



caring for Claygate Village

PLANNING COMMITTEE MEETING

8.00pm on Thursday 17th December 2015

Village Hall Committee Room

Minutes.

Present: *Councillors*: Geoff Herbert (Chairman), Ken Huddart, Gavin Wilson,

Co-opted Members: Tom Swift and Susan Harding

In attendance : EBC Cllrs Mary Marshall and Kim Cross.

Members of the Public : see separate list

Parish Clerk: Zak Keshavjee

Apologies for absence:

Susan Harding, Mark Sugden and Alex Coomes

2 Declarations of Interests

Cllr Herbert declared he is Director of Elmbridge Rent Start

Cllr Wilson declared he is Member of the Torrington Close Association.
Member of Claygate Lawn Tennis Club.

Cllr Huddart declared he is 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 Institution of Highways and Transportation, Fellow of Institution of Engineering and Technology, Fellow of Institution of Civil Engineers. Acting Chairman of Claygate Conservation Advisory Committee.

Tom Swift declared he is a resident of Hermitage Close

3 Minutes of last meeting

The minutes of 26th November 2015 were approved and signed.

4 Report of actioning of items from previous minutes

Nothing reported.

5 Correspondence

None.

6 TO DISCUSS AND COMMENT UPON THE APPLICATIONS FROM ELMBRIDGE BOROUGH COUNCIL WEEKLY LISTS 16TH OCTOBER INCLUDING CONFIRMATION OF COMMENTS SENT TO EBC.

Parish Clerk reported that for **2015/3741**, 6 Simmil Road refused permission on the grounds of non material use. **2015/3450**, Ruxley Mount, Mountview Road decision not available (referred to East Area Committee), **2015/3746**, Land Opposite 12 Rosehill decision not available (referred to East Area Committee), **2015/3708**, 3 Sims Cottages Conservation Area Tree Works Acceptable, **2015/3869**, 16 Holroyd Road decision not available (referred to East Area Committee).

7 WEEKLY LIST WEEK ENDING 27th NOVEMBER

2015/4074 87 Coverts Road Claygate Esher Surrey KT10 0LL First floor rear extension with balcony

CPC PLANNING COMMENT:EBC OFFICER TO CHECK 45 DEGREE RULE ON 85 COVERTS ROAD

2015/4120 Nyumbani Ruxley Crescent Claygate Esher KT10 0TZ 2 detached two storey houses with basement, integral garage and new access following demolition of existing house

CPC PLANNING COMMENT: NO COMMENT

2015/4122 9A Common Road Claygate Esher KT10 0HG Single storey rear extension

CPC PLANNING COMMENT:EBC OFFICER TO CHECK 45 DEGREE RULE ON 9 COMMON ROAD

2015/4056 18 Blakeden Drive Claygate Esher Surrey KT10 0JR Front porch

CPC PLANNING COMMENT: NO COMMENT

2015/4182 6 Woodlands Close Claygate Esher KT10 0JF Two storey side extension following demolition of chimney stack

CPC PLANNING COMMENT: NO COMMENT

2015/4184 39 Hare Lane Claygate Esher KT10 9BT Lawful Development Certificate: Whether planning permission is required for a proposed vehicular access

CPC PLANNING COMMENT: THIS AREA OF HARD STANDING SHOULD USE POROUS MATERIAL

2015/4185 39 Hare Lane Claygate Esher KT10 9BT Tree Preservation Order EL:10/10 - Removal of various trees at the property (see application online for full details)

CPC PLANNING COMMENT: THE APPLICATION DOES NOT IDENTIFY TREES TO BE REMOVED. OF THE TREES ON THE BOUNDARY WITH LOSEBERRY ROAD, THE PINE NEAR TO THE ROAD SIGN IS A GOOD SPECIMEN WHICH CONTRIBUTES TO THE STREET SCENE. WE OBJECT TO ITS REMOVAL.

2015/3744 3 Common Road Claygate Surrey KT10 0HG Retrospective application for 1.8-metre high boundary fence

CPC PLANNING COMMENT: NO COMMENT (TOM SWIFT DECLARES THAT IT IS NEXT DOOR NEIGHBOUR)

2015/4118 1 Ruxley Towers Ruxley Ridge Claygate Esher Surrey KT10 0HA Listed Building Consent: Single storey rear extension, an increase in the side elevation wall (a maximum increase of 1.2-metres) incorporating a timber door, glass canopy over existing front entrance and internal alterations including the addition of a ground floor wc in association with planning application 2015/4102

CPC PLANNING COMMENT: NO COMMENT

2015/4162 2 Stockfield Road Claygate Esher KT10 0QG Single storey rear extension and pitched roof to front porch and side extension incorporating garage and alterations to first floor front elevation cladding following demolition of existing rear conservatory

CPC PLANNING COMMENT: NO COMMENT

2015/4198 12 Telegraph Lane Claygate Esher KT10 0DU Confirmation of Compliance with Condition: 4 (joint development) of planning permission 2015/2986

CPC PLANNING COMMENT: NO COMMENT

2015/4199 10 Telegraph Lane Claygate Esher KT10 0DU Confirmation of Compliance with Condition: 4 (joint development) of planning permission 2015/2987

CPC PLANNING COMMENT: NO COMMENT

2015/4135 157 Coverts Road Claygate Esher KT10 0LE Part single/part two storey rear extension and front porch

