

**DRAFT**  
**PLANNING COMMITTEE MEETING**  
**held at 8.00pm on Thursday 7th March 2019**  
**Small Hall, Claygate Village Hall**

Present: Councillors John Bamford, (Chair), Geoff Herbert and Anthony Marques (part meeting).  
Co-opted Tom Swift  
In attendance: Shirley Round (Parish Clerk & RFO).  
Present: 2 members of the public.

1. **Apologies for absence:** Cllr Ken Huddart (with reason)
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 Anthony Marques:** None  
**Cllr Mark Sugden:** Trustee of Claygate Village Hall Association, Committee member Claygate Village Association, Committee member Claygate Gardening Society, Chairman, Outreach Group, Church of the Holy Name, Esher.

*The Chairman requested a Motion under Standing Orders 1 d), e) and f) to allow for discussion on the two Appeals lodged relating to the Station House proposed development. This was **agreed unanimously**.*

5. **Planning correspondence, notification of applications and outstanding results.**  
a) At the request of a resident there was a formal review of the Appeals for Planning Applications 2017/4167 and 2018/2913 that relate to Station House, The Parade so that a decision could be recorded in the Minutes whether to make a submission to one or both of these Appeals. It was **unanimously** decided not to make any submissions.

*Following the Planning Committee decision the members of the public left the meeting.*

3. **To confirm the Minutes of the last meeting**  
The Minutes of the meeting on 14<sup>th</sup> February 2019 were agreed and signed by the Chairman.

*8.30pm Cllr Sugden joined the meeting*

*8.35pm Cllr Marques left the meeting*

4. **To report on the actioning of items from previous Minutes.**  
None
5. **Planning correspondence, notification of applications and outstanding results (continued)**  
b) 2019/0507 22 Ruxley Ridge: notification of planning application  
c) 2019/0452 2 Berkeley Gardens: notification of planning application  
d) 2019/0123 71 Telegraph Lane notification of planning application and full set of plans (pdf)  
e) 2019/0492 7 Glenavon Close notification of planning application

**6. To discuss and comment on applications decided since the last meeting.**

A report from Cllr Bamford was circulated at the meeting. See Appendix A.

**7. Applications from EBC weekly lists including confirmation of comments sent to EBC**

**Week ending 15<sup>th</sup> February**

**7.1 2019/0346 52 Gordon Road** – Confirmation of compliance with condition 4 (additional tree information and pre-commencement inspection) of planning permission 2017/2275

Claygate Parish Council: No comment. Unanimously agreed.

**7.2 2019/0358 56 Red Lane** – hip to gable roof extension, rear gable, side dormer window and side roof lights.

Claygate Parish Council: No comment. Unanimously agreed

**7.3 2019/0438 2 Rythe Road** – non material amendment to planning permission 2017/3239 for the reduction in depth of single storey side extension and alterations to fenestration of sides & rear.

Claygate Parish Council: decision already taken.

**7.4 2019/0123 71 Telegraph Lane** – hip to gable roof extension incorporating rear dormer window, single storey rear extension, front porch, rear decking, single storey rear outbuilding and alterations to fenestration following demolition of existing garage.

Claygate Parish Council: No objection. Comment: the change in roof design will unbalance a pair of semi detached houses. Unanimously agreed.

**7.5 2019/0447 49 Vale Road** – side/rear extension incorporating front and side roof lights.

Claygate Parish Council: No objection. Comment: the change in roof design will unbalance a pair of semi detached houses and will have an impact on the street scene. Unanimously agreed.

**7.6 2019/0465 15 Common Road** – hip to gable roof extension incorporating rear dormer with Juliet balcony, side window and front roof lights.

Claygate Parish Council: No comment. Unanimously agreed.

**7.7 2019/0492 7 Glenavon Close** – proposed 3m rear extension with conversion and extension of loft space into accommodation with front and side dormer and 4 velux rooflights. Internal alterations to ground floor and new entrance door and bay window to front elevation.

Claygate Parish Council: No objection. Unanimously agreed.

**8. Report on the East Area Sub-Committee Meeting**

2018/2749 Land to rear of 23 Claremont Road – report from East Area Planning sub-committee dated 4<sup>th</sup> March 2019 (item 39/18 (c))

*Refuse permission, contrary to the officer's recommendation, for the reason set out below: The proposed development by virtue of the height, size, scale, bulk and massing would appear incongruous in the streetscene of Claygate Lodge Close. The proposal would therefore be contrary to policy DM2 of the Elmbridge Development Management Plan 2015, policies CS11 and CS17 of the Elmbridge Core Strategy 2011, the Design and Character Supplementary Planning Document 2012 and the National Planning Policy Framework 2018.*

**9. Licensing applications**

There are no new applications in Claygate.

**10. Enforcement issues**

1 Caerleon Close: Clerk to follow up **AP24**

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

Nothing to report. Courier was delivered w/beginning 4<sup>th</sup> March.

**12. Matters for Information Purposes Only.**

No items to report.

- 13. To confirm the date of the next meeting and attendance of members of Planning Committee:  
Thursday 28<sup>th</sup> March 2019, Committee Room, Claygate Village Hall**

**Elmbridge East Area Planning Committee:  
Monday 1<sup>st</sup> April 2019 – Tom Swift to attend**

**The meeting closed at 9.25 pm**

**Chairman:**

**Dated:**

**Reserve for the next meeting Cllr Mark Sugden**

## Appendix A

### **Report on Planning Applications Decided since the Last Planning Meeting**

12 Applications were decided.

CPC was a Consultee for 8 of these Applications and agreed with EBC on 10 of the Planning Applications. One Application was for a Non-Material Amendment that was decided within 7 days, before CPC has had an opportunity to comment.

#### **Applications where CPC's decision differed to EBC were:-**

2018/3715::2C Torrington Close Claygate Esher Surrey KT10 0SB

Tree Preservation Order EL: 97/28 - Remove overhanging branches of 1 x Monterey Cypress from the back garden of 2C Torrington Close.

**CPC Objected** on the grounds that it "would not be good for the appearance and future growth of the tree". CPC also expressed concern about the wording used in the Application Form that stated "we wish to be able to cut any branches overhanging our garden, as and when the need arises".

**EBC Granted Permission** where the Decision stated "Consent to remove overhanging branches back to boundary"

#### **Appeals Lodged and/or Decided**

No Appeals were lodged, but 2 Appeals were decided.

2017/3793: 9 Glebelands Claygate Esher Surrey KT10 0LF

Part two/part single-storey side and rear extension, conversion of garage into living space, alterations to fenestration, new vehicular access and associated hardstanding following part demolition of existing front porch and side outbuilding to create 4 flats.

**Appeal Allowed** subject to conditions which include

*"The development hereby permitted shall not be occupied until facilities for the storage of refuse and recycling have been provided in accordance with details that have first been submitted to and approved in writing by the local planning authority. The approved facilities shall thereafter be retained available for this purpose."*

*The Planning Inspector determined that the proposal would not harm the character or appearance of this part of Glebelands*

2018/1071: 26 The Avenue Claygate Esher Surrey KT10 0RY

Additional detached single-storey house with rooms in the roof space and dormer windows following part demolition of existing house and garage.

**Appeal Dismissed.**

*The Planning Inspector determined*

- *"The current proposal would result in an overly dominant two-storey building, close to the boundary on a prominent, corner plot.*
- *The proposed two-storey dwelling would infill and diminish the spaciousness afforded by the existing gap at the junction.*

*and this would adversely affect the street scene of both The Avenue and Meadow Road.*