

**PLANNING COMMITTEE MEETING**  
**8.00pm on Thursday 29 January 2015**  
**Village Hall Committee Room**

*Minutes.*

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

**1. Apologies for Absence**

Susan Harding

**2. Declarations of Interests**

**Cllr Coomes** declared that he is also a Borough Councillor.

**Cllr Huddart** declared that he is Acting-Chairman of the Claygate Conservation Areas Advisory Committee and that he has an interest in application 2014/4980- 5, Woodbourne Drive as he knows the applicant.

**3. Minutes of last meeting**

The minutes of 8 Jan 2015 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**

Applications from week ending – 9 Jan 2015

**6.1 2014/5081 – 33, Vale Road –LDC:** *whether permission is required for a proposed hip to gable roof extension incorporating a rear dormer window, rear Juliet balcony and front roof lights.*

No comment.

**6.2 2014/4980 – 5, Woodbourne Drive– first floor extension**

Cllr Huddart took no part in the discussion as he had declared an interest in this application.

We are not objecting but ask the Officer to check the overlooking to number 3 from the proposed studio.

**6.3 2014/4981 – Caprice, Meadow Road – LDC:** *whether permission is required for a proposed single storey side extension.*

No comment.

**6.4 2014/5000 -Brackenwood, Hillview Road-single storey side and rear extension.**

As no front elevation plan has been provided with the application we cannot assess the impact of the proposed extension, so we ask the Officer to check if it is in character.

**6.5 2014/5022- 2, Fitzalan Road –Conservation Area- remove and dispose of and grind out roots of Sweet Chestnut**

We object to this proposal as this is a fine, mature tree and important in the street scene, being one of an avenue of trees lining the road. Its removal would leave a significant gap which would be detrimental as it is visible from the Conservation Area. The tree does not significantly affect the visibility for cars leaving the house in question. The visibility at the entrance is more affected by the driveway pillars and the hedge.

Applications from week ending – 16 Jan 2015

**6.6 2014/5034 – 5, Derwent Close**—*two storey front extension*

We are not objecting to this application but note that this proposal is still forward of the building line which was grounds for refusal of a previous application.

**6.7 2014/5011 – 3, Elm Road**—*single storey side/rear extension following demolition of existing single storey extension.*

We are not objecting but note that it is in the Conservation Area and that the materials proposed should be in keeping. Consequently, the render is out of keeping with a brick house and the bi-fold doors are not appropriate for a house built at this time.

Applications from week ending – 23 Jan 2015

**6.8 2015/0082 – 2, Foley Road**—*part single storey/part two storey side/rear extension, side porch and a rear dormer window to provide additional habitable accommodation in the roofspace following demolition of rear conservatory*

We object to this application due to the fact that as the rear of this building is clearly seen from Claygate Recreation Ground, it is felt that the nature of the design and use of materials for the extension are totally out of keeping and take no elements from the existing house.

**6.9 2015/0139 – 42, Gordon Road**— *single storey rear extension*

No comment.

**6.10 2014/4954 – 1, Caerleon Close**— *retrospective application for variation of Condition 2 (Approved Plans) of permission 2012/3945 (house extensions) for increase in footprint of extensions.*

Due to the nature of the changes this should be a full application and not a variation of condition. We object to this application as the proposal will lead to a lack of amenity space.

**Post meeting Note:**

We do not object, but note that since the last application 2014/3773, for the same retrospective Variation of Condition, the only item that has been altered in the plans is the roof to the Garage (on visiting the site it must be noted that no physical amendments have yet been made to alter this to agree with the plans). It is unfortunate the planning officer made no comment in regard to the rear footprint (the enlarged 2 storey extension) in his reasons for refusal, as our committee has strong feelings in regard to this transgression and the effect this has on the reduction amenity space for this building.

**6.11 2015/0080 – 1, Old Claygate Lane**—*additional detached two storey house following demolition of existing garage*

We are not objecting but note, if the proposal goes ahead, there will be a severe lack of amenity space.

**6.12 2015/0020 – 11, Coverts Road**—*two side and two rear dormer windows.*

We are not objecting but ask the officer to check the overlooking from all of the proposed new dormer windows.

**6.13 2015/0129 – bridle path to rear of 11-20 Tower Gardens**—*TPO EL: 89/25 –tree surgery works to TI Oak*

No comment

**6.14 2014/4990 – 37, The Roundway**—*retrospective permission for a single storey rear extension and soakaway in rear garden following partial demolition of existing side/rear extension.*

No comment

**6.15 2014/5051 – 55, Hare Lane**—*variation of Condition 2 (Approved Plans) of permission 2014/1787 for alterations to fenestration.*

We have not been sent the plans so are unable to make any comment.

