

DRAFT
PLANNING COMMITTEE MEETING
held at 8.00pm on Thursday 14th February 2019
Small Hall, Claygate Village Hall

Present: Councillors John Bamford, (Chair), Geoff Herbert and Ken Huddart.
Co-opted Tom Swift
In attendance: Shirley Round (Parish Clerk & RFO).
Present: 3 members of the public.

1. **Apologies for absence:** None

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

Cllr John Bamford Chairman of Friends of Capelfield Surgery, Trustee of Friends of Claygate Day Centre, Trustee of CVHA, Bookkeeper at Holy Name Church, Esher
Cllr Geoff Herbert Co-ordinator of Neighbourhood Watch, Member of Claygate Flower and Village Show Committee

Cllr Ken Huddart Acting Chairman of the Claygate Conservation Areas Advisory Committee, Traffic Engineering Consultant, Fellow of Chartered Institution of Highways & Transportation, Fellow of Institution of Engineering & Technology, Fellow of Institution of Civil Engineers.

*The Chairman requested a Motion under Standing Orders 1 d), e) and f) to allow Michael Phillips to speak in opposition to planning application 2018/2749 Land to the rear of 23 Claremont Road. This was **agreed unanimously**.*

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

a) 2018/2749: Land at rear of 23 Claremont Road: Email received from Mrs Relleen requesting the Planning Committee reconsider an application on which they have already submitted a comment to EBC. With additional information from CCAAC it was agreed the following will be submitted to the EBC Planning Department.

Claygate Parish Council: We note that additional inaccuracies in the submitted plans have been identified since we reviewed this Planning Application. Most recently, on 11th February, attention was drawn to inaccuracies in the boundary. Given the proposal is to build a new house in a Conservation Area that requires a higher standard for design and character and inaccuracies in submitted plans, we now have concerns about the density of the proposed dwelling in relation to surrounding properties. This is in addition to the concerns raised in the Parish Council's initial submission dated 14th October 2018 relating to some of the trees being at risk of being compromised and the proposed height of the new dwelling being in excess of surrounding properties

Following the Planning Committee decision Mr. Phillips and the members of the public left the meeting.

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

The Minutes of the meeting on 24th January 2019 were agreed and signed by the Chairman.

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

AP22 EBC Street Trading Proposal consultation document: COMPLETED.

AP23 1 Caerleon Close: letter to Enforcement DONE

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

- b) Thanks received from Gary State for completing the Street Trading Proposal consultation document.
- c) Meeting held 25th January with Helen Maguire and Valeska Pack (Project of Manager of CRGT Pavillion rebuild) together with Cllrs Huddart and Bamford, the Clerk and Tom Swift at CRGT request to illustrate to the Councillors the advance stage of the plans.
- d) Email from Mr. & Mrs. Emmins expressing their concern at the development of the Claygate House site and the lack of objection expressed by the Parish Council at this stage. Cllr Bamford responded.
- e) Email from Anthony Sheppard requesting 24/7 monitoring of the grill at the south entrance to the culvert carrying the Rythe under the Claygate House site. Also pointing out the inaccuracies in the Transport Report.
- f) 2018/2913 Station House, The Parade: Appeal notice.
- g) 2017/4167 Station House, The Parade: Appeal notice
- h) 2018/3741 11 Coverts Road: notification of planning application
- i) 2019/0292 27 Woodbourne Drive: notification of retrospective application
- j) 2019/0234 10 Homestead Gardens: notification of planning application.
- k) 2019/0258 18 Oaken Lane: notification of planning application.
- l) 2019/0107 4 Applegarth: notification of planning application
- m) Email from Fiona Sawers inquiring about the minimum space requirements applicable. Cllr Bamford has responded.

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

A report from Cllr Bamford was circulated at the meeting. See Appendix A.

