



Caring for Claygate Village

DRAFT

PLANNING COMMITTEE MEETING held at 7.30pm on Thursday 22nd April 2021 via Zoom.

Councillors: Geoff Herbert (Chairman of the Committee), Michelle Woodward, Xingang Wang, Janet Swift, Jo Lessor
Co-opted Members: John Bamford
In attendance: Sally Harman (Parish Clerk & RFO), 3 x members of the public

1. **Apologies for absence**

No absences.

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

2.1 To receive declarations of interest from Councillors on items on the agenda.

Cllr Lessor declared a non-pecuniary interest in planning application 2021/0917 3 Kilnside.

Cllr Swift declared a non-pecuniary interest in planning application 2021/0856 15 Ruxley Ridge.

John Bamford declared a non-pecuniary interest in planning application 2021/0289 6 Hermitage Close.

2.2 To received written requests for dispensation for disclosable pecuniary interests (if any):

None

2.3 To grant any requests for dispensation as appropriate:

None

3. **Minutes of the last meeting (25th March 2021).**

It was noted that AP110 was listed twice and that the second AP110 should in fact state AP111.

It was unanimously agreed that the minutes could be signed with the AP numbering amend by the Chairman of the Committee as a correct record of the meeting.

AP112 Chairman to sign and deliver the minutes to the Clerk.

4. **To report on actioning of items from previous meetings.**

AP80 MS to request a cost from the planning consultant to provide advice on the EBC local plan Regulation 19 representation originally planned for 6 weeks Jan/Feb 2021 but now delayed. **IN PROGRESS**

AP87 In addition to AP80 MS to ask the planning consultant for a cost of a meeting between her and the Planning Inspector if required during the year 21/22. **ON HOLD**

AP108 Chairman to sign and deliver the minutes to the Clerk for the 25th March. **OUTSTANDING**

AP109 Cllr Swift raised that a full planning application has been submitted for 6 Hermitage Close but the consultation date is before the next Planning Committee meeting on the 22nd April. Clerk to request an extension in submitting feedback to EBC. **DONE**

AP110 Cllr Swift to put a proposal for changing the focus of the Planning Committee away from small works within Claygate to focusing on new builds and projects such as the EBC local plan to the Chairman. **DONE** To be discussed under Agenda Item 15

AP111 Clerk to add review of the focus of the Planning Committee to the next Planning Committee meeting on the 22nd April. **DONE**

5. Planning correspondence, notification of applications and outstanding results.

In addition to correspondence shared within APs and further down the agenda the Clerk had been liaising with EBC to secure extensions for Parish Council feedback on applications 2021/0797 - Consultation - Tiara 29 Ruxley Ridge and 2021/0742 - 7 Old Claygate Lane.

The Clerk had received an email update from the Co-Chair of Governors at Claygate Primary School (CPS) on the school's swimming pool planning application 2021/0855. He noted that concerns raised regarding the possible opening hours of the pool have been brought to CPS's attention which they have addressed. In consultation with EBC and SCC, CPS have proposed to reduce the opening hours to: 7.30am - 8.30pm Monday to Friday, 8am – 6pm Saturdays, 10am – 4pm Sundays and Bank Holidays. It is likely that the pool will operate with a low cost membership in order that the school is aware of who is using the pool. The terms of the membership will set clear guidelines to ensure those accessing the pool building do so in a neighbourly manner. Lighting at the site will be low level and down angled. In addition, access to the pool will be along a dedicated pathway through the centre of the school site, purposefully away from neighbouring properties.

John Bamford notified the Clerk and Chairman of the Committee that an extensive plot of land comprising verges in Rosehill and Common Road have been advertised by sale through auction on Rightmove. He kindly notified SCC on behalf of CPC. **AP113** Clerk to contact SCC for an update.

The Chairman notified the Clerk that a new bench had been installed on the Roundway outside no 9. SCC have confirmed this land is owned by Paragon housing and it is in memory of a resident's Uncle.

The Clerk noted that EBC had confirmed £20,787.31 of CIL receipts due to CPC from 1st October 2020 to the 31st March 2021.

Finally, the Clerk informed the committee that the Old Bank Bench had been reinstated at the start of April to the side of the Old Bank.

6. Applications and Appeals decided since last meeting.

A report from John Bamford was circulated prior to the meeting (Appendix A).

7. Applications from Elmbridge Borough Council weekly lists, including confirmation of comments sent to EBC: -

Under Standing Orders 10 vi) the Chairman proposed a motion to move planning application 2021/0988 31 Steven's Lane up the agenda. It was unanimously agreed.

2021/0988 31 Steven's Lane - Two-storey detached house, pair of two-storey semi-detached houses with rear and side dormer windows, associated parking and landscaping and conversion of garage into living space, alterations to fenestration and front portico to existing house.

