

Runnymede Borough CouncilPLANNING COMMITTEE2 April 2008 at 7.30pm

Members of the  
Committee present: Councillors G B Woodger (Chairman), D W Parr (Vice-Chairman), Prof I O Angell,  
J R Ashmore, Mrs F J Barden, R J Edis, J M Edwards, J R Furey, C Knight,  
Prof A M Moore, Mrs J Norman, Mrs M Roberts, and P B Tuley

Members of the  
Committee absent: Councillors J Broadhead and M T Kusneraitis

Councillor D R Hamilton also attended.

627. NOTIFICATION OF CHANGES TO COMMITTEE

The Groups mentioned below had notified the Chief Executive of their wish that the changes listed below 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.

<b>Group requesting Change</b>	<b>Remove from Membership</b>	<b>Appoint Instead</b>
Conservative	Councillor Mrs Y P Lay	Councillor R J Edis
Conservative	Councillor Mrs F M Angell	Councillor Prof I O Angell
Runnymede Independent	Councillor Mrs E Gill	Councillor A M Moore

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

628. MINUTES

The Minutes of the meeting of the Committee held on 26 February 2008 were approved and signed as a correct record.

629. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Kusneraitis.

630. 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 application identified below.

**RESOLVED that -**

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

<b>APP. NO</b>	<b>LOCATION, PROPOSAL AND DECISION</b>
<b>RU 08/0095</b>	<p>Land r/o 38 - 56 and including 40 &amp; 48 Pinewood Avenue, New Haw</p> <p>Erection of 12 no x two storey dwellings comprising 6 no x detached houses and 6 no x semi-detached houses with associated parking, garaging, vehicular access and landscaping (incorporating development approved by planning permission RU 07/0247 and amendments to planning permission RU 07/0926).</p> <p><b>DECISION:</b> DEFERRED pending receipt of an updated Flood Risk Assessment and the further comments of the Environment Agency.</p>
<b>RU 08/0183</b>	<p>World Duty Free Ltd, Runnymede CDC, Windsor Road, Egham</p> <p>Extension of internal mezzanine floor to provide additional office accommodation within the building involving change of use from warehouse (B8) to mixed use warehouse (B8) and office (B1), installation of skylights in the roof above the mezzanine to provide natural daylight into the building, installation of replacement windows and roller shutter doors and alterations to the car park to provide a total of 176 car parking spaces.</p> <p><b>DECISION:</b> Following the completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure the implementation of a revised Travel Plan prior to occupation of the approved works and provision of a pedestrian crossing across Windsor Road and if possible, a right-hand turning lane, the Director of Technical Services be authorised to GRANT permission subject to Conditions, Reasons and Informatives listed on Agenda and additional Conditions on Addendum.</p>
<b>RU 08/0056</b>	<p>Wyn gates, Faris Lane, Woodham</p> <p>Erection of a single storey front/side extension, single storey side/rear extension incorporating a garage, raised rooflights in flat roof element, alterations to roof with front dormer and rooflights in front and side elevation to allow habitable accommodation in roofspace following demolition of existing conservatory and garage.</p> <p><b>DECISION:</b> GRANT subject to conditions and Informatives listed on Agenda.</p>
<b>RU 08/0136</b>	<p>Hillgrove, Stonehill Road, Chertsey</p> <p>Alterations and increase in height of part of roof to form first floor accommodation incorporating three dormer windows to the south west elevation and four rooflights to the north east elevation following demolition of existing summerhouse.</p> <p><b>DECISION:</b> APPLICATION WITHDRAWN.</p>

**RU 08/0140**                    **49 Harvest Road, Englefield Green**  
**Demolition of single storey rear extension, conversion of existing ground floor from commercial to residential, erection of two storey extension to form 4 no 1 bedroom flats, with rear parking, communal area, bin and cycle store.**

**DECISION:**    **GRANT subject to Conditions, Reasons and Informatives listed on Agenda and additional Condition regarding sound insulation.**

(Mrs Mills, an objector, and Mr Falkner, agent for applicant, addressed the Committee on above application).

**RU 08/0141**                    **49 Harvest Road, Englefield Green**  
**Demolition of single storey rear extension, conversion of existing ground floor from commercial to residential, erection of two storey extension to form 4 no x 1 bedroom flats, rear parking, communal area, bin and cycle store.**

**DECISION:**    **GRANT Listed Building Consent subject to Conditions, Reasons and Informatives listed on Agenda.**

**RU 08/0194**                    **69 Byfleet Road, New Haw**  
**Demolition of existing dwelling and outbuildings and erection of two storey building comprising 6 no flats over 3 floors (4 no x 2 bedroom and 2 no x 1 bedroom) with associated access, 9 parking spaces, cycle and bin store.**

**DECISION:**    **GRANT subject to Conditions and Informatives listed on Agenda and additional Conditions and Informatives listed on Addendum.**

**RU 08/0206**                    **Cabi Bioscience UK Centre, Bakeham Lane, Englefield Green**  
**Erection of detached single storey research green house to the south west of the existing laboratory building for purposes of scientific research.**

**DECISION:**    **Subject to the Unilateral Undertaking being executed in a form acceptable to the Council, the Director of Technical Services be authorised to GRANT permission subject to Conditions, Reason and Informative listed on Agenda.**

631.    VALIDATION OF PLANNING APPLICATIONS

The Committee was informed about the results of the public consultation on the proposed Validation of Planning Applications document.

The Government had introduced a new national standard planning application form and associated information requirements for the validation of applications from 6 April 2008. The overall aim was to provide a quicker, more predictable and efficient planning service. In accordance with the Government guidance, guidance on local validation requirements had been prepared and had been the subject of consultation with stakeholders. Following the consultation period, ten responses had been received and the local validation requirements had been amended to take account of responses received and the previous comments expressed by the Planning Committee. The amended document was endorsed by the Committee and would be published on the Council's website and would come into effect on 6 April 2008.

**RESOLVED that -**

**the Validation of Planning Applications document, as amended following public consultation, be agreed and adopted for use with effect from 6 April 2008.**

632. LOCAL DEVELOPMENT FRAMEWORK - BIODIVERSITY AND THE NATURAL ENVIRONMENT ISSUES & OPTIONS

The Committee considered the Local Development Framework - Biodiversity and Natural Environment Issues and Options Topic Paper (BIOP).

The BIOP was a key document that identified the biodiversity and natural environment issues that needed to be considered when developing policy options that the public should be consulted on during the process of preparing the Local Development Framework (LDF).

The BIOP paper contained evidence about Runnymede's natural environment, considered key areas of national and strategic policy guidance and set out the key issues in Runnymede and the policy options for consultation.

The key Biodiversity Questions and associated Consultation Options as set out in Appendix 'A' were endorsed by the Committee.

**RESOLVED that**

- i) Biodiversity and Natural Environment Issues and Options paper be approved for consultation; and**
- ii) the Chairman and Vice Chairman, in consultation with the Director of Technical Services, be authorised to make technical and drafting changes to the Biodiversity Topic Paper for consultation.**

633. APPEAL DECISIONS

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

<u>Site/Development</u>	<u>Decision</u>
Coltscroft, Rosemary Lane, Thorpe - planning appeal regarding construction of a turning area at end of existing roadway; repair and maintenance of existing roadway.	ALLOWED
220 Chertsey Lane, Staines - enforcement appeal regarding use of land for a vehicle hire business specialising in stretched limousines.	ALLOWED

634. 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 9.27pm)