

**DRAFT**  
**PLANNING COMMITTEE MEETING**  
**held at 8.00pm on Thursday 30<sup>th</sup> November 2017**  
**Committee Room, Claygate Village Hall**

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

Co-opted: Tom Swift

Members of the Public: None

In attendance: Shirley Round (Parish Clerk & RFO).

1. **Apologies for absence:** None

2. **Declarations of Interest in items on the Agenda.**

Cllr Geoff Herbert Co-ordinator of Neighbourhood Watch, Member of Claygate Flower and Village 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. Trustee Claygate Recreation Ground Trust.

Tom Swift Resident of Hermitage Close

3. **To confirm the Minutes of the last meeting**

The Minutes of the meeting on 9<sup>th</sup> November 2017 were agreed and signed by the Chairman

4. **To report on the actioning of items from previous Minutes and agree any further action.**

AP18 RBKT Sustainability Appraisal Draft Scoping Report Consultation link sent to Cllr Huddart.

**DONE**

AP19 Councillors responses reviewed. **DONE**

AP20 Cllr Herbert to contact EBC re 70 Common Road and Caerleon. **DONE**

5. **To receive Planning correspondence and outstanding results and agree action if necessary**

i) Notice of Appeal from EBC re 15 Hermitage Close

ii) Notice of Appeal from EBC re 12 Woodbourne Drive

iii) Notice of possible enforcement re 70 Common Road

iv) Email from Katie Baldwin EBC re 1 Caerleon Close:

*this is subject of a current investigation (INV/2015/0257). The owner of the property has been unable to fund the completion of the property but their situation is now improving and they are drawing up plans to complete the building. As a precaution, and as the Council thought the property was about to be sold, an enforcement notice has been served to ensure the unauthorised*

*garage roof is amended. This matter is on-going and the owner has assured the Council the required works will be undertaken as soon as funds are available. In any case, the enforcement notice will remain in force allowing further action if necessary.*

**6. 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

**7. Applications from EBC weekly lists including confirmation of comments sent to EBC  
W/ending 10<sup>th</sup> November**

**7.1 2017/3591 Land North of 37 and 39 Hare Lane** – non-material amendments to planning permission 2017/0451 to increase the depth of the front porch to plot 1 and 2 and alterations to fenestration to plot 1.

Claygate Parish Council: No comment

**7.2 2017/3466 9 Beaconsfield Gardens** – Single-storey rear extension incorporating raised patio following demolition of existing rear conservatory.

Claygate Parish Council: No objection. Unanimously agreed.

**7.3 2017/3506 19 Torrington Road** – Two-storey side and single storey rear extensions and hip to gable roof extension with rear dormer window and front roof light following demolition of garage and conservatory.

Claygate Parish Council: No objection. We note that this extension will unbalance a pair of semis. Unanimously agreed.

**W/ending 17<sup>th</sup> November**

**7.4 2017/3633 30 Coverts Road** – non material amendments to planning permission 2017/1411 to change the external material from facing brickwork to painted render.

Claygate Parish Council: No comment. Unanimously agreed.

**7.5 2017/3571 59 Stevens Lane** – Tree Preservation Order EL:92/12 – reduce and crown clear 1 x Ash.

Claygate Parish Council: No comment. Unanimously agreed.

**7.6 2017/3574 14 Woodbourne Drive** – front porch and alterations to fenestration.

Claygate Parish Council: No objection. Unanimously agreed.

**7.7 2017/3532 116 Foley Road** – Claygate Foley Estate Conservation Area: crown lift 1 x Cherry and 1 x Maple and crown reduce 7 x Cypress Leylandii.

Claygate Parish Council: No objection. Unanimously agreed.

**7.8 2017/3615 1 Telegraph Lane** – Single storey side/rear extension following partial demolition of existing house.

Claygate Parish Council – Request officer to check as it is not clear whether the new application meets the necessary criteria.

**7.9 2017/3625 65 Foley Road** – Claygate Foley Estate Conservations Area: Fell 1 x Maple, crown raise 1 x Sycamore, fell 1 x Beech and fell 1 x Ash.

i) Maple in the front garden: Fell

Claygate Parish Council: Object. This tree plays a significant part in the street scene. We do not think it is overlarge for the site. It is also not clear that the tree has caused the bulge in the boundary wall. Unanimously agree.

ii) Sycamore in rear garden: raise crown to 5 meters

Claygate Parish Council: No objection. Unanimously agreed.

iii) Beech in rear garden: fell

Claygate Parish Council: No objection. Unanimously agreed.

iv) Ash: fell

No objection. Unanimously agreed.

- 7.10 2017/3678 Athlone 4 Albany Crescent** – Tree preservation order ELM:40 – crown reduce and thin 1 x London Plane.  
Claygate Parish Council: No objection. Unanimously agreed.

