



Caring for Claygate Village

DRAFT

PLANNING COMMITTEE MEETING held at 7.30pm on Thursday 20th May 2021 in the Village Hall

Councillors: Geoff Herbert (Chairman of the Committee), Michelle Woodward, Xingang Wang, Janet Swift,
Co-opted Members: John Bamford
In attendance: Sally Harman (Parish Clerk & RFO), 1 x member of the public

1. **Apologies for absence**

Cllr Lesser sent her apologies in advance. Cllr Wang notified he would arrive late in advance of the meeting.

2. **Declarations of Interest in items on the agenda.**

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

Cllr Swift noted she had met one of the neighbours of 2012/1148 18 Trystings Close whilst viewing the property ahead of the meeting.

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

Under Standing Orders 10 vi) the Chairman proposed a motion to move planning application 2012/1148 18 Trystings Close up the agenda. The meeting would then revert to the original order. It was unanimously agreed.

2012/1148 Trystings Close - The Clerk had circulated objection statements from residents to Cllrs ahead of the meeting. A resident spoke on behalf of 3 objectors. He noted that the plot had an elevated position overlooking properties in Marilyn Close and that the proposed development would severely damage privacy to neighbours. The proposed development was an overdevelopment of the site. The proposal had extensive use of glazing which would create light pollution and the style was not in keeping with the area. He noted that he had to make changes to his property plans to protect neighbours' properties privacy 3 years ago. The proposed plans made no such similar provision for privacy protection measures such as obscured glass or landscaping. The speaker raised that the applicant had stated there were no trees in the area however he noted to the Committee that there were 3 trees within the vicinity that would be affected.

19h50 Cllr Wang entered the meeting.

It was **agreed in a majority** decision that the CPC should submit a response of ‘No objection with comment’. CPC would like to note its concern over the impact on privacy and overlooking that the development could have on neighbouring properties and that it expresses concern that the decking at the rear of the property could become a permanent seating area rather than being used solely as a walkway. Cllr Wang abstained from the vote.

3. **Minutes of the last meeting (22nd April 2021).**

It was unanimously agreed that the minutes could be signed by the Chairman of the Committee as a correct record of the meeting with one amend which was for Agenda Item 7 2021/0988 31 Stevens Lane commentary to change from ‘The Committee unanimously agreed to object with the following comments’ to be amended to ‘The Committee unanimously agreed to object with the following reasons’. The Chairman signed the minutes as witnessed by the Clerk.

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

AP80 MS to request a cost from the planning consultant to provide advice on the EBC local plan Regulation 19 representation originally planned for 6 weeks Jan/Feb 2021 but now delayed. **IN PROGRESS**

AP87 In addition to AP80 MS to ask the planning consultant for a cost of a meeting between her and the Planning Inspector if required during the year 21/22. **ON HOLD**

AP108 Chairman to sign and deliver the minutes to the Clerk for the 25th February. **DONE**

AP112 Chairman to sign and deliver the minutes to the Clerk for 25th March. **DONE**

AP113 Clerk to contact SCC for an update on verges in Rosehill and Common Road advertised by sale through auction on Rightmove. **IN PROGRESS**

AP114 Cllr Herbert to attend next EBC Planning Committee at 17h00 Tuesday 27th April and report back to the Committee at its next meeting. **DONE**

AP115 Clerk to get an update on The Doughshack licensing application. **IN PROGRESS** Request for update had been sent to EBC Cllr Mike Rollings.

AP116 Clerk to prepare proposed amend to Planning Process and Public Speaking Guidance document and Planning Committee agenda wording and bring to next Planning Committee meeting. **OUTSTANDING**

5. **Planning correspondence, notification of applications and outstanding results.**

In addition to correspondence shared within APs and further down the agenda the Clerk had been liaising with EBC to secure extensions for Parish Council feedback on applications 2012/1148 Trystings Close, 2021/1016 - Land Adjacent to 14 Elm Road Claygate and 2021/1039 - 60 Hare Lane

The Clerk had received an update from the Co-Chair of Governors from CPS which was circulated to Cllrs and Co-opted members ahead of the meeting. He noted that the planning application had now been transferred from Surrey County Council to Elmbridge Borough Council for determination. Careful consideration had been given to the feedback of neighbours and the Parish Council’s potential concerns regarding the future use of the pool. CPS have therefore formally reduced the proposed opening hours of the pool as follows:

- 7.30am – 8.30pm Monday – Friday
- 8am – 6pm on Saturdays
- 10am - 4pm on Sundays and Bank Holidays

Access to the pool will be rigorously controlled by the school via a membership scheme. Members using the pool will be issued access cards to gain entry to the site and as such any issues can be easily traceable. Clear conditions of use will also be provided and membership withdrawn should there be any failure to comply. The walkway to the pool building will be lit by downward facing low level lighting to ensure safety but no disruption or light pollution. These lights can be timed to turn off outside the opening hours of the pool. CCTV will also be installed at the entrance to the pool and school site.

