

**DRAFT**  
**PLANNING COMMITTEE MEETING**  
held at 8.00pm on Thursday 19<sup>th</sup> July 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).

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

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

The Minutes of the meeting on 28<sup>th</sup> June 2018 were agreed and signed by the Chairman.

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

**AP35 (6) DONE**

**AP7** Remit has been reviewed and placed on the website.

**AP8** Enforcement follow up (see agenda item 11) **DONE**

**AP9** Enforcement new issue (see agenda item 11) **DONE**

**AP10** Parking issue passed to H & T **DONE**

5. **Planning correspondence and outstanding results.**

i) Correspondence relating to Enforcement issues are reported under agenda item 11.

ii) No other correspondence received.

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**  
**Week ending 29<sup>th</sup> June**

**7.1 2018/1906 10 Ruxley Ridge** – First floor side extension, roof extension incorporating a 0.63m increase in ridge height, rear dormer windows and front roof lights and a front porch.

Claygate Parish Council: No objection. Unanimously agreed

**7.2 2018/1869 10 Glebelands** – Single storey rear extension, conversion of garage to habitable space and replacement of flat roof over existing side projection with a new pitched roof.

Claygate Parish Council: No objection. Unanimously agreed.

**Week ending 6<sup>th</sup> July**

**7.3 2018/1972 Vale Farm, Vale Road** – retrospective variation of condition 2 (approved plans) of planning permission 2012/3824 (two storey rear extension, front porch and roof alterations) to omit front porch and alterations to fenestration.

Claygate Parish Council: No objection. Unanimously agreed.

**7.4 2018/1978 27 St Leonards Road** – non-material amendments to planning permission 2018/1089 to alter fenestration.

Claygate Parish Council – No objection. Unanimously agreed

**7.5 2018/2058 Land north of 37 & 39 Hare Lane** – Confirmation of compliance with conditions: 5 (tree protection and pre-commencement inspection) and 6 (tree protection) of planning permission 2017/0451.

Claygate Parish Council comment: We note that condition 6 has effect until expiration of 5 years from first occupation of the development. Unanimously agreed.

**7.6 2018/2041 5 Oakhill** – non-material amendments to planning permission 2017/3702 to replace 3 rooflights with one rooflight, replace rear door with window, reduce size of side window and add cladding to front and side elevations.

Claygate Parish Council: No comment. Unanimously agreed.

**Week ending 13<sup>th</sup> July**

**7.7 2018/2038 20 Gordon Road** – variation of condition 2 (approved plans) and removal of condition 4 (obscure glazing) of planning permission 2018/0784 to allow the 2 north facing and 2 south facing roof lights to be openable.

Claygate Parish Council: No comment. Unanimously agreed.

*Cllr Ken Huddart declared he did a site visit before the meeting and met with the occupant of No. 6 Sims Cottages. He did not give an opinion.*

**7.8 2018/1344 7 Sims Cottages, The Green** – Claygate Village Conservation Area – fell 1 x Acacia, crown reduce 1 x Acacia by 2-3m, 1 x Ash around 2m and 1 x copper leaf cherry by 2.5m.

Claygate Parish Council:

2 x Robinia pseudo-acacia: No objection to the proposed work. The larger tree contributes to the surrounding area but we do not think either tree is worthy of a TPO.

1 x copper leaf cherry: Not found. We wonder if the applicant means the Judas tree on the boundary between nos. 6 & 7. This is too small to be visible from surrounding streets.

1 x Ash: Objection. The ash is a lovely, well balanced tree and, although not prominent, it does contribute to the leafy environment as seen from surrounding street. The proposed work will spoil its shape, making it unbalanced and potentially dangerous.

All comments unanimously agreed.

**7.9 2018/2057 Elm Farm, Woodstock Lane** – single-storey agricultural building (395.02sqm) for livestock use following demolition of 2 existing buildings (189sqm).

Claygate Parish Council: No objection. Unanimously agreed.

