

PLANNING COMMITTEE MEETING
8.00pm on Thursday 2 April 2015
Village Hall Committee Room

Minutes.

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

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

1. Apologies for Absence

Michael O'Brien with reason.

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 12 March 2015 were approved and signed.

4. Report of actioning of items from previous minutes

None

Cllr Coomes arrived at the meeting.

5. Correspondence

All results read out.

6. Current applications and Declarations of interest

Applications from week ending – 13 March 2015

6.1 2015/0881– Caprice, Meadow Road –single storey side extension.

No comment.

6.2 2015/0946– 2, Fitzalan Road– single storey side extension and conversion of existing garage into habitable accommodation

No comment.

6.3 2015/0915– 71, Foley Road—Conservation Area: tree surgery works to Eucalyptus.

This is a substantial tree that contributes to the street scene of both Foley Road and Albany Crescent. It is also well away from the house. It is, however, very wide and dense, but it would be a shame to reduce its height and pollarding would make it more bushy. We object to the proposed works and feel that thinning would be more appropriate.

6.4 2015/0924 -9, Meadow Road-single storey rear infill extension and roof extension incorporating rear dormer window

No comment.

6.5 2015/0837- 23, Brookfield Gardens–part two/part single storey side extension and single storey rear extension

We object to this application as the first floor extension overhanging the ground floor void access area to the garden will break the 1m boundary rule for two storey extensions.

Applications from week ending – 20 March 2015

6.6 **2015/0262– 80, The Roundway**—*single storey front, side and rear extensions and first floor side extension following demolition of existing single storey side extension.*

We do not object but ask that the glazing to the new side bedroom window be obscured and non-opening.

6.7 **2015/1034 – 36, Albany Crescent**—*roof extension incorporating rear dormer window*

We object to this application as the proposal will unbalance a matched pair of flats and the extent of the flat roof will be out of keeping with properties in the area.

6.8 **2015/1071 – 27, Station Road**—*single storey rear extension and rear dormer roof extension and roof terrace*

We object to this application:-

- i. The terrace will overlook the neighbouring properties in Station Road and also the gardens of numbers 16-19 Rythe Close
- ii. It will be overdevelopment of the site
- iii. If the proposal goes ahead it will mean that there will be insufficient amenity space as the garden length will be less than 8m.

6.9 **2015/1088 – St Marys Bourne, Raleigh Drive**—*part two/part single storey rear extension*

No comment.

6.10 **2015/1028 – 19, Crediton Way**- *LDC: whether permission is required for existing hip to gable roof extension incorporating dormer window at rear and three rooflights at front*

No comment.

6.11 **2015/0913– 50, Red Lane**—*TPO ESH:24- crown reduction and reshape to oak*

No comment.

6.12 **2015/0795– 37, Oaken Lane**—*front boundary fence (maximum of 1.9m)*

No comment.

6.13 **2015/0841– 35, Gordon Road**—*single storey rear extension and single storey side garage extension*

No comment

6.14 **2015/0749– 19, St Leonards Road**—*detached double garage with rooms above incorporating front dormer windows and mezzanine floor following demolition of existing garage*

No comment

6.15 **2015/0636 – 66, Hare Lane**—*retrospective permission for 1.8m high front/side and rear boundary fence*

We object to this application as the fence is out of keeping with the streetscene.

Applications from week ending – 27 Mar 2015

6.16 **2015/0967– 5 Beaconsfield Road**—*part single/part two storey front extension incorporating porch, single storey side/rear extension, conversion of existing garage onto habitable accommodation and an increase in ridge height by 2.4m incorporating front, rear and side dormer windows following demolition of existing conservatory.*

No comment

6.17 **2015/1181– 122, Coverts Road**—*single storey side/rear extension and first floor side/rear extension following demolition of existing conservatory*

We are not objecting but ask the Officer to check the 45 degree rule to number 124.

6.18 **2015/1218- 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.

6.19 **2015/1052- 6, Red Lane**—*detached two storey house with rooms in roofspace and dormer windows following demolition of existing house*

No comment.

Cllr Huddart declared an interest in the next application as he is Chairman of the Trustees of the Village hall.

6.20 2015/1067- Claygate Village Hall, Church Road—*advertisement consent: 1 externally illuminated fascia sign*

No comment.

6.21 2015/0681- Co-op Food Group, 109A Hare Lane—*1 externally illuminated fascia sign, 1 internally illuminated projecting sign and 1 non-illuminated car park sign*

No comment.

7. Report of the East Area Sub Committee

Cllr Huddart attended this meeting and circulated the following report:-

Cllr Huddart attended this meeting instead of Michael O'Brien, because he understood that the Elmbridge councillors would object to Surrey C.C.'s acceptance of the Travel Plan for Rowan's independently of Elmbridge. In the event Cllr Coomes was able to say that he had done some negotiating, that the Travel Plan had been updated, and that the school was starting to implement key features, particularly:

- A pick-up bus was now running from Oaken Lane, and he hoped patronage would grow,
- Permits for staff to park in the Elmbridge B.C. car parks were being negotiated, and
- Bus routes from centres of student population e.g. Hampton Court, were being arranged.

