



Caring for Claygate Village

DRAFT MINUTES

PLANNING COMMITTEE MEETING held at 7.30pm on Thursday 12th August 2021 in the Village Hall

Chairman of the Committee: Gil Bray
Councillors: Michelle Woodward, Janet Swift, Geoff Herbert, Jo Lesser
Co-opted Committee Members: John Bamford
In attendance: Sally Harman (Parish Clerk & RFO), 1 member of the public

1. **Apologies for absence**

Cllr Wang and Michael Collon sent their apologies in advance of the meeting.

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

2.1 To receive declarations of interest from Councillors on items on the agenda.

Regarding Item 16 Cllr Swift noted that she was resident on a road which had been highlighted as a potential telecoms mast site. John Bamford noted that he knew the applicant of 2021/1139. All Cllrs noted that they had an interest in 2021/2446 Claygate Primary School as they had awarded the school CIL funding towards the school pool project.

2.2 To received written requests for dispensation for disclosable pecuniary interests (if any):

None

2.3 To grant any requests for dispensation as appropriate:

None

3 **Minutes of the last meeting (15th July 2021).**

Cllr Swift noted that she hadn't voted on Item 7 2021/2336 Bridle Way Proposed 5G Telecoms Mast installation. The minutes were amended to reflect this. The Chairman signed the amends in the minutes and then signed the minutes and returned them to the Clerk.

4 **To report on actioning of items from previous meetings.**

AP80 MS to request a cost from the planning consultant to provide advice on the EBC Local Plan Regulation 19 representation originally planned for 6 weeks Jan/Feb 2021 but now delayed. AP was handed over to Clerk on 17th June. **ON HOLD** EBC Local Plan delayed again.

AP87 In addition to AP80 MS to ask the planning consultant for a cost of a meeting between her and the Planning Inspector if required during the year 21/22. **ON HOLD**

AP5 Clerk to request to EBC to formally notify CPC if a Licencing Application affects Claygate in the future. **IN PROGRESS** Email sent.

AP6 Clerk to get further clarity from EBC on a Claygate Conservation Committee for Claygate and clarify John Bamford as a possible Claygate Conservation Area Liaison. **IN PROGRESS** John has confirmed he is happy to act as liaison. Clerk has emailed Jon Kilner at EBC and awaiting a response.

AP7 Clerk to draft revised Planning Remit and circulate to Cllrs for review & consideration at the 8th July CPC meeting. **DONE** Approved at 26th July Extraordinary meeting

AP8 Cllr Bray & Cllr Lessor to send amends Planning Process and Public Speaking Guidelines to the Clerk. Clerk to make all amends from Cllr Bray, Cllr Lessor, John Bamford and Cllr Woodward and add to 8th July CPC meeting for approval. **DONE** Approved at 26th July Extraordinary meeting

AP12 Clerk to draft letter with the Chairman of the Committee to EBC Planning department.
Planning Application 2021/2336 **DONE**

AP13 Clerk to add proposed change to the width of Footpath 30 Esher to agenda of next Extraordinary Meeting. **DONE**

AP14 Cllr Bray to draft Local Plan Holding Statement asap after issue of Draft Local Plan by EBC, send to Cllr Herbert for amendment and Cllr Herbert to then send final version to Clerk for posting to website. **DONE** Process for creating a draft statement was approved at the 26th July Extraordinary meeting and holding statement process will be actioned as and when required.

AP15 Michael Collon to draft response for presentation at 12th August Planning Committee. **DONE**
Discuss under Item 15.

5 **Planning Correspondence, Notification of Applications and Outstanding Results.**

In addition to correspondence shared within action points (APs) and further down the agenda the Clerk had been notified of the following. She had been informed of the sad passing of Vanessa Rellen's husband. The Committee noted their condolences and a card was signed.

The Clerk had been copied in on an objection letter from a resident with regards to 2021/1139 2 Glebelands to EBC Planning Department which she had circulated to Committee members ahead of the meeting. The resident noted that she was objecting on the grounds of:-

- overdevelopment of the site,
- the amenity space allocated for the new dwelling being under sized,
- the proposed extension of the dropped curb being a danger to other road users
- the siting of proposed parking in front of the existing and proposed dwellings would not work in reality as the space allowed is of insufficient depth.

