

DRAFT
PLANNING COMMITTEE MEETING
Held at 8.00pm on Thursday 15th June 2017
Committee Room, Claygate Village Hall

Present: Councillors Geoff Herbert (Chairman), Ken Huddart, John Bamford, Julian Way and Mark Sugden (ex-officio).

Co-opted: Tom Swift

In attendance: Shirley Round (Interim Administrator & RFO).

1. **Apologies for absence:** Susan Harding

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.
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 Mark Sugden	Trustee of Claygate Village Hall Assoc. Committee member of Claygate Village Assoc. Committee member of Claygate Gardening Society. Chairman Outreach Group (Church of the Holy Name).
Tom Swift	Resident of Hermitage Close

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

The minutes of the 25th May 2017 were agreed and signed by the Chairman.

Cllr Herbert requested a change in the order of the Agenda to discuss Item 8 'To receive an update on Planning Appeal 2016/1567' by Cllr Sugden. This was unanimously agreed.

8. **To Discuss and Agree Action on Planning Appeal 2016/1567**

Cllr Sugden updated the Committee on the current position relating to the Planning Appeal Inquiry and the gathering of Witness Statements. He confirmed the Appeal will be held on 11th to 13th July at the Civic Centre, Esher. Witness Statements from all parties are due for submission by Tuesday 20th June. The Statements had been due by 13th June but an extension of one week had been granted. Some doubt had been cast on whether Witness Statements from SUDS and Surrey Wildlife Trust, on behalf of EBC, would be submitted. However, it is now understood they will be available. The Claygate Community Group (CCG) meanwhile decided to commission its own drainage study which has been done but a potential ecology assessment is unlikely to be obtained due to the short timeframe.

The QC acting on behalf of CCG has recommended a Witness Statement from Cllr Sugden (Chairman of Claygate Parish Council) should be submitted. He intends to provide a statement, specifically using information from the Village Design Statement, which is an evidence based document, and information from the Parish Council Committee remits and H&T Committee chair as appropriate. This was unanimously agreed.

All submissions will be available to each party prior to the Inquiry.

Cllr Sugden noted that he had been made aware that BBC Surrey had been in contact with a member of the CCG after an update on Protect Claygate's Green Belt Facebook page. It was unanimously agreed it would be inappropriate for Councillors to comment on this matter as it is subject to an upcoming planning inquiry. An email will be circulated this Friday, to all Councillors, with a suggested response should they be contacted by the media. **AP5** Interim Administrator to contact Councillors.

Cllr Sugden left the meeting at 8.25pm

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

AP2 Cllr Herbert will report to the next Parish Council Meeting that there has been no change to the Planning Committee remit. Outstanding

AP3 IA to amend the date on the Remit to reflect the decision and to update the website. DONE

AP4 Cllr Herbert to contact the commercial rubbish collectors re collections in the Parade, particularly the area around 20 The Parade (between the bathroom shop and the off-licence leading to Station Way). Outstanding. Following the meeting the IA had contacted Mr. Reeks to let him know the outcome of the discussion.

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

i) Email from Sue Conley re 12 Woodbourne Drive. Circulated.

ii) Email from Susan Harding re 16 Holroyd Road. Circulated.

iii) Email from Mr. Reeks, owner of 2 flats at 20 The Parade acknowledging receipt of the Interim Administrator's email informing him of the decisions taken at the meeting.

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 26th May

7.1 2017/1644 23 Ruxley Ridge – single storey rear extension following demolition of existing conservatory.

Claygate Parish Council: No objection.

7.2 2017/1564 Ruxley Mount, Mountview Road – Variation of Conditions 2 (Approved Plans) & 6 (Tree Protection) of planning permission 2015/3450 (detached house) to reduce the size of dwelling, alter roof layout and fenestration.

Claygate Parish Council: No comment.

7.3 2017/1569 Vale Farm Cottage, Vale Road – Two-storey front extension, part two/part single storey rear extension and gates and piers to a maximum of 1.7m high.

Claygate Parish Council: Objection. We believe the footprint and volume of the part two of the rear extension is understated by a length of 1.8m. Consequently the footprint and volume exceeds the permitted allowance for Green Belt extensions.

7.4 2017/1527 Elm Cottage, The Causeway – Lawful Development Certificate: whether planning permission is required for a proposed relocation of existing vehicular access.

Claygate Parish Council: No comment.

- 7.5 2017/1602 10 Gordon Road** – Lawful Development Certificate: whether planning permission is required for a proposed rear roof extension incorporating rear dormer window and front rooflights.
Claygate Parish Council: No comment.

Cllr Julian Way is a Trustee of Claygate Recreation Ground Trust and declared an interest in item 2017/1541. He took no part in the discussion on this item.

- 7.6 2017/1541 Cricket Pavilion, Claygate Recreation Ground, Church Road** – Lawful Development Certificate: whether planning permission is required for a proposed single storey sports pavilion following demolition of existing fire damaged pavilion.
Claygate Parish Council: No comment

- 7.7 2017/1512 2 Claremont Road** – Singly storey rear extension, hip to gable roof extension to both sides with front and rear rooflights and alterations to roof of existing side extension following demolition of existing single storey rear projection.
Claygate Parish Council: No objection.