We should thank Cllr Coomes for the work that he has put into this.

The meeting was long and tedious, because earlier items had attracted public speaking, with which the councillors had sympathy. On one of them I felt sure that the refusal would land Elmbridge B.C. in significant costs. This was Esher Lawn Tennis Club proposal for 14 houses. The permission had already been granted in 2008 so only the reserved matters of appearance, landscaping and scale were available for decision this evening. The grounds for refusal were eventually:

- That the ridge and eaves heights differed between houses. The officer said that a couple of lower ones were those designated as affordable, and that usually the planning preference was for houses in an estate to have some variety,
- That a chimney of one pair was tall and was visible from Milbourne Lane, and adjacent to the school car park, and
- That a Mansard roof was ugly.

It was revealed to the meeting that the requirement for an alternative site to be found for tennis was very soon to be met. The developers will then have two years to make this site operational.

8. Licensing Applications

None.

9. Enforcement

Cllr Isaacs sent an updated report on all enforcement issues prior to the PC meeting. She has also been in contact with EBC.

The following are outstanding:-

1 Caerleon Close *Retrospective Variation of condition on enlarged footprint.* This was refused, but another application has now been submitted. This will now go to EA Sub. Remedial work is required on the garage. If this is not undertaken before completion of the work it will become an enforcement issue. *Note: EBC only considered the garage to be a problem – “By reason of the enlarged scale and location of the extended forward projecting garage it is considered this element of the retrospective application creates an incongruous feature that adversely impacts on the views from within the street scene and upon the character of the area” – application 2014/3773, refusal dated 10/12/2014.*

Cllr Isaacs spoke to Steve Elliott 12.03.15, EBC is aware of the garage, if no remedial work is done to it, to make it comply by the completion of building work, it will become an enforceable matter.

Action: To keep a watching brief to ensure this work is carried out.

66, Hare Lane- *Fence to road frontage too high.* The plans are in the validation section. By the 6 November an Enforcement officer had done a site visit the end of the month had sent a letter to the owners informing them of the transgression and they were given 2 weeks to reply. By the December meeting they were advised as no response had been obtained, they should put in for planning in the next 3 weeks, this was later extended to six weeks.
A planning application has been submitted and will be discussed at the 2 April meeting by CPC. Any action arising will be as a result of CPC and EBC comments on the application.

15, Gordon Road- *Application whether roof extension permissible under LDC (a retrospective application).* It is believed that the applicant will not go to appeal but is looking at ways of solving the problem. 12.03.2015 spoke with EBC, Anne Biggs the development manager sat in on the meeting with the applicant and they are looking at ways to reduce the height.
Action: To keep a watching brief to ensure this work is carried out.

14, Red Lane- *Retrospective planning application for fence to rear of garden backing onto Hermitage Close.* The enforcement letter has been sent. Letter received from Katie Baldwin sent 15 Feb 2015, resulting from meeting with Tom Swift, The owners have been served with an enforcement notice to reduce the height of the fence, posts and gates to 1.8 meters (as measured from the Hermitage Close side) and a time for compliance of 1 calendar month from 25 March 2015.
Action: To keep a watching brief to ensure this work is carried out.

Sports Ground (former Wyevale Site)- *planting.* A set of plans were reviewed at the 19 Feb meeting and comments passed onto EBC. We await the planning officer's decision. A set of plans were reviewed at the 19 Feb meeting and comments passed onto EBC. We await the planning officer's decision.
31.03.2015 No decision has been made. However, given that CPC have raised an objection this application will need to be heard by the East Area Planning Sub Committee, IF the recommendation is to grant. The earliest date that it can be heard is Tuesday 26 May 2015.
Obviously if the recommendation is to refuse then it can be dealt with under delegated powers.

4A, Coverts Road – *Fence encroaching by over a metre into CRGT land.* This has been reported and investigation reference given. 25.03.2015, an enforcement reference has been given and it is now in the hands of EBC. On visiting the site it became obvious that more than one property have built out their fences, a survey has been carried out and the information was passed onto EBC.
Action: To find out what steps EBC proposes to take. A meeting with EBC and Cllr Isaacs and Tom Swift will be arranged.

66 Hare Lane (2014/4130) – *LDC for driveway refused 9.12.2014.*

The applicant needs to apply for full planning permission due to the classification of the road. 30.03.2015 Cllr Isaacs spoke with Jane Harrison to confirm the current situation with the application and it was agreed to inform enforcement to action the applicant with what is now required. Cllr Isaacs e-mailed Katie Baldwin with the information regarding this application 30.03.2015. Await response.

10. 40 Acre Field

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

11. Matters for information only

11.1 At the last meeting, it was noted that some houses in Holroyd Road may be infringing on Claygate Common with compost areas. Susan Harding reported that no fences have been moved, so no infringement has taken place.

11.2 Cllr Coomes was contacted by the applicant of 2015/3267 as he has not yet heard from EBC.

12. Date of next meetings

CPC Planning Meeting

Thursday 23 Apr 2015–Village Hall Committee Room

Elmbridge Sub-Committee

Mon 13 Apr - TS

.....ChairmanDate