

Runnymede Borough CouncilPLANNING COMMITTEE12 March 2008 at 7.30pm

Members of the

Committee present: Councillors G B Woodger (Chairman), J R Ashmore, Mrs F J Barden, J Broadhead, H A Butterfield, J M Edwards, J R Furey, Mrs E Gill, C Knight, M T Kusneraitis, Mrs Y P Lay, Mrs J Norman, Mrs M J Roberts and P B Tuley.

Members of the

Committee absent: Councillor D W Parr (Vice-Chairman)

589. NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

The Group mentioned below had notified the Chief Executive of their wish that the change listed below be made to the membership of the Committee. The change was for a fixed period ending on the day after the meeting and thereafter the Councillor removed would be reappointed.

Group requesting Change	Remove from Membership	Appoint Instead
Conservative	Councillor Mrs F M Angell	Councillor H A Butterfield

The Chief Executive Officer had given effect to these wishes in accordance with Section 16(2) of the Local Government and Housing Act 1989.

590. MINUTES

The Minutes of the meeting of the Committee held on 20 February 2008 were approved and signed as a correct record.

591. APOLOGIES FOR ABSENCE

Apologies were received from Councillor D W Parr.

592. DECLARATIONS OF INTEREST

The Councillors shown below declared personal interests under the Runnymede Code of Conduct for Members in the item shown.

Councillor	Item	Nature of Interest
G B Woodger	Former DERA site, Chobham Lane, Longcross	Personal - lived in one of the roads mentioned in report.
Mrs Y P Lay	Former DERA site, Chobham Lane, Longcross	Personal - Member of SCC who objected to DERA application.

593. PLANNING APPLICATIONS

The planning applications listed below were considered by the Committee. All representations received on the applications were reported and copies were made available for inspection by Members before the meeting. Agents/applicants and members of the public spoke on the applications identified below.

RESOLVED that -

the following applications be determined as indicated and any permission granted be subject to the conditions authorised.

APP. NO.	LOCATION, PROPOSAL AND DECISION
RU 05/0538	<p>Former DERA Site, Chobham Lane, Longcross, Chertsey Development comprising up to 113,434 sqm of built floorspace (in total) including: business premises (Class B1 use); with supporting retail and cafe/restaurant facilities (Class A1 and A3 use), childcare facilities (Class D1 use), leisure facilities (Class D2 use) and decked vehicle parking. Development also to include demolition of buildings, removal of hardstanding; creation of ecological habitat areas; creation of general amenity areas; creation of landscaped areas; new and improved site access for vehicles, pedestrians and cyclists; new and improved links between the site and existing public highways network; vehicle parking (up to 3,079 spaces); cycle parking; drainage works including a pumping station for foul drainage and storage ponds for surface water drainage; bin stores; electricity substation; and associated engineering operations. All such development shall accord with the application, plans and development parameters contained herein (revised description and plans)</p> <p>DECISION: (1) The application be referred to the Government Office of the South East (GOSE) as an acceptable departure to the Development Plan in accordance with the requirements of Circular 11/2005 'The Town and Country Planning (Green Belt) Direction 2005' and Circular 07/99 'The Town and Country (Development Plans and Consultation) (Departures) Directions 1999' and that failing any direction from the Department of Communities and Local Government (DCLG) and</p> <p style="padding-left: 100px;">(2) Subject to the prior completion of a legal agreement under Section 106 of the Town and Country Planning Act (as amended) to secure:</p>

- **A financial contribution of £600,000 towards the provision of affordable housing to be index linked (trigger for payment on occupation of more than first 25,000 sqm of new B1 offices and to be used within 3 years of receipt or to be paid back to the developer);**
- **New station facilities at Longcross railway station (not to exceed £1.45 million) to include new footbridge, new modular station building, resurfacing of platforms, upgrading station lighting, two new waiting shelters, upgraded station signage, upgraded CCTV cameras and improved train service and provision for appropriate disabled access at the station, minimisation of impact on level crossings (developer to pay South West Trains £45,000 towards the design of the new facilities within 20 working days of outline planning permission. Design of improvements within 3 months by South West Trains and improvement works completed prior to occupation of more than 15,000 sqm of new offices);**
- **To run a peak hour shuttle bus between Woking railway station and the site (from date of the first occupation of the first new B1 office. As an alternative, the developer may commute the shuttle bus requirement by making a financial contribution per annum to the relevant operator to subsidise a new public transport service between Runnymede and Woking station and provide regular and direct connections between the site and Woking);**
- **To develop and agree with**

