

**DRAFT**  
**PLANNING COMMITTEE MEETING**  
**Held at 8.00pm on Thursday 25<sup>th</sup> May 2017**  
**Committee Room, Claygate Village Hall**

Present: Councillors Geoff Herbert, Ken Huddart, John Bamford and Julian Way.  
Co-opted: Tom Swift  
Members of the Public: John Thorne (2017/1105) and Jonathan Simpkins (2017/1475)  
Interim Administrator: Shirley Round

**1. Election of a Chairman**

Cllr Geoff Herbert was proposed as Chairman by Cllr Ken Huddart and seconded by Cllr John Bamford. This was unanimously agreed.

**2. Apologies for absence:**

Susan Harding with reason

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

Cllr Geoff Herbert Co-ordinator of Neighbourhood Watch, Flower 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 car work Sans Soucie, Guildford. Member of Kingston Chess Club. Supervisor at Kingston Contact Centre. Trustee of Claygate Recreation Ground Trust.

Tom Swift Resident of Hermitage Close

**4. Election of a Vice Chairman**

Cllr John Bamford was proposed as Vice Chairman by Cllr Herbert and seconded by Cllr Julian Way. This was unanimously agreed.

**5. To consider the constitution of the Committee**

Tom Swift, Susan Harding, Vanessa Relleen and Margie Richardson were co-opted to the Planning Committee.

*Cllr Herbert requested a change in the order of the Agenda to discuss Planning Applications 2017/1105 and 2017/1475. This was unanimously agreed.*

2017/1105 129 Hare Lane

Mr Simpkins of 127 Hare Lane explained the history relating to this application. The original Planning Application (previous application 2016/4007) was withdrawn but the amended Application contains only minor amendments without addressing Mr. Simpkins' main concerns.

**12.1 2017/1475 129 Hare Lane** – Two-storey front extension and part two/part single storey rear extension.

Claygate Parish Council: Object. Does not comply with EBC Development Management Plan Policy DM2 Design & Amenity and EBC's SPD Design and Character. Request officer to check 45 deg rule from 125 & 127. Unanimously agreed

2017/1105 Claygate Youth Centre, Elm Road.

Mr Thorne of Elm Road explained in great detail the impact the erection of the storage facility has had on view from the front windows of his property. He considers it to be an ugly, inappropriately sited facility and out of keeping within the Claygate Conservation Area. His repeated attempts to communicate with both SCC and EBC have been frustrating.

**12.2 2017/1105 Claygate Youth Centre, Elm Road** – Retrospective application for storage container.

Claygate Parish Council: Object. Does not comply with EBC Development Management Plan Policy DM2. It is out of keeping particularly within the Claygate Conservation Area DM12 (b). Unanimously agreed.

**6. To review the Remit**

It was unanimously agreed there were no changes to the Remit for the Planning Committee. The Chairman will report this to the Parish Council Meeting on 13<sup>th</sup> July 2017. **AP2**. The Interim Administrator agreed to amend the date on the Remit to reflect this decision and update the website accordingly. **AP3**

**7. To review the Risk Assessment relevant to this Committee**

There is no Risk Assessment.

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

The minutes of the 3<sup>rd</sup> May 2017 were agreed and signed by the Chairman.

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

**AP1** Youth Club shed. **DONE**

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

i) Emails received from Mr. Simpkins and Mr. Thorne relating to Planning Applications on the weekly list for the current agenda. Both residents wish to speak at the meeting and this has been arranged.

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

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

**12. Applications from EBC weekly lists including confirmation of comments sent to EBC  
W/ending 5<sup>th</sup> May**

**12.3 2017/ 1333 6 Blakeden Drive** – Front porch following demolition of existing front canopy.

Claygate Parish Council: No objection. Unanimously agreed.

**12.4 2017/1340 23 Woodbourne Drive** – Detached two-storey house with rooms in the roofspace and integral garage following demolition of existing house.

Claygate Parish Council: No objection. Comment – It is noted there are windows in both side elevations and would request a condition be imposed that these windows are obscure glazed and non-opening. Unanimously agreed.

**12.5 2017/1229 14 Tower Gardens** – Tree Preservation Order EL 89/25 Crown reduce 1 x oak and 1 x sweet chestnut.

Claygate Parish Council: No objection. Unanimously agreed.

**12.6 2017/1324 57 Foley Road** – LDC. Whether planning permission is required for existing alterations to fenestration.

Claygate Parish Council: No comment. Unanimously agreed.

