

DRAFT
PLANNING COMMITTEE MEETING
held at 8.00pm on Thursday 28th March 2019
Small Hall, Claygate Village Hall

Present: Councillors John Bamford, (Chair), Geoff Herbert, Xingang Wang and Ken Huddart.
In attendance: Shirley Round (Parish Clerk & RFO).
Tree wardens: Vanessa Relleen, Margie Richardson.
Present: 2 members of the public.

1. **Apologies for absence:** Tom Swift

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: 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.

Cllr Xingang Wang: Magistrate and Co-ordinator of Claygate Speed Watch.
Director ZW Properties.

*The Chairman requested a Motion under Standing Orders 1 d), e) and f) to allow for discussion on the Foley Conservation Area Review. This was **agreed unanimously**.*

8. **Foley Conservation Area Review**

Vanessa Relleen and Michael Phillips asked for the Parish Council's support in arranging for a review of the Foley Conservation Area. It is recommended that a review is carried out every 5 years but when approached EBC indicated they were only able to undertake a review of conservation areas in the borough one a year and the Foley Conservation Area review would be some years hence. The members of the Planning Committee of the parish council **unanimously agreed** to lend their support in any way possible.

Following the Planning Committee decision the members of the public left the meeting.

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

The Minutes of the meeting on 7th March 2019 were agreed and signed by the Chairman.

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

AP24 Clerk to follow up Enforcement issue on 1 Caerleon Close.

5. **Planning correspondence, notification of applications and outstanding results**

a) 2019/0597 Copy of objection to planning application received from Cllr and Mrs. Huddart

b) 2019/0649 11 Oaken Lane: notification of planning application.

It was noted that notification of only 1 planning application had been received since the last meeting. The Clerk was asked to contact EBC Planning to request notification of all applications where the Parish Council is a consultee. **AP25**

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 8th March

7.1 2019/0507 22 Ruxley Ridge – first floor side/rear extension.

Claygate Parish Council: No objection. Unanimously agreed.

7.2 2019/0452 2 Berkeley Gardens – first floor front/side extension, front porch, front roof lights and alterations to fenestration incorporating first floor rear juliet balcony following demolition of existing front canopy.

Claygate Parish Council: No objection. Unanimously agreed.

Week ending 15th March

7.3 2019/0500 18 Stevens Lane – tree preservation order EL02/14 – reduce 1 x oak by 3m.

Claygate Parish Council: No comment. Unanimously agreed

7.4 2019/0528 41 Old Claygate Lane – alterations to fenestration and roof of existing rear conservatory.

Claygate Parish Council: No comment. Unanimously agreed.

7.5 2019/0576 Oakdene Church Road – single storey rear extension following demolition of existing rear conservatory.

Claygate Parish Council: No objection. Unanimously agreed.

7.6 2019/0612 21 Torrington Road – single storey rear extension following partial demolition of existing dwelling.

Claygate Parish Council: No objection. Unanimously agreed.

Cllr Huddart declared a non-pecuniary interest in planning application 2019/0597 and didn't participate or vote on the application as he is a neighbour and has objected to the application.

7.7 2019/0597 13 St Leonards Road – single storey rear and side extension following demolition of existing rear projection and garage.

Claygate Parish Council: No objection. However, Claygate Parish Council are concerned that there may be an impact on access and car parking arrangements for the neighbour at 11 St. Leonards Road. Unanimously agreed..

7.8 2019/0454 6 Stevens Lane – tree preservation order EL02/14 – reduce lower limb of 1 x lawson cyprus.

Claygate Parish Council: No comment. Unanimously agreed.

Week ending 22nd March

7.9 2019/0577 15 Tower Gardens – Tree preservation order EL89/25 – crown thin by 15%, crown lift by 3m and crown clean 2 x oaks and crown reduce 3 x sweet chestnut by 2.5m following removal of epicormic growth.

Claygate Parish Council:

2 Oaks with TPOs at the front of the property: these are fine, unspoilt trees which are very significant in the street scene and provide an important habitat for birds and insects.

We object to the crown thinning by 15%. This is unnecessary and would spoil the trees. We would agree to the crown lift to 3m.

3 sweet chestnuts with TPOs in the rear garden, near the fence, behind the garage: these are important trees which are very visible and contribute significantly to the street scene. The application is to reduce the crowns of all three by 2.5, following removal of epicormic growth. The reason given is that the branches are getting very close to the garage.

We would agree to the branches over the garage being shortened. We object to the crowns being reduced.

Unanimously agreed.

7.10 2019/0659 3 Telegraph Lane – single storey rear extension following partial demolition of existing dwelling.

Claygate Parish Council: No comment. Unanimously agreed.

- 8. Foley Conservation Area Review**
Taken at the beginning of the meeting.
- 9. Report on the East Area Sub-Committee Meeting**
Nothing to report
- 10. Licensing applications**
There are no new applications in Claygate.
- 11. Enforcement issues**
1 Caerleon Close: Clerk to follow up **AP24**
- 12. Communication of key decisions to residents including input to Courier and the website.**
Nothing to report. Courier next edition of Courier is schedule for July.
- 13. Matters for Information Purposes Only.**
No items to report.
- 14. To confirm the date of the next meeting and attendance of members of Planning Committee:
Thursday 18th April 2019, Committee Room, Claygate Village Hall**

Elmbridge East Area Planning Committee:
Monday 1st April 2019 – Tom Swift to attend

The meeting closed at 9.05 pm

Chairman:

Dated:

Reserve for the next meeting Cllr Bill Chilcott

Appendix A

Report on Planning Applications Decided since the Last Planning Meeting

12 Applications were decided.

CPC was a Consultee for 8 of these Applications and agreed with EBC on 10 of the Planning Applications.

Two Applications were LDCs and two were Tree Works Applications where CPC is not a Consultee.

Applications where CPC's decision differed to EBC were:-

2018/2749: Land to Rear of 23 Claremont Road Claygate Esher Surrey KT10 0PL

Detached two-storey house with new access from Claygate Lodge Close and associated parking.

CPC made comments but did not object.

East Area Sub-Committee Refused on grounds that the proposed development by virtue of the height, size, scale, bulk and massing would appear incongruous in the streetscene of Claygate Lodge Close

2019/0237: 4 Stevens Lane Claygate Esher Surrey KT10 0TE

Tree Preservation Order EL: 02/14 - To prune the sides of 2 x Betula (T1) by approx 600mm, crown lift 1 x Aesculus (T3) to a height of 3m and fell 2 x Salix Caprea (T4 & T5).

CPC did not object

EBC decided on "Part Refusal". It considered proposed work to Birch x1 to reduce damaged sections back to growth points as acceptable, but the proposal to reduce the rest of the tree inappropriate action to maintain trees health.

Appeals Lodged and/or Decided

No Appeals were lodged, but 2 Appeals were decided.