



Caring for Claygate Village

MINUTES

PLANNING COMMITTEE MEETING held at 7.30pm on Thursday 26th January 2023 at Claygate Cricket Pavilion

Present: -

Chair of the Committee: Michelle Woodward

Committee Member Councillors: Brian Rawson, Geoff Herbert, Gil Bray, Sue Grose, Janet Swift, Xingang Wang

Co-opted Committee Members: John Bamford,

In attendance: Sally Harman (Parish Clerk & RFO), 1 member of the public

The Clerk noted at the start of the meeting that she would be recording the meeting to assist with her minutes and that the recording would be destroyed upon approval of the meeting's minutes at the next Council meeting. She noted that the door to the Pavilion was temporarily broken but she had placed a sign with her mobile number on it should members of the public need to get access and it would be fixed within the next 10 minutes.

1. Apologies for absence

Cllr Sugden and Michael Collon sent their apologies in advance.

2. Declarations of Interest in items on the agenda.

1. To receive Declarations of Interest from Councillors in items on the agenda.
None
2. To note written requests for dispensations received 7 days prior to the meeting:
None.
3. To note decisions made on any dispensation requests noted in agenda item.
None.

3. Minutes of the last meeting (1st December 2022)

25th January 2023 MW

It was agreed in a majority decision that the 5th January 2023 Planning Committee Minutes be approved with no amends. 1 Cllr abstained.

Cllr Woodward signed the 5th January 2023 Planning Committee Minutes, witnessed by the Clerk.

AP42 Clerk to upload final minutes for 5th January 2023 on to website.

4. Actioning of Items from Previous minutes

AP15 Cllr Bray to organise meeting with the agent of CK Hutchinson as well as the representative for Vodafone/O2s contractors with EBC in attendance. **ONGOING**

AP37 Clerk to circulate email EBC Design Code engagement visioning workshop Committee Members and send out via CPC Facebook. **DONE**

20h35 Cllr Grose entered room.

AP38 Clerk to invite tree wardens to next Planning Committee meeting and notify them of the trend the Planning Committee are seeing. **DONE**

AP39 Michael Collon to prepare draft response to RBK Draft Local Plan Consultation for 12th January 2023 CPC meeting. Clerk had submitted CPC approved response and uploaded on to website. **DONE**

AP40 John Bamford and Clerk to submit response to Elmbridge Borough Council's draft Local Heritage Asset List consultation. Clerk had submitted CPC approved response and uploaded on to website **DONE**

AP41 Cllr Woodward to make updates to Planning Committee Courier article and submit to Peter Whitehead. **DONE**

5. Planning correspondence, notification of applications and outstanding results.

The Clerk had received two pieces of correspondence outside those shared within Action Points (APs) and further down the Agenda. The Clerk had been copied in on a communication from John Bamford to the Tree Wardens giving them some background on 16 Stevens Lane Application (2022/3594). Secondly, CPC had been invited to participate in the Statement of Community Involvement (SCI) 2023 consultation by the EBC Planning Team (closes 24th February 2023). The Committee noted that there were 2 main changes to the SCI document that EBC were proposing:- firstly to stop publishing representation letters on Planning Applications on the Councils website, and secondly to stop printing paper copies of Local Plan documents to display in local libraries. The Committee discussed whether a response was required and the process for pulling that response together before the deadline.

It was **unanimously agreed** that 2 actions would be taken:-

- All Committee members to review the SCI Consultation documentation and send their views to Cllr Woodward and the Clerk for collation into a draft response on behalf of Claygate Parish Council by the 16th February. This draft response would come to the Planning Committee on the 23rd February for sign-off. The Clerk would then submit the final approved version on the 24th February 2023.
- The Clerk to send the Head of Planning at EBC a letter noting that CPC were not happy with the EBC proposal regarding them stopping publishing representation letters on planning applications on their website and to note that CPC were formulating a response to the SCI consultation .

AP43 John Bamford to circulate his thoughts on the SCI document to Committee members.

AP44 Clerk to recirculate EBC/CPC Biannual Meeting minutes from October 2022 where publication of representation letters was discussed.

AP45 Cllrs to feedback SCI consultation comments to Cllr Woodward and the Clerk who would prepare draft response to submit to 23rd February Planning Committee.

AP46 Clerk to add SCI Consultation Draft Response review to 23rd Feb Planning Committee agenda.

6. Applications and Appeals decided since last meeting.

The Clerk had circulated two reports from Cllr Bray in advance of the meeting (Appendix A and Appendix B). The Committee noted the reports.

