

**DRAFT**  
**PLANNING COMMITTEE MEETING**  
**Held at 8.00pm on Thursday 23<sup>rd</sup> March 2017**  
**Committee Room, Claygate Village Hall**

Present: Councillors Geoff Herbert (Chairman), Ken Huddart and Xingang Wang, Bill Chilcott.  
Co-opted: Tom Swift, Susan Harding  
In attendance: Cllr Mark Sugden  
Members of the public: Hugh Gostling (1<sup>st</sup> Claygate Scouts), Allan Carruthers (1<sup>st</sup> Claygate Scouts), Russ Guyatt (Claygate Cricket Club)

- 1. Apologies for absence:** Cllrs Julian Way and Cllr John Bamford with reasons.
- 2. Declarations of Interest in items on the Agenda.**

Cllr Geoff Herbert	Co-ordinator of Neighbourhood Watch, Flower 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 Xingang Wang	Magistrate and Co-ordinator of Claygate Speed Watch
Cllr Bill Chilcott	Member of the Kingston Branch of the Ramblers' Association, Voluntary worker with Lower Mole Countryside Management Project, Member of Claygate in Bloom.
Susan Harding	Business interest in Platform 3, a small pub near Claygate Station.
Tom Swift	Resident of Hermitage Close
- 3. To confirm the Minutes of the Last Meeting**

The minutes of the 2<sup>nd</sup> March 2017 were agreed and signed by the Chairman.

*Cllr Herbert requested a change in the order of the Agenda to discuss Planning Applications 2016/4030 Claygate Scout Centre, Oaken Lane and 2017/055 and 2017/0552 Pavilion Claygate Recreation Ground.*

Cllr Sugden declared an interest in Planning Applications 2016/4030 and 2017/0552. He had been advised that he should not speak on these applications and should not be included in the meeting.

Cllr Huddart declared an interest in Planning Application 2016/4030. He wished to speak on the application but would not vote.

Susan Harding declared an interest in Planning Application 2016/4030 as Platform 3 has provided beer for their events.

2016/4030: Hugh Gostling, Group Scout Master explained the plan is to extend the existing building to the rear at first floor level with a covered area underneath. An emergency escape stair will be provided at the end of the building. It is also proposed to increase car parking by 5 spaces. There is currently a significant waiting list of children wishing to join all sections of the Scout Group. Increasing the space will enable them to run additional meetings.

**7.1 2016/4030 1<sup>st</sup> Claygate Scout Group** – First floor side extension, external staircase and formation of hard standing for additional parking.

Claygate Parish Council considered the Green Belt issue associated with this application and agreed that on this occasion it is appropriate to make no objection. The application meets all the requirements of EBC Planning Policy DM18. No objection. Unanimously agreed.

2017/0552: Russ Guyatt (Claygate Cricket Club) explained the proposal to install the portacabins was the result of the destruction of the Pavilion in 2016. The portacabins would provide temporary accommodation for the cricket club for the 2017 season and, possibly, for the 2018 season if there is delay in rebuilding the pavilion. Without these facilities the cricket club would be unable to carry out its fixtures.

**7.2 2017/0552 Pavilion Claygate Recreation Ground, Dalmore Avenue** – 4 portacabins with associated toilet facilities (78.96sqm) for a temporary period of 18 months.

Claygate Parish Council: No objection and requested the time limit of 18 months be an enforceable condition. Unanimously agreed.

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

None

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

2016/4180 Notification from EBC of refusal of Planning Application.

2017/0339 Email from Sherrill Taggart regarding application 2017/0339, the resubmission of a previously refused application. The Interim Administrator explained that although they had not objected to the application they had asked the officer to check the 45 degree rule from nos 44 and 48 Foley Road.

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

A report was circulated at the meeting. See Appendix A

**7. Applications from EBC weekly lists including confirmation of comments sent to EBC**

**W/ending 3<sup>rd</sup> March**

**7.3 2017/0611 52 Red Lane:** Tree Preservation Order EL:02/14 – crown reduce 1 x willow, 1 x wellingtonia.

Claygate Parish Council: No comment. Unanimously agreed.

**W/ending 10<sup>th</sup> March**

**7.4 2017/0673 10 Forge Drive:** single storey rear extension, conversion of garage into living space and front porch following demolition of existing rear extension.

Claygate Parish Council: No objection. Unanimously agreed.

**7.5 2017/0665 20A Stevens Lane:** Tree Preservation Order EL02/14 – crown reduce 1 x oak.

Claygate Parish Council: Object. This is a young healthy tree. It is important to the street scene and has a good shape despite some previous pruning. The reasons given are insufficient to justify the work. Unanimously agreed

**7.6 2017/0663 7 Queen Anne Drive:** Two-storey side extension, single storey rear extension incorporating balcony on first floor, front porch canopy, rear decking, timber cladding to

partially replace existing cladding and alterations to fenestration following partial demolition of existing house.

Claygate Parish Council: No objection. Unanimously agreed

- 7.7 **2017/0742 9 Simmil Road:** Part two/part single storey rear extension and alterations to fenestration following demolition of existing rear outbuilding.

Claygate Parish Council: No objection. Request officer to check 45 degree rule from no. 8. Unanimously agreed.

- 7.8 **2017/0736 69 Telegraph Lane:** Single storey rear extension.

