

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



**PLANNING COMMITTEE MEETING**  
**8.00pm on Thursday 14 November 2013**  
**Village Hall Committee Room**

**Minutes.**

**Present:** *Councillors:* Noel Isaacs (*Chairman*), Ken Huddart, Alex Coomes  
*Co-opted Members:*  
*Parish Clerk:* Freda Collins.

**1. Apologies for Absence**

Shirley Round who had a previous engagement.  
Michael O'Brien who had a work commitment.  
Susan Harding  
These were accepted.

**2. Declarations of Interests**

**Cllr Huddart** declared that he is Acting-Chairman of the Claygate Conservation Areas Advisory Committee.  
**Cllr Coomes** declared that he is also a Borough Councillor.

**3. Minutes of last meeting**

The minutes of the meeting of 24 October 2013 were approved and signed.

**4. Report of actioning of items from previous minutes**

None

**5. Correspondence**

All results were read out.

**6. Current applications and Declarations of interest**

Applications from Weekly List 43

**6.1 2013/3870- 2, Lower Wood Road**– *single storey front infill extension following demolition of entrance porch*

We have no objection to this proposal but ask for removal of permitted development rights.

**6.2 2013/4117- 9, Oakhill**– *CCC: condition (2) Landscaping of permission 2013/2475*

We are not objecting but note that a fast growing hedge is being proposed. Bearing in mind the previous enforcement issues, we ask for a condition that the hedge is kept to a height not exceeding 2m.

**6.3 2013/4231- 11, Fishersdene** –*part two, part single storey front extension.*

No comment

**6.4 2013/4256- 7, High Street** – *Tree Conservation Area (Claygate Village)- ash (T1)-pollard to approx height of 14-15m ensuring a 2.5m clearance from the house*

No comment

Applications from Weekly List 44

**6.5 2013/3937- 37, The Parade**– *single storey rear extension*

We have no objection to this proposal but ask that a condition be imposed to prevent change of use to habitable accommodation.

**6.6 2013/4222- 21, Oakhill** –*front porch, single storey rear extension with pitched roof over existing flat roof and increase in area of hard standing to front.*

No comment

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**6.7 2013/4328- 115, Hare Lane** –*dominating hedge causing loss of amenity to 113, Hare Lane*  
No comment

#### Applications from Weekly List 45

**6.8 2013/4168- Hare & Hounds PH** –*retrospective application for play equipment*  
No comment

**6.9 2013/4194- 6, Elm Road** –*retention of soil and vent pipe to from elevation.*  
We object to this proposal. This house is in a Conservation Area and the soil and vent pipe is not typical of the design of that terrace. We do not want to see it set a precedent.

**6.10 2013/4227- 21, Beaconsfield Road** –*retrospective application for front car port and 1.8 high timber entrance gates and 2-2.25m high brick piers.*  
No comment

### **7. Report of the East Area Sub Committee**

Cllr Isaacs attended the meeting and circulated a written report. There were two items for Claygate:-

#### **1. 2013/3153-9 Claremont Road**

As there had been 10 letters of objection Mr Patterson spoke for the residents of Claremont Road and Mr Waters, architect spoke on behalf of his client. The topics covered overdevelopment of the site, size and scale of the development, overbearing, loss of light, loss of privacy, the potential to convert it into 2 houses, the area of flat roof in the new extension, the impact on the trees to the site, and need for additional planting conditions.

Cllrs Herbert and Coomes both put their points for possible refusal, which took into account the comments in the letters of objection. The question of the second door to the front elevation was asked to the appellant, who replied it was the entry to the utility area where muddy shoes, dogs and such like could go and stated it was not for conversion to a second dwelling. After much discussion and trying to find relevant planning references on which it could be refused, especially as the EBC's Conservation Officer did not see a problem with the development, it was agreed to pass it, placing the following conditions:

- i. Screening to the rear balcony area is required for privacy.
- ii. There must be assurances that the property will not be sub-divided into 2 dwellings.
- iii. All windows from the public realm must be matched in design, with leaded lights. This will also be written into and included the CCC for material samples.

#### **2. 2013/3558-The Lodge Ruxley Ridge KT10 0HZ**

There was a short discussion on what amount of amenity space a house of this type required. Although there had been a previous planning application 1998/0480 which was passed but not carried through, this was irrelevant as it was for a much smaller extension. It was eventually agreed to refuse using ENV2 and HSG16, as the amenity space was insufficient for a house of this size and that it is irrelevant that there is a common close by. 8 voted in favour and one abstained.

### **8. Licensing Applications**

None

### **9. Enforcement**

Cllr Isaacs gave an oral report to the meeting.

- i. It was noted that the building work has finished on the new house at the back of 158, Hare Lane. A new fence has been erected along the Highway Garden Site. A gate giving access to the house from the car park over the HGS has been put into the new fence. The planning application was 2009/1200 which was passed on appeal 20.04 2012. At no time has there been any mention of access to be allowed via the Hare Lane Car park, be it for building work or permanently. There has been no application for access as a permanent measure to be granted to the property. It was noted that the fence at the rear of 158, Hare Lane goes across the entire back of the garden, not allowing access down the side; the only access to the new house being over the HGS. Enforcement is now aware of this matter.
- ii. 1, Woodland Close- the appeal has been refused by the Inspectorate and the roof will have to be put back to its original state

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iii. The gates have been removed at Claygate Manor.

**10. Matters for information only**

None

**11. Date of next meetings**

CPC Planning Meeting

**Thursday 14 Nov 2013–Committee Room Village Hall**

*Please note the last meeting for 2013 will be on*

**Wednesday 18 Dec 2013–Committee Room Village Hall**

*Apologies from Alex Coomes as he has a prior engagement.*

Elmbridge Sub-Committee

	Monday	7.45pm	2 Dec 2013	-MO
	Wednesday	7.45pm	18 Dec 2013	-AC
2014	Monday	7.45pm	6 Jan 2014	-NI
	Monday	7.45pm	27 Jan 2014	-KH

Public Hearing & Public Inquiries

Outstanding Written Representations

2012/3586	26, The Avenue	<i>new detached house</i>
<i>No app number</i>	1, Woodlands Close	<i>2 dormers without planning permission</i>
2013/2218	33, Red Lane	<i>variation of condition to fell trees</i>

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