

DRAFT
PLANNING COMMITTEE MEETING
Held at 8.00pm on Thursday 9th February 2017
Committee Room, Claygate Village Hall

Present: Councillors Geoff Herbert (Chairman), John Bamford, Julian Way, Ken Huddart and Mark Sugden (ex officio)

Co-opted: Tom Swift, Susan Harding

Members of the public: None

1. **Apologies for absence:** Shirley Round (Interim Administrator & Proper Officer) with reasons.

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

Cllr Geoff Herbert Co-ordinator of Neighbourhood Watch

Cllr John Bamford Trustee 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.

Cll Mark Sugden Trustee CRGT and CVHA, committee member of CVA, Committee member of Claygate Gardening Society, Chairman Outreach Group, Church of the Holy Name, Esher.

Susan Harding Business interest in Platform 3, a small pub near Claygate Station.

Tim Swift Resident of Hermitage Close

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

The minutes of were 19th January 2017 agreed and signed by the Chairman subject to changes to some AP numbers, namely the second AP19 was amended to AP20, AP20 to AP21 and AP21 to AP22.

Cllr Sugden requested a change in the order of Agenda items and this was agreed.

5. **To Receive Planning Correspondence and Outstanding Results and Agree Action If Necessary**

In the absence of the Interim Administrator Cllr Sugden had been fielding telephone calls.

- a) Application 2016/4028 - 12 Woodbourne Drive: EBC informed the Parish Council that they had approved this application and sought confirmation as to whether the Parish Council wish to reconsider their objection as the Planning Committee did not object to the previous application. Cllr Sugden confirmed that we object to the application. It will now go to East Area Planning Committee.
- b) A resident in Denman Drive required advice/help with an application issue and was referred to EBC Planning Department for advice.

- c) 16 Holroyd Road: An email had been received containing a Freedom of Information request and a letter requesting clarification on matters relating to recent planning applications on this property. These emails will be acknowledged and dealt with on the Interim Administrator's return from holiday. **AP24**

8. To Discuss and Agree Action on Planning Appeal 2016/1567

Cllr Sugden raised the issue of 2016/1567. He had received a letter from EBC. This application has now been appealed and will go to a full public enquiry ref: APP/K3605/W/16/316244. Claygate Parish Council, together with other groups in Claygate, wish to apply for Rule 6 Status. This will help stop any repetitious work being undertaken by separate groups and help to share costs. This group will have the status of being recognised as a 'main party', will have access to documents used at the Enquiry and raise issues with other parties. A suitable spokesperson will be agreed.

9. To Discuss Recommendations to the Parish Council on 12th March.

A) To Discuss the Confirmed Planning Budget for 2017/18. This was agreed.

B) To Discuss Submission to Elmbridge Local Plan Consultation. The Chairs of Planning and H & T met to discuss the responses to the Questionnaire. Chair of E & L was not available but had submitted his personal views. Cllr Sugden will complete the questionnaire on behalf of the Parish Council.

Cllr Sugden left the meeting after this item at 20.48.

4. To Report on the Actioning of Items from Previous Minutes and agree any further action

AP15 The meeting has taken place and the EBC Draft Local Plan questionnaire will be submitted by Cllr Sugden. **DONE**

AP18 Oak Tree, Torrington Close. Cllr Herbert contacted Anne Biggs EBC who replied by letter. She apologised and confirmed Claygate Parish Council will be consulted on all planning applications in future. She agreed this was a mistake, however, the decision on this application had now been made.

AP19 2016/3753 - 110 Foley Road. CPC did not comment on the new revised planning application received at the last Planning Meeting. It was agreed that the objection to the original application (2014/1061) would be withdrawn. Unanimously agreed. Cllr Herbert to confirm that the Parish Council wish to withdraw the objection **AP 23**

AP19 (20) 2016/1567 refer to Item 8 **Done**

AP20 (21) The meeting took place on the 30th January. **Done**

AP21 (22) **Done**

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

A report was circulated prior to the meeting. See Appendix A

7. Applications from EBC weekly lists including Confirmation of Comments Sent to EBC

Applications w/ending 20th January

7.1 2016/4277 17A Claremont Road: Single storey side extension.

Claygate Parish Council: No objection. Claygate Parish Council request a TPO be placed on the horse chestnut tree in order to protect it from possible felling. Unanimously agreed.

7.2 2017/0072 Land north of 37 & 39 Hare Lane – Variation of Condition 2 (list of approved plans) of planning permission 2016/2033 (2 houses following demolition of detached garages) to relocate one tree and to remove one tree and alter parking layout.

Claygate Parish Council: No objection. Unanimously agreed

7.3 2017/0151 3 Ruxley Ridge – single storey rear/side extension following demolition of existing rear projection.

Claygate Parish Council: No objection. Unanimously agreed

7.4 2017/0168 3 Foley Road – non material amendments to planning permission 2016/2191 to alter fenestration to North West and South East elevations.

Claygate Parish Council: No comment. Unanimously agreed

7.5 2017/0065 12 Oaken Lane – detached garage following demolition of existing garage.

