



Caring for Claygate Village

DRAFT
PLANNING COMMITTEE MEETING
held at 8.00pm on Thursday 2nd January 2020
Small Hall, Claygate Village Hall

Present: Councillors Geoff Herbert, Michelle Woodward, Xingang Wang, Josette Lesser and Janet Swift.
In attendance: Shirley Round (Parish Clerk & RFO), Tom Swift (co-opted) and John Bamford (co-opted)
Tree wardens: Vanessa Relleen, Margie Richardson.

1. **Apologies for absence:**

None

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

None

3. **To confirm the Minutes of the last meeting**

The Minutes of the meeting on 28th November 2019 were agreed and signed by the Chairman.

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

AP10. See agenda item 12.

AP11 Planning Alert system. The Councillors agreed not to join the EBC Planning Alert scheme.

AP12 Claygate Conservation Area Committee. The Chairman informed the meeting that Carol Manley is now a member.

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

a) The South London Waste Plan response from the parish council has been sent to EBC. A request for the views of CPC was received from the Planning Team of Sutton Council. The Clerk forwarded a copy of the response to Mr. Duncan Clarke.

b) Councillors attended the Local Plan briefing session at EBC on the 16th December.

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

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

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

Week ending 29th November

7.1 **2019/3282 South Riding, The Causeway** – front porch.

Claygate Parish Council – no objection. Unanimously agreed.

7.2 **2019/3087 16 Lower Wood Road** – front porch, first floor side extension, conversion of garage into living space and alterations to exterior.

Claygate Parish Council – no objection. We note there is an additional door proposed on the front aspect of the property. Unanimously agreed.

7.3 **2019/3104 5 The Avenue** – increase in size of existing rear dormer window, roof lights and alterations to fenestration.

Claygate Parish Council – no objection. Unanimously agreed.

Week ending 6th December

- 7.4 **2019/2851 22 The Avenue** – single-storey rear extension, covered patio and alterations to fenestration.
Claygate Parish Council: no objection. Unanimously agreed.
- 7.5 **2019/3227 15 Claremont Road** – single-storey rear extension incorporating roof terrace following partial demolition of existing rear projection, raised patio, vehicular access and external alterations.
Claygate Parish Council: no objection. Unanimously agreed.

Week ending 13th December

- 7.6 **2019/3305 15 Beaconsfield Road** – Claygate Foley Estate Conservation Area – crown reduce 1 x Judas tree to 3m in height and 3m in spread and crown thin by 40%, fell 1 x conifer.
Claygate Parish Council: Judas tree at front of house. An attractive small tree visible from road. It seems a shame to reduce the height of the tree but it is not a suitable candidate for a preservation order. No objection. Unanimously agreed.
Unknown conifer next to Beaconsfield Road. Too large. Fell and replace with a native Rowan. No objection. Unanimously agreed.
- 7.7 **2019/3428 2A Torrington Close** – Tree Preservation Order EL97/28 – crown reduce 1 x oak (T1) spread by 2m and height by 1m and reduce 2 limbs overhanging adjacent car park by 3m.
Claygate Parish Council: An important tree in the street scene, especially from Torrington Lodge car park.
Reduce 2 low limbs over car park by 3m - Object, 2m maximum
Reduce the height & spread of the crown by 1m - Object, this would spoil the shape of the tree and encourage new growth that would make the tree thicker.
The tree is "pushing the fence away". The is actually just the trellis on top of fence - a very minor problem. Unanimously agreed.

Week ending 20th December

- 7.8 **2019/ Harecroft, Raleigh Drive** – Detached garage.
Claygate Parish Council: No objection. Unanimously agreed.

8. **South London Waste Plan Issues & Preferred Options Consultation follow up.**
See agenda item 5a)
9. **Report on the East Area Sub-Committee Meeting**
There were no items for discussion at the meeting on 2nd December. There is nothing on the agenda for Claygate on the 6th January.
10. **Licensing applications**
No items for Claygate.
11. **Compliance issues**
Another shed has appeared in the front garden of a house in the Roundway. The Clerk agreed to contact EBC. **AP13**
12. **Communication of key decisions to residents including input to Courier and the website.**
Communications issues to be discussed at the Council meeting on the 16th January.

