

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



**PLANNING COMMITTEE MEETING**  
**8.00pm on Thursday 6 February 2014**  
**Village Hall Committee Room**

**Minutes.**

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

Cllr Coomes and Susan Harding were not present at the start of the meeting.

**1. Apologies for Absence**

Ken Huddart (reason given)  
These were accepted.

**2. Declarations of Interests**

None

**3. Minutes of last meeting**

The minutes of the meeting of 16 January 2014 were approved and signed.

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

**AP3- planning talk.** Ray Wright will speak on planning matter at 7.30pm 27 March in the Committee Room.  
All Councillors and Planning co-opted members are invited.

**AP4- barriers.** No report as Cllr Huddart absent.

**AP5- vehicle on A3 bridge-** This has now been removed.

**5. Correspondence**

5.1 All results were read out.

As Cllr Coomes was not at the meeting it was agreed to leave discussion of the applications until he arrived. Accordingly, the order of the agenda was changed.

**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.1, Woodlands Close- the work to remove the dormers is underway.

**10. Barwell Farm**

Cllr Isaacs is still compiling a weekly diary about the 40 acre field and associated matters and circulating it to Councillors.

10.1 There has been fly-tipping in the car park of Claygate Common.

10.2 Cllr O'Brien will continue the diary in the absence of Cllr Isaacs.

Cllr Coomes and Susan Harding arrived at the meeting.

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

Cllr Isaacs agreed to take application 2013/5039 so that Margie Richardson could speak to the meeting

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**2013/5039- Oaken Lane Sports centre**– *variation of Condition 4 (tree protection) of permission 2011/6407 to allow various trees to be pruned or removed*

This site was once well covered with trees, including many unusual species; the tree schedule for application 2011/6407 describes 91 individual trees and groups, most of which have been lost. Many of the remaining trees have been subject to very poor management. This includes neglect of the group of Lawson cypress (item 1 below) and partial removal of various branches of deciduous trees leaving big stubs. Looking at the site now, it is difficult to believe that it is within the Green Belt.

The applicant has failed to carry out **MOST OF** the conditions of planning permission 2011/6407, no new work should be permitted until the previous conditions are met.

Our comments on the proposed requested works are as follows:

Item 1: Approx. 60 Leyland Cypress on waterworks boundary - fell to ground level.

Many of these trees are dead or in decline because of poor management, but they do provide a screen. We agree that they should be felled, but some substantial replacement trees **must** be planted with adequate preparation of the planting site and proper aftercare for at least 2 years. This would be a great opportunity to make up for the loss of so many trees on the site. The area between the sports pitch and the boundary fence is wide enough to some take large trees. We suggest a mixed hedge of native species: hawthorn, blackthorn, hazel, holly, dogwood, with several standard oaks and field maples.

Item 2: Deodar cedar, between car park & waterworks - a middle-aged, attractive specimen - remove dead wood and poorly-pruned branches. No objection.

Item 3: Hybrid Elm (Ulmus sapporo Autumn Gold), between car park & waterworks - a very attractive middle-aged specimen of an unusual disease-resistant variety. The application asks for a crown thin of 15%. We object to more than 10%. We do not object to the removal of dead wood and broken branches. We object to the reduction of the lateral branches over sports pitch as this would spoil the balance of the tree.

Item 4: purple leaf plum x 2 on railway boundary. The application asks for removal of dead wood and raise branches over grassed area. Removal of some lower branches would be fine, but the proposal does not specify the amount.

Item 5: Horse Chestnut on railway boundary. The application asks for removal of the lower branches over grassed area. No objection to some crown lift but the amount is not specified. The application asks to- prune back higher lateral branches growing towards sports pitch. No objection to a little pruning but the amount is not specified. Reduction of branches growing towards sports pitch should be balance by similar reduction of those growing towards railway line.

Item 6: Hornbeam x 3 and field maple on railway boundary. We have no objection to the crown lift to 4 metres.

Item 7: Declining ash tree on railway boundary. We have no objection to it being felled, but a substantial replacement should be planted with adequate preparation of the site and proper aftercare for at least 2 years. We suggest a field maple or oak.

Item 8: Oak tree on south of Oaken Lane entrance gate. A young specimen of great future value, it has suffered from poor pruning. We object to the crown lift to 4.5 metres. Some crown lifting is advisable but 4.5 metres would be detrimental to the shape of the tree. We oppose removal of the 3rd limb growing towards the road (at about 2.5 metres) and anything higher than it. We have no objection to the crown lift to 5 metres over entrance. We do not understand the request to prune back from road, as no branches are currently near the road.

Item 9: Ash x 2 in Oaken Lane verge. Valuable young trees at junction with Cavendish Drive. We have no objection to the crown thin by 20%, crown lift to 5 metres, prune back from road by 2 metres and remove basal sucker growth.

Item 10: Norway Maple x 4 in Oaken Lane verge. This is a well-shaped middle-aged tree. We object to the proposed crown thin of 20%; 10% should be the maximum. We object to the crown lift to 4 - 5 metres; 3

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metres should be the maximum. We object to the prune back from road by 2 metres as these trees are set well back from the road and do not constitute a hazard.

In addition we request the enforcement of the landscape proposals of planning application 2011/6407 with regard to new planting around the boundary of the site. The application states:

Boundary to Cavendish Drive: "... plant the boundary screen with a mix of native and understorey shrubs and trees, included within which would be a percentage of evergreens to give greater density in the winter months. The evergreens to be planted predominately on the inner face to maintain the outward rural character."

