



Caring for Claygate Village

DRAFT
PLANNING COMMITTEE MEETING
held at 7.30pm on Thursday 13th August 2020
via Zoom.

Councillors: Geoff Herbert (Chairman of the Committee), Xingang Wang, Michelle Woodward,
Jo Lesser, Mark Sugden
Co-opts: John Bamford,
In attendance: Sally Harman (Parish Clerk & RFO)

1. Apologies for absence

Cllr Swift sent her apologies. Cllr Wang apologised in advance that he would arrive late.

2. Declarations of Interest in items on the agenda.

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

None

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. Election of Chairman of Planning Committee

Cllr Herbert was nominated by Cllr Woodward, seconded by Cllr Sugden

Cllr Herbert was elected Chairman of the Planning Committee by a **unanimous** decision.

4. Election of Vice Chairman of Planning Committee

Cllr Sugden was nominated by Cllr Lesser to temporarily take the role of vice chairman of the Committee up to the 10th September 2020 Planning Committee where upon a vice chairman will be elected. This was seconded by Cllr Herbert.

Cllr Sugden was elected as temporary Vice Chairman of the Planning Committee by a **unanimous** decision.

AP42 Clerk to add election of Vice Chairman to the agenda of the planning meeting on the 10th September.

5. Appointment of Co-opted Committee Members

Tom Swift had written to the Clerk in advance of the meeting to notify her of his decision to step down as a Co-opted member of the Planning Committee. John Bamford was appointed as Co-opted member of the Planning Committee.

AP43 Committee Members to send any suggestions for potential new Co-opted Committee members to the Clerk ahead of the 10th September planning meeting.

6. Review of Remit of the Planning Committee.

It was agreed to make 3 amends to the Remit of the Planning Committee.

AP44 Clerk to update Remit of the Planning Committee, circulate to Committee Members and upload new version to website.

7. **Minutes of the last meeting (16th July 2020).**

The Minutes of the meeting on the 16th July 2020 were agreed with one amend. The wording in Item 6 to be amended to read 'Traffic Management Plan' rather than 'Road Construction Management Plan'. **AP45** Clerk to make amend and give GH a hard copy to sign and drop back to the Clerk.

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

AP 19 Carol Walker informed the Clerk that the pavement outside the Old Bank 109 Hare Land remains Highways Land 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 **DONE**. Covered under Item 9

AP31 GH to deliver signed copy of minutes of Planning meeting of 21st May 2020 to the Clerk
DONE

AP34 Clerk to contact EBC, Kingston & SCC requesting what development is legitimate and approved along Woodstock South lane and what development has not been approved and if not, what was happening to rectify. 1 The Oaks is managed by SCC and they confirmed that a refurbishment has been authorised but no additional dwellings beyond the existing 16 had been approved or are in progress. SCC carry out regular site surveys. Kingston are not responsible for any of the land along Woodstock Lane South. Their accountability falls the other side of the A3. There are 3 further traveller plots adjacent to 1 Oaks Traveller Site which all have legal approval and are owned privately by individuals. It was noted that one of these plots looked to have breached its legal agreement. **OUTSTANDING** JB to confirm detail of potential legal breach to Clerk. Clerk to send letter detailing suspected breach to Claygate's Elmbridge Borough Cllrs.

AP35 Clerk to clarify if any changes had been authorised with EBC, Kingston & SCC to the barriers on Clayton Rd. Clerk notified Kingston and awaiting a response. Barriers have been reinstated.
DONE

AP38 GH to deliver signed copy of minutes from 18th June meeting to Clerk. **DONE**

AP39 Chairman to speak to Boots about moving the CPC notice board to the other side of the EBC notice board so that the bench could remain as is and not obstruct people viewing the CPC notice board. It was agreed that if this was a possibility then a new CPC board could be put in place and a new cost for this would be brought to the CPC meeting in September. **NO LONGER RELEVANT**
Covered under Item 9

AP40 TS to attend next East Area Sub-Committee should anything for Claygate be included. **WAS NOT REQUIRED**

AP41 Clerk to notify Compliance Department at EBC of a breach of application to 2019/1654 39 St Leonards Rds the window colour has been changed. **DONE** Covered under Item 14.

