

DRAFT
PLANNING COMMITTEE MEETING
held at 8.00pm on Thursday 20th June 2019
Small Hall, Claygate Village Hall

Present: Councillors Geoff Herbert, Michelle Woodward and Janet Swift
In attendance: Shirley Round (Parish Clerk & RFO).
Tree wardens: Vanessa Relleen, Margie Richardson.
Present: Tom Swift

1. **Apologies for absence:** Cllr Wang, John Bamford and Ken Huddart.
2. **Declarations of Interest in items on the Agenda.**
None.
3. **To confirm the Minutes of the last meeting**
The Minutes of the meeting on 30th May 2019 were agreed and signed by the Chairman.
4. **To report on the actioning of items from previous Minutes.**
AP24 Clerk to follow up Enforcement issue on 1 Caerleon Close.
AP1 Tom Swift has agreed to print relevant plans for meetings. The parish council will contribute to copy paper and printer ink. DONE
5. **Review of Remit for the Planning Committee**
Comments were received from John Bamford and Cllr. Collon. These have been incorporated and the amended Remit uploaded onto the website. **AP2**
6. **Decision on provision of Plans for meetings**
See AP1. It was agreed TS will print the plans at home and there was, therefore, no need to hire the committee room. However, if in future it is required the Clerk will contact the Village Hall to make the necessary arrangements.
7. **Planning correspondence, notification of applications and outstanding results**
The following notification of Planning Applications where CPC is a consultee have been received:
 - a) 2019/1489 65 Foley Road
 - b) 2019/1258 Nyumbani Ruxley Crescent
 - c) 2019/1446 80 Coverts Road
 - d) 2019/1335 6 Crediton Way
 - e) 2019/1447 15 Elm Road
 - f) 2019/1440 19 Rythe Road
 - g) 2019/1364 74 Foley Road
 - h) 2019/1400 33 Stevens Lane
8. **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.

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

Week ending 31st May

- 9.1 **2019/1194 69 Common Road** – single storey rear extension.
Claygate Parish Council. No comment. Unanimously agreed
- 9.2 **2019/1335 6 Crediton Way** – single storey rear/side extension incorporating integral garage following partial demolition of existing dwelling, demolition of outbuilding and removal of chimney stack.
Claygate Parish Council: No objection. It is noted that the outside side rendering is different from the street scene. Unanimously agreed
- 9.3 **2019/1374 74 Foley Road** – single storey rear extension and alterations to fenestration and finish following demolition of existing conservatory.
Claygate Parish Council: No objection. Unanimously agreed.

Week ending 7th June

- 9.4 **2019/1374 & 2019/1479 7 Claremont Road – Tree preservation order – various works to various trees.**
Claygate Parish Council:
Orders apply for permission to do the same work to same trees and number of trees (7). These comments therefore apply to both applications:
T1 Laburnum and laurel RHS of house: prune laterally. No objection.
T2 Cypress RHS of house: trim hard to allow passage. No objection.
T3 Birch x2 LHS rear garden: reduce and reshape by 2-3 metres (TPO). Objection to the work to the birch tree which is nearer to the house and the road. The reduction to the height will spoil the shape of the tree, which is clearly visible from the road.
T4: Crab Apple LHS rear garden: reduce and reshape by 2-3 metres (CA). No objection.
T5 Scots Pine RHS rear garden: Raise crown by 6 metres over garden. No objection.
T6 Cedar in front garden: Reduce back from buildings to give 2 metre clearance (2-3 metres approx removed). Works required to reduce away from buildings and allow more light into garden and house. No objection provided that the reduction is no more than 3 metres.
- 9.5 **2019/1363 Rothney 19 Beaconsfield Road** – Claygate Foley Estate Conservation Area Fell 5 x Leyland Cypress.
Claygate Parish Council: No objection. Unanimously agreed.
- 9.6 **2019/1440 19 Rythe Road** – Two storey side extension incorporating front canopy following partial demolition of existing dwelling and removal of chimney stack.
Claygate Parish Council: No objection. Request officer to check overlooking to Nos. 1 and 2 Rythe Close. Unanimously agreed.
- 9.7 **2019/1400 33 Stevens Lane** – single storey side/rear extension, single storey front extension, side dormer windows and alterations to fenestration following removal of chimney stack and side roof lights.
Claygate Parish Council: No objection. Unanimously agreed.
- 9.8 **2019/1375 118 Foley Road** – Claygate Foley estate Conservation Area: Crown reduce group of 3 x Cypress G1 by 2m and reduce and maintain overgrown hedge.
Claygate Parish Council: No objection. Unanimously agreed.

