

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



**PLANNING COMMITTEE MEETING
8.00pm on Thursday 3 July 2014
Village Hall Committee Room**

Minutes.

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

1. Apologies for Absence

Michael O'Brien with reason

2. Declarations of Interests

Cllr Coomes is also a Borough Councillor.

Cllr Isaacs knows the applicant of 2014/2137- 4, Rythe Road.

3. Minutes of last meeting

The minutes of 12 June 2014 were approved and signed.

4. Report of actioning of items from previous minutes

None

The order of the agenda was changed to take item 11- Constitution of the Committee.

Tom Swift has put himself forward for co-option to the Committee. He sent a pen picture which the Clerk had previously circulated.

It was AGREED that Tom should be co-opted onto the Committee.

5. Correspondence

5.1 All results were read out.

5.2 An email has been received from the owner of the building formally occupied by Il Corallo restaurant asking to meet to discuss the application 2014/1541.

6. Current applications and Declarations of interest

Applications from week ending – 13 June 2014

6.1 **2014/2126 – 88, Hare Lane – LDC:** *whether permission is required for a proposed single storey rear extension following demolition of garage.*

No comment

6.2 **2014/2125 – 88, Hare Lane - LDC:** *whether permission is required for a proposed hip to gable roof extension incorporating flat roof dormer and three front roof lights*

No comment

6.3 **2014/2081 – 79, Common Road - Single storey rear extension following demolition of existing single storey extension**

No comment

6.4 **2014/2083 – 9, Melbury Close– part two/part single storey side extension and two storey rear extension following demolition of garage**

We are not objecting but note that this proposal will create a terrace effect when viewed from the Green Belt.

6.5 **2014/1844- 70, Common Road –two storey side and rear extension**

We object to this application as:-

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- i. Under the Elmbridge Guidance, the garden is too small for the existing house, so extending the house and increasing the number of bedrooms will only exacerbate this.
- ii. The rear bedroom windows will overlook Hurstbourne and the neighbouring garden at 72, so that the windows to the bedroom will have to be non-opening and obscured glazing which is unacceptable as the only light source for a habitable room; the new on-suite facing 72 will also have to be obscured glazing and non-opening.
- iii. It will be overdevelopment of the site.

6.6 2014/2097 – 15, Gordon Road –*single storey side/rear extension and rear dormer window following demolition of existing single storey extension.*

No comment

6.7 2014/2111 – 33, Station Road – *single storey rear extension, new pitched roof to existing porch and roof extension with rear dormer following demolition of conservatory*

No comment

6.8 2014/2304 – 32, Simmil Road – *PDPN: single storey rear extension*

No comment

Applications from week ending – 20 June 2014

6.9 2014/2163 – 47, The Roundway –*part two/part single storey side/rear extension, single storey front extension incorporating entrance porch, rear dormer window and front roof lights following demolition of existing detached garage*

We are not objecting but ask the officer to check:-

- i. the 45 degree rule to number 45
- ii. the separation distance to the boundary with 1, The Roundway.

6.10 2014/2141 – 20, Telegraph Lane –*single storey side and rear extensions*

We are not objecting but ask the Officer to check the 45 degree rule to both neighbouring properties.

6.11 2014/1868- 39, Foley Road –*LDC: whether permission is required for a proposed vehicle crossover*
We have no objection to the proposed crossover but ask that full tree protection is given during construction works to the lime at the front of Foley Road by the new driveway. We also ask that the existing crossover is removed once the new one is in use.

6.12 2014/1985- 46, Red Lane –*TPO ESH: 24- wellingtonia-prune away from boundary and building and crown raise.*

This is a significant tree in the village and is visible for some distance. We object to the proposed work. Because of the way the branches hang down from the trunk, crown raising would involve removing several large branches a long way up the trunk - "to a height of 7m approx". Taking off such big and high major branches would spoil the tree.

6.13 2014/2221- 31, Station Road –*LDC: whether permission is required for a proposed single storey rear extension following demolition of existing extension*

No comment

Applications from week ending – 27 Jun 2014

6.14 2014/2137- 4, Rythe Road –*part two/part single storey rear extension, first floor rear extension and canopy over existing porch*

No comment

6.15 2014/2294- 17, Kilnside –*first floor front extension and conversion of garage*

No comment

7. Report of the East Area Sub Committee

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Cllr O'Brien attended the meeting on Monday 30 June 2014. As he was not at the meeting, Cllr Coomes gave an oral update. There was only one application for Claygate-110, Foley Road. This was granted as the Committee deemed that could not dismiss it purely on the grounds of the trees.