The Clerk had received invitation to comment on the Technical Consultation on the Consequential Changes to the Permitted Development Rights (closes 3rd June). This was a further consultation on the back of the 2020 Supporting Housing Delivery and Public Service Infrastructure consultation.

It was **unanimously agreed** that Cllr Herbert should prepare a response for Committee members to review and feed into and he would prepare the final response for submission.

AP117 Cllr Herbert to prepare draft response and circulate to Committee by 24th May. Cllrs to send comments to Cllr Herbert by 28th May. Cllr Herbert to send final response for submission to Clerk by 1st June.

The Chairman had received correspondence from a local resident regarding the Planning Committee's response to Planning application 2021/0846 6A High Street. The Chairman had responded saying that the Committee was not going to amend its response to EBC and that the concerned resident should speak to EBC Cllr Alex Coomes. The correspondence did raise that there was no Conservation Area focus on the Planning Committee anymore.

AP118 Clerk to add how the Planning Committee tackles the Conservation area to June 17th Agenda.

AP119 Clerk to speak to Head of Planning at EBC and set-up a meeting with Cllrs for August/September

AP120 Clerk to speak to Vanessa Relleen and get an update on Tree Warden training.

6. Applications and Appeals decided since last meeting.

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

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

Application Number	Address	Proposal	Claygate Parish Council Response
2021/1016	Land adjacent to 14 Elm Road Claygate Esher Surrey KT10 0EH	Detached two-storey building containing two flats with associated parking and bin and cycle store.	<p>The Clerk read out a written statement from an objector.</p> <p>No objection with comment: -</p> <p>1/ CPC would like to draw attention to the fact that old drawings of 15 Elm Road have been used and as such is incorrectly represented and as a consequence a check of 45-degree splay angle maybe required.</p> <p>2/ CPC are concerned over the loss of privacy and overlooking to neighbouring properties.</p> <p>3/ No fast electric charging points have been proposed.</p> <p>4/ The garden looks to be inadequate for Plot 1 as it is less than the 11 meter requirement.</p>

2021/1385	Beazleys Farm Littleworth Road Esher Surrey KT10 9PD	Prior Approval Schedule 2, Part 16, Class A: The installation of a 25m high telecommunications Swann 30H lattice tower, with 3No. antennas, 2No. 0.6m dish and 2No. ground-based equipment cabinets. To be situated on an 8m x 6m compound with a 2.1m chain link fence along with a planting scheme and ancillary development.	No objection, no comment
2021/1039	60 Hare Lane Claygate Esher Surrey KT10 0QU	Part two/part single-storey rear extension and alterations to fenestration following demolition of existing rear projection.	No objection, no comment
2021/1180	Ying Garden Ruxley Crescent Esher Surrey KT10 0TD	Confirmation of Compliance with Conditions: 3 (Materials), 4 (Tree Protection Measures) and 6 (Landscaping Scheme) of planning permission 2020/0958.	No comment
2021/1256	10 Hermitage Close Claygate Esher Surrey KT10 0HH	Rear dormer window, side gables and front roof light following demolition of chimney.	No comment
2021/1166	6A High Street Claygate Esher Surrey KT10 0JG	Confirmation of Compliance with Condition: 6 (Contaminated Land) of planning permission 2018/2476.	No Comment
2021/0669	Claygate Recreation Ground Pavilion Dalmore Avenue Claygate Esher Surrey KT10 0HQ	Variation of Conditions 2 (Approved Plans) and 4 (Landscaping - Implementation) of planning permission 2020/0232 (Variation of condition).	No objection, no comment
2021/1200	85 Coverts Road Claygate Esher Surrey KT10 0LL	Vehicular access.	No Comment
2021/1230	21 Claremont Road Claygate Esher Surrey KT10 0PL	Alter roof materials of existing conservatory from glass to roof tiles.	No Comment
2021/1117	3 Applegarth Claygate Esher Surrey KT10 0ED	First-floor side extension and part conversion of garage in to living space.	No objection, no comment
2021/1395	8 Gordon Road Claygate Esher Surrey KT10 0PQ	Single-storey side extension and alterations to fenestration	No objection, no comment

