

PLANNING COMMITTEE MEETING
8.00pm on Wednesday 26 November 2014
Ministry Centre, Olive Room

Minutes.

Present: *Councillors:* Noel Isaacs (*Chairman*), Michael O'Brien, Alex Coomes
Co-opted Members: Tom Swift
Parish Clerk: Freda Collins

1. Apologies for Absence

Cllr Ken Huddart with reason
Cllr Mark Sugden
Susan Harding
These were accepted.

2. Declarations of Interests

Cllr Coomes declared that he is also a Borough Councillor and has an interest in Item 8 as he has submitted a Licensing application.

3. Minutes of last meeting

The minutes of 6 November 2014 were approved and signed.

4. Report of actioning of items from previous minutes

None.

5. Correspondence

None

6. Current applications and Declarations of interest

Applications from week ending – 7 Nov 2014

6.1 2014/4332 – 12, Gordon Road –single storey rear extension, fence and extension to existing raised patio following demolition of conservatory and bay window.

We are not objecting, but ask the Officer to check the 45 degree rule to number 10.

6.2 2014/4376 – 25, Hare Lane–single storey rear extension following demolition of conservatory

No comment.

6.3 2014/4354 – 2, Cavendish Drive – extension to vehicular access by 5.5m

No comment.

6.4 2014/4339 – 37, The Roundway– LDC: whether permission is required for a proposed single storey rear extension with rooms in the roofspace and new soakaway in rear garden

No comment.

Applications from week ending – 14 Nov 2014

6.5 2014/4445- Rowan Prep School –CCC: 3 (Materials), 4 (Method of Construction Statement), 5 (Travel Plan) and 12 (Storage of Waste) of permission 2013/4697

We find the Travel Plan totally unacceptable as **due to** factual inaccuracies:

The Location Plan (Fig1.1) is wrong, **The school is shown in the wrong location.**

The Table 1.32 on page 6 is wrong, **The first set of area increase shown is wrong.**

We would expect to see plans for :-

- i. **More ambitious car sharing scheme**

- ii. A drop and ride scheme using the **Wyevale site** (we understand that these were tried earlier this year, but have since been abandoned).
- iii. A **shuttle bus** service to outlying areas, due to the majority of the children coming from outside the area.
- iv. a reduction in on-street parking by school employees **being given** parking permits **for the** local car parks
- v. plans to use mini buses not 52 seater coaches

This is an opportunity for this school to be an example to other schools.

6.6 2014/4421 – 19, Tower Gardens—*conversion of existing garage into habitable accommodation*

We are not objecting, but ask that a condition be imposed that the proposed space should not be rented out, **sold** or used as a separate dwelling to the main house.

6.7 2014/4429 – 20, Glenavon Close—*single storey rear extension, side dormer windows and rooflights to facilitate first floor accommodation.*

We are not objecting, but ask that the side window to the landing on the first floor be of obscured glazing and non-opening.

6.8 2014/4442 – The Greek Vine – *change of use from A3 (Restaurant) to D1 (Veterinary Surgery)*

We are not objecting, but suggest that, as there is no near-by on-street parking, that the business is required to purchase annual parking permits **for** the nearby local car park for staff and possibly customers.

Applications from week ending – 21 Nov 2014

6.9 2014/4494 – 44, Albany Crescent –*Conservation Area-Fell copper beech which has fungal infection that attacks roots.*

We have no objection to the proposed work, but this magnificent tree will be greatly missed in the street scene, so we ask for a replacement.

6.10 2014/4546 – 85, Hare Lane—*PDPN- single storey rear extension following demolition of single storey rear extension*

No comment

6.11 2014/4550-5, Lower Wood Road –*CCC 7(Landscaping) of permission 2014/2782.*

No comment

6.12 2014/4493- 1, Redruth Gardens –*rear conservatory following demolition of existing conservatory*

No comment

6.13 2014/4552- 11, Torrington Road—*two storey side extension and 0.3m increase in ridge height incorporating rear dormer window following demolition of existing garage*

We are not objecting but ask the Officer to check the accuracy of the dimensions as the increase in ridge height appears to be nearer to 0.6m rather than the 0.3m as stated. If the increase is larger than 0.3m, then we are concerned that the roof pitch will be over dominant for the street scene.

