



caring for Claygate Village

**DRAFT MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON THURSDAY 14TH JULY 2016, AT 8.00 PM
IN THE SMALL COMMITTEE ROOM, CLAYGATE VILLAGE HALL**

Present: Councillors: Geoff Herbert (Chairman), John Bamford, Ken Huddart, Mark Sugden (ex-officio) and Julian Way.

Co-opted Members: None

Parish Clerk: Zak Keshavjee

1. Apologies for absence: None

2. Declarations of Interests 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, 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.

Cllr Mark Sugden (ex-officio): Trustee of CRGT and CVHA. Committee member Claygate Village Association, Committee member Claygate Gardening Society. Chairman, Outreach Group, Church of the Holy Name, Esher.

Cllr Julian Way. Undertakes care work Sans Soucie, Guildford.

3. Minutes of the last meeting

The meeting on 23rd June was moved from the Small Committee Room at the Village Hall, to the Claygate Centre for the Community, Elm Road, given the strong local interest in application 2016/1567 for a Travellers Site at The Paddock, Common Lane on what many local residents refer to as the 40 Acre Field. It is estimated that around 150 residents attended and a number spoke on the application. After consideration of both National and Local Planning Policy, the CPC planning committee agreed unanimously to object to this application and agreed that the Chair of the Committee would draft a CPC response to the consultation on this application. It also agreed to undertake a Land Registry search to ascertain ownership of all the parcels on the Green Belt 40 Acre Field and potentially to seek expert planning advice on this application. Formal minutes of the meeting will follow.

All other planning applications due to be discussed at this meeting were held over to the next meeting on 14th July.

4. Report on actioning of items from previous minutes

Application 2016/1567: The Chair had drafted a response. Cllr. Sugden provided an updated revised response, which built on his draft and this was circulated to Cllrs at the meeting with the approval of the Chair. It was agreed that all Cllrs would review the proposed revised response and provide any suggested amendments/comments to the Chair by Sunday 17th July. The Chair would send the final response to the Clerk for his onward submission to EBC on Monday 18th July and to all Parish Councillors and ask Cllr Shearman to ensure that it was uploaded on the CPC website. It was also agreed that if feasible the full submission would be included in the upcoming issue of the Courier.

Cllr Sugden (ex-officio) left the meeting after discussion of the above item, at 20.55pm.

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

Correspondence: None

Outstanding results: Deferred to next meeting.

6. To discuss and comment on the applications from EBC weekly lists, including confirmation of comments sent to EBC:

EBC weekly lists: 3rd June, 10th June, 17th June (carried over from 23rd June, other than 2016/1567) 24th June, 1st July, and 8th July 2016.

WEEKLY LIST WEEK ENDING 3RD JUNE 2016

2016/0129: 18 Merrilyn Close, Claygate, Esher, KT10 0EQ

Variation of Condition 4 (No Windows) of planning permission 2014/3101 (house extensions) to add an obscure window to the east elevation at first floor, other changes to fenestration and replacement of rear balcony screen with brick wall.

CPC planning comment: Objection. Letter from a resident on EBC website indicates that there has been a breach of planning law and this should be escalated to enforcement.

2016/1737: 4 Chadworth Way, Claygate Esher, KT10 9DB. Tree Preservation Order EL:199 - 1 x horse chestnut - fell (see application online for full details).

CPC planning comment: Object – Refer to Officer's Report that states "Refuse permission to fell the tree to ground level 1 x Horse Chestnut and replace with 1 x standard sized Acer rubrum 'October Glory'.

2016/1438: 5A High Street, Claygate, Esher, KT10 0JG

Dormer window, retiling of front roof elevation with slate, front rooflights, alteration to ground and first floor fenestration

CPC planning comment: Object. Out of keeping with conservation area.

2016/1512: 8 Claremont Road, Claygate, Esher, KT10 0PL

Single and two-storey extensions to existing house, rooms in the roofspace, side dormer window and alterations to fenestration following demolition of existing projection.

CPC planning comment: The dormer could be more a natural and conventional so that it is in keeping with the surrounding area.

2016/1673: 20 Ruxley Ridge, Claygate, Esher, KT10 0HZ

Lawful Development Certificate: Whether planning permission is required for a proposed single storey rear extension.

CPC planning comment: No objection

WEEKLY LIST WEEK ENDING 10TH JUNE 2016

2016/1810: 152 Hare Lane, Claygate, Esher KT10 0RD

Single storey front and side extension with conversion of garage into living space

CPC planning comment: Application withdrawn, so no need for comment

2016/1769: 3 Queen Anne Drive, Claygate, Esher, KT10 0PP

First floor front and side extension

CPC planning comment: No objection

2016/1788: 145 Coverts Road Claygate KT10 0LE

Part two/part single rear extension following demolition of existing rear conservatory.

