

Runnymede Borough CouncilPLANNING COMMITTEE15 August 2007 at 7.30 pm

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

Members of the Committee absent: None

Councillors Mrs R.M. Denby, R.J. Edis, Mrs L.M. Gillham, H.W.V. Meares, P.I. Roberts, and P.J. Waddell also attended.

167. NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

The Group 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 reappointed.

| Group requesting Change | Remove from Membership | Appoint Instead |
|--------------------------------|-------------------------------|-----------------------------|
| Conservative | Councillor Mrs F.M. Angell | Councillor Prof I.O. Angell |
| Conservative | Councillor C.J. Knight | Councillor H.A. Butterfield |
| Conservative | Councillor Mrs Y. P. Lay | Councillor N. Stewert |

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

168. MINUTES

The Minutes of the meeting of the Committee held on 25 July 2007 were approved and signed as a correct record.

169. DECLARATIONS OF INTEREST

The following interests were declared under the Runnymede Code of Conduct for Members by the Councillors shown.

| <u>Councillor</u> | <u>Item</u> | <u>Nature of Interest</u> |
|-------------------|--|--|
| H.A. Butterfield | 37-43 Marsh Lane, Addlestone (07/0734) | Personal and prejudicial – relatives live close to site. |
| Mrs E. Gill | Coltscroft, Rosemary Lane, Thorpe (07/0382) 45 Western Avenue, Thorpe (07/0693) | Personal – lives close to application site. |
| N. Stewert | Gypsy Traveller Accommodation | Personal – Substitute member of Surrey Local Government Commissioning Body on Supporting People. |
| J. Broadhead | Strodes College, High Street, Egham (07/0583) | Personal and prejudicial – connection with Mayoral year. |
| Mrs F.J. Barden | Strodes College, High Street, Egham (07/0583) | Personal and prejudicial – past involvement during Mayoral year. |
| D.W. Parr | The Cricketers, Rowtown (07/0617) | Personal and prejudicial – member of Licensing Committee. |

170. 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. Members of the public and applicants/agents addressed the Committee on the applications specified below.

RESOLVED that –

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

| <u>APP. NO.</u> | <u>LOCATION, PROPOSAL AND DECISION</u> |
|-----------------|---|
| RU 07/0734 | <p>37-43 Marsh Lane, Addlestone Demolition of No 43 Marsh Lane and the erection of 9 dwellings (comprising 7 x 3 bed terraced houses, 1 x 3 bed detached bungalow and 1 x 4 bed detached house) and associated parking and landscaping.</p> <p>DECISION: GRANT subject to Conditions, Reasons and Informatives listed on Agenda.</p> |
| RU 07/0382 | <p>Coltscroft, Rosemary Lane, Thorpe Extension to internal access road and a new turning area and the repair and maintenance of the existing internal access road.</p> <p>DECISION: a) REFUSE for the following reasons:-</p> <ol style="list-style-type: none"> 1. The proposal constitutes an inappropriate and harmful development which would be detrimental to the openness of the Green Belt and which would erode its visual amenity in conflict with the purposes of including the land in the Green Belt. Furthermore, no very special circumstances exist which would overcome the presumption against such inappropriate development, contrary to advice in Planning Policy Guidance Note 2 : 'Green Belts', Policy LO4 of the Surrey Structure Plan 2004 and Policies GB1 and NE10 of the Runnymede Borough Local Plan Second Alteration 2001. 2. The proposals would effectively expand the area of the site and increase the likely intensity of its use, bringing it closer to the adjoining residential properties of Abelia and May Rana, potentially increasing vehicle movements associated with the use. As such, the proposal would increase noise and disturbance to local residents, particularly Abelia and May Rana and exacerbate danger to pedestrians using Rosemary Lane and the Public Footpaths Nos. 52 and 53, contrary to Policy DN2 of the Surrey Structure Plan 2004 and Policies MV4 and NE10 of the Runnymede Borough Local Plan Second Alteration 2001 and Planning Policy Guidance 13 (PPG13) : 'Transport'. |

- 3. The site is partially within Flood Zone 2 and is greater than 1 hectare in size. The application involves the increase in hardstanding which is likely to increase the amount of surface water run-off from the site. In accordance with Planning Policy Statement 25 (PPS25) : 'Development and Flood Risk', a Flood Risk Assessment is required to demonstrate that the development would not be at risk of fluvial flooding and would not increase the risk of flooding elsewhere. No such assessment has been submitted and as such the proposal is contrary to advice in Planning Policy Statement 25 (PPS25) : 'Development and Flood Risk' and Policy SE3 of the Surrey Structure Plan 2004.**

(An additional Informative was approved which advised that if an acceptable Flood Risk Assessment was submitted for this development then the third reason for refusal would be overcome).

