

DRAFT
PLANNING COMMITTEE MEETING
held at 8.00pm on Thursday 20th September 2018
Small Hall, Claygate Village Hall

Present: Councillors John Bamford (Chairman), Geoff Herbert and Ken Huddart
Co-opted: Tom Swift
In attendance: Shirley Round (Parish Clerk & RFO).
Consultees: Claygate Tree Wardens
Present: Residents of Oaken Lane, High Street and Sims Cottages

1. **Apologies for absence:** None

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

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 Geoff Herbert	Co-ordinator of Neighbourhood Watch, Member of Claygate Flower and Village Show Committee
Cllr Ken Huddart	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.
Tom Swift	Resident of Hermitage Close

Cllr Bamford requested a change in the order of the Agenda to discuss Planning Application 2018/2476. This was unanimously agreed.

Mr. Palmer explained he and the residents of 1, 2, 3 and 4 Sims Cottages back on to the proposed development. Residents of 2 and 4 Oaken Lane are also affected. The roof of the new building will be visible from rear of Sims Cottages and especially a parapet wall which appears to serve no purpose.

8.8 2018/2476 6A High Street – change of use from premises in light industrial use (B1c to residential C3), erection of a 1.5 storey dwelling house with single storey rear element which is set down from the existing ground level, cycle and bin store, associated parking and landscaping following demolition of existing buildings.

Claygate Parish Council: Object. On the basis of CS11, DM2 and CS17. We consider the impact on the amenities of neighbouring properties, in particular we would highlight the impact on properties in Oaken Lane of loss of light, the roof design on the adjacent property at 1A The Mews and the visual impact of the non functioning parapet wall to the rear of the property.

3. **To confirm the Minutes of the last meeting**

The Minutes of the meeting on 30th August 2018 were agreed and signed by the Chairman.

4. **To report on the actioning of items from previous Minutes.**

AP15 Projector purchased. DONE

AP16 Permanent relocation of the seat and bin outside 109 Hare Lane. Letter to Carol Walker who supports the Parish Council's objection. DONE

AP17 Installation of telecoms apparatus in Oaken Lane. Suggested alternative location not possible. DONE

5. Notification of Planning Applications.

The current emails received from EBC Planning Department are not helpful. In future the weekly list will be considered as notification. Plans will either be printed or displayed using the projector. This item will be removed from the agenda in future.

6. Planning correspondence and outstanding results.

- i) Oaken Lane telecoms equipment: Harlequin Group do not consider the alternative site for the telecoms apparatus in Oaken suggested by the Parish Council is suitable.
- ii) Street Furniture 109 Hare Lane: Carole Walker (SCC) also did not agree the permanent relocation of the seat.

7. 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.

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

Week ending 31st August

- 8.1 2018/2584 19 Ruxley Ridge** – single-storey rear outbuilding and associated raised decking.
Claygate Parish Council: No comment. Unanimously agreed.
- 8.2 2018/2571 21 Station Road** – Porch.
Claygate Parish Council: Object. This porch is out of keep with the street scene and too far forward of the building line. Agreed by majority decision.
- 8.3 2018/2579 17 Blakeden Drive** – single storey rear extension, front porch and first floor front/side extension following demolition of existing conservatory.
Claygate Parish Council: We request that the additional window in the room above the garage is made non-opening and obscured in order to protect the privacy of the houses in Garden Villas. Unanimously agreed.
- 8.4 2018/2548 4 Kilnside** – Part two/part single storey rear extension, pitched roof to replace flat roof on front porch, alternations to fenestration and rendering of first floor following demolition of existing conservatory.
Claygate Parish Council: We request that the specification for the roof tiles is confirmed before approval is granted. Unanimously agreed.
- 8.5 2018/2212 33 Raleigh Drive** – part two/part single storey rear extension, first floor side extension and conversion of garage into living space with external alterations following partial demolition of existing house.
Claygate Parish Council: No objection. Unanimously agreed.
- 8.6 2018/2597 32 Station Road** – single storey rear extension.
Claygate Parish Council: No comment. Unanimously agreed.

