



Caring for Claygate Village

**DRAFT**  
**PLANNING COMMITTEE MEETING**  
**held at 7.30pm on Thursday 21<sup>st</sup> May 2020**  
**via Zoom.**

Present: Councillors Geoff Herbert (Chairman), Michelle Woodward, Jo Lesser, Xingang Wang and Janet Swift.  
In attendance: Sally Harman (Parish Clerk & RFO), John Bamford (co-opted) Tom Swift (co-opted).

**1. Apologies for absence**

Xingang entered the meeting at 20h10.

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

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

None

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. To confirm the Minutes of the last meeting**

The Minutes of the meeting on the 26<sup>th</sup> February 2020 were agreed with no amends. **AP21** Chairman to sign and hand deliver to Clerk.

**4. To report on the actioning of items from previous Minutes.**

**AP18** Sheds in front gardens. Clerk to amend report to EBC on the number of the shed location on the Roundway from 44 to 46 and follow up on no 16. **DONE**. No 42a was the problem shed and owners have confirmed to EBC they will be removing the problem shed once building work has been completed. No 16 have been asked to remove their shed by EBC however this resident is now deceased. **AP 22** Clerk to inform EBC of the sad passing of the resident at No16.

**AP 19** Carol Walker informed the Clerk that the pavement outside the Old Bank 109 Hare Land remains Highways Lane so the CPC could return the bench and waste bin to their original position. Decision on new bench position by Claygate Parish Council remains **OUTSTANDING**.

**AP20** The Clerk to contact reserves for 26<sup>th</sup> March meeting **CANCELLED**

**5. Planning correspondence, notification of applications and outstanding results**

Cllrs were reminder that from the last planning meeting on the 26<sup>th</sup> February 2020 the Covid-19 pandemic struck and the planning meetings for the 26<sup>th</sup> March 2020 and the 23<sup>rd</sup> April 2020 were cancelled. The Head of Planning Kim Tagliarini, Cllrs and residents were informed to feedback directly on any planning application that came up in the meantime and weekly lists from week ending 28<sup>th</sup> February to the 17<sup>th</sup> April were circulated by the Clerk to facilitate this.

The Clerk received an additional request for consultation from EBC on the 12<sup>th</sup> May which is outside what was on the EBC Weekly Planning list.

**2019/2381 Station House, The Parade** – A terrace of 4 two-storey flats and conversion of existing detached house into 1 shared dwelling (HMO) and 2 flats, alterations to fenestration, boundary wall to a height of 1.8m and associated hardstanding and landscaping following demolition of existing side extension

**Claygate Parish Council:** No comment. The Re-consultation focuses on technical elements of the building and not its design for which Councillors felt were best assessed by the technical experts at EBC. Unanimously agreed.

**AP 23** Clerk to let EBC know that she had received a request for re-consultation outside what was published on the weekly list.

**6. To discuss and comment on applications and appeals decided since the last meeting.**

A report from John Bamford was circulated prior to the meeting. See Appendix A.

*19h57 All attendees of the meeting left the meeting to attend the NHS Weekly Clap at 20h00.*

*20h03 Meeting recommenced with all attendees except Jo Lesser.*

**7. Applications from EBC weekly lists including confirmation of comments sent to EBC Week ending 24<sup>th</sup> April through to week ending 15<sup>th</sup> May.**

**2020/0844 16 Glenavon Close** – Rear Dormer window, side roof lights and alternations to fenestration following removal of chimney stack

**Claygate Parish Council:** No Objections. Unanimously agreed.

**2020/0849 23 Oaken lane** - Two-storey side/rear extension, single-storey front infill extension, front porch, first floor rear extension and increase in ridge height by 0.6m incorporating rear dormer windows and front roof lights following demolition of existing garage.

**Claygate Parish Council:** No Objections. Unanimously agreed.

*20h05: Jo Lesser returned to meeting.*

**2020/0894 Farm View, Ruxley Crescent** - Single-storey rear extension and extension to existing rear raised patio following the demolition of existing rear projection

**Claygate Parish Council:** No Objections. Unanimously agreed.

**2020/0890 33 Station Road** - Single-storey rear extension, new pitched roof to existing porch and roof extension incorporating rear dormer windows following demolition of existing conservatory.