the Highway Authority a Travel Plan Strategy (to include consideration of a cycle path link to Kitsmead Lane and for increased parking charges by 2% per year in percentage of spaces charged for so that by end of year 5 each occupier will be charged by the TMA for using 25% of its total allocated space, not 15%);

- **A financial contribution of £150,000 to be index linked towards the Runnymede Travel Initiative (yellow bus service) (payable upon occupation of the first 25,000sqm B1 offices);**
- **Establishment of an ecological buffer zone on the western part of the site (within Surrey Heath) to ensure appropriate habitat for the species of interest is provided and maintained (requires Ecological Buffer Zone Management Plan to be agreed prior to occupation of the first new B1 office. Developer to upkeep and maintain buffer zone which may be sublet to an approved Ecological Managing Agent);**
- **Retention, management and maintenance of Building Nos 63,64, 109 and 110;**
- **Management and maintenance of Building No 10.**

(3) The Director of Technical Services, in conjunction with the Chairman and Vice-Chairman, be authorised to GRANT permission, to make changes and alterations to the legal agreement, Conditions and Reasons and additional Informatives listed on Addendum following discussions with the applicant and statutory consultees where appropriate.

(4) Officers discuss the following points with the developer:

- a) **operation of shuttle bus upon**

- first occupation of building;**
- b) retention of footpath/bridleway along northern part of site;**
- c) impact on level crossings;**
- d) upgrade of some conditions to form part of legal agreement.**
- e) extent of public access to southern side of site.**

(Mr Few, an objector, and Mr Capner, agent for the applicant, addressed the Committee on the above application).

RU 06/0975 **Former DERA Site, Chobham Lane, Longcross, Chertsey Consultation application by Surrey Heath Council on outline application for the redevelopment of the site comprising up to 135,128sqm of built floorspace including business premises (Class B1 use) with supporting facilities, decked car parking and new site access for vehicles, pedestrians and cyclists and off site highway works following demolition of existing buildings.**

DECISION: NO OBJECTION subject to Conditions listed on Agenda.

RU 08/0007 **40-44 High Street, Egham Demolition of existing buildings and erection of part two storey/three storey buildings comprising A1/A2 retail units on the ground floor, B1 office space and one 2 bed residential unit above, together with 38 undercroft parking spaces and landscaping and realignment and widening of Strodes College Lane.**

DECISION: APPLICATION WITHDRAWN.

RU 08/0009 **40-44 High Street, Egham Demolition of existing buildings and erection of part two storey/three storey buildings comprising A1/A2 retail units on the ground floor, B1 office space and one 2 bed residential unit above, together with 38 undercroft parking spaces and landscaping and realignment and widening of Strodes College Lane.**

DECISION: APPLICATION WITHDRAWN

RU 08/0097 **4-10 Guildford Road, Chertsey Erection of 8 no x two bedroom flats following demolition of existing offices.**

DECISION: REFUSE for the following reason:

The proposed development as a result of its height, mass, scale and design and layout, and siting in close proximity to the front boundary of the site, would

result in a cramped and overbearing form of development in the street scene, which would not be well integrated with its surroundings and would be detrimental to the visual amenities of the street scene and character of the surrounding area. The proposal fails to improve the character and quality of the area contrary to saved Policies SE4 and LO2 of the Surrey Structure Plan 2004, saved Policies HO9 and BE2 of the Runnymede Borough Local Plan Second Alteration April 2001, Planning Policy Statement 1: 'Delivering Sustainable Development', Planning Policy Statement 3: 'Housing', by Design and 'Surrey Design'.