CPC planning comment: Officer to check 45 degree rule on 143 Coverts Road

WEEKLY LIST WEEK ENDING 17TH JUNE 2016

2016/1835: 18 Langbourne Way, Claygate, Esher, KT10 0DZ

Two-storey side/rear extension and alterations to fenestration

CPC planning comment: No objection

2016/1918: 2 Gordon Road, Claygate, Esher, KT10 0PQ

Non material amendment to planning permission 2015/2806 (House extensions) to alter the external finish from brick to a light beige/sand colour render.

CPC planning comment : Application already approved by EBC

WEEKLY LIST WEEK ENDING 24TH JUNE

2016/0406: 3 Common Road, Claygate, Esher, KT10 0HG

Two-storey side extension, single storey rear conservatory and room in roof space with dormer windows.

CPC planning comment: This Application is based on the renewal of previous Applications granted in 2003 and 2008. The original Application (2002/1141) was granted on Appeal. This Appeal decision (APP/K3605/a/03/1115921) stated: "The dormer window on the north elevation of the development hereby permitted shall be glazed with obscure glass and fitted with no-opening principal lights and subsequently maintained in this form. Such glass shall be sufficiently obscure to prevent loss of privacy. The fixing of obscure film will not be sufficient."

2016/1899: 58 Vale Road, Claygate, Esher, KT10 0NJ

Lawful Development Certificate: Whether planning permission is required for a proposed rear dormer window and an additional window to the existing side elevation.

CPC planning comment: No objection.

WEEKLY LIST WEEK ENDING 1ST JULY

2016/2105: Bowood House and Elgin House, Ruxley Ridge, Claygate, Esher, KT10 OHZ

Lawful Development Certificate: Whether planning permission is required for a proposed new vehicular access from Ruxley Ridge.

CPC planning comment: No objection

2016/2036: 1 Crediton Way, Claygate, Esher, KT10 OEB

Single storey rear/side infill extension and alterations to fenestration following demolition of existing chimney.

CPC planning comment: No objection

2016/2050: 69 Telegraph Lane, Claygate, Esher, KT10 ODT

Single storey rear garage following demolition of existing rear garage.

CPC planning comment: No objection

2016/1977: 60 Hare Lane, Claygate, Esher, KT10 OQU

Part two/part single storey rear extension and alterations to fenestration on side elevation following demolition of existing extension.

CPC planning comment: Object- insufficient amenity space.

2016/2017: 23 Langbourne Way, Claygate, Esher, KT10 ODZ

Two-storey side/rear extension, single storey rear extension and alterations to fenestration.

CPC planning comment: No objection

2016/2109: 22 Tower Gardens, Claygate, Esher, KT10 OHB

Front porch

CPC planning comment: No objection

WEEKLY LIST WEEK ENDING 8TH JULY

2016/2129: 61 Foley Road, Claygate, Esher, KT10 OLY

Rear roof extension incorporating dormer windows.

CPC planning comment: No objection

2016/1749: Kybo, Ruxley Crescent, Claygate, Esher, KT10 OTZ

Detached two-storey house with basement and attached garage following demolition of existing house.

CPC planning comment: No objection

2016/1841: Rowan Preparatory School, 6 Fitzalan Road, Claygate, Esher, KT10 OLY

Variation of Condition 2 (Approved Plans) of planning permission 2013/4697 (extensions) for new door and ramp at front and ventilation elbow on roof.

CPC planning comment: No objection

2016/2122: The Laurels, Lower Wood Road, Claygate, Esher KT10 OEU

Single storey rear extension following demolition of existing projection.

CPC planning comment: No Objection

2016/0947: Ruxley Grange, Ruxley Crescent, Claygate, Esher, KT10 OTZ

Single storey extension

CPC planning comment: No objection

2016/1091: Re-consultation : 109 Hare Lane, Claygate, Esher, KT10 OQY

It was noted that the Applicant has subsequently agreed to preserve the Sycamore that provides privacy for Torrington Close residents which was the Planning Committee's reason for objection to this Application.

CPC planning comment: No objection

7.To receive a report of the EBC East Area sub-committee meeting.

Applications dealt with at East Area:2015/4410 and 2015/4414 6A Hare Lane.

The former Application was withdrawn and the latter Application that the Planning Committee objected to was granted

8. To discuss and comment upon any licensing applications in Claygate

None

9. To discuss and agree action on any enforcement issue

None

10.To discuss and agree communications of key decisions to residents

See 4 above.

11.Matters for information purposes only

None

12.To confirm the date of the next meeting and attendance of members.

Thursday 4th August 2016 in the Small Committee Room, Village Hall

The meeting dates for forthcoming East Area Planning Sub-Committee meetings was circulated and a rota for attendance at these meetings was agreed. Geoff Herbert will attend the next meeting on 15th August.

The meeting closed at 10.14pm.

Signed.....

Dated.....