

DRAFT
PLANNING COMMITTEE MEETING
held at 8.00pm on Thursday 7th June 2018
Small Hall, Claygate Village Hall

Present: Councillors Geoff Herbert, Bill Chilcott and Ken Huddart.
Co-opted: Tom Swift
In attendance: Shirley Round (Parish Clerk & RFO).

1. **Apologies for absence:** Cllr John Bamford.
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 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.
Cllr Bill Chilcott	Member of the Kingston Branch of the Ramblers' Association, Voluntary worker with Lower Mole Countryside Management Project, Member of Claygate in Bloom.
Tom Swift	Resident of Hermitage Close
3. **To confirm the Minutes of the last meeting**

The Minutes of the meeting on 17th May 2018 were agreed and signed by the Chairman. It was noted the Action Point numbers were incorrect and will be altered to reflect the new Parish Council year.
4. **To report on the actioning of items from previous Minutes.**

AP30 (1) DONE
AP31 (2) DONE
AP32 (3) DONE
AP33 (4) OUTSTANDING
AP34 (5) OUTSTANDING
AP35 (6) Agenda item 8ii – letter to EBC Planning OUTSTANDING
5. **Review the Remit for the Planning Committee**

Item deferred to await the return of the Chairman
6. **Planning correspondence and outstanding results.**

Nothing to report. Both the Clerk and Chairman have been receiving email notification of forthcoming Planning Applications. The Clerk has forwarded these to committee members.
7. **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.
8. **Applications from EBC weekly lists including confirmation of comments sent to EBC**

Week ending 18th May

- 8.1 2018/1141 55 Common Road** – single-storey side/rear extension and front dormer window following part demolition of existing rear projection and demolition of existing side outbuilding. Claygate Parish Council: No objection. Request officer to check 45deg rule from No. 53. Unanimously agreed.
- 8.2 2018/1201 35 Oaken Lane** – part two/part single-storey front/side and rear extension and front canopy following demolition of existing side outbuilding. Claygate Parish Council: No objection. Unanimously agreed.
- 8.3 2018/1391 55 Hare Lane** – hip to gable roof extension incorporating side dormer window and side roof lights. Claygate Parish Council comment: We note this is on a sensitive, highly visible major road corner. Unanimously agreed.

Week ending 25th May

- 8.4 2018/1510 17 Dalmore Avenue** – vehicular access. Claygate Parish Council: No comment. Unanimously agreed.
- 8.5 2018/1537 27 St. Leonards Road** – non material amendments to planning permission 2015/1943 to increase the height of window on the two-storey rear elevation. Claygate Parish Council: Recommend provision be made to prevent over-looking. Unanimously agreed.
- 8.6 2018/1560 114 Foley Road-** part two-part single storey side/rear extension, part two/part single storey front extensions incorporating integral garage, front canopy and bay window, roof extension incorporating an increase in ridge height of 1.1m front and rear dormer windows and roof lights, alterations to fenestration and external finish following partial demolition of existing house and demolition of existing detached garage. Claygate Parish Council: No objection. Unanimously agreed.
- 8.7 2018/1493 46 Foley Road** – retrospective variation of condition 2 (approved plans) of planning permission 2017/0339 (householder extensions) to alter the eaves of the rear extension. Claygate Parish Council: No objection but we note valid objections made by the neighbour at no. 48. Unanimously agreed.
- 8.8 2018/1469 25 Gordon Road** – first floor side extension, gabled roof over existing front projection, front porch canopy and new vehicular access incorporating brick piers to a height of 1.5m and hardstanding. Claygate Parish Council: No objection. Unanimously agreed.
- 8.9 2018/1476 19-21 The Parade** – Non material amendments to planning permission 2017/2930 to alter the location of external visibility of the extraction ducts. Claygate Parish Council: No objection. Unanimously agreed.
- 8.10 2018/1541 2 Rythe Road** – confirmation of compliance with conditions 4 (additional tree information and pre-commencement inspection) and 5 (tree protection) of planning permission 2017/3239. Claygate Parish Council: no comment. Unanimously agreed.

