

PLANNING COMMITTEE MEETING

Held at 8.00pm on Thursday 8th December 2016
at Small Committee Room Claygate Village Hall

Present: Councillors: Geoff Herbert (Chairman), John Bamford, Ken Huddart, Julian Way,
Mark Sugden (ex officio)
In Attendance: Shirley Round (Interim Administrator)
Co-opted Members: Susan Harding, Tom Swift
Members of Public: None

**In the absence of the Chairman Geoff Herbert, Vice Chairman Julian Way
commenced the meeting at 8.05am**

1. Apologies for Absence

None

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 Claygate Village Hall Association, Bookkeeper at Holy Name Church, Esher

Cllr Ken Huddart: Chairman of the Trustees of Claygate Village Hall Association, President of the Claygate Village Association and, Acting, Chairman of the Claygate Conservation Areas Advisory Committee, Traffic Engineering Consultant, Fellow of Chartered Institute of Highways and Transportation, Fellow of Institute of Engineering and Technology, Fellow of Institute of Civil Engineers.

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

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

3. Minutes of the Last Meeting

The minutes of 17th November were agreed and signed by the Chairman following minor spelling corrections and the removal of 'the standard height of 2.1m' from Item 10 (line 5)

The Chairman arrived at 8.15pm and took over Chairmanship of the meeting.

4. To Report on the Actioning of Items From Previous Minutes and Agree Any Further Action

AP4 Ann Biggs Meeting: Clerk to chase re instruction to Councillors on LDC rules. Also request a list of training programmes available to all Councillors.

AP5 Chairman to contact EBC Planning to request an extension where dates for comments were too close to CPC Planning Committee.

AP10 Possible change of use required for a new shop in the village. No further action required for the time being.

AP11 Objection to the fence height at 110 Foley Road. See Planning App 2016/3753.

5. Planning Correspondence and Outstanding Results

2016/3847: A resident who was very concerned about the impact of this application contacted the Parish Council. His concerns were noted. This item was discussed under Planning Applications w/ending 2nd December.

2016/2062: Planning Application is still under consideration.

6. To Discuss and Comment on Applications Decided Since Last Meeting

A report was circulated prior to the Meeting.

We agreed with EBC on 9 of the 10 decisions. Further details are provided in Appendix 1

7. Applications from EBC Weekly Lists, Including Confirmation of Comments Sent to EBC

EBC WEEKLY LIST ENDING 18TH, 25TH NOVEMBER AND 2ND DECEMBER

EBC WEEKLY LIST ENDING 18TH NOVEMBER

<u>Applic. No.</u>	<u>Address</u>	<u>Details</u>
2016/3414	175 Coverts Road, Claygate, Surrey KT10 0LE	Two-storey side extension, single storey rear extension, front porch and alterations to fenestration following partial demolition of existing front porch.

Claygate Parish Council Comment: No Objection. Agreed unanimously

<u>Applic. No.</u>	<u>Address</u>	<u>Details</u>
2016/3586	16 Holroyd Road, Claygate, Surrey KT10 OLG	Part two/part single storey side/rear extension, side rooflight and alterations to fenestration following demolition of existing garage to create 2 flats.

Susan Harding declared an interest as she is a resident of Holroyd Road.

Claygate Parish Council Comment: Object. Claygate Parish Council concur with EBC’s original decision that the proposal would, by reason of a Unilateral Undertaking in relation to the affordable housing contribution, fail to provide the necessary contribution towards off-site affordable housing delivery contrary to the requirements of the Policy CS21 of the Core Strategy 2011 and the Developer Contributions Supplementary Planning Document 2012.

<u>Applic. No.</u>	<u>Address</u>	<u>Details</u>
2016/3696	Site of Yew Trees Hillview Road, Claygate, Surrey KT10 OTU	Non-material amendments to planning permission 2012/0917 for alterations to the fenestration and rendered finish.

Claygate Parish Council Comment: No comment. Already approved by EBC

<u>Applic. No.</u>	<u>Address</u>	<u>Details</u>
	46 Foley Road,	Single storey rear extension, single storey side

Unanimously agreed.

EBC WEEKLY LIST WEEK ENDING 2ND DECEMBER 2016

<u>Applic. No.</u>	<u>Address</u>	<u>Details</u>
2016/3882	Nyumbani, Ruxley Crescent, Claygate, Surrey KT10 0TZ	Two detached two-storey houses with basement, integral garage and new access following demolition of existing house. Claygate Parish Council Comment: No objection. Agreed unanimously

<u>Applic. No</u>	<u>Address</u>	<u>Details</u>
2016/3904	5 Foxwarren, Claygate, Surrey KT10 0LB	Non-Material Amendments to planning permission 2016/1382 to alter design of the rear roof and replace rooflight with roof lantern. Claygate Parish Council Comment: No Comment. Agreed unanimously.

