



Caring for Claygate Village

**DRAFT**  
**PLANNING COMMITTEE MEETING**  
**held at 8.00pm on Wednesday 26<sup>th</sup> February 2020**  
**Small Hall, Claygate Village Hall**

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

1. **Apologies for absence:**  
John Bamford

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

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

Cllr Swift declared a pecuniary interest in the item relating to Planning Application 2019/3624.

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:  
N/A

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

The Minutes of the meeting on 30<sup>th</sup> January 2020 were agreed and signed by the Chairman.

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

AP15 SDP Parking consultation. Send to EBC. DONE

AP16 SPD Development contributions consultation. Comments forwarded to EBC. DONE

AP17 Relating to re-instatement of bench by Old Bank (see agenda item 10). DONE

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

a) The following notifications of Planning Applications where CPC is a consultee have been received:

2020/0170 8 Oaken Lane

2019/3492 9 Trystings

2019/2911 33 Raleigh Drive

2019/3512 2 The Parade

2020/0230 23 Oaken Lane

2020/0212 11 Dalmore Avenue

2019/2134 Claygate House

2020/0299 23 Gordon Road

2019/3624 1 Hermitage Close

2019/3495 1 Stockfield Road

2020/0314 7 Denman Drive

2020/0232 Claygate Recreation Ground pavilion

2020/0056 3 Fitzalan Road

**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 31<sup>st</sup> January**

- 7.1 2019/3565 Hare & Hounds PH** - Two-storey side/rear extension, first-floor front and rear extensions including first floor dormer windows to facilitate change of use to Hotel (C1) on first floor to provide 8 ensuite rooms.  
**Claygate Parish Council:** No comment. The parish council is concerned that SCC have not been consulted over the parking and traffic issues. Unanimously agree.
- 7.2 2020/0154 1 Church Villas** - Part single/part two-storey side/rear extension, side roof lights and alterations to fenestration following demolition of existing garage.  
**Claygate Parish Council:** No comment. Unanimously agreed.
- 7.3 2020/0205 7 High Street** - Claygate Village Conservation Area - Fell 1 x Common Ash.  
**Claygate Parish Council:** This is a very important tree in the street scene, being clearly visible from many angles: the junction of Hare Lane/Oaken Lane/the High Street, St Leonard's Road, Church Street and The Village Green. **OBJECT.** Unanimously agreed.
- 7.4 2020/3512 2 The Parade** - Additional single-storey house with associated car parking, amenity space and bin store following demolition of existing outbuilding.  
**Claygate Parish Council:** Object. Claygate Parish Council consider the design is out of keeping with the surrounding street scene of this part of the village. Unanimously agreed.
- 7.5 2020/0230 23 Oaken Lane** - 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.  
**Claygate Parish Council:** No objection. Claygate Parish Council ask an officer to check overlooking to no. 30 Torrington Road. Unanimously agreed.
- 7.6 2020/0170 8 Oaken Lane** - Part single/part two-storey side/rear extension, single-storey side extension, chimney stack and alterations to fenestration.  
**Claygate Parish Council:** No objection. Unanimously agreed.
- 7.7 2020/0315 & 2020/0248 23 Claremont Road** - 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.  
**Claygate Parish Council:**  
Tree A on plan: Purple leaf Plum. TPO.  
Proposed work: 30/% crown reduction and 15% thin.  
This is a healthy and attractive tree in a prominent position, very visible from Gordon Road and Claremont Road. It would benefit from a 15% thin but not from a reduction. **OBJECT**  
Tree H on plan. Birch. TPO  
Proposed work: Fell right hand stem of multi stemmed tree. Reduce centre & left stems by 33%.  
The application is unclear as it does not identify which is the right hand and which is the left hand stem.  
Reason given:  
The same reason as given for the work to trees D and F: ie concern "in relation to the ongoing stability of the property". However the report by Subsidence Management Services July 2019 found no evidence of any subsidence.  
This is an attractive tree and is important in the street scene. There is not a valid reason for the proposed work. **OBJECT**  
Tree C on plan. Conservation Area  
Proposed work: Conifer: fell. **NO COMMENT**  
Tree D on plan. Conservation Area  
Oak, 2 stemmed.  
Proposed work: fell left hand stem, reduce crown of remaining stem by 3 m and side of crown by 1-2 m.  
Reason given: concern about the ongoing stability of the property. This is a healthy and young tree, and the work will adversely affect it.  
The reason given is not valid. **OBJECT**

Tree F on plan. Conservation Area

Birch

Proposed work: fell to ground level.

Reason given: concern relating to the ongoing stability of the property. This is a fine tree and is important and visible.