		following demolition of existing side projection.	
2021/1329	126 Coverts Road Claygate Esher Surrey KT10 0LH	Part two/part single-storey front/side/rear extension, rear dormer window and front roof lights following demolition of existing garage.	No objection, no comment
2021/1224	1 Beaconsfield Gardens Claygate Esher Surrey KT10 0PX	Rear outbuilding incorporating swimming pool, new rear raised decking with roof above and relocation of external staircase following demolition of existing decking.	No objection, no comment
2021/1430	151 Hare Lane Claygate Esher Surrey KT10 0RA	Infill extension to existing outbuilding, conversion of pool room into living space and alterations to fenestration.	No objection, no comment
2021/1386	8 Trystings Close Claygate Esher Surrey KT10 0TF	Tree Preservation Order EL:02/14 - Crown reduce 1 x Eucalyptus.	Objection with reason. This mature tree is a shapely and beautiful specimen. It is clearly visible and contributes significantly to the street scene and to the wider area. The work proposed is excessive and will be detrimental to the appearance of the tree.
2021/1464	20 Station Road Claygate Esher Surrey KT10 9DH	Rear dormer window, front roof lights and alterations to fenestrations.	No comment
2021/1324	28 Rythe Road Claygate Esher Surrey KT10 9DF	Single-storey rear infill extension following demolition of existing rear garage.	No objection, no comment
2021/1374	8 Meadow Road Claygate Esher Surrey KT10 0RZ	Single-storey rear extension.	No objection, no comment

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

Nothing to note

9. **EBC Planning Committee Meeting report**

Agenda Item 6 covered the 2 planning applications that were discussed at the EBC Planning Committee namely 2020/2095 Claygate House Littleworth Road and 2020/1902 - Land North of Dove Place, Holroyd Road, Claygate.

10. **Licensing Applications in Claygate.**

Nothing to note.

11. **Compliance issues**

2014/4954 1 Caerleon Close - No further update at this time.

12. Elmbridge Local Plan Status and any action arising.

No updates at this time.

13. RBK Local Plan & Hook Park Development Status and any action arising.

No updates at this time.

14. Torrington Lodge Car Park - EBC Potential Residential Housing Project

No updates at this time.

15. Review the focus of the Planning Committee remit

Cllr Swift proposed that Parish Councillor applications shouldn't be discussed at Planning Committees going forth.

It was unanimously agreed that due to current personal circumstances, Cllr Swift's planning application would not be discussed at the next Planning Committee on the 17 th June.
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AP121 Chairman of Committee to raise the issue at the Annual Parish Council meeting.

AP122 Clerk to seek advice from Head of Planning at EBC and SALC on whether Parish Councillors applications should or shouldn't be discussed at Planning Committee meetings and add to the 17th June Planning Committee and the 8th July Parish Council meeting for discussion.

16. Review and discuss the impact of biodiversity offsetting.

Cllr Swift noted that green belt can be built on if the developer offset its losses elsewhere. This offsetting could be some distance away and as such could become a possible issue for Claygate. The Committee agreed that they would consider lobbying an MP if this became an issue.

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

None at present.

18. Matters for information purposes only.

Cllr Swift noted that there was a planning application in for a block of flats opposite the petrol station on Manor Road South.

John Bamford noted that there some planning appeals that weren't coming back to the committee.

19. Date of the next meeting 17th June 2021 to be held in the Main Hall

Meeting closed: - 21h28

Reserve may be required for the next meeting: -Cllr Brian Rawson

Signed:

Dated:

Appendix A

Applications Refused by Elmbridge Borough Council (EBC)

2021/1074 Magpie Manor Church Road

Non-Material Amendments to planning permission 2020/1338 to replace the garage door with 2 windows.

EBC assessed that the amendment would be materially different to the approved plan and require an assessment as to the impact on the character and appearance of the host dwelling and to neighbouring amenity.

2021/1050 61 The Maples Stevens Lane

Tree Preservation Order: EL:92/12 - Fell 1 x Yew and reduce height of 1 x Lawson Cypress by 3m.

EBC assessed

1. The Yew could be reduced by 1.5m rather than complete removal and noted the absence of replacing this tree
2. Reducing the Lawson Cypress trees will give no benefit of extra returns in sunlight due to the property's orientation within the landscape. The trees appear to be entire and conical as they should be. The proposed pruning could introduce higher forces/loads to the tree and/or be detrimental to the tree's health and natural form, heavily detracting from the amenity it provides.

