



Caring for Claygate Village

**DRAFT**  
**PLANNING COMMITTEE MEETING**  
**held at 8.00pm on Thursday 28<sup>th</sup> November 2019**  
**Small Hall, Claygate Village Hall**

Present: Councillors Geoff Herbert, Michelle Woodward and Janet Swift.  
In attendance: Shirley Round (Parish Clerk & RFO), Tom Swift (co-opted) and John Bamford (co-opted)  
Tree wardens: Vanessa Relleen, Margie Richardson.

1. **Apologies for absence:**  
Cllrs Xingang Wang and Josette Lesser.
2. **Declarations of Interest in items on the Agenda.**  
None
3. **To confirm the Minutes of the last meeting**  
The Minutes of the meeting on 31<sup>st</sup> October 2019 were agreed and signed by the Chairman.
4. **To report on the actioning of items from previous Minutes.**  
AP9 Attendees to Planning User Group meeting. DONE
5. **Planning correspondence, notification of applications and outstanding results**  
Notification of Planning Applications where the parish council is listed as a consultee have been received.
6. **To discuss and comment on applications decided since the last meeting.**  
A report from John Bamford was circulated prior to the meeting. See Appendix A.
7. **Applications from EBC weekly lists including confirmation of comments sent to EBC**  
**Week ending 1<sup>st</sup> November**
  - 7.1 **2019/2811 The Lodge, 33 Raleigh Drive** – Two-storey side and single-storey rear extension and conversion of garage into living space following partial demolition of existing house.  
**Claygate Parish Council** – no objection. Unanimously agreed.**Week ending 8<sup>th</sup> November**
  - 7.2 **2019/2924 30 Gordon Road** – Part two/part single storey side/rear extension, front canopy, conversion of living space into integral garage, rear raised terraced to a height of 1m, associated landscaping and ground works and alterations to fenestration following demolition of existing detached garages and outbuilding.  
**Claygate Parish Council** – no objection. Unanimously agreed.
  - 7.3 **2019/2925 26 Stevens Lane** – Conversion of garage into living space and external alterations.  
**Claygate Parish Council** – no objection. Unanimously agreed.
  - 7.4 **2019/2933 Millpond Lodge, Hillview Road** – Alterations to fenestration to rear and east side elevations.  
**Claygate Parish Council** – no objection. Unanimously agreed.

- 7.5 **2019/3113 5 Bridle Road** – non material amendment to planning permission 2019/1249 to alter the rear extension roof light.  
**Claygate Parish Council:** no objection. Unanimously agreed.
- 7.6 **2019/2838 Caprice, Meadow Road** – single storey side extension following removal of existing carport.  
**Claygate Parish Council:** no objection. Unanimously agreed.
- 7.7 **2019/2832 11 Raymond Way** – part two/part single storey side/rear extension, front porch and alterations to fenestration and finish.  
**Claygate Parish Council:** no objection. Unanimously agreed.
- 7.8 **2019/3003 Claygate House, Littleworth Road** – material amendment to planning permission 2019/1110 for alterations to fenestration, additional vents and alterations to front canopy.  
**Claygate Parish Council:** no objection. Unanimously agreed.

#### **Week ending 15<sup>th</sup> November**

- 7.9 **2019/3016 39 Cavendish Drive** – two-storey rear extension.  
**Claygate Parish Council:** no objection. Unanimously agreed.
- 7.10 **2019/3048 5 Berkeley Gardens** – first-floor side extension incorporating rear balcony and front dormer window.  
**Claygate Parish Council:** no objection. Unanimously agreed.
- 7.11 **2019/3052 3 The Avenue** – single storey side/rear extension, first floor side extension and front and rear dormer windows following partial demolition of existing dwelling and removal of chimney stack.  
**Claygate Parish Council:** No objection. We note the amenity space is below the recommended size for a 5 bedroom house. Unanimously agreed

#### **Week ending 22<sup>nd</sup> November**

- 7.12 **2019/3014 2 Church Villas, Church Road** – Claygate Village Conservation Area – fell 1 x holly and 3 x pittosporums.  
**Claygate Parish Council:** No objection. All 4 trees are at the side of the garden along the boundary with a neighbouring property. Although one of the Pittosporums is visible from the road it does not contribute significantly to the street scene. Unanimously agreed.
- 7.13 **2019/2902 23 Langbourne Way** – retrospective variation of condition 2 (approved plans) of planning permission 2017/2294 to alter fenestration.  
**Claygate Parish Council:** No objection. We note an additional front door in the plans for this application. Unanimously agreed.
- 7.14 **2019/2412 24 Stevens Lane** – single storey rear extension.  
**Claygate Parish Council:** No objection. Unanimously agreed.
- 7.15 **2019/3050 42A The Roundway** – single storey front extension, front canopy and alterations to roof materials following demolition of existing porch.  
**Claygate Parish Council:** No objection. We note the proposed patio doors at the front of the house are out of keeping with the neighbouring properties. We also note a drawing has been included for a proposed second floor which is not referenced in the application. Unanimously agreed.
- 7.16 **2019/3105 40 Stevens Lane** – Tree Preservation Order EL 19/10 – re pollard 1 x poplar (T2) by 7m and 1 x poplar (T3) by 8m, and crown reduction 1 x poplar (T4) by 17m.  
**Claygate Parish Council:** TPO EL 19/10 Oak tree (T1) removed deadwood. No objection. The reason for the work is given only for one of the poplars, T4. That reason is that the tree is creating too much shade and is close to neighbouring property. There is no reason given for either of the other 2 trees. These poplars are significant in the landscape and although in the back garden of the property affect their contribution to the landscape. Object to the work on these 3 poplars (T2, T3 and T4). Unanimously agreed.