A resident spoke in opposition to the application. He noted that the proposed application was to turn a plot with 1 detached house into 4 houses building on every corner of the plot including the front garden. His primary reasons for objection were as follows: -

- The design and appearance are in conflict with the road which consists of detached houses on single plots.
- The proposal would overlook and invade his privacy as the distance from 31 Stevens Lane's current building is dramatically diminished.
- Inadequate bin storage
- Inadequate parking and turning space.
- He was concerned that visitors would be parking on the grass verge because there is no street parking in Stevens Lane and the design density leaves little room for parking on the plot.

- Highway's safety issue due to increased traffic.

The resident noted his concern that the approval of this planning application would set precedent for allowing other residents to build in their front gardens.

The Committee **unanimously agreed to object** with the following comments.

CPC are concerned about this planning application due to the following reasons: -

- Overdevelopment of the plot. Currently 1 detached house and the proposal is for 4 houses.
- Overlooking issue. Risk that Raymond Way would look into Plot 3.
- Given the nature of the proposed plan design should a swept pass analysis be taken as it suggests that residents would be required to reverse into a busy road to exit their properties?
- CPC are not happy with the proposal to remove so many trees and the potential root damage the development would have on the remaining trees on the plot.
- CPC are concerned over the environmental impact of the development.
- Inadequate bin storage. Only 6 bins are being proposed for Plots 1-3 which would not allow for garden waste bins.
- No cycle storage which CPC believe is a mandatory requirement.
- No fast electric charging points included. CPC would expect 1 per plot.
- Plot 3 parking space location would require them to reverse right outside the front door of Plot 2 to exit the site.
- The design is out of keeping with the rest of the road.

<u>Application Number</u>	<u>Address</u>	<u>Proposal</u>	<u>Claygate Parish Council Response</u>
2021/0750	3 Woodbourne Drive Claygate Esher Surrey KT10 0DR	Front dormer window following removal of side and front roof lights.	No objection, no comment
2021/0752	3 Foley Wood Claygate Esher Surrey KT10 0LT	Single-storey rear extension.	No objection, no comment
2021/0742	7 Old Claygate Lane Claygate Esher Surrey KT10 0ER	Single-storey side infill extension.	No objection, no comment
2021/0289	6 Hermitage Close Claygate Esher Surrey KT10 0HH	Side dormer window and front, side and rear roof lights following removal of existing roof lights.	John Bamford didn't participate in the discussion. No objection, no comment
2020/2346	Lyford 9 Beaconsfield Road Claygate Esher Surrey KT10 0PN	Widening of existing vehicular access.	LDC no comment
2021/0918	6 Station Road Claygate Esher Surrey KT10 9DH	Single-storey side/rear extension.	No objection, no comment
2021/1054	Rothney 19 Beaconsfield Road Claygate Esher Surrey KT10 0PN	Claygate Foley Estate Conservation Area: Fell 2 x Leylandii, 1 x Pear Tree and crown lift 1 x Oak.	1 x Pear and 2x Leylandii in rear garden – fell. No Objection 1 x Oak - crown lift and reduce. Object. The tree is a candidate for a TPO. The CPC would request whether this tree can have a

			TPO applied. This is an attractive tree that could become very important in the street scene, especially when the nearby horse chestnut highway tree becomes old and/or diseased. There is plenty of room for the tree to grow and the proposed reduction (estimated 20%) is unnecessary and would spoil the tree's natural habit.
2021/0917	3 Kilnside Claygate Esher Surrey KT10 0HS	First-floor front dormer, rear first-floor bay window with Juliet balcony and alterations to fenestration.	Cllr Lessor did not participate in the discussion. No objection, no comment
2021/0739	Hartfield 46 Red Lane Claygate Esher Surrey KT10 0ES	Tree Preservation Order ESH:24 - Remove 2 x lowest limbs on house side and 2 x lowest limbs over neighbouring property of 1 x Wellingtonia tree.	No objection
2021/0776	7 Judge Walk Claygate Esher Surrey KT10 0RP	Tree Preservation Order: EL:232A - Crown reduce 1 x Oak.	Object This is an attractive, important tree in an area where several mature specimens have been lost in the last few years. The proposed work is too severe. Suggest maximum crown reduction of 2m and crown lift to 5m. Some thinning would also be beneficial.
2021/0854	17 Oaken Drive Claygate Esher Surrey KT10 0DL	Single-storey side/rear extension following demolition of existing side extension.	No objection, no comment
2021/0797	Tiara 29 Ruxley Ridge Claygate Esher Surrey KT10 0HZ	Single-storey front/side extension.	No objection, no comment
2021/1010	4 St Leonards Road Claygate Esher Surrey KT10 0EL	Tree Preservation Order: EL: 90/19 - Fell 1 x Ash.	No objection
2021/0763	9 Trystings Close Claygate Esher Surrey KT10 0TF	Roof extension incorporating front dormer windows and rear dormer window, single-storey rear extension, single-storey front infill extension, conversion of garage into living space, vehicular access and hardstanding, alterations to fenestration and finish following demolition of front porch and removal of chimney stack.	No objection, no comment