Claygate Parish Council: Objection. Excessive garage size for the size of the property, contrary to policy DM7. Unanimously agreed.

7.6 2017/0163 1 Meadow Road – non material amendments to planning permission 2016/3752 for the removal of splayed corner at first floor level.

Claygate Parish Council: No comment. Unanimously agreed.

Note: Refused by EBC on 3rd January. Decision already made.

Applications w/ending 27th January

7.7 2017/0224 16 Elm Road – Lawful Development Certificate. Whether planning permission is required for a front porch, conversion of garage to living space and alterations to fenestration.

Claygate Parish Council: No comment. Unanimously agreed

Note: Granted by EBC 12 days into the consultation period. Cllr Herbert will contact Ann Biggs EBC to raise the issue **AP 25**

Applications w/ending 3rd February

7.8 2017/0270 85 Oaken Lane – Single storey side/front extension, single storey rear extension, rear dormer window incorporating juliet balcony and roof extension incorporating rear and side rooflights following demolition of existing conservatory and attached garage.

Claygate Parish Council: No objection. Unanimously agreed

7.9 2017/0284 Little Squirrels, Mountview Road – single storey front extension.

Claygate Parish Council: No objection. Unanimously agreed

7.10 2017/0208 53 Common Road – Part two/part first floor side extension and conversion of garage into living space.

Claygate Parish Council: No objection. Unanimously agreed

10. To Receive a Report of the East Area Sub-Committee Meeting.

No one attended

11. To Discuss and Comment Upon Any Licensing Applications in Claygate.

None

12. To Discuss and Agree Action On Any Enforcement Issues

None

13. To Discuss and Agree Communication of Key Decisions to Residents

Appeal information for Application 2016/1567 to be placed on the website. A draft of this statement is noted below:

The Planning Inspectorate will determine the appeal on the basis of a public inquiry. (Planning Inspectorate Appeal Ref: APP/K3605/W/16/316244.

Interested parties in Claygate, including Claygate Parish Council and residents' associations plan to apply jointly to the Planning Inspectorate for 'Rule 6 Status'. As the Planning Inspectorate advises,

bringing together participants with similar views avoids making an inquiry too repetitious and it is unusual for 'Rule 6 status' to be granted to individuals.

Applying for 'Rule 6 status' allows Claygate organisations, acting as one on behalf of our Village, the opportunity to take a very active part in the Inquiry.

If 'Rule 6 status' is granted we will be considered to be a ain party. We will be sent copies of all documents, entitled to appear at the inquiry and to cross examine other parties. A suitably qualified experienced spokesperson will represent us.

As matters progress we will keep all residents updated.

This was approved by the Planning Committee and will be submitted to Cllr Shearman for inclusion on the website.

14. Matters for Information Purposes Only.

It was unanimously agreed to seek additional funding from the Parish Council at the next Council meeting on 9th March to cover the costs of applying for Rule 6 status in connection with the inquiry for 2016/1567.

15. To Confirm the Dates of the Next Meeting and Attendance of Members Planning Committee:
Thursday 2nd March 2017

16. Elmbridge East Area Planning Committee:
Monday 20th February – Cllr Ken Huddart to attend.

The meeting closed at 10.25 pm

Chairman

Date

Appendix A

Planning Applications Decided for weeks ending 20th January, 27th January & 3rd February

15 Applications were decided.

2 were LDCs and 4 were Non Material Amendments or Confirmation of Compliance where there is limited scope for differences of opinion.

The Planning Committee agreed with EBC on 11 out of 15 decisions.

The Applications where we did not agree were:-

2016/3882: Nyumbani Ruxley Crescent Claygate Esher Surrey KT10 0TZ

Two detached two-storey houses with basement, integral garage and new access following demolition of existing house

CPC did not object, but EBC refused permission. Unfortunately I am unable to open the documents that provide their reasons for refusal.

2016/3457 Site of Monks Wood and Yew Trees Hillview Road Claygate Esher KT10 0TU

Entrance gates and piers (a maximum of 2.8m high) to Plots 1, 2, 3, 4 and

CPC objected to the height of the gates (up to 2.8m).

EBC granted permission and assessed that “due to their location, scale, height and design no harm would result to residential amenities of surrounding properties”

2016/3759 Land North of 37 and 39 Hare Lane Claygate Esher KT10 9BT

2 detached two-storey houses with rooms in the roofspace, dormer windows, integral garages, new access from Loseberry Road and 1.1m high front boundary fence following demolition of existing detached garage
CPC objected on the grounds of inadequate amenity space.

EBC assessed that due to the side garden for House 1 and significant width for House 2, a sufficient amount of amenity space would be available

2017/0163 1 Meadow Road Claygate Esher Surrey KT10 0RZ

Non-Material Amendments to planning permission 2016/3752 for the removal of splayed corner at first floor level

EBC refused permission on the grounds that due to potential loss of light and overbearing impact on neighbouring properties a new planning application is required.

CPC have not had an opportunity to discuss this application yet it is on the weekly list for 20th January