

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



**PLANNING COMMITTEE MEETING  
8.00pm on Thursday 24 July 2014  
Village Hall Committee Room**

***Minutes.***

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

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

**1. Apologies for Absence**

None

**2. Declarations of Interests**

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

**3. Minutes of last meeting**

The minutes of 3 July 2014 were approved and signed.

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

None

**5. Correspondence**

5.1 All results were read out.

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

Cllr Coomes and Susan Harding arrived at the meeting.

Applications from week ending – 4 July 2014

6.1 **2014/2244 – 6, Langbourne Way** – *part two/part single storey side extension and single storey rear extension following demolition of garage.*

No comment

6.2 **2014/2432 – 88, Foley Road** – *single storey side/rear extension following demolition of garage*

No comment

6.3 **2014/2372 – 1, Oakhill** – *part two/part single storey side extension following demolition of existing conservatory.*

No comment

Applications from week ending – 11 July 2014

6.4 **2014/2701 – 42, Gordon Road**– *PDPN: single storey rear extension*

6.5 **2014/2407- The Vicarage, Church Road** –*Conservation Area: reduce crown of 1 maple by 2 metres.*  
No objection.

6.6 **2014/2472 & 2757 – Ruxley Tower, 1 Ruxley Towers, Ruxley Ridge** –*Planning permission and Listed Building Consent:-rear conservatory on seventh floor and central lift system and internal alterations*

These comments refer to the exterior works as we have no comment on the interior proposals.

Ruxley Tower is a Claygate landmark building that can be seen for miles and the roofline is part of the character of the building. We are concerned about the visual impact of buildings on the roof which would be contrary to HEN 8 (i), (ii), (iii), HEN 2, CS 11 and CS17, and therefore object.

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We ask the Officer to check that raising the level of the safety railings will not have an adverse effect on the view of the parapet.

**6.7 2014/2393 – 15, Hare Lane – TPO EL: 199 remove copper beech**

We have no objections to this work as there is severe rot at base of stump and suspected decay or root structure. We would like to see it replaced with a copper beech in same area.

**6.8 2014/2433 – 88, Foley Road – LDC: whether permission is required for a proposed hip to gable roof extension with rear dormer and 3 front roof lights.**

No comment

**6.9 2014/2507 – 118, Coverts Road – first floor side extension**

We object to this proposal as it breaches the 1m to the boundary rule on the first floor in a road where there is normally space between buildings contrary to the Home Extensions Guide 1.21 Side Extensions 1m rule.

**6.10 2014/2296 – 29, Old Claygate Lane – LDC: whether permission is required for a proposed hip to gable roof extension with rear dormer window.**

No comment

**6.11 2014/ 2757 – Ruxley Tower, 1 Ruxley Towers, Ruxley Ridge – Planning permission and Listed Building Consent: -rear conservatory on seventh floor and central lift system and internal alterations**  
Already dealt with in application **2014/2472.**

Applications from week ending – 18 Jul 2014

**6.12 2014/2440- 5, Oaken Lane – single storey side & rear extensions, single story front extension, first floor side extension and rear dormer windows**

We note:-

- i. The amount of flat roof will be excessive and will be visible at the side and front.
- ii. There is a lack of amenity space for what will be a six-bed roomed house in accordance with Home Extensions Guide 1.26 Gardens.

We ask the Officer to check:-

- i. On the worthiness of the trees as the building work will encroach on the tree canopy, and therefore the root systems, for trees to both the side and back. If the trees are of importance, we ask that proper protection is given during building works.
- ii. Whether the side extension is forward of the Derwent Close building line.

**6.13 2014/2461- 51, Red Lane – LDC: whether permission is required for a proposed single storey side infill extension and new access.**

No comment

**6.14 2014/2569- 15, Foley Road – single storey front, side & rear extension incorporating new porch to link to detached garage at rear and conversion of garage into habitable room.**

We note that there will be no external link between the front and back gardens if this work is carried out and there is not provision for a bin store at the front of the property.

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

Cllr Huddart attended the meeting on Monday 21 July 2014. He circulated a written report prior to the meeting.

It was a short meeting, and Claygate PC was soundly castigated for raising trivial objections, which forced promotion to the Sub-committee, with consequent waste of member and officer time. It would appear that the Sub-Committee are following national guidance, but not adhering to local rules.

**i. 2014/1626 Apple Trees, The Causeway.** We had objected that the two-storey front extension came a further 700mm forward of the building line. This was regarded as trivial, which was not disputed by our two ward councillors. Cllr Coomes did point out the actual breaking of the building line rule, but asked for guidance from the subcommittee as to how this issue should be handled, and did not move a refusal.

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ii. **2014/1632 41 Red Lane.** The officer’s report reckoned that the application did not present an overbearing development and hence overcame the objection to the previous (refused) application, and hence should be permitted. Our ward councillors went along with this.

There was a similar salutary lesson from 2014/1556, a rebuild at 26 Meadway in the Green Belt, and obviously much larger than the house being replaced, so the officer recommended refusal. David Archer pointed out that this would mean that the sum of the existing house, extensions which had already been permitted and Permitted Development, would produce a larger and less attractive development than the house being applied for. He was given a very hard time by the Subcommittee Chairman, and forced to produce policies which actually justified building in the Green Belt, and then he was soundly voted down.

It seems that we have to take note of the requirement that any objection by the PC must be significant. Cllr Huddart suggests that we revert to considering the real impact of the application on the nature of Claygate, and in future desist from objecting to marginal breaches of the rules. It was argued that the rules are there for a purpose. It was agreed that this matter will be discussed at the next EBC/CPC liaison meeting.

**8. Licensing Applications**

None

**9. Enforcement**

The following are outstanding:-

- i. Oaken Lane Sports Ground- Cllr Isaacs has spoken to the EBC Officer. The Landscapers for the site are in the process of submitting a new scheme. Cllr Isaacs has asked that CPC and the Tree Wardens be kept informed.
- ii. 14, Red Lane- the application for a fence (2014/1156) has been refused, enforcement proceedings have begun. A letter was sent to the owners at the beginning of the month.

**10. Barwell Farm**

Cllr Isaacs continues to monitor this on a weekly basis and to keep a running diary.

There is little change except that there is some activity on Plot 10 and Plot 1 is up for sale at auction by Bernard Marcus on 31 July.

**11. Matters for information only**

EBC has sent out a Heritage Strategy questionnaire. It was agreed that those who wish to take part in the survey will do so as individuals and not as part of a CPC response.

**12. Date of next meetings**

CPC Planning Meeting

**Thursday 14 Aug 2014–Committee Room**  
*Apologies MO*

Elmbridge Sub-Committee

Mon 11 Aug	- NI
Mon 1 Sept	- MO
Mon 22 Sept	- KH

Public Hearing & Public Inquiries

Outstanding Written Representations

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