

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



PLANNING COMMITTEE MEETING
8.00pm on Thursday 8 December 2014
Village Hall Committee Room

Minutes.

Present: *Councillors:* Noel Isaacs (*Chairman*), Alex Coomes, Ken Huddart, Mark Sugden (*ex-officio*)
Co-opted Members: Tom Swift, Susan Harding
Parish Clerk: Freda Collins
7 members of the public

1. Apologies for Absence

Cllr Michael O'Brien with reason
These were accepted.

2. Declarations of Interests

Cllr Coomes declared that he is also a Borough Councillor.

Cllr Huddart declared that he is Acting-Chairman of the Claygate Conservation Areas Advisory Committee.

Cllr Sugden declared that he is on the Committee of the CVA and a Trustee of the CRGT.

3. Minutes of last meeting

The minutes of 26 November 2014 were approved and signed.

4. Report of actioning of items from previous minutes

None.

The order of the meeting was then changed in order to take application **2014/4484 – 25, Dalmore Avenue**– *detached two storey house with rooms in roofspace, dormer window and new access following demolition of existing house.*

The meeting was closed to take public speaking from Helen Maguire. She objected to the application on the grounds of:-

- i. loss of light to her residence
- ii the application breaches the 45 degree rule to her residence
- iii. the application breaches the 1m rule to the boundary
- iv. there will be insufficient space between neighbouring properties and the 5.6m wall will be overwhelming.
- v. it will adversely affect the street scene.
- vi. the change from a 2 bed bungalow to a 5 bed house will adversely affect parking.
- vii. it will mean a change to the housing stock with the loss of a bungalow.

The meeting resumed and the following comments made:-

We object to this application as it breaches the 1m rule to the boundary with number 23. We ask the Officer to check the 45 degree rule to number 23.

1 member of the public left the meeting.

The meeting was closed to take public speaking on application **2014/4523 – 109, Hare Lane**–*three storey side and rear extension and raising of ridge height to provide 13 flats and ground floor retail unit following partial demolition of the existing building*

David Richardson spoke against the application. The previous application was withdrawn, but this application does not seem to have changed in any significant detail- there are a few minor changes but the design, height and massing are essentially the same. EBC notified very few residents about the previous applications and there were 39 objections. They have increased their list of consultees this time.

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Tim Stubbs then spoke against the application. This application appears not to have taken account of the 39 objections submitted for the previous application, so the proposal is still an overdevelopment and out of character due to scale and bulk.

Margie Richardson, Tree Warden, stated that the previous tree comments applied plus, ideally the G1 (2 ash) trees need to be retained, their girth is now 155mm and they are healthy and growing vigorously and will act as screening to the new development.

The meeting resumed and the following comments made:-

We object for the following reasons

The Old Bank Building is on the list of Local Buildings of Special Architectural or Historic Interest.

- i. The character of the design and massing is not in keeping with the area. The new part of the design takes no elements from the existing Bank Building.
- ii. Parking is insufficient for the number of units being provided and there is no provision for disabled parking.
- iii. The one disabled flat shown is on the first floor. If this is occupied by a disabled person in cases of fire and or lift breakdown, they would be trapped. The turning circle shown for a wheelchair in the flat should also be the same in front of the lift servicing it.
- iv. There is no amenity space.
- v. The lockable bike storage is shown next to the ramp and could be difficult to access.
- vi. The retail space shown in the existing plans is less than that shown in the proposed plans, the space allowed is small and has never been let in the duration since the building stopped being a bank, possibly because the current space is too small.
- vii. The massing of the building to the rear will affect the amenity space of neighbouring properties, both the adjacent building and the new houses.
- viii. The massing, design and use of materials will not be in keeping with the adjoining street scene of Torrington Close.
- ix. The new extension contravenes the 45 degree rule with the neighbouring property, the Co-op with a dentist and the flats above.