7. Applications from Elmbridge Borough Council Weekly Lists

(<https://www.elmbridge.gov.uk/planning>) including confirmation of comments sent to EBC: - w/e w/e 6th January, 13th January, 20th January.

<u>Application Number</u>	<u>Address</u>	<u>Proposal</u>	<u>Claygate Parish Council Response</u>
2022/3730	Vale View 28 Beaconsfield Road Claygate Esher Surrey KT10 0PW	Single-storey rear extension, rear balcony and raised patio incorporating external stairs and glass balustrade, and alterations to fenestration following demolition of existing raised rear balcony.	No Objection, No Comment. Unanimously agreed.
2022/2948	5 Beaconsfield Gardens Claygate Esher Surrey KT10 0PX	Removal of Conditions: 4 (Tree Pre-commencement Meeting) 5 (Tree Protection Measures) and 6 (Additional Arboricultural Information) of planning permission 2022/0265 (Householder extension).	No Comment. Unanimously agreed.
2022/3708	30 The Avenue Claygate Esher Surrey KT10 0RY	Single-storey infill extension between existing garage and house, conversion of garage into living space and alterations to fenestration.	No Comment. Unanimously agreed.
2022/1631	151 Hare Lane Claygate Esher Surrey KT10 0RA	Retrospective application for retention of wall, gates and piers with proposed widening of existing vehicle crossover.	No Objection, No Comment. Majority agreed. 1 Cllr abstained.
2022/3763	10 Rosehill Claygate Esher Surrey KT10 0HL	New front porch.	No Objection, No Comment. Unanimously agreed.
2022/3728	9 Judge Walk Claygate Esher Surrey KT10 0RP	Extensions and alterations to convert existing single-storey house into a two-storey house.	No Objection, No Comment. Unanimously agreed.
2022/2298	Manor Cottage Woodstock Lane South Claygate Esher Surrey KT10 0TA	First floor side extension, side balcony incorporating external stairs, rooflights and alterations to fenestration.	No Objection, No Comment. Unanimously agreed.
2022/3756	4 Littleworth Road Esher Surrey KT10 9FP	Relocation of six car parking spaces within the site and provision of vehicular access between	Objection with Comment. Claygate Parish Council object to the unnecessary creation of a 4m

		the site and the land at the rear	vehicular access on to Greenbelt land which must not be developed. Unanimously agreed.
2022/3801	18 Trystings Close Claygate Esher Surrey KT10 0TF	Part two/part single-storey rear extension, part two/part single-storey front extension, two-storey side extension, rear pergola and patio and alterations to fenestration following partial demolition of existing house.	No Objection, No Comment. Unanimously agreed.
2022/3661	33 Stevens Lane Claygate Esher Surrey KT10 0TQ	Variation of Condition: 2 (Approved plans) of planning permission 2019/1400 (Householder extensions) to enlarge left side dormer window and alterations to fenestration.	No Objection, No Comment. Unanimously agreed.
2022/3621	12 Langbourne Way Claygate Esher Surrey KT10 0DZ	Two-storey side/rear extension, single-storey outbuilding and alterations to fenestration following demolition of existing garage and removal of chimney stack.	No Objection with Comment. Claygate Parish Council would like it noted that the outbuilding should not be separately let, sold or otherwise occupied as a separate independent dwelling. Unanimously agreed.
2022/3764	108 Foley Road Claygate Esher Surrey KT10 0NB	Tree Preservation Order EL:09/40 - Crown reduce 1 x Yew by 1m and lift to a height of 2.5m.	No comment Unanimously agreed.
2022/3750	16 Gordon Road Claygate Esher Surrey KT10 0PQ	Single-storey side/rear extension, first-floor side extension, roof extension incorporating rear Juliet balcony and side rooflights following partial demolition of existing house.	No Objection, No Comment. Unanimously agreed.
2022/3521	2 High Foleys Claygate Esher Surrey KT10 0UA	Single-storey rear extension and alterations to fenestration.	No Objection, No Comment. Unanimously agreed.

8. East Area Sub Committee Meeting report.

The next East Area Sub Committee meeting is to be held on the 30th January 2023 and there is nothing on the agenda for Claygate.

9. EBC Planning Committee Meeting Report.

The next EBC Planning Committee meetings are expected to take place on the 7th February 2023 and the 14th March 2023.

10. Licensing Applications in Claygate.

No licensing application alerts for Claygate have been received. It was noted that a recommendation to adopt the Draft Street Trading policy was going to EBC Cabinet for approval in April 2023.

11. Compliance issues in Claygate.

1 Caerleon Close – No further updates at this time.

The following other compliance concerns were raised to the Committee:-

- 13-15 Derwent Close fencing too high and no permission has been sought.
- 1 Common Road – Velux windows on front of roof have been installed with no planning permission.
- 16 Elm Road – Tarmacking of driveway in front of house has been installed with no drainage. No Planning permission has been sought.

