

**PLANNING COMMITTEE MEETING**  
**8.30pm on Thursday 1 November 2012**  
**Village Hall Committee Room**

*Minutes.*

**Present:** *Councillors:* Noel Isaacs (*Chairman*), Alex Coomes, Ken Huddart, Nick Hayes,  
Shirley Round ( *ex officio*)  
*Co-opted Members:* Susan Harding  
*Parish Clerk:* Freda Collins.  
*6 members of the public*

**1. Apologies for Absence**

None

**2. Declarations of Interests**

**Clr Coomes** declared that he is an Elmbridge Borough Councillor.

**3. Minutes of last meeting**

The minutes of the meeting of 11 Oct 2012 were approved and signed.

The order of the agenda was changed in order to discuss application

**2012/3545 – 4, Homestead Gardens – part single/part two storey rear extension and single storey front extension.**

The meeting was closed in order to take public speaking. Two members of the public spoke against the application.

1. Bernadette Smith- stated that the plans were incorrect, there will be overlooking and loss of light, the plot is small and the house has already been extended, the garden size is inadequate and the proposal is out of keeping.
2. Mike Benns- stated that he agreed with all points made by Mrs Smith and again restated that the plans were inaccurate as the angles between the houses have been misrepresented. He objects to the application as the size of the plot is too small for this size of development, the proposal will increase the size of the footprint by 80%, 1/3 of the garden will be developed, the extension will extend 4m beyond the current building line, the roof line will be different to all the others on the estate, and there will be loss of light, outlook and enjoyment of amenity space to his property.

Other letters of objection were read out.

Clr Round declared that she knows two of the objectors.

A member of the public made the following points; the roof lights may lead to further rooms in the roofspace, the parking will be inadequate for the number of residents, emergency vehicles and refuse trucks will not be able to access.

The meeting resumed and the application was discussed.

We note that the plans are inaccurate as they do not show the tapering inwards to the boundary with Number 2.

We object to this application on the following grounds:-

- i. It will break the 1m boundary rule at the boundary with number 2. At one point the separation will be less than .5m; which will create a terracing effect contrary to HGS20 (ii)
- ii. There will be a lack of amenity space. A house of the proposed size should have at least 15m of garden length; this will have only 8.5m. (contrary to HGS20 (iii) & EBC extensions guide April 2012)
- ii. It will break the 45° rule to number 2.
- iv. It will be overbearing due to the massing and out of keeping in the street scene contrary to HGS 16 (iv), (vii) & (viii)
- v. It will be over development of the plot contrary to HGS 16 (iii)

Due to the inaccuracy of the drawing it is not possible to ascertain the exact implications of how far forward the proposed extension will encroach over the front boundary line.

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

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

None

#### **5. Correspondence**

5.1 All results were read out.

5.2 Another letter has been received from Enforcement Officer Katie Baldwin updating this Committee on Vale Farm. As yet no planning application have been received relating to the refurbishment of the farmhouse.

Cllrs Coomes, Isaacs and Hayes declared an interest in this matter as they are all acquainted with the owner of the farm through the CRGT.

5.3 The appeal regarding 2, Oaken Drive has been dismissed.

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

##### Applications from Weekly List 41

6.1 **2012/3190- 37, Beaconsfield Road**– *part two/part single storey rear extension and new side passage to rear garden following demolition of existing single storey side element, rear dining room and kitchen.*

We have no objections, but ask the Officer to check the 45° rule to number 35.

6.2 **2012/3480- 26, The Avenue**– *single storey side/rear extension following demolition of single storey side extension*

No comment

6.3 **2012/3501 –Whincote, Raleigh Drive** – *LDC: whether permission is required for a proposed single storey rear extension following demolition of existing extension.*

No comment

6.4 **2012/3507- 7, Elm Gardens**– *part two/part single storey rear extension*

No comment

6.5 **2012/3545 – 4, Homestead Gardens** – *part single/part two storey rear extension and single storey front extension.*

Already dealt with

##### Applications from Weekly List 42

6.6 **2012/3591 – 85, Hare Lane** – *enlargement of existing vehicular crossover*

