

PLANNING COMMITTEE MEETING
8.00pm on Thursday 3rd September 2015
Village Hall Committee Room
Minutes.

Present: *Councillors*: Geoff Herbert (Chairman), Ken Huddart, Gary State, Gavin Wilson
Co-opted Members: Tom Swift
Parish Clerk: Zak Keshavjee

1 member of the public

1. Apologies for absence:

Cllr Xingang Wang, Cllr Sugden and Susan Harding absent with reasons

2. Declarations of Interests

Cllr Huddart declared he is Chairman of the Trustees of Claygate Village Hall Association, President of the Claygate Village Association and Acting-Chairman of the Claygate Conservation Areas Advisory Committee, Traffic Engineering Consultant, Member of Chartered Institution of Highways and Transportation, Member of Institution of Engineering and Technology, Member of Claygate Conservation and Advisory Committee.

Cllr Herbert declared he is Director of Elmbridge Rent Start.

Cllr State declared he is a business owner in Claygate and Represents Claygate on the Elmbridge Business Network.

Cllr Tom Swift declared he is a resident of Hermitage Close

3. Minutes of last meeting

The minutes of 13th August 2015 were approved and signed.

4. Report of actioning of items from previous minutes

Nothing reported.

5. Correspondence

None.

6. Current Applications and Declarations of Interest

Paul Butler asked to speak to the Planning Committee in relation to Planning Application 2015/2555 (?). He explained the Plan and the changes made to the previous application. He also explained that regulation DM18 had not been in force when the previous application was made. However, the current application is not on the list for discussion at this meeting. No comments were made.

Week ending 17th August

2015/2892. Breydon, Mount View Road. Swimming pool and associated landscaping. CPC supports the EBC Tree Officer in objecting to this proposal. CPC are concerned about the effect this application will have on the water table.

2015/2925. 1 Old Claygate Lane. Confirmation of Compliance with Condition 3 (Materials) and 6 (Additional Tree Protection and Pre-commencement Inspection) of planning permission 2015/1927.

Condition 3: New drive surface post-construction to be resin bonded. Does this comply with SUDS?

2015/2954. 15 Stevens Lane. LDC. Whether planning permission is required for a proposed single storey rear extension.

No comment.

2015/2986. 12 Telegraph Lane.

2015/2987. 10 Telegraph Lane.

Viewing these two applications together CPC would make no comment. However, if one goes ahead without the other we would ask the officer to check 45 degree rule.

2015/3080. Harley House, 94 Hare Lane. Confirmation of compliance with Condition 3 (contaminated land) of prior approval 2015/2293.

No comment.

2015/2821. 72 Telegraph Lane. New pitched roof to existing single store rear extension and existing front porch and new window to replace existing door on north elevation.

Officer to check overlooking No 74.

Week ending 21st August

2015/3049. 16 Blakeden Drive. Conversion of existing garage into habitable accommodation and replacement garage door.

No comment.

2015/2921. Avalon, Mount View Road. Single storey front extension, single storey side extension incorporating garage, first floor side extension and conversion of existing garage into habitable accommodation.

No comment.

2015/2806. 2 Gordon Road. Part two/part single rear extension, partial conversion of existing attached garage into habitable accommodation following partial demolition of existing house.

No comment.

2015/3176. Consultation from SCC: Construction of a tarmac multi-use games area with fencing surrounds (Additional supporting information submitted) Ref 2012/0070/NM.

No comment.

Week ending 28th August

2015/3211. 12 Crediton Way. Two storey side extension and single storey rear extension.

CPC would ask the officer to check 45deg from No. 10

2015/3213. 104 Telegraph Lane. Part two/part single storey side extension.

CPC would ask the officer to consider the regulations relating to development in the Green Belt.

2015/3239. 3 Queen Anne Drive. Part two/part single storey side extension and single storey front extension incorporating garage following demolition of existing garage.

No comment.

Tom Swift left the meeting.

2015/2980. 1 Hermitage Close. Retrospective application for a boundary fence (a max of 2m high).

No comment

Tom Swift returned to the meeting.

2015/3009. The Old Bank 109 Hare Lane. PD Prior Notification: Change of use from A1 (retail) to C3 (residential).

No comment. However, CPC would comment that were it not for being PD we would object.

2015/3215. 66 Foley Road. Front Porch.

No comment.

7. Report of the East Area Sub Committee

Cllr Gary State attended the meeting on 8th September which discussed 27 Station Road Claygate CPC raise objection to this application for the following reasons:

- The terrace will overlook the neighbouring properties in Station Road and also the gardens of numbers 16-19 Rythe Close
- It will be overdevelopment of the site
- If the proposal goes ahead it will mean that there will be amenity space as the garden length will be less than 8m.

Revised plans were accepted to omit the first floor and rear facing terrace and replace it with a Juliette balcony and approval was granted since it was considered that the size and scale of the resultant dwelling would be in keeping with those along Station Road. The amount of private amenity space would be in keeping with those along Station Road and is considered proportionate to the resultant scale of the dwelling.

8. Licensing Applications

9. Enforcement

Tom Swift declared that he was no longer involved in enforcement.

10. Communication of Key Decisions

None

11. Matters for information only

12. Date of next meetings

CPC Planning Meeting

Thursday 24th September 2015 – Claygate Village Hall Committee Room

.....Chairman

.....Date