

PLANNING COMMITTEE MEETING
8.30pm on Thursday 24 January 2013
Village Hall Committee Room

Minutes.

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

Alex Coomes and Susan Harding were not present at the start of the meeting.

1. Apologies for Absence

None

2. Declarations of Interests

None

It was agreed to change the order of the agenda in order to take application 2012/4585.

2012/4585 –land to South West of Woodlands House and Greenways, Hillview Road – 2 additional detached two storey houses with rooms in roof space, rear dormer windows, detached garage block and new access via the cul-de-sac between 5 & 6 Ruxley Ridge.

Alex Coomes and Susan Harding arrived at the meeting.

Public speaking was taken on this application:-

1. Steve Hinsley- spoke for the application. He stated that the previous application had been refused on two issues, trees and s106. Both of these issues have now been addressed.
2. Chris Carney spoke against the application on the grounds that protected trees will be removed, inadequate car parking, gross overdevelopment, flood risk and lack of ecology report.
3. Guy Leppard spoke for the application to say that all previous grounds for refusal have been addressed.

The meeting then resumed.

It was noted that the plans did not include a copy of the tree report. We are not objecting but regret the loss of protected trees and emphasise that the proposed tree protection measures should be adhered to. We note that Plot 1 has a lack of amenity space.

10 members of the public left the meeting. The order of the agenda was changed to discuss applications 2012/4442 and 2012/4540- 4, Homestead Gardens.

2012/4442 –4, Homestead Gardens – LDC: whether permission is required for a proposed two storey rear extension and outbuilding in rear garden

2012/4540 –4, Homestead Gardens – single storey rear extension and single storey front extension.

Bernadette Smith spoke against these applications. She gave the Committee copies of an amended plan which had been posted on the EBC website shortly before the meeting. She objects to the outbuilding as this could be used as habitable accommodation. She believes the distance to the boundary to be less than the required distance and that the two proposals will combine to create an extension and outbuilding which are un-neighbourly due to their scale, mass and proximity.

The meeting then resumed.

We understand that amended plans were posted on the EBC website, but we did not receive a copy of these. We also understand that there is confusion over the distances to the boundary shown on the plans and cannot make accurate comment on this as the plans are confusing, contradictory and have errors.

We strongly object to both applications as when taken together amount to the amount of extensions which were subject to previous refusal. We object as the impact of each application will adversely impact on the amenity of five neighbouring properties, are overdevelopment of the site and will unacceptably reduce the amount of amenity space.

If permission is given for any or all of the work in either application we ask that conditions be imposed to:-

- i. prevent the outbuilding and house ever being joined by any sort of structure.
- ii. prevent the outbuilding being used as habitable accommodation.
- iii. prevent any further permitted development.

3. Minutes of last meeting

The minutes of the meeting of 3 January 2013 were approved and signed.

4. Report of actioning of items from previous minutes

AP9- *the Clerk to request a copy of the ground floor plan of 109, Hare Lane.* The Clerk contacted EBC on two occasions, but has not yet received a copy of the plan. She will chase.

5. Correspondence

All results were read out.

6. Current applications and Declarations of interest

Applications from Weekly List 1

6.1 2012/4385- 35, Cavendish Drive—*part two /part single storey rear extension*

Dealt with at the last Planning meeting.

6.2 2012/4427- 5, Hermitage Close—*part single /part two storey rear extension*

We do not object to this application but ask the Officer to check the 45° to number 4.

6.3 2012/4442 –4, Homestead Gardens – *LDC: whether permission is required for a proposed two storey rear extension and outbuilding in rear garden*

Already dealt with

6.4 2012/4463- 4, Rosehill—*part single /part two storey front, side & rear extensions*

We do not object to this application but ask the Officer to check the distance to the boundary and ask for obscured glazing on all side windows facing no 2.

6.5 2012/4472- 2, Cedar Walk—*single storey front extension to garage and enclosure of front porch.*

No comment

Applications from Weekly List 2

6.6 2012/4522- land rear of Arenella, Mountview Road—*additional detached two storey house with part basement, detached side garage and new access from Ruxley Crescent*

One letter of objection was read out.