**Claygate Parish Council;** No Objection. Unanimously agreed

**2020/0795 Lime Tree Cottage, 10 Stevens Lane** - Tree Preservation Order EL:02/14 - Remove 4 lower branches of 1 x Golden Lawson Cypress (T29).

**Claygate Parish Council:** No objection. Unanimously agreed. **AP 24** Clerk to ask Tree Wardens if they would like to comment directly. Clerk to clarify with Tree Wardens the process for receiving their highly valued tree report going forth.

**2020/0818 12 Red Lane** - Front porch and rendering of entire house.

**Claygate Parish Council:** No Objection. Unanimously agreed

**2020/0957 97 Coverts Road** - Single-storey rear extension and front porch following demolition of existing rear projection.

**Claygate Parish Council:** LDC proposal so Claygate Parish Council don't review.

**2020/1003 107B Hare Lane** - First-floor rear terrace and alterations to fenestration.

**Claygate Parish Council:** No Objection. Unanimously agreed.

*20h10 Xingang entered meeting*

**2020/0942 26 The Avenue** - Single-storey side extension and single-storey rear bay window.

**Claygate Parish Council:** No Objection. Majority decision

**2020/0955 140 Coverts Road** — Part two/part single-storey rear/side/front extension, rear raised terrace to a height of 0.48m and alterations to fenestration and finish following demolition of existing detached garage and outbuildings.

**Claygate Parish Council:** No Objection. Unanimously agreed

**2020/0973 46 Telegraph Lane** - Non-Material Amendment to planning permission 2020/0462 to alter first-floor front fenestration.

**Claygate Parish Council:** No Objection. Unanimously agreed.

**2020/0958 Ying Garden, Ruxley Garden, Ruxley Crescent** - Boundary treatment comprising of walls, entrance gates and piers to a maximum height of 2.3m following demolition of the existing boundary wall.

**Claygate Parish Council:** No Objection. Claygate Parish Council wants to raise that the location plan and site plan don't appear to match, and the proposed new site plan may slip on to Highway land. In addition, Claygate Parish Council would like the drop kerb access to be considered so to maintain pavement condition. Unanimously agreed

**2020/1072 1 The Mews Albany Crescent** - Prior Approval Schedule 2, Part 3 Class O: Change of use from Offices (B1a) to Residential (C3).

**Claygate Parish Council:** No Objection. Unanimously agreed.

## **8. Report on the East Area Sub-Committee Meeting**

It was reinforced that objections made by Claygate Parish Council should clearly meet planning parameters and that the Claygate Parish Council's job was to aid EBC in adding local knowledge and perspective. It was recognised that sometimes Claygate Parish Council will make an objection and that the Planning Application is subsequently amended making the original Claygate Parish Council objection seem out of sorts, as an issue objected on could have since been resolved.

**AP 25** Geoff Herbert to meet with Ray Lee (Strategic Director at EBC) to request that Case Officers contact Claygate Parish Council if they need to better understand an objection particularly if the planning application was subsequently amended.

**AP 26** John Bamford to add a section to his planning report highlighting any Planning applications which have had new evidence submitted which Claygate Parish Council needs to consider and potentially submit a revised response.

Next meeting of East Area Committee 26<sup>th</sup> May 5pm virtual. **AP 27** Tom Swift to attend on behalf of Claygate Parish Council.

**9. Licensing applications in Claygate**

None

**10. Enforcement issues**

1 Caerleon Close breach of planning remains. EBC legal proceedings on-going. **AP 28** Tom Swift to provide update at the next planning meeting.

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

Latest on Local Plan to be included in Courier.

**12. Matters for Information Purposes Only.**

An Emergency TPO was issued at Half Acre, Church Road principally to protect the street scene.

