

DRAFT
PLANNING COMMITTEE MEETING
held at 8.00pm on Thursday 5th April 2018
Small Hall, Claygate Village Hall

Present: Councillors Geoff Herbert (Chairman), Julian Way, John Bamford and Ken Huddart.
Co-opted: Tom Swift
In attendance: Shirley Round (Parish Clerk & RFO).

1. **Apologies for absence:** None

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 meeting on 15th March 2018 were agreed and signed by the Chairman

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

AP 26 The Revised Draft National Planning Policy Framework response. See Agenda item 8.
DONE

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

i) 2017/0009 Laxton House Hill View Road: The Clerk received an email from Peter Brooks, Planning Department EBC regarding this application for retrospective planning permission for entrance gates and piers (a maximum of 2.8m high).

Claygate Parish Council objected on the grounds the height of the gates were out of keeping with the surrounding area. Mr. Brooks had visited the site and noted a number of comparable sized and designed gates directly adjoining this property. He asked if the Parish Council would review its comments on this application.

The Planning Committee members agreed unanimously to retain their original decision. The Clerk will email Mr. Brooks and inform him of their decision. **AP27**

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

Week ending 16th March

- 7.1 2018/0750 Gastons 1 Beaconsfield Road** – Claygate (Foley Estate) Conservation Area – Crown reduce 1 x Eucalyptus (T1) by 3m.
Claygate Parish Council: No objection. Unanimously agreed.
- 7.2 2018/0635 127 Hare Lane** – hip to gable roof extension incorporating rear dormer window, front rooflights and alterations to fenestration.
Claygate Parish Council: No comment. Unanimously agreed.
- 7.3 2018/0423 14 Vale Road** – single story window, rear extension and first floor rear window following partial demolition of the existing rear projection.
Claygate Parish Council: No objection. Unanimously agreed.
- 7.4 2018/0701 86 Foley Road** – hip to gable roof extension incorporating rear dormer window, Juliet balcony and front roof lights.
Claygate Parish Council: No comment. Unanimously agreed.
- 7.5 2018/0713 10 Glebelands** – first floor side extension and conversion of garage to living space with external alterations.
Claygate Parish Council: No objection. Unanimously agreed.
- 7.6 2018/0581 1 Thorne Close** – tree preservation order EL89/25 – fell 1 x sycamore.
Claygate Parish Council: No objection. Unanimously agreed.

Week ending 23rd March

- 7.7 2018/0492 Land rear of Farmside, Red Lane** – 2 detached two-storey houses with associated access and amenity space, including dormer windows in plot 1, integral garage for plot 1, detached garage for plot 2 and creation of new access from Merylyn Close.
Claygate Parish Council: No objection. Unanimously agreed.
- 7.8 2018/0634 6 Woodbourne Drive** – first floor extensions to rear and both sides, partial conversion of garage into living space, alterations to fenestration and side roof light.
Claygate Parish Council: No objection. Unanimously agreed.
- 7.9 201/0723 11 The Avenue** – single storey rear extension.
Claygate Parish Council: No objection. Unanimously agreed.
- 7.10 2018/0723 Briarwood, The Causeway** – PD prior notification: single storey rear extension following demolition of existing conservatory.
Claygate Parish Council: No comment. Unanimously agreed.
- 7.11 2018/0774 22 Ruxley Ridge** – first floor side extension.
Claygate Parish Council: No objection. Request officer to check the impact on availability of light to no. 23. Unanimously agreed.
- 7.12 2018/0775 7 Tower Gardens** – tree preservation order EL89/25 – crown reduce 1 x pine (T1) by up to 1.5m height and spread with cut diameter of 60mm and remove 3 x lower branches back to the main stem.
Claygate Parish Council: No objection. Unanimously agreed.
- 7.13 2018/0704 114 Foley Road** – Part two/part single storey rear/side extension incorporating Juliet balconies, part two/part single front extension incorporating integral garage, porch and bay window, roof extension incorporating an increase in ridge height of 1.1m front and rear dormer windows and roof lights, rear balcony, alterations to fenestration and external finish following partial demolition of the existing property and demolition of the existing detached garage.

Claygate Parish Council: No objection. We note with concern the increase in ridge height.
Unanimously agreed.

Week ending 30th March

7.14 2018/0880 1 Forge Drive – part two/part single storey side extension incorporating integral garage, single storey rear extension and alterations to fenestration following partial demolition of existing house and demolition of existing shed.

Claygate Parish Council: No objection. We note with concern the negative impact on the street scene. We consider the design to be contrived. Unanimously agreed.

7.15 2018/0844 9 Red Lane – retrospective application for a single storey side extension incorporating garage.

Claygate Parish Council: No objection. Unanimously agreed.

8. Draft National Planning Framework response.

This item will be deferred to the next Planning Meeting on 26th April. Prior to that meeting the Clerk will circulate a copy of the questions contained within the document to the Planning Committee Councillors for consideration. **AP28**

9. Report on the East Area Sub-Committee Meeting

There were no applications for Claygate.

10. Licensing applications

There are no current applications in Claygate.

11. Enforcement issues

There was nothing to report on the outstanding issues.

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

Copy date for the next edition is 27th April.

13. Matters for Information Purposes Only.

Nothing to report.

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

Thursday 26 April 2018

Cllr Bamford is unsure if he will be available for this meeting.

15. Elmbridge East Area Planning Committee:

Monday 23rd April 2018 – Tom Swift to attend

The meeting closed at 09.55 pm

Chairman:

Dated:

Reserve for the next meeting Cllr Xingang Wang

Appendix A

Planning Applications Decided for weeks ending 16, 23 & 30 March

11 Applications were decided.

These included 1 LDCs, 1 Variation of Condition & 1 Confirmation of Compliance where there is limited scope for Planning to comment or object.

Planning Committee agreed with EBC on 10 decisions.

The Applications where we did not agree were:-

2018/0291: Claygate House Littleworth Road Esher Surrey KT10 9PN

PD Prior Notification: Change of use from Offices (B1) to Residential (C3).

CPC did not object, but submitted several comments.

EBC refused "Prior Approval" as the proposal would increase flood risk. Planning permission must now be

sought for this development.

Environment Agency submitted further comments after CPC's submission pointing out that it is EBC's responsibility to

- assess whether ground floor residents have a safe place to go in the event of flooding
- assess whether a flood risk sequential test is required
- assess whether the proposed access and egress is safe and achievable in the event of flooding

Occupants of 17 ground floor residential units would have to go to a higher floor in the event of flooding that was considered to be unsatisfactory

A flood risk sequential test has not been submitted, but is required under Class O of Town & Country Planning (General Permitted Development) Order 2015 as the use would change from office (less vulnerable) to residential (more vulnerable).

The proposed means of access and egress is not considered to be safe and suitable for the development which would introduce a "more vulnerable" use into an area of high flood risk.

Other Applications of note include:-

2018/0165: 10 and 10A The Parade Claygate Esher Surrey KT10 0NU

New covered stairs to rear to serve 10a The Parade and alterations to fenestration.

CPC did not object, but raised concerns about privacy due to plans for a first floor balcony.

Amended plans were submitted subsequent to CPC's submission that satisfactorily dealt with this issue.

Appeals Lodged and/or Decided since last Planning Committee Meeting

2017/1966: Land Southwest Of Arenella Mountview Road Claygate Esher Surrey KT10 0UD

Detached single storey house with basement, integral garage and new access

Applicant has lodged an Appeal to the rejection of this Planning Application. Reference is made to a previous Application for a two storey house that was refused on Appeal. The Applicant believes that the current proposal overcomes the reasons for the prior refusal.