



## Caring for Claygate Village

### DRAFT

### PLANNING COMMITTEE MEETING held at 7.30pm on Thursday 10<sup>th</sup> September 2020 via Zoom.

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

**1. Apologies for absence**  
Cllr Swift sent her apologies.

**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 Vice Chairman of Planning Committee**  
Cllr Wang was nominated by Cllr Herbert and seconded by Cllr Lessor

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

**4. Minutes of the last meeting (13<sup>th</sup> August 2020).**  
The Minutes of the meeting on the 13<sup>th</sup> August 2020 were agreed with no amends.

**5. To report on actioning of items from previous meetings.**  
**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 has confirmed detail of potential legal breach to Clerk. Clerk to send letter detailing suspected breach to Claygate's Elmbridge Borough Cllrs.  
**AP42** Clerk to add election of Vice Chairman to the agenda of the planning meeting on the 10<sup>th</sup> September. **DONE**  
**AP45** Clerk to make amend to 16<sup>th</sup> July minutes and give GH a hard copy to sign and drop back to the Clerk. **DONE**

**AP46** Clerk to notify EBC of the decision on bench. **DONE** EBC unable to accommodate as their notice board requires approx. 1m clearance to allow Perspex cover to be removed.

At this point in the meeting Cllr Herbert proposed to move to a vote to return the bench back to its original position.

It was <b>agreed</b> in a majority decision to move the bench back to its original position outside the Old Bank Hare Lane.
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**AP52** Clerk to notify EBC.

*19h45 Cllr Sugden joined the meeting*

**AP47** GH to attend the next East Area Sub Committee Meeting on Monday 17<sup>th</sup> August and report back at the next Planning Committee. **DONE** Please see agenda item 9 for details relating to Claygate.

**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. **DONE** Please see agenda item 10 for full details.

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

**AP50** Clerk to circulate response from Planning Consultant. **OUTSTANDING** Clerk has yet to receive anything. Cllr Sugden to chase up.

**AP51** GH and JB to prepare 1 page on the National Planning Consultations and send to MS before the 15<sup>th</sup> September copy deadline. **OUTSTANDING**

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

i) The Clerk had circulated an invitation to attend a virtual meeting of the EBC Planning Users Group at 5pm on the 30<sup>th</sup> September. Confirmed attendees so far are Cllr Sugden, Cllr Swift and Cllr Herbert. Cllr Lesser to attend dependent on work commitments.

**AP53** Clerk to notify Paul Falconer at EBC on attendees.

**AP54** to add agenda point to next Planning Committee for Cllrs attending to provide an update to the Committee on content of meeting.

**AP55** Clerk to extend invite to other Parish Cllrs outside the Planning Committee.

ii) The Tree wardens have raised that they missed a tree planning application as the deadline fell before this Planning Committee date. They were not consulted separately on this matter as CPC believed should have happened, as per an informal agreement CPC and EBC had put in place a number of years ago. The tree application in question did not take place in the normal 4wkly planning cycle that CPC mirrors with EBC and happened before that timeframe.

**AP56** Clerk to write to the Head of Tree Planning at EBC copying in EBC Cllrs requesting that the CPC's very experienced Tree Wardens are consulted on important tree applications going forth.

**7. Applications and Appeals decided since last meeting.**

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

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

Application Number	Address	Proposal	Claygate Parish Council Response
2020/1905	44 Foley Road Claygate Surrey Esher KT10 0ND	Single-storey rear extension and alterations to fenestration.	No Comment
2020/1879	27 Coverts Road Claygate Esher Surrey KT10 0JY	Increase in ridge height by 1.15m of existing detached garage incorporating side roof lights, front juliet balcony, rooms in the roof space and alterations to fenestration.	No Comment
2020/1960	24 Glenavon Close Claygate Esher Surrey KT10 0HP	First-floor rear extension incorporating rear juliet balcony, roof light and alterations to fenestration and finish following demolition of existing rear dormer window.	No Comment
2020/2024	The Laurels Lower Wood Road Claygate Esher Surrey KT10 0EU	Single-storey side extension incorporating basement.	No Comment
2020/1927	24 Stevens Lane Claygate Surrey KT10 0TE	Variation of Condition 7 (Tree Retention) of planning permission 2019/2412 (householder extensions) to revise tree protection plan.	No Comment.

**AP57** Clerk to contact Tree Wardens are ask if they would like comment directly on 2020/1927.

**9. East Area Sub Committee Meeting report.**

2019/2381 Station House The Parade Claygate Esher Surrey KT10 0PB (A terrace of 4 two-storey flats and conversion of existing detached house into 1 shared dwelling (HMO) and 2 flats, alterations to fenestration, boundary wall to a height of 1.8m and associated hardstanding and landscaping following demolition of existing side extension) was granted "Permission in Principle" at the East Area Planning Sub-Committee. Details can be found in Appendix A. The Committee raised significant concern about the disruptive impact the construction of this development would cause to the Parade shopping area, residents, local shops and the ability of residents to access

Claygate train station. It was agreed that clear guidelines for traffic management needed to be in place before construction could commence.

