



**PLANNING COMMITTEE MEETING**  
**8.00pm on Thursday 25<sup>th</sup> June 2015**  
**Village Hall Committee Room**  
**Minutes.**

Present: *Councillors*: Geoff Herbert (Chairman), Mark Sugden (ex-officio), Ken Huddart, Gary State, Gavin Wilson.

Co-opted Members: Tom Swift, Susan Harding

Interim Administrator: Shirley Round

Cllr Xingang Wang has resigned from the Planning Committee.

**AP6: Interim Administrator to redo Reserves List and circulate**

2 members of the public

**1. Apologies for absence:**

Gavin Wilson 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 Sugden** declared he is a Trustee of Claygate Recreation Ground Trust

**Tom Swift** declared he is a resident of Hermitage Close

**3. Minutes of last meeting**

The minutes of 4<sup>th</sup> June 2015 were approved and signed.

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

AP3: Done

AP4: Reasons for refusal of planning applications: Reasons circulated.

AP5: Lack of compliance by United Church Schools Trust with the planting plan for the Wyevale Site. For discussion at the next Planning meeting.

**AP7: To discuss compliance - Chairman**

**5. Correspondence**

All results read out.

**6. Current Applications and Declarations of Interest**

**Cllr State** declared an interest in 14 The Parade, 109 Hare Lane and 94 Hare Lane

**Tom Swift** declared an interest in 13 Hermitage Close, 14 Red Lane and 18 Merilyn Close

Applications from week ending 8<sup>th</sup> June 2015

6.1 2015/1989 Land at rear of 37 to 39 Hare Lane. Det two storey house and pair of semi-detached houses with associated landscaping, parking an new access off Loseberry Road.

Several members of the public spoke with objections to this application. The Chairman said he would identify the relevant policy numbers to quote in the Parish Council's letter of objection.

**AP 8: Chairman**

Object

Object on the grounds of DM2 – Design and amenity – garden space. The size and shapes of the plots contrast with the spacious gardens nearby and are not in keeping with the immediate area and would erode an aspect of local distinctiveness.

DM8 Refuse. None of the houses have shown spaces where the refuse bins should be stored to prevent them being an eyesore at the front of the properties.

DM7 – Parking. Insufficient space House 3 due to forward nature of the property.

*Post meeting note: Chairman added:*

*The application is not sensitive to the loss of trees and therefore doesn't meet the requirements of Env1, Env2 and Env12.*

*The building of the houses detracts from the appearance and character of the area and fails to meet the requirements of Hsg16.*

*The application does not address the lockbox infrastructure so fails the requirements of Hsg1.*

*Finally the parking has a negative effect on the environment and hence conflicts with the local plan.*

6.2 2015/2009 14 The Parade. Single storey rear extension to existing shop and first floor terrace to existing first floor flat.

No comment.

6.3 2015/1943 27 St Leonards Road. Part single/part two storey side/front extension, single store rear extension and front dormer window following demolition of existing garage.

No comment.

6.4 2015/2065 11 Dalmore Avenue. First floor side extension.

No comment.

Applications from week ending 15<sup>th</sup> June 2015

6.5 2015/0505 3 Foley Road. Detached two storey house with rooms in the roof space, basement and new access following demolition of existing house.

No comment.

6.6 2015/2178 The Old Bank 109 Hare Lane. PD Prior notification. Change of use from A1 retail to C3 residential.

Object on the grounds of loss of retail space.

6.7 2015/2251 16 Blakeden Drive. LDC Conversion of existing garage into habitable accommodation.

No comment.

6.8 2015/2086 5 Tower Gardens. TPO EL: 89/25 Oak. Reduce canopy to approx 14m height and 5m spread.

No comment.

6.9 2015/2148 10 Dalmore Avenue. LDC whether planning permission is required for a proposed hip to gable roof extension incorporating rear dormer window.

No comment

6.10 2015/2110 21 Glenavon Close. Two storey rear extension and single storey side extension

No comment

6.11 2015/2293 94 Hare Lane. Prior notification: change of use from Office (B1a) to Residential (C3)

No comment

6.12 2015/2102 13 Hermitage Close. TPO EL:258 – work to various trees

No comment

Applications from week ending 19<sup>th</sup> June 2015

6.13 2015/2006 3 Loseberry Road. Vehicular access  
No comment

6.14 2015/2185 19 Rythe Road. Part two/part single storey rear extension.  
No comment

6.15 2015/2220 49 Foley Road. TPO ESH33: T1 oak in front garden – remove epicormic growth.  
No comment

6.16 2015/2207 15 Gordon Road. LDC whether planning permission is required for an existing rear dormer window.  
No comment

6.17 2015/2191 18 Merylyn Close. Variation of Condition 2 (approved plans) of planning permission 2014/3101 to add obscure window to the eastern elevation at first floor, all front windows to be changed to Georgian sash windows, removal of the curved window on the front elevation, new rear brick wall to replace rear balcony, 1.4m reduction to the ground floor patio and reduction in ridge height to 0.5m  
No comment

6.18 2015/2281 Crehurst 113 Hare Lane. TPO EL:12/02 – T1 and T2 hornbeams – crown thin by 20%

These mature trees are next to the access road to Torrington Lodge car park. They are healthy and important to the street scene, not of low amenity value as described in application.

T1 – No objection

T2 – Object. The crown is not overcrowded and should not be thinned by more than 10%.

6.19 2015/2339 4A Coverts Road. LDC. Whether planning permission is required for a proposed side dormer window.  
No comment

6.20 2015/2211 116 Foley Road. 7 x cypress leylandii in rear garden – various works.  
No comment

6.21 2015/2335 Foley House, Ruxley Crescent. LDC whether planning permission is required for a proposed outbuilding.  
No comment

## **7 Report of the East Area Sub Committee**

Nothing for Claygate

## **8 Licensing Applications**

None.

## **9 Enforcement**

Report given by Tom Swift:

- a) 14 Red Lane : 2015/0922: Refused , but can appeal. Enforcement has begun legal proceedings, owner has until July 20th 2015 to comply or a court date will be set .
- b) 66 Hare Lane: fence - 2015/0636 refused , still no news about if they will appeal . Kerb/ crossover - ME-110739 , this is a SCC issue and their licensing team to investigate / contact owner .
- c) 40 Acre field plot 12: principle planning officer & Katie Baldwin ( senior enforcement officer ) from EBC to visit site on 1st July 2015 to discuss further . This is in response to asking the time the owner will be given to complete the tidy up .
- d) 1 Caerleon Close : INV/2015/0257 : Appeal dismissed , enforcement officer Katie Baldwin spoke to owner who will work with own architect & Steve Elliott ( planning officer ) with the view of resolving the issue :

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

- e) Recreation Ground - land grab INV 2015/0083 : Helen Maguire has informed me that Ian Gayton from parks & recreation is visiting site to paint the children's railings on 3rd July . He is not directly involved but may carry some influence, Helen thought if I came too I could chat to him.

**10 Communication of Key Decisions**

None

**12. Matters for information only**

None

**13. Date of next meetings**

CPC Planning Meeting

Thursday 23<sup>rd</sup> July 2015 – Village Hall Committee Room

Elmbridge Sub-Committee

6 July - GH

.....Chairman

.....Date