Finally, the Clerk had also received notification of a Consultation on Article 4 Direction to remove permitted development rights for change of use from commercial, business and service use to residential use from Kingston Council. A public consultation is taking place for a period of eight weeks from Thursday 5th August 2021 and ending at 5pm on Friday 1st October 2021.

It was **unanimously agreed** for John Bamford and Michael Collen to investigate the need for a response to this consultation and establish if there is an impact on Claygate with a view to producing a paper for the 9th September Planning Committee to go on to Full Council approval at the 23rd Sept if required.

AP16 JB and MC to review and prepare paper if required.

6 **Applications and Appeals decided since last meeting.**

A report from John Bamford was circulated prior to the meeting (Appendix A). It was discussed if the comment regarding 2021/2336 Bridle Way Proposed 5G Telecoms Mast installation should be changed to 'Objection'. The Chairman asked whether anyone wanted to table a motion to change the comment. No Cllr tabled a motion.

AP17 Clerk to ask EBC what was happening with the proposed new nursery at the entrance to Torrington Lodge carpark and to request CPC are consulted.

The Clerk apologised and noted that she had failed to notify Cllrs that Cllr Wang had sent his apologies in advance of the meeting.

7 **Applications from Elmbridge Borough Council weekly lists, including confirmation of comments sent to EBC: -**

<u>Application Number</u>	<u>Address</u>	<u>Proposal</u>	<u>Claygate Parish Council Response</u>
2021/2064	106 Hare Lane Claygate Esher Surrey KT10 0LZ	Rear pergola and front railings.	No objection, no comment
2021/2387	13 Crediton Way Claygate Esher Surrey KT10 0EB	Single-storey rear extension and rear terrace extension.	No objection, no comment
2021/1139	2 Glebelands Claygate Esher Surrey KT10 0LF	Attached two-storey house with associated parking, widening of existing access and associated works following demolition of existing garage.	<p>Cllr Herbert noted that he knew the objector. John Bamford reiterated that he knew the applicant.</p> <p>No objection with comment. CPC are concerned of overdevelopment of the site. It is not clear what parking provision there is as the plans are conflicting or whether it is possible to both enter and exit the site safely in forward gear. CPC are not clear from the plans where the cycle storage is, whether there is adequate bin storage nor whether electric charging points have been included. CPC request that permitted development rights are removed due to the reduced amenity space.</p> <p>Majority decision. 1 Cllr voted against.</p>
2021/2446	Claygate Primary School Foley Road Claygate Esher Surrey KT10 0NB	Variation of Conditions 2 (Approved Plans) and 3 (Materials) of planning permission 2021/1647 (Pool enclosure) to change insulated cladding to rendered blockwork and to discharge Condition 5 (Construction Management Plan).	No objection, no comment
2021/2449	19 Dalmore Avenue Claygate Esher Surrey KT10 0HQ	Hip-to-gable roof extension, rear dormer window and front roof lights.	No objection with comment. CPC note its concern that the proposed development is not in keeping with the rest of the street. It is concerned over the roof junctions proposed.

			Majority decision. 1 Cllr abstained.
2021/2393	5 Blakeden Drive Claygate Esher Surrey KT10 0JR	Single-storey front/side/rear extension and alterations to fenestration and finish following demolition of existing garage.	No objection, no comment
2021/2471	31 Old Claygate Lane Claygate Esher Surrey KT10 0ER	Single-storey rear extension and rear raised decking.	No objection, no comment
2021/2639	16 Oaken Lane Claygate Esher Surrey KT10 0RE	Confirmation of Compliance with Conditions: 6 (Tree pre-commencement meeting (additional arboricultural information)), 7 (Tree protection measures (with pre-commencement meeting)), 8 (Additional arboricultural information). 9 (Site supervision (additional arboricultural information)), 10 (Foundation design) and 11 (Tree retention) of planning permission 2021/0668	No comment
2021/2578	18 Vale Road Claygate Esher Surrey KT10 0NJ	Rear dormer window and front rooflight.	No comment
2021/2459	Narmada House 18 Derwent Close Claygate Esher Surrey KT10 0RF	Single-storey rear extension to existing garage, conversion of garage into living space and alterations to fenestration.	No objection, no comment
2021/2495	6 Brookfield Gardens Claygate Esher Surrey KT10 0DS	Single-storey rear extension following demolition of existing conservatory.	No objection, no comment
2021/2546	Firs Cottage 126 Foley Road Claygate Esher Surrey KT10 0NA	Rear outbuilding.	No comment

8. East Area Sub Committee Meeting report.

Nothing to note

9. EBC Planning Committee Meeting Report.

Nothing to note.