9. **Planning correspondence, notification of applications and outstanding results. To include: -**

i) Old Bank Bench

No suitable alternatives have been put forward to the Old Bank 109 Hare Lane location or Boots. It was noted that leaving the bench where it is outside Boots and moving the CPC Notice Board to the other side of the EBC Notice Board would create visibility issues for vehicles exiting Torrington Close. It was agreed as such that the CPC notice board should remain where it is, and the bench needed to move.

It was unanimously agreed that the bench & litter bin should be moved in front of the EBC Notice Board on Hare Lane/Torrington Close corner and anchored down.

AP46 Clerk to notify EBC of the decision.

9. Applications and Appeals decided since last meeting.

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

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

2020/1653 5 Ruxley Ridge - Part two/part single-storey rear/side/front extension incorporating side Juliet balcony, side dormer window and alterations to fenestration following partial demolition of existing house.

Claygate Parish Council: No Comment. Unanimously agreed

2020/1569 14 Beaconsfield Road - Tree Preservation Order - EL:94/11: Crown reduce and crown thin 1 x Yew.

Claygate Parish Council: No Comment. Unanimously agreed

2020/1598 31 Oaken Lane - Part two/part single-storey front extension, two-storey rear extension, single-storey side extension, partial conversion of garage into living space and alterations to fenestration following demolition of side storage.

Claygate Parish Council: No Comment. Unanimously agreed

2020/1607 10 Loseberry Road - Single-storey rear extension following partial demolition of existing rear projection and demolition of existing side projection.

Claygate Parish Council: No Comment. Unanimously agreed

2020/1694 Pear Tree House 35 Red Lane - Tree Preservation Order EL: 05/10 - Crown reduce 1 x Oak by 2-3m.

Claygate Parish Council: Object. This is an attractive and healthy tree which is clearly visible from the road and from the Green Belt behind. It makes a significant contribution to the environment. The proposed reduction would spoil the trees shape. We believe it would benefit from a thinning instead. Unanimously agreed.

2020/1715 6 Merrilyn Close - First-floor rear extensions.

Claygate Parish Council: No Comment. Unanimously agreed

2020/1713 1 Stockfield Road - Variation of Condition 2 (Approved Plans) of planning permission 2019/3495 (Front porch, new roof tiles and render house) to alter the roof of the front porch

Cllr Sugden informed the Committee he knew the owners of this property and as such would not be participating in discussions with regards to this planning application.

Claygate Parish Council: No Comment. Unanimously agreed

2020/1790 151 Hare Lane - Part two/part single-storey rear/side extension, conversion of garage into living space, front canopy and alterations to fenestration following demolition of existing rear projection.

Claygate Parish Council: No objection. Please let it be noted if an application is granted, we request that a condition is included that prevents the flat roof from being used as a balcony or roof garden so to protect neighbour's privacy in line with Policy DM2. Unanimously agreed.

2020/1764 5 Berkeley Gardens - Single-storey front extension, first-floor side extension incorporating rear balcony and conversion of garage into living space with external changes.

Claygate Parish Council: No Comment. Unanimously agreed

2020/1667 89 Coverts Road - Part two/part single-storey rear extension, front porch, alterations to fenestration following demolition of existing rear projection.

Claygate Parish Council: No Comment. Unanimously agreed

2020/1768 Land adjacent to bridleway 34 rear of 19 Tower Gardens Claygate - Tree Preservation Order EL: 89/25 - Crown reduce 1 x Sycamore (T9) by approx 8m, remove hanging limb of 1 x Common Oak (T10), remove deadwood of 1 x Common Oak (T11) and remove ivy up to 1.5m from ground level of 1 x Common Oak (T12).

Claygate Parish Council: No Comment. Unanimously agreed

12. East Area Sub Committee Meeting report.

There was nothing relevant to Claygate at the meeting of the East Area Sub Committee on the 20th July.

AP47 GH to attend the next East Area Sub Committee Meeting on Monday 17th August and report back at the next Planning Committee.

20h35 Cllr Wang entered the meeting

13. Licensing Applications in Claygate.

It was noted that there had been no progress update from Elmbridge Borough Council on The Dough Shack Street Trading Application which the Parish Council submitted feedback on in mid-June.

