

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



**PLANNING COMMITTEE MEETING**  
**8.00pm on Thursday 28 June 2012**  
**Village Hall Committee Room**

*Minutes.*

**Present:** *Councillors:* Noel Isaacs (*Chairman*), Alex Coomes, Ken Huddart, Shirley Round (ex-officio)

*Co-opted Members:* Susan Harding

*Parish Clerk:* Freda Collins.

**1. Apologies for Absence**

Nick Hayes who had a previous engagement.

Shirley Round who was going to be late.

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 an Elmbridge Borough Councillor.

**3. Minutes of last meeting**

The minutes of the meeting of 7 June 2012 were approved and signed.

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

None

**5. Correspondence**

5.1 All results were read out.

Cllr Round arrived at the meeting.

5.2 It was noted that application **2012/1351/FUL – 40 Beaconsfield Road – single storey side/rear extension following demolition of existing side extension** was granted. This application was discussed at the Planning Committee meeting on Wed 26 April 2012 and the following comments sent by email on the 28 April 2012 to the Officer in the case, Steven Doel:-

*Comment, erroneous crossover position, in conflict with existing tree not shown on the plan, this is a three year old Parish Council planted tree and the highways committee needs to take note of this and contact Surrey Highways (development control) to inform them and correct its giving of permission.*

SCC's granting of permission for the necessary crossover, with the explicit assumption that no highway trees would be affected was incorrect. SCC is aware of where the Parish Council trees are planted, and this one has been in place since winter 2008. They obviously failed to realise where this particular tree was planted. The applicant equally failed to record the current situation correctly on the plans, and is therefore responsible for the misinformation.

It was agreed to write to Richard Morris to ask if EBC have agreed any changes to the plans such as relocation of the crossover.

**API      The Clerk to action.**

It was also noted that application **2012/1393/FUL – 16 Foley Road – two storey side/rear extension and single storey rear extension following the demolition of existing two storey side/rear extension** was discussed at the Planning meeting of 26 April 2012 and the following comment made:-

We note that side access reduces down to less than 1m to the boundary towards the rear.

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Despite the fact that this application breached the 1m rule to the boundary the application was passed. This is one of some recent example where EBC do not appear to have followed their own guidelines. It was agreed to include this in the letter to Richard Morris.

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

It was noted that no plans had been received for weeks 24 & 25, so, on the day of the meeting, the Chairman had to request them and collect them from EBC. It was agreed to also include this in the letter to Richard Morris.

### Applications from Weekly List 23

#### **6.1 2012/1883- 96, Foley Road** – *two storey side extension following demolition of conservatory*

We are not objecting but ask the officer to check that the windows on the new elevation on both ground and first floor are of obscured glass if required and also to check the 45° rule to number 94.

#### **6.2 2012/1982- Ruxley Lodge, Ruxley Crescent** – *detached garage at front*

No comment

#### **6.3 2012/1983 -Ruxley Lodge, Ruxley Crescent** – *LDC: detached garage at front*

No comment

#### **6.4 2012/2041- 6, Albany Crescent**– *single storey rear extension following demolition of outbuilding*

We are not objecting but ask the officer to check that the windows conform to regulations and the 45° rule to number 4.

### Applications from Weekly List 24

#### **6.5 2012/1818 – 25-27, The Parade** – *installation of an ATM machine*

The loss of the ATM at the Barclays Bank was of great concern to many people in the village. The installation of a new cash machine has been of considerable local interest and we look forward to a new 24 hour facility coming to Claygate. We note that any noise generated by use of the machine will be very similar to that caused by the cash machine which was in the Barclays Bank across the road.

#### **6.6 2012/1854 – 25-27, The Parade** – *advertisement consent: ATM machine*

No comment

#### **6.7 2012/1994 – 48, Foley Road** –*LDC: whether permission is required for a proposed hip to gable roof extension and rear dormer window with juliet balcony.*

We appreciate that this is an LDC, but the design appears to out of keeping with the street scene and to contravene Design and Character Supplementary Planning Document Companion Guide: *Home Extensions* sections 1.12 and 1.13.

