

DRAFT
PLANNING COMMITTEE MEETING
held at 8.00pm on Thursday 21st December 2017
Committee Room, Claygate Village Hall

Present: Councillors Geoff Herbert (Chairman), John Bamford, Ken Huddart, and Julian Way.

Co-opted: Tom Swift

Members of the Public: None

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.
Cllr 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 30th November 2017 were agreed and signed by the Chairman

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

AP21 Cllr Herbert agreed to speak to Mr. Walker of Elm Road regarding the roof height of a neighbouring property. Outstanding.

AP22 2018 Planning dates together with the Reserve list circulated to all Councillors. **DONE**

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

i) Notice of Appeal from EBC re 2016/2062 Retention of existing field shelters to create one structure (Lane south of Common Lane/Ruxley Ridge, Esher).

Consequent upon the recommendation by the East Area Planning Committee and confirmation by the full Planning Committee that the application should be granted a 9 month temporary approval only the applicant has filed an Appeal with the Planning Inspectorate. The Appeal will be determined on the basis of the exchange of written representations.

A **motion** was raised by Cllr Bamford that, because of the sensitivity of the site on Green Belt, the Planning Committee should seek legal advice on whether additional information should be submitted to the Planning Inspectorate.

3 against
1 in favour

The opinion of the committee is that they wish to send a written comment to the Inspector and not to seek legal advice.

Written comment is required by 18th January 2018 and it was agreed the wording of the submission will be discussed at the Planning Meeting on 4th January 2018. **AP23 ALL**

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. To discuss and agree final figures for the 2018/19.

Following submission of the draft budgets to the full Council on 16th November it is necessary to make some minor adjustments to the committee budgets in order to maintain the precept at its current level. Members of the Planning Committee proposed to reduce the 'General' budget from £1,000 to £500. This was unanimously agreed.

**8. Applications from EBC weekly lists including confirmation of comments sent to EBC
W/ending 1st December**

8.1 2017/3793 9 Glebelands – Part two/part single-storey side and rear extension, conversion of garage into living space, alterations to fenestration, new vehicular access and associated hardstanding following part demolition of existing front porch and side outbuilding to create 4 flats.

Claygate Parish Council: Object. Contrary to Policies DM2 and DM7. At least one of the cars not owned by flat 1 will be parked immediately outside either a bedroom or living room window. Also request officer to check whether the accommodation meets the nationally described space standard as specified in the Department of Communities and Local Government Technical Housing Standards document. Unanimously agreed.

8.2 2017/3680 1 Kings Mead Park – Tree Preservation Order EL:09/40 – crown reduce and thin 1 x copper beech.

Claygate Parish Council: Object. Proposed crown reduction by 8-10% - this is too much. We object to any reduction to the height. More limited crown reduction to the width would be acceptable. Any reduction to the width must be back to suitable growth points ie not an overall uniform cut which would be detrimental to the tree and would result in a lollipop appearance. Propose thinning by 15%. Unanimously agreed.

W/ending 8th December

Tom Swift, co-opted member of the Planning Committee, declared a non pecuniary interest in planning application 2017/3714 as a member of his family lives nearby.

8.3 2017/3714 Flat 7 Kingsmead, 98 Foley Road – Lawful Development Certificate: whether planning permission is required for a proposed single-storey rear extension.

Claygate Parish Council: no comment. Unanimously agreed

8.4 2017/3879 4 Beaconsfield Road – single storey front infill extension, single storey rear infill extension, conversion of garage to living space and alterations to fenestration following partial demolition of existing house.

Claygate Parish Council: No objection. Unanimously agreed

- 8.5 2017/3755 17 Blakeden Drive** – single-storey rear extension and front porch extension following demolition of existing rear conservatory.
Claygate Parish Council: No objection. Unanimously agreed
- 8.6 2017/3832 109 Hare Lane** – non material amendments to planning permission 2016/1091 to alter internal layout, alter fenestration and front entrance and include outside patio enclosure.
Claygate Parish Council: Object. We do not believe this is a non-material amendment and object to the proposed changes to the front of the building which will affect the street scene and public amenity. Contrary to Policy CS17 EBC Core Strategy. Unanimously agreed.

W/ending 15th December

- 8.7 2017/3735 32 Simmil Road** – Lawful Development Certificate: whether planning permission is required for proposed widening of an existing vehicular access.
Claygate Parish Council: No comment. Unanimously agreed.
- 8.8 2017/3964 39 Common Road** – Confirmation of Compliance with Condition 4 (contaminated land – part (b)) of planning permission 2017/0316.
Claygate Parish Council: No comment. Unanimously agreed.
- 8.9 2017/3099 65 Foley Road** – single storey side and rear extension with room over and raised patio following demolition of existing garage.
Claygate Parish Council: No objection. We note an objection has been made that the window in the proposed side extension is inconsistent with other fenestration. Unanimously agreed.

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

Tom Swift reported on the East Area planning meeting on 11th December 2017/1878 12 Woodbourne Drive: There had been 43 letters of objection to the application. Claygate Parish Council had objected to this application, contrary to policies DM2, CS17, DM8, D10. The Officers recommended to permit as this application had been largely approved at a previous meeting.

It was agreed to place 2 conditions on the application for landscaping either side of the property:

- i) A landscaping scheme should be submitted and
- ii) the scheme be approved.

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

Nothing to report

11. To discuss and agree action on any enforcement issues

Nothing to report

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

Nothing from this meeting.

13. 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 4th January 2018**

15. Elmbridge East Area Planning Committee:

Monday 8th January 2018 – Tom Swift to attend

The meeting closed at 9.50 pm

Chairman

Date

Appendix A

Planning Applications Decided for weeks ending 1st, 8th & 15th December

18 Applications were decided.

These included 2 Confirmation of Compliance, 2 Non Material Amendments & 1 Variation of Condition where there is limited scope for Planning to comment or object.

Planning Committee agreed with EBC on all decisions.

Points of note include:-

2017/3378: 6 Beaconsfield Road - Crown Thin 1 x Copper Beech

The Application initially included work on an Oak tree in addition to the Copper Beech. CPC objected to plans for the Oak, but had no objection to crown thinning the Copper Beech. The Applicant subsequently withdrew the planned work on the Oak tree.

2017/3264: 37 Hare Lane - Confirmation of Compliance with Conditions 4 & 5

CPC added a comment noting that Condition 5 applies for 5 years.

EBC refused to confirm compliance with Condition 5 citing that it applies for 5 years.

Appeals Lodged and/or Decided since last Planning Committee Meeting

1 Appeal was lodged

2016/2062: Land South of Keepers Cottage Common Lane & Northeast of Dove Place - Retention of existing Field Shelters

The application was permitted at Elmbridge Planning Committee subject to three conditions. The Applicant accepts two of the conditions, but not the third that applied a time limit for the retention of the field shelters. This time limit was recommended by East Area Planning Subcommittee as a means of ensuring that the structure does not remain in place after a sick horse permanently leaves the field and was agreed by Planning Committee.

The Appellant has appealed on the grounds of "Non Determination".

CPC objected to the Application making a detailed submission.

The Appellant cites the Officers Report that recommended approval after a detailed analysis of key factors. Elsewhere, the Appellant's paperwork includes the outcome of previous Appeals elsewhere that clarifies that a field shelter does not require planning permission provided certain conditions are met. This includes the provision that the field shelter is designed to be moved and is moved on a regular basis.