Other Noteworthy Applications Decided: -

2020/2095 Claygate House Littleworth Road

Development comprising 62 flats with associated parking and landscaping following demolition of existing buildings.

CPC strongly objected citing Overdevelopment, Flood Risk and Parking and made observations relating to Traffic Movements, Privacy/Overlooking, Surrey Police recommendations and an improved grid for the Rythe Culvert

EBC Planning Committee granted permission subject to 27 Conditions & 10 Informatives

Conditions include

1. **Secured By Design** A full and detailed application for the Secured by Design award scheme shall be submitted to the Local Planning Authority and the Surrey Police that requires written approval before work can commence.
2. **Surface Water Drainage Scheme** Details of drainage management responsibilities and maintenance regimes for the drainage system and details of the access to the culvert in the vicinity of the flap valve should be provided to confirm maintenance/ inspection arrangements are in place for the surface water drainage connection.
3. **LEMP** A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the first occupation of the development.
4. **External Noise** The design and structure of the development shall be of such a standard (BS 8233:2014) that it protects residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LA and of more than 30 dB LAeq 8 hrs in bedrooms at night in accordance with paragraph 180 of the NPPF and the Noise Policy Statement for England.
5. **Noise and Insulation Between Flats** A detailed scheme shall be submitted to, and approved in writing by, the Local Planning Authority setting out how the construction of the separating floors/walls/ceilings to the adjoining flats shall exceed an airborne sound insulation value of 53 dB DnT,w+Ctr. The works and scheme shall thereafter be retained, in accordance with the approved details in accordance with paragraph 180 of the National Planning Policy Framework and the Noise Policy Statement for England

2021/0338 10 Hermitage Close

Tree Preservation Order EL: 258 - Crown reduce 10 x Hornbeam trees by 4m.

CPC Objected on the grounds of potential harm to the trees. The work proposed was considered to be excessive and it was requested that the work was done outside nesting season.

EBC assessed that the works "would take it beyond those adjacent and would be detrimental to the trees long term health and amenity" and specified a lesser works of up to 4m reduction in height.

EBC also conditioned up to a 1.5m lateral reduction from over the gardens.

EBC also recommended that care was taken to avoid nesting birds if work is done between March & August.

2021/1054 Rothney 19 Beaconsfield Road

Claygate Foley Estate Conservation Area: Fell 2 x Leylandii, 1 x Pear Tree and crown lift 1 x Oak.

CPC objected to work on the Oak on the grounds that the works was unnecessary and could spoil the tree's natural habitat It was also stated that the tree is important to the street scene and a request for a TPO was made.

EBC granted permission before receipt of CPC's objection/comment.

2020/1902 Land North of Dove Place Holroyd Road

Retrospective application for hardstanding.

CPC did not object but requested conditions to preserve visual amenity.

EBC Planning Committee granted permission subject to a Landscaping condition to preserve visual amenity.

Appeals Lodged

2020/2070 42A The Roundway

Retrospective application for a single-storey rear extension.

EBC refused permission on the grounds that

"The proposed retrospective development by reason of its height and depth compared to the prior approval given under 2019/1368 gives rise to an unacceptable bulk and massing and results in material harm by its overbearing impact on neighbours particularly No. 42, loss of daylight to No. 42"

Appellant provides a comprehensive statement that includes the following:

- The height and depth difference between what has been built and the Prior Approval Scheme that was granted is "de minimis minimis in the context of the overall scale and form of the approved extension."
- "The Officer Report in the context of the Council's Development Plan policies and Guidance within the various SPDs acknowledges that the size and scale of the proposed extension is not considered to be harmful to the host dwelling or the character of the area."
- "the proposed extension does not incorporate any parapet walls to the side boundaries, which results in a 100mm reduction in height to the Prior Approval. In addition, the appellant has constructed a cold deck roof to the warm deck one that was approved, and this has also resulted in a decrease in the height and built form. However, these elements do not appear to have been recognised by the Council when arriving at their decision.
- "the proposed extension would not result in any demonstrable harm to the daylight of No. 42 when considered in the context of the Prior Approval granted for a 3,500mm deep extension and also when assessed in the context of the Home Extensions Companion Guide."

Appeals Decided

None

One Planning Applications decided since the last Planning Meeting requires a CIL payment of £485,369.