

DRAFT
PLANNING COMMITTEE MEETING
Held at 8.00pm on Thursday 3rd May 2017
Committee Room, Claygate Village Hall

Present: Councillors Geoff Herbert, Ken Huddart and John Bamford.

Co-opted: Tom Swift and Susan Harding

Interim Administrator: Shirley Round

1. **Apologies for absence:** Julian Way

A **MOTION** was proposed by Cllr Bamford, seconded by Cllr Huddart and unanimously agreed Cllr Herbert should act as Chairman for this meeting.

2. **Declarations of Interest in items on the Agenda.**

Cllr Geoff Herbert	Co-ordinator of Neighbourhood Watch, Flower 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.
Tom Swift	Resident of Hermitage Close
Susan Harding	Business interest in Platform 3, a small pub near Claygate Station.

3. **To confirm the Minutes of the Last Meeting**

The minutes of the 13th April 2017 were agreed and signed by the Chairman.

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

None

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

i) Agenda Item 7.15 (Minutes of Meeting held on 13th April 2017).

Members of the Planning Committee received an email from Vanessa Relleen (Claygate Tree Warden) expressing surprise that the committee disagreed with the Tree Wardens' comments regarding application 2017/1020 and asking to be informed when this happens and explain why.

Cllrs Huddart and Herbert had replied to the email explaining how the members of the committee had come to their conclusions.

The members of the Planning Committee were unanimous in their thanks for the valuable comments made by the Tree Wardens on planning applications.

ii) Youth Club shed. It was agreed the Interim Administrator will contact SCCllr Mike Bennison to find out if any further action will be taken to 'camouflage' the roof the new shed erected in the grounds of the Youth Club. **API** Interim Administrator to contact SCCllr Bennison

6. **To discuss and comment on applications decided since the last meeting.**

A report from Cllr Bamford was circulated at the meeting. See Appendix A

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

W/ending 14th April

- 7.1 2017/0939 5 Meadow Road** – Single storey rear extension.
Claygate Parish Council: No objection. Request officer to check 45degree rule from 7 Meadow Road. Unanimously agreed.
- 7.2 2017/1114 2 Claremont Road** – Non Material Amendment to planning permission 2016/2290 to alter size and design of the rooflight and alternations to fenestration and materials.
Claygate Parish Council: No objections. Unanimously agreed.
- 7.3 2017/1131 Little Whitton, Loseberry Road** – single storey rear extension and alterations to fenestration.
Claygate Parish Council: No objection. Request officer to check 45 degree rule from Broom Lodge and the amenity space. Unanimously agreed.

W/ending 21st April

- 7.4 2017/1150 Little Squirrels, Mountview Road** – Retrospective application for front boundary screening (to a maximum of 3.4m high).
Claygate Parish Council: Objection. Out of keeping with Elmbridge Local Plan Development Management Plan DM2 and DM6. Unanimously agreed.
- 7.5 2017/1210 7 Rythe Road** – Part single/part two-storey side/rear extension and rear rooflight.
Claygate Parish Council: No objection. Request officer to check 45 degree rule from No. 9 Rythe Road. Unanimously agreed
- 7.6 2017/0552 Pavillion, Claygate Recreation Ground** – 3 portacabins (63.45sqm) for a temporary period of 18 months.
Claygate Parish Council: No objection. Request the time limit of eighteen months be an enforceable condition. Unanimously agreed.
- 7.7 2017/ 1223 Wide Horizons, Ruxley Crescent** – Non-material amendments to planning permission 2016/2878 to remove chimneys to plot 2, add side balconies with privacy screens to plots 1 and 2 and resiting of plot 1 by 2m.
Claygate Parish Council: No objection. Unanimously agreed.
- 7.8 2017/1168 66 Hare Lane** – Tree Preservation Order EL:98/20 – Crown reduce 1 Oak to previous cuts (2003) in the rear gardens.
Claygate Parish Council: No objection. Unanimously agreed.
- 7.9 2017/1154 25 Lower Wood Road** – Single storey side/rear extension following demolition of existing conservatory and garage.
Claygate Parish Council: No objection. Unanimously agreed

