



Caring for Claygate Village

DRAFT

PLANNING COMMITTEE MEETING held at 7.30pm on Thursday 28th January 2021 via Zoom.

Councillors: Geoff Herbert (Chairman of the Committee), Janet Swift, Michelle Woodward, Jo Lesser,
Co-opted Members: John Bamford
In attendance: Sally Harman (Parish Clerk & RFO), 2 members of the public

1. **Apologies for absence**

Cllr Wang sent advanced notice that he would be late. Cllr Wang did not make the meeting before it ended.

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

2.1 To receive declarations of interest from Councillors on items on the agenda.

Cllr Herbert and John Bamford noted that they knew the manager of the Hare and Hounds.

2.2 To received written requests for dispensation for disclosable pecuniary interests (if any):

None

2.3 To grant any requests for dispensation as appropriate:

None

3. **Minutes of the last meeting (5th January 2021).**

Cllr Swift noted that she wasn't able to attend the 5th January meeting so couldn't comment on the minutes. The minutes of the meeting on the 5th January 2021 were agreed by the remaining Cllrs.

AP96 GH to sign the minutes and drop round to Clerk.

4. **To report on actioning of items from previous meetings.**

AP52 Clerk to notify EBC on decision to reinstate bench outside Old Bank, Hare lane. Clerk notified EBC who instructed her to notify GPS. GPS confirmed they will action but then have refused. SCC now resolving the issue directly with GPS as the landowners. SCC have agreed with the developer a location left of Old Bank in front of new side alley fence. Clerk to confirm CPC's agreement to proposed bench location back to SCC. **DONE** With SCC to reinstate.

AP80 MS to request a cost from the planning consultant to provide advice on the EBC local plan Regulation 19 representation originally planned for 6 weeks Jan/Feb 2021 but now delayed. **IN PROGRESS**

AP87 In addition to AP80 MS to ask the planning consultant for a cost of a meeting between her and the Planning Inspector if required during the year 21/22. **ON HOLD**

AP90 GH to sign the minutes from the 3rd December and drop into Clerk. **DONE**

AP91 Clerk to circulate Co-opted member's correspondence to the rest of the committee. **DONE**

AP92 GH to attend next EBC Planning committee meeting on the 6/1/21. **DONE** Covered under Item 9.

AP93 Clerk to check the Committee's public speaking policy with SSALC and local Clerks. **DONE** Covered under Item 15.

AP94 All Councillors to review the planning process and Clerk to add to 28th January Planning Committee agenda for discussion. **DONE** Covered under Item 16.

AP95 GH to review consultation and feedback whether a response is required at the CPC meeting on the 14th of January. **DONE** Clerk submitted CPC response on 26th Jan. **AP97** Clerk to circulate final response submission to Planning Committee.

5. Planning correspondence, notification of applications and outstanding results.

In addition to correspondence shared within APs and further down the agenda the Clerk had been copied in about a Sunday working compliant at the Claygate House development by a local resident. No action had been requested to CPC. Cllr Swift asked whether the revised COVID-19 regulations for construction allowing extended hours and days of working were still active.

AP98 Clerk to check whether building sites could still operate under the new COVID-19 Regulations.

The Clerk noted that she had also received 2 re-consultation letters which will covered off under Item 7 of the agenda.

6. Applications and Appeals decided since last meeting.

A report from John Bamford was circulated prior to the meeting (Appendix A).

7. Applications from Elmbridge Borough Council weekly lists, including confirmation of comments sent to EBC: -

<u>Application Number</u>	<u>Address</u>	<u>Proposal</u>	<u>Claygate Parish Council Response</u>
2020/3426	9 Dalmore Avenue Claygate Esher Surrey KT10 0HQ	Two-storey rear/side extension and alterations to fenestration.	No objection, no comment
2020/3374	46 Vale Road Claygate Esher Surrey KT10 0NJ	Side dormer window.	LDC. No Comment
2020/3354	8 Cavendish Drive Claygate Esher Surrey KT10 0QE	Two-storey rear extension following demolition of existing conservatory.	No objection, no comment
2020/3484	67 Foley Road Claygate Esher Surrey KT10 0LY	Front canopy and alterations to fenestration.	No objection, no comment
2020/3519	The Hare and Hounds The Green Claygate Esher Surrey KT10 0JL	Two-storey side/rear extension, first-floor front and rear extensions including first floor dormer windows to facilitate change of use to Hotel (C1) on first floor to provide 8 ensuite rooms.	No objection, no comment
2020/3509	Westmoreland Ruxley Crescent Claygate Esher Surrey KT10 0TX	First-floor side extension.	No objection, no comment

