

**DRAFT**  
**PLANNING COMMITTEE MEETING**  
**held at 8.00pm on Thursday 1<sup>st</sup> August 2019**  
**Small Hall, Claygate Village Hall**

Present: Councillors Geoff Herbert, Xingang Wang, Michelle Woodward 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.  
Present: 1 member of the public in attendance

1. **Apologies for absence:** None.
2. **Declarations of Interest in items on the Agenda.**  
Application 2019/1765. Cllr. Wang declared that this application has been submitted by a neighbour and Cllr Wang has no pecuniary interest in the application.
3. **To confirm the Minutes of the last meeting**  
The Minutes of the meeting on 11<sup>th</sup> July 2019 were agreed and signed by the Chairman.
4. **To report on the actioning of items from previous Minutes.**  
No actions arising from the last meeting.
5. **Planning correspondence, notification of applications and outstanding results**  
The following notifications of Planning Applications where CPC is a consultee have been received:
  - a) 2019/1804 14 Torrington Road
  - b) 2019/1765 5 Homestead Gardens
  - c) 2019/1751 16 Blakeden Drive
  - d) 2019/1359 43 Oaken Lane
  - e) 2019/1916 17 Gordon Road
  - f) 2019/1654 39 St. Leonards Road
  - g) 2019/1969 37 The Parade
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 12<sup>th</sup> July**
  - 7.1 **2019/1587 3 Meadow Road** – part two storey/part single-storey side/rear extension incorporating a room in the roof space and rear pergola, roof lights and alterations to fenestration following demolition of existing attached garage/utility room.  
**Claygate Parish Council:** No objection. We request a condition be placed that the flat roof cannot be altered or adapted as a balcony or amenity space.  
We note in the Arboricultural Report dated 11/4/19 (item 8.7 Incoming Services, drainage and soakaways) that it states the existing drainage system has been assessed as suitable for re-use, and it is assumed that the electric and gas cabling is also satisfactory. We request that if the existing drainage or electric or gas cabling needs to be amended that EBC is given the

opportunity to approve any necessary protection measures for the landscaping. Unanimously agreed.

#### **Week ending 19<sup>th</sup> July**

- 7.2 2019/1765 5 Homestead Gardens** - single-storey front extension incorporating a new porch and cladding around the house following demolition of existing car port and porch.  
**Claygate Parish Council:** No objection. Unanimously agreed.
- 7.3 2019/1804 14 Torrington Road** – Variation of condition 2 (approved plans) of planning permission 2017/3353 (extensions) to increase size of rear side dormer windows.  
**Claygate Parish Council:** No objection. Unanimously agreed.
- 7.4 2019/1751 16 Blakeden Drive** – conversion of garage into living space, side roof lights and alterations to front, side and rear fenestration.  
**Claygate Parish Council:** No objection. Unanimously agreed.
- 7.5 2019/1496 4A Coverts Road** – single-storey side/rear extension incorporating roof lights following partial demolition of existing conservatory.  
**Claygate Parish Council:** No objection. We note the Elmbridge Borough Council tree officer's report dated 23<sup>rd</sup> July 2019 and concur with Mr. Springett's conclusion that if works are carried out to specifications detailed within supplied arboricultural report that attention is paid to the use of the following planning conditions:  
TR03 – Trees – protection measures  
TR06 – Trees – retention.  
We note this differs from the arboricultural report information supplied by the applicant.  
Unanimously agreed.

#### **Week ending 26<sup>th</sup> July**

- 7.6 2019/1913 117 Hare Lane** – single-storey side extension, alter roof of existing rear projection from flat to part pitched/part flat and alterations to fenestration.  
**Claygate Parish Council:** No objection. Unanimously agreed.
- 7.7 2019/1359 43 Oaken Lane** – part two/part single-storey side extension, first floor rear extension, front porch, rear raised patio to a height of 0.4m, front/rear roof lights and alterations to fenestration following demolition of existing porch.  
**Claygate Parish Council:** No objection. Unanimously agreed.
- 7.8 2019/1916 17 Gordon Road** – semi detached two-storey house with associated parking, amenity space and refuse and cycle storage following demolition of existing house.  
**Claygate Parish Council:** No objection. We request the officer to check whether the privacy of 42 Foley Road is affected. Unanimously agreed.

