

DRAFT
PLANNING COMMITTEE MEETING
held at 8.00pm on Thursday 4th January 2018
Committee Room, Claygate Village Hall

Present: Councillors Geoff Herbert (Chairman), Mark Sugden, John Bamford and Ken Huddart.

Members of the Public: Ms Jacqueline McKimmie and Ms Rose McKimmie

In attendance: Shirley Round (Parish Clerk & RFO).

1. **Apologies for absence:** Cllr Julian Way and Tom Swift with reasons

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

Cllr Geoff Herbert	Co-ordinator of Neighbourhood Watch, Member of Claygate Flower and Village Show Committee
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 Ken Huddart	Chairman of Trustees of CVHA, Presidents of CVA and Acting 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.
Cllr Mark Sugden	Trustee of Claygate Village Hall Association, Committee member Claygate Village Association, Committee member Claygate Gardening Society, Chairman, Outreach Group, Church of the Holy Name, Esher.
Tom Swift	Resident of Hermitage Close

Cllr Herbert requested a change in the order of the Agenda to discuss Planning Application 2016/2062 (agenda item 7). Although Ms. McKimmie had not made a formal request to speak at the meeting the Chairman asked if she wished to address the Planning Committee and she accepted. This was unanimously agreed.

2016/2062 Land South of Common Lane/Ruxley Ridge Esher – retention of existing field shelters to create one structure.

Ms McKimmie explained the land had been purchased in order to keep her horses. One of the horses was ill and required shelter with a large turning circle. She stated she had sought the opinion of the EBC Planning Officer.

Ms McKimmie expressed the wish that the field is used for the benefit of both the land owners and local residents. She hoped it would be possible to bring harmony amongst all those concerned and find some common ground.

7. To discuss and comment on Appeal 2016/2062

The EBC East Area Planning Meeting on 4th September 2017 referred the matter to the full EBC Planning Committee meeting with a recommendation to only grant a temporary permission. This was agreed. Ms McKimmie has lodged an Appeal with the Planning Inspectorate on the grounds of non-determination and only granting temporary permission. This will be determined on the basis of written representations.

Claygate Parish Council has already submitted its comments in 2016 on the Application and objected.

The Councillors discussed the various aspects of this application.

It was proposed and unanimously agreed that Claygate Parish Council engage a Planning Specialist to advise whether or not it needs to make any further comment on this Application to the Planning Inspectorate.

3. To confirm the Minutes of the last meeting

The Minutes of the meeting on 21st December 2017 were agreed and signed by the Chairman

4. To report on the actioning of items from previous Minutes and agree any further action.

AP21 Cllr Herbert agreed to speak to Mr. Walker of Elm Road regarding the roof height of a neighbouring property. Outstanding.

AP23 Comment on Planning Application 2016/2062 (see agenda item 7) **DONE**

5. To receive Planning correspondence and outstanding results and agree action if necessary

i) Copy of correspondence between Mr. John Thorne, Elm Road and EBC regarding the erection of a shed in the grounds on Claygate Youth Centre.

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.

In addition it was noted East Area Planning Subcommittee have one Claygate Application on the Agenda, namely 2017/3239 (2 Rythe Road), for their meeting on Monday, 8th January. This property adjoins Green Belt land to the side and rear and has several trees protected by TPOs. CPC objected to the proposal. The Officer's Report recommends approval with conditions to protect the trees. In particular, the recommendation is for a construction management plan to be agreed with EBC before work commences.

On occasions the Planning Committee's comments have not been included on the EBC website and also the Planning Committee's comments have been listed as 'public comments' and not 'consultees'. The Chairman agreed to raise this matter at the forthcoming Liaison Meeting with EBC on the 8th January. **AP24**

7. To discuss and comment on Appeal 2016/2062

Item taken at the beginning of the meeting.

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

W/ending 22nd December

8.1 2017/4000 108 Foley Road – Lawful Development Certificate: whether planning permission is required for a proposed single storey rear extension with patio to the rear and alterations to fenestration after partial demolition of existing house.

Claygate Parish Council: no comment.

8.2 2017/3992 2A Gordon Road – Non-material amendment to planning permission 2017/2784 to alter the external finish from brick to render.

Claygate Parish Council: no comment

W/ending 29th December

No planning applications for Claygate.

9. To receive a report of the East Area Sub-Committee Meeting

There was no East Area Sub-Committee meeting.

10. To discuss and comment upon any licensing applications in Claygate

Nothing to report

11. To discuss and agree action on any enforcement issues

i) 2017/0736 69 Telegraph Lane. Retrospective application was sought for single storey rear extension. The original Application was for a pitched roof but it was build with a flat roof. The Appeal was dismissed on 27th October 2017.

Tom was asked to report on the following issues. His report was received by email.

ii) 2014/3773 1 Caerleon Close. Since a visit approximately 1 month ago no work has restarted on the site & I'm certain no one has even entered the site (just to remind you this was the application that was never completed because of enforcement issues & Geoff spoke to Steve Elliott about getting a completion order , result being the owner said he was going to restart work on the building , Steve Elliott also said EBC was aware). I will check again before next Planning meeting to see if there's been any activity on site .

iii) 2017/1150 Little Squirrels, Ruxley Crescent. The plastic foliage itself has been removed however the posts that supported it are still in place along with the wire that stretches between the posts that was used to support the plastic foliage . I will look at this issue as well before next meeting purely with a view of , does CPC Planning Committee wish to request the removal of the posts & wire . On looking at this application I'm certain the applicant took this issue to the appeals inspectorate .

12. To discuss and agree communication of key decisions to residents including input to Courier and the website.

Nothing from this meeting. The copy date for the Spring issue is 9th February.

13. Matters for Information Purposes Only.

Nothing to report

**14. To confirm the date of the next meeting and attendance of members of Planning Committee:
Thursday 1st February 2018**

15. Elmbridge East Area Planning Committee:

Monday 8th January 2018 – Tom Swift to attend

The meeting closed at 9.55 pm

Chairman

Date

Appendix A

Planning Applications Decided for weeks ending 22 & 29 December

7 Applications were decided.

Planning Committee agreed with EBC on all decisions, although the CPC comment for one Application (2017/3381) is not recorded on the EBC website.

There are no particular points of note to make on any of these applications.

Appeals Lodged and/or Decided since last Planning Committee Meeting

2017/1214: 15 Hermitage Close Claygate Esher Surrey KT10 0HH

Hip to gable roof extension incorporating rear dormer window and front rooflights, part first / second floor front extension, single storey front extension, single storey side extension, partial conversion of garage to living space and alterations to fenestration following demolition of front canopy

The Appeal was dismissed on the basis of roof design. The proposed hipped to gable extension would not be in keeping with the predominant character of the street where the common design is hipped roofs and it would add significant bulk to the dwelling at roof level.