<u>Applic. No</u>	<u>Address</u>	<u>Details</u>
2016/3759	Land North of 37 & 39 Hare Lane, Claygate, Surrey KT10 9BT	2 detached two-storey houses with rooms in the roof space, dormer windows, integral garages, new access from Loseberry Road and 1.1m high front boundary fence following demolition of existing detached garage.

Claygate Parish Council Comment: Objection. Due to inadequate provision of amenity space DM2. We note that condition 4 in the Officer Report for the previous application 2016/2033 where permission was granted stated that the first floor rear facing windows within House 1(west elevation) shall be glazed with obscure glass and fitted with non-opening principal lights to prevent loss of privacy. This condition is not included in this application.

**2016/3202 26 The Avenue:
Councillor Geoff Herbert declared an interest as he is acquainted with both applicants
Councillor Mark Sugden declared an interest as he is a resident of The Avenue.**

<u>Applic. No</u>	<u>Address</u>	<u>Details</u>
2016/3202	23 The Avenue, Claygate, Surrey KT10 0RX	Part two/part single storey rear extension and two-store front infill incorporating roof extension. Claygate Parish Council Comment: No objection. Officer to check fenestration from No. 23 The Avenue overlooking No 25. Unanimously agreed.

<u>Applic. No</u>	<u>Address</u>	<u>Details</u>
-------------------	----------------	----------------

2016/3785	30 Common Road, Claygate, Surrey KT10 0HJ	Part two/part single storey rear extension, front porch and alterations to fenestration following demolition of existing single storey rear extension. Claygate Parish Council Comment: No objection. Officer to check 45 degree rule from No. 28 Common Road. We note that the porch on the front appears to encroach on the building line.
Applic. No	<u>Address</u>	Details
2016/3847	Land between 6-8 Hare Lane, Claygate, Surrey KT10 9BS	Detached single storey house with rooms in the roof space, 2 single storey buildings for use as workshops and 1 detached single storey building for use as office (241sqm in total) following demolition of existing buildings and removal of storage containers (330 sqm). Claygate Parish Council Comment: Objection based on DM17, particularly para 2.75 and CS11 as the single storey house would lead to the Claygate community merging with Esher.
Applic. No	<u>Address</u>	Details
2016/3724	Former Monks Wood, Hill View Road Claygate, Surrey KT10 0TU	Variation of Condition 2 (Approved Plans) of planning permission 2015/2581 to alter fenestration and rendered finish. Claygate Parish Council Comment: No comment.

8. Report on the East Area Sub-Committee Meeting

No report.

9. Licensing Applications in Claygate

Nothing to report

10. Enforcement Issues

Nothing to report.

11. Communication of Key Decisions to Residents

Mark Behrendt has agreed to submit an article for Courier on the consultation process on the Local Plan.

12. Matters for Information Purposes Only.

The draft Local Plan is due to be made available for public consultation before the next Planning meeting. It was agreed that the Parish Council would submit comments to EBC. Cllr Sugden asked that this item be placed on the agenda for the 29th December and the comments be available to the full Parish Council Meeting on the 12th January 2017. **AP 12**

13. Dates of the Next Meetings and Attendance of Members

Planning Committee: 29th December 2017

East Area Elmbridge Planning: 12th December 2017 (Geoff Herbert if required)

Public Hearings & Public Inquiries: None

The meeting closed at 10.25 pm

Chairman

Date

Appendix 1

Planning Applications Decided for weeks ending 18th November, 25th November & 2nd December

Only 10 Applications were decided.

The Planning Committee agreed with EBC on 9 out of 10 decisions.

The one Application where we differed was:-

2016/3145: 22, Foley Road

LDC for roof extension, rear dormer windows, front roof lights & alterations to fenestration

The Planning Committee did not object, but requested that the NE windows towards No 20 were conditioned to be permanently obscured.

EBC refused permission stating that the Application was not a Permitted Development on the grounds that the proposal would extend beyond the plane of the existing roof slope which forms the principal elevation of the house and fronts a highway.

Amongst the Applications where we agreed were 3 notable decisions

2016/2764 & 2016/2846: New Frontage & Internally illuminated sign
Averna, The Green

For the Frontage Application the Planning Committee objected quoting policies DM12, DM15, CS11 & CS17. These were the policies quoted by EBC for their refusal.

For the illumination Application the Planning Committee objected quoting policies DM12, DM15 & CS17. EBC quoted policies DM12 & DM15 for their refusal.

2016/3240: 6, Stevens Lane

1st Floor side/rear extension, single storey side infill extension, conversion of garage into living space & alterations to fenestration

The Planning Committee did not object, but requested a check of the 45 degree rule to No 4.

EBC determined that the 45 degree sight line would be breached, but not sufficiently to warrant refusal. However, they determined that the first floor window would breach the privacy of No 8.

As this is a secondary window they imposed a condition that this window should be obscure glazed.