*Cllr Bamford declared that he is known to the owners of 15 Hermitage Close as they are close neighbours. He remained in the meeting but took no part in the Planning Committee's deliberations on this application.*

**12.7 2017/1214 15 Hermitage Close** – Hip to gable roof extension incorporating front and rear dormer window and front rooflights, single storey front extension, single storey side extension, first floor front extension, partial conversion of garage to living space and alterations to fenestration following demolition of front canopy.

Claygate Parish Council: No objections. Unanimously agreed.

#### **W/ending 12<sup>th</sup> May**

**12.8 2017/1436 58 Hare Lane** – Two-storey side/rear extension, front porch and alterations to fenestration following demolition of front porch.

Claygate Parish Council: No objection. Unanimously agreed.

**12.9 2017/1409 Speer House, 40-44 The Parade** – Lawful Development Certificate. Whether planning permission is required for a proposed second floor extension.

Claygate Parish Council: No comment. Unanimously agreed.

**12.10 2017/1411 30 Coverts Road** – Single storey rear infill extension.

Claygate Parish Council: No objection. Unanimously agreed.

**12.11 2017/1231 – 5 Claremont Road** – Claygate Foley Estate Conservation Area – various works to various trees.

Claygate Parish Council: No comment. Unanimously agreed.

#### **W/ending 19<sup>th</sup> May**

**2.12 2017/1380 11 Oaken Lane** – Two-storey front extension, new porch and alterations to fenestration.

Claygate Parish Council: Object. Does not comply with EBC Development Management Plan Policy DM2. CPC object to the major two-storey application which is forward of the building line.

It is noted the reference is the same as previously submitted plans but they are significantly different.

**2.13 2017/1602 10 Gordon Road** – Lawful Development Certificate: whether planning permission is required for a proposed rear roof extension incorporating rear dormer window and front rooflights.

Claygate Parish Council: No comment. Unanimously agreed.

**2.14 2017/0898 52 Telegraph Lane** – Single storey front extension, single storey rear extension and alterations to fenestration following demolition of existing rear projection and front bay window (amended description).

Claygate Parish Council: Objection. This extension is significantly forward of the building line. Unanimously agreed.

### **13. To receive an update on Planning Appeal 2016/1567**

A QC and Planning Consultant have been appointed. Statements of Evidence are required by 31<sup>st</sup> May for submission to the Planning Inspectorate by 13<sup>th</sup> June at the latest.

**14. To receive a report of the East Area Sub-Committee meeting.**

**2017/0316 39 Common Road (Glenavon House).** The East Area Sub-Committee didn't have a problem with the application just the style of the plans and how they depicted the building. New drawings in a more usual style will be requested and if they are produced in the next few days this application should be on the agenda of next East Area meeting. Result of application deferred.

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

None

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

None

**17. To discuss and agree communication of key decisions to residents**

Nothing to add

**18. Matters for Information Purposes Only.**

i) A press update – The members of the Planning Committee noted the statement of progress on the New Local Plan received from the Communications Team, EBC as follows:

**Statement of Progress on the New Local Plan**

*We would like to thank all those who responded to the Strategic Options consultation on the Local Plan undertaken earlier this year. The Council has received about 3,800 responses which generated around 50,000 individual comments.*

*In the meantime, the Council has responded to the Government consultation on the Housing White Paper- Fixing our Broken Housing Market (HWP). The response is on the [Council website](#). The Government also announced that it will be consulting on a standardised approach to assessing housing need but, unfortunately, this consultation will now not take place until after the elections on June 8. As such the Council can no longer rely on the housing need it assessed through its Strategic Market Housing Assessment (SHMA). The Council is also uncertain as to the impact of all the consultation responses received by the Government to the HWP consultation.*

*For both these reasons, the Council considers it to be premature to progress work on the Local Plan until such a time as the Government makes all the necessary information available to resume work on the Local Plan.*

*The Council will, however, publish a report on the issues raised in response to the Strategic Options consultation as soon as it is able to do so. Given that the consultation was extended by two weeks, the large volume of comments, and to ensure that all comments and issues raised by all the respondents are fully considered, it has not been possible to adhere to the timetable for the Local Plan. As mentioned above, the general election and delays to Government policy have further delayed work on the Local Plan. Once there is some indication of the standardised methodology for assessing housing need the Council will issue a revised timetable.*

*We fully understand residents' concerns over the amount of housing that the Government requires the Council to provide and the impact this might have on the Borough. Indeed, the Council shares those concerns. None of the Members of the Council want to give up any areas of the Borough's Green Belt to development and will consider all options in order to protect it. However, in order to produce any Local Plan, the Council needs to follow due*

