

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



PLANNING COMMITTEE MEETING
8.30pm on Thursday 11 October 2012
Village Hall Committee Room

Minutes.

Present: *Councillors:* Noel Isaacs (*Chairman*), Alex Coomes, Ken Huddart, Nick Hayes
Co-opted Members: Susan Harding
Parish Clerk: Freda Collins.
3 members of the public

The time of the start of the meeting was delayed as all Planning Councillors attended a prior meeting at EBC on Travellers.

1. Apologies for Absence

Shirley Round

2. Declarations of Interests

Cllr Coomes declared that he is an Elmbridge Borough Councillor.

3. Minutes of last meeting

The minutes of the meeting of 20 Sept 2012 were approved and signed.

4. Report of actioning of items from previous minutes

AP2- Cllr Huddart contacted Peter Linacre of the Hare & Hounds PH who has expressed willingness to replace the elm which was removed during work to the pub. At the recent liaison meeting it was suggested that this could be designated as a Jubilee tree. Cllr Huddart to action.

AP3- It was noted that the area in front of the Hare & Hounds on which the tables and chairs stand has been replaced with a non-porous material. Nothing has been heard from the EBC officer, but it is now known that the hardstanding at the pub was constructed with a porous edging which drains into an underground tank. The water from this tank is used to water the vegetation at the pub.

All other action points have been dealt with.

5. Correspondence

5.1 All results were read out.

5.2 Enforcement Officer Katie Baldwin has written three letters updating this Committee on Vale Farm. At the beginning of October no planning applications had been received relating to the refurbishment of the farmhouse.

The order of the agenda was changed in order to discuss application

2012/3295 – land to west of 33, Red Lane – 2 pairs of semi-detached houses with rooms in roof space, front & rear dormer windows, integral garage and new access from Red Lane on land to west of no 33.

The meeting was closed in order to take public speaking. Two members of the public spoke against the application on road safety grounds, height impact and the impact on the street scene due to positioning on the plot.

The meeting resumed and the application was discussed.

We have no comment about the building works but note that this is an important application for Claygate; on a prominent site where presently there a number of trees and shrubs. In particular there is a fine, healthy and mature Tulip tree, tree no. 6, which is of great amenity value and is very important to the street scene. In principle we have no objections to the proposal but ask that all measures to protect this tree are enforced, and that the proposed replanting to replace other trees removed takes place.

Two members of the public left and the order of the agenda resumed.

6. Current applications and Declarations of interest

Applications from Weekly List 38

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6.1 2012/2872- 102, Hare Lane– *4 detached two storey houses with integral garage and associated access and parking following demolition of existing house and outbuildings*

We are not objecting but note that on Plot 4 the overall roof height exceeds that of the neighbouring property at number 100.

We ask that:-

- i. Plot 4- the upper level windows on the flank wall overlooking number 100 and the bathroom window in the flank wall overlooking Plot 3 should be of obscured glazing,
- ii. Plot 3- the bathroom window on the first floor in flank wall facing Plot 2 should be of obscured glazing,
- iii. Plot 2- the bathroom window on the first floor in flank wall facing Plot 3 should be of obscured glazing,
- iv. Plot 1- the upper windows on the first floor in both flank walls should be of obscured glazing,

6.2 2012/3298- Land at Claygate Primary School– *consultation from SCC in respect of application 2012/3285: construction of multi-use games area*

No comment

6.3 2012/3333 –113, Hare Lane – *TPO: EL: 12/02- 2 x hornbeam-crown raise to 6m, crown thin by 20%, deadwood*

The application refers to two healthy and mature Hornbeams which add significantly to the street scene in a central part of Claygate. They are widely visible from many aspects including the Hare Lane public car park.

The proposal is to raise the crowns to 6 metres. However there is little other than some epicormic growth below 6 metres. At about 6 metres the main limbs of the trees spread out. Crown lifting to 6 metres might involve removing some of these large main limbs. This would seriously affect the trees and their appearance and is unnecessary. We therefore object to the crown lifting to 6 metres if it involves removal of major limbs i.e. limbs of more than 5 cms in diameter. We would accept the removal of the epicormic growth below 6 metres. We have no objections to the crown thinning by 20% and the removal of deadwood.

6.4 2012/3373- 61, Common Road– *CCC: 4 (Contaminated Land) of permission 2012/2452)*

No comment

Applications from Weekly List 39

6.5 2012/1228 –43, Oaken Lane – *first floor rear extension*

No comment

6.6 2012/3295 – land to west of 33, Red Lane – *2 pairs of semi-detached houses with rooms in roof space, front & rear dormer windows, integral garage and new access from Red Lane on land to west of no 33.*

Already dealt with

Applications from Weekly List 40

6.7 2012/3300 – 36-38, The Parade – *1 externally illuminated fascia sign and 1 internally illuminated projecting sign*

No comment

6.8 2012/3388 – land to SW of Woodlands House and Greenways – *2 detached two storey houses with rooms in roofspace, rear dormer window, detached garage block and new access via the cul-de-sac between 5 & 6 Ruxley Ridge*

No comment

Post meeting note; since the meeting an email of objection has been received which lists 5 other neighbours who also object.

6.9 2012/3432 – Claygate Manor, Vale Road – *LDC: whether permission is required for a proposed two storey rear extension and single storey side extensions to either side.*

This should not be an LDC, as the total floor area proposed exceeds that permitted for an LDC.

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7. Report of the East Area Sub Committee

There was nothing for Claygate on 24 Sept 2012.

8. Licensing Applications

No report

9. Enforcement

10.1 Cllrs Isaacs & Coomes gave an update:-

- i. Horryngdon Farm (now Claygate Manor)- EBC are bringing an Enforcement action on a caravan and portacabin. In response to this an LDC has been applied for.
- ii. 2, Oaken Drive- the appeal ends on 28 Oct.

Post meeting note: the Planning Inspector has concluded that the appeal should not succeed, the enforcement notice subject to corrections should be upheld and planning permission on the deemed application has been refused.

10. Travellers Briefing Session

EBC arranged a briefing session on Travellers as part of the training required by the Government. Cllrs Isaacs, Hayes, Huddart and Coomes attended. A copy of the briefing notes has been requested from EBC so that it can be circulated to all Councillors.

The Pickles report on travellers proposes that all sections of our society should be treated equally. It was agreed that this Committee endorses the concept of a level playing field.

11. Matters for information only

None

12. Date of next meetings

CPC Planning Meeting

Thursday 1 Nov 2012– Village Hall Committee Room

Elmbridge Sub-Committee

Monday 7.45pm 15 Oct 2012- KH
Monday 7.45pm 5 Nov 2012 - NH
Monday 7.45pm 26 Nov 2012- NI
Monday 7.45pm 12 Dec 2012- SR

Public Hearing & Public Inquiries

Outstanding Written Representations

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