

DRAFT
PLANNING COMMITTEE MEETING
held at 8.00pm on Thursday 22nd November 2018
Small Hall, Claygate Village Hall

Present: Councillors Geoff Herbert (Acting Chair), Ken Huddart and Anthony Marques
Co-opted: Tom Swift
In attendance: Shirley Round (Parish Clerk & RFO).
Consultees: Claygate Tree Wardens
Present: 3 members of the public

1. **Apologies for absence:** Cllr John Bamford with reasons

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 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.

Cllr Xingang Wang Magistrate and co-ordinator of Claygate Speedwatch. Director of ZW Properties.

Tom Swift Resident of Hermitage Close

*The Chairman requested a Motion under Standing Orders 1 d), e) and f) to allow a resident to speak on Agenda item 8.13 (Planning Application 2018/2913). This was **agreed unanimously**.*

A resident addressed the meeting on application 2018/2913 Station House.

8.13 2018/2913 Station House, The Parade – 6 two-storey terraced dwellings, conversion of existing detached dwelling into 1 x shared dwelling (HMO) and 2 x flats, alterations to fenestration and associated hardstanding and landscaping following demolition of side extension.

Claygate Parish Council: Object

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 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.
3. 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. Unanimously agreed.

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

The Minutes of the meeting on 1st November 2018 were agreed and signed by the Chairman.

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

There were no Action Points outstanding.

5. Notification of Planning Applications.

The Clerk received copies of the following applications:

2018/3194 16 Rosehill

2018/3214 10 Homestead Gardens

2018/3259 Claygate House

2018/3206 23 Red Lane

6. Planning correspondence and outstanding results.

2017/3793 – Appeal notice

2018/2749 – copy of Cllr Bamford’s response to joint agent.

Elmbridge Planning Department – requesting future electronic notification of planning applications

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.

8.35pm Cllr Xingang Wang joined the meeting and Cllr Anthony Marques left the meeting.

**8. Applications from EBC weekly lists including confirmation of comments sent to EBC
Week ending 2nd November**

8.1 2018/1005 11 Meadow Road – Single-storey front and first floor side extension, single-storey rear infill extension, conversion of garage into living space and alterations to fenestration.
Claygate Parish Council: No objection. Agreed by a majority decision.

8.2 2018/2930 22 Tower Gardens – Single-storey outbuilding.

Claygate Parish Council. No objection. Unanimously agreed

8.3 2018/3109 Nyumbani, Ruxley Crescent – Variation of Condition 2 (Approved Plans) of planning permission 2017/2193 (Variation of Condition) to amend plans and elevations to plot 2 incorporating an increase in floor space, alterations to fenestration and new rear balcony and alterations to roof design to plot 1.

Claygate Parish Council: No objection. Unanimously agreed.

8.4 2018/3125 Old Point, Ruxley Crescent – two-storey extension incorporating front porch, part two/part single storey rear extension, rear roof lights and partial conversion of garage to living space with external changes following demolition of existing conservatory.

Claygate Parish Council: No objection. Unanimously agreed.

8.5 2018/3206 23 Red Lane – part single/part two storey rear extension following partial demolition of existing house and detached garage

Claygate Parish Council: No objection. Request officer to check overlooking no. 25.

8.6 2018/3220 61 Telegraph Lane – confirmation of compliance with condition :3 (screen planting (details)) of planning permission 2016/3733.

Claygate Parish Council: No comment. Unanimously agreed.

Week ending 9th November

8.7 2018/3259 Claygate House, Littleworth Road - PD Prior Notification:change of use from Offices (B1a) to Residential (C3).

Claygate Parish Council: Claygate Parish Council has no objection to the change of use but has the following comments. Unanimously agreed.

1. We note that the Elmbridge Flood Risk Supplementary Document May 2016 states in paragraph 3.4.15 that “a safe access/egress route should allow occupants to safely exit and enter via a “dry” route above the 1 in 100 flood level to reach land outside the flooded area using public rights of way without the intervention of public services or others”. This paragraph goes on to say that “a route through limited depths of flooding may be acceptable taking account of

flow depth and velocity” and emphasises that “this is a particularly important consideration for sites where a change of use is proposed”.

We further note that paragraphs 101 to 104 of the National Planning Policy Framework (NPPF) clarify that the development must be “flood resilient and resistant, including safe access and escape routes where required”. We are concerned that the proposed arrangements are inadequate in the event of a flood event for any elderly or mobility impaired residents.

We request that the emergency services are consulted before any decision is taken.

2. We support the conditions recommended in the Environment Agency Report dated May 2018 in the event that change of use is granted. We also support the measures recommended in the Flood Risk Assessment dated April 2018.

3. We request a condition is imposed that requires regular monitoring of the grill at the entrance to the Rythe covert at the north end of Hare Lane Green.

