

DRAFT
PLANNING COMMITTEE MEETING
held at 8.00pm on Thursday 17th May 2018
Small Hall, Claygate Village Hall

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

1. Election of Chairman

Cllr Geoff Herbert nominated Cllr John Bamford
Cllr Ken Huddart seconded the nomination
Agreed unanimously.

Cllr Bamford took the chair.

2. Apologies for absence: None

3. 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 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.
Tom Swift	Resident of Hermitage Close

4. Election of Vice Chairman

Cllr Bamford nominated Cllr Geoff Herbert
Cllr Ken Huddart seconded the nomination
Agreed unanimously.

Cllr Bamford requested a change in the order of the Agenda to discuss Planning Applications 2018/1233. This was unanimously agreed.

10. 10.6 2018/1233 Claygate House, Littleworth Road - PD Prior notification: change of use from Offices (B1a) to Residential (C3).

The Councillors discussed the response to the previous application made on 22nd February and it was decided to reiterate those comments and to add to them. The Chairman and Clerk will formulate the Parish Council's response and with agreement from the members of the Planning Committee submit them to EBC. This was unanimously agreed. See Appendix B **AP30**

5. To confirm the Minutes of the last meeting

The Minutes of the meeting on 26th May 2018 were agreed and signed by the Chairman

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

AP 29 Draft National Planning Framework response submitted on 7th May as agreed.

7. Review the Remit for the Planning Committee

It was agreed to defer discussion on the Remit. The Clerk will circulate the latest version of the Remit. It may be decided to tighten up the wording on Item a)ii. **AP31**

8. Planning correspondence and outstanding results.

i) Notification received re application 2018/1141 55 Common Road. No details available. This item will be discussed at the meeting on 7th June. Clerk will notify EBC Planning **AP32**

ii) It was agreed Cllr Herbert will draft a letter to Kim Tagliarini, Head of Planning Services, requesting that Claygate Parish Council be named as a Consultee in all future planning applications. This information has been omitted recently.

9. 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.

**10. Applications from EBC weekly lists including confirmation of comments sent to EBC
Week ending 27th April**

10.1 2018/1053 22 Dalmore Avenue – Part single/part two-storey side/rear extension incorporating rooms in the roof space, roof lights, rear raised terrace and alterations to fenestration following demolition of an outbuilding and chimney.

Claygate Parish Council: No objection.

10.2 2018/1205 51 Stevens Lane – single-storey rear extension.

Claygate Parish Council: No comment.

10.3 2018/1089 – 27 St. Leonards Road – Part single/part two storey side/front extension, single storey rear extension and front dormer window following demolition of existing garage.

Discussed and commented upon on meeting on 26th April

Week ending 4th May

10.4 2018/0682 22 Telegraph Lane – single storey rear extension following partial demolition of existing property.

Claygate Parish Council: No objection.

10.5 2018/0925 86 Foley Road – first floor side extension

Claygate Parish Council: No comment.

10.6 2018/1233 Claygate House, Littleworth Road.

Discussed at the beginning of the meeting. See Appendix B

10.7 2018/1241 84 Hare Lane – Variation of Conditions 2 (approved plans) and 3 (materials) of planning permission 2017/1307(rear extension, roof extension, dormer windows) to alter materials used for dormer window and rear extension.

Claygate Parish Council: No objection.

10.8 2018/1242 86 Hare Lane - Variation of Conditions 2 (approved plans) and 3 (materials) of planning permission 2017/1308(rear extension, roof extension, dormer windows) to alter materials used for dormer window and rear extension.

Claygate Parish Council: No objection.

10.9 2018/1150 Ruxley Towers land adjacent to Thorne Close – Tree Preservation order EL89.25 – works to various trees.

Claygate Parish Council: No comment

10.10 2018/1203 86 Foley Road – hip to gable roof extension, rear dormer window incorporating a Juliet balcony and front roof lights

Claygate Parish Council: No comment.

10.11 2018/1114 1 Foley Cottages, High Street – Claygate Village Conservation Area – fell 2 x ash. It is noted that a Parish Councillor is a neighbour to this property.

Claygate Parish Council: Object. The 2 trees are important to the street scene and are in the heart of the village. Lesser works would be acceptable. Piles of soil, concrete and paving slabs dumped between the 2 trees are detrimental to the health of the trees and should be removed.

10.12 2018/1169 62 Stevens Lane – single storey side/rear extension incorporating a rear canopy following demolition of the existing bin store and shed.

Claygate Parish Council: Object. Claygate Parish Council considers the height of the extension does not comply with EBC Development Management Plan DM2

10.13 2018/1260 28 Simmil Road – part two/part single storey side extension and single storey rear extension.

Claygate Parish Council: No objection.

Week ending 11th May

10.14 2018/1326 5 Foley Road – confirmation of compliance with condition 10 (cycle store/shed) of planning permission 2017/4157.

Claygate Parish Council: No comment.

10.15 2018/1201 35 Oaken Lane – double storey side extension.

Claygate Parish Council: No objection.

11. Report on the East Area Sub-Committee Meeting

There had been no meeting held prior to this Planning Meeting.

12. Licensing applications

There are no new applications in Claygate.

The licensing application for Johnsons in the Parade has been approved.

13. Enforcement issues

There was nothing to report on the outstanding issues. The Planning Committee will continue their observations and report to EBC Planning.

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

A short article relating to Enforcement will be prepared by Cllr Herbert and circulated to the committee. **AP33**

15. Matters for Information Purposes Only.

i) It was noted that the application 2017/4167 Station House, The Parade has been withdrawn. It is reported that there were some inaccuracies in the Officer's report.

