



PLANNING COMMITTEE MEETING
8.00pm on Thursday 4th June 2015
Village Hall Committee Room
Minutes.

Present: *Councillors*: Geoff Herbert (Chairman), Mark Sugden (ex-officio), Ken Huddart, Gary State, Xingang Wang, Gavin Wilson.

Co-opted Members: Tom Swift, Susan Harding

Interim Administrator: Shirley Round

2 members of the public

1. Apologies for absence:

None

2. Declarations of Interests

Cllr Huddart declared he is Acting-Chairman of the Claygate Conservation Areas Advisory Committee.

Cllr Herbert declared he is Director of Elmbridge Rent Start.

Cllr Wang declared he is a Magistrate.

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

Cllr Sugden declared he is a Trustee of Claygate Recreation Ground Trust

Tom Swift declared he is a resident of Hermitage Close

3. Constitution of the Committee

Cllr Wilson is a Claygate Parish Councillor and wishes to become a member of the Planning Committee. This was agreed.

Vanessa Releen and Margie Richardson are Claygate Tree Wardens. They will be asked formally if they wish to be co-opted onto the Planning Committee. This was agreed by the Committee.

AP 3: Interim Administrator to action

4. Minutes of last meeting

The minutes of 21st May 2015 were approved and signed.

5. Report of actioning of items from previous minutes

AP1: Reserve list will be circulated with one or two amendments

AP2: East Area Planning dates circulated to all Councillors

At this point the Chairman moved to **Item 7** on the Agenda in order to allow Mr. and Mrs Forster to speak on *Planning Application 2015/0426 - 1.6m high boundary fence (Amended Plans)*

Mr and Mrs Forster pointed out that in this amended Plan the height of the fence has been reduced from 1.8m to 1.6m. They have sought the advice of the EBC Conservation Officer on the amended plan who has given it his approval. In addition the amended application has received several letters of support. Placing the fence behind the hedge is not an option as the hedge is not in good condition and with the fence placed behind it would not thrive. Mr. and Mrs Forster were thanked for their comments.

The Committee members discussed the amended plans and agreed that although they had previously objected to the 1.8m high fence they were willing to withdraw the objection in the light of the amended plans.

6. Correspondence

All results read out.

AP4: Interim Administrator to clarify reasons for EBC Refusal of Planning applications on 36 Albany Crescent, 122 Coverts Road and 90 Telegraph Lane.

7. Current Applications and Declarations of Interest

Applications from week ending –22 May 2015

7.1 2015/1845 – 24 Dalmore Avenue – *single storey side/rear extension, first floor rear extension and hip to gable roof extension incorporating a rear dormer.*

No comment.

7.2 2015/0282 – 145 Coverts Road – *part single/part two storey side/rear extension following demolition of existing conservatory.*

Officer to check 45deg angle to rear window of No 143 Coverts Road

7.3 2015/1962 – 79 Common Road – *Non material changes to planning permission 2014/2018 to change roof of proposed extension from hipped to gable end.*

No comment

7.4 2015/1868 - 17 Elm Gardens – *non material changes to planning permission 2014/3911 to change external walls from brick to part brick/part render.*

No comment

7.5 2015/1877 – Apple Tree House, Fee Farm Road – *LDC: whether planning permission is required for the proposed conversion of existing garage into habitable accommodation.*

Application refused by EBC before this meeting.

7.6 2015/1923 – Vale Farm, Vale Road – *non material changes to planning permission 2012/3824 to re-position front gable.*

Officer to check relation to previous green belt planning history.

Applications from week ending – 29th May 2015

7.7 2015/1925 – 37 Red Lane - *non material changes to planning permission 2014/3760 to add two rooflights to side extension, re-positioning and removal of windows on side extension to garage.*

No comment.

7.8 2015/1987 – 35 Beaconsfield Road – *single storey rear extension and side dormer window.*

Officer to check whether the side dormer window is overlooking No 37 Beaconsfield Road.

2015/1927 1 Old Claygate Lane – *Amendment to planning permission 2015/0080 (additional detached two storey house following demolition of existing garage) to increase footprint of rear ground and first floors.*

Object on the grounds of inadequate amenity space. In the event that permission is granted we seek the removal of permitted development rights.

8. Report of the East Area Sub Committee

There were 3 items on the agenda concerning Claygate: –

23 Brookfield gardens (2015/0737) , CPC concerns were regarding the 1metre boundary rule for 2 storey buildings . Cllr Coomes pointed out that the nearest dwelling to the application is Linnet House and no terracing effect is possible.

Result - permitted .

14 Foley rd (2015/2015) , an objector spoke, the neighbour at number 12, mostly regarding loss of light. The applicant's agent countered this saying they had reduced length of extension to 2.4 metres to alleviate this. Councillor Turner suggested material used could help reflect light into property , this will be agreed between neighbours and then EBC have to approve also. Councillor Coomes had looked at plans & spoken to officers and thought an appeal would be hard to defend and felt duty bound to pass. The Chair commented that here is no policy to refuse this application. Material sample / colour to be submitted for approval

Result - permitted .

Former Wyevale Garden Centre Oaken Lane / sports ground (2014/3119) landscaping scheme of planning permission (2011/6407)

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

CPC concerns about use of laurel not being indigenous as the original landscaping plan was to give a rural look & to support wildlife. CPC felt this had not been complied to with the use of laurel. Site visit last Thursday 21st May further information came to light , some plants had failed , some plants had been stolen , then applicant put in laurel to replace. Cllr Coomes commented that a lot of time & effort had gone into planning the planting in this area & this planting plan only had a 5 year life and we were already about 2 and a half years in to it and if we ripped it all out and started again where will we be in 2 years time? One other issue raised was that some fence line was too far forward but this was a civil matter & not for East Area.

Chair was not sure that they could defend an appeal . Councillor Coomes said he felt it was Hobson's choice as what to do.

Result - confirmed compliance.

Considerable concern was expressed by member of the Parish Council Planning Committee that United Church Schools Trust were not doing anything to comply with the original application. This matter will be discussed further and a possible meeting arranged to try to arrive at a satisfactory solution.

AP5: Chairman to Action

9. Licensing Applications

None.

10. Enforcement

The following are outstanding:-

- a) 66 Hare Lane - dropped kerb - 2014/4130. TS has reported this issue himself (ref number INV/2015/0217) and passed copies of the paperwork and photos to the Chairman. He also had copies made for County Cllr Mike Bennison .
- b) 66 Hare Lane fence - 2015/0636 , TS will follow up with Katie Balwin (EBC Enforcement Officer).
- c) 1 Caerleon Close - 2014/3773 , requested time scale to applicants appeal. Nothing further to date.
- d) Recreation Ground - INV/2015/0083, not an enforcement issue but keeping a watching brief.
- e) Sports Ground - formerly Wyevale Garden Centre - 2014/3119. This issue was closed at the East Area planning meeting .
- f) 40 Acre field plot12 - contacted Mary Marshall and Katie Baldwin (EBC enforcement officer). The hard standing on the other side of the fence has been removed and the owners say they will be applying for planning permission for everything else they wish to do.

11. Communication of Key Decisions

None

12. Matters for information only

None

13. Date of next meetings

CPC Planning Meeting

Thursday 25th June 2015 – Village Hall Committee Room

Elmbridge Sub-Committee

15 June – KH

6 July - GH

.....ChairmanDate