

DRAFT
PLANNING COMMITTEE MEETING
Held at 8.00pm on Thursday 17th August 2017
Committee Room, Claygate Village Hall

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

Co-opted: Tom Swift

Members of the Public: None

In attendance: Shirley Round (Parish Clerk & 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.

Tom Swift Resident of Hermitage Close

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

The Minutes of the meeting on 27th July 2017 were agreed and signed by the Chairman.

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

AP8 Chapel, Coverts Road: Details of link to decision notice emailed to members of the Committee.

DONE

AP9 EBC Revised Statement of Licensing Policy: EBC notified of minor numbering items. **DONE**

AP10 23 Woodbourne Drive. **DONE**

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

i) Telephone call from Secretary of Malden Rushett Residents' Association regarding the results of the Inquiry into enforcement action taken by Kingston Borough Council against travellers on land opposite Chessington Garden Centre. The travellers were not granted permission to stay however they have now asked for leave to appeal to the High Court on the grounds the inspector has not complied with the law when reaching his decision.

ii) Email and telephone call from James Langley re Planning Application 2017/1955 36 Rythe Road. After some discussion the Planning Committee agreed to withdraw their objection to this application. **AP11** Clerk to contact EBC Planning Department.

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 28th July

7.1 2017/2193 Nyumbani, Ruxley Crescent – Variation of Condition: 2 (Approved Plans) of planning permission 2015/4120 (detached houses) to amend plans and elevations.
Claygate Parish Council – We note the changes but do not consider it worthy of an objection.
Unanimously agreed

7.2 2017/1907 3 Denman Drive – Removal of Condition 5 (Garage Use) of planning permission 1998/1609 (House extension) to allow conversion of garage into living space and external changes.
Claygate Parish Council: No objection. Unanimously agreed.

7.3 2017/2291 5 Beaconsfield Road – Single storey side/read extension, first floor side extension, two storey front extension incorporating front porch conversion of garage into living space. 1.4m increase in ridge height, front and rear dormer windows and rooflights and alterations to fenestration following demolition of existing rear conservatory.
Claygate Parish Council – No objection. Unanimously agreed

7.4 2017/2315 Land between 6-8 Hare Lane – Confirmation of Compliance with Conditions: 4 (tree protection and pre-commencement inspection) and 5 (tree protection) of planning permission 2015/4414.
Claygate Parish Council – We note that Condition 5 of planning permission 2015/4414 lasts for 5 years from the first occupation of the development.

W/ending 4th August

7.5 2017/2471 56 Foley Road – Claygate Foley Estate Conservation Area – crown reduce 1 x yew tree.

Claygate Parish Council: No objection. Unanimously agreed.

7.6 2017/1900 Claygate Tennis Club, Torrington Close – Tree Preservation Order EL11/23 – crown reduce 1 x oak from 22m height to 19.5m and spread from 18m to 15.5m

Claygate Parish Council: No objection. Unanimously agreed.

7.7 2017/2355 12 Thorne Close – single storey rear/side extension and alterations to fenestration.
Claygate Parish Council: No objection. Unanimously agreed.

7.8 2017/2275 52 Gordon Road – single storey side infill extension and front canopy.
Claygate Parish Council: We note the comments in the arboriculture report that tree protection measures are required. No objection. Unanimously agreed.

7.9 2017/2425 Land to the rear of 23 Claremont Road – Claygate Foley Estate Conservation Area – 4 x leylandii – fell.

Claygate Parish Council: No objection. Unanimously agreed.

7.10 2017/2417 Flint Cottage, 9A Red Lane – Enlargement of existing vehicular crossover.

Claygate Parish Council: No objection. Unanimously agreed.

7.11 2017/2440 41 St Leonards Road – single storey front extension

Claygate Parish Council: No objection. Unanimously agreed.

7.12 2017/2436 26 Oaken Lane – Variation of condition 2 (approved plans) of planning permission 2017/0460 (extensions) to increase the footprint of the single storey rear extension.

Claygate Parish Council: No objection. Unanimously agreed.

W/ending 11th August

7.13 2017/2503 1 Telegraph Lane – Part two/part single storey side/rear extension following partial demolition of existing house.

Claygate Parish Council: No objection. Unanimously agreed.

