, Hare Lane- gate in fence leading out over a HGS.
Cllr Isaacs has been in contact with Katy Baldwin in Enforcement. A letter has been received from Ms Baldwin who had advised that no breach of planning control has taken place.
It was agreed to pass this matter over to the Environment Committee who take care of the Highway garden sites.

10. Permitted Development Guidance
EBC sent Cllr Isaacs a copy of the Planning Services User Group Update November 2013. This noted that the Department for Communities and Local Government issued in October 2013 an updated Permitted Development for Householders – Technical Guidance. The Clerk printed a copy and has circulated it to Planning members.

11. Matters for information only
None

12. Date of next meetings

CPC Planning Meeting

Thursday 16 Jan 2014–Committee Room Village Hall

Elmbridge Sub-Committee

2014

Monday	7.45pm 6 Jan 2014	-NI
Monday	7.45pm 27 Jan 2014	-KH

Public Hearing & Public Inquiries

Outstanding Written Representations

2012/3586	26, The Avenue	*new detached house*
No app number	1, Woodlands Close	*2 dormers without planning permission*
2013/2218	33, Red Lane	*variation of condition to fell trees*

...……..…Chairman ……..……Date