W/ending 28th April

- 7.10 2017/3748 14 Rosehill** – Tree Preservation Order EL:258 – 8 Hornbeam at rear of 12 Hermitage Close. Reduce to previous cuts (2012) to allow light into garden.
Claygate Parish Council: No objection. Unanimously agreed
- 7.11 2017/1228 Harecroft, Raleigh Drive** – Lawful Development Certificate: whether planning permission is required for a detached garage.
Claygate Parish Council: No comment. Unanimously agreed
- 7.12 2017/0990 27 St. Leonards Road** – single storey side/front extension incorporating front bay window, single storey rear extension, front dormer window and alterations to roof of existing rear projection following demolitions of existing detached garage and partial demolition of existing rear projection.
Claygate Parish Council: No objection. Unanimously agreed.
- 7.13 2017/1234 22 Torrington Road** – Part two/part single storey side/rear extension incorporating front and side bay windows.

Claygate Parish Council: No objection. Request officer to check building line in Meadow Road. Unanimously agreed.

- 7.14 2017/1273 Wide Horizons, Ruxley Crescent** – Confirmation of compliance with Condition: 13 (Badger Survey) of planning permission 2016/2878.

Claygate Parish Council: No comment. Unanimously agreed

- 7.15 2017/1270 Greenways, Hillview Road** – Single storey rear extension, partial conversion of garage into living space and alterations to fenestration.

Claygate Parish Council: No objection. Unanimously agreed

- 7.16 2017/1184 8 Sims Cottage, The Green** – first floor rear extension and alterations to fenestration.

Claygate Parish Council: No objection. Request officer to check 45 degree rule from 7 Sims Cottage. Unanimously agreed

Not on the weekly lists

- 7.17 2017/1307 84 Hare Lane** – Part two/part single storey rear extension, hip to gable roof extension, 0.28m increase in ridge height, rear dormer window and front rooflight.

Claygate Parish Council. No objection. Request officer to check 45 degree rule from 82 Hare Lane. Unanimously agreed.

- 7.18 2017/1308 86 Hare Lane** – Part two/part single storey rear extension, hip to gable roof extension, 0.28m increase in ridge height, rear dormer window and front rooflight.

Claygate Parish Council: No objection. Request officer to check 45 degree rule from 88 Hare Lane. Unanimously agreed

- 8. To receive an update on Planning Appeal 2016/1567**

No further information to date.

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

Nothing for Claygate at the last EA meeting.

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

None

- 11. To discuss and agree action on any enforcement issues**

None

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

Nothing to add

- 13. Matters for Information Purposes Only.**

None

- 14. To Confirm the Dates of the Next Meeting and Attendance of Members Planning Committee:
Thursday 25th May 2017**

- 15. Elmbridge East Area Planning Committee:**

Monday 22nd May 2017 – Tom Swift to attend.

The meeting closed at 9.25 pm

Chairman

Date

Appendix A

Planning Applications Decided for weeks ending 14th, 21st & 28th April

9 Applications were decided in the three weeks since the last meeting.

3 were for Extensions

4 were for Tree work

1 was for an LDC

1 was for a Detached Garage.

The Planning Committee agreed with EBC on 7 out of 9 decisions.

Notably, EBC acknowledged our comments on tree work and appeared to base their decisions on these comments in at least two instances.

The Application where we did not agree was:-

2017/0665 20A Stevens Lane

Tree Preservation Order EL:02/14 - crown reduce 1 x oak (see application online for full details)

CPC objected.

EBC granted lesser works and took account of our comments in arriving at this decision

2017/0790 9 Red Lane

Detached garage

CPC did not Object

EBC refused permission on the following grounds:

- Impacts spaciousness of area and result in an overdevelopment of the plot
- Results in garden below recommended minimum standards

There were no Appeals lodged or decided since the last meeting