

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



PLANNING COMMITTEE MEETING
8.00pm on Thursday 5 December 2013
Village Hall Committee Room

Minutes.

Present: *Councillors:* Noel Isaacs (*Chairman*), Ken Huddart, Alex Coomes, Shirley Round
Co-opted Members: Susan Harding
Parish Clerk: Freda Collins.
1 member of the public

1. Apologies for Absence

Michael O'Brien who had a personal commitment.
These were accepted.

2. Declarations of Interests

Cllr Coomes declared that he is also a Borough Councillor.

3. Minutes of last meeting

The minutes of the meeting of 17 November 2013 were approved and signed.

4. Report of actioning of items from previous minutes

None

5. Correspondence

All results were read out.

6. Current applications and Declarations of interest

It was agreed to change the order of the agenda to take public speaking.

Cllr Coomes and Susan Harding declared an interest as they were customers of the applicant and Cllr Round declared that she knows Yasmine Giles.

The meeting closed to hear Yasmine Giles speak about application 2013/4425-33, *The Parade- single storey outbuilding with front and rear dormer windows in roof to facilitate accommodation within the roof following demolition of the existing building.*

Mrs Giles spoke against the application as she believes that the description is incorrect as this proposal is two storey. It will be overbearing and cause loss of light to their garden and window. The existing building already causes loss of amenity; this would make it worse.

Mrs Giles informed the meeting that there will be 14 letters of objection.

The meeting resumed and these are the agreed comments.

We are objecting to this application as it will be out of keeping with other rear developments due to size, scale and massing contrary to HGS 16.

We ask the Officer to check the 45° rule to 2, Albany Crescent and overlooking to the flats at 31 and 35, The Parade.

We have interpreted 'accommodation' as habitable space; in which case, the applicant has not applied for a change of use to allow habitable accommodation. As there is no amenity space we request that this should not be allowed to be considered for habitation.

As there is an overlooking problem, we request that all windows be obscured glazing, with no opening part below 1700mm finished floor level.

The proposed application is a separate entity to the main shop and has an alternative side access rather than solely directly through the shop, we therefore ask that if permission is granted that a condition be placed on this unit that it cannot be used either separately to the shop or as a stand alone habitable dwelling.

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The member of the public left and the order of the agenda resumed.

Applications from Weekly List 46

6.1 2013/4585- 9, Ruxley Ridge– *NMC to 2013/3314 to raise roof and eaves height of first floor side extension*

No comment

Applications from Weekly List 47

6.2 2013/4425-33, The Parade- *single storey outbuilding with front and rear dormer windows in roof to facilitate accommodation within the roof following demolition of the existing building.*

Already done.

6.3 2013/4491- 154, Hare Lane –*two storey front & rear extensions and front dormer window.*

1 letter of objection

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

6.4 2013/4500- 4, Stockfield Road – *part two/part single storey rear extension following demolition of existing conservatory*

No comment

6.5 2013/4539- 17, Beaconsfield Road– *Tree Conservation Area-apple at rear-remove*

No comment

Applications from Weekly List 48

6.6 2013/4520- 110 Foley Road *Reduce end weight of lowest limb of Scots Pine through thinning by 30 %*
This application is confusing and it is not clear what is being applied for. If the application is to thin by 30% ONLY the lowest small branch which extends horizontally at about 6 metres from the large limb, which itself comes off the main trunk of the tree, then we have no objections. If however the applicant wants to thin not only this lowest branch but also all the branches above it, then we object to the application as it would adversely affect this important tree.

6.7 2013/4562- 22, Stevens Lane –*LDC: whether permission is required for a proposed hip to gable roof extension incorporating rear dormer with windows and five front rooflights.*

No comment

6.8 2013/4563- 22, Stevens Lane –*single storey side and rear extension*

We are not objecting but ask for non-opening obscure glazing on the side facing 20A.

We have received another application which is not on a Weekly List:

2013/4231- 11, Fishersdene –*re-consultation for amended plans*

No comment

7. Report of the East Area Sub Committee

None

8. Licensing Applications

None

9. Enforcement

Cllr Isaacs gave an oral report to the meeting.

i. 158, Hare Lane

It was noted that the building work has finished on the new house at the back of 158, Hare Lane. A new fence has been erected along the Highway Garden Site. A gate giving access to the house from the car park over the HGS has been put into the new fence.

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It was noted that side access has now been provided down the side of 158, Hare Lane to the new house in the rear garden.

Cllr Isaacs has been in contact with Katy Baldwin in Enforcement. The land over which the new gate exits belongs to EBC, so this matter will go the EBC Legal Department. Ms Baldwin is aware that this land is part of an HGS managed by CPC.

10. Matters for information only

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. Cllr Isaacs has a copy. The Clerk will print a copy and circulate it to Planning members.

11. Date of next meetings

CPC Planning Meeting

Wednesday 18 Dec 2013–Committee Room Village Hall

Apologies from Alex Coomes as he has a prior engagement.

Elmbridge Sub-Committee

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|------|-----------|--------------------|-----|
| 2014 | Wednesday | 7.45pm 18 Dec 2013 | -AC |
| | 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 | <i>new detached house</i> |
| <i>No app number</i> | 1, Woodlands Close | <i>2 dormers without planning permission</i> |
| 2013/2218 | 33, Red Lane | <i>variation of condition to fell trees</i> |

.....ChairmanDate