



Caring for Claygate Village

DRAFT
PLANNING COMMITTEE MEETING
held at 8.00pm on Thursday 31st October 2019
Small Hall, Claygate Village Hall

Present: Councillors Geoff Herbert, Michelle Woodward, Xingang Wang, Josette Lesser and Janet Swift.
In attendance: Shirley Round (Parish Clerk & RFO), Tom Swift (co-opted) and John Bamford (co-opted)
Tree wardens: Vanessa Relleen, Margie Richardson.

1. **Apologies for absence:**

None

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

None

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

The Minutes of the meeting on 3rd October 2019 were agreed and signed by the Chairman.

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

AP6 Dates of forthcoming meetings have been circulated to Cllrs. DONE

AP7 Notes on the Planning Process are now available on the website. DONE

AP8 Update on 1 Caerleon – see agenda item 10 DONE

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

a) Notification of Planning Applications were not circulated to Cllrs as the Clerk was on holiday.

b) Invitation has been received from Paul Falconer (Development Manager, EBC Planning Department) to attend a Planning User Group meeting on Thursday 21st November at the Civic Centre.

Cllrs Herbert, Swift and Lesser and John Bamford and Tom Swift will attend. Clerk to notify EBC. **AP9**

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

A report from John 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 4th October

No applications for Claygate.

Week ending 11th October

7.1 **2019/2529 15 Beaconsfield Road** – Claygate Foley Estate Conservation Area: crown lift 1 x magnolia by 4.6m over garage at no. 11 Beaconsfield Road.

Claygate Parish Council: No objection. Unanimously agreed.

7.2 **2019/2646 Holy Trinity Church, Church Road** – Claygate Village conservation area - crown lift several trees and other works to allow better access through churchyard.

Claygate Parish Council – no objection. Unanimously agreed

- 7.3 **2019/2647 2 Torrington Close** – tree preservation order EL97/28 crown raise 1 x hornbeam, 1 x maple and 1 x chestnut to 5m and reduce protruding branches by 1-1.5m.
Claygate Parish Council – no objection. Unanimously agreed.

Week ending 18th October

- 7.4 **2019/2595 1 Beaconsfield Gardens** – tree preservation order EL97/11 crown reduce – 1 x eucalyptus by 6m in height and 4m in spread and 1 x yew by 1.5m in height and 1.5m spread, crown thin 1 x cedar by 20% and remove dead wood.
Claygate Parish Council -No objection to works to Eucalyptus and Cedar. Object to reduce crown by 1.5m in height and spread 1 x yew. This is a fine, balanced specimen that has never been pruned and the work is not necessary. Unanimously agreed
- 7.5 **2019/2528 17 Gordon Road** – semi detached two-storey house with associated parking, bin and cycle storage and detached garage following demolition of existing house and detached garage.
Claygate Parish Council – No objection. Request officer to check whether the privacy of No. 42 is affected. Unanimously agreed
- 7.6 **2019/2599 Claygate Tennis Club, Torrington Close** – variation of Condition 3 (Hours of Use) of planning application 2009/1159 (Floodlights and fencing) to extend the hours of use from 21.00 to 22.00 hours.
Claygate Parish Council – No objection. However, Claygate Parish Council expressed concern at the impact of noise on nearby neighbours and proposes consideration of a temporary trial period. Unanimously agreed.
- 7.7 **2019/2593 6 Station Road** – single storey rear/side extension.
Claygate Parish Council – no objection. Unanimously agreed.
- 7.8 **2019/2275 46 Red Lane** – single storey rear extension and basement following part demolition of existing rear patio.
Claygate Parish Council: No objection. Unanimously agreed.

8. Report on the East Area Sub-Committee Meeting

The next meeting is scheduled for 4th November. There is nothing on the agenda for Claygate.

9. Licensing applications

An application for the Claygate Community Hub is listed on the EBC website but there is no detail available.

10. Compliance issues

1 Caerleon: The following email has been received from EBC Senior Compliance Officer:

Instructions are now with our Legal Services to proceed to summons the defendant, for non-compliance with the enforcement notice.

There has been a delay since my last email, as we discovered somebody else with an interest in the land, which we were not aware of previously. We have since tried to engage with this person, but to no prevail, hence why the instructions have been issued.