10. Licensing Applications in Claygate.

None

11. Compliance issues.

AP18 Clerk to get an update on 1 Caerleon Close from EBC Planning Department.

12. **Elmbridge Local Plan Status and any action arising.**

No further update at this time.

13. **Torrington Lodge Car Park - EBC Potential Residential Housing Project**

No further update at this time.

14. **Discuss the recent and coming changes to National Planning Policy Legislation.**

The Chairman of the Committee noted that he and the Chairman of the CPC had instructed the Clerk to speak to EBC Planning Department to ascertain the impact of the recent changes in planning laws which took effect on the 1st August. The Clerk had received the following update from EBC Planning department. The changes to the planning legislation will not affect the remit of the Parish Council Planning Committee. There are lots of changes to planning legislation in relation to permitted development, prior approval and most recently updates to the National Planning Policy Framework. The NPPF was updated on 20th July. One of the key changes is a new requirement for Councils to produce local design codes and added references to building beautiful and improving design quality. There is also an emphasis on using trees in new developments. EBC Planning Department confirmed that there will be a Planning User Group meeting in September where some of the changes will be discussed and Parish Cllrs will be invited.

15. **Agree draft response to Notice of Public Consultation under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) on the subject and scope of the Royal Borough of Kingston upon Thames Local Plan (closes 30th September).**

The Clerk had circulated a draft response prepared by Michael Collon ahead of the meeting (Appendix B).

It was unanimously agreed to submit Michael Collon's draft response as the final response from CPC.
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AP19 Clerk to submit CPC response to consultation.

16. **Post 2021/2336 reflections and considerations of 5G mask issues for the future.**

John Bamford and Michael Collen's observation were circulated to the Committee prior to the meeting (Appendix C). Cllrs thanked John and Michael for their work and comments.

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

The Chairman of the CPC raised whether the Village Design Statement should be reviewed and whether an article should go in the Courier asking the village what they would like to do.

AP20 Clerk to add Village Design Statement to agenda for 9th Sept Planning Committee allowing time for Cllrs to review current Village Design Statement.

18. **Matters for information purposes only.**

None

19. **Date of the next meeting 9th September 2021**

Meeting Closed: 8h35

Reserve may be required for the next meeting: -Cllr Collon.

Signed:

Dated:

Appendix A - Report on Planning Applications Decided since the Last Planning Meeting

Applications Refused by Elmbridge Borough Council (EBC) excluding LDCs

2021/1872 2C Torrington Close Claygate Esher Surrey KT10 0SB

Tree Preservation Order: EL:97/28 - Reduce canopy by 2m to leave 12m lateral spread and a 15m height of 1 x Copper Beech (T1).

CPC objected citing that the tree is important to street scene, the natural shape would be spoiled and insufficient reasons provided for the work

EBC refused stating

“The amount of pruning to T1, within the proposal, is considered disproportionate to achieve the required objective(s). The proposed pruning could be detrimental to the tree’s health and natural form, negatively impacting amenity and the trees longevity.”

2021/2150 24 The Avenue Claygate Esher Surrey KT10 0RY

Non-Material Amendment to planning permission 2021/0592 for an additional entrance gate and vehicular entrance

EBC assessed this was a material amendment that will require a new Planning Application.

Other Noteworthy Applications Decided: -

2021/1939 Semaphore House Telegraph Lane Claygate Esher Surrey KT10 0DX

Boundary fence.

Classified within Hinchley Wood boundary, but has a Claygate address and is only approachable by vehicle from Claygate

EBC granted approval despite assessing that

“The proposed front boundary fence would have a solid appearance which would cause significant level of harm to the openness of the Green Belt” and “the proposed development does constitute inappropriate development within the Green Belt, which causes both definitional and actual harm”.

