

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



PLANNING COMMITTEE MEETING
8.00pm on Thursday 20 March 2014
Village Hall Committee Room

Minutes.

Present: *Councillors:* Noel Isaacs (*Chairman*), Ken Huddart, Alex Coomes, Michael O'Brien
Co-opted Members: Susan Harding
1 member of the public

1. Apologies for Absence

None

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

It was noted that the minutes of 7 March 2014 were incorrect. Item 6.2 should read 'no comment'. This was corrected and the minutes of the meeting were approved and signed.

4. Report of actioning of items from previous minutes

None

5. Correspondence

5.1 All results were read out.

5.2 The applicant of **2014/0464 – 154 Hare Lane** –*Two storey front and part two /part single storey rear extensions, front dormer window and conversion of garage into habitable accommodation* contacted the Clerk as the comment at the last meeting made appeared to be incorrect.

' We object as there appears to be very little difference from the previous application 2013/4491 and therefore our previous comments stand.'

CPC had no comment to the previous application. Cllr Isaac was contacted and the error rectified.

5.3 The applicant of **2014/0274 – Vale Farm, Vale Road** – *Use of existing outbuilding as a 3 bedroomed house for a period of 24 months* also contacted the Clerk as he believed the wording of the CPC comment to be incorrect. It was agreed not to converse with the applicant and leave the matter with EBC.

6. Current applications and Declarations of interest

Applications from week ending – 7/3/14

6.1 **2013/5087 – Elm Cottage, The Causeway** –*two storey rear extension, single storey front extension, basement and conversion of garage into habitable accommodation following demolition of rear outbuildings.*

We are not objecting but ask the Officer to check 45 degree rule to both neighbouring properties.

Applications from week ending – 14/3/14

6.2 **2014/0877 – 21, Oakhill** –*front porch, single storey rear extension with pitched roof over existing flat roof and increase area of hardstanding to front*

No comment

6.3 **2014/0491 – Ridgeway House, Mountview Road** – *detached garage and wall*

No comment

6.4 **2014/0834 – 1, The Roundway** - *two storey side extension.*

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We are not objecting but note that the proposal will mean a marked change to the street scene as the new extension brings the building line much closer to the road and will change the character of the area. We also note that the amenity space at the rear of the property will be insufficient for a house of the proposed size as the house will be changed from a 4 bedded dwelling to a 6 bedded one.

6.5 2014/0955- 5, Beaconsfield Road –Conservation Area: apple x 6 -remove

No comment

6.6 2014/0725 – The Lodge, Ruxley Ridge – two storey side and rear extensions.

We feel that the proposed design is sympathetic to the existing house, but the massing remains too great. We ask that permitted development rights should be removed due to the proposed massing and size.

6.7 2014/0908 – 88, Hare Lane – single storey rear extension, hip to gable roof extension, incorporating side and rear dormer windows and three front roof lights following demolition of existing garage

We are not objecting but note that the proposal will mean the loss of a parking space in an area where parking is already heavily congested.

We ask the Officer to check if there is sufficient amenity space suitable for a five-bedroomed house as we could not read the dimensions on the plans.

6.8 2013/4824 – 21, Beaconsfield Road – NMC to permission 2011/6540 to include balcony at rear

6.9 2014/0893 – Yew Trees, Hillview Road – CCC with Condition 6C (Tree protection) of permission 2012/917 window and new front porch.

A discussion then took place about how this Committee comments on applications.

We have always followed the EBC rule about commenting- which is that all grounds for objection must be made on the first application. If the application is re-submitted no new points can be made unless the proposal has changed. Points cannot then be made if they were originally missed, forgotten or not deemed important.

It was agreed that there is nothing in our remit to preclude further comment on a subsequent application.

We have a duty to Claygate to look at all applications in sufficient details and comment on what matters. As this Committee does not make site visits it is not always clear from the plans what effect a proposal will have and sometimes the plans are of poor quality, so points may be missed.

The ability to change comment or add comment is just good practise, but must be balanced by a need to be fair to the applicant.

It was AGREED that we will not be bound by the EBC rule, and if circumstances require, then we will change, alter or add comment on subsequent planning applications.

7. Report of the East Area Sub Committee

Cllr Isaacs attended and circulated the report.

2014/0170 - 70 Common Road Two storey side and rear extension

This is an extension which would change a two bedroomed house into a four bedroomed house.

The EA Sub Committee could not initially understand the comment from CPC about the lack of amenity space; one even commented that this would be allowable under permitted development. This was untrue as permitted development only relates to single storey extensions.

Cllr Herbert pointed out that the rear of the property backed onto a Housing Association development and was too close to these properties which do not have generous garden lengths.

The EBC Officer then measured off the plans and found there to be only 14/15M rear wall to rear wall. It was then noted that there is a bedroom window shown to the rear of the new extension and this could constitute overlooking and lack of privacy.

It was decided to defer their decision and have an officer to fully check the rear site dimensions and there be a site visit to assess the full impact the new extension could have on its surrounding neighbours.

It was noted that this application was withdrawn on 14/3/2014.

8. Licensing Applications

It was noted that the Co-op store is making minor alterations to the store layout.

9. Enforcement

Cllr Isaacs gave an oral report to the meeting.

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1. It was previously noted that the fence at 39, Oaken Lane is too high. It is overbearing and changes the street scene. Both Cllrs Coomes and Herbert have reported this to Enforcement. Cllr Isaacs will also report this on behalf of CPC.

AP7 Cllr Isaacs to action.

10. Barwell Farm

10.1 Monitoring is continuing, no change to date.

10.2 It was noted that the paddocks formed by the division of 40 acre field are up for sale. They are being advertised at £20k per acre, but the usual price for grazing land is £7-10k per acre.

11. Matters for information only

At the last meeting, members were asked to forward comments on the consultation on EBC's Proposed Submission Development Management Plan to Cllr Isaacs. Cllrs Isaacs and Huddart provided comment and these were forwarded to EBC.

12. Date of next meetings

CPC Planning Meeting

Thursday 10 April 2014–Committee Room Village Hall

Elmbridge Sub-Committee

Monday	7.45pm	31 Mar 2014	-MO
Tuesday	7.45pm	22 Apr 2014	-NI

Public Hearing & Public Inquiries

Outstanding Written Representations

.....ChairmanDate