



caring for Claygate Village

PLANNING COMMITTEE MEETING

8.00pm on Thursday 7th January 2016

Village Hall Committee Room

Draft Minutes.

Present: *Councillors*: Geoff Herbert (Chairman), Ken Huddart, Gavin Wilson, Bill Chilcott Mark Sugden (ex officio).

Co-opted Members: Susan Harding

In attendance : EBC Cllrs Mary Marshall

Members of the Public : Richard Kennett and Oliver Jones (re 2015/4415)

Parish Clerk: Zak Keshavjee

Apologies for absence:

Tom Swift (unwell)

2 Declarations of Interests

Cllr Herbert declared he is Director of Elmbridge Rent Start

Cllr Wilson declared he is Member of the Torrington Close Association.
Member of Claygate Lawn Tennis Club.

Cllr Huddart declared he is 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 Institution of Highways and Transportation, Fellow of Institution of Engineering and Technology, Fellow of Institution of Civil Engineers. Acting Chairman of Claygate Conservation Advisory Committee.

Cllr Bill Chilcott declared he is a Member of the Kingston Branch of the Ramblers' Association

Voluntary worker with Lower Mole Countryside Management Project. Member of Claygate in Bloom.

Cllr Mark Sugden declared he is a Trustee of CVA, CRGT and CVHA. Represents Claygate on Elmbridge Business Network Committee. Committee member of Claygate Village Association, Committee member of Claygate Gardening Society.

Cllr Mark Sugden left the meeting at 8.25pm after discussion of 2015/4415 which was brought forward on the agenda.

3 **Minutes of last meeting**

The minutes of 17th December 2015 were approved and signed.

4 **Report of actioning of items from previous minutes**

Nothing to report

5 **Correspondence**

None.

6 **TO DISCUSS AND COMMENT UPON THE APPLICATIONS FROM ELMBRIDGE BOROUGH COUNCIL WEEKLY LISTS 5th November and 26th November INCLUDING CONFIRMATION OF COMMENTS SENT TO EBC.**

Parish Clerk reported:

2015/4122 9A Common Road Claygate Esher KT10 0HG Single storey rear extension

CPC PLANNING COMMENT: EBC officer to check 45 degree rule on 9 common road

ECB Planning: Not Available

2015/4184 39 Hare Lane Claygate Esher KT10 9BT Lawful Development Certificate:
Whether planning permission is required for a proposed vehicular access

CPC PLANNING COMMENT: This area of hard standing should use porous material

ECB Planning: Not Available

2015/4185 39 Hare Lane Claygate Esher KT10 9BT Tree Preservation Order EL:10/10 -
Removal of various trees at the property (see application online for full details)

CPC PLANNING COMMENT: The application does not identify trees to be removed. Of the trees on the boundary with Loseberry road, the pine near to the road sign is a good specimen which contributes to the street scene. We object to its removal.

ECB Planning: Refuse Proposed Tree Work

2015/4135 157 Coverts Road Claygate Esher KT10 0LE Part single/part two storey rear extension and front porch

CPC PLANNING COMMENT: EBC officer to check 45 degree on 155 Coverts road

ECB Planning : Grant Permission

2015/4284 110 Coverts Road Claygate Esher KT10 0LJ Single storey rear extension

CPC PLANNING COMMENT: EBC officer to check on 112 Coverts road

ECB Planning: Not Available

2015/4313 4 Melbury Close Claygate Esher KT10 0EX Single storey rear extension and part single/part two storey front/side extension with integral garage following demolition of existing garage

CPC PLANNING COMMENT: EBC officer to check 45 degree rule on 2 Melbury close

ECB Planning : Not Available

2015/4283 76 Foley Road Claygate Esher KT10 0NB Single storey side and rear extension, partial conversion of garage into habitable accommodation following partial demolition of existing side and rear extension