AP48 Clerk to write to Cllr Rollings, Head of EBC Licensing Committee, to request an update on when we will receive a decision on The Dough Shack Street Trading Application. Clerk to also ask for an update on when the EBC Licensing Committee will begin meetings again as the EBC website suggests these are still not taking place.

14. Compliance issues

i) 2014/4954 1 Caerleon Close - The court have rearranged the plea hearing for 7th October.

ii) No. 16 The Roundway – Shed has been removed.

iii) 2019/1654 39 St Leonards – Alleged breach of materials was lodged with EBC ref 2020/0265. EBC Compliance department investigated the breach and confirmed that residents can change styles and colours of doors and windows without planning permission. It is usually required that the new windows have a similar visual appearance to those in the rest of the house. In this case all windows have been replaced by the same material and colour and is a permitted development.

15. National Planning Policy

Last week the Ministry of Housing, Communities and Local Government issued three consultations on reforming the planning system. They are as follows: -

- 1) Changes to the current planning system 1st October 2020,
- 2) Planning for the future Deadline 29th October 2020,
- 3) Transparency and competition: a call for evidence on data on land control Deadline 30th October 2020.

Claygate Parish Council has instructed a planning consultant to review the documents to provide the council with a perspective. Claygate Parish Council will then need to submit a response to each consultation. It was noted that there could be a profound impact on Parish Council funds if CIL funds are no longer passed on to Parish Councils in the future.

AP49 GH to prepare a proposed response to the Changes to the current planning system consultation (Deadline 1st October) to bring to the next full Parish Council meeting on the 17th September for review and approval.

AP50 Clerk to circulate response from Planning Consultant

16. Local Plan

Councils have been given another 13 months to determine their Local Plan due to the new consultations announced by the government last week.

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

It was agreed that a Courier should be planned for mid-October and the National Planning consultations need to feature prominently. The Deadline for copy is the 15th September. **AP51** GH and JB to prepare 1 page on the National Planning Consultations and send to MS before the 15th September copy deadline.

18. Matters for information purposes only.

None

19. To confirm the date of the next meeting and attendance of members of Planning Committee: Thursday 10th September 2020, 19h30 via Zoom

Elmbridge East Area Planning Committee: Monday 17th August 5pm

The meeting closed at 21h00

Chairman:

Dated:

Reserve for the next meeting: Cllr Anthony Marques

Appendix A – Report by John Bamford.

Report on Planning Applications Decided since the Last Planning Meeting

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

2020/1365 23 Claremont Road Claygate Esher Surrey KT10 0PL Tree Preservation Order EL: 11/37 and EL: 20/02 - Crown reduce 1 x Purple Leaf Plum by 2.5m and spread by 1.3m, crown reduce 1 x Birch by 4.5m and spread by 0.5m and crown reduce 1 x Oak by 3m and side by 1-2m.

EBC refused permission on the grounds that

- The combination of both reductions and a 15% thin of the Purple Plum will cause unnecessary stress to a protected tree and other tree works can be implemented which will be less damaging.
- The proposed height reductions of the Oak and Birch will disfigure the appearance of the trees which will detract from their amenity value. Reduction work is not recommended on these trees as further pressure may be applied to prune trees more heavily if trees do not recover from this pruning. Other tree works should be considered such as thinning to maintain trees in a healthy condition or applicant to provide suitable justification for these reductions.

Appeals Lodged & Decided

2019/2986 34 Holroyd Road Claygate Esher Surrey KT10 0LG Two-storey rear and part two-storey/part first floor side extension.

EBC refused permission on the grounds that “The proposed development would have an unacceptable juxtaposition between structures and important TPO trees, which will lead to foreseeable pressures to have those trees pruned or removed to the detriment of the character and visual appearance of the area. Furthermore, due to the close proximity to these protected trees and their calculated root protection areas that is anticipated to have a detrimental impact upon the future health and survival of those trees to the detriment of the character and amenity of the street scene and the local area.”

Appellant asserts that

- the Tree Report from a specialist dated Jan 20 which concluded that the trees could be protected has not been accorded sufficient weight
- future occupiers could easily trim the tree if required subject to planning permission as has happened to these same trees on the other side
- the foundations have already been laid in accordance with a previous planning application

No Appeals were decided

No CIL will be payable on Planning Applications decided since the last Planning Meeting