

Draft Minutes of the PLANNING COMMITTEE MEETING

**Held at 8.00pm on Thursday 17th November 2016
at Small Committee Room Claygate Village Hall**

Present: Councillors: Geoff Herbert (Chairman), John Bamford, Ken Huddart, Julian Way
In Attendance: Zak Keshavjee (Parish Clerk)
Co-opted Members: Shirley Round, Tom Swift
Members of Public: None

1. Apologies for Absence

Susan Harding with reason

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

Shirley Round: Lettings Manager of Claygate Village Hall.

Tom Swift: Declared he is a resident of Hermitage Close.

3. Minutes of the Last Meeting

The minutes of 27th October were agreed and signed by the Chairman

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

AP4 Ann Biggs Meeting Clerk to chase

AP5 At the meeting with Ray Lee he said to contact Planning requesting an extension where dates for comments were too close to CPC Planning Committee. Done.

AP6 Done

AP7 Done

AP8 Done

AP9 Done

5. Planning Correspondence and Outstanding Results

A resident who was very concerned about the impact of Planning Application 2016/3344 contacted the Parish Council for advice. The resident was informed that we cannot offer advice, but was put in touch with her Borough Councillor. The Plans have since been amended and the resident no longer objects to the Application.

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

A report was circulated prior to the Meeting.

We agreed with EBC on 13 of the 15 decisions including two Applications where we objected. Further details are provided in Appendix 1

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

EBC WEEKLY LIST ENDING 28th OCTOBER

<u>Applic. No.</u>	<u>Address</u>	<u>Details</u>
2016/3344	12 Meadow Road Claygate Esher Surrey KT10 0RZ	First floor side/rear extension, hip to gable roof extension incorporating rear dormer window and front and rear rooflights, conversion of garage into living space and alterations to fenestration

Claygate Parish Council Comment: No Objection. Agreed unanimously

<u>Applic. No.</u>	<u>Address</u>	<u>Details</u>
2016/3385	9 The Roundway Claygate Esher Surrey KT10 0DP	Lawful Development Certificate: Whether planning permission is required for a proposed single storey rear extension with rooflights

Claygate Parish Council Comment: No Comment. Agreed unanimously.

<u>Applic. No.</u>	<u>Address</u>	<u>Details</u>
2016/3169	9 Loseberry Road Claygate Esher Surrey KT10 9DQ	Single storey rear extension and alterations to fenestration following demolition of existing rear projection and conservatory

Claygate Parish Council Comment: We request Officer to check 45 degree rule on number 10. Agreed unanimously.

<u>Applic. No.</u>	<u>Address</u>	<u>Details</u>
2016/3421	Site of Yew Trees Hillview Road Claygate Esher Surrey KT10 0TU	Variation of Condition 4 (Landscaping - Scheme) of planning permission 2012/0917 (2 detached houses) to alter landscaping plan.

Claygate Parish Council Comment: No Comment. Agreed unanimously.

<u>Applic. No.</u>	<u>Address</u>	<u>Details</u>
2016/3423	Site at Monkswood Hillview Road Claygate Esher Surrey KT10 0TU	Confirmation of Compliance with Conditions: 3 (Materials) and 6 (Landscaping Scheme) of planning permission 2015/4127

Claygate Parish Council Comment: No Comment Agreed Unanimously.

EBC WEEKLY LIST WEEK ENDING 4th NOVEMBER 2016

<u>Applic. No</u>	<u>Address</u>	<u>Details</u>
2016/2910	26 The Avenue Claygate Esher Surrey KT10 0RY	Additional detached single storey house with integral garage following demolition of existing garage at No 26.

Claygate Parish Council Comment: No Objection. Agreed unanimously.

EBC WEEKLY LIST WEEK ENDING 11th NOVEMBER 2016

<u>Applic. No.</u>	<u>Address</u>	<u>Details</u>
2016/2339	24-28 Glebelands Claygate Esher Surrey KT10 0LF	Tree Preservation Order EL: 06/13 - reduce 2 x oak (see application online for full details)

Claygate Parish Council Comment: Awaiting CPC Tree Officer Report before commenting. Agreed unanimously

<u>Applic. No</u>	<u>Address</u>	<u>Details</u>
2016/3601	Land north of 37 and 39 Hare Lane Claygate Esher Surrey KT10 9BT	Confirmation of Compliance with Conditions: 3 (Materials Samples) and 8 (Landscaping - Scheme) of planning permission 2016/2033

Claygate Parish Council Comment: No Comment. Agreed unanimously.

<u>Applic. No</u>	<u>Address</u>	<u>Details</u>
2016/3593	144 Coverts Road Claygate Esher Surrey KT10 0LH	Single storey rear extension.

Claygate Parish Council Comment No Objection. Agreed unanimously.

<u>Applic. No</u>	<u>Address</u>	<u>Details</u>
2016/3644	Broad Oak The Causeway Claygate Esher Surrey KT10 0NE	Single storey rear infill, first floor front extension and alterations to fenestration.

Claygate Parish Council Comment: No Objection. Agreed unanimously.

