



Caring for Claygate Village

PLANNING COMMITTEE MEETING
held at 8.00pm on Thursday 12th September 2019
Small Hall, Claygate Village Hall

Present: Councillors Geoff Herbert, Michelle Woodward and Janet Swift.
In attendance: Shirley Round (Parish Clerk & RFO), Tom Swift (co-opted) and John Bamford (co-opted)
Tree wardens: Vanessa Relleen, Margie Richardson.
Present: 3 members of the public in attendance

1. **Apologies for absence:** Cllr Wang with reason.
2. **Declarations of Interest in items on the Agenda.**
None

The Chairman requested a Motion under Standing Orders 1 d), e) and f) to allow for discussion on Planning Application 2019/1496 4a Coverts Road -single storey side/rear extension incorporating roof lights following partial demolition of existing conservatory. This was unanimously agreed.
Mrs Doswell addressed the Planning Committee in relation to the above application.

7. Applications from EBC weekly lists including confirmation of comments sent to EBC
Week ending 23rd August

7.2 2019/1496 4a Coverts Road – single storey side/rear extension incorporating roof lights following partial demolition of existing conservatory.

Claygate Parish Council: No objection. Claygate Parish Council wishes it noted that there are several inaccuracies in the documentation provided relating to the size of the plot, which leads us to have concerns as to whether there is adequate amenity space. We are also concerned about privacy, and light pollution to no. 6 Coverts Road. Unanimously agreed.

The Chairman requested a Motion under Standing Orders 1 d), e) and f) to allow for discussion on Agenda item 8 Elmbridge Local Plan. This was unanimously agreed.

8. Elmbridge Local Plan

Mr. Tarcy of the Beaconsfield Gardens Residents Association addressed the Planning Committee on the matter of engaging with the Parish Council in producing artwork for leaflets and social media articles to inform local residents of the importance of completing the questionnaire and also offering some guidance on the views of the Parish Council.

The Councillors agreed Options 1, 2, 3 and 5 had been discounted either because of increased density or inclusion of the Green Belt for development. The remaining Options 4 and ‘Other’ were discussed. It was finally unanimously agreed that Option 4 should be recommended to the main Council meeting on Thursday 19th September.

A document summarising the Cobham answers to the questions in the Questionnaire and how they could also relate to Claygate was circulated to the Councillors for consideration.

3. To confirm the Minutes of the last meeting

The Minutes of the meeting on 22nd August 2019 were agreed and signed by the Chairman.

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

There were no action points outstanding.

5. Planning correspondence, notification of applications and outstanding results

- a) Notification of Planning Applications where the Parish Council is a consultee are now being received.
- b) Several comments had been received from residents relating to the felling of trees on the site of the golf course behind Claygate House. A copy of an email sent to EBC Planning was also received complaining about the proposed inappropriate cladding on the building. These have been passed to the Planning Committee Councillors for comment.
- c) A letter from Marango Communications was received by all Parish Councillors on behalf of Luminous Property Group relating to the development of the Claygate House site. (copy attached to Minutes on file).
- d) The Chairman received an email from the Applicant of 2019/1606 and advised her the Parish Council's views on the application had been sent to EBC.

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

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

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

Week ending 23rd August

- 7.1 2019/2096 7 Stevens Lane** – single storey rear extension, partial conversion of garage into living space and alterations to fenestration.
Claygate Parish Council: No objection. Unanimously agreed.
- 7.2 2019/1496 4A Coverts Road**
Discussed at the beginning of the meeting.
- 7.3 2019/2166 23 Gordon Road** – dormer window and new windows over existing front garage.
Claygate Parish Council: Objection on the grounds of DM12 b)ii Conservation Area and DM2 b). Unanimously agreed

