

**DRAFT**  
**PLANNING COMMITTEE MEETING**  
**Held at 8.00pm on Thursday 6<sup>th</sup> July 2017**  
**Committee Room, Claygate Village Hall**

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

Co-opted: Tom Swift

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

1. **Apologies for absence:** Susan Harding
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 15<sup>th</sup> June 2017 were agreed and signed by the Chairman.
4. **To report on the actioning of items from previous Minutes and agree any further action.**

AP2 Cllr Herbert will report to the next Parish Council Meeting that there has been no change to the Planning Committee remit. Outstanding

AP4 Cllr Herbert has inspected the area around 20 The Parade and it seems to be tidier. He agreed to keep an eye on the area and, if necessary, contact the commercial rubbish collector (Veolia). The comment was made that the area becomes untidy around the time of the bin collection when they are full. Outstanding

AP5 Email to Councillors with a suggested response to the media regarding the public inquiry.  
DONE

AP6 Details relating to the date and times of the Public Inquiry are on the website. DONE
5. **To receive Planning correspondence and outstanding results and agree action if necessary**

i) Email from Roy Field 29 Foley Road re Planning Application 2017/1924. See item 7.13
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 16<sup>th</sup> June**

- 7.1 2017/1828 2 Rythe Road** – Two-storey rear and single storey side extensions and hard surfacing to provide 2 parking spaces following demolition of existing rear and side projections.  
Claygate Parish Council: No objection. Unanimously agreed.
- 7.2 2017/1867 7 Queen Anne Drive** – Non-material Amendments to planning permission 2017/0663 to reduce the size of the front porch canopy.  
Claygate Parish Council: No comment. Unanimously agreed.
- 7.3 2017/1790 9 Red Lane** – Lawful Development Certificate: whether planning permission is required for a proposed single storey side/rear extension.  
Claygate Parish Council: No comment. Unanimously agreed.

**W/ending 23<sup>rd</sup> June**

- 7.4 2017/1927 17 Coverts Road** – Detached single storey outbuilding with room over following demolition of existing barn outbuilding.  
Claygate Parish Council: No objection. Claygate Parish Council support the retention of the exterior wall as it is of historical significance. Unanimously agreed.
- 7.5 2017/1908 9 Glebelands** – Part two/part single storey side/rear extension, alterations to fenestration and new vehicular access and associated hard standing following part demolition of existing house.  
Claygate Parish Council: No objection. Unanimously agreed.
- 7.6 2017/1878 12 Woodbourne Drive** – Conversion of existing house to 3 flats incorporating part two/part single storey side/rear extension, single storey front extension, alterations to fenestration, new vehicular crossover and associated hard standing following demolition of existing single storey side extension and front porch.  
Claygate Parish Council: Object. DM,2 CS17, EBC Design and Character SPD and DM8. The design at the front of the building, which is restricted to only one half of the pair of semis, will be out of keeping and unbalanced. Request officer to check 45 degree rule from numbers 10 and 14 Woodbourne Drive. Unanimously agreed  
Comment: Claygate Parish Council note that there are various instances in Claygate of properties that have been excused the Affordable Housing Contribution liability and have subsequently been sold for amounts in excess of the amount quoted in the waiver negotiations.
- 7.7 2017/1949 Glenavon House, 39 Common Road** – Confirmation of Compliance with Conditions: 3 (Material Samples), 4 (Contaminated Land) and 7 (Construction Transport Management Plan) of planning permission 2017/0316.  
Claygate Parish Council: No objection. We note the objection from 37 Common Road and support the idea of the hoarding being extended from the gate pillar at the bottom of the drive to the start of the fencing along the eastern end of the boundary. Unanimously agreed.
- 7.8 2017/1965 23 Langbourne Way** – Non-Material Amendments to planning permission to remove first floor study and to alter the roof to hip end, flat roof incorporating non-opening rooflight on ground floor, addition of a window to the side elevation of the extension and relocate the front door to the side.  
Claygate Parish Council: Comment – we note there is a new side window which is overlooking No. 21 and should, therefore, be obscured/non opening. Unanimously agreed.