**AP58** Clerk to write to EBC Planning and EBC Councillors highlighting the CPC Planning Committees strong concerns and requesting that CPC receives visibility of a Traffic Management plan before construction commences as well as confirmation of who will be overseeing the adherence to this Traffic Management plan at EBC.

**AP59** Cllr Lessor to send photos of The Parade shopping area on a Saturday to the Clerk so the Clerk can include in her communication to EBC to demonstrate the extent of pedestrian and vehicle traffic prior to any construction taking place.

**AP60** Cllr Herbert to ask Claremont Cars if they are aware of the Station House development and its approval.

#### **10. Licensing Applications in Claygate.**

CPC is still awaiting a response on the Dough Shack Street Trading Application from EBC.

**AP61** Clerk to write to Tracey Hulse to confirm when the next meeting on the EBC Licensing committee will take place.

#### **11. Compliance issues**

**2014/4954 1 Caerleon Close** – no further update at this time.

**42a The Roundway** – The shed at the front of the property remains despite building work now being complete.

**AP62** Clerk to contact Simon Luke at EBC Compliance team to request an update.

#### **12. National Planning Policy**

It was reiterated that the CPC needed to prepare responses to the 3 National Planning Consultations issued by the government back in August for various completion dates between the 1<sup>st</sup> and 30<sup>th</sup> October (please see minutes from 13<sup>th</sup> August Planning Committee for full details). It was noted that there is a genuine threat to the Green Belt around Claygate. The Planning Consultant employed by CPC was drafting her thoughts on the subject. GH and JB are working through the suggested responses from CPC for approval by Cllrs.

**AP63** Cllr Sugden to send responses to the National Planning Consultations prepared by local resident groups in Cobham and Oxshott to the Clerk to circulate to Cllrs.

#### **13. Local Plan**

It was noted that no progress has been made by EBC on the Local Plan following the National Planning Policy consultation being launched.

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

It was agreed that the response from CPC regarding the National Planning consultations needed to be communicated. The deadline for copy is the 15<sup>th</sup> September.

#### **15. Matters for information purposes only.**

**AP64** South Waste Consultation Plan to be circulated to the committee and added to the agenda for discussion at the next CPC meeting on the 17<sup>th</sup> September.

**16. To confirm the date of the next meeting and attendance of members of Planning Committee:  
Thursday 8<sup>th</sup> October 2020, 19h30 via Zoom**

**The meeting closed at 20h40**

**Chairman:**

**Dated:**

**Reserve for the next meeting: Cllr Mark Sugden**

## Appendix A

### **on Planning Applications Decided since the Last Planning Meeting**

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

2020/1694 Pear Tree House 35 Red Lane Claygate Esher KT10 0ES Tree Preservation Order EL: 05/10  
- Crown reduce 1 x Oak by 2-3m.

CPC Objected

EBC refused permission on the following grounds

- Excessive Pruning: Pruning to the extent proposed would be detrimental to the tree's health and natural form, heavily detracting from the amenity it provides.
- Insufficient Evidence: The current proposal is considered disproportionate to achieve the required objective without further reason/evidence of impact of current weight of limbs. Pruning to the extent proposed would be detrimental to the tree's health and natural form, heavily detracting from the amenity it provides.
- Excessive Light Loss & Shading. ... the degree of shading or blocking of sunlight is not considered excessive or unreasonable to warrant the degree of pruned to trees T1 OAK. Excessive pruning often produces denser regrowth in healthy trees which forms a thicker crown than naturally produced by the tree. A thicker crown reduces light penetration, increases the amount of shade produced, resulting in a counterproductive outcome while also be detrimental to the trees health and amenity it provides.
- Pruning Effects on Tree Physiology: Any significant pruning will have a negative impact on the tree's physiology.
- Pruning Effects on Tree Defence Systems: Large-scale pruning predisposes the tree to attack from pests and diseases, reduces the total energy available, limiting capacity of the tree to use stored energy to defend itself by producing defensive compounds or by limiting the spread of pathogens through the tree by compartmentalisation.

#### **Other Noteworthy Applications Decided included:-**

2019/2381 Station House The Parade Claygate Esher Surrey KT10 0PB

A terrace of 4 two-storey flats and conversion of existing detached house into 1 shared dwelling (HMO) and 2 flats, alterations to fenestration, boundary wall to a height of 1.8m and associated hardstanding and landscaping following demolition of existing side extension.

EBC granted "Permission in Principle" at East Area Planning Sub-Committee subject to 11 conditions that included

- Landscaping: No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Borough Council and these works shall be implemented prior to occupation of any part of the development or in accordance to a timetable to be agreed with the Local Planning Authority
- Permitted Development Rights: restricted
- Land Stability: No development excluding site clearance shall commence until a detailed site investigation shall be carried out which will inform the design of the structural retaining wall, method for retaining structures and any other remedial works in relation to land stability.
- Construction Transport Management Plan: No development shall commence until a Plan has been submitted to and approved in writing by the Local Planning Authority

#### **Appeals Lodged & Decided**

No Appeals were lodged or decided

**CIL of £52,975 will be payable on Planning Application.  
Otherwise no CIL is due on Planning Applications decided since the last Planning Meeting**