This was on the grounds that

“very Special Circumstances do exist as this fence can be erected under permitted development”

Appeals Decided

2020/2070 42A The Roundway Claygate Esher Surrey KT10 0DW

Retrospective application for a single-storey rear extension.

Planning Inspector (PI) allowed the Appeal citing Planning Application 2019/1368 as a fallback scheme where EBC determined that Prior Approval was not required for a single storey rear extension measuring 3.5m in depth and a maximum 2.74m in height as there is a real prospect that it could be implemented should the appeal fail.

The PI stated

- “Given, however, the very minimal increase in height I am not persuaded that it would appear overbearing when viewed from either the rear windows of No.42 or its garden. Consequently, the ground floor rear extension would not cause harm to the living conditions of the neighbours at No.42.”
- “Although there would be a technical breach of the SPD guidance in respect of the 45-degree line, there would be no conflict with Policy CS17 or Policy DM2 which, amongst other things, require proposals to protect amenity and offer appropriate outlook and adequate daylight, sunlight”
- “the single storey rear extension would not significantly change the overall scale and form of the fallback scheme. Whilst there would be a noticeable increase in height across the full width of No.42a (of 0.3m), the extension does not overly dominate or appear an

incongruous addition to the rear elevation and has been finished in brickwork and windows to match the existing. I therefore find it causes no harm to the character and appearance of No.42a or the wider area.”

- Numerous third parties have raised concerns regarding
 - the construction of the extension on the party wall of No.42 and potential encroachment
 - the quality of the construction
 - structural problems
 - restrictive covenants

These are all either civil or legal matters or fall within the scope of Building Regulations. They are not therefore for me to consider in the determination of this planning appeal.

No CIL is payable in respect of Planning Applications decided since the last meeting

Appendix B

Claygate Parish Council Planning Committee

Draft response to the Kingston Site Assessment consultation

Introduction

1. The timetable of the Local Plan of the Royal Borough of Kingston-upon-Thames (RBK) has again been put back by the Council. The latest timetable (May 2021) is:

Key Milestones	Date
Approval of the revised Local Development Scheme	2021 Q 1
Further engagement on the Local Plan (Reg 18)	2021 Q 2/3
Preparation of the Local Plan First Draft	2022 Q 1/2
Local Plan First Draft consultation (Reg 18)	2022 Q 3/4
Local Plan Publication Version (Reg 19)	2023 Q 1
Local Plane Submission Version (Reg 22)	2023 Q 1
Examination in Public (Reg 24)	2023 Q 2/3
Inspector's report	2023 Q 4
Adoption	2023 Q 4

2. References to Regulations are to the Town and Country Planning (Local Planning) (England) Regulations 2012. Regulation 18(1) requires RBK to notify consultees of "the subject of a local plan which the local planning authority propose to prepare, and invite each of them to make representations to the local planning authority about what a local plan with that subject ought to contain."
3. In 2019 RBK published for consultation a Site Assessment Plan showing where building might take place over the next 20 years. They have now (July 2021) published a Site Assessments Update (182 pages). At this stage they are "welcoming further thoughts and ideas on the sites that have been submitted to us so far. You can share with us what you think the land could be used for, including new homes, retail and workplaces, sports and recreation, community facilities and greenspace To ensure the Local Plan process considers all potential sites for development, we are asking if you know of any further sites that we should consider." There is a single question: "**Question SA1: Do you have any views on the sites in this document?**" The deadline is **30 September 2021**.
4. The views of Claygate Parish Council should be limited to proposals which might affect Claygate. Where the A3 forms the boundary between Elmbridge and RBK there are three parcels of Green Belt land on the east of the A3 which have been identified by RBK as potential building sites and which, if built on, could have a serious adverse effect on Claygate. The plans are reproduced in **Appendix B1**.
5. Area CN01, the land at Hook, is bounded on the west by the A3, on the north by the A309, on the east by Chessington, and on the south by Clayton Road. It is the largest of the three parcels, and is parcel GB15 in the Kingston Green Belt Assessment 2018. It is mainly fields, with trees on the north and east boundaries. To the west and south there is some industrial and commercial development: a riding school with stabling and large indoor and outdoor facilities, commercial warehouses and a scrap metal facility. There are also over 30

mobile homes. This area is the subject of the proposed Hook Park development: the developers hope to build between 1,500 and 2,500 homes there, which would have a major effect on Claygate (population 7,000), on its infrastructure and on its traffic.