The reason given for its removal is not a valid one. OBJECT.

**7.8**      **2020/0212 11 Dalmore Avenue** - Single-storey rear infill extension Single-storey rear infill extension.

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

**7.9**      **2020/0056 3 Fitzalan Road:** Front boundary fence to a height of 1.5m.

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

9.04pm. *Cllr Swift declared a pecuniary interest in the following application (2019/3624) and left the room during the discussion and vote on this item.*

**7.10**      **2019/3624 1 Hermitage Close** - Part two/part single-storey side/rear extension, hip-to-gable roof extension incorporating rear dormer windows and alterations to fenestration following demolition of existing side projection.

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

9.08pm *Cllr Swift rejoined the meeting.*

**7.11**      **2020/0232 Claygate Recreation Ground Pavilion** - Variation of Condition 2 (Approved Plans) and 4 (Landscaping) and Removal of Condition 6 (Sustainable Modes) of planning permission 2019/0589 (Two-storey pavilion) to extend the period for landscape implementation up to a year after completion of building, remove the need for a covered bike stand, changes to fenestration, addition of condenser unit and rear boundary fencing to a height of 2.2m.

**Claygate Parish Council:** No objection. Claygate Parish Council suggests that the covered bike stand be replaced by an open facility for bikes to be secured by visitors. Unanimously agreed. Claygate Parish Council requests that the planting be completed within 1 year of completion of the building. Unanimously agreed.

**7.12**      **2020/0299 23 Gordon Road** - Dormer window over existing front garage.

**Claygate Parish Council:** Object. Claygate Parish Council supports the Conservation officer's original suggestion on application 2019/2166 dated 30/8/2019. Unanimously agreed.

**7.13**      **2020/0314 7 Denman Drive** - Two-storey side extension, single-storey rear extension following partial demolition of existing house and garage.

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

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

There were no items for discussion at the meeting on 3<sup>rd</sup> February.

## **9. Licensing applications**

No items for Claygate.

## **10. Compliance issues**

i) Sheds in front gardens: One of the sheds is located at no 44 The Roadway (not 46). The Clerk will amend the report to EBC and also follow up on no. 16. **AP 18**

ii) Old Bank, 109 Hare Lane: EBC Planning reported that there are no conditions requiring the bench to be reinstated. The Councillors assumed the bench and bin would have to stay where they are now.

*Post meeting note: The Clerk received a phone call from Carol Walker (SCC). Although the owners of the bank had applied to purchase the highway outside the front of the Old Bank this had been refused. Thus the pavement remains Highway land and for this reason Carol Walker felt that it was possible for Claygate Parish Council to return the bench and waste bin to their original position. To be discussed at the next Planning Meeting. **AP19***

- 11. Communication of key decisions to residents including input to Courier and the website.**  
At the extraordinary Parish Council held prior to the Planning Meeting the Chairman, Cllr Mark Sugden, outlined the draft responses to the consultation questionnaire 'Creating our vision, objectives and the direction for development management policies 2020' which closes on 9<sup>th</sup> March. All Councillors have been asked to contact the Cllrs Sugden and Herbert prior to 28<sup>th</sup> February with comments.
- 12. Matters for Information Purposes Only.**  
No items to report.
- 13. To confirm the date of the next meeting and attendance of members of Planning Committee:  
Thursday 26<sup>th</sup> March 2020, 7.30pm, Committee Room, Claygate Village Hall**  
Cllrs Swift and Lesser will not be available for this meeting. The Clerk will contact the Reserve.  
**AP20**

**Elmbridge East Area Planning Committee:**  
Monday 2<sup>nd</sup> March 2020.

**The meeting closed at 9.52 pm**

**Chairman:**

**Dated:**

**Reserve for the next meeting: Cllr Jo Collon**

## **Appendix A**

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

14 Applications were decided and Claygate Parish Council (CPC) was a Consultee on 7 of these Applications.

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

2019/2834: Harecroft Raleigh Drive Claygate Esher Surrey KT10 9DE  
Detached garage.

CPC did not object or comment.

EBC refused permission for two reasons.

Firstly, “due to the lack of supporting arboricultural information demonstrating how important trees on the site/neighbouring site will be afforded adequate level of protection”

Secondly, “The submitted Flood Risk Assessment has failed to clearly demonstrate that the proposed development will be safe from flooding, that the proposed development will not increase flood risk elsewhere, that the proposed development will not ‘constrain the natural function of the flood plain’. The FRA does not identify the proposed drainage arrangements for the site and volume of runoff”.

In addition, 2 LDCs were refused as they failed to meet the necessary criteria.

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

None