The previous application 2011/6597 was refused by EBC. These reasons for refusal do not appear to have been addressed, so we object to the application:-

- i. The proposed development would, still, by reason of its overall size, scale and siting appear overly dominant, cramped form of development, which is out of resulting in an uncharacteristically keeping with the character of the area. As such the development is contrary to saved policies HSG16, HSG18 and ENV2 of the Borough Local Plan 2000 and national guidance Replacement Elmbridge contained within Planning Policy Statement 1 (Delivering Sustainable Development) and Planning Policy Statement 3 (Housing).
- ii. The proposed development would, by reason of the siting of the access, result in a detrimental impact on the residential amenities of neighbouring occupiers to High Grove in terms of noise and disturbance from future vehicle movements. This would be contrary to the provisions of saved Policies HSG16, HSG18 and MOV4 of the Replacement Elmbridge Borough Local Plan 2000.

6.7 **2012/4540 –4, Homestead Gardens** – *single storey rear extension and single storey front extension.*
Already dealt with

6.8 **2012/4543- 4, Woodbourne Drive**–*LDC: whether permission is required for a proposed ground floor side window*
No comment

6.9 **2012/4585 –land to South West of Woodlands House and Greenways, Hillview Road** – *2 additional detached two storey houses with rooms in roof space, rear dormer windows, detached garage block and new access via the cul-de-sac between 5 & 6 Ruxley Ridge.*
Already dealt with

6.10 **2012/4594- 29, Hare Lane**–*roof extension incorporating front and rear dormers and front rooflight.*
No comment

Applications from Weekly List 3

6.11 **2012/4444- 4, Hermitage Close**–*amendment to permission 2012/1049 to retain side wall at front.*
No comment

6.12 **2012/4567- 63, Common Road**–*single storey side & rear extension*
And

6.13 **2012/4568- 63, Common Road** – *LDC: whether permission is required for side & rear dormers incorporating windows*

If both applications are taken together then the number of bedrooms will increase to where the required garden length will have to be a minimum of 15m. These proposals will mean that the garden length will only be 12m; so this will be insufficient amenity space.

Application 2012/4568 does not comply with LDC rules as the dormers will be out of keeping with the street scene, may result in overlooking to number 65 and the style does not conform to the windows of the existing property contrary to the Permitted Development for Householders-Technical Guidance.

If permission is granted then we ask for non-opening obscured glazing on the side elevation.

6.14 **2013/20- 34, Lower Wood Road**–*single storey rear infill extension.*
No comment

6.15 **2013/26- 4, Woodbourne Drive**–*variation of condition 2 of permission 1990/1584 to allow a window on first floor east elevation.*

We are not objecting but ask that the window is either high level and non-opening or of obscured glazing and non-opening.

6.16 **2013/41- 67, Oaken Lane**–*part two/part single storey rear extension, single storey front extension and roof extension incorporating side dormer and side roof lights following demolition of single storey rear and front extensions.*

We are not objecting, but ask the officer to check the 45° rule to number 65 and overlooking to both properties. We ask for obscure glazing if necessary.

6.17 **2013/128- 23, Meadow Road**–*single storey detached garden building following demolition of two garden sheds*
No comment

7. Report of the East Area Sub Committee

Nothing for Claygate at the last meeting.

8. Licensing Applications

None

9. Enforcement

Cllr Isaacs gave an oral report to the meeting.

Claygate Manor – Enforcement officer Terry French has now returned to work. He is also responsible for s. 106 so is currently catching up with that. But Claygate Manor is high on his list of priorities, so there should be more to report by the next meeting.

1, Woodlands Close – (Enforcement officer Katy Baldwin) - The owner is not prepared to do anything until the enforcement notice comes through. It is their intention to go to appeal on enforcement. The report has been written and is currently with Development (Janie Farquharson).

Oakhill – (Enforcement officer Tom Scriven) - Letters have been sent informing Nos: 7 and 9 that they need to go for retrospective planning for retaining walls created in levelling out their gardens. No 9 has said they will proceed with this, which has to be submitted within 28 days of the letter sent out on 7 Jan. No 7 will not proceed as their work was carried out outside the 4 year time allocation. Cllr Isaacs checked the planning permission for their last extension (2008/2121) for which the permission was granted in October 2008.

10. Matters for information only

None

11. Date of next meetings

CPC Planning Meeting

Thursday 14 Feb 2013– Village Hall Committee Room

Apologies Shirley Round as she will be on holiday

Elmbridge Sub-Committee

Monday	7.45pm	28 Jan 2013-	NH &NI
Monday	7.45pm	18 Feb 2013-	(KH)
Monday	7.45pm	11 Mar 2013-	SR

Public Hearing & Public Inquiries

Outstanding Written Representations

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