

DRAFT
PLANNING COMMITTEE MEETING
held at 8.00pm on Thursday 22nd February 2018
Committee Room, Claygate Village Hall

Present: Councillors Geoff Herbert (Chairman), Julian Way, John Bamford and Ken Huddart.
Co-opted: Tom Swift
Members of the Public: Mrs Noel Isaacs
In attendance: Shirley Round (Parish Clerk & RFO).

1. **Apologies for absence:** None

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.
Cll 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 Applications 2018/0291. This was unanimously agreed.

2018/0291 Claygate House, Littleworth Road - PD Prior notification: change of use from Offices (B1) to Residential (C3)

Mrs Isaacs explained the impact she felt this development would have on the surrounding area especially traffic and parking. She felt the design of the apartments was poorly conceived with lack of disabled and affordable facilities. She recommended that if planning permission is granted protection should be afforded to adjoining land.

In addition a written submission was received from Mr. Anthony Sheppard. He highlighted the fact the grill at the entrance to the Rythe covert at the north end of Hare Lane Green should be kept clear of debris. Currently there are staff available who can call out people in the event of a blockage during rain. Increased demand for foul drainage was also mentioned.

7.2 Claygate House, Littleworth Road – PD Prior Notification: change of use from Offices (B1 to Residential (C3)).

Claygate Parish Council: Comment

i) Claygate Parish Council supports the conditions recommended in the Elmbridge Environmental Services report and also supports the measures recommended in the Flood Risk Assessment. We would request regular monitoring of the grill at the entrance to the Rythe covert at the north end of Hare Lane Green.

ii) We request the preservation of all trees on the site.

iii) If approval is given we request that a construction management traffic plan is agreed before commencement of any work and that it excludes any traffic movement in New Road.

iv) We request affordable housing, disabled facilities and additional visitor parking spaces.

v) We request that Claygate residents are allowed access to the facilities – the bowling green, tennis courts, swimming pool and the pavilion.

Unanimously agreed

3. To confirm the Minutes of the last meeting

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

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

AP 25 Enforcement Officer contacted and acknowledgement received. Follow up required. Outstanding.

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

i) Clerk received an email from Planning Department of EBC re 109 Hare Lane, implying CPC had misread the plans and could the objection be removed prior to the next Planning Meeting. This was refused.

ii) Clerk received a telephone call from the Montagu Evans LLP agent for 109 Hare Lane, asking if the CPC objection would be removed at the Planning Meeting. Clerk informed him the result of the Planning Committee's decision would be sent directly to EBC Planning on Friday morning.

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 W/ending 2nd February

7.1 2018/0232 12 Telegraph Lane – Lawful development certificate: whether planning permission is required for a proposed roof extension incorporating a rear dormer window, side window and front roof lights.

Claygate Parish Council: No comment. Unanimously agreed

7.2 Discussed at beginning of the meeting.

Cllr Herbert declared a non-pecuniary interest in 2018/0165

7.3 2018/0165 10 and 10A The Parade – New covered stairs to rear to serve 10A The Parade and alterations to fenestration.

Claygate Parish Council: No objection. CPC highlight the fact there is a potential privacy issue on the first floor balcony to 92 Hare Lane and request more details about what is meant by “sustainable drainage system”. Unanimously agreed

Cllr Bamford declared a non-pecuniary interest in 2018/0235 but due to an ongoing situation took no part in the discussion and left the meeting during the discussion

7.4 2018/0235 6 Merrilyn Close – Part two/part single storey rear extension, entrance portico and conversion of garage into living space with external alterations following demolition of existing conservatory.

Claygate Parish Council: Objection. The render proposed on the south and north elevations are out of keeping with the street scene. We note the roof has been replaced with black tiles, again out of keeping with the rest of the street. The latter work has commenced without planning approval. Unanimously agreed

W/ending 9th February.

