

PLANNING COMMITTEE MEETING
8.00pm on Thursday 19 February 2015
Village Hall Committee Room

Minutes.

Present: *Councillors:* Noel Isaacs (*Chairman*), Mark Sugden, Ken Huddart, Michael O'Brien, Susan Harding (co-opted), Vanessa Relleen (*Tree Warden*)

1. Apologies for Absence

Freda Collins (*Parish Clerk*), Alex Coomes, Tom Swift

2. Declarations of Interests

Cllr Huddart declared that he is Acting-Chairman of the Claygate Conservation Areas Advisory Committee, knows the residents at 21 Glenavon Close. **Cllr Sugden** is a trustee of the CRGT.

3. Minutes of last meeting

The minutes of 29 January 2015 were approved and signed.

Sports Centre at Oaken Lane – Submission of revised planting plan

Vanessa gave a verbal report as per her email sent earlier and a discussion ensued.

This application is a copy of the original approved landscape plan with the proposed planting species highlighted.

A reference was made to the highlight of a paragraph which states:

Boundary to Cavendish Drive: "... plant the boundary screen with a mix of native and understorey shrubs and trees, included within which would be a percentage of evergreens to give greater density in the winter months. The evergreens to be planted predominately on the inner face to maintain the outward rural character."

Boundary to Oaken Lane: "a similar approach to planting as along Cavendish Drive ..."

The original planting on these boundaries satisfied this specification but subsequently they were replanted with a single species, *Prunus laurocerasus*, and this has destroyed the rural character that the application promised to maintain.

The applicant draws attention to the need to replace failed plants with similar species.

Whilst we are aware that some of the original plants failed, others were still healthy. We object to the removal of these healthy plants and to the failed plants not being replaced with equivalent species. It is inconceivable that Laurel was the only plant available from the list of 16 shrubs proposed for the boundary on the original application.

We object for the following reasons:

The new laurel hedge does not satisfy the original landscape plan.

Green belt land should be planted with indigenous plants that support the natural local wildlife and assist in giving a rural outlook. We have an issue with the lack of variety of the current planting.

We were promised mixed native planting to maintain the outward rural character.

We require the applicant to do the work correctly as per the original agreed plan.

4. Report of actioning of items from previous minutes

Tom Swift is now in charge of pursuing enforcements.

5. Correspondence

All results were read out.

6. Current applications and Declarations of interest

Applications from week ending – 30 Jan 2015

6.1 **2014/4627 – 32 Stevens Lane** – *Tree Preservation Order EL: 02/14 Crown thin Oak tree in front garden by 20% and reduce crown by 25%.*

It had already been decided so there isn't much on our Tree Wardens commenting. The reduction was refused but thinning was allowed, which sounds fine.

We wish to comment on the fact that according to the website, the application was received on 24 November, valid (i.e. put on website) from 26th January and decided on 4th February. This gave people 9 days to comment!

6.2 **2015/0236 – \$ Coverts Road** – *Deed of Variation in respect of the S106 Agreement to remove the requirement for Affordable Housing Contributions.*

We support Elmbridge Borough Council on the S106 Agreement.

6.3 **2015/0248 – 21 Glenavon Close** – *Two storey rear extension and single storey side extension.*

No Comment.

Applications from week ending – 06 Feb 2015

6.4 **2015/0402 – 62 Hare Lane** – *PD Prior Notification: Single storey rear extension.*

No Comment.

6.5 **2015/0375 – 40 Coverts Road** – *LDC: Whether planning permission is required for a proposed hip to gable roof extension incorporating a rear dormer window and front roof lights.*

No Comment.

6.6 **2015/0289 – 94 Coverts Road** – *LDC: Whether planning permission is required for a proposed hip to gable roof extension incorporating a rear dormer window and front roof lights.*

No Comment.

6.7 **2015/0267 – 5 Loseberry Road** – *LDC: Whether planning permission is required for a proposed rear dormer window and front roof lights.*

No Comment.

6.8 **2015/0271 – 5 Loseberry Road** – *Single storey side/rear extension following demolition of existing garage and conservatory.*

No Comment.

Applications from week ending – 13 Feb 2015

6.9 **2014/4983 – Claygate Recreation Ground, Church Road** – *New Cricket Nets.*

No Comment.