6. Parcels CS04 and CS06 are both part of GB12 which is the land north of Winey Hill, between Barwell Lane and a public footpath to the west of Chessington housing. This is just the other side of the A3 from Ruxley Crescent. Parcel CS04 is land and buildings at 1 Virginia Cottage, and parcel CS06, described as Barwell Court, is the larger northern part of GB12.
7. All three parcels CN01, CS04 and CS06 are promoted by the landowners as residential-led development, and all three are described by RBK as *available* for C3 housing, but *unsuitable* for C3 housing because they are part of the Green Belt.
8. At **Appendix B2** is a draft of a submission to RBK to be considered by the Planning Committee at its meeting on 12 August, and subsequently by the Council. If agreed, possibly with amendments, it will be sent to RBK as the reply from Claygate Parish Council to the consultation.

Michael Collon
30 July 2021

Appendix B1: Extracts from the Site Assessments Update

4. SOUTH OF THE BOROUGH NEIGHBOURHOOD SITES

Site Reference	Site Address	Page No.
CN01	Land at Clayton Road, Chessington	110
CS01	Land adjacent to Rushett Lane, Malden Rushett	111
CS02	Mellow Stocks, Leatherhead Road, Chessington	112
CS03	Chessington World of Adventures Resort, Leatherhead Road, Chessington	113
CS04	1 Virginia Cottage, Land and Buildings, Chessington	114
CS05	Chessington Golf Course, Garrison Lane, Chessington	115
CS06	Barwell Court, Leatherhead Road, Chessington	116
CS07	Land at 449 Leatherhead Road, Chessington	117
CS08	Rushett Stables, Leatherhead Road, Chessington	118
CS09	Coal Depot, Garrison Lane, Chessington	119
CS10	Fairoak Lane, Chessington	120
CS11	Green Lane Nurseries and The Piggeries, Chessington	121
CS12	Green Lane Farm Kennels, Green Lane, Chessington	122
CS13	Glanmire Farm, Rushett Lane, Chessington	123
CS14	Kingscourt Coachworks, Green Lane, Chessington	124
CS15	Chessington Garden Centre, Leatherhead Road, Chessington	125
CS16	Byhurst Farm, Leatherhead Road, Chessington	126
CS17	The Shy Horse Public House, Leatherhead Road, Chessington	127
CS18	385-399 Leatherhead Road, Chessington	128
CS19	Silverglade Business Park, Leatherhead Road, Chessington	129
CS20	The Moor Lane Centre, Moor Lane, Chessington	130
CS21	419 Leatherhead Road, Chessington	131
TH01	Southborough High School Playing Fields, Love Lane, Surbiton	132
TH02	Land at 1-5 King Edward Drive, Chessington	133
TH03	Kingston Business Park, Fullers Way South, Chessington	134
TH04	Shell Garage and Topps Tiles, Hook Rise North, Surbiton	135
TH05	Tolworth Station, Kingston Road, Surbiton	136
TH06	King George's Field, Jubilee Way, Surbiton	137
TH07	Queen Mary Close, Surbiton	138
TH08	Red Lion Business Park, Red Lion Road, Chessington	139
TH09	1 (Development Land And Site At) Hook Rise South	140

Site Reference: CN01Land at Clayton Road, Chessington
(Also known as 'Land at Hook')**CHESSINGTON NORTH
AND HOOK WARD**

