

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



PLANNING COMMITTEE MEETING
8.00pm on Thursday 4 September 2014
Village Hall Committee Room

Minutes.

Present: *Councillors:* Noel Isaacs (*Chairman*), Ken Huddart, Alex Coomes, Michael O'Brien
Co-opted Members: Susan Harding, Tom Swift
Parish Clerk: Freda Collins.
2 members of the public

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

1. Apologies for Absence

Cllr Mark Sugden (*ex officio*).

2. Declarations of Interests

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

3. Minutes of last meeting

The minutes of 14 August 2014 were approved and signed.

4. Report of actioning of items from previous minutes

None.

It was noted that Cllr Isaacs has written to Karen Fossett.

It was agreed to change the order of the agenda to take application 2014/2782- 5, **Lower Wood Road**—*new house following demolition of the existing dwelling.*

Cllr Coomes arrived at the meeting.

The meeting was closed to take public speaking from John Cole. He objected to this application on the grounds that it is out of keeping with the other bungalows in the near vicinity. It is too large for the plot and will be too dominant. To demolish a bungalow and replace with a house will create a dangerous precedent. There were 7 other letters of objection which were read out.

The meeting resumed and the following comments agreed:

We object to this application as:-

- i. there is insufficient private amenity space contrary to PPS 7 (Addendum): Residential Extensions and Alterations, Annex A: Private Amenity Space A42, A43 and A44. For a house of the proposed size the garden length should be at least 15m, this house would have 10m at the most, usually 7m which is contrary to the EBC Home Extensions Guide- Gardens 1.26.
- ii. the majority of the dwellings in this part of Lower Wood Road are bungalows; this proposal will be out of keeping with the street scene.
- iii. the enlarged area of roofing will be out of keeping with adjacent dwellings and dwellings opposite the proposed scheme.

One member of the public left the meeting.

It was agreed to change the order of the agenda to take application **2014/3084 – St Marys Bourne, Raleigh Drive**—*part two/part single storey rear extension*

The meeting was closed to take public speaking from Duncan Meares. He objected to this application on the grounds that the proposal will create an overbearing wall to the west side of his property which will lead to loss of light. The first floor extension will lead to loss of light and overlooking.

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The meeting resumed and the following comments agreed:

We are not objecting but note the overbearing nature of the proposed extension wall to Ormsby. We would ask the Officer to check the 45 degree rule to both neighbouring properties at Ormsby and Redthorn House and overlooking from the first floor extension to the velux windows at Ormsby.

One member of the public left the meeting and the usual order of the agenda resumed.

5. Correspondence

All results were read out.

6. Current applications and Declarations of interest

Applications from week ending – 15 Aug 2014

6.1 **2014/3078 – 39, Hare Lane** –Variation of Condition (approved plans) of permission 2014/0746 for alterations to fenestration.

No comment

6.2 **2014/3182 – 35, Vale Road**–LDC: *whether permission is required for a proposed hip to gable roof extension incorporation rear dormer, Juliet balcony and two front rooflights.*

No comment

6.3 **2014/3016 – 15, Gordon Road**– LDC: *whether permission is required for an existing rear dormer window.*

No comment

6.4 **2014/3017 – 15, Gordon Road** – *single storey rear extensions following demolition of existing single storey rear extension*

No comment

6.5 **2014/3107- Vale Farm, Vale Road** –*detached single storey building for use as a gym and storage following demolition of existing barn*

We object to this application as the property lies within Green Belt and the building will not be put to a use appropriate for this as a gym is not outdoors sports use contrary to GRB2(ii). And PPG 2.

6.6 **2014/3022 – 3, Kilnside** –*part two/part single storey front extension incorporating entrance porch following demolition of existing entrance porch.*

No comment

6.7 **2014/3084 – St Marys Bourne, Raleigh Drive**– *part two/part single storey rear extension*

Already dealt with.

6.8 **2014/3119 – Former Wyevale Garden Centre, Oaken Lane** – *CCC 13 (Landscaping Scheme) of permission 2011/6407*

This application is inadequate, consisting solely of 4 photos with no supporting documentation.

The plans (2011/6407) promised to "... plant the boundary screen with a mix of native and understorey shrubs and trees, included within which would be a percentage of evergreens to give greater density in the winter months. " *The evergreens to be planted predominately on the inner face to maintain the outward rural character.*"

The most recent landscaping plans for the site are 2012/1020, the one approved from the original planning application show mixed planting of native and ornamental shrubs along the boundaries with Oaken Lane and Cavendish Drive. Laurel is only shown in two areas - one near to the MUGA and another between the netball courts and the car park.

