

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



PLANNING COMMITTEE MEETING
8.00pm on Thursday 23 April 2015
Village Hall Committee Room
Minutes.

Present: *Councillors:* Noel Isaacs (*Chair*), Ken Huddart, Alex Coomes, Michael O Brian
Co-opted Members: Tom Swift, Susan Harding

Cllr Coomes was not present at the start of the meeting.

1. Apologies for Absence

Clerk

2. Declarations of Interests

Cllr Huddart declared that he is Acting-Chairman of the Claygate Conservation Areas Advisory Committee.
Susan Harding declared she is a neighbour of application 2015/1318 8 Holroyd Road.

3. Minutes of last meeting

The minutes of 2 April 2015 were approved and signed.
(Note these could not be signed as only a draft copy was available)

4. Report of actioning of items from previous minutes

None

Cllr Coomes arrived at the meeting.

5. Correspondence

All results read out.

6. Current applications and Declarations of interest

Applications from week ending – 03 April 2015

6.1 **2015/1235 – 90 Telegraph Lane** - *two storey infill extension.*
No comment.

6.2 **2015/1318– 8 Holroyd Road**– *Lawful Development Certificate: Whether planning permission is required for a proposed widening of existing vehicular access.*

We are not objecting, but are saddened at the loss of green space and the change in character of the street scene.

6.2 **2015/1318– 8 Holroyd Road**– *Lawful Development Certificate: Whether planning permission is required for a proposed widening of existing vehicular access.*

We are not objecting, but are saddened at the loss of green space and the change in character of the street scene.

6.4 **2015/1282 -24 Foley Road** –*PD Prior Notification: Single storey rear extension.*

No comment.

Applications from week ending – 10 April 2015

6.5 **2015/1159– 13 Trystings Close** –*Tree Preservation Order ESH24: Removal of fir tree and Leylandii Hedge to replace with a fence.*

CPC object to the removal for replacement with fence of unstated height and design as this is detrimental to the green nature of the street scene. Crown lift oak (TPO) to achieve 5m clearance and crown cleaning.

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Reason: branches gradually getting lower and tidying up needed: 10 years since last intervention. No comment.

6.6 2015/1034 – 36, Albany Crescent–*roof extension incorporating rear dormer window*

We object to this application as the proposal will unbalance a matched pair of flats and the extent of the flat roof will be out of keeping with properties in the area.

6.7 2015/0565 – Little Orchard Raleigh Drive –*Lawful Development Certificate: Whether planning permission is required for an existing treehouse.*

We query the validity of the LDC as the treehouse is situated within the 2m curtilage to the property.

6.8 2015/0923 – 52 Red Lane – *Tree Preservation Order 02/14: Crown reduction to Oak tree situated in the driveway.*

“Crown beginning to “stag head” (dieback). Remove major deadwood and reduce remainder by 2-3M to trench prune. Dieback likely to historical damage to roots whilst in the driveway – No comment.

6.7 2015/1071 – Little Orchard Raleigh Drive –*Lawful Development Certificate: Whether planning permission is required for an existing treehouse.*

We query the validity of the LDC as the treehouse is situated within the 2m curtilage to the property.

Applications from week ending – 17 April 2015

6.10 2015/1402 – 20 Glenavon Close – *Single storey rear extension, side dormer window and rooflights to facilitate first floor rear accommodation.*

We do not object but wish to note that the glazed aperture to the rear ground floor elevation has not been reduced to the new size indicated on the plans..

6.11 2015/1429 – Pearmain Cottage, 74 Telegraph Lane –*Single storey extension, first floor rear extension and alterations to windows on front and rear elevation.*

No comment.

6.12 2015/1472– Highgrove, Ruxley Crescent –*First floor side extension*

No comment

6.13 2015/0248– 14 Foley Road – *Single storey alterations to fenestration following demolition of existing conservatory.*

We Object as the proposed materials and design are not in keeping with the style and existing materials used on the existing and neighbouring properties.

