

DRAFT
PLANNING COMMITTEE MEETING
held at 8.00pm on Thursday 28th June 2018
Small Hall, Claygate Village Hall

Present: Councillors John Bamford, Geoff Herbert and Bernadette Pearce.
Co-opted: Tom Swift
In attendance: Shirley Round (Parish Clerk & RFO).

1. **Apologies for absence:** Cllr Ken Huddart.
2. **Declarations of Interest in items on the Agenda.**

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 Geoff Herbert	Co-ordinator of Neighbourhood Watch, Member of Claygate Flower and Village Show Committee
Cllr Bernadette Pearce	Employed by Kingston College, Secretary Outreach Group, Church of the Holy Name, Esher.
Tom Swift	Resident of Hermitage Close
3. **To confirm the Minutes of the last meeting**

The Minutes of the meeting on 7th June 2018 were agreed and signed by the Chairman.
4. **To report on the actioning of items from previous Minutes.**

AP33 (4) Removed
AP34 (5) DONE
AP35 (6) OUTSTANDING
5. **Review the Remit for the Planning Committee**

The Remit was reviewed and it was agreed there need be no changes. The Clerk will be placing Committee Remits on the website when they have all been reviewed. **AP7**
6. **Planning correspondence and outstanding results.**
 - i) 2017/4129 7 Oaken Lane – Notice of Appeal against refusal of a householder application
 - ii) 2018/1537 27 St Leonards Road – householder queried the parish council’s comments regarding this application. However, the application has subsequently been withdrawn.
 - iii) A resident of Meadow Road requested advice regarding a possible planning application. Cllr Herbert referred the resident to EBC Planning Department.
 - iv) A potential house purchaser enquired about possible future development on Slough Farm. Cllr Bamford was unable to help as EBC housing plans are not known.
7. **To discuss and comment on applications decided since the last meeting.**

A report from Cllr Bamford was circulated prior to the meeting. See Appendix A.
8. **Applications from EBC weekly lists including confirmation of comments sent to EBC**

Week ending 8th May

- 8.1 2018/1700 67 Foley Road** – Claygate Foley Estate Conservation Area – 1 x Holly crown reduce by 5m and 1 x Pine crown reduce by 5m.
Claygate Parish Council: No comment. Unanimously agreed. We note the communication between Mr. Spence and Mr. Gibbons (Senior Tree Officer) on the 14th and 15th June.
- 8.2 2018/1584 Forge House, 23 Forge Drive** – raised terrace to side garden incorporating a glass balustrade following demolition of the existing garden steps/patio.
Claygate Parish Council: No objection. Unanimously agreed
- 8.3 2018/1684 71 Common Road** – hip to gable roof extension, rear dormer window, front and side roof lights and removal of chimney stack.
Claygate Parish Council: No comment. Unanimously agreed.
- 8.4 2018/1685 71 Common Road** – single storey side/rear extension, front porch, new pitch roof over existing rear projection and alterations to fenestrations.
Claygate Parish Council: No objection. Unanimously agreed.

Cllr Pearce is known to the applicant and did not comment or take part in the discussion relating to application 2018/1573

- 8.5 2018/1573 75 Oaken Lane** – part two/part single storey rear extension incorporating Juliet balcony single storey side extensions to both sides and side dormer window following demolition of existing rear outbuilding.
Claygate Parish Council: No objection. Request officer to check whether obscure glazing is required to the dormer window on the south side. Unanimously agreed.

Cllr Bamford and Tom Swift are residents of Hermitage Close and did not comment or take part in the discussion relating to application 2018/1630

- 8.6 2018/1630 11 Hermitage Close** – single storey front extension incorporating front porch and conversion of garage into living space, partial rendering of front elevation and alterations to fenestration.
Claygate Parish Council: No objection. Unanimously agreed.
- 8.7 2018/1665 6 Lower Wood Road** – roof extension to either side incorporating a rear dormer window and front roof lights, single storey rear extension and single storey side extension following demolition of existing conservatory.
Claygate Parish Council: No comment. Unanimously agreed.

- 8.8 2018/1690 31 Foley Road** – 1.8m increase in ridge height with front gable and rear dormer window.
Claygate Parish Council Comment: We note that this extension may lead to loss of evening sunlight to 29 Foley Road. Unanimously agreed.

- 8.9 2018/1559 71 Foxwarren** – single storey rear extension and front porch and canopy following demolition of existing front porch.
Claygate Parish Council: No comment. Unanimously agreed.

Cllr Bamford is known to the applicant and did not comment or take part in the discussion relating to application 2018/1579

- 8.10 2018/1579 7 The Avenue** – single storey side extension incorporating side roof lights and partial conversion of existing garage into living space
Claygate Parish Council: No objection. Unanimously agreed.

Cllr Bamford is known to the applicant and did not comment or take part in the discussion relating to application 2018/1661

- 8.11 2018/1661 9 Crediton Way** – hip to gable roof extension incorporating rear dormer window and front roof lights.
Claygate Parish Council: No comment. Unanimously agreed.

- 8.12 2018/1617 6 Homestead Gardens** – single storey rear extension.
Claygate Parish Council: No objection. Unanimously agreed.

Week ending 15th May

- 8.13 2018/1444 31 Foley Road** – 1.8m increase in ridge height with front and rear dormer windows.

Claygate Parish Council: Objection. This design is out of keeping with the street scene, contravening DM2. Unanimously agreed.

- 8.14 2018/1765 6 Woodbourne Drive** – first floor extensions to rear and both sides, alterations to roof layout incorporating reduction in ridge height to create part flat/part pitched roof, partial conversion of garage into living space, alterations to fenestration, rendering of first floor and side roof light.

Claygate Parish Council: No objection. Unanimously agreed.