### **8. Elmbridge Local Plan**

Councillors attended a briefing on the draft Local Plan Options Consultation on Wednesday 31<sup>st</sup> July at the Civic Centre. Copies of the draft together with the questionnaire are available on the website. The Options Consultation commences on 19<sup>th</sup> August and runs to 30<sup>th</sup> September. A public meeting is being arranged by the Parish Council on 4<sup>th</sup> September, 7.30 in the Community Centre, Elm Road. This is being publicised through Courier which is due to distribution mid-August.

The Councillors will be drafting their responses to the Options Consultation for discussion at the next Planning Meeting. In the meantime they wish to discuss the formal response from the Parish Council. The Clerk will speak to the Chairman prior to the next meeting. **AP5**

### **9. Report on the East Area Sub-Committee Meeting**

Report from John Bamford. See Appendix A

### **10. Licensing applications**

There are no new applications in Claygate.

**11. Compliance issues**

Nothing to report

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

The next edition of Courier is scheduled for distribution in August and will include an item on the Local Plan draft Options Consultation.

**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 22<sup>nd</sup> August 2019, Committee Room, Claygate Village Hall**

**Elmbridge East Area Planning Committee:**

Monday 5<sup>th</sup> August 2019 – Tom Swift will attend.

**The meeting closed at 9.25 pm**

**Chairman:**

**Dated:**

**Reserve for the next meeting: Cllr Mark Sugden**

## **Appendix A**

### **Report on Planning Applications Decided since the Last Planning Meeting**

6 Applications were decided and Claygate Parish Council (CPC) was a Consultee on 4 of these Applications.

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

Nil

#### **Other Applications of Note:-**

2019/0589: Pavilion Claygate Recreation Ground Dalmore Avenue Claygate Esher Surrey KT10 0HQ

Two-storey sports pavilion with associated decking, hardstanding, landscaping and bike stands following demolition of existing pavilion.

Approval was granted at East Area Planning Sub-Committee subject to conditions that include

- arrangements for secure and covered parking for bicycles must be submitted to and approved by EBC and implemented before the pavilion can provide trading (e.g. café)
- details of foundations designs and any other proposals involving below ground excavation must be submitted to and approved by EBC before any development takes place
- tree protection measures must be precisely agreed with EBC before any development can take place

#### **Appeals Lodged and/or Decided**

Nil

## Appendix B

### East Area Planning Sub-Committee Report

The meeting held on 15<sup>th</sup> July discussed 2 Claygate Applications and was well attended by local residents.

2018/3782: Claygate House Littleworth Road Esher Surrey KT10 9PN

Second floor and third floor extensions to create 15 additional dwellings, alterations to parking layout and alterations to fenestration and finish.

This Application has to be decided by Planning Committee due to the number of objections.

East Area Planning Sub-Committee recommended Approval after agreeing two proposed changes to the Officer's Report

- Construction Management Plan amended to reflect that no HGV movements to or from the site shall take place during School drop off and pick up times
- The period by which the Applicant must secure a registered provider approved by EBC to secure affordable housing to be increased from 3 months

Concern was expressed about the incremental nature of planning applications for this site.

Strong opinions were expressed about the need for affordable housing to be provided at this site

2019/0589: Pavilion Claygate Recreation Ground Dalmore Avenue Claygate Esher Surrey KT10 0HQ

Two-storey sports pavilion with associated decking, hardstanding, landscaping and bike stands following demolition of existing pavilion.

Approval was granted unanimously (with Mike Rollings abstaining as he is a Trustee of Claygate Recreation Ground Trust).

Concern was expressed that CIL is due and the need for the pavilion to be built as soon as possible.