

DRAFT
PLANNING COMMITTEE MEETING
held at 8.00pm on Thursday 30th May 2019
Small Hall, Claygate Village Hall

Present: Councillors Geoff Herbert, Xingang Wang, Mark Sugden (part meeting), Michelle Woodward and Janet Swift
In attendance: Shirley Round (Parish Clerk & RFO).
Tree wardens: Vanessa Relleen, Margie Richardson.
Present: Tom Swift, John Bamford and Ken Huddart

1. **Apologies for absence:** None.
2. **Election of Chairman**
Cllr Geoff Herbert, proposed by Cllr Swift, seconded by Cllr Wang and unanimously agreed.
3. **Election of Vice Chairman**
Cllr Wang, proposed by Cllr Swift, seconded by Cllr Herbert and unanimously agreed.
4. **Declarations of Interest in items on the Agenda.**
John Bamford declared an interest in Planning Application 2019/1043 18 Hermitage Close as he is the joint householder.
5. **To confirm the Minutes of the last meeting**
The Minutes of the meeting on 30th April 2019 were agreed and signed by the Chairman.
6. **To report on the actioning of items from previous Minutes.**
AP24 Clerk to follow up Enforcement issue on 1 Caerleon Close.
7. **Review of Remit for the Planning Committee**
This item was deferred and will be discussed at the meeting on 20th June.
8. **Decision on provision of Plans for meetings**
Tom Swift (co-opted) offered to print the Plans prior to the meeting. The Chairman thanked Tom for this kind offer. It was agreed Plans for the following applications would be included:
LDCs (retrospective), Householder Applications, Full Applications, Permitted Development Rights, Retrospective Applications, Prior Notice Applications, Tree Protection Order Applications.

The Clerk agreed to contact the village hall to discuss part-hire of the committee room on the Monday mornings prior to Planning Meetings. **AP1**
9. **Planning correspondence, notification of applications and outstanding results**
Notification of Planning Applications where CPC is a consultee:
 - a) 2019/1249 5 Bridle Road
 - b) 2019/1105 Rivendor, Fee Farm Road
 - c) 2019/0989 89 Common Road
 - d) 2019/1043 18 Hermitage Close
 - e) 2019/1110 Claygate House, Littleworth Road
 - f) 2019/1290 8 Stevens Lane

g) 2019/0962 6 Merylyn Close

10. 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.

8.45m Cllr Mark Sugden left the meeting.

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

Week ending 3rd May

11.1 2019/0989 89 Common Road – part two/part single-storey rear/side extension, partial conversion of garage into living space, rear patio and alterations to fenestration.

Claygate Parish Council: No objection. Unanimously agreed

John Bamford left the room and took no part in the decision on application 2019/1043

11.2 2019/1043 18 Hermitage Close – single-storey front extension, first-floor front extension, conversion of garage into living space and alterations to fenestration following removal of chimneys.

Claygate Parish Council: No objection. Unanimously agreed

11.3 2019/1086 109 Coverts Road – single-storey rear extension and front porch following partial demolition of existing dwelling.

Claygate Parish Council: No objection. Unanimously agreed.

Week ending 10th May

11.4 2019/0924 Averno, The Green – Retrospective application for single-storey rear outbuilding and alterations to finish of rear extension.

Claygate Parish Council: No objection. Claygate Parish Council notes that the exterior cladding could be made more in keeping and darkened down to blend in with the surrounding area.

Unanimously agreed.

11.5 2019/1166 Foley House, Ruxley Crescent – new side canopy, alterations to first floor front bay window and alterations to external finish following demolition of the existing side canopy.

Claygate Parish Council: No objection. Unanimously agreed

Week ending 17th May

11.6 2019/1211 75 Foley Road – Tree Preservation Order EL89/46 Fell 3 lawson cypress and replace with new conifers. Reduce group of lawson cypress. Reduce spread of 4 ash trees, no height reduction.

Claygate Parish Council: No objection. Unanimously agreed.

11.7 2019/1105 Rivendor, Fee Farm Road – rear conservatory, side roof light to existing projection, alterations to fenestration following demolition of existing conservatory.

Claygate Parish Council: No objection. Unanimously agreed

Week ending 24th May

11.8 2019/1290 8 Stevens Lane – Part two/part single storey side/rear extension and rear raised terrace following demolition of existing garage.

Claygate Parish Council: Object pending submission of full arboricultural report. Unanimously agreed.

11.9 2019/1084 60 Red Lane: TPO EL02/14. Crown lift 1 x sequoia to 3.5m

Claygate Parish Council: No objection.

11.10 2019/1245 Elm Farm, Woodstock Lane South – The existing 22.8m tower to be altered to a proposed 27.8m tower and the retention of 1no. existing equipment cabin with internal works where applicable. The work will also comprise of the removal and replacement of 3no. antenna with 2no new antennae with all ancillary equipment thereto.

Claygate Parish Council: No objection. Unanimously agreed.

Co-opted members John Bamford and Tom Swift declared an interest as they are near neighbours and took no part in the discussion on application 2019/1321

11.11 2019/1321 6 Merrily Close – Retrospective variation of Condition 2 (Materials to Match) of planning permission 2018/0962 (rear extension and conversion of garage) to render walls of rear additions.

Claygate Parish Council: No comment. Unanimously agreed.