Under the National Planning Policy Framework (NPPF), in Core planning principles in paragraph 17, the 4th bullet point states that "always seek secure high quality design and a good standard of amenity for all existing and future occupants of land or building". EBC's Development Management Plan (DMP) has recently been through the inspectorate and will with minor changes be ready for implementation soon in 2015. Within this there are proposed space standards for housing listed under DM10. Three of the proposed flats are under the proposed standards

DM10. Housing mix

- i. Housing development on sites of 0.3 hectares or more should promote house types and sizes that make most efficient use of land and meet the most up to date measure of local housing need, whilst reflecting the character of the area.
- ii. Proposals for new housing development or the conversion of larger dwellings into smaller units will be expected to offer an appropriate standard of living, internally and externally. Minimum space standards will be applied to all new housing developments (including conversions). Residential accommodation should offer residents an appropriate level of light, outlook and amenity, including gardens or outdoor space, commensurate with the type and location of housing proposed.

With regard to the proposed tree works; we have no objection to the prune to clear building by 2m of the T9 Horse chestnut (off-site), but note that this tree has a TPO. We query whether it is necessary to fell the G1, two Ash trees. They need to be retained, their girth is now 155mm and they are healthy and growing vigorously and will act as screening to the new development.

Four members of the public left.

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5. Correspondence

All results were read out.

6. Current applications and Declarations of interest

Applications from week ending – 28 Nov 2014

6.1 2014/4590 – 28, Oaken Drive – *Variation of Condition 2 of permission 2014/2494 to amend dimensions of rear extension*

We are not objecting, but ask the Officer to check the 1m rule to number 26.

Applications from week ending – 5 Dec 2014

6.2 2014/4531 – 39, Telegraph Lane – *single storey rear extension following demolition of bay window and outbuildings*

We are not objecting but note that this house is located to a heavily used footpath, so the proposed flat roof to the new side extension will be visible from all sides. The flat roof of the proposal will be out of character with, and unbalance the design of the house.

6.3 2014/4658 – 33, Oaken Lane – *single storey side extension following demolition of garage and workshop.*

No comment.

6.4 2014/4484 – 25, Dalmore Avenue – *detached two storey house with rooms in roofspace, dormer window and new access following demolition of existing house.*

Already dealt with

Applications from week ending – 12 Dec 2014

6.5 2014/4708- 20, Telegraph Lane – *single storey side and rear extensions following demolition of kitchen*
This house was subject to a previous refused application. We are not objecting but note that the previous refusal for breach of the 45 degree rule to number 18 now appears to be solved, but the problem has been moved to the other neighbouring property at number 22. We ask the Officer to check the 45 degree rule to number 22.

6.6 2014/4523 – 109, Hare Lane – *three storey side and rear extension and raising of ridge height to provide 13 flats and ground floor retail unit following partial demolition of the existing building*

Already dealt with.

7. Report of the East Area Sub Committee

Nothing for Claygate at the meeting on 15 Dec 2014.

8. Licensing Applications

The license has been granted to Brightwater Brewery Tap for the Retail Unit (Coal Office) at Claygate Railway Station.

9. Enforcement

The following are outstanding:-

- i. 66, Hare Lane- the owners will be submitting a retrospective application for the existing fence.
- ii. 15, Gordon Road- this will be subject to an appeal.
- iii. 14, Red Lane- The Officer was contacted to ascertain how long the owner could take to carry out the work required having had the appeal on the enforcement refused. The Officer was unavailable and Cllr Isaacs will pursue a response on this.
- iv. Wyevale Site- revised plans are still awaited.

10. Barwell Farm

We continue to monitor this on a weekly basis and to keep a running diary.

- i. The Enforcement Officer at EBC is still trying to contact the owners of Plots 11 & 12.

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- ii. A wooden structure has been built on Plot 7. EBC are aware of this.
- iii. Bill Chilcott notified Cllr Huddart that the pedestrian gate Ruxley Heights route to Barwell Court had been locked thus blocking the pedestrian route through the narrow field to the A3 bridge. David Balchin, of RHRA, has helpfully contacted the new owner, who has removed the lock and agreed to leave his new gate at the bottom of the field open for pedestrians.

11. Matters for information only

It was noted that EBC has offered to purchase an A3 printer for CPC to print plans. The type of printer to be bought has yet to be agreed.

12. Date of next meetings

CPC Planning Meeting

Thursday 8 Jan 2015–Village Hall Committee Room

Elmbridge Sub-Committee

2015	Mon 19 Jan	- MO
	Mon 9 Feb	- NI
	Mon 2 Mar	- KH

.....ChairmanDate