

DRAFT
PLANNING COMMITTEE MEETING
held at 8.00pm on Thursday 11th October 2018
Small Hall, Claygate Village Hall

Present: Councillors John Bamford (Chairman), Geoff Herbert and Ken Huddart
Co-opted: Tom Swift
In attendance: Shirley Round (Parish Clerk & RFO).
Consultees: Claygate Tree Wardens
Present: 10 members of the public
Cllr Mark Sugden attended the meeting as an observer and took no part in the discussions

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	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.
Tom Swift	Resident of Hermitage Close

Cllr Bamford requested a change in the order of the Agenda to discuss Planning Applications 2018/2749 and 2018/2847. This was unanimously agreed.

2018/2749:

Mr. Dickinson (resident of 21 Claremont Road) gave their reasons for objecting to the development. Firstly, height and size of the house, secondly loss of privacy and thirdly overshadowing. The application contains a statement that the scheme has the support of adjoining neighbours. As an adjoining neighbour Mr. and Mrs Dickinson do not support the application. He also felt the application had failed to take into account the slope of the land.

Mr MacGeogh (on behalf of the owner of the land at rear of 23 Claremont Road) stated the scheme had been discussed in 2 pre-application meetings with EBC, with the tree people, with EBC Planning and the Conservation Officer and SCC Highways Department. There was a need for additional housing and he felt that he had taken sufficient advice. A number of neighbours were in support of the application.

It is noted one of the Claygate Tree Wardens lives in Claremont Lodge Close but took no part in the discussion and was not party to the Tree Warden's report.

9.6 2018/2749 Land to rear of 23 Claremont Road – Detached two-storey house with new access from Claremont Lodge Close and associated parking.

Claygate Parish Council: No objection. However, Claygate Parish Council has the following concerns:

Landscaping & Trees: some of the trees shown on the submitted plans are at risk of being unnecessarily compromised. These trees contribute significantly to the street scene and to the leafy character of the Conservation area. In particular the area west of the proposed house lies within the

root protection area of the horse chestnut tree TP1 in the submitted plans. The patio will be within the tree protection zone of T1 and its canopy. The hardstanding for the drive will be partly within the root protection zone of the birch T4. This is contrary to policies DM6 and DM12.

We note that the proposed house is in height in excess of the surrounding properties. Also that the front of the proposed plot consists primarily of fencing with no landscaping which contrasts with the surrounding houses in Claremont Lodge Close which are more open in outlook.

We have concerns about the privacy for 21 Claremont Road and note that the submitted plans show a 8.5m high hedge which currently does not exist.

We also note that there are some inaccuracies in the submitted plans. In particular the oak T3 is inaccurately shown in the garden of 21 Claremont Road.

We request that if permission is granted all the tree protection measures in the tree report provided by the applicant are implemented including a requirement that measures are in place to the satisfaction of EBC before any construction commences. We also request that if permission is granted permitted development rights are withdrawn.

This is approved by a majority decision and is not unanimous.

2018/2847:

Mr Colon (on behalf of 2, 4, 8 and 10 Albany Crescent) objected to the application and is concerned about the stability of the land and the lack of parking in the area.

9.11 2018/2847 Station House, The Parade – 6 two-storey terraced dwellings, conversion of existing detached dwelling into 1 x share dwelling (HMO) and 2 flats, alterations to fenestration and associated hard standing and landscaping following demolition of side extension.

Claygate Parish Council: Object. We believe the land is unsuitable for development of housing based on the information currently available for the structural integrity of the land. We also note that one of the proposed houses is within 2m of the National Rail boundary which contravenes National Rail's regulations. We also note that there is inadequate provision in the submitted plans for bicycle storage which contravenes policy DM7.

We request that the Fire Services are consulted about this application both at the Planning in Principle stage as well as the Technical Design Stage due to constrained accessibility in an emergency.

Should permission be granted we wish to consider requesting conditions for approval at the Technical Design Stage. Unanimously agreed.

3. To confirm the Minutes of the last meeting

The Minutes of the meeting on 20th September 2018 were agreed and signed by the Chairman.

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

There were no Action Points outstanding.

5. Notification of Planning Applications.

This item will be removed from the agenda in future.

6. Planning correspondence and outstanding results.

A number of emails and telephone calls had been received by the Chairman and Clerk relating to Planning Application 2018/2749.

7. 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.

8. Future Projects 2018/19 for budget purposes and agree action.

Nothing anticipated for the remainder of the year.

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

Week ending 21st September

9.1 2018/2708 22 Dalmore Avenue – hip to gable roof extension, rear dormer window incorporating Juliet balcony, front roof lights and alterations to front and rear chimney stacks and fenestration.

