

Runnymede Borough CouncilPLANNING COMMITTEE17 October 2007 at 7.30 pm

Members of the
Committee present: Councillors G.B. Woodger (Chairman), D.W. Parr (Vice-Chairman), J.R. Ashmore, Mrs F.J. Barden, J. Broadhead, R.J. Edis, J.M. Edwards, J.R. Furey, Mrs E. Gill, M.T. Kusneraitis, Mrs J. Norman, C.J. Norman, Mrs M. Roberts, N. Stewert, and P.B. Tuley.

Members of the
Committee absent: None

Councillors D.R. Hamilton, Ms R.E. Haylor, Miss M.N. Heath and P.I. Roberts also attended.

298. NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

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

Group requesting Change	Remove from Membership	Appoint Instead
Conservative	Councillor Mrs F.M. Angell	Councillor N. Stewert
Conservative	Councillor C. Knight	Councillor C.J. Norman
Conservative	Councillor Mrs Y.P. Lay	Councillor R.J. Edis

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

299. MINUTES

The Minutes of the meeting of the Committee held on 26 September 2007 were approved and signed as a correct record.

300. MR PETER JENKINS

The Chairman announced that Mr Peter Jenkins, Head of Planning, had passed away following a long and brave battle with cancer. Mr Jenkins had been with the Council for 27 years.

The Committee and Officers stood in silence in memory of Peter Jenkins.

301. DECLARATION OF INTEREST

Councillors Mr & Mrs Norman declared personal and prejudicial interests under the Runnymede Code of Conduct for Members in planning application RU 07/0771 as they lived near the application site.

302. 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 07/0771	<p>16-24 Bridge Road and Land adjacent 26 Abbey Road, Chertsey Demolition of existing buildings and erection of 29 dwellings (comprising 19 no. x 4 bed houses, 8 no. x three bed houses and 2 no. 2 bed flats) and associated parking and landscaping.</p> <p>DECISION: REFUSE for the following reasons:</p> <ol style="list-style-type: none"> 1. The proposed development, by reason of the layout incorporating garage blocks with flats above located in central areas of the site with their parking and external staircases within small private amenity areas, and excessive hard surfacing for car parking, would result in a cramped and contrived form of development, out of character with the surrounding area and fails to improve the character and quality of the area contrary to Policy SE4 of the Surrey Structure Plan 2004 and Policies HO9 and BE2 of the Runnymede Borough Local Plan Second Alteration April 2001, the Surrey Design Guide (January 2002), Planning Policy Statement 1, 'Delivering Sustainable Development' Planning Policy Statement 3: 'Housing', April 2007 and "By Design". 2. The proposed development, by reason of the layout incorporating garage blocks with flats above located in central areas of the site with their parking and external staircases within small private amenity areas, inadequate rear garden depths for Plots 4 to 8 would result in a detrimental relationship between the proposed residential units Nos. 4 to 9 and 28 and 29, causing overlooking and loss of privacy between these proposed units contrary to Policy HO9 of the Runnymede Borough Local Plan Second Alteration April 2001. <p>(Ms L. Bazant, an objector, and Ms L. Thow, on behalf of the applicant, addressed the Committee on the above application).</p>
RU 07/0811	<p>Englemede, Tite Hill, Englefield Green Erection of two detached 2/3 storey frontage blocks each comprising 5 no. 2 bed apartments and to the rear two detached 2 storey, 4 bed dwellings with single attached garage with associated access, car parking, cycle store and bin store following demolition of existing dwelling.</p>

DECISION: REFUSE for the following reasons:

1. **The proposal, by reason of the height, scale, bulk and position of the apartment buildings along the road frontage, relative to their neighbours, would be detrimental to the townscape character and visual amenities of the streetscene which is recognised to be of high quality and would fail to respect or improve the character and quality of the area, contrary to advice in Planning Policy Statement (PPS1) : 'Delivering Sustainable Development', Planning Policy Statement (PPS3) : 'Housing', Policy SE4 of the Surrey Structure Plan 2004, Policies HO9 and BE2 of the Runnymede Borough Local Plan Second Alteration 2001 and advice in Supplementary Planning Guidance 'Surrey Design', 2002.**
2. **The proposal by reason of the height, scale, bulk and position of the apartment buildings along the road frontage and the two detached buildings in a backland location and with limited separation between the frontage and backland development represents a cramped development, out of character and out of context with the surrounding area and would fail to respect or improve the character and quality of the area, contrary to advice in Planning Policy Statement (PPS1) : 'Delivering Sustainable Development', Planning Policy Statement (PPS3) : 'Housing', Policy SE4 of the Surrey Structure Plan 2004, Policies HO9 and BE2 of the Runnymede Borough Local Plan Second Alteration 2001 and advice in Supplementary Planning Guidance 'Surrey Design', 2002.**

