

DRAFT
PLANNING COMMITTEE MEETING
Held at 8.00pm on Thursday 13th April 2017
Committee Room, Claygate Village Hall

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

Co-opted: Tom Swift

In attendance: Mr and Mrs Conley, 14 Woodbourne Drive.

1. **Apologies for absence:** Susan Harding

Cllr John Bamford entered at 8.10pm. Due to an ongoing issue with the owner of no 12 Woodbourne Drive Cllr Bamford did not take part in the discussion relating to Planning Applications 2017/0886 and 2017/0891 on legal advice. He emphasised he had no pecuniary interest in the applications but that it could be construed he could possibly influence the outcome of the discussion.

Cllr Bamford did not take part in the discussion or decisions relating to the Planning Applications.

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 Julian Way Undertakes care work Sans Soucie, Guildford, Member of Kingston Chess Club, Supervisor at Kingston Contact Centre.

Tom Swift Resident of Hermitage Close

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

The minutes of the 23rd March 2017 were agreed and signed by the Chairman.

Cllr Herbert requested a change in the order of the Agenda to discuss Planning Applications 2017/0886 and 2017/0891 12 Woodbourne Drive.

2017/0886 & 2017/0891: Mr & Mrs Conley explained the impact they felt the development of this property would have on their home and the neighbouring semis. They felt the development would look unbalanced and out of character. They quoted from the EBC Home Extension Guide and also referred to the removal of the highway tree to allow for enlarged vehicular access. They also referred to the room sizes in both the 2-bed and 3-bed flats.

7.1 2017/0886 12 Woodbourne Drive –Conversion of existing house to 2 flats incorporating part two/part single storey side/rear extension, single storey front extension, associated hard standing and alterations to fenestration following demolition of existing single storey side extension and front porch.

Claygate Parish Council: Object. DM2, CS17, EBC Design and Character SPD, DM8, DM10 (in accordance with the latest National Standards). The design of the front of the building which is restricted to only one half of the pair of semis will be out of keeping. Request the officer to check 45degree rule from numbers 10 and 14 Woodbourne Drive. Unanimously agreed.

7.2 2017/0891: 12 Woodbourne Drive -Conversion of existing house to 3 flats incorporating part two/part single storey side/rear extension, single storey front extension, associated hard standing and alterations to fenestration following demolition of existing single storey extension and alterations to the fenestration following demolition of existing rear projection.

Claygate Parish Council: Object. DM2, CS17, EBC Design and Character SPD, DM8, DM10 (in accordance with the latest National Standards) and conformity with the Technical Housing Standards – nationally described space standard (March 2015). The design at the front of the building, which is restricted to only one half of the pair of semis, will be out of keeping. Request the officer to check 45degree rule from numbers 10 and 14 Woodbourne Drive. CPC also believe the front of the building would project beyond the building line.

In the event either of these Planning Applications is approved Claygate Parish Council would request EBC provide a replacement highway tree. Unanimously agreed.

Cllr John Bamford joined the meeting at 8.50pm

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

None

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

A report from Cllr Bamford was circulated at the meeting. See Appendix A

7. Applications from EBC weekly lists including confirmation of comments sent to EBC W/ending 24th March

7.3 2017/0903 8 Dalmore Avenue –extensions and alterations to convert existing single storey house into a two-storey house with rear dormer windows and rooms in the roofspace.

Claygate Parish Council: No objection. Request officer to check 45 degree rule from No. 10.

The render on the walls would appear to be out of keeping. Claygate Parish Council regrets the loss a bungalow. Unanimously agreed

7.4 2017/0737 Vale Farm Cottage, Vale Road – Two-storey front extension, part two-part single storey rear extension, detached outbuilding and gates and piers to a maximum of 1.7m high.

Claygate Parish Council: No objection. Unanimously agreed

7.5 2017/0797 4 Sims Cottages, The Green – Claygate Village Conservations Area – fell 1 x conifer and 3 x hazels.

Claygate Parish Council: T1 conifer. Fell. No comment. T2 hazel. Fell, too big. This small bushy tree provides a rare splash of green in a densely built area. It is also a source of food for wildlife. It seems a shame to remove it but it is not easily seen from the roads or footpaths so is of small value to the street scene. Unanimously agreed

7.6 2017/0840 17 Simmil Road – Part two-part single storey front/side extension and alterations to fenestration following demolition of existing garage.

