

DRAFT
PLANNING COMMITTEE MEETING
held at 8.00pm on Thursday 9th November 2017
Committee Room, Claygate Village Hall

Present: Councillors Geoff Herbert (Chairman), John Bamford, Ken Huddart, and Julian Way.

Co-opted: Tom Swift

Members of the Public: None

In attendance: Shirley Round (Parish Clerk & RFO).

1. **Apologies for absence:** None

2. **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 Trustees of CVHA, Presidents of CVA and Acting 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.
Cllr Julian Way	Undertakes care work Sans Soucie, Guildford, Member of Kingston Chess Club, Supervisor at Kingston Contact Centre. Trustee Claygate Recreation Ground Trust.
Tom Swift	Resident of Hermitage Close

3. **To confirm the Minutes of the last meeting**

The Minutes of the meeting on 19th October 2017 were agreed and signed by the

4. **To report on the actioning of items from previous Minutes and agree any further action.**

AP14: see Item 8 **DONE**

AP15: circulation of budget information to Councillors. **DONE**

AP16: DCLG consultation. See Item 8. **DONE**

AP17: Courier. See Item 12. **DONE**

5. **To receive Planning correspondence and outstanding results and agree action if necessary**

i) Email from Vanessa Relleen relating to Application 2017/3378. See Item 7.3

6. **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

7. **Applications from EBC weekly lists including confirmation of comments sent to EBC W/ending 20th October**

No Applications for Claygate.

W/ending 5th October

- 7.1 2017/3008 Claygate Youth Centre, Elm Road** – retention of detached outbuilding including a proposed timber enclosure.
Claygate Parish Council: Object. Does not comply with EBC Development Management Plan Policy DM2. It is out of keeping particularly within the Claygate Conservation Area DM12(b). We are concerned with the standard and validity of the application. Unanimously agreed.
- 7.2 2017/3405 17 Dalmore Avenue** - Non material amendments to planning permission 2017/0924 to remove two roof lights from flat section of roof and one roof light from front pitch and to be replaced with three velux roof lights to front pitch and two to rear.
Claygate Parish Council: We note under Condition 4 (2017/0924) that the first and second floor and roof lights on the north and south elevations were required to be obscured glazed. This is not reflected in the current submitted plans. Unanimously agreed.
- 7.3 2017/3378 6 Beaconsfield Road** – Claygate Foley Estate Conservation Area – crown thin 1 x copper beech and crown reduce 1 x oak.
Claygate Parish Council: Object to crown reduction of 1 x oak. Lovely tree and no reason given. Unanimously agreed.
- 7.4 2017/3353 14 Torrington Road** – Hip to gable extension incorporating rear dormer window and juliet balcony and front roof light, new pitched roof over existing side extension incorporating side dormer window, single-storey rear extension, first floor rear extension and new basement store.
Claygate Parish Council: No objection. We note the side facing dormer is not consistent with the host property. Unanimously agreed.
- 7.5 2017/3202 25 Simmil Road** – Lawful Development Certificate: whether planning permission is required for the proposed widening of the existing vehicular access.
Claygate Parish Council: No comment. Unanimously agreed.
- 7.6 2017/3317 Vellacotts, 11 Beaconsfield Road** – Claygate Foley Estate Conservation Area – fell 1 x Scots Pine in rear garden.
Claygate Parish Council: Fell. No objection. Unanimously agreed.

W/ending 3rd November

- 7.7 2017/3333 23 Tower Gardens** – Tree Protection Order EL 89/25 – crown reduce and crown lift 1 x yew.
Claygate Parish Council: No objection. Unanimously agreed.
- 7.8 2017/3485 26 Oaken Lane** – Confirmation of Compliance with Condition 6 (additional tree information and pre-commencement inspection) of planning permission 2017/2436.
Claygate Parish Council: No comment. Unanimously agreed.
- 7.9 2017/3406 37 Beaconsfield Road** – part two/part single storey front/side/rear extension incorporating front porch, rear dormer window, alterations to fenestration and front roof lights following part demolition of existing house.
Claygate Parish Council: No objection. Unanimously agreed.
- 7.10 2017/3400 Claygate House, Littleworth Road** – Emergency pedestrian exit at first floor level incorporating external staircase, alterations to fenestration, raising a small area of hardstanding and reconfiguration of surrounding parking spaces.
Claygate Parish Council: No objection. Unanimously agreed.
- 7.11 2017/3382 11 Foley Road** – single storey rear extension following demolition of existing rear extension.
Claygate Parish Council: No objection. Unanimously agreed.