Claygate Parish Council: Object on the grounds that the applicant has built something that was not approved and has failed to meet the requirements of the Planning Permission. Request officer to check 45 degree rule from no 71. Unanimously agreed

### **W/ending 17<sup>th</sup> March**

- 7.9 **2017/0830 45 Hare Lane:** Bus shelter.

Claygate Parish Council: No objection. Unanimously agreed

- 7.10 **2017/0787 4 Chadworth Way:** Tree preservation order EL199 – crown lift 1 x mature horse chestnut.

Claygate Parish Council: Object. This tree is important to the street scene. It appears to be healthy. The proposed reductions are excessive and would spoil its shape. Lesser works would solve the perceived problems.

- Reduce branches to give 1.5m clearance from telegraph pole. It is unclear what this means Cutting all branches to leave the pole clear would be excessive. It is not necessary to cut branches back from telegraph wires but in this case it would be prudent to reduce a few branches that are becoming intertwined in the wires close to the pole.
- Reduce branches to give 3.5m clearance from roof. Again this is unclear and appears excessive. It is normal to cut back branches to give 1m lateral clearance from a roof.
- Crown lift to 4-5m over road – no objection.
- Crown lift to 4-5m over path – this is too much, 3m would be adequate.
- Reduce height by 2m – this would spoil the shape of the tree.
- Reduce remainder of tree to balance – unnecessary.

- 7.11 **2017/0807 8 Rythe Road:** Lawful Development Certificate. Whether planning permission is required for a proposed vehicular access and associated hardstanding.

Claygate Parish Council: No comment. Unanimously agreed.

- 7.12 **2017/0743 5 & 6 Sydney Terrace, The Green:** First floor rear conservatory to No 6 and rear roof extension incorporating rear dormer window and front rooflights to No 5.

Claygate Parish Council:

No. 6 – first floor rear conservatory and rear roof extension incorporating rear dormer window. This dormer does not conform to the Development Management Plan DM12 section B Conservation Areas. Object. Unanimously agreed

No. 5 – Front rooflights. No objection. Unanimously agreed

- 7.13 **2017/0529 1 Thorne Close:** Single storey rear extension, single storey side extension, detached outbuilding, enlargement of existing rear patio and alterations to fenestration following demolition of existing rear conservatory and detached outbuilding.

Claygate Parish Council: No objection provided the recommendations in the arboriculture report are followed. Unanimously agreed

- 7.14 **2017/0790 9 Red Lane.** Detached garage.

Claygate Parish Council: No objection. Unanimously agreed.

- 7.15 **2017/0738 Wide Horizons, Ruxley Crescent:** Variation of Condition 2 (approved plans) permission 2016/2878 (2 detached houses) to reposition plot 1 further back from the front boundary.

Claygate Parish Council: No comment. Unanimously agreed.

- 8. To Discuss and Agree Action on Planning Appeal 2016/1567**  
No further information to date.
- 9. To receive a report of the East Area Sub-Committee meeting.**  
Nothing for Claygate at the last EA meeting.
- 10. To discuss and comment upon any licensing applications in Claygate.**  
None
- 11. To discuss and agree action on any enforcement issues**  
None
- 12. To discuss and agree communication of key decisions to residents**  
Nothing to add
- 13. Matters for Information Purposes Only.**  
None
- 14. To Confirm the Dates of the Next Meeting and Attendance of Members Planning Committee:**  
Thursday 13<sup>th</sup> April 2017
- 15. Elmbridge East Area Planning Committee:**  
Monday 3<sup>rd</sup> April 2017 – Tom Swift to attend.

**The meeting closed at 9.50 pm**

**Chairman**

**Date**

## Appendix A

### Planning Applications Decided for weeks ending 3<sup>rd</sup>, 10<sup>th</sup> and 17<sup>th</sup> March

#### Planning Decisions

13 Planning Decisions have been made since the last Planning Committee Meeting.

7 were for extensions, 2 for Confirmation of Compliance/Non Material Amendment, 2 were for tree work, 1 was for an LDC and 1 was for a Variation of Condition.

We agreed with 11 of these decisions and one LDC decision was made before we had an opportunity to comment. We disagreed with one decision.

#### The Planning Application where we disagreed was

2016/4180: 22 Foley Road

Part two/part single storey rear extension, front porch, conversion of garage into living space and alterations to fenestration following partial demolition of existing house

CPC did not object, but requested for Permitted Development Rights (PDR) to be withdrawn if the plans were approved

Permission was refused for a number of reasons with reference made to "Home Extensions Companions Guide" & "Character & Design SPD".

It is instructive to read the Officers Report. Amongst the points highlighted that led to the conclusion that the proposed development would have an adverse impact of the existing house, neighbouring houses and the street scene were

- Proposed rear elevation would be dominated by contemporary materials and windows of different sizes
- First floor extension adds bulk and staggered projections with flat roofs on the rear elevation
- Proposed front canopy is not in keeping with the street scene
- There would be an overbearing impact on 20 Foley Road (NB: No. 20 did not record an objection)

The Officers Report acknowledged that PDR could be withdrawn as a condition for approval

#### Notable Comments were made on one Planning Application where we agreed

2016/3785 30 Common Road

Planning Committee requested Planning Officer to check 45 degree rule to No 28.

Officers Report stated

"the proposed development would not project more than 3 metres rearwards from the ground and first floor rear elevation of the said property. As such, in accordance with the Design and Character SPD, the proposal would not lead to an adverse loss of light ...."

#### Planning Appeals

There have been no Appeals made or Appeals decided since the last Planning Committee Meeting.