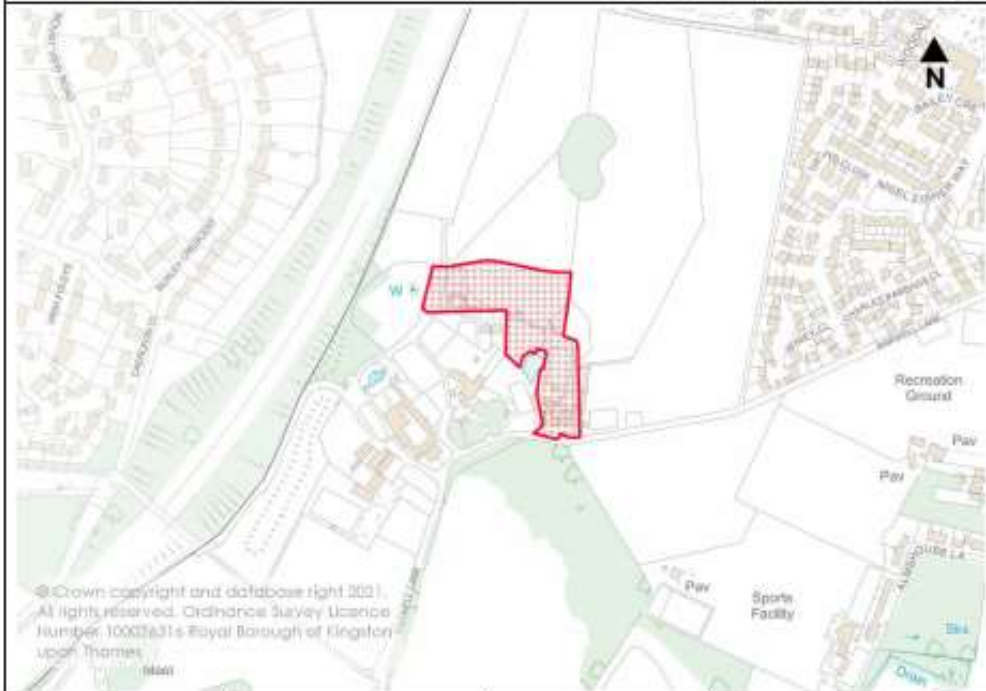
Site area:	22.904 ha	Current uses:	Storage Yards, Houses, Static Caravans, Business, Equestrian
Type:	Mix	Promoted uses by landowner:	Residential-Led Development
Character setting:	Suburban	Availability for C3 housing:	Available
Town centre:	No	Suitability for C3 housing:	Unsuitable (Green Belt)
PTAL base year:	0-1		
PTAL 2021:	0-1		
PTAL 2031:	0-1		
Strategic constraints:	Green Belt	Density assumption:	N/A
	- Reduce Indicative C3 housing capacity by 100%	Indicative housing capacity:	N/A

Site Reference: CS04

1 Virginia Cottage, Land and Buildings, Chessington



CHESSINGTON SOUTH WARD



Site area:	1.459 ha	Current uses:	Residential, Equestrian
Type:	Mix	Promoted uses by landowner:	Residential-Led Development
Character setting:	Suburban		
Town centre:	No	Availability for C3 housing:	Available
PTAL base year:	0-1	Suitability for C3 housing:	Unsuitable (Green Belt)
PTAL 2021:	0-1		
PTAL 2031:	0-1		
Strategic constraints:	Green Belt; Site intersects with pylon	Density assumption:	N/A
	- Reduce indicative C3 housing capacity by 100%	Indicative housing capacity:	N/A

Site Reference: CS06

Barwell Court, Leatherhead Road, Chessington

**CHESSINGTON SOUTH
WARD**

Site area:	14.322 ha	Current uses:	N/A
Type:	Greenfield	Promoted uses by landowner:	Residential-Led Development
Character setting:	Suburban		
Town centre:	No	Availability for C3 housing:	Available
PTAL base year:	0-1		
PTAL 2021:	0-1	Suitability for C3 housing:	Unsuitable (Green Belt)
PTAL 2031:	0-1		
Strategic constraints:	Green Belt	Density assumption:	N/A
	- Reduce indicative C3 housing capacity by 100%	Indicative housing capacity:	N/A

Appendix B2: Draft response to consultation

This is the response of Claygate Parish Council to the document Shaping Kingston Together – Further Engagement on the Local Plan. Claygate Parish Council is grateful for the opportunity to submit its views.

The document seeks views on the sites so far submitted, and what the land should be used for. The use to be made of the land to the east of the A3 which adjoins Claygate (and hence Elmbridge) is a matter of great concern to the people of Claygate. It is all Green Belt land, consisting of the parcels identified as GB5, GB12, GB13, GB14 and GB15 in the Kingston Green Belt Assessment 2018. In the Site Assessments Update (July 2021 revision) three of the sites – CN01, CS04 and CS06 – form part of this area of Green Belt. All three parcels are promoted by the landowners as residential-led development, and all three are described by the Royal Borough of Kingston upon Thames as *available* for C3 housing, but *unsuitable* for C3 housing because they are part of the Green Belt.

