

PLANNING COMMITTEE MEETING
8.00pm on Thursday 1 May 2014
Youth Club
Minutes.

Present: Councillors: Noel Isaacs (*Chairman*), Ken Huddart, Alex Coomes, Michael O'Brien
Co-opted Members: Susan Harding

1. Apologies for Absence

None

2. Declarations of Interests

Cllr Huddart declared that he is Acting-Chairman of the Claygate Conservation Areas Advisory Committee.
Cllr Coomes is also a Borough Councillor.

3. Minutes of last meeting

The minutes of 10 April 2014 were approved and signed.

4. Report of actioning of items from previous minutes

AP8- *letter to EBC asking why our comments had not been included in Officers report-* sent but no reply received. It was noted that our comments were included in the most recent report to EA Sub.

5. Correspondence

All results were read out.

6. Current applications and Declarations of interest

Applications from week ending – 11 Apr 2014 (these comments were sent to EBC by Cllr Isaacs as the Clerk was on holiday)

6.1 2014/1061 – 110, Foley Road – Detached two storey house with rooms in the roof space, dormer windows and new access following demolition of existing house.

We object to the removal of the screening trees T2 and T3 as they are important to the street scene. We also note the proposed house will have a single storey extension to the kitchen and dining room running all along the rear. This will have a predominantly glass roof (2/3 glass and 1/3 flat) which will inevitably collect detritus from the nearby Scots pines, T5 -8. This will lead to post-development pressure to reduce these significant and attractive trees which are widely visible. The design therefore threatens the long term future of these trees.

We are concerned about the long term damage to the root system and the trees longevity of trees T5 and T11 due to the proximity to the foundations.

6.2 2014/1348 – 8 Hermitage Close - Single storey rear extension

No objection. We ask the Officer to check the 45 degree rule to both adjacent properties.

6.3 2014/1147 - 1 Woodlands Close -First floor rear extension, lifting of eaves and increase in ridge height to facilitate rooms in roof space with front and side roof lights.

We note there is a discrepancy in the height measurements shown on drawings no: 1113/193/13 and 1113/193/14, this is an overall difference of about 500mm. We ask the Officer to check what the correct measurements are.

We regret the retrospective nature of this application.

We recommend that all permitted development right on this property be removed as the development is at its maximum for the amenity space available.

Post meeting note- the following response was received from the Officer-I have had a look at the dimensions annotated on the proposed plans, in which you correctly state that there is a discrepancy, there is however a change in the ground levels, which have been depicted on dwg 1113/193/14. In addition this drawing is

measurements have been taken from the dpc and not ground level and the roof appears not to be taken to the ridge height (not sure why).

Having measured the plans, I'm happy with the dimensions scale of accurately and as annotated on dwg 1113/193/13.

Applications from week ending – 18 Apr 2014

6.4 2014/1493 – 20, Foley Road – *single storey rear extension following demolition of conservatory*
We are not objecting but ask the Officer to check the 45degree rule to number18.

6.5 2014/401- 5, Ruxley Ridge –*part two/part single storey front, side and rear extension, relocation of entrance and front side and rear dormer windows following demolition of garage and playroom*
No comment

6.6 2014/1187 – 11, Elm Road –*single storey rear infill extension and conversion of garage into habitable accommodation.*
No comment

Applications from week ending – 25 Apr 2014

6.7 2014/1525 – 3, Kilnside – *part two/ part single storey front extension incorporating entrance porch following demolition of existing porch.*
No comment

6.8 2014/1550 – 38, Gordon Road – *single storey rear extension and extension to existing decking following demolition of conservatory*
No comment

6.9 2014/1231 – 29, St Leonards Road –*first floor front extension and increase in ridge height*
We are not objecting, but we regret the loss of a bungalow.

7. Report of the East Area Sub Committee

Cllr Huddart attended the meeting and circulated the following report.

It was a long meeting, with three Claygate items (2014/0041, Hillview Road, was withdrawn).

2013/4697 Rowan Preparatory School, Fitzalan Road, *extensions and pedestrian entrances*, was permitted. The item was taken early, had about half a dozen interested members of the public, no public speaking (although it qualified), Cllrs Geoff Hebert and Alex Coomes as Committee Members, and Mary Marshall present and entitled to speak. A late letter from Claygate P.C. was read out, complaining that its previously expressed concerns regarding traffic had been omitted from the officers' report. There was agreement from the start that permission had to be granted, so the Chairman concentrated on creating enforceable Conditions, Informatives and "Minutes" (to be applied by vigilant Ward Councillors). There was legal discussion about these, and it seemed that the Planning Inspectorate would be able charge costs if these were unreasonable, even if the application was permitted.

The focus was on the Travel Plan, on which there had been significant detailed two-way discussion between the Committee chair, Elmbridge officers and Surrey C.C., to the extent that Geoff wanted the decision delegated to Planning Committee, but the Subcommittee members roundly rejected this in favour of making the decisions themselves. Despite all this concern, Surrey C.C. had not raised traffic objections, since there were no significant safety issues, as was confirmed by the accident information. It could not use the traffic counts provided by objectors, since these did not distinguish which schools were generating the travel. Commencement of works was not to be before agreement to the Travel Plan by Elmbridge, in consultation with Surrey C.C., and this approval was to be renegotiated for "each subsequent occupation of the development". The Informatives related to pupil numbers ("on roll", to avoid manipulation), which were to be provided to Elmbridge officers periodically, or on request. Alex succeeded in having permitted development rights removed, although it was pointed out that it was unclear as to what would be permitted anyway.

There was little discussion on the details of traffic control, but tacit agreement that discussion was premature, and some of the ideas being bandied around were technically inappropriate. Mary Marshall asked that a minibus shuttle arrangement should be provided, possibly involving the Oaken Lane site; this idea became

focused on staff, since the officer considered that parents were beyond control. Mary noted growth of Claygate Primary School and the absence of any form of Travel Plan for it.

In answer to her concern about the absence of Air Quality Assessment, the officer said that this was for Elmbridge Environment Department, but noted that modern cars generated much less pollution, and implied that Elmbridge had priorities elsewhere.

It seems to me that facing the school with all these constraints could cause it to decide not to implement the permission, in which case it would have a justification for doing just what it liked: it would be better to build bridges with it, a step which Cllr Marshall helpfully initiated, by explicitly saying it was a good school.

8. Licensing Applications

None

9. Enforcement

It was reported that the old Wyeveales site is to be made subject to enforcement.

10. Barwell Farm

Cllr Isaacs continues to monitor this on a weekly basis-no change.

11. Matters for information only

None

12. Date of next meetings

CPC Planning Meeting

Wednesday 21 May 2014–Youth Club-apologies KH

Elmbridge Sub-Committee

New dates not known until after the election

Public Hearing & Public Inquiries

Outstanding Written Representations

.....ChairmanDate