2021/0915	31 The Avenue Claygate Esher Surrey KT10 0RX	Single-storey front/side extension, first floor rear extension, rear dormer window and alterations to fenestration.	No objection with comment. We note that this is no flood risk assessment and yet there is a stream that runs behind the property. Should there be?
2021/0880	27 Coverts Road Claygate Esher Surrey KT10 0JY	Detached garage with room over and front juliet balcony following demolition of existing garage.	No objection, no comment
2021/0977	16 Holroyd Road Claygate Esher Surrey KT10 0LG	Single-storey rear/side extension, partial conversion of garage into living space and alterations to fenestration.	No objection, no comment
2021/0856	15 Ruxley Ridge Claygate Esher Surrey KT10 0HZ	First-floor side extension and alterations to fenestration.	Cllr Swift didn't participate in the discussion. No objection, no comment
2021/1043	Gastons 1 Beaconsfield Road Claygate Esher Surrey KT10 0PN	Side roof lights.	LDC no comment
2021/0772	9-10 Station Road Claygate Esher Surrey KT10 9DH	Roof extension incorporating 0.94m increase in ridge height, rear dormer windows incorporating rear juliet balcony, front roof lights, increase in height of chimney stack, front porch and alterations to fenestration following demolition of existing conservatory, shed and removal of chimney stack.	No objection, no comment
2021/1182	Beazleys Farm Littleworth Road Esher Surrey KT10 9PD	Telecommunication Notification - Proposed installation of telecoms apparatus.	The Clerk noted that she had been copied into an email from a resident to EBC planning department raising concerns over the unsightly visual impact of the mast on the residents at the end of Rythe road. No objection with comment. CPC request consideration of TPO protection of existing trees in the field where mast is being proposed and that the large tree by the site entrance gate at the end of Rythe road is also protected by way of a TPO.
2021/0859	27 Lower Wood Road Claygate Esher Surrey KT10 0EU	Confirmation of Compliance with Conditions: 6 (Additional Arboricultural Information) and 9 (Foundation Design) of planning permission 2020/0510.	LDC, no comment

2021/1050	61 The Maples Stevens Lane Claygate Esher Surrey KT10 0TN	Tree Preservation Order: EL:92/12 - Fell 1 x Yew and reduce height of 1 x Lawson Cypress by 3m.	No Objection
2021/0987	4 Thorne Close Claygate Esher Surrey KT10 0HE	Single-storey rear extension following demolition of existing conservatory.	No objection, no comment
2021/0846	6A High Street Claygate Esher Surrey KT10 0JG	Retrospective application to alter roof finish.	No objection, no comment

8. **East Area Sub Committee Meeting report.**
Nothing concerning Claygate.
9. **EBC Planning Committee Meeting report**
2 planning applications for Claygate will be covered at the next EBC Planning meeting.
AP114 Cllr Herbert to attend next EBC Planning Committee at 17h00 Tuesday 27th April and report back to the Committee at its next meeting.
10. **Licensing Applications in Claygate.**
No updates
AP115 Clerk to get an update on the Doughshack licensing application.
11. **Compliance issues**
2014/4954 1 Caerleon Close - No further update at this time.
12. **Elmbridge Local Plan Status and any action arising.**
No updates at this time. CPC still awaiting revised timetable.
13. **RBK Local Plan & Hook Park Development Status and any action arising.**
No updates at this time.
14. **Torrington Lodge Car Park - EBC Potential Residential Housing Project**
No updates at this time.
15. **Review the focus of the Planning Committee remit**
Cllr Swift proposed that the Planning Committee should focus its attention on new developments, trees, the conservation area, masts and the Local plan rather than on small works. A number of Cllrs raised that the issue was on how you draw the line and that a Parish Council is there to look out for local residents and that no job is too small for the Parish Council.
- Cllr Swift noted that she didn't think it was fair that the Cllrs vote on planning applications that they haven't reviewed. Several Cllrs & a Co-opted member contested this comment stating that they do review the plans in detail online and visit sites when they can.
- Cllr Swift proposed that if members of the public want to speak on a subject they should submit their statements in advance of the meeting so Cllrs had time to review their comments.

It was **unanimously agreed** that the proposal by Cllr Swift to request statements from the public 3 days in advance of a meeting was approved.

AP116 Clerk to prepare proposed amend to Planning Process and Public Speaking Guidance document and Planning Committee agenda wording and bring to next Planning Committee meeting.

