

**PLANNING COMMITTEE MEETING
8.00pm on Thursday 13th August 2015
Village Hall Committee Room
Minutes.**

Present: *Councillors*: Geoff Herbert (Chairman), Ken Huddart, Gary State, Xingang Wang
Co-opted Members: Tom Swift
Interim Administrator: Shirley Round

1 member of the public

1. Apologies for absence:

Cllr Wilson, Cllr Sugden and Susan Harding absent with reasons

2. Declarations of Interests

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

Cllr Herbert declared he is Director of Elmbridge Rent Start.

Cllr State declared he is a business owner in Claygate and Represents Claygate on the Elmbridge Business Network.

Cllr Wang declared he is a Magistrate

Tom Swift declared he is a resident of Hermitage Close

3. Minutes of last meeting

The minutes of 23rd July 2015 were approved and signed.

4. Report of actioning of items from previous minutes

AP9: Claygate Primary School planning proposal to construct a MUGA. The Parish Council has no objection to the construction and siting.

Cllr Sugden will respond. Cllr Sugden was not in attendance

5. Correspondence

All results read out.

6. Current Applications and Declarations of Interest

Applications from week ending 24th July 2015

6.1 2015/2744 44 Telegraph Lane. Part single/part two storey side/front extension, single storey front extension and rear bay window following demolition of existing garage.
CPC comment that this extension extends in front of the building line.

6.2 2015/2542 90 Telegraph Lane. Two storey rear infill extension.
No comment

6.3 2015/2724 9 Red Lane. LDC. Whether planning permission is required for 2 proposed rooflights.
No comment

6.4 2015/2760 57 Vale Road. Single storey rear infill extension.
Officer to check 45deg angle to 59 Vale Road

6.5 2015/2590 92 Telegraph Lane. Front porch canopy and first floor rear infill extension.

No comment. CPC note that had an extension not been planned at 90 Telegraph Lane it would have been necessary to check 45deg angle.

6.6 2015/2770 39 Foley Road. Two storey front extension, two storey side extension, single storey rear extension and re-location of main entrance with canopy following demolition of existing conservatory.

No comment

6.7 72 Hare Lane. Single storey rear extension following demolition of existing rear extension. Officer to check 45deg angle to no 74.

Applications from week ending 31st July 2015

6.8 2015/2697 50 Gordon Road. Single storey rear infill extension and pitched roof to existing garage.

No comment

6.9 2015/2703 Land to south west of Woodlands House and Greenways Hillview Road. Variation of Condition 3 (approved plans) of planning permission 2012/4585 (2 additional houses) to alter the house design for both plots

Officer to check overlooking which could require obscure glazing.

6.10 2015/2780 8 Beaconsfield Road. Claygate (Foley Estate) Conservation Area – works to various trees at the rear and front of the property.

2015/2780 Arbrook Cottage, 8 Beaconsfield Road

The application is to do work on 11 trees. For only one of the trees, T10, is a reason given for the work.

T 1. Laurel, prune back to boundary.

No comment.

T2. Ash, prune back to boundary.

Object. This tree contributes to the street scene and pruning it back to the boundary would spoil its shape.

We would not object to the dead wood being removed. Incidentally the tree is in the neighbouring garden, although that is not acknowledged.

T3. Bay, prune back to boundary.

Object. This tree is also in a neighbouring garden. Pruning this bay back to the boundary would completely alter its attractive shape. It contributes to the street scene.

T4. Pine, fell.

No comment.

T5. Oak, fell.

No comment.

T6. Lawsons cypress, fell.

No comment.

T7. Thuja, reduce height by approx 4 metres.

No comment

T8. Yew, reduce height by approx 1.5 metres.

No comment

T9. Lawson's Cypress, reduce height by approx 3 metres.

No comment.

T10. Oak, crown thin by 15% to allow more light and crown reduce by 2 metres all round. Crown lift by 2 metres to 4 metres, reducing spread from 11 metres to 9 metres, height from 12 metres to 10 metres.

No comment.

T11 Neighbours oak, crown lift by 2.5 metres by removing 2 limbs.

No comment.

6.11 2015/2591 1 Ruxley Towers, Ruxley Ridge. Listed building consent.
No comment.

6.12 2015/2526 87 Coverts Road. First floor rear extension.
Officer to check 45deg angle to 85 and 87 Coverts Road.

6.13 2015/2860 21 Langbourne Way. Two storey side extension and increased driveway with permeable paving following demolition of existing garage.
No comment

Applications from week ending 7th August 2015

6.14 2015/3 Gordon Road & 24 Albany Cres. Alterations to the roof space including front and rear dormer windows to accommodate 2 additional flats and a three storey stair tower to either side of the dwelling to create new access.
No comment

6.15 2015/2897 64 Stevens Lane. Single storey front extension and replacement roof of existing front extension following demolition of existing rear extension.
No comment

6.16 2015/2812 7 Fishersdene First floor rear extension and front veranda.
No comment

6.17 2015/2867 66 Hare Lane. Vehicular Access.
No comment

6.18 2015/2927 1 The Roundway. Two storey side extension, single storey rear extension and single storey front extension incorporating porch following demolition of existing conservatory.
No comment.

6.19 2015/2958 24 Foley Road. Single storey rear extension following demolition of existing conservatory.
No comment

6.20 2015/2428 Little Orchard, Raleigh Drive. LDC. Whether planning permission is required for an existing tree house in the rear garden.
No comment

7. Report of the East Area Sub Committee

Nothing for Claygate

8. Licensing Applications

None.

9. Enforcement

Report given by Tom Swift:

9.1 66 Hare Lane : Dropped Kerb : ME -110739 A SCC issue has resulted the resident being contacted. Permission is now being sought.

9.2 66 Hare LANE : Fence 2015/0636 No further action to date .

9.3 1 Caerleon Close: INV/2015/0257 No further action to date.

9.4 40 Acre Field. Plot 12 + ALL. No response to date.

9.5 14 Red Lane : 2015 / 0922 No response to date.

9.6 Recreation Ground land grab: INV/ 2015 /0083. No update.

10. Communication of Key Decisions

None

11. Matters for information only

11.1 Arenella & Vale Farm: The Chairman has been contacted with regard to 2 recent planning applications (Arenella, Mount View Road and Vale Farm). In both instances the PC Planning

Committee is being asked to reconsider its comments to EBC. The Chairman had agreed to put these requests before the Planning Committee for their comments. In both cases the Committee is unanimous in agreeing that their comments should stand.

11.2 Rosehill TPOs: Considerable concern has been expressed by a resident about the situation regarding a group of 4 trees in Rosehill. He is uncertain whether they are covered by a TPO and if not could risk being felled. He has been in touch with the Claygate Tree Wardens. Investigation seems to have established that they are covered by TPO ELO 258 and the advice from Alex Needs is that the homeowner would have been informed of the Order when the house was purchased.

12. Date of next meetings

CPC Planning Meeting

Thursday 3rd September 2015 – Claygate Village Hall Committee Room

Elmbridge Sub-Committee

17th August – Cllr Gary State.

.....Chairman

.....Date