



Caring for Claygate Village

PLANNING COMMITTEE MEETING
held at 7.30pm on Thursday 18th June 2020
via Zoom.

Councillors: Geoff Herbert (Chairman of the Committee), Xingang Wang, Janet Swift, Mark Sugden, Michelle Woodward
Co-opt: Tom Swift, John Bamford,
In attendance: Sally Harman (Parish Clerk & RFO), 1 member of the public

1. Apologies for absence

None received. Josette Lesser did not attend.

2. Declarations of Interest in items on the Agenda.

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

MS, GH and JB all stated that they knew Simon Baile, Owner of ExCellar Wine, who attending as a member of the public. They were unable to declare this at the start of the meeting as Simon only attended just before Agenda item 5 and they were unaware of his attendance until then.

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. To confirm the Minutes of the last meeting

The Minutes of the meeting on the 21st May 2020 were agreed with no amends. **AP31** GH to deliver signed copy to Clerk.

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

AP 19 Carol Walker informed the Clerk that the pavement outside the Old Bank 109 Hare Land remains Highways Lane so the CPC could return the bench and waste bin to their original position. Cllrs agreed neither the Old Bank location nor the existing location outside of Boots was suitable and an alternative needed to be found. Committee members to send GH alternative suggestions ahead of the next planning meeting **OUTSTANDING**

AP 25 Geoff Herbert to meet with Ray Lee (Strategic Director at EBC) to request that Case Officers contact Claygate Parish Council if they need to better understand an objection particularly if the planning application was subsequently amended. Due to Covid-19 restrictions it was decided it was quicker for the Clerk to e-mail the Head of Planning at EBC. **OUTSTANDING**

19h45 *One member of the public joined.*

AP 30 Clerk to send letter from Claygate Parish Council to EBC to request information in assisting the identification of agents/developers linked to the 6552 responses regarding the 13 Claygate Green belt sites in Sept 2019 Consultation. Enough data has since been made available from EBC so a letter is no longer required. **REMOVE**

5. Planning correspondence, notification of applications and outstanding results

i) The Dough Shack Street Trading Application

Simon Baile, owner of ExCellar Wine, spoke to raise his direct concern about the application from The Dough Shack to sell pizzas, garlic breads and brownies outside 1 The Parade on a Tuesday evening from 18h00 to 23h00. He stated it was in direct contravention with the 200m exclusion zone set out in EBC Street Trading Policy. He was surprised that EBC were even considering the application given that he believed it to be in direct contravention of the policy. He said he was supportive of competition amongst Claygate's businesses, but it had to be on a level playing field. The Dough Shack were not contributing to tax, rent or the community unlike ExCellar Wine so their cost base was considerably lower and as such gave them an unfair advantage. He repeatedly made the point that once you let food vans in then the Parish Council would set precedent for others to follow and the negative impact that could have on Claygate bricks and mortar businesses.

The Committee noted that the EBC Street Policy 2019 Section 5.10 had 8 key points where Street Trading Applications should not be granted. If the Dough Shack was allowed to trade at 1 Parade it would tick 3 of the 8 points detailed in Section 5.10: -

- Due to the day (Tuesday) and time of day (18.00 – 23.00) requested in Claygate, the proposed items on sale would be in direct competition with an existing trader within a 200m radius between the hours of 18.00 to 20.00.
- The site or pitch obstructs either pedestrian or vehicular access, or traffic flows, or places pedestrians in danger when in use for street trading purposes. This was raised as the placement of the vehicle is on the curtilage outside 1 The Parade and due to the current social distancing measures in place due to Covid-19, potential queues that may form could inhibit the safe flow of pedestrians on this part of The Parade and potentially force pedestrians onto the road.
- There is likely to be odour or noise complaints from the operation of the unit in that its location is directly next to flats on Hare Lane and below flats on The Parade.

It was unanimously agreed to object to The Dough Shack Street Trading application.

AP32 Clerk to notify EBC on the decision of the council.

20h05 1 member of the public left the meeting

ii) 2019/2134 Claygate House, Littleworth Road

JB circulated a detailed report (Appendix A) on the development of 2019/2134. The Committee noted receipt.

iii) Torrington Road/Oaken Lane Advertised Sale of Public Land.

Following concerns raised by members of the public the Clerk notified EBC Head of Planning Kim Tagliarini on the presence of Torrington Road/Oaken lane footpath plus a section of Torrington Road on Rightmove. Thomas Walton at EBC have escalated to Ian Carter at SCC. The land has been confirmed as being in public ownership. Clerk and EBC are awaiting a response from SCC following investigations by them. **AP33** Clerk to keep Committee informed on progress.

iv) Additional dwelling in Woodstock lane

A member of the public has raised concerns about what appears to be preparation of additional dwellings on Woodstock lane next to the existing traveller's site. Cllrs were unaware of any further development and were keen to have further clarification on the situation.

