

DRAFT
PLANNING COMMITTEE MEETING
held at 8.00pm on Thursday 22nd August 2019
Small Hall, Claygate Village Hall

Present: Councillors Geoff Herbert, Xingang Wang, Michelle Woodward, Janet Swift Mark Sugden (part meeting)
In attendance: Shirley Round (Parish Clerk & RFO), Tom Swift (co-opted) and John Bamford (co-opted)
Tree wardens: Vanessa Relleen, Margie Richardson.
Present: 5 member of the public in attendance

1. **Apologies for absence:** None.
2. **Declarations of Interest in items on the Agenda.**
None

The Chairman requested a Motion under Standing Orders 1 d), e) and f) to allow for discussion on Planning Application 2019/1606 Sub-division of Plot 3 to form a dog walking facility (sui-generis) incorporating new boundary fence/gate to a height of 1.2m. This was unanimously agreed.

2019/1606 Plot 3 Racecourse Paddocks, Barwell Lane, Chessington KT9 2LZ – sub division of Plot 3 to form a dog walking facility (sui-generis) incorporating new boundary fend/gate to a height of 1.2m.

Mrs. Judith McGuigan addressed the Planning Committee in relation to the above application.

8.20pm Cllr Sugden left the meeting.

7. **Applications from EBC weekly lists including confirmation of comments sent to EBC**
Week ending 2nd August
 - 7.2 **2019/1606 Plot 3 Racecourse Paddocks, Barwell Lane, Chessington KT9 2LZ** – sub division of Plot 3 to form a dog walking facility (sui-generis) incorporating new boundary fend/gate to a height of 1.2m.
Claygate Parish Council: Object. We consider it to be an inappropriate development on Green Belt Land counter to Policies DM20 (a), CS (17), DM (17)(a) and DM(21)(a). together with NPPF 2019 paras 143 and 145.
We are aware of the recommendations made in the website dogwalkingfields.co.uk under FAQs regarding fence height.
We are also concerned about the proposed hours of operation. Unanimously agreed.
3. **To confirm the Minutes of the last meeting**
The Minutes of the meeting on 1st August 2019 were agreed and signed by the Chairman.
4. **To report on the actioning of items from previous Minutes.**
AP5 Local Plan response. The Chairman Mark Sugden attended the Planning Meeting. DONE
5. **Planning correspondence, notification of applications and outstanding results**
 - a) As a result of contacting Paul Falconer (Development Manager, EBC Planning Department) a number of notifications of planning applications were received where the Parish Council should have been listed as a consultee.

- b) 2019/1290 8 Stevens Lane: a satisfactory arboriculture report was received by EBC as requested and the Planning Councillors approved the application
- c) A letter from Marango Communications was received by all Parish Councillors on behalf of Luminous Property Group relating to the development of the Claygate House site. (copy attached to Minutes on file)
- d) EBC Draft Local Plan Review received on 19th August and circulated to all Councillors.

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 2nd August

- 7.1 2019/1654 39 St. Leonards Road** – single storey rear extension, conversion of garage into living space and alterations to fenestration following demolition of existing conservatory and rear chimney.
Claygate Parish Council: No objection. Unanimously agree.
- 7.2 2019/1768 The Orchard, 1 Hare Lane** – listed building application: first floor wooden balustrade to replace existing balustrade.
Claygate Parish Council: No objection. Unanimously agreed.
- 7.3 2019/1969 37 The Parade** – change of use of rear ground floor from Retail (A1) to Residential (C3) (55sqm) with additional fenestration and 2m high fence following removal of external staircase.
Claygate Parish Council: No objection, however we note that in 2013 (ref: 2013/3937) an application at this time specified that the extension could not be used as a separate individual dwelling. Unanimously agreed.
- 7.4 2019/1970 22 Lower Wood Road** – part single/part two storey side/front extension incorporating front canopy and alterations to fenestration following demolition of existing porch.
Claygate Parish Council: No objection. Unanimously agreed.
- 7.5 2019/1606** See report at beginning of meeting.

Weekending 9th August

- 7.6 2019/2066 28 Red Lane** – single storey side extension, alter roof of existing rear projection from pitched to flat incorporating roof light and alterations to fenestration.
Claygate Parish Council: No objection. We note however that the side extension is within 0.1m of the boundary and the recommendation is 0.3m. Unanimously agreed.
- 7.7 2019/2084 14 Glenavon Close** – single storey side extension, conversion of garage into living space and alterations to fenestration.
Claygate Parish Council: No objection. Unanimously agree.
Cllrs Herbert and Wang declared a non pecuniary interest in 2019/1980 as the applicant is known to them.
- 7.8 2019/1980 34 Holroyd Road, 28 and 30 Glebelands** – TPO EL 06/13 – crown reduce and lift 4 x oak by 2.5m and to provide 5m clearance from ground respectively.
Claygate Parish Council: Object. These trees provide a valuable public amenity. The proposed works are too severe and would be detrimental to the health of the trees. The reasons stated for carrying out the works would be satisfied by lesser works. Unanimously agreed.
- 7.9 2019/1505 Lower Wakefield, 116a Foley Road** – Claygate Foley Estate – fell 1 x sorbus aria.
Claygate Parish Council: No objection. Unanimously agreed.

