

DRAFT
PLANNING COMMITTEE MEETING
held at 8.00pm on Thursday 9th August 2018
Small Hall, Claygate Village Hall

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

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.
Tom Swift	Resident of Hermitage Close
3. **To confirm the Minutes of the last meeting**

The Minutes of the meeting on 19th July 2018 were agreed and signed by the Chairman after removing reference to AP11 under item 11 Enforcement Issues.
4. **To report on the actioning of items from previous Minutes.**

AP11 Consultation on Local Validation Check List. DONE
5. **Planning correspondence and outstanding results.**

i) Duplicate planning application letters received from EBC relating to 2018/1788. To be discussed under agenda item 7.
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 20th July
Cllr John Bamford and Tom Swift declared a non-pecuniary interest in 2018/2128. They are residents of Hermitage Close.

 - 7.1 **2018/2128 2 Hermitage Close** – part single/part two-storey side/rear extension.
Claygate Parish Council: Object. Consider the plan is in contravention of Development Management Plan DM2 We believe the flat roof is not in keeping with the street scene and does not complement the existing dwelling. There is concern about the transparency of the

material on the flat roof creating a lantern effect. We note there are inaccuracies in some of the plans, for example 1487-15 and 1487-16.

Objection agreed: 2 in favour. 1 abstention.

Week ending 27th July

Cllr John Bamford and Tom Swift declared a non-pecuniary interest in 2018/2289. They are residents of Hermitage Close.

7.2 2018/2289 11 Hermitage Close – single storey rear extension, hip to gable roof extension, rear dormer window incorporating Juliet balcony and front roof lights.

Claygate Parish Council Comment: We note the materials are ‘similar’ in appearance but are not identical. Unanimously agreed

7.3 2018/2304 Lime Tree Cottage, 10 Stevens Lane – Tree preservation order EL02/14 – crown reduce 2 x lime by 2.5m in height and spread by 2m and crown reduce 1 x golden Lawson cypress by 4m and crown lift to 6m.

Claygate Parish Council: No comment. Unanimously agreed

7.4 2018/2197 4 Rythe Road – variation of condition 2 (approved plans) of planning permission 2017/3239 to reduce size of the single storey side extension.

Claygate Parish Council: No objection. Unanimously agreed.

Claygate Parish Council declares one of the Claygate Tree wardens, who are Consultees for tree works applications, lives in Torrington Close

7.5 2018/2202 2C Torrington Close – tree preservation order EL97/28 – various works to 1 x Monterey Cypress (T1)

Claygate Parish Council: No comment. Unanimously agreed

Week ending 3rd August

7.6 2018/1788 20 Langbourne Way – Retrospective amendment to planning permission 2010/0610 and 2014/3517 (extensions) to increase the ridge height of the two-storey extension by 0.4m, enlargement of rear dormer windows and alterations to fenestration.

Claygate Parish Council: No objection. Unanimously agreed

7.7 2018/2274 4 Applegarth – widening of existing vehicular access

Claygate Parish Council: No comment. Unanimously agreed.

7.8 2018/2119 9 Loseberry Road – new vehicular access.

Claygate Parish Council: No comment. Unanimously agreed

7.9 2018/2323 27 The Avenue – part single/part two-storey side/rear extension, detached single-storey garden room, rear raised terrace and side access age following partial demolition of the existing house and demolition of the existing detached garage and shed.

Claygate Parish Council: No objection. Claygate Parish Council request that there is a condition that the flat roof cannot be used as a balcony thus preserving the privacy of the neighbour at No. 29. Unanimously agreed.

8. Report on the East Area Sub-Committee Meeting

No report. The next meeting of the East Area Planning Sub Committee is 13th August 2018

9. Licensing applications

There are no new applications in Claygate.

10. Enforcement issues

The following items will be followed up having received comments from Enforcement Team (EBC Planning):

- i) 70 Common Road: The owner has asked for an extension to the deadline of 5th June. It is anticipated the building will be removed within the next 3 weeks (24th July).
- ii) 2014/3773 1 Caerleon Close. Case Officer will follow up on her return from leave.
- iii) The Oaks, The Causeway (corner of Causeway/Cornwall Avenue). Case officer has been assigned to investigate.

Continue to follow up **AP12**

iv) Parking on the Grass Verge in Common Road. Referred to H & T to investigate and follow up with SCC if appropriate.

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

Cllr Herbert has agreed to write an article about Enforcement. The next copy date will be agreed after the Council meeting on 12th September.

12. Matters for Information Purposes Only.

A meeting took place on 26th July between Cllr John Bamford and Paul Falconer (deputising for Kim Tagliarini, Head of EBC Planning Services). Notes on the meeting are contained in Appendix B.

An aspect to this meeting is that EBC will no longer supply printed copies of Planning Applications. Instead they will notify the Parish Clerk of Planning Applications where we are listed as a Consultee and provide the necessary links so that CPC can view the relevant paperwork online or print copies of the paperwork.

Claygate Parish Council Planning Committee is giving consideration to either

- i) Printing plans using the parish council copier at the village hall. This could be done remotely, collecting the prints prior to the meetings. This will require additional access to the store room.
- ii) Purchase a projector to use with the Clerk's laptop to project the images onto a screen in the committee room. Cllr Herbert requested make and model number of the laptop to find out if this was possible using the existing laptop. **AP13**

The Clerk will place this item on the agenda for the next meeting **AP14**

13. To confirm the date of the next meeting and attendance of members of Planning Committee:

Thursday 30th August 2018

Elmbridge East Area Planning Committee:

Monday 13th August 2018 – Tom Swift to attend

The meeting closed at 9.35 pm

Chairman:

Dated:

Reserve for the next meeting Cllr Mark Sugden

Appendix A

27 Applications were decided.

These included 6 LDCs, 1 Non-Material Amendment, 1 Variation of Conditions and 1 PD Prior Notification where there is limited scope for Planning to comment or object.

