

DRAFT MINUTES OF THE PLANNING COMMITTEE MEETING

**Held at 8.00pm on Thursday 27th October 2016
in the Small Committee Room, Claygate Village Hall**

Present: Councillors: Geoff Herbert (Chairman), John Bamford, Ken Huddart, Mark Sugden (ex-officio), Julian Way
In Attendance: Zak Keshavjee (Parish Clerk)
Co-opted Members: Shirley Round, Tom Swift, Susan Harding
Members of Public: Andrew Pengilly

1. Apologies for Absence

None.

2. Declarations of Interest in Items on the Agenda

Cllr Geoff Herbert: Co-ordinator of Neighbourhood Watch.
Cllr John Bamford: Trustee of Friends of Capelfield Surgery, Trustee of Friends of Claygate Day Centre, Trustee of Claygate Village Hall Association, Bookkeeper at Church of the Holy Name, Esher
Cllr Ken Huddart: Chairman of the Trustees of Claygate Village Hall Association, President of the Claygate Village Association and, Acting, Chairman of the Claygate Conservation Areas Advisory Committee, Traffic Engineering Consultant, Fellow of Chartered Institute of Highways and Transportation, Fellow of Institute of Engineering and Technology, Fellow of Institute of Civil Engineers.
Cllr Mark Sugdan: Trustee of CRGT and CVHA; Committee member of Claygate Village Association; Committee member of Claygate Gardening Society; Chairman Outreach Group, Church of the Holy Name, Esher.
Cllr Julian Way: Undertakes care work Sans Soucie, Guildford.
Susan Harding: Business interest in Platform 3, a small pub near Claygate Station
Shirley Round: Lettings Manager of Claygate Village Hall.
Tom Swift: A resident of Hermitage Close.

3. Minutes of the Last Meeting

The minutes of 6th October will be amended: addition of declaration of interest for Cllr. Sugden and the second AP5 amended to AP6. Clerk to action and it was agreed that these amended minutes could be signed by the Chairman once available and prior to the next meeting.

4. Report on the Actioning of Items from Previous Minutes

AP 4 Clerk to arrange a meeting with Ann Biggs re- LDC's. Clerk awaiting a response - follow up at the EBC Liaison meeting on 2nd November.

AP 5 Discuss with EBC the deadline date for CPC Planning response to EBC since the timeline may differ from the deadline online for public comments.

AP6 Application 2016/2202. Clerk to notify EBC that we stand by our response of 29/8/16. **Done**

A motion was proposed and agreed to discuss planning application (2016/3380) from the Weekly List itemised under item 7 below on the Agenda before item 5. A member of the public was present to discuss this application.

5. To Discuss Elmbridge Planning Services User Group - Autumn Bulletin and Agree Action if Necessary.

AP 7 New. Chairman to provide details to Committee members on how to register to receive bulletins.

6 Planning Correspondence and Outstanding Results

A resident from Hare Lane has asked the Parish Council for permission to remove a diseased tree. It was agreed that the Clerk should write to this resident notifying them that permission is needed from Elmbridge Borough Council. It was noted that the Environment & Leisure Committee are already aware of this tree as its roots extend to a Highway Garden Site.

AP 8 New. Clerk to write to Hare Lane resident informing her that Elmbridge Borough Council need to be notified.

A report was provided that analysed the outcome of planning application decisions since the last meeting. See Appendix 1 for details.

A motion was passed and it was agreed that this analysis should be provided at each meeting and that it should become a separate Agenda Item.

AP 9 New. Clerk to action a regular new item within future Agendas for “Report on Planning Decisions since the Last Meeting”. Cllr Bamford offered to provide this analysis.

7. Applications from EBC Weekly Lists, Including Confirmation of Comments Sent to EBC

EBC WEEKLY LIST ENDING 7TH OCTOBER

<u>Applic. No.</u>	<u>Address</u>	<u>Details</u>
2016/2986	28 Ruxley Ridge Claygate Esher Surrey KT10 0HZ	Part two/part single storey side/rear extension incorporating two rear Juliet balconies and detached garage following demolition of existing single storey side projection

Claygate Parish Council Comment: No Objection. Agreed unanimously.

<u>Applic.No</u>	<u>Address</u>	<u>Details</u>
2016/2973	Avalon Mountview Road Claygate Esher Surrey KT10	Variation of Condition 3 (Materials) of planning permission 2015/2921 (House extensions) to replace pantiles with slate

Claygate Parish Council Comment: No Objection. Agreed unanimously.

<u>Applic. No.</u>	<u>Address</u>	<u>Details</u>
2016/3230	8 Tower Gardens Claygate Esher Surrey KT10 0HB	Single storey side/rear extension following demolition of existing rear projection

Claygate Parish Council Comment: No Objection. However, we would ask the officer to review what we consider to be inadequate amenity space of 8.5 metres. Agreed unanimously.

<u>Applic. No.</u>	<u>Address</u>	<u>Details</u>
2016/3066	40 Red Lane Claygate Esher Surrey KT10 0ES	Single storey rear extension, first floor side extension, partial conversion of garage into living space, front porch extension, rear covered walkway and alterations to fenestration following partial demolition of side and rear projecting walls

Claygate Parish Council Comment: No Objection. Agreed unanimously.

<u>Applic. No.</u>	<u>Address</u>	<u>Details</u>
2016/3240	6 Stevens Lane Claygate Esher Surrey KT10 0TE	First floor side/rear extension, single storey side infill extension, conversion of garage into living space and alterations to fenestration

Claygate Parish Council Comment: No Objection, but we would request that the officer check the 45 degree rule on number 4 and assess the bulk of the proposed extension. Agreed unanimously.