Whilst it is unrealistic to expect the planting to exactly follow the landscape plan, it is not acceptable for the mixed boundary planting to become predominately laurel when viewed from the road.

The last attachment also says that new trees will be planted to replace the conifers on the north boundary, but no planting has taken place. The replanting of trees on removal of existing trees is a requirement specific to Claygate to retain the green nature of the environment.

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6.9 **2014/3238 – 36-38 The Parade** –PDPN: *change of use from Office (B1a) to residential (C3)*

Applications from week ending – 22 August 2014

6.10 **2014/2694 – 5, Ruxley Ridge** –*part two/part single storey front, side and rear extension, relocation of entrance and front side and rear dormer windows following demolition of existing playroom and garage.*

No comment

6.11 **2014/ 2695 – 1, Old Claygate Lane** –*additional detached two storey house following demolition of existing garage*

We object to this application as the proposal will lead to over-development of the plot and mean that there will be insufficient private amenity space contrary to PPS 7 (Addendum): Residential Extensions and Alterations, Annex A: Private Amenity Space A42, A43 and A44. For a house of the proposed size the garden length should be at least 15m, this house would have 7.1 m at the most which is contrary to the EBC Home Extensions Guide- Gardens 1.26.

If planning permission is given we ask that permitted development rights are removed.

6.12 **2014/3258- 6, Denman Drive** –*part two/part single storey side and single storey rear extension following demolition of existing garage and conservatory*

No comment

6.13 **2014/2782- 5, Lower Wood Road**–*new house following demolition of the existing dwelling.*

Already dealt with

6.14 **2014/2882- 6, Foley Road** –*part two/part single storey rear extension following demolition of existing conservatory*

No comment

Applications from week ending – 29 Aug 2014

6.15 **2014/3274- 3, Melbury Close** –*front entrance canopy*

No comment

6.16 **2014/2950- 3, Elm Road** –*single storey side/rear extension following demolition of existing single storey rear extension*

This building is in a Conservation Area and the extension will be visible from the road at the side of the house. We object to this proposal as it will be out of keeping with the Conservation Area as the proposed material of slate is used on neighbouring properties as a roofing material not cladding and the proposal does not reflect the age or design of the area contrary to HEN 11 (ii), (iii), (iv) and HEN12.

6.17 **2014/3327- 37, Glebelands** –PDPN: *single storey rear extension*

6.18 **2014/3121- land rear of Arenella** –CCC 6 (*amended tree protection*) of permission 2012/4522

6.19 **2014/3249- 2, Cavendish Drive** –LDC: *whether permission is required for a proposed vehicular access.*

No comment

7. Report of the East Area Sub Committee

Cllr O'Brien attended the meeting on Monday 11.08.2014. He gave an oral report prior to the meeting.

i. 2014/2036 – Elmbridge Tree Services Ltd, 6A Hare Lane LDC *whether planning permission is required for a proposed boundary fence (a maximum of 2 metre high)*

Approved

ii. 2014/1541 – Café Il Corallo, High Street –*change of use and increase in height of single storey rear projection with new pitched roof to create 4 flats with associated garden and amenity area following demotion of rear extension.*

Approved

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iii. **2014/0973 – Ruxley Mount, Mountview Road** – *additional detached two storey house with basement incorporating garage and new access following demolition of existing garages*
Deferred for another site visit.

7. Licensing Applications

None.

8. Enforcement

The following are outstanding:-

- i. 14, Red Lane- the application for a fence (2014/1156) has been refused, enforcement proceedings have begun. A letter was sent to the owners at the beginning of July. The owners have another week to reply should they be considering going to appeal. If nothing is heard then legal proceedings will begin, this paperwork is already being prepared by the legal department ready for issue.
- ii. Oaken Lane Sports Ground- The new CCC has been received (2014/3119).

9. Barwell Farm

Cllr Isaacs continues to monitor this on a weekly basis and to keep a running diary. Several of the plots now contain animals; including donkeys, sheep and chickens. Some land clearance has been carried out by a digger.

10. Matters for information only

During 27 and 28 August the EBC Development Management Plan was reviewed by the Inspector. Cllrs Huddart and Isaacs attended. The Inspector was constructive and allowed speaking. Some alterations are required; these are mainly legalistic and not procedural. The changes will take until early next year when the document will be re-examined.

11. Date of next meetings

CPC Planning Meeting

Thursday 25 Sept 2014–Committee Room

Elmbridge Sub-Committee

Mon 22 Sept	- KH
Mon 13 Oct	- NI
Mon 3 Nov	- TS

.....ChairmanDate