8. Licensing Applications

None

9. Enforcement

The following are outstanding:-

- i. 37, Oaken Lane- the fence has been removed and replaced with a hedge.
- ii. Oaken Lane Sports Ground- Cllr Isaacs has been unable to contact Katie Baldwin.
- iii. 14, Red Lane- the application for a fence (2014/1156) has been refused, so Cllr Isaacs will begin enforcement proceedings.

10. Barwell Farm

Cllr Isaacs continues to monitor this on a weekly basis and keep a running diary. An EBC Enforcement Officer has made a site visit and sent the following report:

“INV/2014/0247 – Material change of use of land to car park – This is in relation to the car park at the Common Lane end. I have taken advice on this and have also looked into the Agricultural/Equine Permitted Development side. It is not unreasonable to allow an area for car parking in such a large plot of land as long as the car park and it's users are ancillary to the use of the land. For example; if people tending to the horses are using the car park then this is fine. If it was let to members of the public then this would be a material change of use of the land to a public car park not associated with the main use. The issue with the storage of the wood and other materials will resolve as I believe the owners are planning to build an exercise paddock for the horses. I have advised them with regards to planning permission and should the advice not be taken and planning permission is required then the appropriate action will be taken. At this stage I do not intend to take any further action in relation to this case.

INV/2014/0248 – Material change of use of land to car parking – This is in relation to the car park which has been created by the A3 Bridge. I know that there was some debate over whether hard standing was ever in place prior to the implementation of the car park. I have examined the aerial photos held at the Council and attached a copy. As you can see from the photos, the area has always been used as a turning circle/track into the top end of the field and I can see that a certain amount of hardstanding is clearly visible. As with the above, the use is ancillary to the land so it may be that this is also covered by the Permitted Development regulations. I still have a bit more investigation to do on this but I think that it will be down to whether it would be expedient to take enforcement action as it will be argued that the operation was a repair of the original hard standing.

INV/2014/0249 – Material change of use of the land to separate plots – I can see that the whole plot has been split into separate sites some of which have been occupied or bought already. The original use for the site is Agricultural/Equine and thus the separation of the land is authorised. The associated fencing is again allowed under the Permitted Development for the site as is the grazing of horses. At this stage no further action will be taken in relation to this case.”

Permitted Development for Agriculture/Pasture land is mind field and one of the hardest aspects of planning. I am aware that the area is prime Green Belt.

I am writing with a final update on the above site. I have looked into the issue with the car parking area at the top end of the site which is enclosed. I have taken advice from the Senior Planning Officer for the area and also my line manager as this has been rather a complicated site. The issues we discussed on site during our meeting were investigated back in 2013 and this included the car park area. It was decided that the area did have a pre-existing area of hard standing. The aerial photos that I have examined also show an area of hard standing and therefore the previous outcome which states that the hard standing is a result of repair still stands.

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As advertised in the Sale particulars for the site, the car park area is for exclusive use for people accessing the plots for their agricultural/equine use and this would be acceptable. As you are aware, I have spoken to the owner of the site and he assured us that he intends to comply with the land covenant which states that no caravans are permitted.

Unfortunately we are unable to investigate potential breaches and have to deal with breaches that are current. My intention, along with your agreement, would be to keep an open file and treat the last site inspection as a benchmark. I now know what is there and am now much more able to monitor any breaches as they arise. I will contact the owners of the plot at the Common Lane end and reinforce that should they wish to carry out works to develop an exercise area for the horses then I would strongly advise that they seek pre-application advice to ensure they do not breach any planning regulations

11. Constitution of the Committee

Already dealt with.

12A. Matters for information only

It was noted that some residents of Arbrook Lane are annoyed by the application for use of Bedsers Yard as land for tree surgeons.

13. Date of next meetings

CPC Planning Meeting

Thursday 24 Jul 2014–Committee Room

Elmbridge Sub-Committee

Mon 21 Jul	- KH
Mon 11 Aug	- NI
Mon 1 Sept	- MO

Public Hearing & Public Inquiries

Outstanding Written Representations

.....ChairmanDate