**7. Applications from EBC weekly lists including confirmation of comments sent to EBC
Week ending 25th January**

7.1. 2019/0109 10 Meadow Road – single-storey rear extension following demolition of existing conservatory.

Claygate Parish Council: No objection. Request officer to check 45% from No. 8
Unanimously agreed

7.2 2019/0148 11 Beaconsfield Road – single storey rear extension and alterations to fenestration of existing garage.

Claygate Parish Council: No objection. Comment: We request a condition that the garage should not be used to carry out a business or trade. There are a number of trees on the site. We would request suitable tree protection measures. Unanimously agreed

Week ending 1st February

7.3 2019/0107 4 Applegarth – part two-part single storey side extension and alterations to fenestration and finish following demolition of existing garage.

Claygate Parish Council: No objection. Unanimously agreed

7.4 2019/0147 5 Red Lane – single storey rear extension.

Claygate Parish Council: No comment. Unanimously agreed

7.5 2019/0234 10 Homestead Gardens – part single/part two storey side/rear extension and front porch following partial demolition of existing house.

Claygate Parish Council: No objection. Unanimously agreed.

Weekending 8th February

Cllrs Bamford, Huddart and Herbert declared a non-pecuniary interest in 2019/0251 in that they are known to the applicant.

7.6 2019/0251 9 Beaconsfield Road – tree preservation order EL 18/11 – crown reduce 1 x Arbutus (T1) by approximately 1-1.5m and crown lift to a height of approx 2-2.5m and remove low limb of 1 x lime over neighbouring driveway and reduce height and spread by 2-2.5m.

Claygate Parish Council:

Strawberry tree in front garden – reduce crown by up to 1.5m. – no comment.

Mature lime in front garden – a highly visible tree with lovely form and great amenity value.

Remove lower limb over neighbours' driveway – no objection.

Reduce height and spread of tree – this would be detrimental to the shape and appearance of the tree. Object. Unanimously agreed.

- 7.7 2019/0237 4 Stevens Lane** – tree preservation order EL02/14 – to prune the sides of 2 x betula (T1) by approx 600mm, crown lift 1 x Aesculus (T3) to a height of 3m and fell 2 x salix caprea (T4 and 5)

Claygate Parish Council: 2 x birch at front of property – remove damaged branches and balance. Horse chestnut at back of property – crown lift to 3m.

2 x willow in garden – fell. No objection. Unanimously agreed

Cllrs Bamford, Huddart and Herbert declared a non-pecuniary interest in 2019/0311 in that they are known to the applicant.

- 7.8 2019/0311 9 Beaconsfield Road** – Claygate Foley Estate Conservation Area – crown reduce 1 x Holly by approx. 2m.

Claygate Parish Council: Holly on boundary with no. 11 – reduce height by approx.2m to give more light – no objection. Unanimously agreed

- 7.9 2019/0268 Land rear of 28 Farmside, Red Lane** – confirmation of compliance with conditions 3,4, 5, 6, 7, 8 and 10 of planning permission 2018/0492

Claygate Parish Council: No comment. Unanimously agreed.

- 7.10 2019/0258 18 Oaken Drive** – single storey rear extension, first floor rear extension incorporating Juliet balcony, front canopy, partial alteration to external materials and alterations to fenestration following removal of existing chimney.

Claygate Parish Council: No objection. Comment: we request a condition that the flat roof cannot be used as a balcony/roof garden or amenity area. Unanimously agreed

- 7.11 2019/3741 11 Coverts Road** – single storey rear extension and associated internal alterations.

Claygate Parish Council: No objection. Comment: we request a condition that the flat roof cannot be used as a balcony/roof garden or amenity area. Unanimously agreed

Cllr Herbert declared a non-pecuniary interest in 2019/0292 in that he is known to the applicant.