**W/ending 24<sup>th</sup> November**

- 7.11 2017/3626 13 Langbourne Way** – Part two/part single storey side/rear extension, alterations to fenestration and side roof light following demolition of existing garage and shed.  
Claygate Parish Council: No objection. We note that this extension unbalances a pair of semis. Unanimously agreed.
- 7.12 2017/3736 106 Foley Road** – Confirmation of compliance with conditions: 4 (Tree protection) and 5 (additional tree information and pre-commencement inspection) of planning permission 2017/2705.  
Claygate Parish Council: No comment. Unanimously agreed.
- 7.13 2017/3702 5 Oakhill** – Part two/part single storey rear extension, first floor front/side extension, single-storey front extension, front roof light and rendering of entire house.  
Claygate Parish Council: No objection. Unanimously agreed.
- 7.14 2017/3764 26 Oaken Lane** – Variation of condition 2 (approved plans) and 3 (materials) of planning permission 2017/2436 (extensions) for changes to fenestration and addition of roof lantern to rear extension.  
Claygate Parish Council: No comment. Unanimously agreed.
- 7.15 2017/3601 9 The Avenue** – single-storey side and single-storey rear extensions with roof lights. Claygate Parish Council: no objection. Unanimously agreed.
- 7.16 2017/2932 5 Glebelands** – Single-storey rear extension, first floor side extension and conversion of garage into living space.  
Claygate Parish Council: no objection. Unanimously agreed.

**8. To receive an update on Local Plans.**

DCLG “Fixing our broken homes market” questionnaire. Submitted on 8<sup>th</sup> November 2017  
Kingston upon Thames “Sustainability Appraisal Draft Scoping Report Consultation”. Comments submitted Friday 17<sup>th</sup> November 2017 as follows:

*We acknowledge receipt of the Draft Scoping Report. We are aware of the possible effect some aspects of the RBKT Local Plan may have on Claygate and will be watchful of the issues raised in this document.*

**9. To receive a report of the East Area Sub-Committee Meeting**

Tom Swift reported on the East Area planning meeting on 27<sup>th</sup> November.

12 Woodbourne Drive: with no explanation this item was withdrawn by the officers.

12 Thorne Close: Claygate Parish Council had no objection to this application. It was opposed by all 3 of the Claygate Councillors on the basis of the narrowness of the garden No 11 would lose the feeling of openness. Following a vote this application was permitted.

**10. To discuss and comment upon any licensing applications in Claygate**

None

**11. To discuss and agree action on any enforcement issues**

Email received from Mike Walker who overlooks the rear of 6 Elm Road, and noted that the extension currently under construction has a roof line higher than that of 5 Elm Road, and probably departs from the approved plans (2016/2784). Cllr Huddart had no concerns on Conservation Area grounds. Cllr Herbert agreed to speak to Mr. Walker **AP21**

- 12. To discuss and agree communication of key decisions to residents including input to Courier and the website.**

Nothing from this meeting.

- 13. Matters for Information Purposes Only.**

a) Due to the Christmas holidays the dates of the Planning Meetings in early January/February have been altered. The Clerk will circulate a note of ALL 2018 Planning dates together with the Reserve list. **AP 22**

- 14. To confirm the date of the next meeting and attendance of members of Planning Committee:**  
**Thursday 21<sup>st</sup> December 2017**

- 15. Elmbridge East Area Planning Committee:**

Monday 11<sup>th</sup> December 2017 – Tom Swift to attend

**The meeting closed at 9.50 pm**

**Chairman**

**Date**

## **Appendix A**

### **Planning Applications Decided for weeks ending 10<sup>th</sup>, 17<sup>th</sup> & 24<sup>th</sup> November**

11 Applications were decided.

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

Planning Committee agreed with EBC on all 11 decisions including one Application that CPC objected to. However, CPC comments for one Application (2017/2998) are not recorded on the EBC website and the Application where CPC objected (2017/2929) was refused on completely different grounds – see below.

#### **Points of note include:-**

2017/2929                      43 Old Claygate Lane Claygate Esher Surrey KT10 0ER  
Two-storey side extension, single-storey rear extension and rear terrace following demolition of existing side outbuildings.

CPC objected on the grounds that the extensions were “too close and visible from Green Belt posing a threat to encroachment on Green Belt

EBC dismissed these reasons, but refused on two grounds. Firstly, that the two storey side extension fails to appear subservient to the host dwelling and further unbalances the appearance of the semi-detached properties resulting in harm to character of host dwelling and area and street scene.

Secondly, due to the raised terrace the rear extension would result in a loss of privacy to the neighbouring property.

2017/3153                      2B Torrington Close Claygate Esher Surrey KT10 0SB

Tree Preservation Order EL:97/28 - Fell 1 x Sycamore.

CPC did not object, but requested that a replacement tree is planted of a suitable size.

EBC specified a replacement tree with specific measurements as a condition for approval.

### **Appeals Lodge and/or Decided since last Planning Committee Meeting**

None