6.14 2015/1464 – 91 Coverts Road – *PD Prior Notification: Single storey rear extension.*

No comment

6.15 2015/1452 – 91Coverts Road – *Front porch.*

No comment

6.16 2015/1437– 5 Loseberry Road – *Single storey side/rear extension following demolition of existing garage and conservatory.*

We are not objecting but ask the Officer to check the 45 degree rule to number 124.

6.17 2015/0621- 6 Simmil Road –*Single storey side/rear extension and conversion of existing garage into habitable accommodation.*

No comment, officer to check 45 degree rule.

7. Report of the East Area Sub Committee

Tom Swift attended this meeting and circulated the following report:-

58 Hare lane, Steve Elliott the planning officer described this house as the last residential building in the road and he considered the extension didn't impact on the amenity space. Cllr Herbert didn't have a problem with this application, he commented that he felt that it was "squeezing the maximum out of the plot, but it could handle it; he also felt that the application didn't create any neighbour problems. Cllr Marshall didn't have a problem with the application. Cllr Waugh asked why this

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application was on the agenda, he was informed by Steve Elliott Claygate parish council had objected and this objection wasn't on his paperwork in an attempt to "declutter the paperwork".
OUTCOME - permitted.

9 Forge drive, Steve Elliott the planning officer showed the committee the elevations of this application and expressed a view that the pitched roof was an improvement. Cllr Herbert spoke of Claygate parish council concern that the chimney was forward of the building line in Kilnside, however he had no major problem with the application. Cllr Marshall commented that there was plenty of room between this property and the surrounding properties and she also commented that the pitched roof had improved the overall appearance of the house. OUTCOME - permitted.

8. Licensing Applications

None.

9. Enforcement

Cllr Isaacs sent an updated report on all enforcement issues prior to the PC meeting. She has also been in contact with EBC.

The following are outstanding:-

1 Caerleon Close – *Garage does not conform to the original planning application*

Action: To keep a watching brief to ensure the remedial works to the garage are completed by the time the project reaches conclusion of the building work.+

66, Hare Lane - *Fence to road frontage too high.*

A planning application has been submitted, CPC waits for the EBC decision on this application

15, Gordon Road- *Application whether roof extension permissible under LDC (a retrospective application).*It

The Officer reported a letter has been sent to the applicant 21.04.2015 regarding the issues on the site. This states that if an amended application or appeal is not received within 24 days then the case will be passed back over to EBC's Enforcement Officers

14, Red Lane- *Retrospective planning application for fence to rear of garden backing onto Hermitage Close.*

Nothing has been done with the fencing to date. A watching brief will be kept and if no work has been carried out by 25 April to comply with the enforcement notice, then enforcement will be notified.

Sports Ground (former Wyevale Site) - *planting.*

We are waiting on EBC's decision on the latest set of plans

4A, Coverts Road – *Fence encroaching by over a metre into CRGT land.*

This has been reported and investigation reference given. 25.03.2015, an enforcement reference has been given and it is now in the hands of EBC. This has now been passed onto EBC's legal department, with whom we are trying to arrange a meeting.

66 Hare Lane (2014/4130) – *LDC for driveway refused 9.12.2014.*

Cllr Isaacs e-mailed Katie Baldwin with the information regarding this application 30.03.2015. We are still awaiting a response.

10. 40 Acre Field

(Post meeting Note) Cllr Marshall reported to Cllr Isaacs that there had been a meeting on site with Katie and herself. All the current plotholders have been informed of what they are allowed to do lawfully on their land. There has also been a partial attempt to clear up part of the parking area adjacent to plots 11/12. Cllr Isaacs have been to visit the site 24.04.2015 and more clearance is required.

11. Matters for information only

11.1 Cllr Coomes has spoken with Ray Lee regarding the new printer I the last week.

11.2 The reprographics section of EBC planning want to know what to do with the plans with the change in Councillors due to the impending election. Once we have a printer this will not be a problem, as an intermediary solution they will place the plans to one side for collection in the last week just prior to a

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planning meeting. They have been made aware that once an A3 printer is installed the top letters will still need to be e-mailed to the Parish Clerk.

12. Date of next meetings

CPC Planning Meeting

Thursday 23 May 2015 – Village Hall Committee Room

Elmbridge Sub-Committee

Mon 26 Apr - TS

.....ChairmanDate