

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



PLANNING COMMITTEE MEETING
8.00pm on Thursday 18 April 2013
Youth Club Small Hall

Minutes.

Present: *Councillors:* Noel Isaacs (*Chairman*), Ken Huddart, Alex Coomes

Co-opted Members: Susan Harding

Parish Clerk: Freda Collins.

1. Apologies for Absence

Cllr Nick Hayes who was on holiday.

Cllr Shirley Round (ex officio) who was on holiday

Michael O'Brien

These were accepted

2. Declarations of Interests

Cllr Huddart declared that he is Acting-Chairman of the Claygate Conservation Areas Advisory Committee.

Cllr Coomes declared that he is a Borough Councillor.

3. Minutes of last meeting

The minutes of the meeting of 27 March 2013 were approved and signed.

4. Report of actioning of items from previous minutes

None

5. Correspondence

5.1 All results were read out.

5.2 An appeal notice has been received in respect of application 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.* The appeal will be decided by exchange of written representations. Local objectors contacted Cllr Isaacs asking for support against this appeal. Cllr Isaacs explained that we had already made our comments to EBC and that these would be included in the portfolio of evidence presented to the Inspectorate.

6. Current applications and Declarations of interest

Applications from Weekly List 13

6.1 **2013/1048- 37, Cavendish Drive**– *pitched roof over ground floor front & side flat roof*

No comment

Applications from Weekly List 14

6.2 **2013/1140-6, Elm Road** – *front bay window, rear dormer and installation of 3 conservation-style roof windows to front elevations and associated internal alterations.*

No comment

6.3 **2013/1339- 2, Fitzalan Road** –*Tree Conservation Area-2 x lime & 2 x horse chestnut-re-pollard*

No comment

6.4 **2013/1374- 102, Hare Lane** – *CCC: 1 (Notice of Commencement), 4 (Materials), 6 (Landscaping), 7 (Tree works), 11 (Method of Construction), 12 (Protection of Highway) & 16 (Tree Protection) of permission 2012/2872*

No comment

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Applications from Weekly List 15

6.5 2013/1020 -5, Denman Drive–LDC: *whether permission is required for a proposed single storey rear extension & hip to gable loft extension*

These plans are insufficient to judge whether this falls within an LDC; particularly with regard to the absence of a site plan to show the available amenity space.

6.6 2013/1070- 6, Beaconsfield Road–*Conservation Area: bay (T1)- reduce to approx 6m height and 3m spread, holly(T2)- reduce to approx 4m height and 2m spread, cherry (T3)-reduce to approx 6m height and 5m spread, yew(T4)- reduce to approx 2m height and 1.5m spread.*

No comment

6.7 2013/1254 –Raleigh House, Raleigh Drive – *single storey rear extension, porch and first floor rear dormer windows*

We object to:-

- i. the family room/kitchen extension which will be out of keeping with the style of the character of the house, contrary to HGS16 (vi) and which will be visible from Hare Lane Green
- ii. The proposed style of the Porch which will not relate to those porches already built on houses of similar character in the road, so will be out of keeping, contrary to HGS16(vi).

7. Report of the East Area Sub Committee

None

8. Licensing Applications

None

9. Enforcement

The Clerk reported that Mark Turner from EBC Enforcement has spoken to her. He is in the process of making himself familiar with the cases he has been given. He knows of the outstanding Claygate enforcements and will meet with Cllrs Isaacs & Coomes on Wednesday next week. He reported that he has already made an unannounced site visit to Claygate Manor. He offered to attend one of our Planning meetings in order to speak about enforcement. It was agreed that this would be a good idea.

Cllr Isaacs reported that Woodlands Close is still under consideration.

10. Elmbridge BC Consultation

Elmbridge BC is in the process of developing a Development Management Plan and 8 Settlement Investment and Development Plans. Claygate has its own Settlement ID Plan.

The Development Management Plan will contain day to day policies against which planning applications and enforcement action will be assessed. It will contain the policies needed to manage the appropriate delivery of high quality development across the Borough.

The Settlement ID plans will be published for each of the eight settlement areas. The aim of each of these plans is to identify both the development that will come forward and the investment that will support any growth.

The draft documents have been put out for consultation. All comments must be submitted to EBC by Monday 20 May 2013.

It was agreed that documents as important as these need to be discussed by the full Council. This will be arranged.

11. Matters for information only

11.1 There is a Planning User group next week and Cllrs Round and Isaacs hope to attend. An explanation of CIL payments will be given. Cllr Isaacs spoke to Colin Freehill of EBC about CIL payments. It is anticipated that the 8 settlement areas will receive 25% of CIL, but Mr Freehill has to do a report to be put before the Elmbridge Borough Council who will need to agree this.

11.2 The Royal Borough of Kingston is consulting on the preliminary draft charging schedule for CIL. CPC will not comment as this does not affect us.

12. Date of next meetings

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CPC Planning Meeting

Thursday 9 May 2013– Small Village Hall

Elmbridge Sub-Committee

Monday 7.45pm 22 Apr 2013- KH
Monday 7.45pm 13 May 2013- KH

Public Hearing & Public Inquiries

Outstanding Written Representations

2012/1745	4, Chadworth Way	<i>retrospective for 3 rooflights</i>
2012/3388	land SW of Woodlands House	<i>2 additional houses</i>
2012/226	Horrington Farm	<i>fence, gates and piers</i>
2012/3586	26, The Avenue	<i>new detached house</i>

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