- 7.14 2017/2487 5 Foley Road** – Detached two-storey house with entrance gate and piers to a maximum of 1.8m high following demolition of existing house.
Claygate Parish Council: Objection. DM2 b) Oversize house for the size of plot with insufficient amenity space. Unanimously agreed
- 7.15 2017/2532 52 Telegraph Lane** – single storey front extension, single storey rear extension and alterations to fenestration following demolition of existing rear projection and front bay window.
Claygate Parish Council: Objection. DM2 Plans show a discrepancy of measurements. The proposed plans are still forward of the building line and this front extension would make the semi out of character with its neighbour.
- 7.16 2017/2562 18 Langbourne Way** – Part two/part single storey side/rear extension.
Claygate Parish Council: No objection. Unanimously agreed.

Cllr Bamford declared an interest and did not take part in the discussion relating to 2017/2558. Although he has no pecuniary interest in this application he is known to the residents of 15 Hermitage Close as they are near neighbours.

- 7.17 2017/2558 15 Hermitage Close** – Single storey front extension with front canopy, conversion of garage into living space, single storey side extension, first floor front extension and alterations to fenestration following demolition of existing front canopy.
Claygate Parish Council: No objection. Unanimously agreed.

Cllr Bamford resumed discussion on the following planning applications.

- 7.18 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.
Claygate Parish Council: No objection. Unanimously agreed.
- 7.19 2017/2464 60 Telegraph Lane** – Extensions and alterations to convert existing single storey house into a two-storey house with rooms in the roof space incorporating a single storey rear extension and single storey front infill extension following demolition of existing conservatory.
Claygate Parish Council: No objection. Unanimously agreed.

8. To discuss and agree action on Planning Appeal 2016/1567

The decision by the Planning Inspector is expected on or before 8th September.

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

Tom Swift attended the meeting on Monday 14th August. There was only one item for Claygate 2017/1380 11 Oaken Lane – Two-storey front extension, new porch and alterations to fenestration. The EBC Officers stated this application was the same as the one previously submitted in 2013 when permission had been granted. For this reason there were no reasons for an objection. The application was approved.

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

EBC revised Statement of Licensing Policy:
Claygate Parish Council comments submitted to EBC and acknowledged.

11. To discuss and agree action on any enforcement issues

- i. 23 Woodbourne Drive: It was noted that Claygate Parish Council's request for non-opening obscure glazed windows to the side elevations has been included as a condition of the planning approval.

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

Nothing to report.

13. Matters for Information Purposes Only.

After Borough Cabinet Meetings held last month, an interim statement on the new Local Plan has been published. Details of responses to the Strategic Options Consultation are now available that highlight strong opposition to the Borough Council's Preferred Option. The next stage in the process of establishing a new Local Plan will be delayed pending clarification on changes in National Planning Policy arising from the Housing White Paper published earlier this year.

**14. To confirm the date of the next meeting and attendance of members Planning Committee:
Thursday 7th September 2017**

15. Elmbridge East Area Planning Committee:

Monday 4th September 2017 – Tom Swift to attend

The meeting closed at 10.05 pm

Chairman

Date

Appendix A

Planning Applications Decided for weeks ending 28th July and 4th & 11th August

16 Applications were decided.

These included 6 LDCs, 2 Confirmation of Compliance & 1 advertising consent.

Planning Committee agreed with EBC on 14 out of 16 decisions, although there was a proviso for one Application.

The Applications where we did not agree were:-

2017/1994: Baringa 16 Beaconsfield Road

Tree Preservation Order EL: 94/11 - crown reduce 1 x holm oak (see application online for full details)

CPC followed our Tree Officers advice and did not object.

EBC felt there was insufficient justification for the crown reduction and stated “all pruning is detrimental to the trees health and long term amenity it provides”

2017/1475: 129 Hare Lane

Two-storey front extension and part two/part single storey rear extension

CPC objected on the grounds of design and amenity. There were also 9 other objections lodged from 5 households.

EBC granted permission at sub-committee.

One Application of note was:-

2017/1949: Glenavon House 39 Common Road

Confirmation of Compliance with Conditions: 3 (Materials Samples), 4 (Contaminated Land), 6 (Existing Access) and 7 (Construction Transport Management Plan) of planning permission

EBC pointed out that Condition 4 cannot be fully discharged until details of the proposed site investigation is submitted and accepted by the Council. Similarly Condition 6 cannot be fully discharged as it requires adherence and compliance with the submitted drawing.

Appeals Lodge and/or Decided since last Planning Committee Meeting

None