

**DRAFT**  
**PLANNING COMMITTEE MEETING**  
**Held at 8.00pm on Thursday 19<sup>th</sup> January 2017**  
**In the Foyer of Holy Trinity Church, Claygate.**

Present: Councillors: Geoff Herbert (Chairman), John Bamford, and Ken Huddart  
In Attendance: Shirley Round (Interim Administrator & Proper Officer)  
Co-opted Members: Tom Swift, Susan Harding  
Members of Public: Simon Brew

**1. Apologies for Absence**

None

**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.

Susan Harding Business interest in Platform 3, a small pub near Claygate Station.

**3. Minutes of the Last Meeting**

The minutes of 29<sup>th</sup> December were agreed and signed by the Chairman.

**Planning Application 2016/1567**

At this point the Chairman altered the Agenda and took a statement from Mr. Simon Brew, a resident of Common Lane and member of the Common Lane Residents' Association, relating to planning application 2016/1567.

The residents have been taking legal advice from Cornerstone Law Limited and had been advised that there was a good possibility that the application could go an inquiry. Mr. Brew asked if Claygate Parish Council would be interested in becoming part of a Claygate group and apply for Rule 6 status with the Parish Council possibly leading the group. An application for Rule 6 status would involve finding out which other groups are interested, instructing Council and gathering information. He went on to say that the Common Lane Residents Association have additional factual information that has not been highlighted in the Elmbridge Planning Officers Report.

The meeting unanimously agreed that they were strongly supportive of becoming involved in applying for Rule 6 status and that they were supportive of a pan-Claygate approach. It is important if the group does apply for Rule 6 status that they can add substantively to the

case being made by EBC. The Committee expressed their appreciation for the amount of ground work achieved by the Common Lane Residents Association and recommended that contact is made with other groups involved to establish common ground. For instance, Claygate Village Association, Ruxley Heights Residents Association, Tower Gardens residents group and Fee Farm Road residents group.

The present deadline for the Appeal is the 17<sup>th</sup> February although it may well be extended. It was agreed that if the Group wishes to have a spokesperson available at the Appeal then it should be a professional planning legal expert.

It was agreed to facilitate a meeting and to investigate available meeting rooms and dates for a joint meeting preferably before the end of January. AP17

It was also agreed that Borough Councillors and a representative from Elmbridge Borough Council should be invited to attend as their documentation will form the basis of the Appeal.

Mr Simon Brew left the meeting at 8.40pm

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

**AP4** Ann Biggs Meeting: Clerk to chase re instruction to Councillors on LDC rules. Also request a list of training programmes available to all Councillors. DONE. Meeting arranged for Thursday 26<sup>th</sup> January, 10.30 in committee room 5.

**AP 13** Elmbridge Local Plan Consultation poster placed on website and noticeboards. DONE

**AP14** Planning Budget 2017/18 increase to £1,000. DONE

**AP15** Discuss submission to Elmbridge Local Plan Consultation. Meeting of Chairs of committee to be arranged. OUTSTANDING

**AP16** Tree Wardens' Report. Agreed to defer submission of Planning Applications to EBC and request report. DONE

**AP12** Draft Local Plan – submission of comments to full Council. DONE

#### **5. Planning Correspondence and Outstanding Results**

2016/1567 Mr Brew emailed to say he wished to address the Planning Committee meeting on 19<sup>th</sup> January. This was arranged.

2016/4169. The Tree Wardens emailed to say a decision had been taken by EBC before the due date. In this case they had wanted to strongly object to this application. It was agreed the Planning Committee would submit their objection and that the Chairman would contact Ray Lee, EBC. AP18

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

A report was circulated prior to the Meeting. Details are provide in Appendix 1

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

##### **Applications w/ending 30<sup>th</sup> December 2016**

**7.1 2016/4169 5 Torrington Close** –Tree Preservation Order EL16/18: Reduce 1 x oak in front garden.

Reduce oak tree in front garden: cut back branches over garden of 3 Torrington Close by 2 metres, crown lift over garden of 3 Torrington Close and road to 6 metres. To allow light into properties currently being blocked.

This semi-mature oak tree makes a significant contribution to the street scene and has a good life expectancy.

Elmbridge BC has recently recognised the tree's importance in the landscape and value to the environment by making it the subject of TPO EL 16/18. It has a well-balanced crown and cutting it back by 2 metres on the western side would unbalance it. Also, lifting the crown to 6 metres is unnecessary and excessive - even trees overhanging the highway are normally crown lifted to a maximum of 5.2metres.

The reason given for cutting the tree back is that it is blocking light to 3 Torrington Close. But the tree is to the southeast of the property so can only interfere with light in the morning. In addition, the lounge is on the west of the property and further away from the tree.

This seems to be an inadequate reason for spoiling the appearance of a valuable tree. Claygate Parish Council: Object. Unanimously agreed.

#### **Applications w/ending 6<sup>th</sup> January 2017**

**7.2 2016/4004 – 9 Simmil Road** – Part two/part single storey rear extension and alterations to fenestration following demolition of existing rear outbuilding.