<u>Applic. No</u>	<u>Address</u>	<u>Details</u>
2016/3457	Site of Monks Wood and Yew Trees Hillview Road Claygate Esher KT10 0TU	Entrance gates and piers (a maximum height of 2.8m) to plots 1, 2, 3, 4 and 5.

Claygate Parish Council Comment: Objection. Height of pillars and gates is excessive and out of keeping with the street scene in conflict with policy DM7.

8. Report on the East Area Sub-Committee Meeting

A Report on the East Area Sub-Committee Meeting held on Monday, 7th November was circulated prior to the Meeting.

- (1) 2016/ 2878 Wide Horizon, Ruxley Crescent
Officer: Tom Scriven

It was permitted to build 2 detached houses in the place of the existing residence. Concerns about the new buildings being 'out of character' were ignored.

Report on the East Area Sub-Committee Meeting (continued)

- (2) 2016/ 2638 Claremont Road
Application permitted with tile hung dormers indicated.

9. Licensing Applications in Claygate

New shop, Afternoon Crumbs, on the Parade may require a kitchen. If so, this may unintentionally trigger a change of use.

AP10. Cllr Herbert as Chair of Planning Committee to check whether the new shop has a kitchen and, if so, whether this triggers a change of use.

10. Enforcement Issues

A resident has pointed out that the recently installed fence at 110 Foley Road appears too high. It is opposite a Conservation area where fence height restrictions have been enforced. The fence post is 7ft 4 in (or 3.5m) high and the trellising is 7ft 2in (or 3.4m) high. It was unanimously agreed to refer this issue to EBC for enforcement of the standard height of 2.1m – Cllr Herbert on behalf of the Parish Council and Cllr Huddart on behalf of the Claygate Conservation Areas Advisory Committee.

AP11. Cllr Herbert and Cllr Huddart to object to the fence height at 110 Foley Road.

11. Communication of Key Decisions to Residents

None

12. Matters for Information Purposes Only.

Report on the EBC Cabinet Meeting held on Monday, 7th November was circulated prior to the Meeting.

There are to be two rounds of consultation in the Spring, to inform reaction to the number of dwellings which should be provided. Elmbridge's independent study indicated 9480 units by 2035. Land available to Elmbridge, including windfall and opportunity sites, would provide only 3725 additional homes. One contribution to the shortfall would be to release poorly performing Green Belt sites. There are 222ha which are performing weakly against all the purposes of the Green Belt, and are not covered by absolute constraints preventing development. None of this weekly performing Green Belt is in or adjacent to Claygate

13. Dates of the Next Meetings and Attendance of Members

Planning Committee: 8th December

East Area Elmbridge Planning: Cllr Huddart 28th November

Public Hearings & Public Inquiries: None

The meeting closed at 9.55 pm

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Chairman

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Date

Appendix 1: Applications Decided Since Last Meeting

The two Applications where we came to a different conclusion to EBC were in one case technical.

2016/1607: Site of Breydon, Mountview Road (Confirmation of Compliance with various conditions)

This was refused in part pending a meeting with the Tree Officer.

CPC did not comment, but the difference appears to be technical and not something we might be expected to comment upon

2016/2638: 8 Claremont Road (2-storey side and rear extension)

CPC objected on the grounds that the dormer window was out of keeping with the conservation area the increase in roof height was out of keeping with the neighbourhood.

EBC Granted permission.

There is no Officers Report available on the EBC website, so there is no reference to our objection or why it has been dismissed even though it was submitted well before EBC's decision"

However, Cllr Herbert pointed out that this Application was discussed at an East Area Sub-Committee Meeting where all the points that we made were acknowledged as being valid.

However, there are two Decisions that are worth noting:

2016/2140: Pear Tree House, 35 Red Lane (2-storey side extension with Juliet balcony)

We objected on tree grounds – there was no Tree Report

Subsequent to our submission, an Arboricultural Report was provided that was accepted by EBC.

EBC objected on the grounds that "The proposed development would unacceptably imbalance the existing semi-detached pair of houses and appear incongruous with existing houses"

2016/2834: 39 Common Road (2 pairs of semi-detached houses)

This is the Glenavon House site which attracted 30 public objections and where a member of the public spoke at the CPC Planning Meeting.

EBC refused permission on the grounds that

"The proposed dwelling would by reason of its siting significantly forward of the neighbouring dwelling breach the established building line and in conjunction with its scale and design result in an overly dominant and incongruous feature on this corner plot ..."

"The proposed building indicated as House 1 and 2 would by reason of its siting, scale and design result in a significant loss of light and overbearing impact"

We agreed with these reasons, but also argued that the living and amenity space is inadequate and the parking bay for House 3 is inaccessible and immediately outside the front window for House 1.

EBC acknowledged that two of the houses would be slightly below the national space standards, but argued that they are unlikely to be fully occupied so there would be acceptable amenity space for future occupiers.

On similar grounds, EBC argued that the garden space was adequate.

EBC acknowledged that it would not be possible for House 1 to bring their bins round to the front if the parking bay immediately outside the front window for House 1 was occupied. However they dismissed the comment about this parking bay being inaccessible. EBC suggested that the bays were changed such that the bay for House 1 is immediately outside House 1 as a solution to this issue.