

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



**PLANNING COMMITTEE MEETING**  
**8.00pm on Thursday 25 September 2014**  
**Village Hall Committee Room**

*Minutes.*

**Present:** *Councillors:* Noel Isaacs (*Chairman*), Ken Huddart, Alex Coomes, Michael O'Brien  
*Co-opted Members:* Tom Swift  
*Parish Clerk:* Absent due to ill-health

**1. Apologies for Absence**

Cllr Mark Sugden (*ex officio*).  
Susan Harding  
Freda Collins

**2. Declarations of Interests**

**Cllr Huddart** declared that he is Acting-Chairman of the Claygate Conservation Areas Advisory Committee.  
**Cllr Isaacs** declared that the applicants of 2014/3660-123, Hare Lane are friends of hers.  
**Cllr Coomes** is also a Borough Councillor.

**3. Minutes of last meeting**

The minutes of 5 September 2014 were approved and signed.

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

None.

**5. Correspondence**

All results were read out.

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

Applications from week ending – 5 Sept 2014

**6.1 2014/3452 – 5, Derwent Close –LDC:** *Whether permission is required for a proposed single storey rear extension*

We ask the Officer to check the 45 degree rule to both neighbouring properties at 3 & 7.

**6.2 2014/3538 – Brent, Loseberry Road–PDPN:** *Rear conservatory following demolition of existing conservatory*

**6.3 2014/2977 – 22, Claremont Road– Conservation Area:** *work to horse chestnut.*

We have no objection to the work. We note that this application was valid from the 5th August and that consent was granted on 9th September, although it only appeared in the weekly list of 5th September .

**6.4 2014/3400 – 47 & 49, Telegraph Lane – hip to gable roof extensions increasing ridge height by 0.45m, rear dormer windows and front roof lights.**

We object to this application as the proposed increase in roof height of 450mm will be out of keeping with the matching pair of properties at 43 & 45. The number of front roof lights will also be out of keeping with the matched pair at 43 & 45 and the nearby street scene.

**6.5 2014/3404- 94, Coverts Road –first floor rear extension**

Withdrawn.

**6.6 2014/3001 – 75, Foley Road –TPO:** *EL:89:46- T1 western red cedar- remove, T2 & T3-remove, T4-reduce in height, T5- remove, T6 -reduce branches growing towards house by 2m, T7-remove.*

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We note that this application was registered on 28th July, but it only appeared in the weekly list of 5th September. A decision has already been issued on 18th September which has not given us time to comment. We agree with the decision to allow all works except felling the ash.

**6.7 2014/3220 – 42, Gordon Road**—*single storey rear extension*

We ask the Officer to check the number of bedrooms in this property as the garden is only 12.5m which means that potentially there could be insufficient amenity space for a house of this size. Please note the permitted development rights were removed from this property from the application 2001/1569.

**6.8 2014/3251 – 12, Oaken Lane** – *single storey side extension*

No comment.

Applications from week ending – 12 Sept 2014

**6.9 2014/2275 – 49, Red Lane** –*TPO: ESH:68- removal of stone pine*

The proposal is to fell the stone pine due to alleged subsidence of no 51.

It would be a shame to lose this mature tree but we are not qualified to comment on the engineers report.

**6.10 2014/3453 – 5, Derwent Close**—*two storey front extension.*

We object to this application as the proposal will be forward of a distinct building line.

**6.11 2014/ 3471 – 47, The Roundway** –*part two/part single storey side/rear extension, single storey front extension incorporating entrance porch, rear dormer window and front roof lights following demolition of existing garage*

We are unable to see any discernible difference to the previous refused application. The previous grounds for objection from EBC still apply: The proposed extension by virtue of its depth, height, roof profile and proximity to the common boundary with no. 55 would result in loss of light and appear visually intrusive and over dominant to the occupants of no 55.

**6.12 2014/3267- Common Lane** –*LDC: whether permission is required for proposed use of land for homey production and construction of mobile building for storage of empty hives and boxes*

This application is for Plot 9 of the 40, Acre Field at the end of Common Lane.

We object as there is no house and therefore no permitted development rights, also the proposal is for Green Belt land grazing land. Whilst we have no objection to bee-keeping, this substantial storage shed is not a suitable structure/agricultural style building that meets the requirements of GRB2.