9.25pm *Cllr Sugden rejoined the meeting.*

Week ending 16th August

7.10 2019/2134 Claygate House, Littleworth Road – Development comprising 50 residential units (11 houses and 39 flats with associated parking, bin storage and landscaping following demolition of existing buildings).

Claygate Parish Council: Object. CPC consider the impact imposed on Green Belt and views from the Green Belt including dwellings adjacent and we are concerned about the appearance, mass and height, contrary to DM(2)(a & b) and DM(18)(b).

We request the same conditions are applied to this planning application as for 2018/3782. We also request consideration is given to the flood risk in particular due to additional proposed dwellings and the additional footprint reviewing the need to monitor the culvert grill to avoid blockages. We request the parking provision is retained and maintained for their designated purpose.

It is noted that 5 trees are to be removed and replaced to facilitate the new development. We request that these trees are retained and protected according to the application. We further request consideration is given to the screening to the rear of the property where hedges are proposed to replace the trees that were removed last year. Unanimously agreed.

7.11 2019/2221 Oaken Lane – Prior approval schedule 2, part 16 – installation of 1No.20m Phase 5 street pole, 3No. shrouded antennas, 2No 0.3m dishes, 3No equipment cabinets and ancillary development.

Claygate Parish Council: No objection. Unanimously agreed.

7.12 2019/2152 93 Hare Lane – single storey rear extension and front porch following partial demolition of existing building.

Claygate Parish Council: No objection. We request the officer check the 45 deg rule from no 95 Hare Lane. Unanimously agreed.

8. Elmbridge Local Plan

The Councillors re-affirmed their unanimous agreement to the Planning Remit as follows:

A.

b. Policies

i. Green Belt and open spaces -The Parish Council will object to any reduction in the designated Green Belt and to any proposed development that detracts from its amenity value. It will ensure that existing and potential open spaces and greens within the village are protected.

They agreed therefore to oppose any proposals that involve releasing Green Belt land for development.

At the Extraordinary Council Meeting held prior to the planning meeting formal agreement was approved to engage a planning specialist to assist in the Parish Council's submission. The planning specialist will review the 5 options, specifically to advise on and provide guidance on all potential sites identified in and adjoining Claygate both Green Belt and the Urban area.

A public meeting is being arranged by the Parish Council on 4th September, 7.30 in the Community Centre, Elm Road.

9. Report on the East Area Sub-Committee Meeting

2019/1453 14 Oaken Lane – conversion of 2 flats into 2 semi-detached dwellings, two-storey side infill extension, single storey side extension, front canopy, front and rear roof lights, refuse/recycling stores and alterations to fenestration following partial demolition of existing dwellings. PERMIT

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 mid December 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 12th September 2019, Committee Room, Claygate Village Hall**

Elmbridge East Area Planning Committee:

Monday 9th September 2019 – Tom Swift will attend.

The meeting closed at 9.55 pm

Chairman:

Dated:

Reserve for the next meeting: Cllr Jo Collon

Appendix A

Report on Planning Applications Decided since the Last Planning Meeting

11 Applications were decided and Claygate Parish Council (CPC) was a Consultee on 5 of these Applications.

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

2019/1374: 7 Claremont Road Claygate Esher Surrey KT10 0PL

Tree Preservation Order - Various works to various trees.

CPC objected to work on the birch tree "as the reduction in height would spoil the shape of the tree, which is clearly visible from the road", but did not object to the other tree work.

EBC did not object to work on the birch tree as "the proposed is to reduce growth to previous pruning points".

However, permission was refused to crown raise the Scotts Pine to 6m above the garden of no.7 as it "would seem excessive if taken back to the main stem. Removing too much lower growth can shift the future growth towards the top where the wind is stronger."

2019/1446: 80 Coverts Road Claygate Esher Surrey KT10 0LJ

First floor rear extension and alterations to fenestration.

CPC did not object

EBC refused permission on the grounds that "The first-floor rear extension with a flat roof fails to represent good design that respects the character and appearance of the host dwelling and would have a harmful effect on the wider area"

Two LDCs (2019/1504: 2A Stevens Lane and 2019/1476: 122 Coverts Road) were declined as they did not meet all the required technical criteria.

Appeals Lodged and/or Decided

Nil