

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



PLANNING COMMITTEE MEETING
8.00pm on Thursday 16 October 2014
Village Hall Committee Room

Minutes.

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

1. Apologies for Absence

Alex Coomes with reason
Susan Harding
These were accepted.

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 26 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 – 29 Sept 2014

6.1 2014/3307 – 33, Old Claygate Lane –LDC: *Whether permission is required for a proposed hip to gable roof extension, rear dormer window, 2 front rooflights and conversion of existing garage into utility room.*
No comment.

6.2 2014/3664 – Ruxley Tower, 1, Ruxley Ridge–Rear conservatory on seventh floor and central lift system and internal alterations including under floor heating on ground floor, refurbishment of ground floor entrance, second floor kitchen and third, fourth and sixth bedrooms.
Withdrawn

6.3 2014/3336 – 33, Old Claygate Lane – PDPN: *single storey rear extension*

6.4 2014/3760 – 37, Red Lane – part two/part single storey side and rear extension incorporating attached garage and single storey side/rear extension following demolition of existing conservatory
We do not object to this application but wish to comment that we are concerned about the amount of flat roof that will be visible if this proposal goes ahead, which will be contrary to the comments regarding flat roofs on page 4 of the Home Extensions Guide.

6.5 2014/3762- Claygate Lawn Tennis Club, Torrington Close –TPO EL:11/23- Oak- crown thin by 15%, reduce to give 2m clearance from 10, Torrington Road
No objection

6.6 2014/3738 – Ruxley Tower, 1, Ruxley Ridge–Listed Building Consent-Rear conservatory on seventh floor and central lift system and internal alterations including under floor heating on ground floor, refurbishment of ground floor entrance, second floor kitchen and third, fourth and sixth bedrooms.
Withdrawn

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6.7 2014/3823 – 162, Coverts Road—two storey front/side/rear extension, single storey rear extension and new vehicular access

No comment.

Applications from week ending – 3 Oct 2014

6.8 2014/3569 – 58, Hare Lane – two storey side extension incorporating car port and new vehicular access
We object to this application as the length allowed for the car is less than 6m, the car will block an important, busy footway which is the only pedestrian route under the railway bridge.

We ask the Officer the check if the amenity space will be adequate if the proposal goes ahead.

6.9 2014/3837 – 15, Hare Lane –TPO: EL:199- removal of beech

We have no objection to this proposal, however this is an important tree and significant in the street scene and we therefore request that a sizeable replacement is planted.

6.10 2014/3838 – 92, Telegraph Lane—part two/part single storey front/side/rear extensions, alterations to porch and fenestration and rear decking to create annex..

We note that this extension amounts to a new property which may be subject to CIL.

6.11 2014/3909-Ridgeway House, Mountview Road detached garage

No comment

6.12 2014/3805- 92, Telegraph Lane –LDC: whether permission is required for a proposed rear outbuilding and garage following demolition of existing shed and greenhouse

This application does not conform to the rules governing an LDC as the outbuilding is within 2m of the curtilage and thus breaks the rule.

It is also contrary to GRB27 as the outbuilding will be out of keeping and clearly visible from the Green Belt. We also question the use as a garage as, if application 2014/3838 is granted, the access down the side of the property will be too narrow to allow entry by a car.

Applications from week ending – 10 Oct 2014

6.13 2014/3920- Elm Farm, Woodstock Lane South—PNFA- replacement single storey general purpose agricultural building

6.14 2014/3911- 17, Elm Gardens –part two/part single storey side extension and single storey front extension following demolition of existing wall.

No comment

6.15 2014/3962- 5, Oaken Lane –single storey side and rear extension, single storey front extension, first floor side extension and front and rear dormer windows

No comment

6.16 2014/3974- 29, Common Road –LDC: whether permission is required for a proposed hip to gable roof extension and rear dormer window

No comment

An application has been received which was not on the Weekly lists:-

2014/1985, 46 Red Lane Wellingtonia - crown rise to roof line and prune back from building .

This is a significant tree in the village and is visible for some distance.

Because of the way the branches hang down from the trunk, crown raising to a height of 7m approx. would involve removing several large branches a long way up the trunk. Taking off such big and high major branches would spoil the tree, so we object to this work.

7. Report of the East Area Sub Committee

Cllr Isaacs attended the meeting on Monday 12.10.2014. She circulated a written report prior to the meeting.

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2014/1178 – 4 Coverts Road

CPC had had no objections to this application as it was revalidation of planning permission extension that has been going on since 1995. The Objector was not present, his letter was read out. A site visit has occurred on previous applications.

All Councillors agreed it was a shame that no one had got round to listing the building as it is a unique chapel for its period, it is now too late. All agreed the design could have been more sympathetic and should have taken some design reference from the existing building.

The application was passed with two informatives:

- There will be a landscaping condition, where the proposed boundary treatment and landscaping will need to be shown to be in keeping with the area.
- Due to the busy nature of the road and lack of nearby parking, and the fact that the development is on a corner plot, there will be a restriction on any future development of the garage.

2014/2782 – 5 Lower Wood Road

CPC had made comments on this application. John Baldwin spoke for the objectors, with Michael Phillips speaking for the applicant. A site visit was made and it was noted that it was an odd shaped corner site and the building was basically worn out.

Neither of the CPC Borough Councillors objected to the application, noting that the trees and shrubbery were due to be kept to the front, thus retaining the site's degree of privacy. All the councillors liked the design and said it respected the nature and flow of the site, good use of space and the small garden being increased in size due the repositioning of the new dwelling.

The application was passed with the following informatives:

- Removal of permitted development rights.
- The Sycamore to front garden to be retained.
- A landscaping design be submitted, ensuring they retain the trees and shrubs to the front.

8. Licensing Applications

None.

9. 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. The Inspector has visited the site and a decision is expected within 10-12 days.
- 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.

10. Barwell Farm

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

As well as being monitoring by CPC, EBC officers are keeping this site under observation.

11. Budget for 2015/16

The amount to be included in the budget for Planning depends on when EBC intend to go paperless. If we need to print our own plans we will need an A3 printer and ink. It was agreed to put forward a figure of £250.

12. Matters for information only

12.1 CPC Councillors are meeting with EBC at 2pm on 5 Nov 2014 for a liaison meeting. Cllr Isaacs asked for the following items to be included on the agenda:-

- i. Planning Officers names not available on the website.
- ii. EBC new automated telephone system

13. Date of next meetings

CPC Planning Meeting

Thursday 6 Nov 2014–Committee Room

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Elmbridge Sub-Committee

Mon 3 Nov	- TS
Mon 24 Nov	- KH
Mon 15 Dec	- MO

.....ChairmanDate