

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



**PLANNING COMMITTEE MEETING**  
**8.00pm on Monday 23 July 2012**  
**Village Hall Committee Room**

*Minutes.*

**Present:** *Councillors:* Noel Isaacs (*Chairman*), Alex Coomes, Nick Hayes, Shirley Round (ex-officio)

*Co-opted Members:* Susan Harding

*Parish Clerk:* Freda Collins.

**1. Apologies for Absence**

Apologies were received from Shirley Round who was going to be late as she was also attending the East Area Sub-Committee meeting.

Apologies were received from Ken Huddart who was away on business.

These were accepted.

**2. Declarations of Interests**

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

**3. Minutes of last meeting**

The minutes of the meeting of 28 June 2012 were approved and signed.

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

**AP1-** It was agreed that the Clerk should write to Richard Morris. This has been done and a holding reply received.

**AP2-** The Clerk was asked to contact Alex Needs about comments we made about the trees at the Hare & Hounds. Cllr Huddart is now dealing with this query-outstanding.

**AP3-** It was noted that the area in front of the Hare & Hounds on which the tables and chairs stand has been replaced with a non-porous material. It is thought that all hard landscaping should be subject to planning permission, The Clerk was asked to contact the Officer in the case for advice. No reply has been received- the Clerk to ask again.

**5. Correspondence**

5.1 All results were read out. It was again noted that there were some applications to which we had objected but the application had been granted. It was agreed to make a list of all applications from May 2011 to which we have objected but have been passed.

**AP4 The Clerk to action.**

5.2 The appeal decision has been received for 102, Hare Lane. The appeal has been dismissed.

5.3 An appeal has been made against the result of the appeal decision on 2 Oaken Drive. It was agreed that, as we have never had this occurrence before, Cllr Isaacs would speak to the Officer in the case for advice on whether we need to take any action on this matter.

**AP5 Cllr Isaacs to action.**

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

Applications from Weekly List 26

6.1 **2012/2249- 28, Beaconsfield Road**– *extension to existing raised balcony from the rear elevation and new raised decking around swimming pool*

No comment

6.2 **2012/2297- 1, Woodlands Close** – *retrospective planning application for first floor rear extension and increase in roof height to facilitate additional rooms in roof space.*

We regret this retrospective application.

We object to this application as the garden length was small for a 4-bedroomed house and is inadequate for a

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5-bedroomed property. We would expect a house with an increased number of bedrooms to have a greater amenity space, in accordance with EBC SPD Home Extensions Guide, Gardens 1.26. Also, we acknowledge that the house is unique in design, but the over-dominant dormers make the house completely out of character with the street scene.

We ask the Officer to check overlooking to neighbouring properties.

If this application is granted permission we ask that CIL payment is made.

Cllr Round arrived at the meeting.

#### Applications from Weekly List 27

**6.3 2012/2187 -47, Telegraph Lane** – *retrospective planning application for a single storey rear extension and a hip to gable roof extension incorporating rear dormer.*

We are not objecting but note that it will create a lack of symmetry with the attached house contrary to HSG20.

**6.4 2012/2343- 3, Woodlands Close**– *single storey rear infill extension, new pitched roof over existing garage and part conversion of garage into habitable accommodation following demolition of conservatory*  
No comment

**6.5 2012/2361 – 3, Queen Anne Drive** – *part single/ part two storey side extension following demolition of existing garage and store*

No comment

**6.6 2012/2363 – 27, Hare Lane** – *LDC: single storey rear extension*

We ask the Officer to check the 45° rule to both neighbouring properties.

#### Applications from Weekly List 28

**6.7 2012/2267 – 10, Meadow Road** – *replacement roof on rear conservatory*

No comment

**6.8 2012/2392 – 29, Foley Road** – *first floor front extension*

We object to the proposal as the side windows to the extension will cause loss of privacy and overlooking to the neighbouring properties contrary to The EBC Design and Character SPD: Home Extensions - Page 4, Privacy 1.18 which states *An extension should not result in any significant loss of privacy to adjoining houses and gardens. To prevent overlooking, windows should be high level, obscurely glazed or omitted from any wall directly facing a neighbouring house or garden, particularly that part close to the house and having the most activity, e.g. patios.*

We also object as it will be over-bearing and dominant.

**6.9 2012/2415 – 16, Torrington Road** – *single storey rear extension*

No comment

**6.10 2012/2427 – 18, Torrington Road** – *single storey rear extension, two storey side extension and additional rooms in roof space with rear dormer and front and side roof lights following demolition of attached garage.*

No comment

### **7. EBC Protocol**

The protocol was reviewed and amendments made. Cllr Isaacs will update the document section. Once the document has been updated it will again be reviewed.

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

8.1 Meeting on 2 July 2012.

Cllr Isaacs attended the meeting. There were two items for Claygate;

- i. 14, Glenavon Close. We had objected due to lack of amenity space. This was passed without comment.

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ii. 4, Chadworth Way. We had objected to this retrospective application. This was passed without comment.

8.2 Meeting on 23 July 2012.

Cllr Round attended the meeting. There was one item for Claygate;

i. 24, Meadow Road. We had made comment about obscured glazing. Cllr Herbert asked for permitted development rights to be removed. It was agreed that was a slight infringement of the 1m boundary rule, but not enough to refuse. This was passed with an agreement about obscured glazing.

ii. 4, Chadsworth Way. We had objected to this retrospective application. This was passed without comment.

**9. Licensing Applications**

None

**10. Enforcement**

10.1 Cllr Isaacs gave an update:-

i. Horringdon Farm- the Enforcement team has prepared a report and it has gone to the Legal team for checking. It will then be sent to the Councillors for their comments. Still awaited

ii. 2, Oaken Drive- an appeal has been made against the appeal decision.

iii. 34, Holroyd Road – building work commenced without any tree protection for the protected trees –no further work has taken place.

It was noted that building work is taking place on Vale Farm where an outbuilding is being converted into a house without planning permission. EBC were notified and the Enforcement team have made two site visits. It is known that work has not stopped and is beginning early in the morning and continuing until 7pm. It was agreed that Cllr Coomes will ask for an update from EBC on the situation and that the Clerk should fill in an Enforcement notification on behalf of the Parish Council.

**AP 6 Cllr Coomes and the Clerk to action.**

**11. Matters for information only**

None

**12. Date of next meetings**

CPC Planning Meeting

Scheduled for:-Thursday 9 Aug 2012– Village Hall Committee Room

Elmbridge Sub-Committee

Monday	7.45pm	13 Aug 2012	- KH
Monday	7.45pm	3 Sept 2012	- NH
Monday	7.45pm	24 Sept 2012	- NI

Public Hearing & Public Inquiries

Outstanding Written Representations

2011/6808	40 Beaconsfield Road	<i>extension</i>
2011/6597	Arenella, Mountview Road	<i>new house</i>

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