

DRAFT
PLANNING COMMITTEE MEETING
Held at 8.00pm on Thursday 27th July 2017
Committee Room, Claygate Village Hall

Present: Councillors Geoff Herbert (Chairman), Ken Huddart, John Bamford and Julian Way.

Co-opted: Tom Swift

Members of the Public: Mr. and Mrs G. Bray (2017/2007)

In attendance: Shirley Round (Parish Clerk & RFO).

1. **Apologies for absence:** Susan Harding

2. **Declarations of Interest in items on the Agenda.**

Cllr Geoff Herbert Co-ordinator of Neighbourhood Watch, Member of Claygate Flower and Village Show Committee

Cllr John Bamford Chairman of Friends of Capelfield Surgery, Trustee of Friends of Claygate Day Centre, Trustee of CVHA, Bookkeeper at Holy Name Church, Esher,

Cllr Ken Huddart Chairman of Trustees of CVHA, Presidents of CVA and Acting Chairman of the Claygate Conservation Areas Advisory Committee, Traffic Engineering Consultant, Fellow of Chartered Institution of Highways & Transportation, Fellow of Institution of Engineering & Technology, Fellow of Institution of Civil Engineers.

Cllr Julian Way Undertakes care work Sans Soucie, Guildford, Member of Kingston Chess Club, Supervisor at Kingston Contact Centre. Trustee Claygate Recreation Ground Trust.

Tom Swift Resident of Hermitage Close

Cllr Herbert requested a change in the order of the Agenda to discuss Planning Application 2017/2007. This was unanimously agreed.

7.6 2017/2007 26 The Avenue – Additional detached single storey house with rooms in the roofspace and dormer windows following demolition of existing garage at No. 26.

Claygate Parish Council: No objections. 3 agreed. 1 abstention.

3. **To confirm the Minutes of the last meeting (and those of the meeting on 15th June)**

The Parish Clerk explained that an incorrect date had been included in the set of Minutes signed at the meeting on 6th July.

The minutes of the 6th July and 15th June 2017 were agreed and signed by the Chairman.

4. **To report on the actioning of items from previous Minutes and agree any further action.**

AP2 Cllr Herbert will report to the next Parish Council Meeting that there has been no change to the Planning Committee remit. **DONE**

AP4 Cllr Herbert has inspected the area around 20 The Parade and it seems to be tidier. He agreed to keep an eye on the area and, if necessary, contact the commercial rubbish collector (Veolia). The comment was made that the area becomes untidy around the time of the bin collection when they are full. **This item will be removed from Agenda item 4 in future but will continue to be monitored.**

AP7 Extension requested for applications 2017/2007 and 2017/1978. **DONE**

5. To receive Planning correspondence and outstanding results and agree action if necessary

i) Telephone call received from resident a regarding the hoarding that has appeared around the old chapel in Coverts Road. Planning application 2014/1178 was granted by EBC on 15th October 2014 despite some local opposition. Several conditions were placed on the development. Cllr Way agreed to keep an eye on the situation. **AP8** Clerk to email link to EBC decision notice detailing conditions.

6. To discuss and comment on applications decided since the last meeting.

A report from Cllr Bamford was circulated prior to the meeting. See Appendix A

7. Applications from EBC weekly lists including confirmation of comments sent to EBC

8.30pm Prior to the discussion on Planning Application 2017/2056 Tom Swift left the meeting.

7.1 2017/2056 1 Hermitage Close – Lawful development certificate: whether planning permission is required for a proposed vehicular access.
Claygate Parish Council: No comment. Unanimously agreed.

8.35pm Tom Swift rejoined the meeting.

W/ending 7th July

7.2 2017/1978 37 Hare Lane – Single storey front porch and alterations to fenestration following demolition of existing front porch and partial demolition of garage.
Claygate Parish Council: No objection. Unanimously agreed

7.3 2017/1725 11 Ruxley Ridge – Two-storey side extension and single storey rear extension.
Claygate Parish Council: No objection. Unanimously agreed

7.4 2017/1936 4 Beaconsfield Road – Claygate (Foley Estate) Conservation Area – fell 3 x Thujas.
Claygate Parish Council: No objection. Unanimously agreed

7.5 017/1992 4 Beaconsfield Road – Claygate (Foley Estate) Conservation Area – crown reduce 2 x leylandii from 50ft to 30ft.
Claygate Parish Council: No objection. Unanimously agreed.