AP34 Clerk to contact EBC, Kingston & SCC requesting what development is legitimate and approved along Woodstock lane and what development has not been approved and if not, what was happening to rectify.

It was also raised that one of the barriers to restrict larger vehicles coming into Claygate via Clayton road looked to have been removed **AP35** Clerk to clarify if any changes had been authorised with EBC, Kingston & SCC.

6. To discuss and comment on applications and appeals decided since the last meeting.

A report from John Bamford was circulated prior to the meeting. See Appendix B.

20h20 MS left the meeting.

**7. Applications from EBC weekly lists including confirmation of comments sent to EBC
Week ending 22nd May through to week ending 12th June.**

2020/0628 28 Rythe Road - Single-storey rear extension

Claygate Parish Council: No comment

2020/0868 1 Stockfield Road - Non-Material Amendment to planning permission 2019/3495 to alter redland stonewold tiles to grey cement tiles and amend painted white render to a pre-coloured white render.

Claygate Parish Council: No comment

2020/1111 8 oaken lane - Non-Material Amendment to planning permission 2020/0170 for the addition of roof light to side projection alterations to fenestration.

Claygate Parish Council: No comment

2020/1084 58 The Roundway - Additional attached one-storey house with room in the roof space, bin and cycle storage and ancillary landscaping.

Claygate Parish Council: No comment. CPC noted EBC Tree Report concerns dated 2/6/20.

2020/1120 1 The Mews Albany Crescent - Replacement shop front and alterations to fenestration.

Claygate Parish Council: No comment

2020/1147 30 Gordon Road - Part two/part single-storey side/rear extension, front canopy, conversion of living space into integral garage, rear raised terrace to a height of 0.8m, associated landscaping and groundworks and alterations to fenestration following demolition of existing detached garages, outbuilding, front canopy and removal of chimney stack.

Claygate Parish Council: No comment

2020/1005 7 High Street - Claygate Conservation Area - Crown reduce 4 x Conifer by 3m and crown thin by 30%.

Claygate Parish Council: No objection.

2020/1184 34 Oaken Lane - Two-storey front extension incorporating extension of existing garage and alterations to fenestration following partial conversion of existing garage into living space.

Claygate Parish Council: No comment

2020/1196 46 Telegraph Lane - Part two/part single-storey side/rear extension and single-storey front extension including new front porch and alterations to fenestration following demolition of existing garage and porch.

Claygate Parish Council: No comment

2020/0458 15 Glebelands - Single-storey rear extension.

Claygate Parish Council: No comment

2020/1210 32 The Roundway - Single-storey side/rear extension and alterations to fenestration.

Claygate Parish Council: No comment

2020/1284 4 Sydney Cottages - Claygate Village Conservation Area - Fell 1 x Elm.

Claygate Parish Council: No comment

2020/1321 63 Foley Road - Claygate Foley Estate Conservation Area - Crown reduce 1 x Liquid Amber by 1m

Claygate Parish Council: No comment

2020/1037 Shalford 2 Albury Place - Retrospective application for a raised decking to a maximum height of 45cm.

Claygate Parish Council: No comment

2020/1286 Glen Alva The Green - Claygate Village Conservation Area - Crown reduce 1 x Cherry (T1) to previous reduction points by 1.5m.

Claygate Parish Council: No objection

2020/1278 25 Foley Road - Part two/part single-storey rear/side extension, hip-to-gable roof extension, rear dormer window incorporating Juliet balcony and alterations to fenestration following demolition of existing conservatory, dormer window and detached garage

Claygate Parish Council: Observation. They appear to be creating a new dwelling next to the main house.

8. Report on the East Area Sub-Committee Meeting

GH attended. There were no applications relevant to Claygate.

AP 36 Next East Area Sub-Committee 5pm 22nd June 2020. TS to attend if any applications applicable to Claygate.

9. Licensing applications in Claygate

None received

10. Enforcement issues

2014/4954 1 Caerleon Close – No further progress appears to have been made. **AP37** Clerk to contact EBC compliance department to get an update on where proceedings with the owner have got to.

2019/1654 39 St Leonards – The development appears to be deviating from the approved plans. It was agreed to wait until the next planning meeting and see how the development progresses before deciding if EBC compliance department needs to be notified.

20h50 MS re-entered the meeting

11. Local Plan

Cllrs noted that the whole timetable for the Local Plan was on hold for the time being due to Covid-19. Claygate Parish Council were keeping a close eye on the Local Plan process and would immediately report if there were any updates.

