

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

***Minutes.***

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

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

**1. Apologies for Absence**

Susan Harding  
These were accepted.

**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 16 October 2014 were approved and signed.

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

None.

**5. Correspondence**

Cllr Coomes arrived at the meeting.

5.1 All results were read out.

5.2 An ASBO has been served in respect of the hedge at Cefn Coed, Mountview Road. The hedge should be reduced to 4.5m.

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

Applications from week ending – 17 Oct 2014

**6.1 2014/3480 – 48, Gordon Road** –single storey side/rear extension and raised terrace following demolition of rear extension and garage  
No comment.

**6.2 2014/3517 – 20, Langbourne Way**–single storey rear infill extension and a hip to gable roof extension including rear dormer windows and three front rooflights

We are not objecting but believe that this is an invalid application as the current site arrangement does not conform to the drawings, which claim to be existing, we have no way of checking whether the unfinished building has been built to plan, they cannot be raised on the planning website.

**6.3 2014/3857 – 2, Merrilyn Close** – two storey side/rear extension incorporating garage and alterations to existing porch following demotion of garage and rear conservatory.

No comment.

**6.4 2014/3773 – 1, Caerleon Close** – retrospective application for Variation of Condition 2 (Approved Plans) of permission 2012/3945 (house extensions) to increase footprint and alterations to fenestration.

We object to the application as we consider it not a Variation of Condition due to significant changes. This should be a full application as there is a considerable change in the roof pitch of the garage and an increase in the size of the footprint in two places affecting the rear amenity space.

**6.5 2014/4022 - 30, Hare Lane** –single storey log store following demolition of timber/asbestos log store  
No objection

**6.6 2014/4024 – 14, The Parade**–change of use from A1 (Retail) to Mixed Use A1 (Retail & Veterinary Surgery), external alterations to infill window and replacement of external door.  
No comment.

**6.7 2014/4043 – 40, Vale Road**–single storey rear extension and first floor side extension  
We are not objecting, but ask the Officer to check the 45 degree rule to the unattached neighbouring property.

**6.8 2014/4079 – 75, Hare Lane** – single storey rear extension  
We are not objecting, but ask the Officer to check the 45 degree rule to number 73.

**6.9 2014/4007 – 32, Dalmore Avenue** –LDC: whether permission is required for a proposed hip to gable roof extension, rear dormer window and 3 front rooflights  
No comment.

**6.10 2014/4034 – 30, Hare Lane**–NMC to permission 2013/4881 to form lean-to glazed corridor, re-roof part of existing slate roof over the utility room and install two rooflights.  
No comment.

**6.11 2014/4103 - 4A, Coverts Road** LDC: whether permission is required for a two storey side extension and conversion of existing garage into habitable accommodation with replacement roof.  
No comment

**6.12 2014/4013 - 40, Coverts Road** –single storey rear extension, two storey side extension and hip to gable roof extension incorporating rear dormer and front rooflights following demolition of existing single storey extension  
No comment

Applications from week ending – 24 Oct 2014

**6.13 2014/4208 - 33, St Leonards Road** – LDC: whether permission is required for a proposed roof extension incorporating a rear dormer window  
No comment

**6.14 2014/4105 - 2, Foley Road** – two storey front extension, part single/part two storey side and rear extension, side porch and front and rear dormer windows to provide additional habitable accommodation in the roofspace following demolition of existing front bay windows and rear conservatory.  
No comment

**6.15 2014/4199- 6, Foley Road** – LDC: whether permission is required for a proposed hip to gable roof extension incorporating rear dormer window and two front rooflights following demolition of existing dormer window.  
No comment

**6.16 2014/4130 - 66, Hare Lane** – LDC: whether permission is required for a proposed vehicular access

**6.17 2014/4113 - 35, Hare Lane** – TPO EL: 10/10- remove mature poplar tree  
xxxxxxx

**6.18 2014/4159 - 67, Foley Road** – Conservation Area- remove Lawson Cypress and ash  
xxxxxxx

Applications from week ending – 31 Oct 2014

**6.19 2014/4228 - 17, Tower Gardens** –TPO- oak T1 between property and bridleway- remove dead wood and crown thin by 10%

No comment

## **7. Report of the East Area Sub Committee**

Tom Swift attended the meeting on Monday 3.11.2014. He gave an oral report to the meeting.

### **2014/3107 – Vale Farm, Vale Road**

The Planning Officer stated that this application posed no harm to the Green Belt.

Cllr Coomes spoke about his concerns for the Green Belt and the works that had already been carried out on this site. He was concerned about the future use of the building as it could be used as a dwelling. The Planning Officer & Chairman believed that this possibility was fully covered by the conditions set out.

Cllr Herbert noted that the building will be larger than the existing one. It was noted that the footprint is identical, but the roof pitch is steeper.

Approved.

## **8. Licensing Applications**

None.

## **9. Enforcement**

The following are outstanding:-

- i. 14, Red Lane- The Inspector has turned down the appeal.
- 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 is talking to the owners.
- iii. Wyevale Site- no report from the Officer.
- iv. 16, Hare Lane- the Officer has made a site visit to look at the 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. Matters for information only**

EBC has informed CPC that it intends to consider whether it wishes to change the Parish exception to the scheme of delegation in relation to development management decisions. This will be an agenda item for the EBC Planning Committee on 18 Nov 2014. Delegation by CPC is not a legal right but is a very useful tool. This matter was discussed at the EBC/CPC liaison meeting.

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

CPC Planning Meeting

**Please note the next meeting is on a Wednesday in the Church Rooms.  
Wednesday 26 Nov 2014 – Church Room**

*Apologies from KH with reason*

Elmbridge Sub-Committee

	Mon 24 Nov	- KH
	Mon 15 Dec	- NI
2015	Mon 19 Jan	- MO

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