(Mr Gilfrin, agent for applicant, addressed the Committee on the above application).

- (b) The Director of Administration and Leisure Services be authorised to issue Enforcement Notice(s) under Section 172 and/or Section 215 of the Town and Country Planning Act 1990 (as amended) requiring:**
- i) The removal of all unauthorised waste from the site**
 - ii) The removal of all materials, plant, equipment, machinery, containers, vehicle parts and vehicles from the site (other than within the lawful area granted under application reference RU 04/0238).**

Reasons for Issuing Enforcement Notices

- 1. The importation and storage of waste and the storage of building materials, plant, equipment and vehicles (outside the lawful use area granted under application ref: RU 04/0238) is inappropriate and harmful development in the Green Belt which is detrimental to its openness and erodes its visual amenities in conflict with the purposes of including land in the Green Belt. Furthermore, the Planning Authority do not consider that very special circumstances exist which would justify their retention. As such the use is contrary to advice in Planning Policy Guidance Note 2 : 'Green Belts', Policy LO4 of the Surrey Structure Plan 2004 and Policies GB1 and NE10 of the Runnymede Borough Local Plan Second Alteration 2001.**

2. **The use is harmful to the amenities of the land adjoining residential occupiers of the site and users of the highway (including footpaths) by reason of noise and disturbance associated with vehicular movement and manoeuvrings to and from the site, danger to pedestrians using the Public Footpaths Nos. 52 and 53 and Rosemary Lane and erosion of the character of the countryside, contrary to guidance in Planning Policy Guidance Note 2 : 'Green Belts', Policies LO4 and DN2 of the Surrey Structure Plan 2004 and Policies GB1, NE10 and MV4 of the Runnymede Borough Local Plan Second Alteration 2001 and Planning Policy Guidance 13 (PPG13) : 'Transport'.**
- (c) **The Director of Administration and Leisure be authorised to take appropriate action in carrying out necessary works or prosecution under Sections 178 and 179 of the Town and Country Planning Act 1990 (as amended) in the event that these Notices, once effective, are not complied with.**

RU 07/0486

**Arcadia, Hamm Court, Weybridge
Modifications and alterations to partially completed replacement dwelling at roof and first floor levels to comply exactly with planning permission RU 04/1179 and to demolish the store, workshop and studio outbuilding.**

- 1) **Subject to the requirements of a legal agreement under Section 106 of the Town and Country Planning Act to**
- i) **cease the residential use of unauthorised outbuilding immediately on first occupation of the dwelling or by 30 June 2008 whichever is the earlier;**
 - ii) **secure the demolition of the unauthorised extension to the garage and remove all resulting materials and debris from the site;**
 - iii) **convert the former garage back to its original use for parking of vehicles;**

The Director of Technical Services be authorised to GRANT permission subject to the Conditions, Reasons and Informatives listed on the Agenda.

- 2) **Withdrawal of the enforcement action as set out below be authorised subject to the satisfactory implementation of planning permission RU 07/0486.**
- i) **an Enforcement Notice requiring the demolition of the unauthorised main dwelling (excluding the concrete base) and**

the removal of all the resultant materials, debris and rubble from the site;

- ii) an Enforcement Notice requiring the cessation of the residential use of the outbuildings;
- iii) an Enforcement Notice requiring the demolition of the unauthorised extension to the outbuilding and the removal of all the resultant materials, debris and rubble from the site; and
- iv) a Breach of Condition Notice to secure compliance with Condition 6 of planning permission RU 05/0178 ensuring the garage is returned to its original use for the parking of vehicles ancillary and incidental to the residential use of the main dwelling.

RU 07/0583

**Strodes College, High Street, Egham
Amendments to RU 07/1022 for the erection of two storey detached teaching building comprising 12 classrooms and two storey detached building to be used for staff and dining accommodation following demolition of existing buildings and temporary classrooms.**

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

(Mr James, an objector, and Dr. Botham, the applicant, addressed the Committee on the above application).

