

DRAFT
PLANNING COMMITTEE MEETING
held at 8.00pm on Thursday 15th March 2018
Small Hall, Claygate Village Hall

Present: Councillors Geoff Herbert (Chairman), Julian Way, John Bamford 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 Geoff Herbert	Co-ordinator of Neighbourhood Watch, Member of Claygate Flower and Village Show Committee
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 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.
Cll Julian Way	Undertakes care work Sans Soucie, Guildford, Member of Kingston Chess Club, Supervisor at Kingston Contact Centre. Trustee Claygate Recreation Ground Trust.
Tom Swift	Resident of Hermitage Close

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

The Minutes of the meeting on 22nd February 2018 were agreed and signed by the Chairman

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

AP 25 Response from Enforcement Officer received. See Agenda item 10. **DONE**

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

i) 2017/3832 109 Hare Lane Claygate: Amended plans, which show the removal of the rail at the front exterior of the building have now been placed on the website. Following email discussion with Councillors it was agreed the Clerk could email Planning Department to remove the Parish Council's objection. This was done on the 8th March 2018.

ii) The Clerk received a telephone call from a resident of Old Claygate Lane regarding their planning application. The resident requested a meeting with Parish Councillors to discuss the application. The Clerk explained this was not part of the Planning Committee's remit and that all communication should be directed to the EBC Planning Department.

iii) 2016/2062 The Planning Adviser's invoice has been received and will be settled from the Planning budget.

iv) Revised Draft National Planning Policy Framework. A hard copy is available for circulation. The response is required by 9th May and will be placed on the Planning agenda. **AP26**

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 23rd February**

7.1 2018/0445 Old Point, Ruxley Crescent – Two storey front extension incorporating new front porch, part two/part single storey rear extension and rear dormer windows following demolition of existing single storey rear conservatory.

Claygate Parish Council: no objection. Unanimously agreed.

7.2 2018/0501 Briarwood, The Causeway. Application withdrawn.

7.3 2018/0355 61 Hare Lane. Application withdrawn.

7.4 2018/0421 12 Rythe Road – single storey front/side extension incorporating front porch, single-storey rear extension and alterations to fenestration following demolition of existing front porch and side outbuildings.

Claygate Parish Council: No objection. Unanimously agreed.

7.5 2018/0422 14 Vale Road – rear dormer window, front roof lights and alterations to fenestration.

Claygate Parish Council: No comment. Unanimously agreed.

7.6 2018/0397 6 Rosehill – Tree preservation order EL:258 – 3 x lime – crown reduce up to 2.5m and pruning wound diameter 60mm, crown thin by 10% and crown lift by 5m.

Claygate Parish Council: No objection, although a decision has already been made by EBC.

Unanimously agreed

7.7 2018/0403 14 Derwent Close – single storey front infill extension, partial conversion of existing garage into living space, front roof lights and alterations to fenestration following partial demolition of existing house.

Claygate Parish Council: No objection. Unanimously agreed.

W/ending 2nd March

7.8 2018/0485 36-38 The Parade – single storey rear extension following demolition of existing detached garage.

Claygate Parish Council: No objection. Unanimously agreed.

7.9 2018/0523 5 Simmil Road – part two/part single storey side/rear extension incorporating side roof light following partial demolition of existing house and demolition of existing side garage.

Claygate Parish Council: No objection. Request officer to check 45 degree rule from No. 4 Simmil Road. Unanimously agreed.

7.10 2018/0324 19-21 The Parade – Advertisement consent: 1 non-illuminated fascia sign and 3 non-illuminated canopies.

Claygate Parish Council: No objection. Unanimously agreed.

7.11 2018/0404 12 Meadow Road – first floor side extension.

Claygate Parish Council: No objection. Unanimously agreed.

W/ending 9th March

7.12 2018/0677 50 Foley Road – hip to gable roof extension with rear dormer window.

Claygate Parish Council: No comment. Unanimously agreed.

7.13 2018/0667 37 Beaconsfield Road – non material amendments to planning permission 2017/3406 for alternations to fenestration.

Claygate Parish Council: No comment. Unanimously agreed.

7.14 2018/0558 69 Telegraph Lane – retrospective application for a single storey rear extension.

Claygate Parish Council: No objection. Unanimously agreed.