*process, without which it lays itself open to challenges. It is with that in mind that all three leaders of the political parties at Elmbridge Council wrote to the Right Honourable Sajid Javid, Secretary of State for Communities and Local Government to seek clarification on a number of matters relating to the Local Plan. That letter, together with the response received, are on the Council website at [www.elmbridge.gov.uk/planning/local-plan](http://www.elmbridge.gov.uk/planning/local-plan).*

*We do assure residents that we will continue to listen to the comments received on the consultation and do our best to act in the best interests of the residents of the Borough.*

ii) 20 The Parade. Email forwarded to the Clerk from Mr. Reeks who owns 2 flats at this address. His original email had been sent to EBC Cllr Coomes and both Cllr Bamford and Cllr Herbert had responded. The original email was not sent to the Clerk who had not sent any acknowledgement. It was agreed a response should now be sent to Mr. Reeks informing him that the Parish Council would wait for the new contractors to take over to find out if there was an improvement in collection of the domestic rubbish. Cllr Herbert agreed to take up collection of the commercial rubbish with the current contractor. **AP4**

iii) 8 Simms Cottages (2017/1184). Cllr Huddart reported he had submitted a comment with regard to this application as the property is in the Claygate Village Conservation Area. Having viewed the site and plans he has not objected to the application.

**19. To Confirm the Dates of the Next Meeting and Attendance of Members Planning Committee:  
Thursday 15<sup>th</sup> June 2017**

**20. Elmbridge East Area Planning Committee:**  
Monday 12<sup>th</sup> June 2017 – Tom Swift to attend.

Reserve Councillor: Cllr Xingang Wang

**The meeting closed at 9.25 pm**

**Chairman**

**Date**

## Appendix A

### Planning Applications Decided for weeks ending 5<sup>th</sup>, 12<sup>th</sup> & 19<sup>th</sup> May

11 Applications were decided.

7 were for Extensions

1 was for Tree Work

2 were for Non Material Amendments

1 was for a Bus Shelter

Excluding the NMAs, Planning Committee agreed with EBC on 8 out of 9 decisions.

#### The Application where we did not agree was:-

2017/0737 Vale Farm Cottage, Vale Road

Two-storey front extension, part two/part single storey rear extension, detached outbuilding and gates and piers to a maximum of 1.7m high

CPC did not object.

EBC refused permission on the grounds that the extension was a “disproportionate addition over and above the size of the original dwelling representing inappropriate development harmful to Green Belt”. The extension represented 67% increase in size of footprint and 38% increase in volume. No very special circumstances were presented to justify an increase in excess of the permitted 25%.

#### Other Applications of Note included:-

2017/1114 2 Claremont Road Claygate Esher Surrey KT10 0PL

Non-Material Amendment to planning permission 2016/2290 to alter size and design of the roof lantern, alterations to fenestration and materials

EBC refused permission on the grounds that each individual amendment was acceptable, but collectively they represented too large an amendment, so a new planning application is required.

2017/1295: 8 Claremont Road Claygate Esher Surrey KT10 0PL

Non-Material Amendments to planning permission 2016/2638 to relocate existing side door

EBC granted permission within 16 days of the consultation period, before CPC has had an opportunity to comment

#### Appeals Decided since last Planning Committee Meeting

2016/1260 16 Holroyd Road Claygate Esher Surrey KT10 0LG

Part two/part single storey side and rear extension following demolition of existing garage to create 3 flats

Permission was granted on Appeal subject to the following conditions

A permanent space is maintained for 3 bicycles

A permanent space is retained for 3 cars

Details for storage of bins must be submitted to and approved by EBC

Amongst the points noted in the Appeal were

There would be no noticeable change to density of development nor would it be a cramped form of development

The addition of a further 3 bins would not be so harmful to the street scene as to be unacceptable

*(NB: There would be a minimum of 6 bins at this location and potentially 8 bins)*

1 bed units do not need to accommodate 2 persons or a double bed unless there is compelling evidence otherwise

Adequate accessible amenity is available nearby for the largest flat that has no amenity space  
Car headlights shining into the bedroom at the front of the house for Flats 1 and 2 is not an issue as “it would be unlikely for occupants to frequently arrive home without showing some consideration to other occupiers”

No financial contribution is required (other than CIL) on the basis that the aggregate market value of the three flats supplied by the Applicant is £467k (£160k for 1 bed units & £240k for the 2 bed unit) so the application would become uneconomic if the Affordable Housing contribution was applied.