RU 07/0600

**Land adjacent to 23 Tringham Close, Ottershaw
Erection of new detached three bedroom dwelling.**

DECISION: Subject to an agreement requiring 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 Heaths Special Protection Area Interim Advice Note, the Director of Technical Services be authorised to GRANT permission subject to the Conditions and Informatives listed on the Agenda and additional Informative regarding Fair Oaks Airport.

RU 07/0617

**The Cricketers, 32 Rowtown, Addlestone
Erection of a fixed detached canopy to provide a smoking shelter at the front/side of the pub.**

DECISION: GRANT temporary permission subject to Conditions, Reasons and Informatives listed on the Agenda and substitute

Condition 1 on Addendum.

(Mr Jennison, objector and Mr Wilkinson, applicant, addressed the Committee on the above application).

RU 07/0657

Gleniffer, Sheerwater Avenue and Fairways, Faris Lane, Woodham

Erection of two dwellings following demolition of Gleniffer Cottage and garage and demolition of existing garage to Fairways and realignment of boundary between Fairways and Gleniffer Cottage.

DECISION: (a) Subject to an agreement requiring 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 Heaths Special Protection Area Interim Advice Note, the Director of Technical Services be authorised to GRANT subject to Conditions, Reasons and Informatives listed on the Agenda.

(b) A report be brought to a future meeting on the trees on the Sheerwater Avenue frontage.

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

RU 07/0672

62 Bittams Lane, Chertsey

Erection of a two-storey side extension.

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

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

RU 07/0693

45 Western Avenue, Thorpe

Alterations to and increase in height of existing roof to form new pitch and formation of new gables above two of the existing rear windows.

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

RU 07/0705

**Centrica, Lakeside House, 30 The Causeway, Staines
Installation for a temporary period of 12 months of a 6 metre mast to mount an anemometer.**

DECISION: Application withdrawn.

RU 07/0717

**Land at Trumps Farm, Kitsmead Lane, Virginia Water
Variation of Condition 2 of planning permission ref: RU 06/0852 dated 16 October 2006 such that the deposit of waste soil to an average depth of less than 1m on 3. 1ha to facilitate the agricultural improvement of farmland shall cease not later than 1 November 2009.**

DECISION: NO OBJECTION.171. PLANNING FOR A SUSTAINABLE FUTURE (WHITE PAPER) 2007

The views of the Committee were sought on the White Paper entitled 'Planning for a Sustainable Future', in particular the proposed planning policy framework set out in Chapters 6-8 and the Paper on Planning Performance Agreements.

These key proposals involved:

- a) proposed restructuring of the mechanism for delivering (through the planning system) nationally significant infrastructure projects by establishment of a Planning Commission (PC);
- b) delivery of sustainable development and tackling climate change which would be developed within the context of one of the new National Policy Statements. Local Planning Authorities would have a crucial role, with Local Development Frameworks establishing key mechanisms for delivery;
- c) an emphasis on the key role for local authorities in 'place shaping';
- d) changes to LDF system, to simplify and speed up the process;
- e) introduction of Planning Performance Agreements (PPA) which would be an agreement between a local planning authority and an applicant to provide a project management framework for handling a large scale major planning application, in order to improve and speed up the planning process.

The Committee endorsed, subject to minor changes, the Officer comments on the White Paper shown at Appendix 'A' to these Minutes.

RESOLVED that -

the comments set out at Appendix 'A' be forwarded to the Government as the formal comment of the Council on Chapters 6-8 of the White Paper - Planning for a Sustainable Future and the Paper on Planning Performance Agreements.

172. GYPSY AND TRAVELLER ACCOMMODATION

The Committee was informed of the outcome of the Gypsy and Traveller Accommodation Assessment (GTAA) and the views of the Committee were sought on the Advice to be submitted to the South East Regional Assembly (SEERA) on how the needs of the Gypsy and Traveller community could be accommodated.

The advice to SEERA had to be based on "a robust and reliable evidence base to underpin policy development" in this case, a GTAA. The 4 Boroughs in North West Surrey (Elmbridge, Runnymede, Spelthorne and Woking) jointly commissioned Anglia Ruskin University to undertake the GTAA for North Surrey.

The GTAA had to be supported by advice and information from Local Authorities. An advice note had been prepared jointly with the other three Authorities which set out the findings of the GTAA within the context of other factors that were prevalent within the North Surrey area.

