

Runnymede Borough CouncilPLANNING COMMITTEE25 April 2007 at 7.30 pm

Members of the Committee present: Councillors J.M. Edwards (Chairman), D.W. Parr (Vice Chairman), J. Broadhead, J.B. Dean, Mrs R.M. Denby, J.R. Furey, C. Knight, M.T. Kusneraitis, Mrs Y.P. Lay, Mrs J. Norman, B.J. Relph, N. Stewert and G.B. Woodger.

Members of the Committee absent: Councillors J.R. Ashmore and H.W.V. Meares

Councillor R.J. Edis also attended.

683. NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

The Group mentioned below had notified the Chief Executive of its 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 Mrs R.M. Denby

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

684. MINUTES

The Minutes of the meeting of the Committee held on 28 March 2007 were approved and signed as a correct record.

685. DECLARATIONS OF INTEREST

The following interest was declared under the Runnymede Code of Conduct for Members by the Councillor shown.

Councillor	Item	Nature of Interest
J.M. Edwards	Item 6 :RU.07/0268 188 – 190 Station Road, Addlestone	Proximity of personal domicile to site application.

686. 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. One agent for the applicant and one 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.07/0247**

Land at 38 and 40 Pinewood Avenue, New Haw (including land behind 44 and 46 Pinewood Avenue) Erection of 6 two-storey dwellings comprising 4 detached 3 bed houses and one pair of 2 bed semi-detached houses with associated parking, garaging and vehicular access (re-submission pursuant to withdrawn application RU.06/1339)

DECISION: Subject to the payment of £2,000 for each new dwelling (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 Heaths Special Protection Area Interim Advice Note, within one month of the date of the decision, the Director of Technical Services be authorised to GRANT permission subject to the Conditions, Reasons and Informatives as per Agenda.

(An objector, Mr W Nixon, addressed the Committee on this application. During his address he made an accusation alleging that there was a "rogue" Officer employed in the Planning Section of the Department of Technical Services and, secondly, that this application was before the Committee as a result of a "corrupt system".

A Member, in reply, strongly refuted such allegations as being totally unfounded and without substance. He therefore asked that this accusation be immediately withdrawn. Another Member, also in reply to the Objector's criticisms, drew particular attention to the full planning history of this site as set out in the Report before the Committee. This current application reflected a refined synthesis of all previous site applications some of which had been the subject of consideration by the Planning Inspector. Accordingly, the Council, now, had no lawful grounds on which to refuse the application.

Mr N Lloyd Davies, agent for the applicant also addressed the Committee on this application).

Officers were also asked to check for possible duplication in Conditions: 10, 14 and 18 - Surface Water; 4 and 13 - Fencing; 11 and 19 - Land Raising.

It was also agreed to check the Environment Agency's requirement in Condition 19 relating to a 300mm minimum floor level.

RU.07/0268

**188-190 Station Road, Addlestone
Proposed two-storey rear extension to existing residential building to provide a block of 6 apartments (x 1 bed units and 2 x studios).**

DECISION:

- (a) **GRANT subject to Conditions, Reasons and Informatives as per Agenda, amended Condition 3 and Reason, deletion of Condition 8 and inclusion of new Condition as per Addendum.**
- (b) (1) **the Director of Administration and Leisure be authorised to issue a Breach of Condition Notice under Section 187A of the Town and Country Planning Act 1990 requiring the compliance with Conditions 1, 2 and 3 of planning permission RU 06/0644 relating to a landscaping scheme, the erection of a 2m high acoustic fence around the boundaries, and the provision of 4 cycle spaces in accordance with a scheme to be approved by the Local Planning Authority and thereafter implemented and retained;**
- (2) **the Director of Administration and Leisure be authorised to take appropriate action, namely prosecution under Section 187A of the Town and Country Planning Act 1990 (as amended) in the event that the Notice is not complied with.**

Reason for Issuing a Breach of Condition Notice

1. **In the interests of the amenities and privacy of the occupiers of the adjoining residential properties, to provide adequate cycle provision to assist in providing sustainable development and to preserve and enhance the character and appearance of the area.**

RU.07/0217

**62 Trumps Green Avenue, Virginia Water
Erection of a two-storey side extension, rear dormer window and insertion of an additional rooflight in the front elevation and rooflight in the side elevation.**

DECISION: GRANT subject to Conditions, Reason and Informatives as per Agenda.