The Local Plan is to be added as an agenda point to the Planning Committee going forth to ensure that the Council is reviewing progress ever 4 weeks. **AP29** Clerk to add. In addition, a letter from Claygate Parish Council will be sent to be EBC to request information in assisting the identification of agents/developers linked to the 6552 responses regarding the 13 Claygate Green belt sites in Sept 2019 Consultation **AP 30** Clerk to send letter.

**13. To confirm the date of the next meeting and attendance of members of Planning Committee:  
Thursday 18<sup>th</sup> June 2020, 7.30pm via Zoom**

**Elmbridge East Area Planning Committee:**

**26<sup>th</sup> May 5pm**

**The meeting closed at 20.35 pm**

**Chairman:**

**Dated:**

**Reserve for the next meeting: Cllr Mark Sugden**

## Appendix A

### **Report on Planning Applications Decided since the Last Planning Meeting**

#### **Applications Refused by Elmbridge Borough Council (EBC) were:-**

2020/0315: 23 Claremont Road Claygate Esher Surrey KT10 0PL

Claygate Foley Estate Conservation Area - Fell left stem of 1 x Oak and crown reduce by 3m, fell 1 x Conifer and fell 1 x Birch.

EBC refused permission for the works on the Oak stating "A report has been submitted that is lacking in evidence to demonstrate the trees on site are responsible for the damage to the building

Further a TPO was issued

2019/3541: Land Adjacent to 14 Elm Road Claygate Esher Surrey KT10 0EH

Detached two-storey building with rooms in the roof space containing three flats, dormer windows and associated parking, bin and cycle store.

EBC refused permission for the following reasons:

- The proposed scheme, due to its design, height, scale, siting and proportions would provide a jarring visual appearance detrimental to the character and appearance of the area appearing discordant and incongruous. As a result, the proposal would result in adverse harm to the character of the street scene contrary to policies CS17, DM2, the Design and Character SPD 2012 and the NPPF 2019.
- The proposed development would have a demonstrably harmful effect on the living conditions of 14 and 15 Elm Road providing a visually overbearing and harmful mass on the amenity of these residential properties contrary to policy DM2, the Design and Character SPD 2012 and the NPPF 2019.
- The proposed development by reason of the lack of onsite parking would be detrimental to the amenities of local residents as it would lead to an increase in parking stress contrary to policy DM7.

2019/2986: 34 Holroyd Road Claygate Esher Surrey KT10 0LG

Two-storey rear and part two-storey/part first floor side extension.

EBC refused permission due to the close proximity to protected trees and their calculated root protection areas that is anticipated to have a detrimental impact upon the future health and survival of those trees to the detriment of the character and amenity of the street scene and the local area contrary to policies CS14, DM6 and the NPPF 2019.

2020/0248: 23 Claremont Road Claygate Esher Surrey KT10 0PL

Tree Preservation Order EL:11/37 - Various works to various trees.

CPC Objected on similar grounds to EBC's refusal.

EBC refused permission on the grounds that "without sufficient evidence to indicate that the damage has been caused by tree root related subsidence the Council is unable to recommend supporting the removal or pruning of the trees at this time"

2020/0230: 23 Oaken Lane Claygate Esher Surrey KT10 0RG

Two-storey side/rear extension, two-storey front extension, first floor rear extension, increase in ridge height of 0.5m incorporating rear dormer windows and front roof lights and single-storey front infill following demolition of existing garage.

CPC did not object but requested a check of overlooking

EBC refused permission on the grounds that

"The proposed two storey side/rear element would, by reason of its size and siting, result in a loss of daylight, overshadowing and appear overbearing which would be detrimental to the amenities of the neighbouring property contrary to the NPPF, policy DM2 and guidance contained within the Council's adopted Supplementary Planning Document on 'Design and Character' 2012"

2019/3512: 2 The Parade Claygate Esher Surrey KT10 0NU

Additional single-storey house with associated car parking, amenity space and bin store following demolition of existing outbuilding.

