

DRAFT
PLANNING COMMITTEE MEETING
held at 8.00pm on Thursday 3rd January 2019
Small Hall, Claygate Village Hall

Present: Councillors John Bamford, (Chair), Geoff Herbert and Ken Huddart.
Co-opted Tom Swift
In attendance: Shirley Round (Parish Clerk & RFO).
Consultees: Claygate Tree Wardens

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 Co-ordinator of Neighbourhood Watch, 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.
3. **To confirm the Minutes of the last meeting**
The Minutes of the meeting on 13th December 2018 were agreed and signed by the Chairman.
4. **To report on the actioning of items from previous Minutes.**
AP18: Clerk to contact EBC Planning re electronic notification of planning applications. DONE
AP19: Freedom of Information Request granted. DONE
5. **Planning correspondence, notification of applications and outstanding results.**
Planning application notifications received:
2018/3563
2018/3797.
6. **To discuss and comment on applications decided since the last meeting.**
A report from Cllr Bamford was circulated at the meeting. See Appendix A.
7. **Applications from EBC weekly lists including confirmation of comments sent to EBC**
Week ending 14th December
7.1 2018/3239 27 Meadow Road – A pair of semi-detached two storey houses with rooms in the roof space, dormer windows, integral garages and new access following demolition of existing house.
Claygate Parish Council Comment: No objection. Having inspected the plans we are concerned that the proposed houses do not meet the technical requirements of the Technical Housing Standards – nationally described space standard, especially for a five bedroom, 3 storey dwelling. For example, items 10 c), d) and e) of the aforementioned document. We note the arboriculture impact statement and in particular we would highlight items 25, 46 and 52. We also note that one of the trees proposed to be felled is a category B tree in good condition. We

request that the en suite windows facing Torrington Road must be retained as obscured glazing.
Unanimously agreed.

Week ending 21st December

7.2 2018/3691 69 Foxwarren – New vehicular access.

Claygate Parish Council: No comment. Unanimously agreed

7.3 2018/3746 Quercus House, Church Road – Claygate Village Conservation Area – various works to various trees.

Claygate Parish Council: No comment. Unanimously agreed

7.4 2018/3563 19 Glebelands – single storey front extension incorporating front porch, part single/part two storey side/rear extension, conversion of garage into living space and alterations to fenestration.

Claygate Parish Council: No objection. Unanimously agreed.

7.5 2018/3741 11 Coverts Road – single store rear extension and alterations to fenestration.

Claygate Parish Council: No objection. Unanimously agreed.

Week ending 28December

7.6 2018/3748 2 Rythe Road – Retrospective Variation of Condition 2 (approved plans) of planning permission 2017/3239 to alter side and rear fenestration.

Claygate Parish Council: Objection. We feel that this is a material amendment to the approved plans and note that the changes to the fenestration are on the side which faces Green Belt land.
Unanimously agreed.

8. To confirm changes to the Remit for ratification at the Council meeting on 10th January.

It was **unanimously agreed** to include the additional paragraph in the Planning Committee Remit as follows:

If a member of the public wishes to make representations at a Parish Council Planning Committee meeting, this must be done in accordance with Standing Orders. Members of the public who make arrangements prior to a meeting will be given priority. Members of the public must consent to their names being listed in the minutes before they are permitted to speak.

9. Report on the East Area Sub-Committee Meeting

The next meeting will be held on 7th January 2019

10. Licensing applications

There are no new applications in Claygate.

11. Enforcement issues

1 Caerleon Close: It is reported that still there has been no progress on site. The Clerk will contact EBC Enforcement team. **AP20**

Cllr John Bamford and Tom Swift declared a non-pecuniary interest in the complaint against 6 Merrilyn Close. They are residents of Hermitage Close.

6 Merrilyn Close: Reports of onsite bonfires which are definitely not garden waste. Clerk to report to EBC Enforcement team. **AP21**

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

Copy date for the Spring edition of Courier will be 18th January.

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: Thursday 24th January 2019, Committee Room, Claygate Village Hall

Elmbridge East Area Planning Committee:
Monday 7th January 2019 – Tom Swift to attend

The meeting closed at 9.25 pm

Chairman:

Dated:

Reserve for the next meeting Cllr Bernadette Pearce

Appendix A

9 Applications were decided.

CPC was a Consultee for 5 of these Applications. The remaining 4 Applications involved Tree Work, an LDC and Listed Building Consent.

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

2018/2930: 22 Tower Gardens Claygate Esher Surrey KT10 0HB

Single-storey outbuilding.

CPC raised no objections

EBC Refused Permission stating

"The proposed outbuilding, due to its scale and siting in such close proximity to the road and the adjoining Grade II Listed Building, would appear as an incongruous and overly dominant feature that would result in a significant adverse impact on the street scene, the setting of the adjoining heritage asset and the larger character of the area"

Appeals Lodged and/or Decided

No Appeals were lodged or decided.