The Parish Council endorses in the strongest possible terms the view that these parcels of land, and indeed all five Green Belt parcels, are unsuitable for C3 housing, or indeed any housing. None of this land should be regarded as available for housing. In the Green Belt Assessment 2018 it was treated as contributing to the Green Belt by preventing urban sprawl, preventing the merger of built up areas, and assisting in safeguarding the countryside from encroachment.

This is particularly the case with parcel CN01, which is almost congruent with GB15. You will be well aware that developers have ambitions to build between 1,500 and 2,500 dwellings on this site. This is not the place to explain in any detail why building on that scale would have a disastrous effect on existing communities, Claygate in particular. For the present, the Parish Council repeats its often-expressed view that there should be no development at all on any of these parcels of Green Belt land.

Tim Naylor

Assistant Director for Strategic Planning and Infrastructure

The Royal Borough of Kingston upon Thames

Guildhall 2, High Street, Kingston upon Thames, KT1 1EU

Appendix C

Telecom Applications

Since COVID was declared a pandemic in March 2020, there have been 54 Prior Notifications and 13 Prior Applications submitted to Elmbridge for Telecom equipment (as at 6th August 2021)

A Prior Notification usually precedes a Prior Application as this demonstrates the expected degree of consultation included within the Prior Application paperwork.

Based on the above, EBC can expect an avalanche of further Prior Applications in the coming year or so - none of these outstanding Prior Notifications directly involve Claygate. All these Applications involve tall masts that must, by definition, be taller than its surroundings to operate efficiently.

Of the Prior Applications 5 have been refused so far. One was successfully Appealed and a further 2 could still be Appealed.

Useful Examples

By way of a reminder Prior Applications for Telecommunication equipment can only be refused on the grounds of siting and appearance. The following provides some useful information

2021/1908: Speer Road, Thames Ditton

This Prior Application was refused on the grounds that

- **“It is considered that the proposed monopole would be overly prominent and dominant by reason of its size and siting. It is also considered that suitable steps to minimise the visual impact of the proposed development have not been made as well as minimising the height and adopting a design that would blend in better with the surrounding trees.** The proposed development would result in an incongruous form of development would be visually intrusive and create visual blight and clutter and detract from the character and appearance of the surrounding area.”
- **“A number of alternative sites were discounted. However, the information provided is limited in terms of the gaps in coverage and the justification for the limited search area. no indication has been made of attempts to seek sites on private land in close proximity to this site which may be further from residential properties and minimise the visual impact.**
The proposal is therefore considered to be contrary to Policy DM16 as it would have a significant adverse effect on the visual amenities of the area. Overall, it is concluded that the proposed development, by reason of its design, siting, size and scale, would result in material harm to the character of the area. The proposed development would therefore be contrary to policy CS17, DM2 and DM16 and the revised NPPF 2021.”

2019/2221: Oaken Lane

This Prior Approval Application was successful at Appeal.

- The Planning Inspector stated
“... the question of whether or not the proposal represents inappropriate development in the green belt does not arise”
- The Planning Application discounted alternative locations with reasons, yet in 2021 EE subsequently submitted a Prior Application (2021/1385) for the Beazley Farm location that has now been approved. In its documentation it referred to its previous Prior Application at Oaken Lane stating **“Whilst it is appreciated that the previous location was 5m lower and thinner, it was closer to residential properties and situated on the street scene and is therefore believed to be more visually intrusive than the proposal at Beazley’s Farm”**

2021/2336: Bridle Road

- The original Prior Notification (2020/1427) by Hutchison that preceded the Prior Application referred to **“Telecommunication Mast Elm Farm Woodstock Lane South KT10 OTB”**. No details such as

alternative site locations had to be provided but nevertheless the clear intent was for the mast to be located here.

- I have reason to believe that the original Planning Application for (2021/2336) submitted to Elmbridge initially referred to "Telecommunication Mast **Elm Farm Woodstock Lane South** KT10 0TB" and that this was only subsequently changed to "Bridle Road KT10 0ET".