Claygate Parish Council: No objection. Request officer to check whether the two-storey extension is sufficiently far (1m) from the boundary. CPC agree with the comment about the overshadowing of an important window at 16 Simmil Road. Unanimously agreed

W/ending 31st March

- 7.7 2017/0949 61 Hare Lane** – Single storey rear part infill extension, conversion of garage into living space, part pitched roof/part flat roof to replace existing flat roof over garage and alterations to fenestration.
Claygate Parish Council: No objection. Claygate Parish Council notes that bins will have to be stored at the front of the property as access from the rear will no longer exist. Unanimously agreed
- 7.8 2017/0924 17 Dalmore Avenue** – Part single/part two-storey side extension incorporating front bay window to ground floor, hip to gable roof extension to both sides incorporating rooflights and alterations to fenestration following partial demolition of existing house.
Claygate Parish Council: No objection. Unanimously agreed
- 7.9 2017/0967 22 Foley Road** – Single storey rear extension, partial conversion of garage into living space, first floor rear extension, glass balustrade to replace existing front Juliet balcony and alterations to fenestration following demolition of existing conservatory and rear dormer window.
Claygate Parish Council: Object. The dormer shown on the proposed north east elevation is higher than the line of the previous approved application 2016/3144. DM2, Design & Character Supplementary Planning Document, Companion Guide (Home Extensions). Unanimously agreed
- 7.10 2017/0898 52 Telegraph Lane** – Single storey front extension following demolition of existing bay window.
Claygate Parish Council: Object. This proposed front extension is forward of the building line and not balanced with the bay windows of the 2 semis. DM2, Design & Character Supplementary Planning Document. Unanimously agreed
- 7.11 2017/0938 7 Meadow Road** – Single storey side/rear extension following demolition of existing garage.
Claygate Parish Council: Request officer to check 45 degree rule from 5 Meadow Road. Unanimously agreed

W/ending 7th April

- 7.12 2017/1061 Former 14 Stevens Lane** – Tree Preservation Order EL:02/04 – various work to various trees.
Claygate Parish Council: No comment. Unanimously agreed
- 7.13 2017/0911 52 Telegraph Lane** – LDC: whether planning permission is required for a proposed hip to gable roof extension incorporating a rear dormer window and front roof light, single storey rear extension and alterations to fenestration following demolition of existing rear projection.
Claygate Parish Council: No comment. Unanimously agreed
- 7.14 2017/0986 15 Dalmore Avenue** – LDC: whether planning permission is required for a proposed extension to an existing vehicular access.
Claygate Parish Council: No comment. Unanimously agreed
- 7.15 2017/1020 1 Claygate Lodge Close** – Tree Preservation Order EL:11/37 – crown lift 1 x horse chestnut.
Claygate Parish Council: No objections. CPC on balance feel it is in the long-term benefit to the tree. 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:**
Wednesday 3rd May 2017
15. **Elmbridge East Area Planning Committee:**
Monday 24th April 2017 – Cllr Julian Way to attend.

The meeting closed at 10.10 pm

Chairman

Date

Appendix A

Planning Applications Decided for weeks ending 24th March, 31st March & 7th April 2017

6 Applications were decided.

- 4 related to extensions
- 1 related to a Lawful Development Certificate
- 1 related to a large detached garage

The Planning Committee agreed with EBC on 4 out of these 6 decisions including a refusal of planning permission.

The 2 Applications where we differed were:-

2017/0270: 85 Oaken Lane

Single storey side/front extension, single storey rear extension, rear dormer window incorporating a Juliet balcony and roof extension incorporating rear and side rooflights following demolition of existing conservatory and attached garage

CPC did not object and there was a letter of support from the only immediate neighbour.

EBC refused permission on the grounds that the proposed roof alteration together with the rear dormer would result in a bulky, incongruous and discordant form of development disproportionate to the dwelling overall, detrimental to the visual amenities of the street scene contrary to NPPF, CS8, CS17, DM2 and Home Extensions Companion Guide 2012.

(NB: The fact that this property occupies a corner plot such that most parts of the rear roof alterations are visible to the public was a material consideration)

2017/0233 Lavenders Raleigh Drive

Part two/part single storey front extension incorporating front porch Permission was refused.

CPC did not object.

EBC refused permission on the grounds that the proposed roof design and forward projection represents a disjointed addition that fails to integrate acceptably with the existing house and would be detrimental to the appearance of the house and adversely impact visual amenities of the street scene contrary to CS17, DM2, the Design & Character SPD and NPPF

Planning Appeals Lodged or Decided since last meeting

None