

PLANNING COMMITTEE MEETING
8.00pm on Thursday 22 August 2013
Village Hall Committee Room

Minutes.

Present: *Councillors:* Noel Isaacs (*Chairman*), Alex Coomes, Shirley Round, Ken Huddart
Co-opted Members: Susan Harding
Parish Clerk: Freda Collins.
Attendees: Cllr Herbert, 4 members of the public

1. Apologies for Absence

Cllr Michael O'Brien who was on holiday.

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 a Borough Councillor and that he lives in the Conservation Area close to 9, Claremont Road—application 2013/3153.

3. Minutes of last meeting

The minutes of the meeting of 1 Aug 2013 were approved and signed.

4. Report of actioning of items from previous minutes

AP1- done

The order of the agenda was changed to take application 2013/3153- 9, Claremont Road

The plans were examined and public speaking taken.

Mr Paterson of 7, Claremont Road spoke against the application on the grounds that the 10m high by 8m long extension will be over-bearing and will have a flat roof. The extension will increase the size of the existing dwelling by 92%. The proposal will change the appearance of a locally listed building. No 9 is one of a matched pair (with no7) and the proposal would distort the symmetry. The proposal will mean that no 9 will have 2 front doors. The trees and hedging provide necessary screening and should be retained.

The meeting then resumed.

It was noted that the comment from the CAAC will be about the trees/hedging and the listing of the house.

It was agreed to send the following comment to EBC:-

According to Item 1.13 General Principles: EBC Design & Character Supplementary Planning Document: Home Extensions, the roof of an extension should be similar to that of the existing house, in scale, design and angle of the pitch; in particular, houses with a pitched roof should not have flat roofed extensions.

Consequently we object to the flat-roof of the extension as it will create an incongruous feature that will adversely impact upon the views from within the street scene and upon the general character of the area which is contrary to saved policies HSG16 and ENV2 of the Replacement Elmbridge Borough Local Plan 2000, CS11 and CS17 of the Elmbridge Core Strategy, the Elmbridge Design & Character SPD and the National Planning Policy Framework.

We ask:-

- i. For obscure glazing (not of the stick-on film type) on the first floor side window facing no7.
- ii. that, as 9 Claremont Road is located in the Foley Estate Conservation Area, the Officer to check the listed building status; in particular as this house is symmetrical with no 7.
- iii. the officer to check the 45° rule.

If planning permission is given we ask that adequate screening is maintained between nos 7 & 9 and that the trees are protected during building work as per Item 6: Planting / Landscaping: EBC Design & Character Supplementary Planning Document: Home Extensions.

3 members of the public left the meeting.

5. Correspondence

5.1 All results were read out.

5.2 It was noted that the application to change the Greek Vine into a Day Nursery has been turned down by Elmbridge B.C. on highway safety grounds. The detailed report shows that Surrey C.C. refused on grounds of inadequate space for turning and dropping off; Elmbridge B.C. Conservation Officer objected on grounds that the change of use would inevitably lead to frontage alterations.

6. Current applications and Declarations of interest

Applications from Weekly List 31

6.1 **2013/3040- 17, Beaconsfield Road**– *Claygate Conservation Area: 2 x conifers & 1 x lilac tree- fell*
No comment

Applications from Weekly List 32

6.2 **2013/3007-Pearmain, Mountview Road**– *raised terracing with undercroft and storage area*
No comment

6.3 **2013/3151- 8, Blakeden Drive** –*decking in rear garden*
No comment

Applications from Weekly List 33

6.4 **2013/3153- 9, Claremont Road** – *2 storey rear & part two/part single storey side extension.*
Already done

7. Report of the East Area Sub Committee

Cllr Round attended the meeting and circulated a report.

There was one item for Claygate- 9, Oak Hill,

This item has been deferred until the next EA meeting. It was decided by the Chairman that a site visit should have been requested for this application. It was also noted that no letters of objection had been received.

It was noted that the most condemning pictures of the site i.e. views of the wall from the neighbour's garden and also from Kilnside were not shown by the officer. It is assumed that he was in receipt of more than the pictures he showed.

8. Licensing Applications

One application for Claygate-

107, Hare Lane (Excellar Wine Merchants) Full-to include supplies of alcohol 10.00-22.30 hrs Mon to Sat and 11.00-17.00 hrs Sunday.

We have no comments about this application.

9. Enforcement

Cllr Isaacs gave an oral report to the meeting.

i. 9, Oakhill – this went to EA Sub and has been postponed for a site visit.

ii. 1, Woodland Close- still under review

iii. Claygate Manor- this property has now been sold. The appeal against the refusal of gates and piers was dismissed by the Inspectorate. The new owners have been in contact with Enforcement and indicate they intend to make the necessary planning changes to the site. The problems in Vale Road appear to have ceased.

Cllr Isaacs was asked to check what is happening at the Vale Farm site.

AP2 Cllr Isaacs to action.

10. Matters for information only

None

11. Date of next meetings

CPC Planning Meeting

Thursday 12 Sept 2013–Village Hall Committee Room

Elmbridge Sub-Committee

Monday	7.45pm 9 Sept 2013	-SR & MO
Monday	7.45pm 30 Sept 2013	-KH
Monday	7.45pm 21 Oct 2013	-NI

Public Hearing & Public Inquiries

Outstanding Written Representations

2012/226	Horrington Farm	<i>fence, gates and piers</i>
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>

.....ChairmanDate