2020/3401	47 The Roundway Claygate Esher Surrey KT10 0DP	Single-storey rear outbuilding following demolition of existing outbuildings.	No objection, no comment
2020/3577	36 Gordon Road Claygate Esher Surrey KT10 0PQ	Single-storey rear/side extension, single-storey side extensions, increase size of rear dormer window and alterations to fenestration following partial demolition of existing dwelling.	No objection, no comment
2020/3445	9 Trystings Close Claygate Esher Surrey KT10 0TF	Single-storey rear extension, conversion of garage in to living space, rear dormer window incorporating juliet balconies, front roof light and alterations to fenestration following demolition of existing front porch and chimney stack.	LDC. No Comment
2021/0113	15 Claremont Road Claygate Esher Surrey KT10 0PL	Claygate Foley Estate Conservation Area - Crown reduce 1 x Eucalyptus by 2m (T1).	No Comment
2020/3563	9 Westbury Avenue Claygate Esher Surrey KT10 0DN	Rear dormer window and front and side roof lights.	No objection, no comment
2020/3549	6 St Leonards Road Claygate Esher Surrey KT10 0EL	Alterations to fenestration, rear roof lights and internal alterations.	No objection, no comment
2020/3609	126 Coverts Road Claygate Esher Surrey KT10 0LH	Part two/part single-storey front/side/rear extension, rear dormer window and front roof lights following demolition of existing garage.	No objection, no comment
2020/2609	21 Day Re-Consultation - Garage Block North of 2 Brookfield Gardens Esher Surrey KT10 0DS	Pair of semi-detached two-storey houses with associated bin stores, cycle stores, parking and landscaping following demolition of existing buildings.	Unanimously agreed no further response was required by CPC. AP99 Clerk to request EBC move current CPC comment on their website to correct place.
2020/3268	14 - Day Re-Consultation - 37 Hare Lane Claygate Esher Surrey KT10 9BT	Part two/part single-storey rear extension, rear dormer and alterations to fenestration following removal of chimney.	Unanimously agreed no further response was required by CPC.

8. East Area Sub Committee Meeting report.

Nothing concerning Claygate.

9. EBC Planning Committee Meeting report

Nothing concerning Claygate.

10. Licensing Applications in Claygate.

None

11. Compliance issues

2014/4954 1 Caerleon Close - No further update at this time.

12. Elmbridge Local Plan Status and any action arising.

The Clerk updated the committee on an email she had received from the Head of Planning at EBC regarding the EBC Local Plan. Due to the latest national lockdown, and in particular the school closures, the resourcing of the Local Plan team has been significantly reduced and as such the Draft Local Plan had been delayed. It was not possible for them to agree a new timetable for completion at this time.

13. RBK Local Plan & Hook Park Development Status and any action arising.

The Chairman of the Committee circulated an indicative timetable of the RBK Local Plan to the committee, via the Clerk, ahead of the meeting. It was noted that the Local Plan on the RBK website was the old version and the new version had yet to be uploaded.

Indicative timetable:

Key Milestones	Date
Approval of the revised LDS	Q2 2020
Local Plan First Draft	Q4 2020
Recommence Consultation (Regulation 18)	Q2 2021
Local Plan Publication Version (Regulation 19)	Q3 2021
Local Plan Submission Version (Regulation 22)	Q2 2022
Examination in Public (Regulation 24)	Q3/Q4 2022
Inspector's Report	Q4/Q1 2022/2023
Adoption	Q2/Q3 2023

It was noted that there was nothing further to report on the Hook Park Development except that there was a planning application that had been submitted for 3 business units on the site.

14. Torrington Lodge Car Park - EBC Potential Residential Housing Project

Nothing new to report.

15. To agree the guidelines for public speaking at Planning Committee meetings

The Clerk confirmed that there is no specific SSALC policy for Public Speaking nor had any local Clerks provided any insight into whether they had a public speaking policy over and above those detailed in their Standing Orders.

AP100 Cllr Swift to send prior work on public speaking policy from prior Clerk to current Clerk.

It was agreed that an information document on public speaking, the planning process and remit of the Planning Committee should be provided to members of the public wanting to speak at the Planning Committee.

AP101 Clerk to prepare a one pager for public speakers citing rules on 3 minute speaking length, privacy policy requirements and links to planning process and planning remit to be sent out to members of the public wanting to speak at Planning Committee meetings going forth.

16. To review the full planning process and make any amends as required.

The Clerk circulated the October 2019 Planning Process to the Committee ahead of the meeting (Appendix B).

AP102 Clerk to action website link amend on Planning Process.

It was unanimously agreed that the current Planning Process was correct once the website link had been amended by the Clerk.

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

It was noted that the current lockdown would delay the Courier. Any articles were to be sent to Cllr Sugden.

18. Matters for information purposes only.

None

19. Date of the next meeting 25th February 2021

Meeting closed: - 20h20

Reserve may be required for the next meeting: -Cllr Rawson.

