

**PLANNING COMMITTEE MEETING**  
**8.00pm on Thursday 23 February 2012**  
**Village Hall Committee Room**  
*Minutes*

**Present:** *Councillors:* Alex Coomes (Chairman), Shirley Round, Nick Hayes –reserve  
*Co-opted members:* Susan Harding  
*Parish Clerk:* Freda Collins  
Cllr Geoff Herbert  
5 members of the public

As the Chairman was not at the meeting, the Vice- Chairman, Alex Coomes took the chair.  
As two of the member Councillors were not at the meeting, Cllr Hayes attended as reserve. The Chairman thanked him for attending.

**1. Apologies for Absence**

Cllr Noel Isaacs who was on holiday.  
Cllr Ken Huddart who was on holiday.  
These were accepted.

**2. Declarations of Interest**

None

**3. Minutes of last meeting**

These were approved and signed by the Chairman.

The meeting then agreed to change the order of the agenda in order to discuss application 2012/333-27, Woodbourne Drive.  
The Chairman closed the meeting to take public speaking.

Mrs Moffat, one of the applicants spoke for the application. This is the second application for this property, the first having being refused by EBC in December 2011. She explained that she hoped these plans had addressed the objections. She believed that a mis-reading of the small numbers on this new plan had lead to objections by neighbours to the height of the proposal.

Mr Freeborn of 29, Woodbourne Drive then spoke against the application. He acknowledged that the actual height measurement (8.35m and not 9.35m) did make a difference, but the proposal would lead to loss of sunlight to their garden, loss of light to their side windows, overlooking from the Juliet balcony and the design of the roof would affect the street scene.  
The meeting then resumed.

A discussion took place and it was agreed to send the following comments to EBC:-

There appears to be little difference to the previous refused application 2011/7959.

27, Woodbourne Drive is in the middle of a group of 3 houses built with the same footprint and style as each other. The roof pitches along this road are of the same/similar height. The bungalow at number 23 is very much lower. The three houses have the same roof patterns and to date, none of them are altered.

We object to this proposal because:-

- i. Raising the roof would create an enormous roof and effective extra storey which would be out of keeping with the street pattern.
- ii. The change of the main directional flow of the roof would be out of keeping with the neighbouring properties.
- iii. The large front dormer windows would be out of character with the street scene.

We ask the Officer to compare the height of the proposal to the height of the roof at number 13 as this was mentioned by the applicants.

Four members of the public then left the meeting and the order of the agenda was resumed.

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

None

## 5. Correspondence

- 5.1 The appeal decision for 2011/6808-40, Beaconsfield Road has been received. The appeal has been dismissed due to the effect of the proposal on the character and appearance of the surrounding area with particular reference to the adjacent street tree.
- 5.2 All the results were read out.

## 6. Current Applications and Declarations of Interest

### Applications from Weekly List 5

6.1 **2012/226- Horrington Farm & Stables, Vale Road** – *retrospective application with 3m high automatic entrance gate & brick piers*

We object to this application as the high fence and gates are inappropriate for the Green Belt and contrary to ENV1 and GRB2. Fences and gates will restrict the access and egress of wild animals across the site contrary to CS14. The signage at the entrance is also inappropriate for the Green Belt.

6.2 **2012/324- 28, Oaken Lane** – *single storey rear extension*

We do not object to the application, but ask the Officer to check the 45° rule to number 30.

6.3 **2012/333- 27, Woodbourne Drive** – *single storey rear extension, new front porch & roof extension incorporating rear dormer with Juliet balcony*

Already dealt with

6.4 **2012/334- Tower Hill, High Foleys** – *detached two storey house with basement incorporating pool & gymnasium, additional rooms in the roof space, rear balcony and integral garage following demolition of existing house*

We do not object to the application, but ask that all sideways facing ensuite windows be of obscured glazing. We have no objection to the felling of the pine and willow, but the remaining trees must be protected during building works as described in the comprehensive arboricultural report.

6.5 **2012/390- 7, High Street** – *NMC to permission 2010/892*

### Applications from Weekly List 6

6.6 **2012/157- 110, Foley Road** – *TPO EL: 09:40- cut back lowest 2 branches within 2m of tree trunk*

It is difficult to see from the street which branches the application refers to. We would object to cutting back the very large bough on the south side as this could compromise the health of the tree.

Cllr Hayes declared an interest in the next application as he is a resident of Dalmore Avenue.

6.7 **2012/433- 20, Dalmore Avenue** – *single storey rear extension and first floor extension following demolition of existing extension.*

We do not object to the application, but ask the Officer to check the 45° rule to number 18.

### Applications from Weekly List 7

Cllrs Round and Coomes declared an interest in the next application as they are on the committee of the Community War Memorial Project Scheme. Cllr Hayes declared an interest in the next application as he is a member of CIB and has discussed this project in the Environment Committee. All three councillors were at a meeting of the Parish Council where funding was voted towards this project.

6.8 **2012/431- land adjacent to Holy Trinity Church, Church Road** – *1.4m high railings and gates and new paving following removal of existing hedge, brick piers and gates.*

No comment

6.9 **2012/538- 6, Judge Walk** – *single storey front extension*

No comment

## 7. Report of the East Area Sub-Committee

Nothing for Claygate.

## 8. Licensing Applications

It was noted that the hours of use of the Greek Vine and their use of the pavement are being investigated.

## 9. Enforcement Issues

An update report has been received from EBC regarding the outstanding issues:-

9.1 Claygate Manor- EBC has received a response to the Planning Contravention Notice. The Officer is working through the information provided to the questions. A site visit has been arranged to view inside the buildings.

9.2 2 Oaken Drive- A site visit was carried out to check whether the owner had responded to requests to remove or lower the boundary wall. The site visit revealed that rendering of the wall had been carried out to complete the boundary. The next stage is to prepare a report to consider whether to take formal enforcement action.

9.3 109 Hare Lane-The owner has confirmed that the front two rooms are no longer occupied. A site inspection has been arranged for next week to check this.

9.4 Field rear of 17 Tower Gardens-An enforcement notice has been served requiring the removal of the large fixed marquee from this land by 16 March 2012. A site visit will be carried out after this date to check compliance.

9.5 3 Foley Road- Ongoing case regarding untidy land. The owner has failed to comply with the Section 215 Notice served last year. Officers are now considering options to deal with this before preparing a new report for consideration.

New Issues: -

i. Greek Vine - regarding hours of use and the use of the pavement.

ii. 8 Vale Road - a compliance check regarding the height of this new development

Site visits will be carried out to check whether there are breaches of planning control on these two sites.

## 10. Neighbourhood Plan

10.1 No further progress has been made on the Neighbourhood Plan.

10.2 It was noted that EBC have already had an introduction lecture for Councillors on the Localism Act. A further one is scheduled. Cllr Herbert will speak to the training officers at EBC to see if CPC Councillors will be able to attend.

10.3 It was noted that EBC have set up committees to go through the new act to see how it will affect their policies. There will a meeting in March on Planning & Housing. The meetings are closed, but Cllr Herbert agreed to speak to the Chairman to see if Noel Isaacs will be able to attend.

## 11. Matters for Information only

None

## 12. Date of next meetings

### CPC Planning Meeting

**Thursday 15 March 2012-Village Hall Committee Room**

*Please note: the meeting after this will be on WED 4 Apr 2012*

### Elmbridge Sub-Committee

Mon 7.45pm 12 Mar 2012-

Mon 7.45pm 2 Apr 2012- KH

### Outstanding Written Representations

2011/5545

102, Hare Lane

flats

2011/6597

Arenella, Mountview Road

new house

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