

DRAFT
PLANNING COMMITTEE MEETING
held at 8.00pm on Thursday 30th August 2018
Small Hall, Claygate Village Hall

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

1. **Apologies for absence:** None

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

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 Geoff Herbert	Co-ordinator of Neighbourhood Watch, Member of Claygate Flower and Village Show Committee
Cllr Ken Huddart	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.
Tom Swift	Resident of Hermitage Close

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

The Minutes of the meeting on 9th August 2018 were agreed and signed by the Chairman.

4. **To report on the actioning of items from previous Minutes.**

AP12 Enforcement issues. Follow up with EBC. **DONE**
AP13 Projector. **DONE** **AP14** **DONE** (see Agenda item 5)

5. **Notification of Planning Applications.**

It has been confirmed the parish council will be notified by email of planning applications when listed as a consultee. No notification of planning applications has been received since the last meeting. However, it is understood Adam Watts (EBC Planning) has been away.

It is unlikely EBC Planning will revisit their decision to cease printing plans therefore an alternative means of checking plans has to be sought.

In the first instance it was **agreed** an inexpensive projector will be purchased to show plans in the committee room. In addition to which plans where the parish council is a consultee will be printed remotely on the Epsom Workhorse in the village hall and the non consultee ones will be printed by Cllr Bamford at home. Cllr Herbert will send details of an appropriate projector to the Clerk to purchase. **AP15**

Easier access to the parish council's store room is being considered by the management committee of the Village Hall Association. Until a decision is made the Clerk will arrange for keys to the committee room and the store room will be requested from the Lettings Manager and made available to Cllr. Bamford.

6. Planning correspondence and outstanding results.

i) Street furniture (the Old Bank, Hare Lane). A request from the developer has been made to the EBC Environment Officer to have the seat and the bin, currently outside the Old Bank, to be relocated away from the area on a permanent basis. Initially the developer wishes to have a hoarding erected around the front of the building.

Whilst the Planning Committee did not feel it was unreasonable to relocate the seat and bin whilst the hoarding was erected they do not agree to the permanent relocation of the street furniture and that this should be on a temporary basis only. It was suggested that in the short term the seat was relocated to the left-hand side of the bus stop (facing down the Parade) and the bin be relocated to a site nearer the Co-op without obstructing the pavement. The Clerk will contact the Environment Officer. **AP16**

ii) Preplanning application consultation – proposed installation of telecoms apparatus in Oaken Lane. A preplanning application from Harlequin Group has been received for the installation of mobile phone equipment. Although the Planning Committee had no strong objection to the proposal it was suggested that EE give consideration to an alternative location. The suggested location is the site used by the gas utilities opposite Manor Road South. This site is closer to the railway and will provide safe access for maintenance. Clerk to write to Harlequin Group. **AP17**

iii) Cllr Bamford has received an email from a local resident protesting strongly about the application to build houses on the site of the Station House. The main issue is parking, however, it was noted that in the initial report from EBC this was not considered a significant issue. This application is due for consideration at the next East Area Planning Committee on 10th September.

iv) Cllr Bamford received a telephone call from a prospective buyer in Woodbourne Drive seeking information regarding possible development on local green built. Cllr Bamford re-affirmed EBC's current policy of not building on green belt

7. 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.

8. Applications from EBC weekly lists including confirmation of comments sent to EBC Week ending 10th August

8.1 2018/2393 95 Coverts Road – part two/part single-storey rear extension and front porch following demolition of existing rear projection.

Claygate Parish Council: No objection, however Claygate Parish Council has concerns about blocking of southern sun light to no. 93. We also request that a condition be placed to prevent the flat roof being used as a balcony or roof garden to preserve the privacy of no. 93 Coverts Road. Unanimously agreed.

8.2 2018/2381 7 Foxwarren – single storey rear extension following partial demolition of dwelling.

Claygate Parish Council: No comment. Unanimously agreed.

Week ending 17th August

Claygate Parish Council declares one of the Claygate Tree wardens, who are Consultees for tree works applications, lives in Claygate Lodge Close

8.3 2018/2400 3 Claygate Lodge Close – crown lift 1 x sycamore (T6) and Birch (T7) up to 5m.

Claygate Parish Council: No comment. Unanimously agree.

8.4 2018/2451 6 Lower Wood Road – single storey rear extension following partial demolition of existing dwelling and conservatory.

Claygate Parish Council: No objection. Claygate Parish Council requests that a condition be placed to prevent the flat roof being used as a balcony or roof garden to preserve neighbours' privacy. Unanimously agreed.

