

**DRAFT**  
**PLANNING COMMITTEE MEETING**  
**Held at 8.00pm on Thursday 28<sup>th</sup> September 2017**  
**Committee Room, Claygate Village Hall**

Present: Councillors Geoff Herbert (Chairman), Ken Huddart, Julian Way and Xingang Wang.

Co-opted: Tom Swift

Members of the Public: Mr John Thorne (2017/3007)

In attendance: Shirley Round (Parish Clerk & RFO).

1. **Apologies for absence:** None

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

Cllr Geoff Herbert                    Co-ordinator of Neighbourhood Watch, Member of Claygate Flower and Village Show Committee

Cllr Ken Huddart                    Chairman of Trustees of CVHA, Presidents of CVA and 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.

Cllr Julian Way                      Undertakes care work Sans Soucie, Guildford, Member of Kingston Chess Club, Supervisor at Kingston Contact Centre. Trustee Claygate Recreation Ground Trust.

Cllr Xingang Wang                Magistrate and co-ordinator of Claygate Speedwatch.

Tom Swift                              Resident of Hermitage Close

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

The Minutes of the meeting on 7<sup>th</sup> September 2017 were agreed and signed by the Chairman.

*Cllr Herbert requested a change in the order of the Agenda to discuss Planning Application 2017/3007. This was unanimously agreed.*

**2017/3007 Claygate Youth Centre, Elm Road – Retrospective application for storage container**

Mr. Thorne described in detail the communication he has had with EBC over this application and the unsatisfactory nature of this retrospective application. He commented that the position of the building, described as temporary but with no indication of how long it would be there, had been moved on subsequent plans. The plans show cladding surrounding the structure but no description of what the materials are. The application also shows that the owners of the site are Elmbridge Borough Council when in fact it is Surrey County Council.

**7.1 2017/3007 Claygate Youth Centre, Elm Road – Retrospective application for storage container.**

Claygate Parish Council: Object. Does not comply with EBC Development Management Plan Policy DM2. It is out of keeping particularly within the Claygate Conservation Area DM12(b). We are concerned with the standard and validity of the application.

4. **To report on the actioning of items from previous Minutes and agree any further action.**

None

**5. To receive Planning correspondence and outstanding results and agree action if necessary**

- i) Letter from Planning Department EBC re application no. 2017/2532 52 Telegraph Lane containing amended plans for the application.
- ii) Telephone call from Mrs. Warner (2017/2532) informing the Planning Committee that incorrect plans had been submitted to EBC. She is to advise her architects to submit the correct plans.
- iii) Email from Mr. Thorne (2017/3007) regarding the application for retrospective permission to erect a temporary structure at the Youth Centre, Elm Road.
- iv) Email from Mr. Waller (2017/2355) requesting support for his objection to the proposed extension to 12 Thorne Close. Claygate Parish Council's comment of 'no objection' had already been forwarded to EBC.

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

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

**7. Applications from EBC weekly lists including confirmation of comments sent to EBC**

**W/ending 8<sup>th</sup> September**

**7.2 2017/2583 33 The Parade** – change of use of ground floor from A1 (retail)(700sqm) to D1 (Dental).

Claygate Parish Council: No objection. Unanimously agreed.

**7.3 2017/2869 56 Red Lane** – Tree preservation order EL 02/14 – Fell 1 x Lawson Cypress tree in front garden.

Claygate Parish Council: No comment. Unanimously agreed.

**W/ending 15<sup>th</sup> September**

**7.4 2017/2661 17 Blakeden Drive** – Two-storey rear extension and front porch extension following demolition of existing rear conservatory.

Claygate Parish Council: No objection. Unanimously agreed.

**7.5 2017/2938 7 Meadow Road** – single-storey side/rear extension following demolition of existing attached outbuilding.

Claygate Parish Council: No objection. Unanimously agreed.

**7.6 2017/2932 5 Glebelands** – single-storey rear extension, first floor side extension and conversion of garage into living space.

Claygate Parish Council: No objection. Unanimously agreed.

**W/ending 22<sup>nd</sup> September**

**7.7 2017/2929 43 Old Claygate Lane** – two-storey side extension, single-storey rear extension and rear terrace following demolition of existing side outbuildings.

Claygate Parish Council: Object. Being so close to and visible from the Green Belt this application poses a threat to encroachment on the Green Belt. Unanimously agreed.

**7.8 2017/3029 2 St. Leonards Road** – tree preservation order EL90/19 – fell 1 x Ash Tree.

Claygate Parish Council: No comment.

