

PLANNING COMMITTEE MEETING
8.00pm on Thursday 2 February 2012
Village Hall Committee Room

Minutes.

Present: *Councillors:* Alex Coomes (*Chairman*), Ken Huddart, Kate Hallett (*reserve*)
Co-opted Members: Susan Harding
Parish Clerk: Freda Collins.

As the Chairman was not at the meeting, the Vice Chairman, Alex Coomes took the Chair.
As two of the member Councillors were not at the meeting, Cllr Hallett attended as reserve. The Chairman thanked her for attending.

1. Apologies for Absence

Cllr Noel Isaacs who was on holiday.
Cllr Shirley Round who had a previous engagement.
These were accepted.

2. Declarations of Interests

Cllr Huddart declared that he is Chairman of the Trustees of Claygate Village Hall Association, President of the CVA and Acting-Chairman of the Claygate Conservation Areas Advisory Committee.
Cllr Hallett declared that she is a Trustee of Claygate Village Hall Association and Secretary to the CVA.

3. Minutes of last meeting

The minutes of the meeting of 11 Jan 2012 2011 were approved and signed.

4. Report of actioning of items from previous minutes

None

5. Correspondence

5.1 An appeal for 2011/6597-land rear of Arenella, Mountview Road has been received.
5.2 All results were read out.

6. Current applications and Declarations of interest

Applications from Weekly List 2

6.1 **2012/12- Peterswood House, Ruxley Crescent**– *single storey rear extension and new pitched roof over garage.*
No comment

6.2 **2012/79- 83, Common Road** – *two storey side extension, single storey side and rear extension and rear dormer window.*
No comment

6.3 **2012/96 – The Foley Arms, Hare Lane** – *CCC- 5 (materials), 7 (landscaping), 8 (tree protection) and 12 (method of construction) of permission 2009/981*

Applications from Weekly List 3

6.4 **2011/8430 – 1, Beaconsfield Road** –*part two storey/part first floor side annexe above existing garage ancillary to main house*
We object to this application as it breaches the 1m boundary rule. A solution to this problem would be to realign the boundary.

6.5 2012/23- Speer House, 40 The Parade –*single storey rear extension and second floor extension*

No comment

6.6 2012/134 – 26, Red Lane –*single storey rear extension*

No comment

6.7 2012/160 – 21, Meadow Road – *single storey rear extension and first floor rear infill extension*

We are not objecting, but ask the Officer to check the 45 ° rule to number 19.

6.8 2012/162 – 47, Red Lane –*NMC to permission 2011/6944 to replace the proposed utility room gabled end roof with a hipped roof and to permission 2011/7282 to use plain-tiled cheeks and white fascia board instead of lead on the dormer windows.*

Applications from Weekly List 4

6.9 2012/60 – Lion House, 111, Hare Lane– *change of use of ground floor from office to physiotherapy/exercise studio*

No comment

6.10 2012/164 – 6, Beaconsfield Road – *Conservation Area-yew at rear-reduce height from 6m to 3m, oak at front reduce over extended lateral branch from 11m to 7m*

Withdrawn 26.1.12.

6.11 2012/173 – 10, Oaken Lane– *two storey front extension following demolition of existing front garage*

No comment

6.12 2012/178 – 27, Red Lane– *LDC; whether permission is required for the proposed conversion of garage into habitable room*

6.13 2012/222 – The Foley Arms, 106, Hare Lane– *CCC: 13 (additional arboricultural information) of permission 2011/7584*

7. Report of the East Area Sub Committee

Nothing for Claygate

8. Licensing Applications

A resident has complained to the CVA about the noise and after-hours drinking which he alleges has been taking place at the Greek Vine. The CVA no longer deals with matters of this kind. The complainant will be asked to direct any issues to the Parish Council. He will be advised to get support and evidence from other residents for these complaints. Cllr Coomes will speak to Ian Donaldson at EBC to see if they have had any reported problems with the Greek Vine.

9. Enforcement

A report has been received from EBC on the following:-

- i. 2, Oaken Lane- Following the dismissal of the planning appeal by the Planning Inspectorate, the matter has been referred back to enforcement to deal with. The owner has been given until 11 February 2012 to either remove or lower to one metre in height the gates, piers and fencing. If this is not done then an officer report will be prepared for the Council to formally consider whether to take enforcement action through the service of an Enforcement Notice.
- ii. Nat West Building- there is a case at 109 Hare Lane regarding the use of the front of the building for bedsits. This is contrary to an Enforcement Notice that was served on this property. A site inspection has been carried out and a Planning Contravention Notice has been served to gain further information from the owner regarding this. The deadline for the response is 8 February 2012.
- iii. Claygate Manor - A Planning Contravention Notice was served on the owner. This is an enforcement tool used to formally request information from the owner regarding alleged breaches of planning control. No response has been received from the owner within the legal requirement of 21 days and therefore a chaser letter is being sent giving a further 7 days to provide the information requested. Failure to respond without reason is an offence and therefore if no response is then received the Council will have to consider whether to pursue this through the courts. Access is still required to some of the buildings, which are locked. The case officer has also made a further site inspection with a planning officer but access was not gained to these buildings. A further request will be made to the owner to gain access.

In this case it is imperative that the Council has sufficient evidence of the alleged breaches before considering taking action. As such, at this early stage in the investigation, the internal site inspection and a response to the Planning Contravention Notice are important before taking this case further.

Information has been passed onto EBC that about 10 lorries per day are passing down Vale Road to go to this site

It has been noted that more development appears to be taking place at the travellers' site in Woodstock Lane South. It is not known if this has planning permission. EBC have been contacted. Carol Walker at SCC is also involved in this matter.

10. Village Design Statement /Neighbourhood Plan

The draft Business questionnaires required for a Neighbourhood Plan have been handed out as part of the pilot scheme. Once these have been assessed and agreed by the full Council, the next round of some 80 questionnaires will be sent out.

It was noted that in order to prevent groups forming and forcing inappropriate development a strong Core Strategy and Neighbourhood Plan are required. The Core Strategy for Elmbridge and the Neighbourhood Plan for Claygate are in the process of preparation.

11. Journal of Local Planning

The invoice for £50 to renew this journal for another year has been received. It was **agreed** to renew as the journal will give advice on the new Localism Bill.

12. Matters for information only

It was noted that a tree, which was in the verge of the private road Queen Anne Drive, had died. The tree had a TPO, but permission was given to fell and a replacement tree to be planted. A replacement tree has been planted, but the dead tree has merely had its branches removed. The trunk of the tree remains. A resident has complained that the trunk is unsightly. Cllr Coomes will advise the complainant to contact the Tree Officers at EBC regarding this matter. Cllr Coomes will also inform the complainant that EBC have a process for neighbour disputes.

13. Date of next meetings

CPC Planning Meeting

Thursday 23 Feb 2012– Village Hall Committee Room-*apologies Cllr Huddart re holiday*

Please note: Cllr Isaacs will be absent from the meeting on 23 Feb 2012 as she will be on holiday. Cllr Coomes will chair.

Elmbridge Sub-Committee

Mon 7.45pm 20 Feb 2012	-SR
Mon 7.45pm 12 Mar 2012	- ?
Mon 7.45pm 2 Apr 2012	-KH

Public Hearing & Public Inquiries

Outstanding Written Representations

2011/5545	102, Hare Lane	<i>flats</i>
2011/6808	40 Beaconsfield Road	<i>extension</i>
2011/6597	Arenella, Mountview Road	<i>new house</i>

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