AP47 Cllrs to review above properties and come back to discuss at the next Planning Committee meeting.

12. To receive an update on 5G Masts.

The Clerk had circulated a 5G Mast providers correspondence update report prepared by Cllr Bray (Appendix C). The Committee noted the report.

AP48 Clerk to circulate maps of 5G coverage provided by a 5G Mast provider.

13. Communication of key decisions to Residents.

The Committee noted that the next edition of the Courier was on track to be delivered at the end of February. The Clerk apologised for not posting the Planning Committee meeting on Facebook but did note it was on the noticeboards and website as usual.

14. Matters for information purposes only.

The Clerk asked all Committee members to be vigilant of emails they are receiving and to double-check the email address of the sender before opening. They should report any concerning emails to Action Fraud.

It was noted that the Design Code workshop run by EBC had been well attended by Planning Committee members and that EBC had since created a short survey that residents could submit their views on the future design vision for Claygate.

AP49 Clerk to circulate link out on Facebook and Website to residents.

15. Date of the next meeting 23rd February 2023.

Meeting closed: 20h33

Signed:



Dated:

23/2/23

ITEM 6 - APPLICATIONS DECIDED, APPEALS LODGED & DECIDED – for CPC PC, 26th January 2023**6.1. APPLICATIONS DECIDED****6.1.1. w/e 6th Jan**

Application Number	Address	Proposal	CPC	EBC	
2022/3041	Foley House Ruxley Crescent	Single-storey rear outbuilding and associated landscaping.	NO, NC	Grant Planning Permission 3 x std conditions 1 x Occupancy of Outbuilding Condition 1 x Tree Protection Measures 1 x Tree Retention	View Details

6.1.2. w/e 13th Jan

Application Number	Address	Proposal	CPC	EBC	
2022/2967	14 Merrilyn Close	Two-storey side extension and single-storey side and rear extensions following demolition of existing sheds.	NO, NC	Grant Planning Permission 3 x std conditions	View Details
2022/3352	Tiaira 29 Ruxley Ridge	Single storey front/side extension.	NO, W/C [lengthy comment re trees]	Refuse Planning Permission The proposed extension would result in an unacceptable impact upon the neighbouring tree due to its close proximity and siting within the root protection area. The proposed development would therefore be contrary to the recommendations of BS5837:2012 and the Council's own requirements. The development would fail to accord with Policy DM6 of the Development Management Plan 2015 and the revised NPPF.	View Details
2022/3419	34 Rythe Road	First-floor rear extension.	NO, NC	Grant Planning Permission 3 x std conditions 1 x Obscure Glazing	View Details

2022/3438	Papplewick Loseberry Road	Single-storey side/rear link extension to garage, Juliet balcony, new pitched roof over existing front porch, render to front elevation, alterations to fenestration and render.	[14/01/23 – No CPC Comments showing[?]]	Grant Planning Permission 3 x std conditions	View Details
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6.1.3. w/e 20th Jan

Application Number	Address	Proposal	CPC	EBC	
2022/3089	19 Gordon Road	Single-storey side extension, first-floor front dormer window, rear rooflight to provide room in the roof space and changes to fenestration following demolition of existing garage.	NO, NC	Grant Planning Permission 3 x standard conditions	View Details
2022/3594	16 Stevens Lane	Tree Preservation Order EL:02/14 - Crown lift 1 x Oak.	No record visible	Grant Consent 1 x BS 3998 2010 1 x Crown Lifting/Raising	View Details
2022/3383	1 Lower Wood Road	Single-storey rear extension and alterations to fenestration following partial demolition of existing house.	NO, NC	Grant Planning Permission 3 x standard conditions 1 x obscure Glazing	View Details
2022/2054	33 Foley Road Claygate Esler Surrey KT10 0LU	Single-storey rear extension, roof extension with front/side/rear rooflights, Juliet balcony and alterations to fenestration.	NO, NC	Grant Planning Permission	View Details

2022/3433	167 Coverts Road	Single storey rear extension with alterations to fenestration.	NC	Refuse Lawful Development Certificate	
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6.2. APPEALS LODGED