Claygate Parish Council: No comment. Unanimously agreed.

9.2 2018/272 58 Coverts Road – confirmation of compliances with condition 4 (combined build undertaking of planning permission 2016/3606

Claygate Parish Council: No comment. Unanimously agreed.

9.3 2018/2750 1 Raymond Way – part two/part single storey front/side extension incorporating front canopy and rear first floor Juliet balcony.

Claygate Parish Council: No objection. Unanimously agreed.

9.4 2018/2815 16 Ruxley Ridge – single-storey rear and side extension to garage.

Claygate Parish Council: No objection. Unanimously agreed.

9.5 2018/2778 60 Coverts Road – confirmation of compliance with condition 4 (combined build undertaking) of planning permission 2016/3954.

Claygate Parish Council: No comment. Unanimously agreed.

9.6 2018/2749 Land rear of 23 Claremont Road

Discussed at the beginning of the meeting.

8.7 2018/2764 7 Tower Gardens – front and rear roof lights with rooms in the roof space.

Claygate Parish Council: No comment. Unanimously agreed.

9.8 2018/2784 19 Glebelands – single storey front extension incorporating front porch, single storey rear infill extension, first floor side extension, conversion of garage into living space, alterations to fenestration and partial rendering of house.

Claygate Parish Council: No objection. Unanimously agreed.

Week ending 28th September

9.9 2018/2792 32 Red Lane – single storey rear extension.

Claygate Parish Council: No comment. Unanimously agreed.

9.10 2018/2856 5 Foley Road – variation of condition 2 (approved plans) of planning permission 2017/2856 (detached house) for additional window to west side elevation.

Claygate Parish Council: No objection. Unanimously agreed.

9.11 2018/2847 Station House, The Parade

Discussed at the beginning of the meeting

Week ending 5th October

9.12 2018/2826 23 Forge Drive – confirmation of compliance with condition 3 (balcony screen and planting) of planning permission 2018/1584.

Claygate Parish Council: No comment. Unanimously agreed.

Additional application

9.13 2018/2907 9 The Parade – new shop front and entrance door to first floor.

Claygate Parish Council: No objection. However, we have concerns about the arrangements for the bins. Unanimously agreed

10. Report on the East Area Sub-Committee Meeting

Nothing to report for Claygate at the meeting on 8th October.

11. Licensing applications

There are no new applications in Claygate.

12. Enforcement issues

The committee note that the building in the front garden of 70 Common Road is being dismantled.

- 13. Communication of key decisions to residents including input to Courier and the website.**
Cllr Herbert has submitted a short article on Enforcement. Cllr Bamford will include an article on follow up planning matters. The copy date is 26th October.
- 14. Matters for Information Purposes Only.**
Photocopying at the village hall: We will accept the conditions required by CVHA management committee.
Consultation Draft Statement of Community Involvement: Cllr Bamford has looked through the document and thinks there are no substantial comments to make. He recommends individual Councillors make their own responses.
- 15. To confirm the date of the next meeting and attendance of members of Planning Committee:**
Thursday 1st November 2018
Cllr John Bamford will be absent from the next Planning Meeting.
Elmbridge East Area Planning Committee:
Monday 5th November 2018 – Tom Swift to attend

The meeting closed at 10.05 pm

Chairman:

Dated:

Reserve for the next meeting Cllr Julian Way.

Appendix A

10 Applications were decided.

These included 5 LDCS and 1 Non-Material Amendment where there is limited scope for Planning to comment or object.

Planning Committee agreed with EBC on 7 decisions.

The Applications where CPC did not agree were:-

2018/2415: 4 Coverts Road Claygate Esher KT10 0JU

Non-Material Amendments to planning permission 2014/1178 (Detached dwelling) for the addition of two roof lights to the rear elevation.

CPC raised no objections

EBC stated that the insertion of the two additional rear velux roof lights would result in a change in relationship with neighboring properties with regards to privacy and overlooking and therefore a new planning application is required.

2017/3055: 27 Crediton Way Claygate Esher Surrey KT10 0EB

Lawful Development Certificate: Whether planning permission is required for an existing conversion of garage into living space..

EBC refused permission but the decision notice is currently unavailable.

2018/2673: Ranmore Raleigh Drive Claygate Esher Surrey KT10 9DE

PD Prior Notification: Single-storey rear extension.,

CPC did not object.

The Officer's Report stated "the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would have a width greater than half the width of the original dwellinghouse" and, therefore, the proposed extension would not constitute Permitted Development and would be unlawful

Appeals Lodged and/or Decided since last Planning Committee Meeting

No Appeals were lodged or decided