

**DRAFT**  
**PLANNING COMMITTEE MEETING**  
**held at 8.00pm on Thursday 1<sup>st</sup> February 2018**  
**Committee Room, Claygate Village Hall**

Present: Councillors Geoff Herbert (Chairman), Julian Way, John Bamford and Ken Huddart.  
Co-opted: Tom Swift  
Members of the Public: Ms Victoria Jenkins, Mr. Michael Colon, Mr. James Sergeant and 3 residents.  
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.
Cll 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

*Cllr Herbert requested a change in the order of the Agenda to discuss Planning Applications 2017/4157 and 2017/4167 (agenda item 8). This was unanimously agreed.*

**2017/4157 5 Foley Road – detached two-storey house with entrance gates and boundary fencing to a maximum of 1m high following demolition of existing house**

Ms Jenkins explained the impact the new house would have on their next door property, in particular the rear of the house. She felt the extension at No. 5 extended too far into the garden and they risked being overlooked.

**8.9 2017/4157 5 Foley Road – detached two-storey house with entrance gates and boundary fencing to a maximum of 1m high following demolition of existing house.**

Claygate Parish Council: No objection. However the Parish Council ask the officer to restrict use of the flat roof section to prevent use as a balcony and request consideration of removal of permitted development rights. Unanimously agreed.

**2017/4167 Station House, The Parade – 7 two-storey terraced houses, conversion of existing detached dwelling into 1 x shared dwelling and 2 x flats, alterations to fenestration and associated hardstanding and landscaping following demolition of side extension.**

Mr Colon explained the impact this development will have on the houses in Albany Crescent. Their concerns are three-fold: loss of privacy as the houses will overlook their gardens, noise from an extra number of residents and the fact there is no adequate provision for parking. Mr. Sergeant confirmed the concerns of the other residents.

**8.16 2017/4167 Station House, The Parade – 7 two-storey terraced houses, conversion of existing detached dwelling into 1 x shared dwelling and 2 x flats, alterations to fenestration and associated hardstanding and landscaping following demolition of side extension.**

Claygate Parish Council: Object. Claygate Parish Council refer to the following policies: DM2 (b); DM7 (a) i ; DM7 (a) iii; DM7 (b) i; DM7 (b) iv; DM8 (a); DM8 (c) DM12 (in particular DM12 (a)i) and DM17. Unanimously agreed.

Claygate Parish Council will submit further detailed comments in due course.

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

The Minutes of the meeting on 4<sup>th</sup> January 2018 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 6 Elm Road regarding the roof height of a neighbouring property. **DONE**

AP24 Comments on Planning matters at Liaison Meeting on 8<sup>th</sup> January. **DONE** but unfortunately there was no Officer from the EBC Planning Department at the meeting.

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

i) Copy of a letter from the Estates Surveyor SCC to the Gap Club Ltd re the storage shed in the grounds of the Youth Centre. The owner of the Gap Club has been requested to remove the storage shed within 30 days and have the full agreement of EBC before re establishing any form of out building at the site.

It was noted at the meeting that the storage shed has now been removed.

**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 comment on Appeal 2016/2062**

The opinion of a Planning expert was received, a letter sent to the Planning Inspectorate on the 18<sup>th</sup> January including her opinion and receipt acknowledged.

**8. Applications from EBC weekly lists including confirmation of comments sent to EBC W/ending 5<sup>th</sup> January.**

**8.1 2017/3995 12 Kilnside** – rear infill extension, front porch and alterations to fenestration.  
Claygate Parish Council: No objection. Unanimously agreed.

**8.2 2017/4111 2A Gordon Road** – confirmation of compliance with conditions: 4 (additional tree information and pre-commencement inspection) and 5 (tree protection) of planning permission 2017/2784.

Claygate Parish Council: No comment. Unanimously agreed.

**8.3 2017/4054 22 Station Road** – 0.9m increase in ridge height and chimneys, incorporating rear dormer windows, front roof lights and rooms in the roof space.

Claygate Parish Council: Object. The Parish Council considers this application does not comply with EBC Development Management Plan DM2. Unanimously agreed.

**8.4 2018/0022 9 Beaconsfield Gardens** – confirmation of compliance with condition: 4 (screening – details) of planning permission 2017/3466  
Claygate Parish Council: No comment. Unanimously agreed.

**8.5 2017/4125 33 Stevens Lane** – part two/part single-storey side and rear extension incorporating rooms in the roof space.  
Claygate Parish Council: No objection, however, the Parish Council consider this building is disproportionate and conceivably out of character. Unanimously agreed.

**8.6 2017/3839 49 Foley Road** – single storey side and rear extension.  
Claygate Parish Council: No objection. Unanimously agreed.

**W/ending 19<sup>th</sup> January.**

**8.7 2017/4129 7 Oaken Lane** – erection of a two-storey side extension following removal of an existing single storey side extension.  
Claygate Parish Council: No objection. Unanimously agreed.