6.2.1. w/e 6th Jan

None

6.2.2. w/e 13th Jan

None

6.2.3. w/e 20th Jan

None

6.3. APPEALS DECIDED

6.3.1. w/e 6th Jan

None

6.3.2. w/e 13th Jan

None

6.3.3. w/e 20th Jan

None

Application No	Address	Reason for Refusal/Condition	Policies Contravened
2022/3419	34 Rythe Road	Obscure glazing. Prior to the first occupation of the development hereby permitted the one window on the side elevation of the development hereby permitted shall be glazed with obscure glass that accords with level three obscurity as shown on the Pilkington textured glass privacy levels (other glass suppliers are available) and only operable above a height of 1.7m above the internal floor level of the room to which it serves. The window shall be permanently retained in that condition thereafter.	Reason: To preserve the reasonable privacy of neighbouring residents in accordance with policy DM2 of the Elmbridge Development Management Plan.
2022/3041	Foley House Ruxley Crescent	Occupancy - single dwelling. The outbuilding hereby permitted shall only be occupied in connection with, and ancillary to, the occupation of the existing dwelling on the site, and in particular shall not be separately let, sold or otherwise occupied as a separate independent dwelling. Obscure glazing. Prior to the first occupation of the development hereby permitted the first floor window on the north east elevation of the development hereby permitted shall be glazed with obscure glass that accords with level three obscurity as shown on the Pilkington textured glass privacy levels (other glass suppliers are available) and only operable above a height of 1.7m above the internal floor level of the room to which it serves. The window shall be permanently retained in that condition thereafter.	Reason: Because of its small size the accommodation would be out of keeping with other properties in the locality, which would be contrary to policy DM10 of the Elmbridge Development Management Plan. To preserve the reasonable privacy of neighbouring residents in accordance with policy DM2 of the Elmbridge Development Management Plan.
2022/2452	6 St Leonards Road	1. The proposed rear extension by reason of its height combined with its length and proximity to the boundary would result in be overbearing when viewed from the rear windows and private amenity space of No. 7. 2 The loss of 11 trees as result of the proposed development would result in a degradation of the local environment and have an adverse impact on the overall character of the area which the trees make a positive contribution to. 3 The application has failed to demonstrate, through inadequate surveys/assessments that the proposed development would not have an adverse impact on protected species	1. The proposal is therefore contrary to CS17 of the Core Strategy (2011), DM2 of the Development Management Plan (2015), the Design and Character Supplementary Planning Document Companion Guide: Home Extensions (2012) and the NPPF. 2. The proposal would be in conflict with policies CS14 and DM6 of the Core Strategy 2011 and Development Management Plan 2015. 3. contrary to policy CS15 of the Core Strategy 2011, policy DM21 Development Management Plan 2015 and the NP
2022/3043	9 Foley Road		

2022/2487	17 The Avenue	The two-storey element of the rear extension, by reason flat roof design would have a harmful effect on the character of the host dwelling and the wider area.	The proposal is therefore contrary to the National Planning Policy Framework 2021, policies CS11 & CS17 of the Elmbridge Core Strategy 2011, policy DM2 of the Development Management Plan 2015 and the guidance contained within the Council's adopted Supplementary Planning Document on 'Design and Character' 2012
2022/2128	12 Langbourne Way	The proposed two-storey side extension would provide distances from first floor level to the side boundary shared with No. 14 Langbourne Way of less than 1m, creating a terracing effect that would result in unacceptable harm to the character of the area and street scene.	Policy CS17 of the Core Strategy 2011, Policy DM2 of the Development Management Plan 2015, the Design and Character SPD and the revised NPPF.
2022/2229	35 Foley Road	The proposed rear dormer being overly large and dominating of the roof space would result in an adverse and harmful impact on the host dwelling and the character of the area.	CS17 of the Core Strategy (2011), DM2 of the Development Management Plan (2015), the Design and Character Supplementary Planning Document Companion Guide: Home Extensions (2012) and the NPPF.
2022/2120	10 Glenavon Close	The proposed crown roof would not accord with the overall roof pattern of the street scene and would result in a harmful impact on the character of the area and the visual amenities of the street scene.	Policies CS17 of the Core Strategy 2011 and Policy DM2 of the Development Management Plan 2015 and the Home Extension Companion Guide 2012.
2022/1377	5 Beaconsfield Gardens	Conditions 7 (Tree Retention) and 8 (Tree planting and maintenance) of application 2022/0265 were imposed to replace a previously felled protected tree that provided amenity, wildlife habitat, contributed to reducing the effects of climate change and contributed to the overall tree canopy cover of the borough helping to reduce the carbon footprint of Elmbridge. Removal of these conditions would result in an adverse impact on the landscape amenity of the surrounding area contrary to Policy DM6 of the Development Management Plan 2015.	Policy DM6 of the Development Management Plan 2015.
		The proposed development, by virtue of its design, scale, bulk, mass, and proximity to the boundary, would result in a dominant and incongruous form of development that would appear as an overdevelopment of the site. This would cause an unacceptable harm to the character and appearance of the host dwelling, surrounding area and street scene.	Policy CS17 of the Elmbridge Core Strategy 2011, Policy DM2 of the Elmbridge Development Management Plan 2015, guidance within the Design and Character Supplementary Planning Document (Home Extensions Companion Guide) 2012 and the National Planning Policy Framework 2021.