- 7.5 2018/0301 23 Simmil Road** – Lawful development certificate: whether planning permission is required for a proposed widening of an existing vehicular access.
Claygate Parish Council: No comment. Unanimously agreed
- 7.6 2018/0064 86 Hare Lane** – Confirmation of compliance with condition: 3 (Materials – approved) of planning permission 2017/1307
Claygate Parish Council: No comment. Unanimously agreed
- 7.7 2018/0346 36 The Roundway** – PD prior notification: single storey rear extension.
Claygate Parish Council: We note there is no indication of what the amenity space will be.
- 7.8 2018/0347 36 The Roundway** – PD prior notification: single storey rear extension.
Claygate Parish Council: We note there is no indication of what the amenity space will be.
- 7.9 2018/0319 30 Coverts Road** – Confirmation of compliance with condition: 5 (tree protection and pre-commencement inspection) and 6 (tree protection) of planning permission 2017/1411.
Claygate Parish Council: No comment. Unanimously agreed

W/ending 16th February

- 7.10 2018/0195 2 Sydney Cottages, The Green** – single storey rear extension, rear dormer window and front roof lights following partial demolition of the existing property.
Claygate Parish Council: We note there is a flat roof which we consider undesirable. We request that if this application is approved there is a construction traffic management plan put in place. Unanimously agreed
- 7.11 2018/0260 10 Ruxley Ridge** – First floor side extension, front porch and increase in ridge height by 1.53m incorporating front and rear dormer windows.
Claygate Parish Council: No objection. We note that pre-planning advice has not been included in the application. Unanimously agreed
- 7.12 2018/0263 10 Ruxley Ridge** – single storey rear extension.
Claygate Parish Council: No objection. We note that pre-planning advice has not been included in the application. Unanimously agreed
- 7.13 2018/0375 1 Elm Gardens** – part two/part single storey side and single storey front extensions following demolition of existing garage.
Claygate Parish Council: No objection. Unanimously agreed
- 7.14 2018/0355 61 Hare Lane** – Single storey rear extension.
Claygate Parish Council: No objection. Unanimously agreed

8. To receive a report of the East Area Sub-Committee Meeting

There were no applications for Claygate.

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

i) 25-27 The Parade, Claygate: Sale of alcohol between the hours of 07.00hrs and 19.00hrs
Claygate Parish Council: No comment. Unanimously agreed

ii) Parade/Albany, The Parade, Claygate: Sale of alcohol between the hours of 07.00hrs-00.00hrs Monday to Friday; 08.00hrs-00.00hrs on Saturdays; 09.00hrs-00.00hrs on Sundays; bank holidays 08.00hrs-00.00hrs; Christmas Eve and New Years Eve and 07.00hrs-00.00hrs.

Claygate Parish Council: We are concerned the late night extension between 23.00hrs and 00.00hrs will lead to potential noise nuisance to residents in the immediate vicinity. Unanimously agreed.

10. To discuss and agree action on any enforcement issues

There appears to have been no follow up by EBC Enforcement on these 3 issues:

- i) 70 Common Road: It was noted that a shed erected in the front garden during building work is still there.
- ii) 2014/3773 1 Caerleon Close. No work has restarted on the site
- iii) 2017/1150 Little Squirrels, Ruxley Crescent. The plastic foliage itself has been removed however the posts that supported it are still in place along with the wire that stretches between the posts that was used to support the plastic foliage .

The Clerk will contact the Enforcement Officer at EBC again. **AP25**

11. To discuss and agree communication of key decisions to residents including input to Courier and the website.

To include mention of the 2 main Planning Applications under discussion.

12. Matters for Information Purposes Only.

- i) 2016/2062: There is no published date for a decision on this Appeal. The scheduled site inspection did not take place and will be rescheduled.
- ii) Plans were agreed at the recent Elmbridge Borough Cabinet Council meeting to set up a housing company owned by the Council with the aim of building homes to meet the needs of residents. Elmbridge have set aside £200,000 to finance the project.

**14. To confirm the date of the next meeting and attendance of members of Planning Committee:
Thursday 15th March 2018**

15. Elmbridge East Area Planning Committee:

Monday 12th March 2018 – Tom Swift to attend

The meeting closed at 10.05 pm

Chairman:

Dated:

Reserve for the next meeting Cllr Bernadette Pearce

Appendix A

Planning Applications Decided for weeks ending 2, 9 & 16 February

5 Applications were decided.

These included 1 Confirmation of Compliance, 1 Non-Material Amendment & 1 Variation of Condition where there is limited scope for Planning to comment or object.

Planning Committee agreed with EBC on 4 decisions. The remaining decision was made before Planning Committee had the opportunity to comment.

Appeals Lodged and/or Decided since last Planning Committee Meeting

None