16. **Communication of key decisions to residents including input to the Courier and the website.**
None

17. **Matters for information purposes only.**

The Clerk noted that she was working on a return to physical meetings as the next meeting would be required to be a physical meeting as the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 expires on the 6th May. She would circulate the physical meeting protocol to Cllrs prior to the next meeting.

The Clerk noted that a new Web accessible more modern looking website was to launch shortly.

The Clerk updated the committee that the Co-option process was progressing and nominations for Cllrs to decide on who would be co-opted would be sent out in advance of the 21st May Annual Parish Council meeting.

John Bamford noted that 2 big developments had been approved by Kingston Borough Council. Hook Rise and Tolworth Tower.

18. **Date of the next meeting 20th May 2021 to be held in the Main Hall**

Meeting closed: - 21h44

Reserve may be required for the next meeting: -Cllr Jo Collen

Signed:

Dated:

Appendix A

Report on Planning Applications Decided since the Last Planning Meeting

Applications Refused by Elmbridge Borough Council (EBC)

2020/3604 3 Woodbourne Drive Claygate Esher KT10 0DR

Two-storey side extension and alterations to fenestration following demolition of existing side/rear projection and removal of existing roof light.

EBC assessed that:

1. The proposed two-storey side extension, by reason of its design and materials would result in harm to the host dwelling, the character of the area and the street scene contrary to Policies CS17, DM2, the Design and Character SPD and the Companion Guide: Home Extensions
2. The proposed two-storey side extension, by reason of its siting would result in material harm to the amenities of the residents of No 44 Oaken Lane through overbearing impact contrary to Policy DM2, the Design and Character SPD and the Companion Guide: Home Extensions

2021/0655 30 Simmil Road Claygate Esher Surrey KT10 0RU Non-Material

Amendments to planning permission 2020/1518 to add a window to the first-floor side elevation.

EBC assessed that "The proposed elevations are materially different from the previously granted application and consultation with neighbouring properties is required to fully assess the impact on their amenity".

2021/0855 Claygate Primary School Foley Road Claygate KT10 0NB

Consultation from Surrey County Council: Construction of single storey building to enclose existing swimming pool and accommodate ancillary swimming pool facilities, community room and plant store and construction of a new external decking area and access footpath. [SCC 2021/0029].

CPC noted concern about opening hours.

EBC objected stating:

1. "Greater clarity regarding the number of users should be requested" in order to be able to assess the impact on the amenity of the neighbouring properties as a result of noise and disturbance from people accessing the facility and the impact on parking in the surrounding area.
2. The proposed hours of use are revised to reduce the impact upon the neighbouring properties.

2021/0907 126 Coverts Road Claygate Esher Surrey KT10 0LH

Non-Material Amendment to planning permission 2020/3609 to alter roof of rear projection from part pitched/part flat to flat and addition of roof lantern.

EBC assessed that "The rear alterations depart from the approved plans in terms of design, and this would materially alter the approved scheme and needs to be fully assessed".

One LDC, 2021/0060: 8 Meadow Road, was refused.

Other Noteworthy Applications Decided:

2021/0342 11 Hermitage Close Claygate Esher Surrey KT10 0HH

Tree Preservation Order EL:258 - Works to various trees.

CPC objected to the reduction in height.

EBC assessed that the crown reduction of 5-6m is excessive and would result in a detrimental impact to the trees health and amenity they provide. A lesser specification in height reduction has been granted of 4m.

Appeals Lodged

None

Appeals Decided

2019/1606 Plot 3 Racecourse Paddocks Barwell Lane Chessington Surrey KT9 2LZ

Sub-division of Plot 3 to form a dog walking facility (Sui-Generis) incorporating new boundary fence/gate to a height of 1.2m.

Appeal was dismissed on the grounds that:

1. The proposed change of use is inappropriate development within the Green Belt and no very special circumstances have been advanced that would clearly outweigh the harm caused to the openness of the Green Belt contrary to Policy DM18 and the NPPF 2019.
2. The fencing would, by reason of its height, be insufficient to enclose the dogs and the welfare of dogs using the site would therefore be at risk. There would be additional risk to members of the public and road users including those on the A3 arising from the possibility of escaped dogs. The proposal is therefore contrary to Policy DM7.
3. Insufficient information has been submitted to conclude that, with respect to vehicle parking in association with the use of the site, there would not be a detrimental impact on the amenities of neighbouring properties or that there would not be a further detrimental impact on the openness of the Green Belt. The proposal is therefore contrary to Policy DM7 and the NPPF 2019.
4. Insufficient information has been submitted to conclude that the proposal would have an acceptable impact on protected species contrary to Policies CS15, DM21 and the NPPF 2019.

No CIL is due on Planning Applications decided since the last Planning Meeting.