Signed:

Dated:

Appendix A

Report on Planning Applications Decided since the Last Planning Meeting

Applications Refused by Elmbridge Borough Council (EBC)

2020/2370 The Willows Albany Crescent Claygate Esher Surrey KT10 OPR

Tree Preservation Order ELM:40 - Reduce lowest branches over road of 1 x Oak by 2m and reduce overhanging branches of 1 x Horse Chestnut by 3m.

EBC assessed that "a crown reduction of up to 3m at this time is not considered reasonable considering the detrimental impact it would have on the health and amenity of the tree."

2020/2070 42A The Roundway Claygate Esher Surrey KT10 ODW

Retrospective application for a single-storey rear extension.

Refused at East Area Planning Subcommittee despite the Case Officer Recommending approval on the grounds that "The proposed retrospective development by reason of its height and depth compared to the prior approval given under 2019/1368 gives rise to an unacceptable bulk and massing and results in material harm by its overbearing impact on neighbours particularly No.42, loss of daylight to No.42, contrary to Policy CS17, DM2 and the Home Extension Companion Guide Supplementary Planning Document 2012

Two LDCs were refused. One because of a condition applied to a previous planning application. The other did not meet requirements on technical grounds.

Other Noteworthy Applications Decided include: -

2020/2440 York House 18A The Parade Claygate Esher Surrey KT10 ONU

Part single/part first-floor rear extension incorporating attached garage, rear dormer window, bin and cycle stores and alterations to fenestration following demolition of existing detached garage.

EBC assessed "the proposed dormer window would be of a size and scale that would dominate the rear roof slope of the host building. Typically, this would not be acceptable, however it is noted that there are several dormers of a similar size, scale and finish further along the terrace, one of which was permitted within the last few years at No. 28A The Parade, reference 2017/2854. As such in this instance it is considered that the proposed dormer would be in keeping with the existing character of the area."

The applicant amended the plans to

- remove the proposed PV slate roof tiles from the front elevation that would otherwise not match surrounding buildings.
- Replace the ground source heat pump has with an air source heat pump which is not considered to be harmful to the character of the area or the amenity of the neighbouring properties by reason of noise and disturbance.

Appeals Lodged

2020/1727 Harecroft Raleigh Drive Claygate Esher Surrey KT10 9DE Detached garage.

EBC refused permission on the grounds that

- it does not allow for essential maintenance and emergency access to the River Rytte
- the Flood Risk Assessment submitted fails to demonstrate that the current proposal is safe, does not increase flood risk elsewhere, or that the proposed development will not constrain the natural function of the flood plain.

The Appellant claims that the Flood Risk Assessment has been clear about the way in which any potential flood risk has been mitigated within the construction detail of the building and highlighted:

- a major flood alleviation scheme was carried out in 2006 has drastically reduced the danger of flooding to a considerable number of dwellings in the Thames Ditton and Claygate area including Raleigh Drive.
- it would not have an adverse effect on a watercourse, flood plain or its flood defences.
- it would Impede access to flood defence and management facilities.
- it would not have a significant effect on local flood storage capacity or flood flows.
- the surface water would flow to the lower land on Hare Lane Green and not towards the application site or the residential properties.
- it is less likely that there would be a groundwater threat to the site because the subsoil lies on London Clay which has the effect of "capping" any rise in groundwater levels. Any fluvial flooding of the site would again fall towards Hare Lane Green.

Appeals Decided

2020/0781 30 Simmil Road Claygate Esher Surrey KT10 0RU

Part two/part single-storey side/rear extension and alterations to fenestration following demolition of existing garage.

Appeal was dismissed on the grounds that significant harm would be caused to the occupiers of the neighbouring property in respect of loss of outlook.

No CIL is due on Planning Applications decided since the last Planning Meeting.

Appendix B

The Planning Process

- The Parish Council Planning Committee meets every 4 weeks to consider applications in the previous 4 week period.
- These meetings are open to all members of the public and residents are welcome to attend whether or not there is a Planning Application which affects you.
- If a resident wishes to make representation to the Committee regarding an application they should contact the Clerk in advance of the meeting to book a 3 minute speaking slot.
- All representations on Applications, whether written or in person, must relate to planning guidelines. For example, height, density, massing of the propose building etc.
- When making a written representation (either by letter or email) to EBC a copy to the Parish Council is useful. Your comments may draw attention to an aspect of an application not obvious from the information available to the Parish Council.
- Most Applications are decided by EBC planning Officers but if residents wish to have it heard in front of EBC East Area Planning Committee they will need at least 15 letters of representation from different addresses. Alternatively, they can speak to their Borough Councillor who may be able to raise it to the East Area committee.
- If you wish to address the Borough Councillors at East Area you will need to inform the Planning Department.
- If you wish to look up a submitted plan (or check whether one has been submitted) go to www.elmbridge.gov.uk and search 'planning applications'.

October 2019.