- 7.12 2019/0292 27 Woodbourne Drive** – retrospective planning application for the overhang of soffit/gutters as they do not correspond to the recently approved plans 2018/1069

Claygate Parish Council: No objection. Unanimously agreed

- 7.13 Consultation: Waldon Telecom Ltd. Proposed base station upgrade at CTIL_240157 20, TEF_84688, Horrington Farm, Vale Road, ClaygateKT10 ONN (NGR: 515275,162480).**

Claygate Parish Council: No comments. Unanimously agreed

8. Report on the East Area Sub-Committee Meeting

2018/2749 Land to rear of 23 Claremont Road – on the agenda for East Area on 4th February. Decision deferred to next meeting scheduled for 4th March.

9. Licensing applications

There are no new applications in Claygate.

10. Enforcement issues

1 Caerleon Close: Reply from Enforcement Team EBC.
(see appendix B)

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

Nothing to report.

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 7th March 2019, Committee Room, Claygate Village Hall

Elmbridge East Area Planning Committee:
Monday 4th March 2019 – Tom Swift to attend

The meeting closed at 9.30 pm

Chairman:

Dated:

Reserve for the next meeting Cllr Xingang Wang

Appendix A

9 Applications were decided.

CPC was a Consultee for 5 of these applications. The remaining Applications were either LDCs or Confirmation of Compliance.

Appeals Lodged and/or Decided

Two Appeals were lodged, both of which relate to the Station House proposed development. No Appeals were decided.

2017/4167: Station House, The Parade.

7 two-storey terraced houses, conversion of existing detached dwelling into 1 x shared dwelling and 2 x flats, alterations to fenestration and associated hardstanding and landscaping following demolition of side extension.

The Appellant believes that East Area Planning Sub Committee failed to take into account all submitted material when coming to their decision t refused including material provided by the Case Office in the Report that recommended approval. He also provided a detailed rebuttal of the grounds for refusal.

2018/2913: Station House, The Parade.

6 two-storey terraced dwellings, conversion of existing detached dwellings into 1 x shared dwelling (HMO) and 2 x flats, alterations to fenestration and associated hardstanding and landscaping following demolition of side extension.

The Appellant notes inaccuracies in the Case Officer Report such as Station House being locally listed and residents car parking permits being required in Claygate and provides a detailed rebuttal of the grounds for the refusal including points that in the Appellant's opinion should have been mentioned when granting PIP approval.

clerk@claygateparishcouncil.gov.uk

From: "Victor Unuigbe" <VUnuigbe@elmbridge.gov.uk>
Date: 05 February 2019 15:38
To: <clerk@claygateparishcouncil.gov.uk>
Subject: FW: Attn. Enforcement team - Planning Compliance Reference INV/2015/0257

Dear Shirley,

Thank you for your email of 7th January below in respect of the above compliance investigation, which Aaron has forwarded on to me for consideration.

I also acknowledge receipt of your email you sent directly to me on 25th January and apologise for the delay in getting back to you. As Aaron previously advised you, I am now dealing with this case following Katie Baldwin's departure from the Council late last year.

I visited the site a few weeks and confirmed that no works appear to be undertaken to remove the attached garage as required by the issued enforcement notice as well as to complete the build of the main dwelling. This is despite the fact that the site's owner had provided assurances to Katie back in late 2017 and early 2018 that they would provide a practical timeframe and schedule of works to ensure compliance and completion. To that effect, I have now written to the owner informing that the ongoing failure to comply with the notice's requirements constitutes a criminal offense, and that we would look to liaise with the Council's Legal Service to initiate prosecution proceedings if within the next 14 days, they do not provide a definite timescale with completion date (of no later than 3 months from the date of my correspondence - today) and schedule of the required works.

I will provide you with a further update if as expected, I hear back from the owners shortly.

Kind regards

Victor

Victor Unuigbe
Planning Compliance Officer
Planning Services
Elmbridge Borough Council
Direct Dial: 01372 474829



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The image shows the Elmbridge Civic Centre, a modern building with a white facade and a dark roof. There are flowers in the foreground.

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11/02/2019