**6.13 2014/3552- 29, Old Claygate Lane**—*single storey side/rear extension and hip-to-gable roof extension with rear dormer window.*

We object to this application as the side access would only be 877mm and not the required 1m.

We ask the Officer to check the 45 degree rule to number 31.

We note the new decking is 625mm high and will also require planning permission, to which we object as this will cause loss of privacy to the neighbouring attached property.

**6.14 2014/3443- The White House, Ruxley Crescent** –*detached two storey house with basement and attached garage following demolition of existing house.*

No comment

Applications from week ending – 19 Sept 2014

**6.15 2014/3101- 18, Merrillyn Close** –*two storey front and side extension*

No comment

**6.16 2014/3660- 123, Hare Lane** –*single storey rear extension, conversion of existing workshop into habitable accommodation and hip to gable roof extension incorporating three dormer windows.*

No comment

**6.17 2014/3559- 118, Coverts Road** –*first floor side extension*

No comment

**6.18 2014/3304- 14, Beaconsfield Road** –*TPO: EL:10/37- yew: fell to ground level*

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The proposal is to fell a yew in the back garden. Our Tree Wardens were not able to access the property to view the tree, but as this tree is not visible from the road, we have no objection.

**6.19 2014/3505- Cafe Il Corallo, High Street –CCC: 7 Screening and 9 Method of Construction of permission 2014/1541**

**6.20 2014/3576- 51, Red Lane –enclosure of existing car port and conversion into habitable accommodation.**  
No comment

**6.21 2014/3638- 15, Hare Lane –TPO: EL:199: T1 beech-fell**

The proposal is to fell the copper beech, which is a mature specimen; important in the street scene. The arboricultural report identifies white rot although this is not visible from the road.

If consent is granted, we would like a replacement large tree - tulip tree or pin oak are suggested.

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

Cllr Huddart attended the meeting on Monday 22.09.2014. He circulated a written report prior to the meeting.

There was good Claygate representation of Cllrs Geoff Herbert, Alex Coomes and Mary Marshall

**i. 2014/0973- Ruxley Mount, Mountview Road, new three storey house Refused 7-3;**

Our ward councillors objected strongly that the application is too large, being twice the size of the existing permission and out of keeping. It is forward of the effective building line and very dominant being on the bend in the road. Other committee members were more guarded, noting that there were many equally large buildings nearby. So the reason for refusal had to be structured as being out of keeping in the street scene and the over-dominance issue restricted to its relation to the siting. Likewise, in the absence of any TPOs the objection relating to the trees had to be limited to the lack of arboricultural information. There was debate on height; although higher than Scylla, this may not be relevant because of the difference of foundation levels. The Claygate P.C. objection on the lack of compliance to the RHRA rules for setback was not discussed, but was clearly irrelevant in planning terms, being just a covenant between interested parties.

**ii. 2014/1178- 4 Coverts Road replacement two storey house. Deferred.**

Peter Buggy, 2 Coverts Road, and organiser of a 50-strong petition, came prepared to speak, but was not allowed to since he had not registered properly; this arose since the officers did not notify him of his rights and procedures, wrongly sending their letter to the first signatory. Since the failed procedure meant that the applicant had not been invited to respond to the public speaking, the item could not be properly debated, and was deferred.

## **7. Licensing Applications**

None.

## **8. Enforcement**

The following are outstanding:-

- i. 14, Red Lane- the application for a fence (2014/1156) has been refused, enforcement proceedings have begun. The owners have gone to appeal on the enforcement.
- ii. 15, Gordon Road- this has gone to enforcement because the roof extension on the LDC has been made higher than the existing ridge height.

## **9. Barwell Farm**

We continue to monitor this on a weekly basis and to keep a running diary.

Complaints have been received about works to plot 12. Scalpings have been dumped there and construction of what appears to be a horse schooling area is taking place.

As well as being monitoring by CPC, EBC officers are keeping this site under observation. Katie Baldwin made a site visit this week and will be dealing with any enforcement issues.

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

It was noted that the Claygate Conservation Area Committee has recently lost two members. Andrew Stroud sadly died earlier this year and Paul Fawcett newly resigned. Alex Coomes has requested to be allowed to join. The Committee would benefit from a member residing in the old village.

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**11. Date of next meetings**

CPC Planning Meeting

**Thursday 16 Oct 2014–Committee Room**

Elmbridge Sub-Committee

Mon 13 Oct	- NI
Mon 3 Nov	- TS

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