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

RU 07/0830

**18, 20 and 22 Bousley Rise, Ottershaw
Demolition of 18, 20 and 22 Bousley Rise and
construction of 11 dwellings (6 x 3 bed and 5 x 4 bed)
with associated access, car parking and landscaping.**

DECISION: Following the making of a legal agreement requiring a financial contribution of £11,000 towards the Runnymede Travel Initiative and £16,000 to provide appropriate mitigation for the Thames Basin Heaths SPA, the Director of Technical Services be authorised to GRANT, subject to Conditions, Reasons, and Informatives listed on the Agenda.

(Ms Davison, an objector and Mr Thompson, agent for applicant, addressed the Committee on the above application).

RU 07/0887

**St Peter's Hospital, Guildford Road, Chertsey
Erection of new three storey building with a total**

floorspace of 1253sqm gross, to provide a ground and first floor mortuary and second floor space for future use (amendments to planning approval RU 07/0357).

DECISION: GRANT, subject to Conditions, Reasons and Informatives listed on Agenda.

RU 07/0977

St Peter's Hospital, Guildford Road, Chertsey
Construction of two parking areas following the demolition of existing 'ramp' building and removal of grassed area to provide 53 car parking areas.

DECISION: GRANT, subject to Conditions, Reasons and Informatives listed on Agenda.

RU 07/0939

26 Addlestone Park, Addlestone
Demolition of existing dwelling and erection of one 2-2½ storey block (comprising 1 x 3 bedroom and 6 x 2 bedroom apartments) and associated parking and landscaping.

DECISION: REFUSE for the following reasons:

1. The proposed single building, by reason of its height, scale, mass, design, layout and proximity to common boundaries would be out of character with the pattern and form of the surrounding properties in Liberty Lane and the southern end of Addlestone Park and fails to respect or improve the character of the area, contrary to Policy SE4 of the Surrey Structure Plan 2004, Policies HO9 and BE2 of the Runnymede Borough Local Plan Second Alteration 2001, the 'Surrey Design Guide', January 2002, Planning Policy Statement (PPS1) : 'Delivering Sustainable Development', Planning Policy Statement (PPS3) : 'Housing' and 'By Design'.
2. The proposed development by reason of its height, scale, mass, design, layout and proximity to common boundaries would result in a bulky and prominent building on this corner site which would be detrimental to the visual amenities of the streetscene and fails to respect or improve the appearance of the area, contrary to Policy SE4 of the Surrey Structure Plan 2004, Policies HO9 and BE2 of the Runnymede Borough Local Plan Second Alteration 2001, the 'Surrey Design Guide', January 2002, Planning Policy Statement (PPS1) : 'Delivering Sustainable Development', Planning Policy Statement (PPS3) : 'Housing' and 'By Design'.

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 the existing wall.

DECISION: DEFERRED to address issues of disabled access and motorcycle access.

RU 07/0911 **Monks Walk, Church Approach, Thorpe**
Listed building consent application for enlarged north
west entrance to public footpath including new brick
walls and pier and new opening formed in the existing
wall (amended description 29/08/07).

DECISION: **DEFERRED to address issues of disabled**
access and motorcycle access.

RU 07/0915 **Land r/o 8 Pinewood Grove, New Haw**
Erection of a two storey building comprising of 4 no x
two bed flats.

DECISION: **Subject to an agreement requiring the**
payment of £2,000 for each new
residential unit (net gain) as a
contribution towards the cost of
facilitating, upgrading and maintaining
the Suitable Alternative Natural Green
Spaces in accordance with the Thames
Basin Heath Special Protection Area
Interim Advice Note, the Director of
Technical Services be authorised to
GRANT permission subject to Conditions,
Reason and Informatives listed on
Agenda.

303. HOUSING GREEN PAPER

The views of the Committee were sought on a Green Paper on Housing issued for consultation by the Government.

The Government's aim was to ensure that everyone had access to a decent home at a price they could afford in a place they wanted to live and work. In order to achieve this Government sought to provide more homes to meet growing demands, well designed and "greener" homes, linked to good schools, transport and health care, and more affordable homes to buy or rent.