Week ending 1st June

- 8.11 2018/1451 52 Foley Road** – hip to gable roof extension, rear dormer window, front roof lights and removal of chimney stack. Claygate Parish Council: No comment. Unanimously agreed.
- 8.12 2018/1556 5 Beaconsfield Road** – single storey side/rear extension, first floor side extension, new front porch, 1.4m increase in ridge height with front and rear dormer windows following demolition of existing conservatory. Claygate Parish Council: No comment. Unanimously agreed.
- 8.13 2018/1575 10 Glebelands** – first floor side extension incorporating front and rear roof lights and conversion of garage to habitable space. Claygate Parish Council: No objection. We note there is no designation for Bedroom 1 and no obvious access to the roof space. Unanimously agreed.

Tom Swift did not comment or take part in the discussion relating to application 2018/1631

8.14 2018/1631 11 Hermitage Close – single storey rear extension, hip to gable roof extension incorporating a rear dormer window and front roof lights.

Claygate Parish Council: No comment. Unanimously agreed.

8.15 2018/1536 17 Simmil Road – confirmation of compliance with condition 6 (screen walls, fences and planting details) of planning permission 2017/0840.

Claygate Parish Council: No comment. Unanimously agreed.

8.16 2018/1543 2 Rythe Road – non material amendments to planning permission 2017/3239 to reduce the depth of the single storey side extension by 800mm.

Claygate Parish Council: No comment. Unanimously agreed

8.17 2018/1644 1 Forge Drive – part two/part single storey side extension incorporating integral garage, single storey rear extension and alterations to fenestration following partial demolition of existing house and demolition of existing shed.

Claygate Parish Council: No objection. Unanimously agreed.

8.18 2018/1615 Wind Whistle, Ruxley Crescent – single storey rear extension and alterations to fenestration incorporating side Juliet balcony following removal existing side balcony.

Claygate Parish Council: No objection. Unanimously agreed.

9. Report on the East Area Sub-Committee Meeting

Note: East Area Sub Committee Meetings now begin at 7pm.

i) 2018/0641 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: Objection. New living space created by conversion of the garage represents new living space forward of the building line.

Application permitted.

ii) 2017/3793 9 Glebelands – part two/part single storey side and rear extension, conversion of garage into living space, alterations to fenestration, new vehicular access and associated hardstanding following part demolition of existing front porch and side outbuildings to create 4 flats.

Claygate Parish Council: No objection however there were 31 letters of objection.

Application refused (CS17, CS11, DM2 and DM1)

10. Licensing applications

There are no new applications in Claygate.

11. Enforcement issues

There was nothing to report on the outstanding issues. The Planning Committee will continue their observations and report to EBC Planning.

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

Nothing to report

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 28th June 2018

15. Elmbridge East Area Planning Committee:

Monday 18th June 2018 – Tom Swift to attend

The meeting closed at 9.40 pm

Chairman:

Dated:

Reserve for the next meeting Cllr Bernadette Pearce

Appendix A

Planning Applications Decided for weeks ending 18th & 25th May and 2nd June

11 Applications were decided.

Planning Committee agreed with EBC on 9 decisions including one Application that was refused.

The Applications where CPC did not agree were:-

2018/0774: 22 Ruxley Ridge Claygate Esher Surrey KT10 0HZ

First floor side extension.

CPC did not object but requested that the impact on light at No 23 was checked

EBC refused on two grounds. Firstly, due to the loss of light to the conservatory at No 23. Secondly, due to the overbearing impact on No 23 as a consequence of different ground levels and a proposed higher roof level.

2018/0641: 11 Oaken Lane Claygate Esher Surrey KT10 0RG

Two-storey front extension, single-storey side extension incorporating partial conversion of garage into living space, single-storey rear extension and alterations to fenestration.

CPC objected on the grounds that the new living space would be forward of the building line. Application was granted by East Area Planning Subcommittee. This will be covered in more detail in the East Area Planning Report.

Appeals Lodged and/or Decided since last Planning Committee Meeting

One Appeal was decided.

2017/1966: Land Southwest Of Arenella Mountview Road Claygate Esher Surrey KT10 0UD

Detached single storey house with basement, integral garage and new access

The Appeal was dismissed.

Reference was made to a previous Application at this site that was dismissed on Appeal. The Report acknowledged that concerns over the visibility of the first floor and roof had been mitigated by changes in this Application compared to the previous one. However, it concluded that the siting of the new dwelling and subsequent erosion of the open appearance would harm the character and appearance of the area contrary to policies DM2, CS11 and CS17.