8. To receive an update on Local Plans.

DCLG “Fixing our broken homes market” questionnaire. Circulated to Planning Committee Councillors and Chairman of the Parish Council and submitted on 8th November 2017

Kingston upon Thames “Sustainability Appraisal Draft Scoping Report Consultation”. Comments to be submitted by Friday 17th November 2017. The Clerk will resend the link to the document to Cllr Bamford **AP18**. Cllr Huddart has a hard copy.

Councillors responses will be submitted to the Clerk and Cllr Herbert for review by Cllrs Herbert, Bamford, Huddart and Way before submission by the Clerk. **AP19**
Tolworth Area Plan. No submission made.

9. To receive a report of the East Area Sub-Committee Meeting

There were no planning applications for discussion at the East Area meeting on 6th November.

10. To discuss and comment upon any licensing applications in Claygate

None

11. To discuss and agree action on any enforcement issues

a) 70 Common Road: It was noted that a shed erected in the front garden during building work is still there.

b) Caerleon, 1 Ruxley Ridge. It was noted that the building work on this property remains unfinished.

AP20 Cllr Herbert agreed to contact EBC Planning Department regarding both these properties.

12. To discuss and agree communication of key decisions to residents including input to Courier and the website.

Nothing from this meeting.

13. Matters for Information Purposes Only.

None.

**14. To confirm the date of the next meeting and attendance of members of Planning Committee:
Thursday 30th November 2017**

15. Elmbridge East Area Planning Committee:

Monday 27th November 2017 – Tom Swift to attend

The meeting closed at 9.50 pm

Chairman

Date

Appendix A

Planning Applications Decided for weeks ending 20th & 27th October and 3rd November

12 Applications were decided.

These included 1 LDC, 1 Confirmation of Compliance, 1 Non Material Amendment & 1 Advertising Consent where there is limited scope for Planning to comment or object.

Planning Committee agreed with EBC on 11 out of 12 decisions.

The Application where we did not agree was:-

2017/2560 Speer House, 40-44 The Parade

Lawful Development Certificate: Whether Planning Permission 2012/0023 had been lawfully implemented
CPC had no comment.

EBC determined that the extension had not been built in accordance with approved plans and therefore had not been lawfully implemented – the eaves were too high and the profile different to the approved plans.

Other points of note include:-

2017/2681 Emmanuel Hall 49 Common Road Claygate Esher Surrey KT10 0HU

Advertisement Consent: 1 existing non-illuminated fascia sign. Part two/part single storey side/rear extension following partial demolition of existing front canopy.

EBC referred to “Class 2(c) of Outdoor Advertisements and Signs: a guide for advertisers”. This states that a non-illuminated sign with an area of less than 1.2 m² is permitted.

2017/3079 3 Claremont Road Claygate Esher Surrey KT10 0PL

Claygate Foley Estate Conservation Area - fell 1 x Acacia.

EBC appeared to ignore our request for a suitable replacement tree to be included as a condition for approval.

Appeals Lodge and/or Decided since last Planning Committee Meeting

2 Appeals were lodged

20117/1214 15 Hermitage Close Claygate Esher Surrey KT10 0HH

Hip to gable roof extension incorporating rear dormer window and front rooflights, part first / second floor front extension, single storey front extension, single storey side extension, partial conversion of garage to living space and alterations to fenestration following demolition of front canopy.

The Applicant has subsequently obtained approval for the rear dormer by way of an LDC and a modified extension that provides broadly the same living space.

2017/1994 Baringa 16 Beaconsfield Road Claygate Esher Surrey KT10 0PW

Tree Preservation Order EL: 94/11 - crown reduce 1 x holm oak (see application online for full details)

1 Appeal was decided

2017/0736 69 Telegraph Lane Claygate Esher Surrey KT10 0DT

Single storey rear extension

The rear extension has been built, but not in accordance with planning approval and this application was effectively seeking permission for its retention. It has been built with a flat roof and not a pitched roof and is higher than consented.

The Appeal was dismissed as it has a significant adverse effect on the living conditions of the occupiers of adjoining properties and contravenes DM2 (of Local Development Plan), 45 degree test (of Design & Character SPD) and NPPF's requirement for a good standard of amenity for neighbouring occupiers.