2018/0445 Old Point and 2018/0576 11 Hermitage Close have also been withdrawn.

ii) Cllr Herbert agreed to pick up the plans from EBC for the next meeting when Cllr Bamford will be absent. Cllrs Bamford and Herbert will liaise re the collection of printed plans for subsequent meetings. **AP34**

**16. To confirm the date of the next meeting and attendance of members of Planning Committee:
Thursday 7th June 2018**

Cllr John Bamford will not be available for this meeting. Cllr Chilcott will be notified as Reserve.

17. Elmbridge East Area Planning Committee:

Monday 21st May 2018 – Tom Swift to attend

The meeting closed at 10.05 pm

Chairman:

Dated:

Reserve for the next meeting Cllr Bill Chilcott

Appendix A

Planning Applications Decided for weeks ending 27th April, 4th May & 11th May

17 Applications were decided.

These included 3 LDCs, 1 Non-Material Amendment & 1 Confirmation of Compliance where there is limited scope for Planning to comment or object.

Planning Committee agreed with EBC on 14 decisions.

The Applications where CPC did not agree were:-

2017/3257: 113 Hare Lane Claygate Esher Surrey KT10 0QY

Single-storey side extension and basement to existing garage.

CPC did not object but raised concern about subsidence to the entrance and exit of Tarringdon Lodge Car Park and requested conditions were imposed relating to provision of a construction management plan and compliance with the Arboricultural Impact Assessment Report.

EBC refused permission based on the EBC Tree Officer's Report. This was on the grounds that it would have a detrimental impact on the future health and survival of protected trees. Also it was assessed that there would be pressure to have trees pruned or removed to the detriment of the character and visual appearance of the area in the future.

2018/0994: 46 Foley Road Claygate Esher Surrey KT10 0ND

Non-Material Amendments to planning permission 2017/0339 to amend roof layout.

CPC did not object

EBC assessed that the side elevation departed sufficiently from the approved plans to require a new planning application

Other Applications

2018/0980: 9 Beaconsfield Road Claygate Esher Surrey KT10 0PN

Claygate Foley Estate Conservation Area - Crown reduce 1 x Strawberry (T1) by approximately 1 - 2m, 1 x Lime (T2) by approximately 2 - 2.5m and 1 x Holly (T3) by approximately 2m.

CPC objected to some of the work on the Lime tree, but had no comment on the other two trees

EBC refused permission on the grounds that the pruning proposed for T1 and T2 will cause detriment to their health, appearance and the character of the local amenity of the area. Further, EBC issued a TPO on the trees

2018/0830: 17 Simmil Road Claygate Esher Surrey KT10 0RT

Confirmation of Compliance with Condition: 6 (Screen Walls, Fences and Planting Details) of planning permission 2017/0840.

CPC has no recorded comments on this Application in either Planning Committee minutes or on the EBC website

EBC refused on the grounds that the combination of the 1.8m fence on top of the 0.6m wall would result in a structure in excess of 2m in height. Consequently, a new retrospective planning application will be required if the existing wall and fence are to be retained

Appeals Lodged and/or Decided since last Planning Committee Meeting

No Appeals were lodged or decided.

Appendix B

2018/1233 Claygate House, Littleworth Road - PD Prior notification: change of use from Offices (B1)a to Residential (C3).

Claygate Parish Council has no objection to the change of use but has the following comments.

1. We note that the Elmbridge Flood Risk Supplementary Document May 2016 states in paragraph 3.4.15 that “a safe access/egress route should allow occupants to safely exit and enter via a “dry” route above the 1 in 100 flood level to reach land outside the flooded area using public rights of way without the intervention of public services or others”. This paragraph goes on to say that “a route through limited depths of flooding may be acceptable taking account of flow depth and velocity” and emphasises that “this is a particularly important consideration for sites where a change of use is proposed”.

We further note that paragraphs 101 to 104 of the National Planning Policy Framework (NPPF) clarify that the development must be “flood resilient and resistant, including safe access and escape routes where required”. We are concerned that the proposed arrangements are inadequate in the event of a flood event for any elderly or mobility impaired residents.

We request that the emergency services are consulted before any decision is taken.

2. We support the conditions recommended in the Environment Agency Report dated May 2018 in the event that change of use is granted. We also support the measures recommended in the Flood Risk Assessment dated April 2018.
3. We request a condition is imposed that requires regular monitoring of the grill at the entrance to the Rythe covert at the north end of Hare Lane Green.
4. We note the guidance provided by Elmbridge Environmental Health in a letter dated March 2018 that was included in the previous planning application, notably 2018/0291, concerning the provision of electric charging points for vehicles in accordance with county council guidelines.

We request that consideration is given to this being listed as a further condition if change of use being granted.

5. We request that consideration is given to adding the following conditions if change of use is granted.
 - a. A construction management traffic plan is agreed before commencement of any work and that it excludes any traffic movements in New Road
 - b. Trees on the site are preserved and an arboricultural report is required
 - c. Disabled facilities and additional visitor parking spaces are required
 - d. The remainder of the site remains classified as green belt land and local residents are allowed access to the facilities that include a bowling green, tennis courts, swimming pool and pavilion.
6. We note that the proposed plans fail to meet the requirements of the DCLG Technical Housing Standards - Nationally Described Space Standards dated March 2015.

In particular, at least 22 of the proposed 58 apartments are below the minimum space standard and 11 apartments do not appear to have the required built in storage. Also, in general, it is not clear whether the bedrooms meet prescribed requirements for width.