

30<sup>th</sup> October 2023

**Minutes of the Claygate Parish Council Extraordinary Meeting held in the Small Hall,  
Claygate Village Hall on the 5<sup>th</sup> October 2023 at 7.00pm.**

**Present:**

**Cllrs: Sue Grose (Chair), Gil Bray, Michael Collon, Tim Freeborn, Geoff Herbert, Donna Holt, George Marcall, Hadleigh Moon**

**Co-opted member: Jonathon Stokes**

**In Attendance: Parish Clerk & RFO Kate Biggs, and 20 members of the public.**

It was noted the meeting would be recorded to assist with the writing of the minutes and that the recording would be destroyed upon approval of the meeting's minutes at the next Council meeting.

**1. To accept Apologies for Absence.**

Apologies have been received from Cllr Swift and Cllr Twells.

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

None were declared.

**3. To confirm the minutes of the Claygate Parish Council (CPC) Extraordinary Meeting held on the 7<sup>th</sup> September 2023.**

The minutes of the CPC Extraordinary Meeting held on Thursday 7<sup>th</sup> September 2023 were agreed and signed.

**4. To receive a report detailing the Torrington Lodge Development discussion at the Elmbridge Borough Council (EBC) Extraordinary Cabinet meeting on the 27<sup>th</sup> September 2023 and agree actions. (Item 4 Appendix A – CPC Statement for EBC Extraordinary Cabinet meeting see end of file)**

The Cllrs noted the statements (Ref: Appendix 4.1 – ECB and CPC Torrington Lodge statements) and reported that EBC had withdrawn the Torrington Lodge development proposal. Cllr Bray and Cllr Herbert reported they had been accepted to attend the meeting as members of the public. It had been agreed that Cllr Bray would make a statement on behalf of CPC but at the time of the meeting it was not possible for the statement to be made. It was agreed the statement would be included as part of the minutes.

**Proposed Cllr Grose and seconded Cllr Bray. Agreed by majority vote 7 for and 1 against.**

4. Action 1: Clerk to include the CPC Statement for the EBC Extraordinary Cabinet meeting with the minutes of the meeting.

It was discussed that a date had been finalized for CPC to meet with Ray Lee, EBC to discuss the following points: -

1. To explore site availability
2. Establish an open dialogue and to move forward meeting regularly.

Claygate Village Association (CVA) was welcomed to the meeting as members of the public. CPC wished to thank them for their efforts in objecting to the Torrington Lodge development, member of CVA in turn thanked CPC for their efforts objecting to the development.

It was agreed CPC and CVA should set up a meeting to ensure the two organizations could work collaboratively together and move forward in a spirit of support with complimentary energies and action.

**Proposed Cllr Holt and seconded Cllr Grose. Agreed unanimously.**

4. Action 2: Cllr Grose (CPC), Cllr Holt (CPC) and members of CVA to set up a meeting to align the energies of the two organizations.

- 4.1 It was discussed that the CPC should document the issues that arose during the 3-year development process of Torrington Lodge so that future development proposals can be scrutinized more closely moving forward.

It was noted that the exact date in 2021 Kelo made the approach to EBC about developing the Torrington Lodge site was not known. It was also noted around the same time decisions were made for the Local Plan. Claygate was reclassified as a town, ensuring it was not necessary for a retail assessment to be made on the application to develop the site. It was agreed how the planning inspectorate made the reclassification decision and what criteria they had used needed to be understood as it will influence future development requests.

It was agreed to add the assessment of the Torrington Lodge development approach to the CPC Agenda as a permanent item so it can be established how the decisions were made and the background to the development.

**Proposed Cllr Grose and seconded Cllr Holt. Agreed by majority vote 5 for, 1 against and 2 abstentions.**

4.1 Action 3: Clerk to add Torrington Lodge development as a permanent Agenda item on the CPC Agenda

It was noted Claygate is repeatedly referred to as a village in the draft Design Guide.

- 4.2 Torrington Lodge site is still a prospect for development. It was agreed to monitor this closely.

**Proposed by Cllr Grose and seconded by Cllr Holt. Agreed by majority 6 for, 1 against and 1 abstention.**

- 4.3 It was noted CPC welcomed the consultation on all available sites within Claygate. It was agreed that an understanding of the timelines for the development should be established.

**Proposed Cllr Grose and seconded Cllr Holt. Agreed unanimously.**

4.3 Action 4: To discuss in the meeting with EBC possible timelines for the development of the Torrington place site.

- 4.4 It was agreed EBC would be asked the scope of the Torrington Lodge project moving forward and noted that CPC are willing and ready to be a helpful resource.
- 4.5 Cllr Herbert reported on the consultation for the new EBC Design guide. He noted there were changes from the previous design guide and some areas needed interpreting. The model had been passed down from central government. He noted again that Claygate had been repeatedly referred to as a village. He reported there were two drop-in sessions at the Civic Centre Monday 9<sup>th</sup> October 2023 4-6pm and Tuesday 10<sup>th</sup> October 1-3pm. Responses needed to be submitted by 5<sup>th</sup> November 2023. It was noted that those able to should attend and encourage the public to also attend.
- 4.6 It was reported that Claygate Can Do Better (CCDB) had run an effective campaign to encourage people to sign the petition against the M&S development at Torrington Place. It was noted that CPC and CCDB should establish a mechanism for the organizations to work together and move forward in strength. It was agreed the work of the CPC should complement that of CCDB.