CPC PLANNING COMMENT: EBC officer to check 45 degree rule on 74 Foley road

ECB Planning: Not Available

2015/3788 The Paddock Common Lane Claygate Surrey KT10 0HY Retrospective application for 8 stables and barn to include temporary accommodation and associated hardstanding

CPC PLANNING COMMENT: A detailed objection was made

ECB Planning: Not Available

7 WEEKLY LIST WEEK ENDING 18th DECEMBER

2015/4423 26 the Roundway Claygate Esher KT10 0DW

Lawful Development Certificate: Whether planning permission is required for a proposed vehicular access

CPC PLANNING COMMENT: In the event of hard standing it should be permeable

2015/4127 Site of Monks Wood Hillview Road Claygate Esher KT10 0TU

Variation of Condition 2 (Approved Plans) of planning permission 2013/2581(3 detached houses) to change position of houses on site; on Plots 1 & 2 change garage door for window, relocate side door, add stone banding to rear and part side elevations; remove additional trees

CPC PLANNING COMMENT: No comment

2015/4338 Site of Breydon Mountview Road Claygate Esher KT10 0UB

Outdoor swimming pool and associated landscaping

CPC PLANNING COMMENT: No comment

2015/4375 Land adjacent to Oak Tree House Church Road Claygate Esher KT10 0JP

Variation of Condition 2 (Materials), 3 (Siting and Slab Level), 5 (Oak Tree) and 8 (Parking and Turning) of planning permission

CPC PLANNING COMMENT: Object. The windows and rendering is out of keeping within conservation area

2015/4234 3 Foley Road Claygate Esher KT10 0LU Detached two storey house

CPC PLANNING COMMENT: object. Back garden size reduced to become substantially inadequate.

2015/4417 28 Dalmore Avenue Claygate Esher KT10 0HQ

Lawful Development Certificate: Whether planning permission is required for a proposed single storey side extension and roof extension incorporating side and rear dormer windows

CPC PLANNING COMMENT: No comment

WEEKLY LIST WEEK ENDING 25TH DECEMBER

2015/4415 Land to South West of Woodlands House & Greenways Hillview Road Claygate Esher KT10 0HZ

Confirmation of Compliance with Conditions: 3 (Materials) and 4 and 13 (Landscaping) of planning permission 2015/2703

CPC PLANNING COMMENT: We object to this application because of a breach of prior planning conditions. We ask for a stop order until the conditions are fulfilled. Significant planting is required until conditions are fulfilled. Planting is required to remedy the absence of trees and what is planned to be planted (6 thuja pulicata trees) will provide wholly inadequate screening for some considerable time. The disparity in the level of the garden between the new houses and next door means that both parties will suffer from inadequate

screening. The developer commenced work when conditions were not met- ant 2015 11b landscape proposals and 2342576 landscaping specification. We support the objection by the Tree Wardens to the selection of suitable trees for the site.

2015/4522 24 Dalmore Avenue Claygate Esher KT10 0HQ

Lawful Development Certificate: Whether planning permission is required for a proposed hip to gable roof extension incorporating rear dormer windows, front rooflights and an additional side window

CPC PLANNING COMMENT: No Comment

8. TO RECEIVE A REPORT OF THE EAST AREA SUB-COMMITTEE MEETING

No Reports

9. TO DISCUSS AND COMMENT UPON ANY LICENSING APPLICATIONS IN CLAYGATE

None

10. TO DISCUSS AND AGREE ACTION ON ANY ENFORCEMENT ISSUES

None

11. TO DISCUSS AND AGREE COMMUNICATIONS OF KEY DECISIONS TO RESIDENTS

Article on 40 Acre Field in Courier

12. MATTERS FOR INFORMATION PURPOSES ONLY

13. TO CONFIRM THE DATES OF THE NEXT MEETING AND ATTENDANCE OF MEMBERS.

Thursday 28th January

The meeting closed at 9.52pm.

.....Chairman

.....Date