CPC objected on the grounds of "out of keeping with the surrounding street scene"

EBC refused permission on the grounds that

- The proposed dwelling, by reason the scale and form within the plot, its sitting forward of the established building line, the modernistic design and use of materials, is considered to appear as a cramped and incongruous addition that would be detrimental to the character of the area and the street scene contrary to the provisions of the NPPF, policies CS11 and CS17 and DM2 and the Elmbridge Design and Character SPD 2012.
- The proposal would fail to provide appropriate provision of residential accommodation to the future inhabitants of the property, by reason of the level of lighting and outlook afforded by the proposed dwelling as well as the size and quality of the amenity area contrary to policies DM2, DM10, CS11 and CS17 and the NPPF
- The level of amenity area is not considered to be sufficient and would be contrary to the recommendations given in the Design and Character SPD.

- The proposed dwelling, given that it would flank the length of the rear outdoor area at No.4 The Parade, would appear as an unduly overbearing feature that would result in an unacceptable degree of overshadowing, detrimental to the occupiers of No.4 The Parade contrary to policy DM2 and the Elmbridge Design and Character SPD 2012

2019/1606: Plot 3 Racecourse Paddocks Barwell Lane Chessington Surrey KT9 2LZ

Sub-division of Plot 3 to form a dog walking facility (Sui-Generis) incorporating new boundary fence/gate to a height of 1.2m.

CPC Objected on the grounds of inappropriate development on Green Belt land  
EBC refused permission on the grounds that

- “the benefits arising from the proposal would not clearly outweigh the harm to the Green Belt arising from inappropriateness and the loss of openness” which is contrary to policy DM18 and the NPPF
- “The fencing would, by reason of its height, be insufficient to enclose the dogs and the welfare of dogs using the site would therefore be at risk. There would be additional risk to members of the public and in particular, road users including those on the A3 arising from the possibility of escaped dogs. The proposal is therefore contrary to policy DM7”

EBC also noted

- the change of use of the land in this case could be appropriate development within the Green Belt, subject to the preservation of the openness.

2019/3602: 58 The Roundway Claygate Esher Surrey KT10 0DW

Additional attached one-storey house with room in the roof space, dormer window and ancillary landscaping.

EBC refused permission on the grounds that

- Whilst the scale and form of the building are considered to be acceptable, the first-floor front dormer window would appear as an alien feature in the immediate area ... by reason of the design incorporating a front dormer window, it is considered that the proposal would appear as an incongruous addition that would be detrimental to the character of the area and the street scene contrary to the NPPF, policies CS11 and CS17 and DM2 and the Elmbridge Design and Character SPD 2012.
- The proposed residential unit would not comply with the minimum internal floor area for a 1-bed 2person. It is therefore considered that the proposed development would not provide adequate habitable accommodation contrary to policy DM10 and the technical housing standards - nationally described space standards (NDSS).
- The submitted arboricultural information fails to demonstrate how T1 would not be detrimentally affected by the proposal and therefore fails to take into account policy DM6

2020/0381: 27 Coverts Road Claygate Surrey KT10 0JY

Increase in ridge height of 1.15m of existing detached garage incorporating dormer window on both sides, side roof light, front juliet balcony, rooms in the roof space and alterations to fenestration.

The dormer windows proposed are of significant size and bulk, dominating the outbuilding. Furthermore, the proposal is sited directly adjacent to the highway and would be highly visible in the street scene. It is therefore considered that this element of the proposal would result in harm to the character of the area and the street scene contrary to policies DM2 and CS17 and the Design and Character SPD 2012: Home Extensions Companion Guide.

### **Appeals Lodged and/or Decided**

One Appeal was lodged

2019/3091: Kelmscott Mountview Road Claygate Esher Surrey KT10 0UB

Part two/part single-storey side extension incorporating integral garage, front and rear dormer windows and side roof lights following demolition of existing side canopy.

“it was proposed for the front dormer windows to be both obscure glazed and not openable below 1.7m above finished floor level .... omitting the possibility of an outlook from these two new dormer windows.” This can be secured by a planning condition.

“.... the proposed extensions would maintain sufficient separating distances and not cause overlooking issues to Ruxley Spinney as it has been previously established in connection to Orchard House.”

No Appeals were decided