

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



**PLANNING COMMITTEE MEETING**  
**8.30pm on Thursday 7 March 2013**  
**Village Hall Committee Room**

*Minutes.*

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

*Co-opted Members:* Michael O'Brien  
*Parish Clerk:* Freda Collins.

**1. Apologies for Absence**

Susan Harding  
These were accepted

**2. Declarations of Interests**

**Clr 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 14 February 2013 were approved and signed.

**4. Report of actioning of items from previous minutes**

Action points 10, 11,12,13,14 all carried out.

**5. Correspondence**

5.1 All results were read out.

5.2 An appeal notice has been received in respect of a condition of the application 2012/1745- 4, Chadworth Way- retrospective application for 3 rooflights. The condition being appealed against is that of obscure glazing in the window and fixed shut of the rooflight in the eastern elevation.

**6. Current applications and Declarations of interest**

Applications from Weekly List 7

6.1 **2013/214- 26, Vale Road**– *two storey rear extension following demolition of single storey rear projection*  
No comment

6.2 **2013/340-3 & 5, Claremont Road** – *Tree Conservation Area- robinia (T1)- crown reduce by 25%; apple (T2)- right hand limb reduction; robinia (T3)- remove; pear (T4)- height reduce to 7m, crown thin by 20%; oak (T5)- re-pollard; holly (T6) –crown reduce by 20%*  
No comment

6.3 **2013/352- 18, Stevens Lane** –*TPO EL: 02/14- oak (T1)-remove deadwood, crown reduction, crown thin; cedar (T2) - crown clean, crown reduce; horse chestnut (T3)-reduce by 50%.*  
We have no objection to the proposed works to the cedar or horse chestnut. The, T1 Oak, however, is a large attractive and well shaped tree in a prominent position and as such is of significant amenity value. It does not impact seriously in a negative way on neighbouring properties. The written part of the application is for “deadwood, 20% selective reduction”. We have been informed that this method of assessing work to be done is no longer accepted because it is so vague and it is also impossible to check how much reduction took place after the work has been carried out. The correct way to define how much work is proposed is by use of photographs. However the amount of pruning proposed in the photograph would negatively affect the shape and appearance of the tree, so we therefore object to this application.

6.4 **2013/356- 20, Stevens Lane** – *TPO EL: 02/14- oak (T1) - crown reduction to lower crown, remove 4 selected branches, selective reduction of 1-2m*

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No comment

**6.5 2013/359 -1, Sims Cottage** –*first floor rear extension following removal of existing terrace*

No comment

**6.6 2013/429- 29, St Leonards Road**–*first floor front extension.*

We object to this proposal as the symmetry and design does not integrate with the host dwelling, causing harm to the visual amenities of the area contrary to saved policies ENV2 and HSG16 of the Replacement Elmbridge Borough Local Plan 2000, CS17 of the Core Strategy, the Design & Character SPD and the National Planning Policy Framework.

**6.7 2013/543 –12, Beaconsfield Road** – *Tree Conservation Area- front yew- reduce to height of adjacent laurel hedging.*

No comment

#### Applications from Weekly List 8

**6.8 2013/433 –8, Stevens Lane** – *single storey side/rear extension, rear conservatory and single storey front extension to existing porch following demolition of detached side garage.*

No comment

**6.9 2013/511 –Millpond Lodge, Hillview Road** – *part two/part single storey rear extension and single storey front extension*

No comment

#### Applications from Weekly List 9

**6.10 2013/528 —1, Old Claygate Lane** *additional attached two storey house following demolition of garage*

We object to this application as it will create a terrace which is out of keeping with the neighbouring semi-detached properties contrary to HGS 16 and the proposed development by reason of its overall size, width, scale, mass and bulk would result in a disproportionate addition to the existing dwelling which would be visually dominant, would unbalance the appearance of building when viewed as whole and disrupt the established rhythm of the streetscene, detrimental to the character and appearance of the area and contrary to saved policies HSG16, HSG18 and ENV2 of the Elmbridge Local Plan, policies CS11 and CS17 of the Elmbridge Core Strategy and the Council's adopted Supplementary Planning Document 'Design and Character' 2012.

**6.11 2013/810 – Yew Trees, Hillview Road** *CCC: 4 (landscaping), 6 (additional tree information, of permission 2012/917)*

No comment

**6.12 2013/822 –33, Red Lane**– *CCC: 4 (materials), 6 (landscaping), 10 (new access) of permission 2012/4303*

No comment

### **7. Report of the East Area Sub Committee**

Cllr Isaacs attended on 18 Feb 13 and circulated a written report:-

**i. 2012/4585 Two additional houses near Hillview Road, at 5 Ruxley Ridge.**

Cllr Isaacs was advised that this had been withdrawn for reconsideration regarding trees, so did not stay for it.