2022/0716	83 Oaken Lane	The proposed dwelling, by reason of its excessive ridge and eaves heights and resultant second storey would appear as an incongruous form of development resulting in material harm to local character and the visual amenity of the street scene. The proposed dwelling would result in material harm to the amenity of the occupants of No. 85 Oaken Lane in terms of light and overbearing effect due to its height, depth and breach of 45o sightlines within 15m of front facing windows of this property. The proposed outbuilding and gates, piers and boundary wall would be located within the root protection areas of trees and are likely to result in a substantial and unacceptable impact upon the future health and survival of those trees. The application has failed to submit up to date and sufficient information required to adequately address the impact of the proposal development upon all legally protected species, habitats and biodiversity.	
		1. Policy CS17 of the Core Strategy Policy DM2 of the Development Management Plan Design and Character SPD and the revised NPPF.	2. The
		1. Policy DM2 of the Development Management Plan 2015 Design and Character SPD and the revised NPPF.	2. the
		1. Policy DM6 of the Development Management Plan 2015	2.
		1. Policy CS15 of the Core Strategy 2011 Policy DM21 of the Development Management Plan 2015 Revised NPPF.	2.

CPC Planning Committee – Jan 26th 2023

Item 12 – Update on 5G Masts

Company	Date of Reply	Response
CK Hutchison	N/A	None [x 2 people]
Three	13/1/23	"At the moment I have no update to give you on our 5G plans. I have, however, asked a colleague to keep me abreast of any developments and I will pass these onto you as soon as I have them."
BT	9/1/23	Thank you for your email. In terms of future 5G coverage I don't believe any immediate plans to deploy in the area but of course as we expand our 5G network across the UK that is likely to change. In the meantime, I have reviewed the EE coverage checker to see what our 5G coverage looks like currently in a typical Claygate postcode. It indicates that "you'll get good coverage outdoors, but weak or no coverage indoors" using a 5G-enabled handset. In terms of keeping up-to-date with our plans, it may be worth keeping an eye on the following page on our website: EE's 5G Network & Internet What is 5G? EE which outlines those areas where EE 5G is available. It's also worth you following the EE newsroom as any notable 5G updates are usually published on there too. In terms of engagement, I know our deployment teams engage extensively with planning authorities before, during and where necessary after deployment so that would be the usual channel of engagement. I would also emphasise that as well as 5G rollout at a national level, we are also very focussed on filling in 4G coverage in rural areas where there are gaps. While I'm unable to provide running updates on our 5G coverage in Claygate, you will know that your interest has been registered, so if we need to engage with you on particular issues in this respect then we would be happy to follow up with you.
Vodafone	19/1/23	I have investigated coverage in Claygate with our network managers team who have confirmed that we do have some existing 5G network for outdoor coverage in Claygate. Our existing coverage is working as it should for both indoor and outdoor 4G coverage in Claygate and there are no known issues with our existing coverage in this area.

		There is a mast North of Claygate station where Loseberry Road intersects with Hare Lane which provides outdoor 5G coverage to most of Claygate. I have attached a snapshot which outlines where O2's existing 5G coverage reaches. The orange area indicates where the existing outdoor 5G coverage reaches and the white areas indicate where outdoor 5G coverage is not currently available. Also, the second image indicates where 4G coverage currently exists in Claygate, which also demonstrates 4G coverage is good for indoor and outdoor coverage in Claygate. Many factors can impact indoor coverage, such as the topography, type of building and even the thickness of walls can have an impact on the signal strength used to provide mobile connectivity. This can also change over time as more people use the network. We have made the network deployment team aware of your request for more 5G coverage and they will look to assess the need for additional mobile infrastructure to serve customers across the area. However, there is a time delay to this as our ability to upgrade or build new masts are determined by a number of factors from obtaining permission to build a site, finding a suitable new site including landlord permissions, agreement from the local community and the overall cost of the investment which is generally determined by the level of customer need. Thus, we cannot provide a time frame of when 5G would likely be further deployed in Claygate, but the request is now in the system and will be assessed in that context. At present, there are no current plans in place to build new masts or complete any 5G upgrades within a closer proximity to Claygate at this time. However, we will keep this under continual review and feed requirements like this into the demand process.