

Runnymede Borough CouncilPLANNING COMMITTEE3 September 2003 at 7.30 p.m.

Members of the Committee present: Councillors G.B. Woodger (Chairman), Mrs. J. Norman (Vice Chairman), J.R. Ashmore, Mrs. F.J. Barden, J.B. Dean, J.M. Edwards, J.R. Furey, C. Knight, D.W. Parr, R. Pate, P.J. Poole, B.J. Relph, Mrs. V.A. Smallman, N. Thewlis and J. R. Whiteley

Members of the Committee absent: None

257. NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

The Groups mentioned below had notified the Chief Executive Officer 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 re-appointed.

Group requesting Change	Remove from Membership	Appoint Instead
Runnymede Independent	Councillor Mrs L.M. Gillham	Councillor B.J. Relph
Conservative	Councillor A.P. Tollett	Councillor J.R. Furey
Conservative	Councillor A.G. Collins	Councillor P.J. Poole

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

258. MINUTES

The Minutes of the meeting of the Committee held on 30 July 2003 were approved and signed as a correct record.

259. 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. Member(s) of the public and/or applicant(s)/agent(s) spoke on those 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 03/0291**

**Lynwood Farm, Lyne Lane, Lyne
Demolition of existing buildings and erection of bungalow
with garage and residential annex, stable block and tack
room.**

DECISION: REFUSE for the following reasons:

- 1. The proposed replacement buildings by reason of their floor area, bulk and revised positioning within**

the site are considered to represent inappropriate development, which would be detrimental to the open character of this green belt location contrary to advice contained within Planning Policy Guidance Note 2: Green Belts 1995, policies PE1 and PE2 of the Surrey Structure Plan 1994, policy LO4 of the Surrey Structure Plan Deposit Draft December 2002, and policies GB1, and GB6 of the Runnymede Borough Local Plan Second Alteration April 2001.

2. The proposed residential development is considered to represent a material increase in floor area above the existing lawful residential floor area at the site, and a spread of built development to the south-east. If permitted the proposed development would adversely affect the open character of the green belt contrary to advice contained within Planning Policy Guidance Note 2: Green Belts 1995, policies PE1 and PE2 of the Surrey Structure Plan 1994, and Policies GB1 and GB6 of the Runnymede Borough Local Plan Second Alteration April 2001.
3. The ancillary staff flat is not considered to be sufficiently justified or integrated to the main dwelling proposed. If permitted the proposal could give rise to the creation of a separate self-contained residential unit which would be contrary to advice contained within Planning Policy Guidance Note 2: Green Belts 1995, policies PE1 and PE2 of the Surrey Structure Plan 1994, and policies GB1 and GB6 of the Runnymede Borough Local Plan Second Alteration April 2001.

(Mr Griffin, the applicant, addressed the Committee in respect of the above application).

RU 03/0726 **The Ferry House, Laleham Reach, Chertsey**
Replacement of detached dwelling destroyed by fire with two-storey detached dwelling.

DECISION: GRANT subject to conditions.

RU 03/0737 **Parklands, Bittams Lane, Chertsey**
Installation of three air conditioning units and grilles.

DECISION: GRANT subject to conditions.

RU 03/0793 **1-3 Magna Road, Englefield Green**
Erection of a pair of semi-detached two storey dwellings with 2 parking spaces fronting Bond Street following demolition of existing outbuildings.

DECISION: REFUSE for the following reason:

The proposal represents an overdevelopment of this small site, which would erode the outlook and residential amenities of the adjoining properties contrary to Policy HO9 of the Runnymede Borough Local Plan Second Alteration, April 2001.

(A Motion to grant permission was lost).

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

**RU 03/0810 44 St Judes Road, Englefield Green
Erection of two storey rear extension, new front bay
window following demolition of existing kitchen and toilet.**

DECISION: GRANT subject to conditions.

**RU 03/0818 Land adjacent 91 Chertsey Lane, Staines
Storage of eight touring caravans for a temporary period of
two years.**

DECISION: REFUSE for the following reasons:

- 1) a) **The storage of up to eight caravans on this narrow site located between residential properties would be out of character with the residential nature of the immediate locality and detrimental to the visual amenities of the streetscene and the residential amenities of the neighbouring properties, contrary to Policies PE10 and DP9 of the Surrey Structure Plan 1994, Policy LO2 of the Deposit Draft Surrey Structure Plan December 2002 and Policy LE1 of the Runnymede Borough Local Plan Second Alteration April 2001.**
- b) **The site is located within the River Thames floodplain and the storage of caravans would be at direct risk of flooding and may increase the risk of flooding elsewhere and without the submission of a flood risk assessment would be contrary to Policy EN3 of the Surrey Structure Plan 1994, Policy SE3 of the Deposit Draft Surrey Structure Plan December 2002, Policy SV2 of the Runnymede Borough Local Plan Second Alteration April 2001 and Planning Policy Guidance Note 25: 'Development and Flood Risk'.**
- 2) a) **the Director of Administration and Leisure be authorised to issue a Notice under Section 172 of the Town and Country Planning Act 1990 requiring the removal of all unauthorised caravans from land adjacent to 91 Chertsey Lane, Staines;**

Reasons for Issuing the Notice

- i) **The storage of up to eight caravans on this narrow site located between residential properties would be out of character with the residential nature of the immediate locality and detrimental to the visual amenities of**

the streetscene and the residential amenities of the neighbouring properties, contrary to Policies PE10 and DP9 of the Surrey Structure Plan 1994, Policy LO2 of the Deposit Draft Surrey Structure Plan December 2002 and Policy LE1 of the Runnymede Borough Local Plan Second Alteration April 2001.

ii) The site is located within the River Thames floodplain and the storage of caravans would be at direct risk of flooding and may increase the risk of flooding elsewhere and without the submission of a flood risk assessment would be contrary to Policy EN3 of the Surrey Structure Plan 1994, Policy SE3 of the Deposit Draft Surrey Structure Plan December 2002, Policy SV2 of the Runnymede Borough Local Plan Second Alteration April 2001 and Planning Policy Guidance Note 25: 'Development and Flood Risk.'

b) the Director of Administration and Leisure be authorised to take appropriate action in the event that the Notice is not complied with, namely the institution of proceedings pursuant to Section 172 of the Town and Country Planning Act 1990 and/or the entry upon the land and the taking of such steps as are required to seek compliance together with the recovery of the costs reasonably incurred by so doing pursuant to Section 178 of the Town and Country Planning Act 1990.

RU 03/0960

**Land adjacent to Aviator Park, Station Road, Addlestone
Discharge of condition 17 of planning permission RU 00/0878 (granted 19.12.00) to show siting of car park, footpath/cycleway and CCTV camera pole for recreation area and erection of five metre high ball stop fencing along railway line.**

DECISION: GRANT subject to conditions.

260. APPEAL DECISION

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

<u>Site/Development</u>	<u>Decision</u>
17 Spring Avenue, Egham - Construction of a room in the loft and erection of a new gable with a hip end and side window (RU 02/0990)	DISMISSED

261. 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 8.35 pm)