Week/ending 14th June

- 9.9 **2019/1446 80 Coverts Road** – first floor rear extension and alterations to fenestration.
Claygate Parish Council: No objection. We recommend a restriction on use of the flat roof to prevent overlooking. Unanimously agreed
- 9.10 **2019/1448 80 Coverts Road** – rear dormer window and front roof lights.
Claygate Parish Council: No objection. Unanimously agreed.
- 9.11 **2019/1258 Nyumbani, Ruxley Crescent** – two detached two-storey houses, Plot 1 with basements and integral garage, and plot 2 with integral garage and new access following demolition of existing house.
Claygate Parish Council: No objection. Unanimously agreed.

- 9.12 2019/1489 65 Foley Road** – various of condition 2(approved plans) of planning permission 2017/3099 side and rear extensions to extend garage towards front boundary, alter roof of garage to pitched, single storey side infill extension, alter roof of front porch to pitched, rear canopy, increase in footprint of rear raised terrace, roof lights to single storey rear extension and alterations to fenestration following removal of first floor side room in roof space.
Claygate Parish Council: No objection. Unanimously agreed.
- 9.13 2019/1504 2A Stevens Lane** – single storey rear extension following partial demolition of existing dwelling.
Claygate Parish Council: No objection. Unanimously agreed.
- 9.14 2019/1495 The Orchard, 1 Hare Lane** – Tree Preservation Order EL199. Various works to 1 x lime tree.
Claygate Parish Council: No objection. Unanimously agreed.
- 9.15 2019/1447 15 Elm Road** – two storey side/rear extension following demolition of existing outbuilding.
Claygate Parish Council: No objection. Unanimously agreed.

10. Report on the East Area Sub-Committee Meeting

Nothing for Claygate at the last meeting.

11. Licensing applications

There are no new applications in Claygate.

12. Enforcement issues

a) 1 Caerleon Close: Clerk to follow up.

13. 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/August.

14. Matters for Information Purposes Only.

Training for Planning Councillors. Clerk will find out if EBC Planning Department are holding any training sessions. **AP3**

**15. To confirm the date of the next meeting and attendance of members of Planning Committee:
Thursday 11th July 2019, Committee Room, Claygate Village Hall**

Elmbridge East Area Planning Committee:

Monday 15th July 2019 – Clerk to ask John Bamford if he is able to attend. **AP4**

The meeting closed at 9.20 pm

Chairman:

Dated:

Reserve for the next meeting: Cllr Brian Rawson

Appendix A

Report on Planning Applications Decided since the Last Planning Meeting

10 Applications were decided

Claygate parish Council (CPC) were Consultees on 4 of these Applications.

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

2019/1098 6A High Street Claygate Esher Surrey KT10 0JG

Confirmation of Compliance with Condition: 6 (Contaminated Land) of planning permission 2018/2476.

EBC refused permission on the grounds that the Contaminated Land Officer has reviewed the submitted report and does not agree with the findings of this Phase 1 investigation

Other Applications of Note:-

2019/0807 5 Ruxley Ridge Claygate Esher Surrey KT10 0HZ

Part two/part single-storey front/side/rear extension incorporating side juliet balcony and rear balcony, front, side and rear dormer windows and alterations to fenestration following partial demolition of existing house.

CPC requested that adequate measures are taken to protect the trees on site

EBC granted permission subject to certain conditions including a balcony screen and tree protection

- a suitable balcony screen is required and must be approved by EBC and maintained to preserve the privacy of neighbouring residents
- tree protection conditions included a pre-commencement meeting, additional arboricultural information, site supervision and tree retention

Appeals Lodged and/or Decided

1 Appeal was lodged

2019/0447 49 Vale Road Claygate Esher Surrey KT10 0NL

Side/rear roof extension incorporating front and side roof lights.

EBC Refused permission on the grounds that "The proposed side roof extension, due to its bulk and massing, would appear unduly bulky and unbalanced, and the proposed upper floor and roof extensions would, due to the forms, bulk and massing, appear discordant and incongruous against that of the host dwelling. As a result, the proposal would result in adverse harm to the character of the host semi-detached dwellings and the character of the street scene"

Appellant claims "..... while the extension will result in a non-matching pair of semi-detached houses, this does not cause sufficient harm to warrant the refusal of planning permission.