Planning Committee agreed with EBC on 23 decisions including two Applications that were refused.

The Applications where CPC did not agree were:-

2017/3220: Vale Farm Cottage Vale Road Claygate Esher Surrey KT10 0NN

Two-storey front extension, part two/part single-storey rear extension and conversion of garage into living space with external alterations.

CPC raised no objections

EBC refused permission on the grounds that there was a disproportional addition over and above the size of the original dwelling that is located in the Green Belt – it adds 40% to original footprint

2018/1543: 2 Rythe Road Claygate Esher Surrey KT10 9DF

Non-Material Amendments to planning permission 2017/3239 to reduce the depth of the single-storey side extension by 800mm.

CPC raised no objections

EBC assessed that the alterations materially departed from the original plans

2018/1391: 55 Hare Lane Claygate Esher Surrey KT10 0QX

Hip-to-gable roof extension incorporating side dormer window and side roof lights.

This LDC was refused by EBC on the grounds that the proposed materials were not similar to the existing exterior of the house

2018/1665: 6 Lower Wood Road Claygate Esher Surrey KT10 0EU

Roof extension to either side incorporating a rear dormer window and front roof lights, single-storey rear extension and single-storey side extension following demolition of existing conservatory.

The LDC for the single-storey rear extension was refused by EBC as it extended beyond a wall forming a side elevation of the original house and the proposed width is greater than half the original width.

The LDC for the side and roof extension was granted.

Applications of Note

2018/1690: 31 Foley Road Claygate Esher Surrey KT10 0LU

1.8m increase in ridge height with front gable and rear dormer windows.

2018/1444: 31 Foley Road Claygate Esher Surrey KT10 0LU

1.8m increase in ridge height with front and rear dormer windows.

CPC objected to both these Applications. The former for its impact on neighbouring amenity and the latter for its design

EBC refused both on the grounds that the raising in ridge height and proposed barn roof would be out of keeping with the area and appear bulky. Both Plans were also assessed to exacerbate the harm to the character of the house and surrounding area. The former referred to the introduction of an unarticulated gable end with off-centre window. The latter referred to the front dormer.

Appeals Lodged and/or Decided since last Planning Committee Meeting

No Appeals were lodged, but one Appeal was decided

2017/4129: 7 Oaken Lane Claygate Esher Surrey KT10 0RG

Two-storey side extension following partial demolition of existing house.

The Appeal was allowed and planning permission has been granted

The main issue was the effect of the proposed extension on the character and appearance of the street scene.

The Planning Inspector acknowledged the Council's planning judgement for a setback similar to that opposite at 5 Oaken Lane. However, the Inspector judged that the scale, design and layout of No. 5 opposite combined to make this recently developed building particularly dominant on its site. He assessed that this dominance is not a negative characteristic and, in respect of its relevance to the appeal scheme, he considered that it increased the justification for a large and imposing building on the opposite corner at No. 7

APPENDIX B

Meeting with Paul Falconer, Planning Development Manager at Elmbridge Borough Council on 26th July 2018 at Esher Civic Centre

I had a brief meeting with Paul Falconer to introduce myself as the new Chair of Planning Committee and have a general discussion about matters. At the time he was deputising for Kim Tagliarini who was on annual leave.

Highlights of points discussed include

- New NPPF has been adopted
- Requirements for pre-commencement conditions for planning applications are due to change very soon – a developer will have 10 days to comment on proposed pre-commencement conditions. This will lead to even more careful consideration of such conditions in the future
- Prior Approval Applications are not treated as Planning Applications
- Consultation procedures were tightened up in 2016 and this has led to CPC comments being listed among “Public Comments” for certain types of Planning Applications – see below for further detail
- An objection from CPC will always trigger a Planning Application to be forwarded to East Area Planning Subcommittee for a decision even when it is listed as a “Public Comment” unless there is a valid legal reason why this cannot happen (e.g. PD Prior Application, LDC for new work)
- The more local back up information that CPC can provide when submitting comments and objections the better, especially issues that EBC Planning Officers may not be aware of.

Planning Applications where CPC are not listed as a Consultee and therefore comments will be listed as “Public Comments”

- Non-Material Amendments:
By definition these Planning Applications cannot be considered to be non-material if there is a Consultee. Consequently, all comments must be listed as a “Public Comment”
- LDCs:
These are rules based and there is no scope for comment on design.
For Planning Applications for new LDCs there is no scope for consultation. Consequently, all comments must be listed as a “Public Comment”.
NB: For retrospective LDCs where EBC can only judge the Application based on the current situation, there is scope for CPC to add relevant information relating to the property and its surroundings at the time that the work was carried out. Consequently, CPC is listed as a Consultee and its comments will appear as a “Consultation Response”.
- Confirmation of Compliance:
These Applications are a matter for EBC to decide. There is no requirement or expectation for any Consultees other than relevant EBC Departments. Consequently, CPC comments will be listed as a “Public Comment”
- Tree Works:
There is no requirement for any Consultee other than one of the EBC Tree Officers. Consequently, CPC comments will be listed as a “Public Comment”.
EBC can choose to overrule a recommendation from a EBC Tree Officer, but this would require exceptional circumstances.
However, there is now a closer liaison and relationship between the EBC Tree Officers and Claygate Tree Wardens such that recommendations will not be submitted without the opportunity for comment via CPC.