**W/ending 30<sup>th</sup> June**

- 7.9 2017/1955 36 Rythe Road** – Part two/part single storey side and rear extension.  
Claygate Parish Council: Object. Section 1.21 Design & Character Supplementary Planning Document (SPD) states that 1m is required between any extension above ground floor level and the boundary. Unanimously agreed.
- 7.10 2017/1966 Land southwest of Arenella, Mount View Road** – Detached single storey house and basement, integral garage and new access.  
Claygate Parish Council: No objection. Unanimously agreed.

**7.11 2017/1970 109A Hare Lane** – Advertisement consent: 1 internally illuminated fascia sign, 1 internally illuminated projecting sign and 3 non-illuminated wall-mounted signs.

Claygate Parish Council: No objections. Unanimously agreed.

**7.12 2017/1987 3 Beaconsfield Road** – Single storey rear extension and alterations to fenestration following demolition of existing conservatory.

Claygate Parish Council: No objection. Unanimously agreed.

**7.13 2017/1924 31 Foley Road** – 1.5m increase in roof height and front and rear dormer windows.

Claygate Parish Council: Comment – we note that this may lead to a loss of evening sunlight to 29 Foley Road. Unanimously agreed.

Planning Applications 2017/2007 and 2017/1978. Cllr Herbert will request an extension in order to consider these 2 applications at the next meeting on 27<sup>th</sup> July. **AP7**

**8. To discuss and agree action on Planning Appeal 2016/1567**

The Public Inquiry will take place at Elmbridge Borough Council offices on 11<sup>th</sup>, 12<sup>th</sup> and 13<sup>th</sup> July commencing 10am.

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

Tom Swift attended the meeting on Monday 3<sup>rd</sup> July. There was only one item for Claygate (Little Squirrels, Mount View Road). This was a retrospective application for front boundary screening (to a maximum of 3.4m high). In detail this was a plastic screen/hedge to stop foxes entering the property and give natural foliate/hedging a chance to grow.

EBC officers recommended to permit the application and the tree officers had no objection. Claygate Parish Council had objected on the grounds it was out of keeping with Elmbridge Local Plan Development Management Plan DM2 and DM6.

It was generally felt that nothing could grow naturally behind this screen. The Councillors also agreed it was ‘unsightly’ and a ‘huge loss of visual amenity’

The application was refused.

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

Nothing to discuss.

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

Nothing to discuss.

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

Nothing to discuss.

**13. Matters for Information Purposes Only.**

None

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

**Thursday 27<sup>th</sup> July 2017**

**15. Elmbridge East Area Planning Committee:**

Monday 24<sup>th</sup> July 2017 – Tom Swift to attend

**The meeting closed at 9.55 pm**

**Chairman**

**Date**

## Appendix A

### Planning Applications Decided for weeks ending 16<sup>th</sup>, 23<sup>rd</sup> & 30<sup>th</sup> June

9 Applications were decided.  
These included 2 LDCs & 1 Tree Work.

Planning Committee agreed with EBC on all 7 decisions.

#### The Applications where we did not agree were:-

2017/0967      22 Foley Road Claygate Esher Surrey KT10 0ND

Single storey rear extension, partial conversion of garage into living space, first floor rear extension, glass balustrade to replace existing front juliet balcony and alterations to fenestration following demolition of existing conservatory and rear dormer window

CPC objected citing a dormer leading to contravention of DM2  
EBC at sub-committee granted permission

2017/1541      Cricket Pavilion Claygate Recreation Ground Church Road Claygate

Lawful Development Certificate: Whether planning permission is required for a proposed single storey sports pavilion following demolition of existing fire damaged pavilion

CPC did not object. The Application was made by Kier, the Agent appointed by EBC to rebuild the Pavillion. Kier advised that the building needed to be completely rebuilt due to further damage caused by Storm Doris after the initial assessment of the building.

EBC refused permission on the grounds that “the replacement of the pavilion will involve building operations sufficient to amount to development requiring a grant of planning permission.”

### Appeals Decided since last Planning Committee Meeting

2016/0781      38 Rosehill Claygate Esher KT10 0HL

Two storey side extension, single storey front extension and part single/part two storey rear extension to create additional attached two storey house following demolition of existing garage

The Appeal for Refusal of Planning Permission was dismissed. The Report came to the conclusion “the development would be contrary to the CS both in terms of affordable housing provision and the effect on the character and appearance of the area. Balanced against this is the contribution to the supply of one additional dwelling, to which I have given limited weight. None of the other factors considered carry any more than limited weight in favour of the proposal. Taking everything into account, I consider that the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits.”