The Government aimed to increase the annual supply of housing up to 240,000 p/a by 2016 (compared to the current average of 185,000 p/a). The emphasis was upon increasing supply with a focus for public investment in Growth Areas, New Growth Points and eco-towns that would have access to £300M over the next few years to support social and physical infrastructure. However, for areas that experienced similar levels of growth, within existing communities, additional funding would not be forthcoming.

The Committee was informed of the three areas of concern to the Housing and Community Services Committee, namely the transfer of decision making away from the local level, the impact on Green Belt, and the funding and mix of affordable housing.

The Committee endorsed the response shown at Appendix 'A' subject to some revisions which have been incorporated. The view of the Housing & Community Services Committee on the Green Paper had also been included in the response. A copy of the final response would be circulated to the Chairman and Vice-Chairman of the Committee, prior to submission to Government.

RESOLVED that -

the comments set out in Appendix 'A' be forwarded as the formal view of the
Council on the Housing Green Paper 2007.

304. CONSULTATION ON THE DRAFT REGIONAL SUSTAINABILITY FRAMEWORK

The views of the Committee were sought on a consultation document entitled, The Draft Regional Sustainability Framework (RSF) which had been produced by the South East England Regional Assembly (SEERA).

The RSF focused on achieving sustainable development in the South East by promoting a series of challenging targets. This document had implications in a number of different ways and would play an integral part in the development of the LDF and thereby help guide future development in the Borough.

The list of objectives in the RSF was extensive, and covered economic, environmental and social issues. The RSF, if adopted, would supersede the IRF which was currently used by Runnymede within the SA/SEA process; and the RSF would seek to ensure the principles of sustainable development were embraced by local authorities by establishing a set of challenging targets. These included regional goals and objectives that could be used as a means of tracking sustainability trends.

The consultation questionnaire contained in the Consultation Paper sought feedback on a variety of areas from themes of sustainable development to examples of case studies provided by the respondent. The recommended responses to the consultation shown at Appendix 'B' were endorsed by the Committee.

RESOLVED that –

the comments set out in Appendix 'B' be forwarded to SEERA as the formal observations of the Council on the Draft Regional Sustainability Framework.

305. APPEAL DECISIONS

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

<u>Site/Development</u>	<u>Decision</u>
a) Land at 'South Lodge', Stroude Road, Egham – planning appeal regarding extensions and alterations to 'South Lodge' and extension to curtilage (RU.06/1269) and listed building appeal regarding demolition of existing garage and construction of extensions and alterations to 'South Lodge'.	BOTH APPEALS ALLOWED
b) Land south of Addlestone Moor, Addlestone – i) enforcement appeal regarding storage of fairground rides, vehicles and associated equipment and materials ii) enforcement appeal regarding erection of close boarded fencing, concrete posts, steel gates and steel support posts along part of the boundary of land iii) appeal against a refusal to grant a certificate of lawful use or development in respect of storage of fairground rides and associated vehicles and equipment (RU.05/0138) iv) planning appeal regarding retention of existing wooden fencing and steel double gates and erection of new steel gate on eastern boundary (RU.05/1037)	ALLOWED, NOTICE QUASHED AND PERMISSION GRANTED DISMISSED AND NOTICE UPHELD DISMISSED DISMISSED

v)	planning appeal regarding use of land for travelling show people's quarters for one family (RU.06/0599)	DISMISSED
c)	Gleniffer Cottage, Sheerwater Avenue, Woodham – planning appeal regarding demolition of cottage and garage building, demolition of existing garage building to Fairways, severance of existing gardens and formation of an additional building plot and erection of two new dwelling houses with integral garages (RU.07/0271)	DISMISSED
d)	87-89 Spinney Hill, Addlestone – planning appeal regarding erection of 16 two-storey dwellings with ancillary car parking and creation of a new vehicular access off Spinney Hill, following demolition of existing dwellings and buildings (RU.05/1290)	DISMISSED
e)	Hyale, Wentworth Drive, Virginia Water – planning appeal regarding erection of a detached dwelling with attached swimming pool and detached triple garage following demolition of existing dwelling and outbuildings (RU.06/0516)	DISMISSED
f)	61-67 Church Road, Addlestone - planning appeal regarding erection of a part 2/3 storey building with accommodation in roof space to provide 19 x 2 bed and 5 x 1 bed apartments (RU 07/0123)	DISMISSED

306. 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 noted.

Chairman

(The meeting ended at 9.55 p.m.)