**7.9 12 Torrington Road** – Hip-to-gable roof extension, front roof lights, side dormer, rear dormer window with Juliet balcony and alterations to fenestration.

Claygate Parish Council: No objection. Unanimously agreed

**7.10 2017/2897 4A Coverts Road** – confirmation of Compliance with Condition: 3 (Materials) of planning permission 2014/1178.

Claygate Parish Council: No objection. Unanimously agreed.

**7.11 2017/2532 52 Telegraph Lane** – single storey front extension, single storey rear extension and alterations to fenestration following demolition of existing rear projection and front bay window.

Claygate Parish Council: No objection. Unanimously agreed.

**8. To receive a report of the East Area Sub-Committee meeting.**

Tom Swift attended the meeting on Monday 25<sup>th</sup> September. There was one item for Claygate 2017/2487 5 Foley Road – Detached two-storey house with entrance gate and piers to a maximum of 1.8m high following demolition of existing house. This application was refused/not permitted on the grounds of not in line with CS1, CS11, CS17 and DM2. It was deemed to be overdevelopment of the site, the building would be detrimental to the street scene and harmful to owners of no 3 as it would be overbearing. It was also considered to break the 45 degree rule.

**9. To discuss and comment upon any licensing applications in Claygate.**

Nothing to report.

**10. To discuss and agree action on any enforcement issues**

- i. 23 Woodbourne Drive: It was noted the footpath outside this property has been damaged by heavy machinery brought onto the site and had now been concreted over.

**11. To discuss and agree communication of key decisions to residents**

The result of the Planning Enquiry has been placed on the website and an article will be included in the next edition of Courier.

**12. Matters for Information Purposes Only.**

- a) The Department of Communities and Local Government is consulting on new planning proposals which will involve amendment to the National Planning Policy Framework and regulations. Entitled ‘Planning for the Right Homes in the right Places: Consultation proposals’ the closing date is Thursday 9<sup>th</sup> November 2017.

Cllrs Bamford and Herbert will liaise prior to the next Planning Meeting on 19<sup>th</sup> October and formulate responses which will be circulated to the Planning Committee Councillors and on to all Councillors before submission. **AP12** Individual Councillors are also encouraged to complete the consultation document.

- b) The budget build document for 2018/2019 has been sent to the Chairs of all committees for completion (and return to the Clerk) by 30<sup>th</sup> October. This item will be placed on the Agenda for the next Planning Committee meeting. **AP13**
- c) It was agreed during the Clerk’s holiday (which will include the next Planning Meeting) that results of the Planning Applications discussed at the meeting will be forwarded to the Clerk for submission to EBC Planning.

**13. To confirm the date of the next meeting and attendance of members Planning Committee:  
Thursday 19<sup>th</sup> October 2017 (Apologies received in advance from the Clerk)**

**14. Elmbridge East Area Planning Committee:**

Monday 16<sup>th</sup> October 2017 – Tom Swift to attend

**The meeting closed at 9.25 pm**

**Chairman**

**Date**

## **Appendix A**

### **Planning Applications Decided for weeks ending 8th, 15th & 22nd September**

16 Applications were decided.

These included 1 LDC, 1 Non Material Amendment & 2 Variation of Conditions where there is limited scope for Planning Committee to comment or object.

Planning Committee agreed with EBC on all 16 decisions.

### **Appeals Lodged and/or Decided since last Planning Committee Meeting**

One Appeal was lodged.

2017/0736: 69 Telegraph Lane  
Single storey rear extension

This is a retrospective application for an extension that was not built in accordance with Planning Application 2016/1117. This earlier Application was approved as a Permitted Development by way of an LDC Application. The extension has been built marginally deeper than approved and has a flat roof that is significantly higher than the pitched roof agreed in 2016/1117.

Amongst the Appellant's claims are that the 45 degree rule applies from the middle of a neighbour's window and not the nearest edge. This is at odds with what is specified in EBC's Design & Character Supplementary Planning Document: Companion Guide.

Two Appeals were dismissed

2016/1567: The Paddock, Common Lane  
Change of use of land to Gypsy site incorporating two pitches for siting of 2 mobile homes, a stable/utility room and hardstanding together with provision of cesspit

2016/3607: 15 Hare Lane  
Tree Preservation Order EL:199 - fell 1 x copper beech  
Insufficient reason was provided to justify the trees removal even though the Appellant was prepared to replace it with a mature tree.