**ii. 4 Homestead Gardens.**

Bernadette Smith and Mr. Wang ,the applicant, both spoke on each of these applications, which were considered quite separately, and permitted.

**2012/4442** *Two storey rear extension and outbuilding in the garden.*

The length of the proposed out building has been reduced from 8.1m to 6.3m. Bernadette noted the whole proposal, including the extension, represented gross over development, out of keeping with the road. It is suspected that the outbuilding will be used as additional living accommodation, so Bernadette asked for a number of conditions, including forbidding this and forbidding connection of

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the buildings. Mr. Wang explained his and his wife's separate activities, which required the gym. He seemed to suggest that there were religious grounds for it needing a separate building.

The officer said that the requested conditions could not be applied to an LDC, but that since these would conflict with the requirements of an LDC, any use in such a way would invalidate the LDC and lead to enforcement action. The report and the officer's remarks were restricted to the rules for an LDC, which he said had all been met. Cllrs Geoff Herbert and Alex Coomes, as ward councillors, accepted this with regret, and made no attempt to move refusal.

**2012/4540 Single storey front and rear extensions.**

Bernadette objected to the part they played in the overall over development, and the resultant inadequate amenity space; she also repeated her contention that the rear extension was too close to the boundary, a distance which was wrongly shown on the plan. Mr. Wang said the front extension was for a larger playroom, and would be willing to withdraw the rear extension (but this offer was not taken up). The officer pointed out, that the rear extension was single storey, so could be built right up to the boundary. Alex Coomes, Geoff Herbert and David Archer spoke strongly about obvious over development and impact on the street scene, and moved for refusal. The Chairman, Mrs. Kapadia, advised caution in that the extensions were so minimal, being in fills of existing angles, that they could not be thought of as affecting such things as the amenity space and street scene. The vote went 5-5 so she cast in favour of permitting, both because she had already recommended this and because she habitually cast in favour of the officer's recommendation.

## **8. Licensing Applications**

None

## **9. Enforcement**

Cllr Isaacs gave an oral report to the meeting.

**Claygate Manor** – Cllr Isaacs prepared a time-line for this enforcement. This was sent with the letter to Richard Morris expressing concern at the length of time enforcement action is taking. It was agreed that, if no response has been forthcoming from Richard Morris by the next CPC planning meeting, it is intended that a meeting will be set up with Richard Morris.

It was noted that Cllr Coomes has spoken to Rob Moran about this matter in his capacity as Borough Councillor.

**1, Woodlands Close** – a notice will be served at the end of this week.

**Oakhill** – no report.

**There was no item 10**

## **11. Matters for information only**

Lesley Underwood retired from EBC 2 weeks ago. In speaking with William Everson from that department, Cllr Isaacs learnt that the current document has been withdrawn and changes made, due to Ward Councillors objecting to certain elements contained within it. The current document is presently going through Overview and Scrutiny and will go before Councillors on 6 Mar 2013. The consultation period has been delayed and will probably commence in early April. Cllr Isaacs has requested copies for the Parish Council to be sent either to the Clerk or herself, not to the Village Hall, prior to a consultation meeting held with the CPC.

William will contact Cllr Isaacs to let her know what effect the meeting has had on their document.

*Post meeting note: Mark Behrend of EBC called Cllr Isaacs about the Settlement ID plan. The result of the cabinet meeting from last night was to go ahead with the consultation on the document. The consultation period will commence 8 April through to May 20th. Cllr Isaacs has requested that 2 full copies and 4 Claygate specific sections be sent to the Clerk for circulation.*

*Zoe Belton will be contacting the Clerk shortly with a choice of dates for meeting up with EBC for CPC to put our comments/views across regarding this document. Once the consultation has finished there will be a re-draft and the final consultation will happen later in the year.*

*Cllr Isaacs also used this opportunity to remind EBC that as we have agreed to co-operate with them in a settlement plan instead of us carrying out a neighbourhood plan of our own, we require an answer ratified as regards CIL contributions to Claygate, especially as these new payments commence in April. As yet there are still no answers.*

## **12. Date of next meetings**

CPC Planning Meeting

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**WEDNESDAY 27 Mar 2013– Village Hall Committee Room**

*Apologies Noel Isaacs as she will be on holiday*

*Please note: the next planning meeting after the 27 Mar will be on 18 Apr. Apologies have been received from Shirley Round (holiday), Nick Hayes (holiday). Ken Huddart may also be absent due to a medical problem. The reserve, Anthony Sheppard has been warned that he may be required.*

Elmbridge Sub-Committee

Tuesday	7.45pm	2 Apr 2013-	NH
Monday	7.45pm	22 Apr 2013-	

Public Hearing & Public Inquiries

Outstanding Written Representations

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