

6th February 2024

DRAFT

**Minutes of the Claygate Planning Committee meeting held in the Small Hall,
Claygate Village Hall on the Thursday 1st February 2024 at 7.30pm**

Present: Cllrs: Geoff Herbert (Chair), Gil Bray, Michael Collon, Donna Holt

Non-Voting Advisor: Jonathan Stokes

In Attendance: Interim Parish Clerk Dawn Lacey and 5 members of the public.

1. To agree who will clerk the meeting.

Dawn Lacey to clerk the meeting – proposed by Donna Holt, seconded by Gil Bray and carried unanimously.

2. To receive the resignation of Cllr Susan Grose from the Planning Committee. (Appendix 1)

3. To accept Apologies for Absence.

Apologies have been received from Noel Carruthers and Anthony Sheppard

Absence noted of Janet Swift

4. To receive Declarations of Interest on items on the agenda.

None

5. Confirm Minutes of the Planning Committee Meeting held on 11th January 2024

Minutes of previous meeting were confirmed with a couple of minor adjustments.

Item 1 – Para 3 – Sort to Sought

Item 7 – First Para to remove the sentence - ‘It was reported the application had been rejected under Rule 6 status.’

Item 7 – Second Para to remove KC and correct the spelling for Ashley Bowes

These once amended were unanimously agreed and signed by the chair Cllr Herbert

6. Action from previous Minutes

This action to report on what was needed for the Village Design Statement at the last full meeting of the council was completed on 11th January.

7. Review planning correspondence, notification of applications and outstanding results and agree any action required.

7.1 2023/3296 7 Blakeden Drive

This application has already been approved.

8. Review Planning correspondence, notification of applications and outstanding results and agree any action required.

The only correspondence is from Ian Rennie of Shanley Homes who is here to speak – there is possibly some in the Inbox for the Clerk but nothing else on the agenda for now.

The correspondence concerns objections and responses ref. 4 Littleworth Road.

Planning permission has been granted for the overall development but an additional submission for 3 terraces facing Rythe Road is being forwarded to the East Area Planning Committee due to Claygate Parish Council comments. There were 4 concerns that we raised regarding biodiversity, noise, overlooking and the green roof. Mr. Rennie showed the council photographs identifying the level of screening. He was not able to confirm who owns the trees though and to indicate to what extent the protection from overlooking would therefore persist. In addition, there was some agreement that this and green roof may fall away as objections but there were still grounds for objection on the basis of noise and biodiversity.

Cllr Collon opened that our views have to stand. There was a motion to thank Ian for putting the case but no changes would or could be able to be put through by Claygate Parish Council and it is for Mr. Rennie to discuss with the East Area Sub Committee if 2 of the 4 grounds by which we objected are no longer a concern. Proposed by Councillor Holt seconded by Councillor Herbert and voted for by Councillor Collon and Councillor Herbert abstained from voting.

9. Review Applications Decided and Appeals Lodged and Decided since last meeting and agree any action required

9.1 14 Telegraph Lane – Planning permission was refused by EBC as there was a request to raise the ridge height on one half of a pair of semis.

9.2 17 Langbourne Way – Dormer Window - EBC have also rejected this proposal.

9.3 46 Oaken Lane – Detached Car Park Canopy. LPA Pre-application. The latest submission on the 26/8/23 was refused. Objection already gone in and agreed by Elmbridge BC. Despite the positive things listed regarding the fact that the canopy hides a substation etc, it still remains that the car canopy is in front of the building line and therefore contravenes the regulations. Therefore, we cannot change our decision.

No Action Required

10. Discuss Planning Applications from Elmbridge BC (EBC) Weekly Planning lists

There were 2 planning applications during this period.

10.1 w/c 19th Jan 2024 – 2023/3326 - Land adjacent to 14 Elm Road

“Cllrs voted unanimously for “No Objection, With Comment”. Comments were to: ask EBC to remove Permitted Development Rights; require the Arboricultural documentation be updated; and to insist on a Construction Management Plan”

10.2 w/c 26th Jan 2024 2024/0034 – 20 Stevens Lane Claygate Esher Surrey KT10 0TE – TPO Order EL:02/24 Remove deadwood and crown lift 1 x Oak (T6) by 5m

Councillor Herbert reported that all 3 Tree Wardens agree that this work needs to be carried out on the tree. Motion proposed by Councillor Gil Bray and seconded by Councillor Geoff Herbert to approve with no comment. Unanimously voted for by all.

11. Receive a report on EBC's East Area Sub Committee Meeting and agree any action required

Councillor Herbert reported that the next meeting is 26/2 so it is too early to know the agenda. No Action Required currently.

12. Receive a report on EBC's Planning Committee Meeting and agree any action required

Nothing to Report

13. Review any Licensing Applications in Claygate and agree any action required

Nothing to Report

14. Review any Compliance Issues in Claygate and agree any action required

Caerleon, Ruxley Heights Estate – The garage contravening planning was knocked down by the owner. Donna has a list to discuss with EBC and will discuss this at the next meeting as it is becoming an Health and Safety issue in cold weather due to water ingress onto Ruxley Crescent and the houses adjoining having flooding in their gardens.

15. Discuss and Communication of key decisions to Residents and agree any action required

Nothing to Report – waiting to hear from EBC re the proposal to build 60 houses on Green Belt behind Rythe Road.

16. Matters for information purposes only

Nothing to report.

17. Date of the next meeting 7.30pm Thursday 29th February 2024, Small Hall, Claygate Village Hall

MEETING: Claygate Parish Council

VENUE: Small Hall, Claygate Village Hall, Church Road, Claygate, Surrey KT10 0JP

DATE: Thursday 29th February 2024

TIME: 7.30pm