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

The next edition of Courier is due for distribution mid December and copy is required mid November. It was agreed the Planning Process article could be submitted.

12. Matters for Information Purposes Only.

Cllr Swift wished to know if the Planning Committee is endorsing the points included in the supplementary letter accompanying the Planning Questionnaire, namely

- a) that parking should be an issue in all new developments, especially windfall sites,
- b) that provision for electrical charging points should be increase by 20% and
- c) that land should be retained for employment purposes.

It was unanimously agreed that these points should be taken into account when considering all forthcoming applications.

- 13. To confirm the date of the next meeting and attendance of members of Planning Committee:
Thursday 3rd October 2019, Committee Room, Claygate Village Hall**
Cllr Wang offered his apologies as he has a prior engagement.

Elmbridge East Area Planning Committee:
Monday 4th November 2019.

The meeting closed at 9.10 pm

Chairman:

Dated:

Reserve for the next meeting: Cllr Anthony Marques

Appendix A

Report on Planning Applications Decided since the Last Planning Meeting

16 Applications were decided and Claygate Parish Council (CPC) was a Consultee on 10 of these Applications.

Applications Refused by Elmbridge Borough Council (EBC) were:-

2019/2221: Oaken Lane Claygate Esher Surrey KT10 0RQ

Prior Approval Schedule 2, Part 16 - Installation of 1No. 20m 'Phase5' street pole, 3No. shrouded antennas, 2No. 0.3m dishes, 3No. equipment cabinets and ancillary development

CPC did not object

EBC Refused permission on the grounds that "the proposed mast of 20m in height, 3 equipment cabinets and associated ancillary development would by reason of its siting and appearance result in increased visual clutter, out of keeping with the street scene and otherwise open character and appearance of the Green Belt. These reasons override any weight given in favour towards such a proposal afforded by the National Planning Policy Framework, creating a visually intrusive structure that would also impinge on the general level of amenity in the area contrary to policy DM16 of the Development Management Plan (2015)

2019/2390: 22 The Avenue Claygate Esher Surrey KT10 0RY

Prior Approval Schedule 2, Part 1, Class A: Single-storey rear extension following partial demolition of existing house.

CPC did not object

EBC Refused permission on the grounds that "the proposal would extend beyond a wall forming a side elevation of the original dwellinghouse and would have a width greater than half the width of the original dwellinghouse" contrary to the General Permitted Developments Order 2015 paragraph A 1(g)

2019/1496: 4A Coverts Road Claygate Esher Surrey KT10 0JU

Single-storey side/rear extension incorporating roof lights following partial demolition of existing conservatory.

CPC did not object, but noted inaccuracies in the plans which raised concerns about amenity space and expressed concern about privacy and light pollution on 6 Coverts Road

EBC Refused permission on the grounds that "the proposal due, to its close proximity with No.6 Coverts Road, would result in a harmful sense of enclosure, have an overbearing impact and result in loss of outlook and therefore cause adverse harm to the amenity of the residents of No.6 Coverts Road"

2019/1245 Telecommunication Mast Elm Farm Woodstock Lane South Claygate Esher Surrey KT10 0TB

Extension to existing 22.8m tower to 27.8m height, 3 replacement antenna and retention of existing equipment cabin with internal works where applicable.

CPC did not object

EBC Refused permission on the grounds that "The proposal would result in an inappropriate form of development within the Green Belt and would result in harm to its openness. No very special

circumstances have been justified to overcome such harm. As a result, the proposal would be contrary to the NPPF and policy DM18 of the Development Management Plan 2015”

2019/2306: 49 Vale Road Claygate Esher Surrey KT10 0NL

Part hip-to-gable incorporating rear dormer window and side dormer.

An LDC Refused on technical grounds

2019/2401: Claygate House Littleworth Road Esher Surrey KT10 9PN

Confirmation of Compliance with Conditions: 4 (Potential Land Contamination) of planning permission 2019/1047.

EBC noted that Parts (c), (d) and (e) have not yet been complied with

(c) Unsuspected Contamination

Written confirmation that either no ground works were carried out or that no unsuspected ground contamination was encountered.

(d) Imported material

Written confirmation is required that either no imported infill material was used or that the imported materials comply with the terms of the condition.

(e) Completion of Remediation and Verification Report

Appeals Lodged and/or Decided

No Appeals were lodged or decided