EBC WEEKLY LIST ENDING 14TH OCTOBER

<u>Applic. No.</u>	<u>Address</u>	<u>Details</u>
2016/3144	22 Foley Road Claygate Esher Surrey KT10 0ND	Lawful Development Certificate: Whether planning permission is required for proposed dormer windows and front and rear rooflights

Claygate Parish Council Comment: No Objection. We request that the officer assess a requirement that the N E windows towards No 20 be permanently obscured. Agreed unanimously.

<u>Applic. No.</u>	<u>Address</u>	<u>Details</u>
2016/3145	22 Foley Road Claygate Esher Surrey KT10 0ND	Lawful Development Certificate: Whether planning permission is required for proposed rear dormer windows, front and rear rooflights and alterations to fenestration

Claygate Parish Council Comment: No Objection. We request that the officer assess a requirement that the N E windows towards No 20 be permanently obscured. Agreed unanimously.

EBC WEEKLY LIST ENDING 21ST OCTOBER

<u>Applic. No.</u>	<u>Address</u>	<u>Details</u>
2016/2021	Pavilion Claygate Recreation Ground Dalmore Avenue Claygate Esher Surrey KT10 0HQ	Disabled ramp to Clubhouse, extension to deckings and associated landscaping

Cllr Sugden declared a non pecuniary interest as a trustee of the CRGT but felt it inappropriate to take part in discussion of this item and left the meeting.

Claygate Parish Council Comment: No Objection. However, CPC is concerned about potential over-development of the Cafe. Agreed unanimously.

Cllr Sugden rejoined the meeting after this application had been discussed

<u>Applic. No.</u>	<u>Address</u>	<u>Details</u>
2016/2122	The Laurels Lower Wood Road Claygate Esher KT10 0EU	Single storey rear extension following demolition of existing projection

Claygate Parish Council Comment: No Objection. Agreed unanimously.

<u>Applic. No.</u>	<u>Address</u>	<u>Details</u>
2016/3359	Clarebrook 3 Claremont Road Claygate Esher Surrey KT10 0PL	Claygate (Foley Estate) Conservation Area - various works to various trees (see notice online for full details)

Claygate Parish Council Comment: No Objection. Agreed unanimously.

<u>Applic. No.</u>	<u>Address</u>	<u>Details</u>
2016/3380	2 Foley Road Claygate Esher Surrey KT10 0ND	Variation of Condition 2 (List of Approved Plans) of planning permission 2015/4137 (Rear extension) to change from a pitched roof to a flat roof to the side and rear extensions

Claygate Parish Council Comment: No Objection. Agreed unanimously.

<u>Applic. No.</u>	<u>Address</u>	<u>Details</u>
2016/3063	Ruxley Mount Mountview Road Claygate Esher Surrey KT10 0UD	Additional detached two-storey house with rooms in the roofspace and new access following demolition of existing garages

Cllrs Herbert and Sugden declared that they knew the applicant but had not discussed the matter with the applicant nor had they any pecuniary interest in the application.

Claygate Parish Council Comment: No Objection. The Parish Council strongly supports the Tree Officer's Report including full compliance with the Arboricultural Report by ACD Environmental.

8. Report on the East Area Sub-Committee Meeting

2016/1567: The Paddock, Common Lane. Refused. Claygate P.C. had objected on numerous grounds, which were cited in the report. Applicant has six months to appeal.

2016/2033: Two houses north of 37 and 39 Hare Lane, in Loseberry Road. Approved. Claygate P.C. had made no comment when it was considered.

9. Licensing Applications in Claygate

None

10. Enforcement Issues

None

11. Communication of Key Decisions to Residents

None

12. Matters for Information Purposes Only and to Update on 40 Acre Field

No matters for information. 40 Acre Field application 2016/1567 see minute 8

13. Dates of the Next Meetings and Attendance of Members

Planning Committee: 17th November

East Area Elmbridge Planning: Cllr Julian Way on 7th November

Public Hearings & Public Inquiries: None

The meeting closed at 9.47 pm

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Chairman

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Date

APPENDIX 1: Report On The Outcome of Planning Application Decisions Since The Last Meeting.

CPC agreed with the decisions taken by EBC Planning for 8 out of 13 Applications.

2016/2252 EBC refused permission for different reasons to the ones we quoted in our objection. We objected on the grounds of inadequate amenity space and movement forward of the building lines. The EBC Officer rejected both these reasons, but refused permission on the grounds that the overall depth of extension broke the 45 degree sight line and the rear extension was overbearing on the neighbouring properties.

The 5 Applications where CPC disagreed were as follows:

2016/2521 – Reduce & Crown thin a tree subject to a TPO

CPC followed our tree officer's recommendation and requested that the tree was reduced by less than requested. EBC objected to the volume of crown thinning.

2016/3072 – Non-Material Amendment

EBC assessed that the amendment was material and needed a new Planning Application.

2016/2589 & 2016/2591 – Side and Rear extension (with one of these Applications moving the garage forward of existing location)

Two residents argued at the CPC Planning meeting that the extension was overbearing and forward of the building line. After debate we reluctantly felt that there were not sufficient grounds to object, although we did ask for Permitted Rights to be withdrawn if the Application was granted. On the basis of a site visit EBC subsequently rejected the Application on the grounds that the extension “would result in significant overbearing impact and overshadowing neighbouring properties” and “a front garage projecting forward from the building line would result in a prominent form of development which would appear as incongruous feature adversely impact(ing) upon the character of the host dwelling”. Further, EBC clarified that it is not possible to withdraw permissible rights.

2016/2713 – Side & rear extension to create 2 flats

CPC did not object to this Application as the grounds for rejection of a previous Application appeared to have been met. EBC agreed with our assessment on basic planning matters, but refused the Application on technical grounds, namely “lack of a Unilateral Undertaking in relation to the affordable housing contribution”.