

Runnymede Borough CouncilPLANNING COMMITTEE19 December 2007 at 7.30 pm

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

Members of the
Committee absent: None.

438. 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 J.R. Furey	Councillor N. Stewert
Conservative	Councillor P.B. Tuley	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.

439. MINUTES

The Minutes of the meeting of the Committee held on 20 November 2007 were approved and signed as a correct record.

440. 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. The Applicant and a member of the public spoke on the application 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 07/1123**

**Gorse Hill Manor, Gorse Hill Road, Virginia Water
Amendments to access and driveway, also new
basement area to include subterranean car lift.**

**DECISION: GRANT subject to conditions and
Informatives listed on Agenda.**

RU 07/1208

**25 Barker Road, Chertsey
Erection of first floor rear extension.**

DECISION: GRANT subject to conditions and Informatives listed on Agenda.

RU 07/1232

**Abbey Walls, Abbey Gardens, Chertsey
Removal of part of Beech hedge on side boundary with
The Close (2 trunks) and part of Yew hedge on rear
boundary facing Abbey Gardens (2 trunks) within
Conservation Area.**

DECISION: TPO be made on the Yew hedge for the following reason:-

The Council makes the Order on the group of Yew trees because it considers that the removal of one or more of the Yew trees will have an impact on the amenity of the area and character of the Chertsey Conservation Area.

(Mr Davison, an objector and Ms A Jones, the applicant, addressed the Committee on the above application).

A Motion that a TPO be not made was LOST.

441. APPEAL DECISIONS

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

<u>Site/Development</u>	<u>Decision</u>
a) Fairways, Faris Lane, Woodham – planning appeal regarding extension to existing property including realignment of existing fence between ‘Fairways’ and ‘Gleniffer Cottage’ (07/0267)	ALLOWED
b) 41B Hythe Park Road, Egham – planning appeal regarding a single-storey extension (07/0156)	ALLOWED
c) Milton Park, Stroude Road, Egham – planning appeal regarding demolition of all existing structures on site and the construction of a new two-storey office building (06/0517)	DISMISSED AND NO COSTS AWARDED

442. 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.

443. SAYES HOUSE, SAYES COURT FARM DRIVE, ADDLESTONE - PROPOSED TREE PRESERVATION ORDER

By resolution of the Committee, the press and public were excluded from the meeting during the consideration of this matter under Section 100(A)(4) of the Local Government Act 1972 on the grounds that the discussion would be likely to involve the disclosure of exempt information of the description specified in paragraph 6 of Schedule 12A to Part 1 of the Act.

The Committee considered placing a Tree Preservation Order on one Beech tree on land at Sayes House, Sayes Court Farm Drive, Addlestone.

A planning application (RU.07/1128) for the demolition of the existing dwelling on the site and erection of a 2.5 storey building comprising of 8 flats, with associated access, parking for 11 cars and landscaping had recently been refused permission.

The tree was a mature Beech tree which was very visible within the area with a crown spread of 16-20 metres across with at least 40 years of future lifespan. The tree was very significant given its health and its prominence from outside the site and given its substantial size, shape and location within the site contributed to the special visual amenity of the area.

Whilst there was no evidence to suggest that the tree was under threat at present, there had been a recent planning application to redevelop this site and it was considered to be in a vulnerable location where works may be undertaken to enhance the development potential of the site.

In the circumstances, given the health and visual importance of the tree the Committee considered that a Tree Preservation Order should be made.

The Human Rights considerations associated with the case were noted.

RESOLVED that –

- i) the Director of Administration and Leisure be authorised to make a Tree Preservation Order pursuant to Sections 198 to 201 of the Town & Country Planning Act 1990 in respect of one Beech tree at Sayes House, Sayes Court Farm Drive, Addlestone for the following reason:**

The Beech tree makes a significant contribution to the visual amenities of the area and therefore should be protected in accordance with saved Policies NE12 and NE13 of the Runnymede Borough Council Local Plan Second Alteration Adopted April 2001.

- ii) subject to no adverse representations being received, the Director of Administration and Leisure be authorised to confirm the order without modification**

Chairman

(The meeting ended at 8.32pm)