Week ending 6th September

- 7.4 2019/2270 15 Stevens Lane** – part two/part single storey front extension with rooms in the roof space, rear dormer windows, front and side roof lights and alterations to fenestration following partial demolition of existing dwelling.
Claygate Parish Council: No objection. Unanimously agreed
- 7.5 2019/1932 27 Lower Wood Road** – two storey side extension, front dormer window and rear balcony following demolition of existing garage.
Claygate Parish Council: No objection. Unanimously agreed.
- 7.6 2019/2282 32 Stevens Lane** – first floor rear extension, side dormer window and side roof light, new porch and alterations to existing roof and fenestration.
Claygate Parish Council: No objection. Unanimously agreed.
- 7.7 2019/2214 Claygate House, Littleworth Road** – confirmation of compliance with condition 3 (materials samples) of planning permission 2019/1110.
Claygate Parish Council: No objection. Unanimously agreed.

9. Report on the East Area Sub-Committee Meeting

At the meeting on the 9th September there were no applications for Claygate.

10. Licensing applications

There are no new applications in Claygate.

11. Compliance issues

Nothing to report

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

The distribution of an extra Courier is anticipated giving advice and information to residents regarding completion of the draft Local Plan questionnaire.

13. Matters for Information Purposes Only.

There have been 2 changes to the consultation and decision-making process announced recently by EBC Planning:

- a) The number of objectors required to forward a Planning Application to East Area Planning Committee has increased from 10 to 15
- b) The consultation period for Planning Applications has increased from 21 days to 28 days. Because of the increased consultation period to was agreed Parish Council Planning Committee meetings should be held every 4 weeks (not 3 weekly as at present) with effect from December 2019. The Clerk will alter all the meeting dates for 2020 and circulate Councillors. **AP6**
- c) Cllr Swift requested information on how residents should object to Planning Applications be made available on the Parish Council website and also in the next edition of Courier. **AP7**

14. To confirm the date of the next meeting and attendance of members of Planning Committee: Thursday 3rd October 2019, Committee Room, Claygate Village Hall

Elmbridge East Area Planning Committee:

Monday 7th October 2019 – Tom Swift will attend.

The meeting closed at 9.15 pm

Chairman:

Dated:

Reserve for the next meeting: Cllr Brian Rawson

Appendix A

Report on Planning Applications Decided since the Last Planning Meeting

8 Applications were decided and Claygate Parish Council (CPC) was a Consultee on 5 of these Applications.

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

Nil

Other Applications of Note:-

2019/1980: 34 Holroyd Road 28 and 30 Glebelands Claygate Esher Surrey

Tree Preservation Order EL:06/13 - Crown reduce and lift 4 x Oak by 2.5m and to provide 5m clearance from ground respectively.

CPC objected on the grounds that the trees are a valuable public amenity and the proposed works are too severe and would be detrimental to the health of the trees.

EBC disagreed stating "Taking into consideration the size and age of the trees in their current setting, the Council is prepared to accept the level of works proposed. The proposed work if undertaken by a suitably qualified and experienced professional should not have any significant long lasting impact on the trees health."

2019/1587: 3 Meadow Road Claygate Esher Surrey KT10 0RZ

Part two-storey/part single-storey side/rear extension incorporating a room in the roof space and rear pergola, roof lights and alterations to fenestration following demolition of existing attached garage/utility room.

EBC accepted CPC's request for a condition to prevent the flat roof area being used as a balcony, but did not consider the request that protection measures are put in place should the landscaping need to be amended for drainage and gas/electric cables to be a material planning matter

Appeals Lodged and/or Decided

1 Appeal was lodged

2018/2749: Land to Rear of 23 Claremont Road Claygate Esher Surrey KT10 0PL

Detached two-storey house with new access from Claygate Lodge Close and associated parking.

Statements put forward by the Agent acting on behalf of the Appellant include

- the proposed home will have a density level substantially lower than the higher density figure for the existing neighbouring homes at 52-46 Gordon Road.
- the Case Officer and Elmbridge Conservation Officer did not object; in particular, the Case Officer stated that proposal would not result in any adverse impact being created upon the character of the Conservation Area or upon the views from within the street scene'