- 8.5 2018/2415 4 Coverts Road** – non material amendments to planning permission 2014/1178 (detached dwelling) for the addition of two roof lights to the rear.
Claygate Parish Council: No objection. Unanimously agreed.
- 8.6 2018/2453 85 Oaken Lane** – removal of condition 4 (obscure glazing) of planning permission 2017/2190.
Claygate Parish Council: Object. Claygate Parish Council considers the reasons for the condition are still valid. Unanimously agreed.
- 8.7 2018/2390 6 Sims Cottages** – Claygate Village Conservation Area – Fell 1 x robinia (T1) and cherry (T4), crown reduce and crown lift 1 x gleditsia by 1.5 and 6m, 1 x ash by 2m and up to 5m and 1 x cherry by up to 1m.
Claygate Parish Council: No comment. Unanimously agreed.

9. Report on the East Area Sub-Committee Meeting

2 items for Claygate considered.
2018/0944 9 Kilnside. Permitted
2018/1169 62 Stevens Lane. Permitted

10. Licensing applications

There are no new applications in Claygate.

11. Enforcement issues

The following items were followed up with the Enforcement Team (EBC Planning):

- i) 70 Common Road: EBC are beginning the process for formal action.
- ii) 2014/4954 1 Caerleon Close. EBC report *no further action at this time. Notice remains on property*
- iii) The Oaks, The Causeway (corner of Causeway/Cornwall Avenue). Case officer reported as follows:
I am in discussions with the owners and negotiating a resolution on how to move forward. For us it is mainly the car port which we need to address. While the fence is different to what was there before it is of roughly the same height which means we would accept this as a repair or replacement under planning legislation. I have asked if he is willing to shorten it by a foot or two and replace that top part with lattice trellis as before. The Council has seen that there was previously a car port in place at the property however this one is larger in footprint. This therefore needs to be either reduced down to the original size or applied for in order to be kept.

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

Cllr Herbert has agreed to write an article about Enforcement. The next copy date will be agreed after the Council meeting on 12th September.

13. Matters for Information Purposes Only.

Nothing to report

**13. To confirm the date of the next meeting and attendance of members of Planning Committee:
Thursday 20th September 2018**

Elmbridge East Area Planning Committee:

Monday 10th September 2018 – Tom Swift to attend

The meeting closed at 9.55 pm

Chairman:

Dated:

Reserve for the next meeting Cllr Bill Chilcott

Appendix A

12 Applications were decided.

These included 1 LDC and 2 Non-Material Amendments where there is limited scope for Planning to comment or object.

Planning Committee agreed with EBC on 7 decisions and one decision on an LDC was made within 8 days such that CPC has not had an opportunity to comment.

The Applications where CPC did not agree were:-

2018/1071: 26 The Avenue Claygate Esher Surrey KT10 0RY

Additional detached single-storey house with rooms in the roof space and dormer windows following part demolition of existing house and garage.

CPC raised no objections

EBC refused permission for the proposed dwelling, by reason of its height, bulk and prominent location on a corner plot would result in an incongruous and overly dominant building, which would adversely impact upon the street scene and the character of the area.

2018/1169: 62 Stevens Lane Claygate Esher Surrey KT10 0TT

Single-storey side/rear extension incorporating a rear canopy following demolition of the existing bin store and shed.

CPC objected on the grounds of the height of the extension

East Area Planning Sub-Committee approved the plans. The Officer's Report stated that the side extension "is being setback from the front wall and the flat roof design ensures that the finished height is kept fairly low" and it "would be of a suitable subordinate scale and would integrate well with the host dwelling". However, they added the Condition that "The flat roof to the extension hereby permitted shall not at any time be altered or adapted to form a balcony, roof garden or similar amenity area without the grant of a further specific permission from the Borough Council.

2018/0944: 9 Kilnside Claygate Esher Surrey KT10 0HS

Single storey front extension.

CPC objected on the grounds that the front extension is forward of the building line.

East Area Planning Sub-Committee approved the plans. The Officer's Report stated that the extension is not considered to result in a detrimental impact on the appearance of the street scene by reason of the varying building designs along Kilnside, some of which are as a result of extensions.

2018/2304: Lime Tree Cottage 10 Stevens Lane Claygate Esher Surrey KT10 0TE

Tree Preservation Order EL:02/14 - Crown reduce 2 x Lime by 2.5m in height and spread by 2m and crown reduce 1 x Golden Lawson Cypress by 4m and crown lift to 6m.

CPC raised no objections

EBC granted approval for work on the Lime but refused permission for work on the Golden Lawsons on the grounds that "The proposed work on the Golden Lawson's could cause detriment to the tree and will affect the associated characteristics of species. A sympathetic reduction or crown raise would be more favourable including maximum cut diameters."

Appeals Lodged and/or Decided since last Planning Committee Meeting

No Appeals were lodged or decided