13. Matters for Information Purposes Only.

Current Consultations (EBC) for discussion at the Council meeting on the 16th January:

- a) Creating our vision, objectives and the direction for development management policies 2020
Open from 27th January to 9th March 2020
- b) Development Contributions Supplementary Planning Document (SPD)
Open from 7th January to 4th February 2020
- c) Parking SPD
Open from 7th January to 4th February 2020

Meeting start times: It was unanimously agreed all future Planning Committee Meetings will commence at 7.30pm. The Clerk agreed to notify all Councillors and change the times on the web site. **AP14**

**14. To confirm the date of the next meeting and attendance of members of Planning Committee:
Thursday 30th January 2020, 7.30pm, Committee Room, Claygate Village Hall**

Elmbridge East Area Planning Committee:

Monday 6th January 2020.

The meeting closed at 9.05 pm

Chairman:

Dated:

Reserve for the next meeting: Cllr Anthony Marques

Appendix A

Report on Planning Applications Decided since the Last Planning Meeting

12 Applications were decided and Claygate Parish Council (CPC) was a Consultee on 6 of these Applications.

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

2019/2595: 1 Beaconsfield Gardens Claygate Esher Surrey KT10 0PX

Tree Preservation Order EL: 97/11 Crown reduce – 1 x Eucalyptus by 6m in height and 4m in spread and 1 x Yew – by 1.5m in height and 1.5m spread, crown thin 1 x Cedar by 20% and remove dead wood.

CPC objected to Yew reduction in height by 1.5m and spread by 1.5m

EBC Refused permission on the grounds that

T1 Eucalyptus: “the proposed reduction is not necessary. The tree has been growing in its location for some time and appears entire with good form regardless of exposure.”

T2 Yew: “works to contain it aren’t necessary at this point. The tree is growing on an elevation above the driveway with plenty of ground clearance. The tree is relatively slow growing and should take a few more years to come close to being imposing.”

T3 Cedar: “the crown thin would be difficult to implement without removing supporting branches which could result in future branch failures. The removal of deadwood should achieve somewhere close to a 20% thin. Longest limbs can be reduced by 2-3m back to the denser crown line if it is clear which ones. The Council also requires more detail regarding the damaged limbs to be removed and to what extent.”

Other Decisions of Note on Applications were:-

2019/2599: Claygate Tennis Club Torrington Close Claygate Esher KT10 0SB

Variation of Condition 3 (Hours of Use) of planning application 2009/1159 (Floodlights and fencing) to extend the hours of use from 21.00 to 22.00 hours.

CPC requested consideration for a trial period

EBC granted permission concluding

“The proposal would result in some harm by way of the additional hour of light spill, but the amount of light spill is well below the maximum level advised and would not extend beyond the curfew suggested in the Institute of Lighting Engineers guidance. In addition, such harm would be outweighed by the benefits of the proposal.”

“Concern was raised that the proposal would result in additional noise disturbance. The Environmental Health Officer has reviewed the proposals and has raised no concerns, however, for clarity, any concerns regarding noise disturbance would be covered under separate legislation.”

Appeals Lodged and/or Decided

No Appeals were lodged, but 1 was decided

2018/2749 - Land to Rear of 23 Claremont Road Claygate Esher Surrey KT10 0PL

Detached two-storey house with new access from Claygate Lodge Close and associated parking

Planning Inspector upheld the Appeal and concluded

“I find that the proposal would have no harmful effect on the character and appearance of the area.”

“I also consider that the scheme would preserve the character and appearance of the Conservation Area thus would not be harmful to its significance as a designated heritage asset.”

Amongst the points made were

“(The proposal) would undoubtedly be an obvious addition to the site. However, given that the area is characterised by two-storey dwellings, some of which are substantial and imposing properties, notwithstanding the siting of the dwelling to the rear of an existing property, it would not appear as an overly tall feature in views from public vantage points.

“ any views towards the proposal would be of a single storey side wall with the roof extending away from the viewer. It would therefore not be unduly prominent in this regard.”

“The siting incorporates sufficient separation from the side boundaries. Furthermore, the use of a hipped roof also serves to diminish the scale of the property. Consequently, despite the plot within which the dwelling would be located being smaller than those surrounding it, it would not appear as a cramped form of development

“ the size and scale of the proposal would not be at odds with, but would reflect, that of dwellings present within the immediate and wider area.”

Conditions imposed include:

- No development shall commence until levels details including the existing and proposed ground, finished floor, ridge height and hard surfaced areas levels, a datum point and spot heights, including site sections showing adjoining buildings, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with those approved levels.
- Notwithstanding the submitted information, prior to first occupation a plan indicating the positions, height, species, design, materials and type of boundary treatment to be erected, shall be submitted to and approved in writing by the local planning authority. The boundary treatment(s) shall be completed, in accordance with the approved details, prior to first occupation and shall be permanently retained thereafter.