It was agreed to issue the CPC statement that was to be presented to the EBC Extraordinary meeting through all channels.

**Proposed Cllr Grose and seconded by Cllr Bray. Agreed by majority vote 7 for and 1 abstention.**

4.6 Action 5: Cllr Grose to issue the CPC statement that was to be presented to the EBC Extraordinary meeting through all channels.

- 4.7 It was noted that in the original planned development there was provision for 8 units for social housing. It was agreed building social housing remains a priority for CPC.

**Proposed Cllr Moon and seconded Cllr Grose. Agreed by majority vote 7 for and 1 abstention.**

It was noted the financial numbers had been laid out clearly, EBC did not need to focus solely on best value. It was agreed CPC to ensure qualitative criteria should be assessed along side benefit to the Claygate community.

**Proposed Cllr Freeborn and seconded by Cllr Grose. Agreed by majority vote 4 for, 2 against and 2 abstentions. Passed through vote by the chair.**

It was agreed there was a need to conduct an options analysis, this should be included on the next Agenda for the meeting with EBC.

**Proposed Cllr Freeborn and seconded Cllr Grose. Vote tied - 3 for, 3 against and 2 abstentions.**

4.7 Action 6: To include the initiation of an options analysis for development in Claygate on the next meeting Agenda with EBC.

Other areas for discussion at later EBC meetings should include:

1. Prevent EBC from doing a deal.
2. Effectively representing Claygate, how will EBC establish what the Claygate population need and want.
3. EBC to propose a range of options to Claygate, how would EBC do this and what would the mechanism be?

CPC to agree with EBC their approach to developments on Claygate sites moving forward.

**Proposed Cllr Holt and seconded by Cllr Grose. Agreed unanimously.**

## 5. Date of the next Claygate Parish Council meeting.

7.30pm Thursday 16<sup>th</sup> November 23, Treetops Cricket Pavilion, Claygate

**QUESTIONS FROM THE FLOOR**

1. A member of the public made the following statement. 1000 people signed the petition and 500 people wrote personal objections, it seemed to her the process had an absence of due process or community engagement. There had been very little positive response to the development plan.

It was noted there seemed to have been no analysis of the possible increase in traffic the new M&S would have generated for the centre of the village.

It was generally agreed it was a great day for Claygate that the DFA had been rejected.

Meeting close 8.00pm

Chairman.....*DE Holt*.....

Date.....*2/11/23*.....

## **Item 4 Appendix A – CPC Statement for EBC Extraordinary Cabinet meeting**

### **Three Minute Address to EBC Cabinet – September 27<sup>th</sup>, 1700 – Draft V6** **Councillors**

My name is Gil Bray. I am a Claygate Parish Councillor and what follows is a statement on behalf of the Parish Council which our Chairman, Sue Grose, would have delivered had she been able to attend.

“Thank you for this opportunity to contribute to your debate this evening.

The Recommendation before you asks you to consider, on the one hand, the value, to the community as a whole, of undertaking a wider place making vision for Claygate and, on the other, any benefits which might be received from the proposed development.

We do not understand how one “undertakes a vision”. We do understand, however, what holding a proper consultation with Claygate means, and continue accordingly.

The value of a proper consultation – especially if it involved sites other than Torrington Lodge Car Park - lies in the fact that it would produce a number of new options, one or more of which would hold attractions, not only for Claygate, but also the wider community. We believe, therefore, that there is considerable value in a proper consultation.

In what circumstances, then, would this value be greater than what the paper calls “the benefits received from the proposed development”? The answer, put simply, is if the proposed development was deemed a bad investment.

In this context, the PC believes that EBC is proposing to engage in a speculative property development project. Local authorities do not have a good track record in this regard and the PC asks why EBC should be any more successful than others have been.

CPC has not had access to the full financial analysis of the project but questions whether the numbers we have heard produce a healthy Net Present Value at the end of a Discounted Cash Flow analysis. In other words, are the risks inherent in the project justifiable. We question the extent to which factors of concern to a significant proportion of Claygate residents have been recognised in that analysis. In particular:-

- a. The damaging effects the proposal would have on the village’s Parade of shops and its effect on our sense of community.
- b. The increased pollution and congestion from extra traffic movements and the resultant parking problems.
- c. The adverse visual impact of the proposal.
- d. The long term effects of creating a community significantly disaffected by EBC

In conclusion, the CPC believes that the value of conducting a proper consultation with Claygate, is greater than the benefits of the proposed development and that you should therefore approve the Recommendation to withdraw from negotiations with Kilo and M&S.

Thank you for your attention.”

[430 words]