W/ending 2nd June

- 7.8 2017/1706 Kybo, Ruxley Crescent** – Detached two-storey house with basement and attached garage following demolition of existing house.
Claygate Parish Council: No objection. Claygate Parish Council notes the revised plans include a dominant flat roof.

W/ending 9th June

- 7.9 2017/1795 Ruxley Mount, Mountview Road** – Confirmation of Compliance with Conditions: 3 (materials), 4 (method of construction) and 9 (Landscaping – tree planting) of planning permission 2015/3450
Claygate Parish Council: No comment.
- 7.10 2017/1785 28 Blakeden Drive** – single storey front extension and new porch following demolition of existing front projection.
Claygate Parish Council: No objection.
- 7.11 2017/1737 17 Dalmore Avenue** – Lawful Development Certificate: whether planning permission is required for a proposed rear dormer window.
Claygate Parish Council: No comment.

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

Tom Swift attended the meeting on Monday 12th June and reported as follows:

2017/0316 39 Common Road: This item had been deferred from the previous meeting as the plans were not clear and members found it difficult to assess what the finished build would actually look like. New drawings had been submitted. Result – approved.

2017/0967 22 Foley Road: CPC objected due to the proposed high dormer height. Cllr Coomes agreed the dormer was too large and too high but felt his view was subjective and had no objection. Result – approved.

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

None

11. To discuss and agree action on any enforcement issues

Trinity Cottage, 14 Church Road – the hornbeam. This tree had been the subject of 2017/0348 (w/ending 10th February 2017) to fell 1 hornbeam. Claygate Parish Council tree wardens had noted

this tree was important to the street scene, being prominent and highly visible. If permission was given to fell CPC requested that a suitable and sizeable replacement should be planted.

Post meeting note: EBC had approved the felling of the hornbeam but had not requested a replacement.

12. To discuss and agree communication of key decisions to residents

Interim Administrator to check details of the Planning Inquiry are on the website. **AP 6**

13. Matters for Information Purposes Only.

None

14. To confirm the date of the next meeting and attendance of members Planning Committee:

Thursday 6th July 2017

15. Elmbridge East Area Planning Committee:

Monday 3rd July 2017 – Tom Swift to attend

The meeting closed at 9.25 pm

Chairman

Date

Appendix A

Planning Applications Decided for weeks ending 26th May, 2nd June & 9th June

20 Applications were decided.

These included 2 LDCs, 4 Tree Work & 1 variation of condition

1 LDC has been decided within 14 days, before Planning Committee has had an opportunity to comment
Planning Committee agreed with EBC on all 19 decisions (excluding the LDC granted before Planning Committee has had an opportunity to comment).

This included 3 cases where we objected to an Application

Applications of Note included:-

2017/0552 Pavilion Claygate Recreation Ground Dalmore Avenue

3 portacabins (63.45sqm) for a temporary period of 18 months

EBC imposed an 18 month time limit as an enforceable condition as per our request

2017/0743 5 and 6 Sydney Terrace The Green

Roof extension incorporating rear dormer window and front rooflights to No.5 and first floor rear conservatory, new flat roof terrace and side parapet wall at new No.6

EBC agreed with Planning Committee that the proposed rear dormer at No 6 would result in an over dominant feature

EBC also refused the Application on the grounds that the first floor rear conservatory at No 5 would result in an incongruous feature visible from many vantage points as the site is on a corner plot

2017/0840 17 Simmil Road Claygate

Part two/part single storey front/side extension and alterations to fenestration following demolition of existing garage

Planning Committee requested that the gap to the boundary was checked and commented on an overshadowing effect on No 16.

EBC acknowledged that the gap to the boundary would be below the guideline in the Design & Character SPD, but did not consider it to result in a terracing effect. Further, EBC stated that the proposed scheme would enhance the appearance of the pair of semi-detached houses at Nos. 17 & 18 (as 18 had a similar front/side extension).

EBC acknowledged the potential overshadowing and privacy of No 16, but did not consider it to be sufficient grounds for refusal.

2017/1210 7 Rythe Road Claygate Esher Surrey KT10 9DG

Part two/part single storey/part first floor rear extension

No reference was made to Planning Committee's request to check 45% rule from No 9

12 Woodbourne Drive Claygate Esher Surrey KT10 0DR

2017/0891 Conversion of existing house to 3 flats incorporating part two/part single storey side/rear extension, single storey front extension, associated hardstanding and alterations to fenestration following demolition of existing single storey side extension and front porch

2017/0886 Conversion of existing house to 2 flats incorporating part two/part single storey side/rear extension, single storey front extension, associated hardstanding and alterations to fenestration following demolition of existing single storey side extension and front porch

Both Applications were refused by EBC, but only on the grounds of a lack of unilateral undertaking in relation to the affordable housing contribution

Appeals Decided since last Planning Committee Meeting

None