



Caring for Claygate Village

**DRAFT
PLANNING COMMITTEE MEETING
held at 8.00pm on Thursday 3rd October 2019
Small Hall, Claygate Village Hall**

Present: Councillors Geoff Herbert, Michelle Woodward, Janet Swift and Josette Lesser.
In attendance: Shirley Round (Parish Clerk & RFO), Tom Swift (co-opted) and John Bamford (co-opted)
Tree wardens: Vanessa Relleen, Margie Richardson.
Present: 2 members of the public in attendance

1. **Apologies for absence:** Cllr Wang with reason (will be arriving late to the meeting).
2. **Declarations of Interest in items on the Agenda.**
None

*The Chairman requested a Motion under Standing Orders 1 d), e) and f) to allow for discussion on Planning Application 2019/2381 Station House, The Parade. This was unanimously agreed.
Mr Draper addressed the Planning Committee in relation to the above application.*

**7. Applications from EBC weekly lists including confirmation of comments sent to EBC
Week ending 21st September**

- 7.5 2019/2381 Station House, The Parade** – a terrace of 4 two-storey flats and conversion of existing detached house into 1 shared dwelling (HMO) and 2 flats, alterations to fenestration, boundary well to a height of 1.8m and associated hardstanding and landscaping following demolition of existing side extension..
Claygate Parish Council: No objection. Unanimously agreed.

8.15pm Mr. & Mrs Draper left the meeting.

The Chairman introduced Cllr Josette Lesser. Cllr Lesser had expressed interest in becoming a member and she was welcomed to the Planning Committee.

3. **To confirm the Minutes of the last meeting**
The Minutes of the meeting on 12th September 2019 were agreed and signed by the Chairman.
4. **To report on the actioning of items from previous Minutes.**
AP6. Confirmation of the dates for 2020 has not been received. These will be forwarded when available.
AP7. Planning Process – see agenda item 11
5. **Planning correspondence, notification of applications and outstanding results**
Notification of Planning Applications where the Parish Council is a consultee have been received as follows:
2019/2407
2019/2389
2019/2381

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 14th September**

7.1 2019/2277 Land southwest of Arenella, Mountview Road – detached single-storey house with basement, detached garage and new entrance.

Claygate Parish Council: No objection. Unanimously agreed.

7.2 2019/2205 158 Hare Lane – front porch following demolition of existing porch.

Claygate Parish Council: No objection. Unanimously agreed.

7.3 2019/2353 52 Telegraph Lane – single-storey rear extension, single-storey front extension and alterations to fenestration following partial demolition of existing dwelling and removal of chimney stack.

Claygate Parish Council: No objection. Unanimously agreed.

8.50pm Cllr Wang joined the meeting.

Week ending 21st September

7.4 2019/2407 140 Coverts Road – part two/part single-storey rear/side/front extension, rear raised terrace to a height of 0.48m and alterations to fenestration and finish following demolition of existing outbuildings.

Claygate Parish Council: No objection. Request officer to check 45deg from neighbouring property. Unanimously agreed.

7.5 2019/2381 Station House, The Parade – see beginning of meeting.

Weekending 27th October

7.6 2019/2389 17 Gordon Road – two storey side/rear extension and detached garage following demolition of existing garage.

Claygate Parish Council: No objection. Unanimously agreed.

8. Report on the East Area Sub-Committee Meeting

At the last meeting there were no applications for Claygate. The next meeting is on the 7th October.

9. Licensing applications

There are no new applications in Claygate.

10. Compliance issues

Nothing to report. The Clerk will request an update on 1 Caerleon. **AP8**

11. Revisions to Planning Reporting and Information to Residents

a) Following the increase from 21 to 28 days in the consultation period for Planning applications it was unanimously agreed that Planning meetings will be held at 4 week intervals in future.

b) A document explaining the Planning Process to residents has been produced and will be placed on the website.

12. Communication of key decisions to Residents including input to the Courier and website.

Matters relating to the completion of the Local Plan questionnaire were circulated in a special edition of Courier.

13. Matters for Information Purposes Only.

The Clerk will be on holiday from 14th to 28th October. Dates of meetings will be reviewed.
To be agreed

**14. To confirm the date of the next meeting and attendance of members of Planning Committee:
Thursday 31st October 2019, Committee Room, Claygate Village Hall**

Elmbridge East Area Planning Committee:

Monday 7th October 2019 – Tom Swift will attend.

The meeting closed at 9.20 pm

Chairman:

Dated:

Reserve for the next meeting: Cllr Brian Rawson

Appendix A

Report on Planning Applications Decided since the Last Planning Meeting

15 Applications were decided and Claygate Parish Council (CPC) was a Consultee on 11 of these Applications.

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

2019/2084: 14 Glenavon Close Claygate Esher Surrey KT10 0HP

Single-storey side extension, conversion of garage into living space and alterations to fenestration.

CPC did not object

EBC refused permission due to the impact on No.12.

- The constrained nature of the site and the close proximity between the dwellings would result in an unacceptable loss of light to the bedroom at No. 12 and is therefore harmful to the amenity of current and future occupiers
- The proposed extension would be built right up to the boundary at a height of 2.77 metres and this, when considered in conjunction with the already limited separation distance between the side elevations of No.12 and No.14, would result in a harmful sense of enclosure and overbearing impact on the amenity of No. 12 Glenavon Close

2019/2166: 23 Gordon Road Claygate Esher Surrey KT10 0PJ

Dormer window and new windows over existing front garage.

CPC objected due to the design of the dormer

EBC refused permission due to the design of the dormer

- The proposed front dormer window would by virtue of its scale and bulk, have an unacceptable and dominant impact on the character of the host dwelling and the character of the area.
- The proposed dormer would fill almost the entire front roof of the garage, and not be considered to be of a suitable scale for the host dwelling and appear out of keeping.
- The flat roofed dormer does not take account of the character and design of the existing features of surrounding properties, and therefore does not represent good design and fails to take the opportunity to enhance the character and appearance of the existing.

Appeals Lodged and/or Decided

1 Appeal was lodged