

DRAFT
PLANNING COMMITTEE MEETING
held at 8.00pm on Thursday 18th April 2019
Small Hall, Claygate Village Hall

Present: Councillors John Bamford, (Chair), Geoff Herbert and Ken Huddart.
In attendance: Shirley Round (Parish Clerk & RFO).
Tree wardens: Vanessa Relleen, Margie Richardson.
Present: Tom Swift
1 member of the public.

1. **Apologies for absence:** None

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

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 Geoff Herbert: Member of Claygate Flower and Village Show Committee

Cllr Ken Huddart 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.

*The Chairman requested a Motion under Standing Orders 1 d), e) and f) to allow for discussion on Planning Application 2019/0589 Claygate Recreation Ground Pavilion. This was **agreed unanimously**.*

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

7.4 2019/0589 Pavilion, Claygate Recreation Ground – two storey sports pavilion with associated decking, hardstanding, landscaping and bike stands following demolition of existing pavilion.
Claygate Parish Council: No objection. Unanimously agreed.

Following the Planning Committee decision the member of the public left the meeting.

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

The Minutes of the meeting on 28th March 2019 were agreed and signed by the Chairman.

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

AP24 Clerk to follow up Enforcement issue on 1 Caerleon Close. Tbc

AP25 Notification of all planning applications where CPC is a consultee. DONE

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

Notification of Planning Applications where CPC is a consultee:

a) 2019/0807 5 Ruxley Ridge

b) 2019/0661 19 Rythe Road

c) 2019/0773 6 Homestead Gardens

d) 2019/0589 Pavillion, Claygate Recreation Ground

e) 20190716 42A The Roundway

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**
Week ending 29th March
 - 7.1 2019/0789 19 Glebelands** – non material amendments to planning permission 2018/3563 for addition of 2 windows within the first floor extension and alteration of front extension roof from flat to part pitched.
Claygate Parish Council: No comment. Unanimously agreed.
 - 7.2 2019/0649 11 Oaken Lane** – two storey front extension, single storey side extension incorporating partial conversion of garage into living space, single storey rear extension and alterations to fenestration.
Claygate Parish Council: No objection. Unanimously agreed.**Week ending 5th April.**
 - 7.3 2019/0716 42A The Roundway** – part two/part single storey front extension, single storey rear extension, front gable roof extensions, rear dormer window incorporating Juliet balcony and alterations to fenestration following demolition of existing front porch and front shed.
Claygate Parish Council: No objection but we request removal of the existing shed at the front of the house if approval is granted. We note that the front extension may be slightly in front of the building line. Unanimously agreed.
 - 7.4 2019/0589 Pavilion, Claygate Recreation Ground** – see above.
 - 7.5 2019/0661 19 Rythe Road** – two storey side extension incorporating front canopy following partial demolition of existing dwelling and removal of chimney stack.
Claygate Parish Council: No objection. Unanimously agreed.
 - 7.6 2019/0773 6 Homestead Gardens** -single storey rear extension incorporating pergola and canopy, front porch and alterations to fenestration following demolition of existing front porch.
Claygate Parish Council: No objection. Unanimously agreed.**Week ending 12th April**
 - 7.7 2019/0807 5 Ruxley Ridge** – part two/part single storey front/side/rear extension incorporating side Juliet balcony and rear balcony, front, side and rear dormer windows and alterations to fenestration.
Claygate Parish Council: No objection. The Parish Council ask that adequate measures are taken to protect the trees on site.
- 8. Foley Conservation Area Review - update**
No further report.
- 9. Report on the East Area Sub-Committee Meeting**
Nothing for Claygate at the meeting on 1st April. Next meeting 23rd April.
- 10. Licensing applications**
There are no new applications in Claygate.
- 11. Enforcement issues**
1 Caerleon Close: Clerk to follow up.
- 12. Communication of key decisions to residents including input to Courier and the website.**
Nothing to report. Courier next edition of Courier is schedule for July.
- 13. Matters for Information Purposes Only.**
No items to report.
- 14. To confirm the date of the next meeting and attendance of members of Planning Committee:**
Tuesday 30th April 2019, Committee Room, Claygate Village Hall

Elmbridge East Area Planning Committee:
Monday 23rd April 2019 – Tom Swift to attend

The meeting closed at 9.15 pm

Chairman:

Dated:

Reserve for the next meeting ??????????????

Appendix A

Report on Planning Applications Decided since the Last Planning Meeting

11 Applications were decided.

CPC was a Consultee for 7 of these Applications and agreed with EBC on 9 of the Planning Applications.

Applications where CPC's decision differed to EBC were:-

2019/0465: 15 Common Road Claygate Esher Surrey KT10 OHG

Hip-to-gable roof extension incorporating rear dormer with juliet balcony, side window and front roof lights.

EBC Refused this LDC on the grounds that the proposed materials for the dormer are not similar to the exterior of the existing dwellinghouse

2019/0447: 49 Vale Road Claygate Esher Surrey KT10 ONL

Side/rear roof extension incorporating front and side roof lights.

CPC did not object but noted "the change in roof design will unbalance a pair of semi-detached houses and will have impact on the street scene"

EBC refused permission on the two grounds.

Firstly that "The resulting roof form would appear out of proportion within the semi-detached pair, being overly dominant and bulky, unbalancing the pair of semi-detached dwellings to the extent that it would harmful to both the host semi-detached dwellings and would also appear out of character within the street scene."

Secondly that "The proposal would result in the erection (of) an additional floor upon the two storey rear extension that would extend in front of and attach to the proposed roof dormer. The resulting built form would appear incongruous and discordant amongst the forms, proportions and lines of the host building. The proposal would not respect the traditional proportions and divisions between roof and rear wall, and instead would result in an extension that projects up to the roof, with a much higher eaves and a resulting bulk and massing at roof level that would appear out of proportion, unduly bulky, and discordant against the more traditional forms of the host building and surrounding area."

Appeals Lodged and/or Decided

No Appeals were lodged or decided