6.14 2014/4220- land behind 17/18/19 Ruxley Ridge – *TPO EL:89/25-fell and surgery works to sycamores, birch , oak and sweet chestnut*

No comment

Another application not on the weekly list:-

2014/4328- Rugby Football Club, Oaken Lane- *Lawful Development Certificate: Whether planning permission is required to use the existing club house building for a nursery between the hours of 07:00 to 18:00 Monday to Friday*

No comment

7. Report of the East Area Sub Committee

Cllr Huddart attended the meeting on Monday 24.11.2014. He circulated a report prior to the meeting. It was a short meeting with six items, four being for Claygate

- i. **2014/3101 18 Merrilyn Close, 2 storey front and rear.**

General agreement to permit, but various concerns regarding the substantial hedge, continued use of the garage (parking needed there), and need for sympathetic behaviour during construction.

ii. **2014/3400 47 and 49 Telegraph Lane.** *Hip to gable extension and 0.45m increase in ridge height.*

General agreement with Claygate P.C.'s concerns at the ridge height. However, we were not informed that the permission for 47 had already been granted under permitted development. Had Claygate P.C. known this, it may not have objected, since permission is necessary to preserved balance.

iii. **2014/3443 The White House, Ruxley Crescent.** *Large detached contemporary house replacing existing, with forward garage under a grass roof.*

It was noted that the site slopes steeply from the road, so development will not be seen, and compliments existing varied styles in Ruxley. Permit

iv. **2014/3552 29 Old Claygate Lane.** *Single storey side/rear, hip to gable and extended decking.*

Claygate P.C. and Cllr Coomes were concerned at overlooking from the raised decking, but a revised application had reduced this. The hip to gable change was accepted since it would have been acceptable under permitted development. The Claygate P.C. objection to the separation distance was inappropriate since the proposed extension is only single storey. Permit

8. Licensing Applications

Brightwater	Supply of Alcohol:	18.11.14	16.12.14
Brewery Tap	11:00 hrs – 22.30 hrs Mon –		
Retail Unit (Coal	Sat		
Office)	11:00 hrs – 21:00 hrs Sun		
Claygate Railway			
Station			
Station Approach			
The Parade			
Claygate			
KT10 0PB			

As this is the brewery owned by Cllr Coomes, he explained the application.

He then took no part in the discussion and decision to make no objections to the application.

9. Enforcement

The following are outstanding:-

- i. 14, Red Lane- The Inspector has turned down the appeal. If the owner does nothing about the refused fence, then the matter will have to go to court.
- ii. 15, Gordon Road- this has gone to enforcement because the roof extension on the LDC has been made higher than the existing ridge height. The Officer will meet with the owners.
- iii. Wyevale Site- revised plans are still awaited.
- iv. 16, Hare Lane- the Officer has sent a letter to the owners stating that they must either reduce the height of the fence or submit a retrospective application for the existing fence.

10. Barwell Farm

We continue to monitor this on a weekly basis and to keep a running diary.

Ownership of Plots 11 & 12 has been transferred, but the details of the new owner are unknown.

11. EBC Planning Meeting

EBC informed CPC that it intended to consider whether it wishes to change the Parish exception to the scheme of delegation in relation to development management decisions. This was an agenda item for the EBC Planning Committee on 18 Nov 2014. This matter was discussed at the EBC/CPC liaison meeting.

Representations were made at the meeting in support of Claygate PC by Cllr Coomes and Cllr Herbert. The Committee agreed that no changes were to be made.

Thanks were given to Cllr Coomes.

12. Matters for information only

It was noted that during the meeting, 14 applications were discussed, with 10 sets of plans. Of these 10 sets of plans there were about 30 A3 papers and 60 A4 papers, which averages 3 A3 papers and 6 A4 papers per set. The Chairman wants to know the number of documents that will need to be printed by CPC when EBC goes

paperless. EBC have agreed to buy an A3 printer for CPC, but we will need to supply ink and paper. It was agreed that a mono laser printer will be the least expensive option for printing.

13. Date of next meetings

CPC Planning Meeting

Thursday 18 Dec 2014–Village Hall Committee Room

Elmbridge Sub-Committee

	Mon 15 Dec	- NI
2015	Mon 19 Jan	- MO

.....ChairmanDate