**6.16 2015/0104 – 20, Glenavon Close**—*single storey rear extension, side dormer windows and rooflights to facilitate first floor accommodation.*

No comment

6.17 **2014/4870 – 116, Foley Road**–*Conservation Area-reduce height of 7 Cypresses Leylandii trees to 12.2m*  
No comment.

6.18 **2014/4221 – 19, Tower Gardens**–*TPO: EL: 89/25- various tree works to trees in rear garden*

The application does not always describe clearly enough either the reasons for the proposed work or what is proposed.

i. T2 -*sweet chestnut, fell decay at base of tree, leaning to neighbours garden.*

This is a young and healthy tree with no easily visible sign of decay at base and no significant lean.

We object to the proposed work.

ii. T3 -*sycamore tree decay at 2 metres fell leaning in to garden, both trees overhanging children's play area*

This is a young healthy tree. There is a wound at 2 metres but no visible sign of decay and no significant lean or overhang.

We object to the proposed work.

iii. T4- *holly tree reduce side canopy back by 2 metres to gain back shape of tree to regenerate growth thickness 2 inches also reduce tree but same in height and thickness*

It is difficult to know what this means so we need clarification from the applicant.

We object to the proposed work.

iv. T5/6- *Yew tree trim fascias back to keep screen and reduce both trees in height. No5 by 3 metres 2 wood thickness and no 6 by 4 metres by 6/8" thickness*

We have no objection to trimming and reducing these trees, but leaving wounds measuring 6 to 8 inches is too much.

We object to the proposed work.

v. T7- *hawthorn fell decay at base, one at 3 metres next to conservatory*

It is difficult to understand what is meant. We would like clarification and detail about the decay.

We object to the proposed work.

vi. T8- *yew tree decay at base 400 mm reduce by 3 metres and shape over crown 3" thick wood*

We do not object, but 3" should be the maximum wound diameter.

vii. T9 - *yew tree reduce by 3 metres 3 inch wood*

We do not object, but 3" should be the maximum wound diameter.

viii. T10- *yew tree reduce by 3 metre 4" wood shape all crowns on all trees*

It is unclear what is meant by "shape all crowns on all trees". We object to the proposed work as a 4" wound is too great.

ix. T11- *beech tree reduce by 4 metres thickness 4*

This is a young tree which could develop well and this work may damage it, so we object to the proposed work.

x. T12- *oak in front dead wood decay at base*

It is not clear what work is being proposed. There is no sign of significant decay at the base. There is some dead wood which could be removed.

We object to any work other than removing dead wood.

6.19 **2015/0034 – 58, Hare Lane**–*two storey side extension incorporating rear dormer window.*

We object to this application on the following grounds:-

i. it will be overdevelopment of the site

ii. there will be a lack of amenity space.

iii. there will be inadequate highway conditions on an inadequate site.

iv. the extension will not be subservient to the rest of the house.

## 7. Report of the East Area Sub Committee

Nothing for Claygate.

## 8. Licensing Applications

None.

## 9. Enforcement

The following are outstanding:-

- i. 1 Caerleon Close *Retrospective Variation of condition on enlarged footprint.* This was refused, but another application has now been submitted.
- ii. 66, Hare Lane- *Fence to road frontage too high.* Due to various circumstances, the deadline for submission of the planning application for the fence has been extended.
- iii. 15, Gordon Road- *Application whether roof extension permissible under LDC (a retrospective application).* The applicant was given 6 weeks to submit for planning permission in early December. Nothing seen to date.
- iv. 14, Red Lane- *Retrospective planning application for fence to rear of garden backing onto Hermitage Close.* To date nothing has been done to the fence at the rear of this property since the rejection on the appeal against the enforcement action.
- v. Wyevale Site- revised plans are still awaited.

## 10. 40 Acre Field

We continue to monitor this on a weekly basis and to keep a running diary. The EBC Officer is still having difficulty contacting the owners of Plot 12 on 40 Acre Field.

## 11. Matters for information only

11.1 EBC has proposed various printers for use of the Planning Committee in order for CPC to print A3 plans when EBC goes paperless. They were all too large and heavy. Cllr Isaacs has done some research and it was agreed that the best printer for CPC use would be an Epson monochrome laser jet. Cllr Isaacs will liaise with EBC.

11.2 Cllr Isaacs requested that the reports on Enforcement be taken over by another member of the committee. Tom Swift agreed to do this. He will submit a report to the next meeting.

## 12. Date of next meetings

CPC Planning Meeting

**Thursday 19 Feb 2015–Village Hall Committee Room**

*Apologies from Tom Swift and the Clerk*

Elmbridge Sub-Committee

Mon 9 Feb	- NI
Mon 2 Mar	- KH
Mon 23 Mar	- MO

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