MS left the meeting 20h55

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

The courier will be published on the website, boards and 500 hard copies will be distributed to the 2 newsagents in Claygate to be positioned next to the newspapers in the next week. Covid-19 and social distancing rules mean that currently we are unable to hand deliver the Courier. An update on the Local Plan will be included.

13. Matters for Information Purposes Only.

None

**14. To confirm the date of the next meeting and attendance of members of Planning Committee:
Thursday 16th July 2020, 7.30pm via Zoom**

Elmbridge East Area Planning Committee: 5pm 22nd June 2020

The meeting closed at 9pm

Chairman:

Dated:

Reserve for the next meeting: Cllr Jo Collon

Appendix A – Report by John Bamford.

2019/2134: Claygate House, Littleworth Road

Development comprising 51 residential units (11 houses and 40 flats) with associated parking, bin storage and landscaping following demolition of existing buildings

There is an EBC Planning Committee next week where they will discuss the above outstanding Planning Application for Claygate House. This meeting will be held virtually at 5pm on Wednesday 3rd June.

This Planning Application attracted a very large number of objections (and comments) from Claygate (as well as Esher) residents so I thought it might be worth mentioning this meeting now. A live stream will commence via Public-i at 5pm so it should be possible to witness the discussion and outcome.

The Report that is being presented for consideration is 50 pages long and recommends 26 Conditions!

The recommendation is to grant permission subject to a satisfactory legal agreement within 6 months of the Committee resolution to secure affordable housing provision or an extended period as agreed by the Head of Planning Services.

I will summarise the decision on this Planning Application as best as I can in my usual report at the next CPC Planning Meeting. In the meantime, some of the points I would highlight are

- The housing development has been amended to accommodate 3 bedroom houses and it has been recommended that their Permitted Development Rights are removed by way of a Condition
- The footprint has been adjusted to ensure there is an 8m buffer between the culvert, River Rythe and the development
- Density per hectare (dph) will be 45, above current guidelines of 40dph (**NB: Of possible relevance for the new Local Plan**)
- There are several Conditions about trees; trees on site have been protected by either TPOs or a Condition that less important trees are to be replaced by alternative trees approved by EBC
- A Construction Transport Management Plan must be approved by EBC though no details about timings of movements has been specified
- The Environment Agency consultation has led to two Conditions that are designed to reduce the risk of flooding
 - a scheme to replace the existing trash screen including a maintenance and clearance regime approved by EBC that must remain operational for the lifetime of development.
 - details of drainage management responsibilities and maintenance regimes for the drainage system including details for any additional features within the culverted watercourse e.g. trash screen (**NB: This was an important issue raised by Anthony Shepherd on behalf of residents living in Rythe Road and Hare Lane who have experienced flooding in the past and doesn't appear to have been addressed so precisely in previous decisions**)
- Footway improvements to part of Littleworth Road are required
- CIL amounting to approximately £444k will become payable (NB: CPC should receive at least 15%)

APPENDIX B

Report on Planning Applications Decided since the Last Planning Meeting by John Bamford

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

2020/0780: 23 Telegraph Lane Claygate Esher Surrey KT10 0DT

First-floor front extension, roof canopy over entrance door, increase size of existing rear dormer window, front roof lights, solar panels, increase parapet wall on existing flat roof by 0.15m and alterations to fenestration.

The proposed first floor front extension would not respect prevailing front elevations of neighbouring semi-detached properties and would appear overly dominant in relation to its neighbour due to having two front gable-end features. It would be detrimental to and appear out of character with the street scene and the wider area contrary to the NPPF, policies CS11, CS17 and DM2 and the guidance contained within the Council's adopted SPD on 'Design and Character'

2020/0973: 46 Telegraph Lane Claygate Esher Surrey KT10 0DY

Non-Material Amendment to planning permission 2020/0462 to alter first-floor front fenestration.

A non-material application can only alter the original permitted plans and the proposed first floor fenestration was not altered under the original permission, so this kind of application cannot be used

2020/0890: 33 Station Road Claygate Esher Surrey KT10 9DH

Single-storey rear extension, new pitched roof to existing porch and roof extension incorporating rear dormer windows following demolition of existing conservatory.

The Flood Risk Assessment provided fails to demonstrate that the proposal which is located within Flood Zone 3 does not increase flood risk elsewhere and contains insufficient detail relating to measures to mitigate risk to the proposed development and the wider area and is therefore contrary to the National Planning Policy Framework, policy CS26 and Flood Risk SPD.

No Appeals were Lodged or Decided

No CIL will be payable on Planning Applications decided