RU.07/0221

**Land rear of Ledger Drive
Erection of storage shed for storing amateur dramatic equipment.**

DECISION: GRANT subject to Conditions, Reason and Informatives as per Agenda.

RU.07/0225

**Rear of 50 Victoria Street, Englefield Green
Erection of 4 no x two-bed flats following demolition of existing buildings.**

DECISION: GRANT subject to Conditions, Reasons and Informatives as per Agenda and additional Condition and Reason as per

Addendum, together with a new Informative to advise new purchasers of the proximity of the existing public house and garden with consequent possible noise nuisance.

RU.07/0226

**Pinetrees Estate, Chertsey Lane, Staines
12 free standing internally illuminated 4 m high directional signage.**

DECISION: GRANT subject to Conditions and Informative as per Agenda.

Applicant to be advised also that the existing "For Sale" boards had not received planning approval and, accordingly Officers be asked to take appropriate action thereon.

RU.07/0253

**White Heather, Birchfield Close, Addlestone
Demolition of existing bungalow and replacement with a pair of two-storey semi-detached properties with associated parking, landscaping and new vehicle access.**

DECISION: Subject to the payment of £2,000 for each new dwelling (net gain) as a contribution towards the cost of facilitation, upgrading and maintaining the Suitable Alternative Natural Green Spaces in accordance with the Thames Basin Heaths Special Protection Area Interim Advice Note, within one month of the date of the decision, the Director of Technical Services be authorised to GRANT permission subject to Conditions, Reason and Informatives as per Agenda.

687. LOCAL DEVELOPMENT FRAMEWORK 'SAVED' POLICIES

Members' endorsement was sought for a number of changes to be made, as advised in an Addendum paper circulated at the meeting, to the list of Local and Structure Plan policies which needed to be "saved" pending the adoption of the Local Development Framework (LDF) and the South East Plan. The changes as recommended are set out in the Appendix hereto.

Members were reminded that the LDF formed a key part of Council policy and that the Local Plan and Surrey Structure Plan policies would cease to be valid for determining planning applications as from 27 September 2007 unless the Secretary of State extended such policies beyond that date. The Government had, in fact, already issued a protocol setting out the procedures for applying to the Secretary of State to request extensions to policies in plans beyond the three year period. It was important, therefore, that relevant policies were now "saved" for a further period in order to provide both future policy guidance for the Borough and to avoid a policy vacuum occurring during the intervening period until the new policy regime was in place.

A Member referred to the specific time period referred to in the heading of the Appendix to the Addendum viz. "Saved for a period of 3 years from 28 September 2007" and enquired whether such a specific time period should also be incorporated into the Recommendation to Council. It was agreed that the Director of Technical Services should investigate this further and make any necessary changes to the Recommendation. The matter would be taken up with GOSE and the recommendation to Council in July would reflect the response.

After further careful scrutiny, Members were pleased to give their endorsement and recommend the changes set out in the Appendix, hereto, to Council.

With regard to the Local Development Framework – Local Development Scheme it was reported that Officers had met with the Inspector appointed to consider the 'soundness' of the Local Development Framework (LDF) Core Strategy. He had recommended that the LDF-Core Strategy be withdrawn pending some amendments. Accordingly, Officers would be fully reporting on this issue at a future meeting of the Committee.

RECOMMEND that –

the revisions to the schedule of 'saved' policies set out in Appendix 'A' hereto be approved and that the schedule of policies be sent to the Secretary of State requesting her to issue a direction to save them.

688. 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.

689. RETIREMENT OF COUNCILLOR

The Chairman, on behalf of the Committee, asked that an appreciation of thanks be recorded in the Minutes in respect of Councillor J B Dean who had served diligently and conscientiously on the Planning Committee over the last 4 years. The Committee wished him well for the future.

Chairman

(The meeting ended at 8-37pm)