- 7.15 2018/0694 22 Station Road** – roof extension incorporating an increase in ridge height of 1m, rear dormer windows and front roof lights.
Claygate Parish Council: No objection. However, we are concerned that there is an unbalancing of a pair of semis with the increase of the roof height by 1m and the possible effect on the street scene. Unanimously agreed.
- 7.16 2018/0604 Speer House, 40 The Parade** – retrospective application for single storey rear extension (27sqm)
Claygate Parish Council: No objection. Unanimously agreed.
- 7.17 2018/0464 7 Claremont Road** – tree preservation order EL04/50 – crown reduction 4 x lime
Claygate Parish Council: No comment. Unanimously agreed.
- 7.18 2018/0650 30 Station Road** – rear dormer window and front roof lights.
Claygate Parish Council: No comment. Unanimously agreed.
- 7.19 2018/0641 11 Oaken Lane** – two storey front extension, single storey side extension incorporating partial conversion of garage into living space, single storey rear extension and alterations to fenestration.
Claygate Parish Council: Objection. New living space created by the conversion of the garage represents new living space forward of the building line. Unanimously agreed.
- 7.20 2018/0589 3 Station Road** – single storey rear/side extension following partial demolition of the existing property.
Claygate Parish Council: No objection. Request officer to check 45 degree rule to No 2 Station Road. Unanimously agreed.
- 7.21 2018/3466 9 Beaconsfield Gardens.**
Claygate Parish Council: No objection. Unanimously agreed.
- 7.22 2017/4157 5 Foley Road** – detached two storey house with entrance gates and boundary fencing to a maximum of 1m high following demolition of existing house.
Claygate Parish Council: No objection. Unanimously agreed.
- Cllr John Bamford and Tom Swift declared a non-pecuniary interest as they are residents of Hermitage Close*
- 7.23 2018/0576 11 Hermitage Road** – single storey front extension incorporating front porch and conversion of garage into living space, hip to gable to both sides incorporating front and rear dormer windows, single storey rear extension, partial rendering of front elevation of alterations to fenestration.
Claygate Parish Council: Object. Claygate Parish Council considers this application does not comply with EBC Development Management Plan DM2. Majority decision. Cllr Bamford abstained from voting
- 7.24 2018/0602 50 Gordon Road** – single storey rear extensions.
Claygate Parish Council: No objection.

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

2016/3847 6-8 Hare Lane: This application was withdrawn from the agenda of the meeting on 12th March.

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

i) Parade/Albany, The Parade, Claygate: : Sale of alcohol between the hours of 07.00hrs-00.00hrs Monday to Friday; 08.00hrs-00.00hrs on Saturdays; 09.00hrs-00.00hrs on Sundays; bank holidays 08.00hrs-00.00hrs; Christmas Eve and New Years Eve and 07.00hrs-00.00hrs.

The Parish Council expressed concern that the late night extension between 23.00hrs and 00.00hrs will lead to potential noise nuisance to residents in the immediate vicinity. However, the EBC Licensing Department informed the Clerk that this was only a change of Licensee. The hours were the same as those agreed for the previous business.

10. To discuss and agree action on any enforcement issues

A response from EBC Enforcement Officer was received as follows:

i) 70 Common Road: It was noted that a shed erected in the front garden during building work is still there. *The owner has been given until 5th June 2018 to complete the works and remove the shed.*

ii) 2014/3773 1 Caerleon Close. No work has restarted on the site. *The owner is aware of the situation and is hoping to re-commence work on the property in the next few months.*

iii) 2017/1150 Little Squirrels, Ruxley Crescent. The plastic foliage itself has been removed however the posts that supported it are still in place along with the wire that stretches between the posts that was used to support the plastic foliage. *The Enforcement Officer was unaware of the situation and will move the matter forward.*

11. To discuss and agree communication of key decisions to residents including input to Courier and the website.

Courier due to be distributed late March/early April. Copy date for the next edition is 27th April.

12. Matters for Information Purposes Only.

Nothing to report.

**14. To confirm the date of the next meeting and attendance of members of Planning Committee:
Thursday 5th April 2018**

15. Elmbridge East Area Planning Committee:

Monday 3rd April 2018 – Tom Swift to attend

The meeting closed at 10.05 pm

Chairman:

Dated:

Reserve for the next meeting Cllr Gavin Wilson

Appendix A

Planning Applications Decided for weeks ending 23rd February & 2nd and 9th March

7 Applications were decided.

These included 3 Confirmations of Compliance where there is limited scope for Planning to comment or object.

Planning Committee agreed with EBC on 5 decisions.

The Applications where we did not agree were:-

2017/4125: 33 Stevens Lane Claygate Esher Surrey KT10 0TQ

Part two/part single-storey side and rear extension incorporating rooms in the roof space.

CPC did not object but noted that the building would be disproportionate in size and out of character with the area.

EBC refused permission but there is no report on their website, so the reasons for refusal are unknown.

2018/0397: 6 Rosehill Claygate Esher Surrey KT10 0HL

Tree Preservation Order EL:258 - 3 x Lime - Crown reduce up to 2.5m and pruning wound diameter 60mm, crown thin by 10% and crown lift by 5m.

CPC has not had the opportunity to comment.

EBC may have fast tracked this application as the work has already been approved by its Tree Officer. One of these trees is the subject of an insurance claim after one of its limbs fell through the roof of a shed in Hermitage Close and there is concern that further limbs are at risk of falling.

Appeals Lodged and/or Decided since last Planning Committee Meeting

None