(Mr Stroud, an objector, addressed the Committee on the above application).

- RU 07/0910** **Monks Walk, Church Approach, Thorpe**
Enlarged north west entrance to public footpath including new brick walls and pier and new opening formed in existing wall (amended description 29.08.07)
- DECISION:** **GRANT, subject to Conditions, Reasons and Informatives listed on Agenda.**
- RU 07/0911** **Monks Walk, Church Approach, Thorpe**
Listed building consent for enlarged north west entrance to public footpath, including new brick walls and pier and a new opening formed in the existing wall (amended description 29.08.07).
- DECISION:** **GRANT, subject to Conditions, Reason and Informatives listed on Agenda.**
- RU 08/0055** **62 Scotland Bridge Road, Woodham**
Erection of a pair of two storey semi-detached dwellings with accommodation in the roof space following demolition of existing dwelling, with 2 parking spaces (amended plan 14.2.08 deleting two parking spaces).
- DECISION:** **GRANT, subject to Conditions, Reason and Informatives listed on Agenda and consideration be given to increasing off street parking provision.**
- RU 08/0105** **Moonridge, Stayne End, Virginia Water**
Amendments to RU 07/0372 for demolition of existing dwelling and erection of 6 bedroom Adam-style villa with car parking concealed in basement, also formal garden to rear with driveway re-aligned and extended on approach to dwelling including an enlarged basement.
- DECISION:** **GRANT, subject to Conditions and Informatives listed on Agenda.**

The Committee considered objections received to the making of Tree Preservation Order No 374 relating to a group of Yew trees forming a hedge at Abbey Walls, Abbey Gardens, Chertsey.

An application to remove part of a beech hedge on the side boundary with The Close (2 trunks) and part of Yew Hedge on rear boundary facing Abbey Gardens (2 trunks) within the Chertsey Conservation Area, reference RU 07/1232 had been considered by the Committee in December 2007 when it was resolved to place a Tree Preservation Order on the group of yew trees forming a hedge adjacent to Abbey Gardens.

The objections basically stated that the Yews were a hedge not trees and therefore inappropriate for a Tree Preservation Order to be made on them.

The Council's Parks and Amenities Officer had inspected the hedge, and was of the opinion that the hedge should not be classified as individual trees as it had been maintained as a hedge over many years. The collective view of planning officers, legal officers and amenities officers was that this was more properly described as a hedge and therefore a Tree Preservation Order was neither appropriate, nor by definition enforceable.

Whilst some Members considered the preservation was justified, the Committee considered that the protection of this hedge by a Tree Preservation Order was not based upon sound legal principles and as a result it was decided that Tree Preservation Order No 374 should not be confirmed.

The Human Rights considerations associated with this case were noted.

RESOLVED that -

Tree Preservation Order No 374 be not confirmed.

595. FINANCIAL MONITORING STATEMENT

The Committee noted the latest financial projections for the 2007/08 financial year for Planning and Development services.

596. APPEAL DECISIONS

The Committee noted that the Planning Inspectorate had recently determined the appeals mentioned below.

<u>Site/Development</u>	<u>Decision</u>
Ivy Cottage, Stonehill Road, Ottershaw – planning appeal regarding first floor rear extension over existing rear ground floor extension (07/0258)	DISMISSED
Milton House, 27 Station Road, Egham - planning appeal regarding demolition of existing office building and erection of a new office building with associated parking (06/1265)	DISMISSED

597. STANDING ORDER 42 – URGENT ACTION

The Committee noted that the following action had been taken after consultation with the Chairman of this Committee under Standing Order 42.

<u>Officer</u>	<u>Action Taken</u>	<u>Central Index No.</u>
DAL	Land at Harrow Bottom Road, Lyne – Agreement to the inclusion of relevant policies in the Enforcement Notice to be issued in respect of above property.	656

598. PLANNING APPLICATIONS DETERMINED BY DIRECTOR OF TECHNICAL SERVICES

A list of planning applications recently determined by the Director of Technical Services under his delegated powers was received and noted.

Chairman

(The meeting ended at 11.05pm)