No comment

6.7 **2012/3610 – 9A, Red Lane** – *single storey front extension*

No comment

6.8 **2012/3613 – 4, Woodbourne Drive** – *single storey rear extension*

No comment

6.9 **2012/3637 – land at 158, Hare Lane** – *CCC2 (materials) & 3 (Landscaping) of planning permission 2009/1200*

No comment

##### Applications from Weekly List 43

6.10 **2012/3468 – land rear of Orchard House, Mountview Road** – *retrospective variation of condition 3 (list of approved plans) of permission 2009/1948 to include additional roof lights on west elevation.*

No comment

6.11 **2012/3586 – 26, The Avenue** – *additional detached two storey house with integral garage and rooms in the roof space following demolition of existing single storey side extension.*

We object to this application as it is forward of the building line.

We note that the chimney breasts contravene the 1m rule to the boundary.

If this application is granted we ask for restriction on any further development to the rear of the site or bedrooms in the roofspace because of the limited garden length.

6.12 **2012/3748 – Yew Trees, Hillview Road** – *variation of Condition 3 (approved plans) of permission 2012/917 to remove the parapet roof to the side and rear elevations and provide additional rooflights on the rear elevations.*

No comment

6.13 **2012/3749 – 4, Athlone** – *LDC: whether permission is required for a proposed single storey rear extension*

No comment

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

There was 1 item for Claygate on 10 Oct 2012. Cllr Huddart attended and sent a report.

**2012/3333 – 113, Hare Lane** – *TPO: EL: 12/02- 2 x hornbeam-crown raise to 6m, crown thin by 20%, deadwood*

There was no debate and the officer's recommendation was agreed, to confirm the order without modification. This is in line with the Parish Council's wishes.. The officer reported that there was already a planning application for works to the trees, which was not being opposed, so that the issue was not contentious. This application was discussed at the last Planning Committee. The extent of the work was unclear, but we objected to the crown raising if it involved loss of major limbs.

The two following items were deemed to be of interest:-

1. Application 2012/2913 was refused unanimously against the officer's recommendation, since it would have raised the density in an area (Holtwood Road, Oxshott) which Elmbridge policies have defined as an area of low density (HSG17).

2. Application 2012/3026 was refused 10-1 against the officer's recommendation, since it would have permitted an unbalanced parking space in the front of a listed building at Giggs Hill Road, contrary to conditions that had been applied in previous planning permissions. Parking is available (but less convenient) at the rear of the building.

## **8. Licensing Applications**

8.1 No new applications.

8.2 The licensing hours of the Greek Vine were reviewed on 3 Oct 2012 and the closing times were reduced by 1 hour. The Greek Vine is now appealing. The appeal will be heard at Staines Magistrates Court. Nothing is yet known about the grounds of the appeal, but more information will be available following a preliminary procedural hearing at court on 28 Nov 2012. The Licensing team will liaise with Legal Services.

Consideration will be given as to whether it will be appropriate to have any of the Sub-Committee or residents give evidence at the appeal hearing.

## **9. Enforcement**

9.1 2, Oaken Drive- the appeal was refused. The fence and gates have now been removed.

9.2 Horrington Farm (now Claygate Manor)-the caravans have been removed. All the units are now empty.

9.3 It is rumoured that the refurbished outbuildings in Vale Farm are being used as habitable accommodation. This has been reported to EBC.

9.4 It has been noted that work has been carried out to a willow in the garden of 'Squirrels Leap', 2B Torrington Close. It is believed that this tree has a TPO and so this work should have been subject to a planning application. The Clerk will contact Alex Needs about this matter.

**AP 4      The Clerk to action.**

## **10. Matters for information only**

None

## **11. Date of next meetings**

CPC Planning Meeting

**Thursday 22 Nov 2012– Village Hall Committee Room**

Elmbridge Sub-Committee

Monday 7.45pm 5 Nov 2012 - NH

Monday 7.45pm 26 Nov 2012- NI

Monday 7.45pm 12 Dec 2012- SR- *this was queried as this date falls on a Wednesday. The Clerk will contact EBC to verify the correct date.*

**AP 5      The Clerk to action.**

Public Hearing & Public Inquiries

Outstanding Written Representations

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