Claygate Parish Council: No objection. We request Officer to check 45 degree rule from no.8. Unanimously agreed.

**7.3 2016/4160 - 1 Glebelands** – Confirmation of Compliance with Conditions: 4 (landscaping – scheme) and 5 (landscaping – implementation) of planning permission 2015/3518.

Claygate Parish Council: No comment, however, we note the Elmbridge Tree Officer's report. Unanimously agreed.

**7.4 2016/4180 - 22 Foley Road** – Part two/part single storey rear extension, front porch, partial conversion of garage into living space and alterations to fenestration following partial demolition of existing house.

Claygate Parish Council: No objection - if approved we ask for Permitted Development rights to be withdrawn from this property. Unanimously agreed.

#### **Application w/ending 13<sup>th</sup> January 2017**

**7.5 2017/0049 – Claremont Place, Church Road** - Tree Preservation Order EL:03/23 – Works to various trees (see application online for details)

Claygate Parish Council: No objection. Unanimously agreed

**7.6 2017/0009 - Laxton House, Hillview Road** – Retrospective application for entrance gates and piers (a maximum of 2.8m high)

Claygate Parish Council: Object. The height of the gates is out of keeping with the surrounding area. Unanimously agreed.

**7.7 2016/4253 – Site of Yew Trees, Hillview Road** – Variation of Condition 3 (approved plans) of planning permission 2012/0917 (detached houses) to amend elevations to plot 1.

Claygate Parish Council: No comment. Unanimously agreed.

**7.8 2017/0003 Inglewood, Fee Farm Road** – Part two/part single storey side extension incorporating garage and new entrance, rear dormer window and side roof lights following partial demolition of existing house.

Claygate Parish Council: No objection – We request officer to check 45 degree rule to Nyewood and Woodlands. Unanimously agreed.

**7.9 2017/0004 6 Stevens Lane** – Confirmation of compliance with Conditions 5 (additional tree information and pre-commencement inspection) and 6 (tree protection) of planning permission.

Claygate Parish Council: No comment

**7.10 2016/3753 110 Foley Road** – Variation of Condition 2 (approved plans) of planning permission 2014/1061 (replacement house) to add boundary fencing, reduce front canopy and make material amendments (Amendments to the fence height) front canopy and minor amendment to front elevation)

Claygate Parish Council: No comment. We consider our objections of 13<sup>th</sup> December 2016 have been addressed and therefore withdraw our objections. To be confirmed on 9<sup>th</sup> February. AP19

**8. To Discuss and Agree Action on Planning Appeal 2016/1567**

See item at beginning of meeting

**9. To Receive a Report of the East Area Sub-Committee Meeting**

Nothing to report

**10. To Discuss and Comment Upon Any Licensing Applications in Claygate**

Nothing to report.

**11. To Discuss and Comment on any Enforcement Issues**

Nothing to report.

**12. To Discuss and Agree Communications of Key Decisions to Residents**

Seek advice on inclusion of a comment relating to Planning Application 2016/1567 on Twitter. Interim Administrator to consult Cllrs Sugden and Shearman AP19

**13.**

**To discuss recommendations to the Parish Council on 12<sup>th</sup> January**

A) Planning Budget for 2017/18: Increase to £1,000. Agreed

B) Discuss submission to Elmbridge Local Plan Consultation:

Meeting proposed with chairs of Committees to complete the questionnaire.

Awaiting dates from Cllr Sugden. AP20

**14. Matters for Information Purposes Only.**

Nothing to report

**15. Dates of the Next Meetings and Attendance of Members**

Planning Committee: 9<sup>th</sup> February 2017

East Area Elmbridge Planning: Await notification of Planning Applications for discussion at the next meeting. Interim Administrator to notify AP21

Public Hearings & Public Inquiries: None

**The meeting closed at 10.25 pm**

**Chairman**

**Date**

## **Appendix 1**

### **Planning Applications Decided for weeks ending 30<sup>th</sup> December, 6<sup>th</sup> January & 13<sup>th</sup> January**

7 Applications were decided.

- 2 related to a TPO
- 1 related to tree work in a Conservation Area
- 1 related to a PD Prior Notification
- 3 related to extensions

**The Planning Committee agreed with EBC on 6 out of these 7 decisions including two applications that were refused.**

The 1 Applications where we differed was:-

2016/4017: 69, Telegraph Lane  
PD Prior Notification for single storey rear extension

Permission was refused on two grounds. Firstly, the extension would result in loss of light to both No 67 & No 71. Secondly, it would be overbearing to No 71 due to its height and depth and detrimental to this neighbour's residential amenities.

We felt that the extension was large, but made no comment

### **Planning Appeals Decided during December**

An Appeal for tall metal gates at a large property in Cobham was dismissed on the grounds that

“The structures would not be in accord with what is generally seen in the vicinity and consequently jarring on the eye by reason of their incongruity ..... they would markedly reduce the open aspect of the front elevation of the property and decrease the sense of spaciousness accordingly. The scale and composition of the scheme and sense of enclosure created would lack sympathy and harmony with the streetscene and the character of the area. “