

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



PLANNING COMMITTEE MEETING
8.30pm on Thursday 13 December 2012
Village Hall Committee Room

Minutes.

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

Co-opted Members:

Parish Clerk: Freda Collins.

1 member of the public and Cllr Herbert

Alex Coomes was not present at the start of the meeting.

1. Apologies for Absence

Susan Harding

Michael O'Brien

These were accepted.

2. Constitution of the Committee

The Committee approved the co-option of Michael O'Brien.

3. Declarations of Interests

Cllr Isaacs declared that she knows the applicants of 2012/ 4088- 1, Rythe Close as this is near to her place of residence.

4. Minutes of last meeting

The minutes of the meeting of 22 Nov 2012 were approved and signed.

5. Report of actioning of items from previous minutes

All actions have been carried out.

Cllr Coomes arrived at the meeting.

6. Correspondence

6.1 All results were read out. One application had been refused due to the presence of a protected tree. CPC had not objected to the application as we were not aware of the existence of the TPO. It was agreed to ask EBC for a list of all protected trees in Claygate.

AP8 The Clerk to action.

6.2 Vale Farm – a letter has been received from the Enforcement Officer, Katie Baldwin with regard to Vale Farm. They have submitted their full planning application, 2012/3824.

The family are currently living in the refurbished outbuilding. As and when the house is completed, the unit they are now living in will have to have the kitchen and bath/shower removed and it will return to being a home office.

7. Current applications and Declarations of interest

Applications from Weekly List 47

7.1 **2012/4005- 11, Simmil Road**– *conversion of garage into habitable room*

No comment

7.2 **2012/4021- 20A, Stevens Lane**– *single storey rear extension.*

No comment

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

7.3 2012/4049 –34, Beaconsfield Road – *part two storey/part single storey front/side extension and increase to ridge height to facilitate rooms in the roofspace with front dormer windows and front, side and rear rooflights.*

No comment

7.4 2012/4069- 37, Foley Road–*two storey rear extension and single storey front extensions*

No comment

7.5 2012/4137 – land rear of 39, Hare Lane – *TPO EL: 10/10 -6x lime, reduce back to previous pollard points.*

We have no objection to this, as the application emphasises that they will not cut more than previously.

Applications from Weekly List 48

7.6 2012/4088 – 1, Rythe Close – *conversion of garage into habitable room*

We are not objecting, but ask the officer to check if a planning condition exists to prevent this proposal.

7.7 2012/4095 – 7, The Avenue– *LDC; whether permission is required for proposed replacement of garage doors with smaller doors and a window and addition of inside WC.*

Cllrs Hayes and Isaacs declared an interest as they know this applicant through the CRGT.

No comment

Applications from Weekly List 49

7.8 2012/4168 – 17, Meadow Road – *NMC to planning permission 2012/2047 to add small velux window in roof to side*

No comment

8. Report of the East Area Sub Committee

Cllr Hayes attended the meeting on 26 Nov 2012. There was one application for Claygate

i. 4 Homestead Gardens -application rejected.

The meeting was well attended with 11 written objecting and two late objecting. The objector spoke as did proposer. Cllrs Herbert & Cartwright spoke against approval. Cllr Cartwright moved for rejection and his motion was accepted without dissent.

The reasons for rejection mirrored the PC reasons for objecting and had a couple of extra ones added by Councillors.

Cllr Round attended the meeting on 12 Dec 2012. There was one application for Claygate

i. 102, Hare Lane-application approved

The loss of the tree was regretted, but the developers intend to plant 2 substantial trees in the front.

9. Licensing Applications

None

10. Enforcement

10.1 Cllr Isaacs was unable to reach anyone from the Enforcement team- so no updates on outstanding items.
Post meeting note: update from Katie Baldwin

i. **Woodlands Close** - The refused retrospective planning permission.

A letter was sent out 3 weeks ago to inform them of the enforcement. The resident has responded and advised that they are not going to do the remedial work to bring it line with the original look of the building. An enforcement report is now being prepared; with Christmas coming it is unlikely to be sent out until mid-January. Officer Katie Baldwin

ii. **Vale Farm**- This now a watching brief, the planning letter at the meeting explained that at the end of building works the current structure used for habitation has to have the kitchen removed and it can only be used as a home office. Officer Katie Baldwin

iii. **Claygate Manor**-The Officer is still away and no further action has happened.

10.2 One new item has been reported to the Enforcement team. A boundary wall has been built by the owners of 9 Oakhill on the boundary with number 11. As the garden slopes, at the rear of the garden the wall is some 2.3m high and has been back filled with earth on the number 9 side. The wall was not built with due care and

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

attention and some fencing and shrubs were removed from the garden of number 11 during the construction. Although some of these matters are not Enforcement but neighbour disputes, the work does contravene HGS21. Enforcement is looking into the matter. The officer in charge is Tom Scriven; he will be carrying out a site visit next week.

11. Government Proposals to relax Planning Regulations

The Government intends to relax planning regulation by extending permitted development rights for a 3 year period. The key issues are:-

- i. increase the size limit for the depth of a single storey domestic extension from 4m to 8m for a detached house and from 3m to 6m for all other houses in non protected areas.
- ii. increase the size limits for extensions to shop and professional/financial services.
- iii. increase the size limits for extensions to offices.
- iv. increase the size limits for new industrial buildings
- v. remove some approval requirements for installation of broadband structure.
- vi. explore if there is scope to make garage conversions easier.

It was agreed to comment on number (i) as this is the one most relevant to Claygate.

It was agreed that we will send the following- the proposed relaxation of permitted development rights to allow an increase in the size limit for the depth of a single storey domestic extension from 4m to 8m for a detached house and from 3m to 6m for all other houses in non protected areas must not be allowed if the proposal offends planning rules such as the 45° rule and sufficient amenity space.

It was agreed to find a definition of 'single storey' in case we needed to include a maximum height in our comments.

Post meeting notes:

i. from Ann Biggs, Principal Planning Officer- the definition of 'single storey' is simply a building having only one floor or level. I presume your enquiry relates to whether this allows the use of the loft of a pitched roof single storey building as additional floorspace. The height restriction of 4 metres for a single storey extension within the current Permitted Development Order would preclude using the loft of a pitched roof extension for habitable accommodation. This restriction would apply even with the Government's proposals to increase the depth of a single storey rear extension allowed under Permitted Development.

It was noted that a separate consultation is proposed to allow commercial premises to be altered for domestic use. We need to examine these proposals when they are put forward.

ii. the comments from EBC on the proposed changes were circulated to all Planning members. It was noted that the Chairman agrees with the comments as raised by EBC in their response to the questionnaire, which are quite detailed and cover our comments and beyond.

12. Matters for information only

The Royal Borough of Kingston is consulting on its Residential Design Guide Supplementary Planning Document and has invited CPC to comment. It was agreed that this document will not affect Claygate, so no comment will be made.

13. Date of next meetings

CPC Planning Meeting

Thursday 3 Jan 2013– Village Hall Committee Room

Elmbridge Sub-Committee

Monday	7.45pm	7 Jan 2013-NI
Monday	7.45pm	28 Jan 2013-NH

Public Hearing & Public Inquiries

Outstanding Written Representations

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