#### **6.8 2012/2020 – 8, Beaconsfield Road** – *reduction in footprint of rear extension (amendment to permission 2010/1501)*

No comment

#### **6.9 2012/2047 – 17, Meadow Road** – *part two/part single storey side infill extension, part two/part single storey rear extension and rear dormer.*

We ask the Officer to check the 45° rule to the neighbouring properties.

### Applications from Weekly List 25

#### **6.10 2012/2117 – 28, Ruxley Ridge** – *two storey side/rear extension and detached garage following demolition of existing garage*

No comment

#### **6.11 2012/2127– 1, Caerleon Close** – *two storey rear extension, two storey front extension, side conservatory, alterations to roof space incorporating front and rear dormer windows and single storey garage extension including increasing its ridge height and side dormer*

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No comment

6.12 **2012/2128 – 25, St Leonards Road** – Variation of condition 1 of permission 2009/741 to extend the time limit for a further 3 years

No comment

6.13 **2012/2215 – 3, Foley Wood** – CCC: 3 (materials), 6 (floor levels), 8 (landscaping), 10 (screening), 14 (method of construction) re permission 2005/1371

No comment

It was suggested that all comments should be copied to Ward Councillors at the same time they are sent to the Elmbridge Officers so that the Ward Councillors are made aware of the CPC comments. AGREED.

## **7. EBC Protocol**

This item deferred until the next meeting.

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

Cllr Coomes was unable to attend the meeting. It was agreed that if a councillor cannot attend, they should try to arrange for a substitute.

It was noted that there was one item for Claygate; 11, Tower Gardens which was passed.

## **9. Licensing Applications**

None

## **10. Enforcement**

10.1 Cllr Isaacs gave an update:-

- i. Horringdon Farm- the Enforcement team has prepared a report and it has gone to the Legal team for checking. It will then be sent to the Councillors for their comments.
- ii. 109, Hare Lane- Enforcement reports that the office is now closed.
- iii. 2, Oaken Drive- a notice has now been served. The owners have until 22 June to go to appeal. If they do not appeal they have until 22 Aug to carry out the work.

10.2 Cllr Coomes noted that a resident had complained that building work was taking place at 34, Holroyd Road without any tree protection for the protected trees which may cause damage to the roots. He informed EBC who immediately sent down a Tree Officer. There was no tree protection in place, so the work was halted. The complainant was asked to inform EBC of further unauthorised work until tree protection has been put in place.

10.3 It was noted that we made comment about the trees at the Hare & Hounds but do not know if any action has been taken. The Clerk was asked to contact Alex Needs.

### **AP2 The Clerk to action.**

10.4 It was noted that the area in front of the Hare & Hounds on which the tables and chairs stand has been replaced with a non-porous material. It is thought that all hard landscaping should be subject to planning permission, it was agreed to contact the Officer in the case for advice.

### **AP3 The Clerk to action.**

## **11. Matters for information only**

None

## **12. Date of next meetings**

### CPC Planning Meeting

Scheduled for:-Thursday 19 July 2012– Village Hall Committee Room

*It was noted that the Clerk is away on holiday for the next meeting. It was agreed to see if the meeting could be delayed until the Clerks return. The meeting will be arranged for **Mon 23 July 2012.***

### Elmbridge Sub-Committee

Monday	7.45pm	2 July	2012	- NI
Monday	7.45pm	23 July	2012	- SR

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Monday 7.45pm 13 Aug 2012 - KH

Public Hearing & Public Inquiries

Outstanding Written Representations

2011/5545	102, Hare Lane	<i>flats</i>
2011/6808	40 Beaconsfield Road	<i>extension</i>
2011/6597	Arenella, Mountview Road	<i>new house</i>

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