7.7 2017/2088 Site of Breydon, Mountview Road – Confirmation of compliance with condition: 4 (tree protection and pre-commencement inspection) of planning permission 2015/4338.
Claygate Parish Council: No comment. Unanimously agreed.

7.8 2017/2077 23 The Avenue – Non-material amendments to Planning Application 2016/3202 to replace garage door with a window to the front, replace rear windows with bi-fold door and extend the utility room to the side/rear.
Claygate Parish Council: No comment. Unanimously agreed

W/ending 14th July

7.9 2017/2166 Land north of 37 & 39 Hare Lane – Non material amendments to planning permission 2017/0451 to increase the depth of the front porch canopy on both houses and replace French doors with wider bi-fold doors at ground floor level of House 1.
Claygate Parish Council: No comment. Unanimously agreed.

7.10 2017/1994 Baringa 16 Beaconsfield Road – Tree preservation order EL94/11 – crown reduce 1 x holm oak.
Claygate Parish Council: No objection. Unanimously agreed.

- 7.11 2017/2145 Glenavon House, 39 Common Road** – Variation of Condition 2 (approved plans) of planning permission 2017/0316 (Detached two-storey block containing 4 flats) to alter fenestration and add rooflights.
Claygate Parish Council: No comment. Unanimously agreed.
- 7.12 20172151 32 Stevens Lane** – single storey rear outbuilding.
Claygate Parish Council: No objection. Unanimously agreed.
- 7.13 2017/2076 3 Red Lane** – Lawful development certificate: whether planning permission is required for a proposed vehicular access and associated hardstanding.
Claygate Parish Council: No objection. Claygate Parish Council note hard standing now requires treatment as SUDS. Unanimously agreed.

W/ending 21st July

- 7.14 2017/2190 85 Oaken Lane** – Single storey side /front extension, single storey rear extension, roof extension incorporating rear and side dormer windows and rooflights and alteration to fenestration following demolition of existing conservatory and attached garage.
Claygate Parish Council: No objection. Unanimously agreed.
- 7.15 2017/2284 9 Beaconsfield Gardens** – Claygate Foley Estate Conservation Area – reduce, crown thin and crown lift 1 x Scots pine.
Claygate Parish Council: No objection. Unanimously agreed
- 7.16 2017/2165 48 Common Road** – Part two/part single storey rear extension following demolition of existing rear projection.
Claygate Parish Council: No objection. Unanimously agreed
- 7.17 2017/2227 2A Gordon Road** – Lawful development certification: whether planning permission is required for proposed single storey rear extension.
Claygate Parish Council: No comment. Unanimously agreed.
- 7.18 2017/2222 2 Queen Anne Drive** – Single storey side and rear extension single storey rear infill extension, first floor side extension, front porch and part conversion of garage into living space.
Claygate Parish Council: No objection. Unanimously agreed.
- 7.19 2017/2085 2 Corner Cottage, The Causeway** - Lawful development certificate: whether planning permission is required for a proposed single storey rear extension.
Claygate Parish Council: No comment. Unanimously agreed.
- 7.20 2017/2265 8 Kings Mead Park** – Lawful development certificate: whether planning permission is required for a proposed single storey rear extension.
Claygate Parish Council: No comment. Unanimously agreed.

Not on the weekly list

- 7.21 2017/2308 89 Coverts Road** – Part two/part single storey rear extension and single storey front porch following demolition of existing rear projection.
Claygate Parish Council: No objection. Upper window on side elevation may need obscuring. Unanimously agreed.
- 7.22 2016/3733 61 Telegraph Lane** – Antenna for amateur radio purposes.
Claygate Parish Council: Objection. On the basis of DM2 – visual amenity as the antenna is above the roof level.

8. To discuss and agree action on Planning Appeal 2016/1567

The Public Inquiry was due take place at Elmbridge Borough Council offices on 11th, 12th and 13th July. At extremely short notice the Appellants advised the Planning Inspectorate that they would not be able to attend on the 11th July. The Planning Inspector advised the Public Inquiry would go ahead and that all parties should attend. The Appellants and their representatives did not attend. Consequently the Planning Inspector decided he would determine the appeal based on written

submissions as in all likelihood the Inquiry would not be completed in the remaining two days. A decision is expected on or before 8th September.

