

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



PLANNING COMMITTEE MEETING
8.30pm on Thursday 14 February 2013
Village Hall Committee Room

Minutes.

Present: *Councillors:* Noel Isaacs (*Chairman*), Ken Huddart, Alex Coomes, Nick Hayes,

Co-opted Members: Susan Harding, Michael O'Brien

Parish Clerk: Freda Collins.

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

1. Apologies for Absence

Shirley Round as she was on holiday.

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 the meeting of 24 January 2013 were approved and signed.

4. Report of actioning of items from previous minutes

None.

5. Correspondence

5.1 All results were read out.

5.2 An appeal notice has been received in respect of the refused application 2012/3388 land to SW of Woodlands House and Greenways, Hillview Road-2 additional detached houses.

Alex Coomes and Susan Harding arrived at the meeting.

6. Current applications and Declarations of interest

Applications from Weekly List 4

6.1 **2012/4189- 63, Stevens Lane**—*TPO EL: 92/12-Tree 2-remove storm damaged branches, reduce selected branches; Tree 3-reduce height to 10.5 m, reduce selected branches.*

No comment

6.2 **2013/176-29, Foley Road** – *first floor front extension*

We are not objecting but ask that the side windows are of obscure glazing and non-opening or are high-level.

Applications from Weekly List 5

6.3 **2012/4351- 2, Berkeley Gardens**—*retrospective application for tree house in rear garden*

No comment

6.4 **2013/74- 3, Thorne Close**—*TPO: EL: 89/25-sycamore (T1) remove limb growing from east stem, limb growing from west stem and limb growing from west stem to round east stem at 9m*

No comment

6.5 **2013/97- 15, Old Claygate Lane**—*two storey side and rear extension following demolition of side extension and reduction of rear conservatory.*

We object to this application as it breaches the 1m rule to the boundary on the first floor.

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6.6 2013/212- The Laurels, Lower Wood Road–LDC: *whether permission is required for a proposed single storey rear extension.*

No comment

Applications from Weekly List 3

6.7 2013/328 –26, The Roundway – two storey side/rear extension and front porch

We are not objecting, but ask the Officer if there will be sufficient amenity space if the application is granted.

Re application **2012/4585 –land to South West of Woodlands House and Greenways, Hillview Road – 2 additional detached two storey houses with rooms in roof space, rear dormer windows, detached garage block and new access via the cul-de-sac between 5 & 6 Ruxley Ridge.**

This was discussed at the last meeting. One objector, Mr Carney, submitted a tree report from an independent person to EBC. A senior officer at Elmbridge confirmed that the independent tree report from Ian Keen Ltd is a "substantial objection to this proposal on tree grounds" and as a consequence it is appropriate to defer the application at the next EA Sub-Committee to allow the Tree Officer to consider the points in it. Consequently the application has been deferred from 18th Feb to 11th March.

It was agreed that this Committee would review the report (although Cllr Huddart had read it prior to the last meeting). The report was reviewed and it was agreed that the comments made at the last meeting were still valid. Consequently, no changes will be made to the comments submitted by this committee to EBC. The Clerk will inform Mr Carney.

AP10 The Clerk to action.

Cllr Huddart has received a copy of an application 2013/359-1, Sims Cottage dated 13 Feb. 2013. The plans were not complete and this application was not on the weekly list. It was agreed to inform the Officer in charge of the application that he will not receive comments from CPC until after the next planning meeting, which will be after the 21 days submission date.

AP11 The Clerk to action.

7. Report of the East Area Sub Committee

Cllr Hayes attended and gave an oral report to the meeting. There was one application for Claygate-2012/4303-33, Red Lane-this was permitted.

8. Licensing Applications

None

9. Enforcement

Cllr Isaacs gave an oral report to the meeting.

Claygate Manor – Enforcement officer Terry French has now returned to work. He is also responsible for s.106 payments so is currently catching up with that. He will be involved with CIL charging and is currently undergoing training sessions for this, so no work has been carried out on Enforcement issues. It is known that activity has begun again at Claygate Manor as transit vans have been seen entering the site at different times of day and night. It was agreed that Cllr Isaacs will inform Terry French of these new developments tomorrow. It was recommended that Cllr Isaacs start an email log of communications with Enforcement Officers so that we have records.

Post meeting report: A Claygate resident has been in contact with the EBC enforcement team for nearly 3 years and CPC about 20 months. The progress during this time has been non-existent. The owner of Claygate Manor has not been seen at the property for nearly a year. Unit 2 is currently being used by a tree surgeon who is living on the premises in a caravan with his partner and small child. Their van is seen regularly coming and going at all times of day and night. He has been on the property for about 6 months.

There is also a landscaping firm using the two end units, he is seen daily using the road.

There are two 4 wheel drive vehicles with trailers regularly seen using the premises. One appears to be storing/moving collapsible tables used for function events; the other has reclaimed architectural salvage that he is storing there. These are seen once to twice a week.

Vans are being stored to the rear of the barn.

The huge electric gates are still there, having been refused planning permission; still hindering access to the land to the rear of the estate for farming and access to a mobile transmitter tower. These gates are on a road not owned by the owner of Claygate Manor.

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1, Woodlands Close – no report as Cllr Isaacs was unable to contact the Officer.
Oakhill – (Enforcement officer Tom Scriven) – more information is awaited.

It was agreed that the level of Enforcement is not satisfactory at the moment. It is known that Terry French was absent from work for some months due to illness, and that a new Enforcement officer will be employed- however, the situation is unsatisfactory. It was agreed that the Clerk and Cllr Isaacs will draft a letter to Richard Morris about the situation.

AP12 The Clerk & Cllr Isaacs to action.

10. Renewal of Subscription to the Journal of Local Planning

It was agreed that this publication is useful to this committee and that the subscription should be renewed.

AP13 The Clerk to action.

11. Matters for information only

11.1A new Elmbridge BC publication has been issued to Ward Councillors entitled ‘Planning in Elmbridge-how you can be involved. A Statement of Community Involvement’. It was agreed that it would be of great benefit to this Committee to be able to study this document. It was agreed that Cllr Isaacs should contact Leslie Underwood to ask for some hard copies and also the pdf.

AP14 Cllr Isaacs to action.

11.2 There will be a Planning Services User group on 24 April 2013. Cllrs Isaacs and Round have booked a place. Cllr Huddart raised a matter he wished discussed; that it is important for transport issues to be included in the Settlement ID plans because county councils are ignoring local transport issues. Cllr Isaacs will also mention about the recent problems with Enforcement and the recent trend for applicants to apply for planning permission and also an LDC at the same time- thus getting larger amounts of development. Cllr Isaacs requested that any other issues are communicated directly to her prior to the group.

12. Date of next meetings

CPC Planning Meeting

Thursday 7 Mar 2013– Village Hall Committee Room

Apologies Ken Huddart as he has a previous engagement

Elmbridge Sub-Committee

Monday 7.45pm 11 Mar 2013- SR

Public Hearing & Public Inquiries

Outstanding Written Representations

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