- 8.15 2018/1761 6A High Street** – PD prior notification: change of use from premises in light industrial use (B1c) to Residential (C3)

Claygate Parish Council: No comment. Unanimously agreed.

- 8.16 2018/1831 127 Hare Lane** – hip to gable roof extension incorporating rear dormer window, front roof lights and alterations to fenestration.

Claygate Parish Council: No comment. Unanimously agreed.

- 8.17 2018/1785 land to south of 19 Ruxley Ridge** – tree preservation area EL89/25 – 1 x sweet chestnut (G14) crown reduce by up to 2.5m.

Claygate Parish Council: No comment. Unanimously agreed.

Cllr Bamford and Tom Swift are residents of Hermitage Close and did not comment or take part in the discussion relating to application 2018/1907

- 8.18 2018/1907 10 Hermitage Close** – rear single storey extension and loft conversion.

Claygate Parish Council: No comment.

9. Consultation on Local Validation Check List.

Consultation is due by 30th July. There are only 4 questions but there is a substantial body of information to review. Cllr Bamford has briefly scanned the new validation check list but recommended that this item is carried forward.

10. Report on the East Area Sub-Committee Meeting

i) 2016/3733 61 Telegraph Lane – installation of antenna for amateur radio purposes. Claygate Parish Council objected on the grounds of DM2 (loss of visual amenity).

The application was approved subject to key conditions:

- a) install screen planting and
- b) antenna should be removed when redundant or has not been used for over 1 year and
- c) mast and antenna to be painted ‘sky grey’ within 2 months of installation.

11. Licensing applications

There are no new applications in Claygate.

12. Enforcement issues

There appears to have been no movement on these 3 issues:

- i) 70 Common Road: It was noted that the shed erected in the front garden during building work is still there although work is required to be completed and the shed removed by 5th June.
- ii) 2014/3773 1 Caerleon Close. No work has restarted on the site
- iii) 2017/1150 Little Squirrels, Ruxley Crescent. The plastic foliage itself has been removed however the posts that supported it are still in place along with the wire that stretches between the posts that was used to support the plastic foliage. Enforcement officer had been unaware of the situation and will be moving the matter forward. No action to date.

The Clerk will contact the Enforcement Officer at EBC again. **AP8**

New issues:

- iv) The Oaks, The Causeway (corner of Causeway/Cornwall Avenue). There has been an increase in the height of the fence surrounding this property and a larger car port with plastic roof erected. The Clerk will contact the Enforcement Officer at EBC and ask for this to be investigated. **AP9**

v) Parking on the Grass Verge in Common Road.

It is noted that houses 9A, 11, 15 and 21 are using the grass verge as parking spaces. In the case of 21 a hedge has been grown on the grass verge to create a parking space.

It was agreed Cllr Bamford should pass this issue to the Highways & Transportation committee for their consideration. **AP10**

13. Communication of key decisions to residents including input to Courier and the website.

Nothing to report other than Cllr Herbert has agreed to write an article about Enforcement. The next copy date is 3rd August

14. Matters for Information Purposes Only.

Nothing to report.

15. To confirm the date of the next meeting and attendance of members of Planning Committee:

Thursday 19th July 2018

16. Elmbridge East Area Planning Committee:

Monday 16th July 2018 – Tom Swift to attend

The meeting closed at 9.55 pm

Chairman:

Dated:

Reserve for the next meeting Cllr Julian Way

Appendix A

Planning Applications Decided for weeks ending 9th, 16th & 23rd June

15 Applications were decided.

These included 3 LDCs, 1 Non-Material Amendment & 1 Confirmation of Compliance where there is limited scope for Planning to comment or object.

Planning Committee agreed with EBC on 12 decisions.

The Applications where CPC did not agree were:-

2018/1114: 1 Foley Cottages High Street Claygate Esher Surrey KT10 OJW
Claygate Village Conservation Area - Fell 2 x Ash.

CPC objected to the felling of the trees but stated that lesser works would be acceptable.

EBC granted approval. One of the Ashes had already received approval to be felled in the past, but this work had not been done within the assigned time limit. The other Ash had been recommended to be protected by a TPO, but the application for this status had not been carried out within the required time limit. The Case Officer did revisit the site with another Tree Officer to provide a second opinion after concerns were raised about the decision. Subsequently a detailed and reasoned explanation was provided for the decision to permit the trees to be felled.

2018/0824: 95 Coverts Road Claygate Esher Surrey KT10 OLL

Part two/part single storey rear extension and new front porch following demolition of existing rear projection.

CPC did not object but raised concern about the closeness of one tree to the proposed extension.

Subsequent to this comment the tree was felled.

EBC refused permission on the grounds that the scale, design and materials do not pay regards to the host dwelling contrary to policies DM2 and CS11.

2016/3733: 61 Telegraph Lane Claygate Esher Surrey KT10 ODT

Antenna for amateur radio purposes

CPC objected.

East Area Planning Subcommittee approved the Planning Application subject to 3 key conditions.

Other Applications of Note

2018/1233: Claygate House Littleworth Road Esher Surrey KT10 9PN

PD Prior Notification: Change of use from Offices (B1a) to Residential (C3).

The decision notice clarified that applications for Prior Approval are determined by delegated authority in accordance with regulations regardless of the number of objections.

Appeals Lodged and/or Decided since last Planning Committee Meeting

One Appeal has been lodged.

2017/4129: 7 Oaken Lane Claygate Esher Surrey KT10 ORG

Two-storey side extension following partial demolition of existing house.

EBC refused permission on the grounds that the scale, height bulk and mass in close proximity to the side would dominate the entrance to Derwent Close causing harm to the character of the area.

The Appellant has cited other corner plots that have been given permission.