The Appellants have subsequently questioned the decision made by the Planning Inspector to close the Inquiry and make a decision based on written submissions but have been notified that "there is no basis for such a review given that jurisdiction for the conduct of this appeal has been formally transferred by the Secretary of State to the Inspector"

9. To receive a report of the East Area Sub-Committee meeting.

Tom Swift attended the meeting on Monday 24th July. There was only one item for Claygate (2017/1475 129 Hare Lane). CPC raised one objection that being the 45 degree rule. When questioned the officer stated that the issue was on one corner of the proposal but on inspection it had been decided any breach had happened previously so couldn't be an issue. The application was approved.

10. To discuss and comment upon any licensing applications in Claygate.

i. To discuss and comment on the EBC revised Statement of Licensing Policy.

The Chairman had read the revised Policy and noted one or two numbering errors on pages 21 and 22. **AP9** Clerk to contact EBC and note these errors. He also noted that Claygate Parish Council is included as a Consultee.

Cllr Bamford commented that having recently completed a Premises License Application for Gig on the Rec considerable attention is now being paid to knives and glass being brought to events and promotions of drink are not permitted.

11. To discuss and agree action on any enforcement issues

- i. 23 Woodbourne Drive: Hoarding has been erected and tiles removed from the roof although the application appears not to have been approved. **AP10** Chairman to contact the officer concerned to find out if this application is going to be approved or not.
- ii. Stevens Lane/Lower Wood Road: This matter is being dealt with by SCC Legal Department.
- iii. Woodstock Lane Gypsy Site: EBC Enforcement Officers are dealing with the illegal extension of the site. Ground has been excavated and hard standing laid outside the existing site.
- iv. Hermitage Close: A resident in Merilyn Close has replaced fence panels but left the old panel on land behind his fence. Both the old fence and garden rubbish are visible from Hermitage Close. Enforcement Officers gave the resident 21 days notice to remove the panels and garden waste which has now expired and they are now considering their next move.

12. To discuss and agree communication of key decisions to residents

Nothing to discuss.

13. Matters for Information Purposes Only.

None

**14. To confirm the date of the next meeting and attendance of members Planning Committee:
Thursday 17th August 2017**

15. Elmbridge East Area Planning Committee:

Monday 14th August 2017 – Tom Swift to attend

The meeting closed at 10.10 pm

Chairman

Date

Appendix A

Planning Applications Decided for weeks ending 7th, 14th & 21st July

16 Applications were decided.

These included 3 LDCs, 3 Non Material Amendments, 2 Variation of Conditions, 1 Confirmation of Compliance & 1 retrospective Boundary Screen.

Two Non Material Amendments were decided before Planning Committee has had a chance to comment – one within 8 days and one within fifteen days.

Otherwise Planning Committee agreed with EBC on all 12 out of 14 decisions.

It is noted that EBC did not acknowledge requests for the 45% rule to be checked for a couple of decisions.

The Applications where we did not agree were:-

2017/1436 58 Hare Lane Claygate Esher Surrey KT10 0QU

Two-storey side/rear extension, front porch and alterations to fenestration following demolition of existing front porch

CPC did not object

EBC refused permission on the grounds that “The proposed alterations ignore the style and character of the original house and fail to integrate with the existing dwelling exacerbated by an inappropriate dormer to the side elevation and clumsy junctions between roof forms of the side elevation”

2017/1214 15 Hermitage Close Claygate Esher Surrey KT10 0HH

Hip to gable roof extension incorporating rear dormer window and front rooflights, part first / second floor front extension, single storey front extension, single storey side extension, partial conversion of garage to living space and alterations to fenestration following demolition of front canopy

CPC did not object

EBC refused permission on the grounds that “The scale of the rear dormer would give the appearance of a second floor which dominates the house and results in a top heavy building. A second floor front extension would add bulk and the out of keeping with the host dwelling.”

Appeals Lodge and/or Decided since last Planning Committee Meeting

None