



ELSTEAD PARISH COUNCIL

Mrs Juliet Williams – Clerk
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Chairman: Mr P.W. Murphy
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Planning Committee - Minutes of Meeting **Thursday 7th September 2017 at 8pm**

Present: Cllr J Jacobs (Chair) Cllr J. Mathisen Cllr R. Holroyd
Cllr J. Holroyd Cllr P. Murphy
Mrs J. Williams (Clerk)

1.0 Apologies

Apologies were accepted from Cllr R. Rees, Cllr R. Gardner, Cllr L Davidsen and Cllr K Brooke due to business commitments. The members accepted these. Cllrs Gardner and Davidsen submitted written comments prior to the meeting.

2.0 Declaration of Interests

Cllr Gardner disclosed a Personal and Prejudicial interest with application WA/2017/1417 which cllrs are required to disclose by section 94(1) of the Local Government Act 1972 and in accordance with The Parish Council (Model Code of Conduct) Order 2007.

3.0 Planning Applications:

WA/2017/1598	5 Silver Birches Way, Elstead GU8 6JA	Erection of single storey side extension <i>Elstead Parish Council does not object to this application</i>
WA/2017/1593	Woodland View, Lower Ham Lane, Elstead GU8 6HQ	Erection of single storey rear extension following the demolition of existing conservatory; alterations to elevations and fenestration to dwelling and detached garage <i>Elstead Parish Council does not object to this application</i>
TM/2017/0131	Woodland View, Lower Ham Lane, Elstead GU8 6HQ	Application for works to trees subject of Tree Preservation Order WA254 <i>Elstead Parish Council cannot comment on this Application</i>
WA/2017/1417	Craigellachie, Hookley Lane, Elstead GU8 6JE	Erection of 2 dwellings following the demolition of existing dwelling. <i>Elstead Parish Council objects to this application</i>

		<p><i>on the grounds that it is not policy compliant with the Elstead Village Design Statement: Para 6.1 states (as a policy) that 'New development should retain the existing pattern of density'. Clearly, the proposed development would not do this but would instead significantly increase the density of development. To this extent, the proposal is not policy compliant. The immediate vicinity is mainly typified of bungalows and/or chalet bungalows all in good sized plots. Putting two properties on this site is over development resulting in plot 1 having a garden that is not commensurate with the property size and setting a dangerous precedent which would change the character of the road.</i></p> <p><i>The Parish Council requests that if Officers are minded to use their delegated powers and approve this development, the Parish Council is informed so that the PC can involve our Borough Councillors who will 'call it in'. If Officers are minded to approve this development the Parish Council asks that Permitted Development rights from these two properties are removed and that Officers ensure that the integral garage cannot be converted.</i></p>
WA/2017/1404	4 Springhill, Elstead GU8 6EL	<p>Erection of a single storey rear extension (as amended by drawings received 19/08/2017).</p> <p><i>Elstead Parish Council objects to this application due to the extension being built on the party wall meaning it will result in a loss of amenity to property 3 and it will be intrusive to the adjacent property. Elstead Parish Council wishes to point out that the plans are very misleading in that this is an application for a semi detached property which is not clearly shown in the plans. Elstead Parish Council also objects to this application on the grounds that the extension will be a flat roof.</i></p> <p><i>Elstead Parish Council suggests that an similarly sized, alternative pitched roof extension to the south side of the property would be far less intrusive.</i></p>

4. Planning Communications/Other Matters

No other business or queries were raised.

Juliet Williams - Clerk