4. We note the guidance provided by Elmbridge Environmental Health in a letter dated March 2018 that was included in the previous planning application, notably 2018/0291, concerning the provision of electric charging points for vehicles in accordance with county council guidelines.

We request that consideration is given to this being listed as a further condition if change of use being granted.

5. We request that consideration is given to adding the following conditions if change of use is granted.

- a. A construction management traffic plan is agreed before commencement of any work and that it excludes any traffic movements in New Road
- b. Trees on the site are preserved and an arboricultural report is required
- c. Disabled facilities and additional visitor parking spaces are required
- d. The remainder of the site remains classified as green belt land and local residents are allowed access to the facilities that include a bowling green, tennis courts, swimming pool and pavilion.

6. We note that the proposed plans fail to meet the requirements of the DCLG Technical Housing Standards - Nationally Described Space Standards dated March 2015.

8.8 2018/3194 16 Rosehill – single storey side extension, single storey rear extension and alterations to fenestration following demolition of existing side garage.

Claygate Parish Council: No objection. Unanimously agreed.

8.9 2018/3265 Quercus House, Church Road – Tree preservation order EL04/35 – various works to various trees.

Claygate Parish Council: no objection. Unanimously agreed.

8.10 2018/3275 21 Torrington Road – hip-to-gable roof extension incorporating a rear dormer window and front roof lights.

Claygate Parish Council: No comment. Unanimously agreed.

Cll Wang declared a non-pecuniary interest in application 2018/3214. He is a resident of Homestead Gardens.

8.11 2018/3214 10 Homestead Gardens – part single/part two-storey side/rear extension and front porch following partial demolition of existing house.

Claygate Parish Council: No objection. Unanimously agreed.

Week ending 16th November

8.12 2018/2018/3306 Brookdene, 11 Loseberry Road – hip to gable roof extension incorporating a rear dormer window and front roof lights.

Claygate Parish Council: No comment. Unanimously agreed.

8.13 2018/2913 Station House, The Parade.

This item was discussed at the beginning of the meeting.

8.14 2018/3329 Ranmore, Raleigh Drive – single storey rear infill extension and alterations to fenestration.

Claygate Parish Council: No objection. Unanimously agreed.

8.15 2018/3312 7 Hermitage Close – roof extension incorporating rear dormer window and front roof light.

Claygate Parish Council: No comment. Unanimously agreed.

8.16 2018/3113 37 Common Road – two storey rear extension, single storey front/side extension and alterations to fenestration following demolition of existing side porch.

Claygate Parish Council: No comment. Unanimously agreed.

9. Report on the East Area Sub-Committee Meeting

2018/2453 85 Oaken Lane – Permitted

2018/2571 21 Station Road - Permitted

10. Licensing applications

There are no new applications in Claygate.

11. Enforcement issues

The committee will follow up the issue of 1 Caerleon Close at the next meeting.

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

The current issue of Courier is for distribution from 23rd November. Dates for submission of copy for the next edition will be notified to Committees.

13. Matters for Information Purposes Only.

No items to report.

14. To confirm the date of the next meeting and attendance of members of Planning Committee:

Thursday 13th December 2018, Committee Room, Claygate Village Hall

Tom Swift will be absent from the meeting on 13th December.

Elmbridge East Area Planning Committee:

Monday 3rd December 2018 – Tom Swift to attend

The meeting closed at 9.35 pm

Chairman:

Dated:

Reserve for the next meeting Cllr Mark Sugden

Appendix A

Three Planning Applications considered since the last Council meeting have drawn notable public interest.

1. 6A High Street (the old Pricerite property) that involves a change of use of premises from light industrial to residential leading to a new three bedroom property. We objected on the grounds of the adverse impact on neighbouring amenities, particularly loss of light and visual impact of a parapet wall
2. Land to rear of 23 Claremont Road that involves a three bedroom house being built in a Conservation Area on what has derelict land. We chose not to object which was not a unanimous (or popular) decision, although it was clear that this Application would be decided by East Area Planning Subcommittee. However, we expressed detailed concerns about the potentially adverse impact on surrounding trees and lack of openness of the front of the property.
3. Station House, The Parade where new legislation introduced in June 2018 designed to ease Planning Applications for small scale developments, Permission in Principle (PIP), was used. This was the first case of its kind for Elmbridge and amongst the first in the country. A previous Application for developing this site was refused by East Area Planning Committee. This Application was far one less property to ensure that it qualified as a PIP and involved some minor design changes. Permission has been granted for up to 9 dwellings. The next stage in the process is broadly intended to be same as a conventional Planning Application. However, it will not be possible to object on the grounds of density or overdevelopment of the site. On a positive note we successfully managed to add a condition about Fire Brigade access