Boundary to Oaken Lane: "a similar approach to planting as along Cavendish Drive ..."

A good selection of shrubs is listed for these two sites but in practice both boundaries have been planted with laurel which is an aggressive species and definitely does not maintain the outward rural character.

Boundary to the railway: "... gaps in the boundary would be infilled with native trees; including some Scots pines ... The understorey would be planted with mainly native understorey shrubs ..."

No planting has taken place.

To sum up:-

1. The site no longer looks like a Green Belt site which is disappointing. Work done has been incomplete or incorrect changing a rural setting to an urban site; in particular the recent mass planting of laurel hedging, this contravenes the mix of hedging planting agreed in the original planning application.
2. Maintenance of the existing and new trees and shrubs should be to the correct standard, many are suffering due to neglect.
3. The applicant should correct all the planting which **HAD BEEN** specified; in particular the hedging which is in the wrong place and not as specified.
4. As the applicant has failed to carry out the conditions of planning permission 2011/6407, no new work should be permitted until the previous conditions are met.

**AP6 Cllr Coomes will speak to Alex Needs and Mark Turner about this matter.**

Margie Richardson then left the meeting.

#### Applications from Weekly List 2

6.1 **2013/4953- Oak Tree House, Church Road**– *construction of garage and workshop and conversion of existing garage into habitable accommodation.*

No comment

6.2 **2014/160- 44, Gordon Road-** *NMC to permission 2013/774 for changes in fenestration including an open fanlight in side bathroom window.*

#### Applications from Weekly List 3

6.3 **2013/4862- 17, Beaconsfield Road** – *1.8m high new boundary wall and automated entrance gates with 2.1m high piers*

We object to this proposal as the property forms part of the Foley Estate Conservation Area and will be out of keeping with the Conservation Area street scene.

6.4 **2013/5039- Oaken Lane Sports centre**– *variation of Condition 4 (tree protection) of permission 2011/6407 to allow various trees to be pruned or removed*

Already done

6.5 **2014/16- 43A, Common Road** – *LDC: whether permission is required for a proposed single storey rear extension and replacement of existing front window with patio doors.*

No comment

6.6 **2014/20- 92, Telegraph Lane** - *part two/part single storey front/side/rear extensions, alterations to porch and fenestration and rear decking to create annex.*

We are not objecting but ask that conditions be imposed to prevent further permitted development and prevent the building being used as two separate dwellings.

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We also note that the proposal states that these additional facilities are being built for a disabled person, but both entrances are accessed by steps and no ramp access is shown.

**6.7 2014/55- 14, Lower Wood Road** –*part two/part single storey side extension following demolition of existing single storey rear extension and detached garage.*

No comment

**6.8 2014/170- 70, Common Road** –*two storey side and rear extension*

We object to this proposal as it will be over development of the site and there is insufficient amenity space.

**6.9 2014/172- 56, Red Lane** – *TPO: EL: 02/14-sycamore- fell, Lawson cypress- reduce spread*

No comment

#### Applications from Weekly List 4

**6.10 2014/51- land to SW of Woodlands House & Greenways** – *variation of Condition 3 (approved plans) of permission 2012/4585 to allow design alterations including a single storey rear addition to both plots*

We have no objections to the proposed small extensions at the rear, but we are perplexed when trying to compare the approved and proposed drawings as the structures appear to be completely different.

The drawings issued did not match up with those available on the web site, as only the previously approved drawings were submitted to us, with the new amended site layout plan. The new drawings on the web site showed a total redesign to incorporate a change from 5 bedded units to 6 bedded units and elevations are completely changed from the original approved ones.

If these are the plans for approval then we object to these substantial changes and to the projecting rear windows at roof level as these will overlook the neighbouring property.

**6.11 2014/150- 6, Elm Road** –*repositioning of soil & vent pipe from front elevation to alleyway*

No comment

**6.12 2014/189- 84, Coverts Road** –*LDC: whether permission is required for a proposed rear dormer*

No comment

**6.13 2014/207- Hilltop, Ruxley Crescent** –*two storey side and single storey rear extension*

No comment

**6.14 2014/255- 17, Beaconsfield Road** –*Conservation Area: remove two leylandii Cypress trees*

No comment

**6.15 2014/256- 2, Hermitage Close** – *LDC: whether permission is required for a proposed single storey side infill extension.*

No comment

#### **11. Matters for information only**

11.1 The Clerk will put up a notice about the change of planning date.

11.2 EBC has sent notification of their consultation on their Proposed Submission Development Management Plan; comments to be sent by 17 March 2014. This matter will be on the agenda for the next meeting. Cllr Isaacs will circulate her comments on this document to Planning Committee members prior to the next meeting.

11.2 Cllr Coomes will put the weekly lists on the notice boards when the Clerk is on holiday.

#### **12. Date of next meetings**

CPC Planning Meeting

**Friday 7 Mar 2014–Committee Room Village Hall**

Elmbridge Sub-Committee

2014

Monday

7.45pm 17 Feb 2014 -AC

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Monday	7.45pm 10 Mar 2014	-NI
Monday	7.45pm 31 Mar 2014	-MO

Public Hearing & Public Inquiries

Outstanding Written Representations

2013/2218

33, Red Lane

*variation of condition to fell trees*

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