CPC PLANNING COMMENT: EBC OFFICER TO CHECK 45 DEGREE ON 155 COVERTS ROAD

2015/4102 1 Ruxley Towers Ruxley Ridge Claygate Esher Surrey KT10 0HA Single storey rear extension an increase in the side elevation wall (a maximum increase of 1.2-metres) incorporating a timber door and glass canopy over existing front entrance AND Listed Building Consent for Single storey rear extension, an increase in the side elevation wall (a maximum increase of 1.2-metres) incorporating a timber door, glass canopy over existing front entrance and internal alterations including the addition of a ground floor wc (2015/4118)

CPC PLANNING COMMENT: NO COMMENT

WEEKLY LIST WEEK ENDING 4TH DECEMBER

2015/4243 Trees on Land to the Rear of Thorn Close Claygate Esher Surrey Tree Preservation Order EL:89/25 1 x sycamore - coppice , 1 x oak - removal (see application online for full details)

CPC PLANNING COMMENT: NO COMMENT

2015/4284 110 Coverts Road Claygate Esher KT10 0LJ Single storey rear extension

CPC PLANNING COMMENT: EBC OFFICER TO CHECK ON 112 COVERTS ROAD

2015/4217 6 Station Road Claygate Esher KT10 9DH Lawful Development Certificate: Whether planning permission is required for a proposed single storey rear extension, rear dormer windows and front rooflights

CPC PLANNING COMMENT: NO COMMENT

2015/4235 39 Foley Road Claygate Esher KT10 0LU Single storey detached garage

CPC PLANNING COMMENT: NO COMMENT

WEEKLY LIST WEEK ENDING 11TH DECEMBER

2015/4313 4 Melbury Close Claygate Esher KT10 0EX Single storey rear extension and part single/part two storey front/side extension with integral garage following demolition of existing garage

CPC PLANNING COMMENT: EBC OFFICER TO CHECK 45 DEGREE RULE ON 2 MELBURY CLOSE

2015/4283 76 Foley Road Claygate Esher KT10 0NB Single storey side and rear extension, partial conversion of garage into habitable accommodation following partial demolition of existing side and rear extension

CPC PLANNING COMMENT: EBC OFFICER TO CHECK 45 DEGREE RULE ON 74 FOLEY ROAD

2015/4257 5A High Street Claygate Esher KT10 0JG Single storey side extension with new pitched roof and new porch and change of existing front door and porch for a sash window

CPC PLANNING COMMENT: NO COMMENT

2015/3788 The Paddock Common Lane Claygate Surrey KT10 0HY Retrospective application for 8 stables and barn to include temporary accommodation and associated hardstanding

CPC PLANNING COMMENT: When dealing this application it has been considered in relation to the national planning framework (n.p.p.f) and local planning framework.

Other policies of relevance are core strategy CS11 Claygate, CS14 green infrastructure, CS15 biodiversity and development management plan DM7, DM8, DM17,DM19 and DM21.

The application is described as land east of keeper's cottage, common lane, Claygate

Locals are more likely to recognize it as 40 acre field.

The application seeks to build a permanent barn structure in the green belt, including accommodation, connected to main electricity along with several stable blocks and a hay loft.

The current status of the land is a series of paddocks separated by wire fences and populated with wooden mobile stalls.

Since the current ownership, several alterations have been made, including repairs and resurfacing of a tarmac area at the top of the field and the dumping of material in the bottom corner of the field.

A temporary hive storage structure has been approved as permitted development against planning application number 2014/3267.

The structure proposed under this application does not seek to be temporary, so must be considered as a permanent structure and hence more detailed examination.

A permanent structure with accommodation and electricity would be the creation of a non-agricultural dwelling, which is therefore incompatible with Green Belt policy.

The barn is proposed to have accommodation this seems to suggest the owner wishes to use the field as a stud as the existing horses are hardy and would not require such support as is evident from similar stables around.

Alternatively its sole purpose is to create a precedent for housing on the site.

A major concern with this application is it's affect on the biodiversity opportunity area.

Such a concentration of both horses and all the environmental effects of effluent have not been considered in the application.

Liquid waste is likely to seep from the site into the surrounding area, this alone must be sufficient to reject this application.

Access to this site is restricted and the proposed collection of waste may be incompatible with the access.

No time ranges are specified for waste collection, so as the application stands waste could be removed at any time.

Restricted times should be provided to ensure minimum disturbance to neighbor's.

Paved areas around the area do not assist with the ability to control pollution.

Conclusions

Parish council objection to application 2015/3788

This application has failed to address basic requirements for development on the green belt.

- 1) Status of land
- 2) Control of waste
- 3) Impact on area of bio diversity
- 4) Accommodation on the greenbelt

8. TO RECEIVE A REPORT OF THE EAST AREA SUB-COMMITTEE MEETING

No Reports

9. TO DISCUSS AND COMMENT UPON ANY LICENSING APPLICATIONS IN CLAYGATE

None

10. TO DISCUSS AND AGREE ACTION ON ANY ENFORCEMENT ISSUES

None

11. TO DISCUSS AND AGREE COMMUNICATIONS OF KEY DECISIONS TO RESIDENTS

Article on 40 Acre Field in Courier

12. MATTERS FOR INFORMATION PURPOSES ONLY

13. TO CONFIRM THE DATES OF THE NEXT MEETING AND ATTENDANCE OF MEMBERS.

.....Chairman

.....Date

- Members of the public attending

A.Walters

J. Mcguigan

N. Cemiltes

E. Mcguigan

M.Turner

S.Brew

L. Waaler

A. Waaler

L.Luff

R.Luff

T.Jackson

A.Jackson

P.Jarvis

J.Muros

C.Campbell