**8.8 2017/3933 12 Meadow Road** – non material amendments to planning permission 2016/3344 to omit proposed work at ground floor and roof level.  
Claygate Parish Council: No objection. Unanimously agreed.

**8.9 2017/4157** see above.

**W/ending 26<sup>th</sup> January.**

**8.10 2018/0074 15 Gordon Road** – single storey rear outbuilding.  
Claygate Parish Council: No objection. Unanimously agreed.

**8.11 2017/4173 16 Holroyd Road** – Variation of Condition 2 (approved plans) of planning permission 2016/1260 (extension to provide 3 flats) extension to first floor flat, addition of new window and roof light on side elevation and addition of pitched roof and rooflights on ground floor side extension.  
Claygate Parish Council: Comment: The Parish Council considers that this is more than a material amendment and could lead to a need to re-assess the Affordable Housing Contribution. Unanimously agreed.

**8.12 2017/4014 52 Gordon Road** – confirmation of compliance with condition: 4 (additional tree information and pre-commencement inspection) of planning permission 2017/2275  
Claygate Parish Council: No comment. Unanimously agreed.

**8.13 2018/0121 55 Common Road** – single storey side/rear extension and front/rear dormer windows following part demolition of existing rear projection and outbuilding.  
Claygate Parish Council: Object. . The Parish Council considers this does not comply with EBC Development Management Plan DM2 and considers it is out of keeping with the street scene. Unanimously agreed.

**8.14 2017/3703 109 Hare Lane** – confirmation of compliance with conditions: condition 3 (materials) and 4 (method of construction statement) of Planning Permission 2016/1091.  
Claygate Parish Council Comment: Request the Officers consider additional factors within the Method of Construction Statement such as  
a) item 2.5.4. There is parking around the local shops available but not behind the shops in Hare Lane which is a private road.

- b) Item 2.5.1 we request that we are consulted about the Licence Application for hoarding.
- c) Item 5.4 we request consideration that the banksman controls vehicle movements to and from Hare Lane due to the space restriction in the service road.
- d) Item 5.10.5 we request consideration that prevention of dust is controlled at source by a continuous fine water spray. Unanimously agreed.

**8.15 2017/3930 19 Common Road** – hip to gable roof extension incorporating rear dormer window and front roof lights.

Claygate Parish Council: No objection. Unanimously agreed.

**8.16 2017/4167** see above.

**8.17 2018/0044 84 Hare Lane** – Confirmation of compliance with condition: 3 (materials – approved) of planning permission 2017/1307

Claygate Parish Council: No comment. Unanimously agreed.

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

There have been 2 EA meetings since the last Planning Meeting. The only application involving Claygate was 2017/3239 2 Rythe Road which was approved subject to conditions on trees.

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

Nothing to report

**11. To discuss and agree action on any enforcement issues**

There appears to have been no follow up by EBC Enforcement on these 2 issues:

- i) 2014/3773 1 Caerleon Close. Tom Swift reports that it would appear there has been no activity on the site.
- ii) 2017/1150 Little Squirrels, Ruxley Crescent. The plastic foliage has been removed however the posts that supported it are still in place along with the wire that stretches between the posts that was used to support the plastic foliage. There has been no change.

The Clerk will contact the Enforcement Officer at EBC. **AP25**

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

Nothing from this meeting. The copy date for the Spring issue is to be confirmed as 9<sup>th</sup> February.

**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> February 2018**

**15. Elmbridge East Area Planning Committee:**

Monday 18<sup>th</sup> February 2018 – Tom Swift to attend

**The meeting closed at 10.35 pm**

**Chairman**

**Reserve for the next meeting Cllr Bill Chilcott**

## **Appendix A**

### **Report on Decisions made since last Planning Meeting**

14 Applications were decided.

These included 3 LDCs, & 2 Non Material Amendments where there is limited scope for Planning to comment or object.

Planning Committee agreed with EBC on 12 decisions.

#### **The Applications where we did not agree were:-**

2017/3239: 2 Rythe Road Claygate Esher Surrey KT10 9DF

Part two/part single-storey rear extension, single-storey side extensions and hard surfacing to provide 2 parking spaces following demolition of existing rear and side projections.

CPC objected to some of the proposed tree works and noted the contrived nature of the flat roof design at the first floor junction with 4 Rythe Road.

EBC granted approval at East Area Sub Committee Planning subject to a condition about an additional tree inspection and a pre-commencement inspection. It was acknowledged that there is a contrived first floor design, but believed that it would not have a significant impact due to limited visibility.

2017/3992: 2A Gordon Road Claygate Esher Surrey KT10 0PQ

Non-Material Amendment to planning permission 2017/2784 to alter the external finish from brick to render.

CPC did not object, although the Parish Council is usually against render according to the Village Design Statement.

EBC refused permission on the grounds that the amendment would have a material impact on the appearance at the front and side elevation.

### **Appeals Lodged and/or Decided since last Planning Committee Meeting**

None