Week ending 7th September

- 8.7 2018/2673 Ranmore, Raleigh Drive** – PD prior notification: single storey rear extension.
Claygate Parish Council: No comment. Unanimously agreed.
- 8.8 2018/2476 6A High Street.** Discussed at the beginning of the meeting.
- 8.9 2018/2665 72 Hare Lane** – Hip to gable roof extension incorporating rear dormer window and front roof lights.
Claygate Parish Council: No comment. Unanimously agreed.

Week ending 14th September

- 8.10 2018/2669 109 Hare Lane** – variation of condition 2 (approved plans) of planning permission 2016/1091 (extensions to provide 9 flats) to amend internal layout of flats with changes to fenestration and reconfiguration of main entrance and internal staircase.
Claygate Parish Council: No objection. Unanimously agreed.

9. Report on the East Area Sub-Committee Meeting

2017/4167 Station House – 7 two-storey terraced houses, conversion of existing detached dwelling into 1 x shared dwelling and 2 x flats, alterations to fenestration and associated hard standing and landscaping following demolition of side extension.

EBC Planning had received 83 objections, 7 in support and 7 observations.

Recommendation – Permit

Result – Refused.

1 The proposed units are of a design that lack individuality and are not unique or innovative in appearance. This design fails to accord with the general character and appearance of the area. The proposal therefore fails to comply with policies DM2 of the Elmbridge Development Management Plan, CS11 and CS17 of the Elmbridge Core Strategy, the Design and Character SPD and the NPPF.

2 The proposal fails to adhere to the requirements of the nationally prescribed space standards and would be detrimental to the living conditions of the future occupiers. The proposal fails to comply with policies DM10 of the Elmbridge Development Management Plan, CS11 and CS17 of the Elmbridge Core Strategy, the Design and Character SPD and the NPPF.

3 The proposed development fails to provide any parking provision which will contribute to parking stress; this, in conjunction with the close proximity to the railway station, would exacerbate an existing parking issue. The proposal fails to comply with policies DM7 of the Elmbridge Development Management Plan, CS11, CS17 and CS25 of the Elmbridge Core Strategy, the Design and Character SPD and the NPPF.

4 The constrained nature of the site would limit the opportunity for planting and landscaping along the boundaries of the site with the train station platform which would have a detrimental impact on the future occupiers of the proposed development. The proposal fails to comply with policies DM2 and DM6 of the Elmbridge Development Management Plan and the NPPF.

10. Licensing applications

There are no new applications in Claygate.

11. Enforcement issues

The following items are being followed up with the Enforcement Team (EBC Planning):
70 Common Road and 2014/4954 1 Caerleon Close.

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

Cllr Herbert has agreed to write an article about Enforcement and Cllr Bamford will include follow up planning matters. The next copy date is before 26th October.

13. Matters for Information Purposes Only.

Clerk's holiday: 15th – 29th October. TS offered to place the Agenda for the meeting on the 1st November on the notice boards on Thursday 25th October. The weekly planning list will not be displayed until Tuesday 30th October. The agenda for the 1st November will go on the website prior to the Clerk's holiday.

14. To confirm the date of the next meeting and attendance of members of Planning Committee: Thursday 11th October 2018

Elmbridge East Area Planning Committee:

Monday 8th October 2018 – Tom Swift to attend

The meeting closed at 9.50 pm

Chairman:

Dated:

Reserve for the next meeting Cllr Bernadette Pearce

Appendix A

11 Applications were decided.

These included 3 Variation of Conditions where there is limited scope for Planning to comment or object.

Planning Committee agreed with EBC on all 11 decisions including two Applications where permission was refused.

The Applications where CPC did not agree were:-

None.

Appeals Lodged and/or Decided since last Planning Committee Meeting

No Appeals were lodged or decided