11.12 2019/1249 5 Bridle Road – single-storey rear extension, front porch and rear raise patio

Claygate Parish Council: No objection. Unanimously agreed.

11.13 2019/1110 Claygate House, Littleworth Road – Alterations to fenestration and finish of existing buildings, alterations to parking layout and hard and soft landscaping and bin and bike stores.

Claygate Parish Council: No objection. Unanimously agreed

12. Report on the East Area Sub-Committee Meeting

Nothing for Claygate at the last meeting.

13. Licensing applications

There are no new applications in Claygate.

14. Enforcement issues

a) 1 Caerleon Close: Clerk to follow up.

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

Nothing to report. Courier next edition of Courier is scheduled for July.

16. Matters for Information Purposes Only.

a) Ken Huddart, John Bamford and Tom Swift indicated they wished to become co-opted members of the Planning Committee. This was agreed.

**17. To confirm the date of the next meeting and attendance of members of Planning Committee:
Thursday 20th June 2019, Committee Room, Claygate Village Hall**

Elmbridge East Area Planning Committee:

Monday 17th June 2019 – Tom Swift to attend

The meeting closed at 9.55 pm

Chairman:

Dated:

Reserve for the next meeting: tbc

Appendix A

Report on Planning Applications Decided since the Last Planning Meeting

14 Applications were decided.

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

2019/0577: 15 Tower Gardens Claygate Esher Surrey KT10 0HB

Tree Preservation Order EL:89/25 - Crown thin by 15%, crown lift to 3m and crown clean 2 x Oak and crown reduce 3 x Sweet Chestnut by 2.5m following removal of epicormic growth.

CPC agreed to branches over garage being shortened, but objected to crown reduction

EBC agreed with CPC's objection stating "that the proposed reductions of 2.5m will cause unnecessary wounding to the Sweet Chestnuts and will be damaging to their appearance along with the street scene having a negative effect on the local amenity."

2019/0661 19 Rythe Road Claygate Esher Surrey KT10 9DG

Two-storey side extension incorporating front canopy following partial demolition of existing dwelling and removal of chimney stack.

CPC did not object

EBC assessed that due to its close proximity with No.1 Rythe Close it "would result in a terracing effect and cause adverse harm to the spacious and open character of the area and the street scene. The proposal would be contrary to policy DM2 of the Development Management Plan 2015 and policy CS17 of the Core Strategy 2012 and the Design and Character SPD 2012: Home Extensions Companion Guide."

2019/0716: 42A The Roundway Claygate Esher Surrey KT10 0DW

Part two/part single-storey front extension, front gable roof extensions, rear dormer window incorporating juliet balcony and alterations to fenestration following demolition of existing front porch and front shed.

Claygate Parish Council did not object but noted that the front extension may be forward of the building line.

EBC assessed "that the proposed front extensions and front and rear dormer windows, by reason of their design, size and scale, would result in material harm to the host dwelling, the street scene and the character of the area. The proposal is therefore contrary to policy CS17 of the Core Strategy 2011, policy DM2 of the Development Management Plan 2015, the Home Extensions Companion Guide 2012 and the revised NPPF 2019"

Appeals Lodged and/or Decided

No Appeals were lodged, but 2 related Appeals were decided

2017/4167: Station House The Parade Claygate Esher Surrey KT10 0PB

7 two-storey terraced houses, conversion of existing detached dwelling into 1x shared dwelling and 2x flats, alterations to fenestration and associated hardstanding and landscaping following demolition of side extension.

Appeal was dismissed.

Planning Inspector concluded that the development

- would not preserve or enhance the character of the area (contrary to Policies DM2 and DM6)
- would not integrate with and enhance local character (contrary to Policy CS11)
- would be a new development that does not sensitively integrate (contrary to Policy CS17)
- would not meet the high design standards required by Section 12 of the National Planning Policy Framework.

Points raised within the Planning Inspector's Report include

- part of the Station House falls within the local listing
- the lack of apparent separation between the Station House's flank wall and the terrace would create a tension of both scale and design style, as the terrace would overwhelm the more modest features and proportions of the Station House. This effect would be reinforced by the enlarged proportions of the last two terraced dwellings which would be neither subtle enough to be unnoticed nor distinct enough to bookend the terrace.
- the scale of the terrace would appear disproportionate in the context of the measured Victorian proportions and articulation of the platform canopies and the Station House.
- the limited distance between the terrace's front elevation and the opposing retaining wall, combined with their proximity to the station platform at the rear, would make the height, extent and depth of the terrace appear extraordinarily cramped in this space.
- the development would have an adverse effect on the living conditions of future occupiers with regard to internal living space, outlook and overlooking (contrary to Policy DM10)
- the development would also fail to conform to Paragraph 127 of the Framework which requires development to create spaces that have a high standard of amenity for future occupiers
- the outlook from ground level windows on both sides would be highly restricted and almost entirely enclosed by structures a short distance away.
- the development would fail to comply with Paragraph 178 of the Framework which requires adequate site investigation to inform decision making. Moreover, given the very restricted site, and the proximity of both the existing development and the railway line, measures to address issues not yet thoroughly explored could affect the development's overall layout.
- there would not be a significant adverse effect on parking stress arising from the development.

2018/2913: Station House The Parade Claygate Esher Surrey KT10 0PB

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.

Appeal was dismissed and technical details consent refused.

Additional points raised include

- Permission In Principle (PIP) is limited to a consideration of land use, location and amount of development