6.10 **2015/0192 – 9 Forge Drive** – *Part single/part two storey front and side extension.*

We object to the ground floor chimney Breast as this is forward of the building line at Kilnside.

We comment that the extension is generally an intrusion onto the streetscape to both Kilnside and Forge Drive.

6.11 **2015/0250 – 9 Claremont Road** – *Confirmation of Compliance with Condition: 6 (Balcony Screen) of planning permission 2013/315.*

No Comment.

6.12 **2015/0441 – The Laurels, Lower Wood** – *Single storey rear extension following demolition of existing conservatory.*

No Comment.

7. Report of the East Area Sub Committee

2014/2108 – 6A Hare Lane

LDC Whether planning permission is required for continued use of land as tree surgeons

This application was brought to East Area due to the 48 letters of representation.

All our councillors spoke and their comments included the following comments:

- A. There was insufficient evidence to challenge the continuous use of this land over the last 10 years for a base for tree surgeons
- B. EBC has sought advice from their legal counsel, as this is an LDC there are no grounds for refusal as this application, it is for lawfulness of the existing use of the land.
- C. Due to the economic downturn the number of people employed has been reduced from 15 to 11.

The LDC was granted and the objectors were told that their problems as and when they arise should be directed at the Environmental Health Department.

2014/4445 – Rowan Preparatory School, 6 Fitzalan Road

Confirmation of Compliance Conditions, 5 – Travel Plan

This came before the committee as they are one of the consultees who need to see the conditions for it to be discharged; it was promoted to East Area as they had not been consulted.

Cllr Coomes met with representatives from the school on January 12 to discuss the plan with ideas on how to make it work. There were three main points:

- A. To introduce pick-ups from three areas, this they agreed and will start with one and then phase in the others.
- B. Run a park and ride from their Oaken Lane sports area to the school for the start and end of the school day.
- C. Teachers to use Claygate car parks to set a good example to pupils. The school will liaise with EBC for 25/30 permits, this will help ease parking in the roads in the vicinity of the school.

The committee want the school to confirm their time scale for implementation of the introduction of the three area pick-ups. The ideas put forward were good but most of these are not written into the existing plan.

It was agreed the decision on the plan be deferred until these amendments and assurances have been incorporated into the plan

8. Licensing Applications

None.

9. Enforcement

The following are outstanding:-

- i. 1 Caerleon Close *Retrospective Variation of condition on enlarged footprint.* This was refused, but another application was submitted at the January planning meeting, we wait the Officer's decision.
- ii. 66, Hare Lane- *Fence to road frontage too high.* Due to various circumstances, the deadline for submission of the planning application for the fence has been extended; we are waiting to hear what action the enforcement officer will be taking.
- iii. 15, Gordon Road- *Application whether roof extension permissible under LDC (a retrospective application).* The applicant was given 6 weeks to submit for planning permission in early December. Nothing seen to date, when speaking to the planning officer the applicant will be going to appeal. He will speak to his line manager to set a formal deadline.
- iv. 14, Red Lane- *Retrospective planning application for fence to rear of garden backing onto Hermitage Close.* To date nothing has been done to the fence at the rear of this property since the rejection on the appeal against the enforcement action, this is still ongoing.
- v. Wyevale Site- the revised plans have now been received and commented on by the committee and the tree wardens as annotated above in applications.

10. 40 Acre Field

We continue to monitor this on a weekly basis and to keep a running diary. The EBC Officer is still having difficulty contacting the owners of Plot 12 on 40 Acre Field. A meeting will be set in early March with the Officer to discuss this, with Cllr Isaacs and Tom Swift attending.

11. Matters for information only

11.1 It has been brought to our attention that the Tree Wardens need a form of identification. Vanessa has agreed to check the Tree Wardens web site to see what is recommended. The tree Wardens are trained by the Local Authority and approved by Claygate Parish Council.

11.2 Cllr Isaacs to look into 2014/5039 Sports Ground Application for removal of trees from the far side of this area as normally there is a clause which requires planting of new trees when old ones are removed.

12. Date of next meetings

CPC Planning Meeting

Thursday 12 Mar 2015–Village Hall Committee Room

Elmbridge Sub-Committee

Mon 2 Mar - KH
Mon 23 Mar - MO

.....ChairmanDate