

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



PLANNING COMMITTEE MEETING

8.00pm on Thursday July 11 2013

Committee Room

Minutes.

Present: *Councillors:* Noel Isaacs (*Chairman*), Alex Coomes, Shirley Round, Ken Huddart
Co-opted Members: Susan Harding

1. Apologies for Absence

Parish Clerk: Freda Collins who was on holiday
Cllr Michael O Brian, family commitments
These were accepted

2. Declarations of Interests

Cllr Coomes declared that he is a Borough Councillor.
Cllr Huddart declared that he is Acting-Chairman of the Claygate Conservation Areas Advisory Committee.
Cllr Isaacs declared that she lives near 14 Rythe Close and knows some of the people affected

3. Minutes of last meeting

The minutes of the meeting of June 2013 were approved and signed.

4. Report of actioning of items from previous minutes

Cllr Isaacs has copied all the Cllrs in on the Prior Notification information which came into force on May 30 2013 and will last until May 30 2016.

5. Correspondence

5.1 All results were read out.

5.2 There was e-mail correspondence 9 and 10 July regarding the wrongful implementation of a rear dormer window to 6 Elm Road, with supporting photo and letter from the Conservation department of EBC from the time of the original LDC application. Cllr Isaacs contacted enforcement at EBC who had already been over to inspect the site. On speaking with Kay Baldwin of EBC's enforcement who had visited the site, she stated that when standing on the street facing the building it is not visible above the ridge. She agreed that the work deviates slightly from the original plan and that it is higher than the dormer at No 5. She has spoken with the builder asking him how he proposes to finish it at the ridge and has warned him, that should the finished dormer appear above the ridge from the front, then it will be an enforcement action. Katy does have a copy of the photo of the dormer window.

6. Current applications and Declarations of interest

Applications from Weekly List 25

6.1 2013/2339/FUL- 3 Dalmore Avenue – Two storey side and single storey rear extensions.

Object as the side passage by the garage is less than 1 meter. Obscured glazing is required to the ground and first floor windows to this flank. Officer to check the 45 degree rule to No. 1 Dalmore Avenue.

6.2 2013/2451 – 31 Foley Road - Single storey rear extension following demolition of an existing single storey rear extension.

CPC received 1 letter of objection. We object as the extension is overbearing and overlooking to the neighbouring property No. 29, due to the glazing at the side of the extension facing No.29. Observation, the garage is incorrectly shown as it has already been redeveloped.

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6.3 2013/2475/FUL – 9 Oakhill - Alterations to land levels and a 1.525 meter high retaining wall and 1 metre high timber fence to rear and side boundaries.

We note this is a retrospective application. We object as this does not adequately ameliorate the enforcement which arose from the initial unauthorised work carried out.

6.4 2013/2524/TPA – Torrington House 111 Hare Lane – Tree Preservation Order EL:97/14 – Corsican Pine (T1) – fell.

We object – This is a fine healthy looking tree in a prominent position in Claygate. As such it has great amenity value. We can detect no obvious signs of disease or decay.

Applications from Weekly List 26

6.5 2013/2408FUL – 66 Hare Lane – part single/part two storey front/side extension and hip to gable roof extension with increase in ridge height to facilitate additional rooms in the roof space with front and rear dormer windows.

We object due to the lack of amenity space and cramped overdevelopment of the site. There is an existing TPO EL:98/20 oak tree on site located to the rear of the property and is significantly taller than the house, its crown is likely to affect lighting to the four proposed windows in the roof. There is an outstanding condition to replace T2 Ash which was adjacent to the the4 Hare Lane frontage. Consent was given to fell the tree under application 2011/6412 because of its poor condition. However the replacement tree conflicts with the proposed 300mm wall and the car parking spaces shown Dwg. No. 13/0263. Consideration will be required to accommodate the planting of this new tree in an equivalent position to the original. Provision for a planting pit between 1 to 1.5M will be required – see application 2011/6412: Condition 2 REPLACEMENT PLANTING.

6.6 2013/2461/LDC– Whincote Raleigh Drive – Lawful Development Certificate: Whether planning permission is required for a proposed single storey rear extension following the demolition of existing single storey rear extension.

No comment officer to check the 45 degree rule with Padley.

6.7 2013/2505/FUL – 17 Oakhill - Single storey front and rear extensions.

No Comment.

6.8 2013/2543/FUL – 13 Lower Wood Road - Extension to existing dormer..

No comment.

Applications from Weekly List 27

6.9 2013/1658TPA – 48 Red Lane - Tree Preservation Order ESH:24 – at No52 – wellingtonia (T1)- fell: cedar (T2) – fell: at No 58 – cedar (T3)- fell: willow (T4) – fell.

We object – This is a very important group of trees in a prominent position, of great amenity value to Claygate and the surrounding area. There were no plans available, either sent to the tree wardens or available on the web site prior to the meeting.

6.10 2013/2382 – Greenholme 20 Albany Crescent - Rear dormer window.

No comment.

6.11 2013/2617/LDC – 14 Rythe Close - Lawful Development Certificate: Whether planning permission is required for a proposed rear dormer window following removal of existing roof lights.

We note there have been 4 written objections for this application. It would appear to conflict with the Councils document of reserved matters application 2004/2662. Officer to check the above.

7. Report of the East Area Sub Committee

2013/1308 – Semaphore House – Telegraph Lane – extension.

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This came under the Claygate area for planning as although it is officially in Hinchley Wood the Access is from Claygate. The general feeling was that the building was in need of TLC and the fact that the applicant wanted to do the extension could only improve it. It was therefore unanimously approved

2013/1538 - Semaphore House – Telegraph Lane – listed building consent for extension. As the above was approved it followed that this was also unanimously approved.

2013/1557 – 46 Foley Road – LDC for Hip to gable roof extension and 2 front rooflights and a rear dormer window.

This is one where we objected as the materials proposed do not match the roofing materials as per the LDC requirements in the Government’s guidance on LDC’s.

This was unanimously passed and the Councillors queried why it had as an LDC even been brought to EA for review.

2013/1795 – 1 Old Claygate Lane – LDC whether planning permission is required for a single storey rear extension and hip to gable roof extension with rear dormer window and front rooflights.

We considered that the development was contrary to Class E as the height is greater than 3M and also asked the officers to check the 45 degree rule. The councillors considered we had no right to query this as it is an LDC and unanimously passed it.

8. Licensing Applications

None

9. Enforcement

Cllr Isaacs gave an oral report to the meeting.

- i. Claygate Manor – No further news.
- ii. 9, Oakhill – New planning application discussed at the meeting.
- iii. 1, Woodland Close- the Officer, Katie Baldwin is still awaiting a reply from the Inspectorate.

10. Matters for information only

None.

11. Date of next meetings

CPC Planning Meeting

Thursday 1 August 2013 – Village Hall Committee Room

Elmbridge Sub-Committee

Monday 7.45pm 29 Jul 2013 MO

(Note: If Michael cannot make it he is to inform Shirley Round who will take his place).

.....ChairmanDate