- 7.17 2019/3083 1 Kings Mead Park** – park 2/part single storey extension following partial demolition of existing rear projection.  
**Claygate Parish Council:** No objection. Unanimously agreed.
- 7.18 2019/2986 34 Holroyd Road** – Two storey rear and part two storey/part first floor side extension.  
**Claygate Parish Council:** No objection. Unanimously agreed.
- 7.19 2019/3077 14 Cavendish Drive** – single storey side/rear extension following demolition of existing conservatory.  
**Claygate Parish Council:** No objection. Unanimously agreed.
- 7.20 2019/ 3091 Kelmscott, Mount View Road** – Part two/part single storey side extension incorporating integral garage, front and rear dormer windows and side roof lights following demolition of existing side canopy.  
**Claygate Parish Council** – No objection. Unanimously agreed.

**8. To agree budget for 2020/21 and final figures for 2019/20**

The Councillors approved the Planning Committee budget for 2020/21 as outlined at the Council meeting on 7<sup>th</sup> November. The figure is to take account of possible professional advice required relating to the EBC Local Plan.

**9. To discuss South London Waste Plan Issues & Preferred Options Consultation.**

EBC Cllr Marshall forwarded to the Parish Council a copy of the South London Waste Plan. The plan has been prepared by the boroughs of Croydon, Kingston, Merton and Sutton and sets out the issues and objectives for waste management for the next ten years. The document identified a potential site at the Chessington Equestrian Centre to be used for the disposal of inert waste.

Co-opted Parish Council members John Bamford and Mark Tymieniecki together produced a draft document outlining objections to the proposal initially for consideration by the Planning Committee Councillors before submission to EBC who are currently determining whether a response is required. The Planning Committee members unanimously approved the response. Cllr Marshall will pass the document on to the Planning Policy & Strategy Manager at Elmbridge.

**10. Report on the East Area Sub-Committee Meeting**

The next meeting is scheduled for 2<sup>nd</sup> December. There is nothing on the agenda for Claygate.

**11. Licensing applications**

An application for the Claygate Community Hub (The Pavilion) has been approved to stay open from 10am to 11pm daily except for Friday, Saturday and Sunday when it will be open until mid-night. The Hub will be allowed to stay open all night on New Year's Eve.

**12. Compliance issues**

Nothing to report. The chairman will investigate a possible compliance issue in the Roundway and report back. **AP10**

**13. Communication of key decisions to residents including input to Courier and the website.**

The next edition of Courier is due for distribution mid December. The Planning Committee article on the Planning Process has been submitted.

**14. Matters for Information Purposes Only.**

a) Having attended a briefing held at EBC Planning Department Cllr Swift asked if the Planning Councillors are interested in joining a 'Planning Alert' system. EBC Planning would sign-post developers to the parish council to discuss their proposals prior to submitting a planning application. It was agreed the Councillors will discuss this at their meeting on the 2<sup>nd</sup> January and make a decision. **AP11**

b) It was noted that the parish council doesn't have anyone on the local conservation committee. This item will be discussed at the next meeting. **AP12**

**13. To confirm the date of the next meeting and attendance of members of Planning Committee:  
Thursday 2<sup>nd</sup> January 2020, Committee Room, Claygate Village Hall**

**Elmbridge East Area Planning Committee:**

Monday 2<sup>nd</sup> December 2019.

**The meeting closed at 10.15 pm**

**Chairman:**

**Dated:**

**Reserve for the next meeting: Cllr Anthony Marques**

## **Appendix A**

### **Report on Planning Applications Decided since the Last Planning Meeting**

10 Applications were decided and Claygate Parish Council (CPC) was a Consultee on 4 of these Applications.

#### **Applications Refused by Elmbridge Borough Council (EBC) were:-**

2019/2277: Land Southwest of Arenella Mountview Road Claygate Esher KT10 0UD

Detached single-storey house with basement, detached garage and new entrance.

CPC did not object

EBC Refused

EBC noted that “the applicant has entered into pre-application advice (Ref: PreApp87739294) where the Council considered the changes proposed in light of the previous Inspector decisions. The Council concluded that development in the front garden would not be supported given the constraints of the site and matters identified by the previous Inspectors in their decisions, which cannot be overcome due to the size, position and layout of the site along with the pressure on the retained trees. The application submitted is the same as that considered at the pre-application stage and found as unacceptable”

EBC concluded that the plot would be comparatively small and that landscaping hiding the plot from the street scene cannot be relied upon and therefore may not suitably mitigate the incongruous presence of the proposed dwelling into the future.” Also, it would be positioned much closer to the edge of the street than the other properties on the eastern side of the Mountview Road and this would result in it appearing as a strident departure from the existing pattern of development.” Consequently, it would fail to respect local character”

3 LDCs were refused as they did not comply with requirements

#### **Appeals Lodged and/or Decided**

No Appeals were lodged or decided