**8. Consultation on Local Validation Check List.**

Consultation is due by 30<sup>th</sup> July. There are only 4 questions but there is a substantial body of information to review. Cllr Bamford has scanned the new validation check list and advised the committee. It was agreed the Clerk should complete the questionnaire in line with members' decision.  
**AP11**

**9. Report on the East Area Sub-Committee Meeting**

2018/0492 Lane rear of 28 Farmside, Red Lane. There had been 11 letters of objection and 1 observation. Claygate Parish Council made no comment.  
Recommendation – Permit.

**10. Licensing applications**

There are no new applications in Claygate.

**11. Enforcement issues**

The following comments have been received from Enforcement Team (EBC Planning):

- i) 70 Common Road: The owner has asked for an extension to the deadline of 5<sup>th</sup> June. It is anticipated the building will be removed within the next 3 weeks (24<sup>th</sup> July). **Follow up. AP11**
- ii) 2014/3773 1 Caerleon Close. Case Officer will follow up on her return from leave. **Follow up. AP11**
- iii) 2017/1150 Little Squirrels, Ruxley Crescent. Case closed. It appears the posts and wire do not exceed 2m in height. They are also not adjacent to the highway so no permission is required for their retention.
- iv) The Oaks, The Causeway (corner of Causeway/Cornwall Avenue). Case officer has been assigned to investigate.
- v) Parking on the Grass Verge in Common Road. Referred to H & T to investigate.

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

Cllr Herbert has agreed to write an article about Enforcement. The next copy date will be agreed after the Council meeting on 12<sup>th</sup> September.

**13. Matters for Information Purposes Only.**

- i) Meeting with Tree Officers (EBC). A meeting has been held with Ben Wainhouse, Russel Gibbons and Jamie Marengi (EBC tree officers), Cllrs Bamford and Herbert and Claygate Tree Wardens. It was a very useful meeting with EBC clarifying their policies and offering to have site visits with the Claygate tree wardens when any potentially difficult tree applications appear on the weekly lists.

Key points arising from the meeting:

Conservation Area trees - EBC has a simple choice on applications, object or no objection (within 6 weeks). If they object they have to draw up a TPO for the tree(s). They cannot lay down conditions.

TPOs –Generally EBC are proactive in negotiation with applicants to find an agreed approach on tree works but no longer keen to agree to lesser works on trees as this has often been abused by applicants who in the event do more work than agreed. They are now only reactive to new TPOs. EBC do not have the capacity to see out important trees in the Borough. If there is just one objection to a new TPO it has to be to East Area Planning Subcommittee for a decision. On TPO procedure, the TPO is initially valid for 6 months after which it has to be made permanent by the Council. If a tree is being planted as a condition of a TPO tree being felled the replacement tree is not automatically protected.

Application procedure - only the applicant, their agent and the tree owner are notified, not the PC who find new applications through the Weekly Lists. No yellow notices are put up near the trees and no notifications are sent to neighbours.

- ii) A new modified National Planning Policy Framework is due for publication shortly.

**15. To confirm the date of the next meeting and attendance of members of Planning Committee:  
Thursday 9<sup>th</sup> August 2018**

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

Monday 13<sup>th</sup> August 2018 – Tom Swift to attend

**The meeting closed at 9.35 pm**

**Chairman:**

**Dated:**

**Reserve for the next meeting Cllr Julian Way**

## **Appendix A**

### **Planning Applications Decided for weeks ending 30<sup>th</sup> June, 7<sup>th</sup> and 14<sup>th</sup> July**

10 Applications were decided.

These included 1 LDC & 2 Confirmations of Compliance where there is limited scope for Planning to comment or object.

Planning Committee agreed with EBC on 9 decisions. One Application for tree work was decided before we had an opportunity to comment.

#### **Applications of Note**

2018/1599: 2 Torrington Close Claygate Esher Surrey KT10 0SB

Tree Preservation Order EL:97/28 - 1 x Horse Chestnut crown lift (see supporting image).

EBC refused permission before CPC had an opportunity to comment. Refusal was on the grounds that the Application was not specific enough. A recommendation was made to consider submitting a second Application for crown lifting of secondary growth.

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

None