The advice note to SEERA currently consisted of:

- Confirmation of a single proposed level of Gypsy and Traveller pitch requirement within North Surrey.
- A distribution of the pitch requirement which sought to meet identified needs where they arose (Option A).

- A strategic distribution of pitch requirements across the 4 Local Authority areas (Option B).
- A distribution of pitch requirements that acknowledged the current high level of provision within the area and developed the DCLG guidance concept of shared responsibility (Option C).
- Confirmation of advice on the provision of pitches for Travelling Show People within North Surrey.
- Confirmation of advice on the provision of transit pitches in North Surrey.
- Advice on additional implementation and delivery issues.
- Feedback on stakeholder involvement and the engagement process.

SEERA were to be advised that the provision of sites within the urban area would mean that sites were competing for land already allocated for residential purposes, and would need to satisfy planning guidance that they should be in sustainable locations. This would add significantly to the cost of providing such sites. Sites not in the urban area, and therefore by default in Green Belt locations, would need to satisfy the "very special circumstances test". The difficulty of providing sites in either an urban or a Green Belt location could not be underestimated.

Option A in the Advice sought to meet need in existing locations. It was considered to be a technical exercise as it did not recognise any need to ensure a sustainable outcome or to provide a choice of pitch location.

Option B sought to meet the need in North West Surrey using a distribution formula that took account of various constraints. However, this option was based on a very small GTAA area and perhaps representing one of the smallest areas in the South East. For this reason Officers considered that this option also lacked a truly strategic and balanced approach.

The Committee agreed with the above comments and also considered that Options A and B were prejudicial to Runnymede, who despite having made significant pitch provision compared to other Authorities, would be expected to increase its provision, thus taking a disproportionate share of the numbers.

Whilst not required to recommend any particular option, the Committee considered, at this stage, that Option C was a reasonable approach as it took a strategic view on the allocation of sites. It also provided for distribution across a wider area increasing the choice available to Gypsies and Travellers and ensuring that provision was sustainable. It proposed that a proportion of the need identified for North Surrey was met from other areas in the county or South East.

With regard to travelling show people, there had been some difficulty in establishing the correct level of current provision and a more reliable estimate of need. A meeting had been held with the representative from the Showmans Guild who informed Officers that they had undertaken their own study of needs. This had concluded that 12 additional pitches were needed in North Surrey. The Guild had been asked to supply details of their survey methodology and other details so that the findings could be validated. Provided this information was sufficiently robust, the details would be included in the final advice to SEERA and the statement made within paragraph 7.10 of the advice would be amended.

With regard to transit pitches, SEERA would be advised that, owing to the low occurrence of unauthorised encampments in the area, the current provision, and the views of Travellers and Gypsies, there was little demand for further specific transit sites in North Surrey. It was anticipated that any further transit need could be best accommodated through a review of existing sites to ensure effective use of land.

The Committee, in approving this Advice Note, made the following points:-

- i) para 6.6.7 - include the comment in any other appropriate parts of the Advice Note, eg: para 6.7.8;

- ii) emphasise the statement made in para 6.6.6;
- iii) if possible, include reference to linkage of site provision to enhanced powers to deal with unauthorised Gypsy encampments.

The report was currently subject to a period of 'engagement' with key stakeholders prior to submission to SEERA. The key stakeholders would include representatives of the Gypsy and Traveller community, Travelling Show people, and service providers such as the Police, Social Services, Fire Services, etc.

RESOLVED that -

- i) the Committee note that the engagement exercise with stakeholders has now commenced;**
- ii) the comments above be made on the Advice Note;**
- iii) the Director of Technical Services and the Director of Housing and Community Services, in consultation with the Chairmen of Planning and Housing Committees, be authorised to approve any amendments or additions to the advice note before its submission to SEERA in October 2007; and**
- iv) the Committee be advised of progress on this issue in due course.**

173. INTERIM ADVICE NOTE - HOUSING LAND SUPPLY

This Agenda item was withdrawn. A report thereon would be made to the next meeting.

174. APPEAL DECISION

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

| | <u>Site/Development</u> | <u>Decision</u> |
|----|---|-----------------|
| i) | Land rear of 117 and 117A New Haw Road, Addlestone - planning appeal regarding erection of two detached four bedroom houses with garages (RU 06/1193) | DISMISSED |

175. 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 10.27pm)