

Runnymede Borough CouncilPLANNING COMMITTEE17 March 2004 at 7.30 p.m.

Members of the Committee present: Councillors G.B. Woodger (Chairman), Mrs. J. Norman (Vice Chairman), A. Alderson, Ms D.V. Clarke, J.B. Dean, J.M. Edwards, Mrs L.M. Gillham, C. Knight, H.W.V. Meares, D.W. Parr, R. Pate, Mrs V.A. Smallman, N. Thewlis, A.P. Tollett and J.R. Whiteley

Members of the Committee absent: None

Councillors R.K. Habgood and Mrs E.E. Price also attended.

787. 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 F.J. Barden	Councillor Mrs V A Smallman
Conservative	Councillor J.R. Furey	Councillor Ms D.V. Clarke

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

788. MINUTES

The Minutes of the meeting of the Committee held on 18 February 2004 were approved and signed as a correct record.

789. 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/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 03/1448**

**Hitachi Seiko Unit, The Glanty & Omega Express Unit, Lovett Road, Staines.
Erection of four-storey office building with a floorspace of 10,150 sq m with 320 car parking spaces including undercroft and decked car parking areas with vehicular access off The Glanty (revised application).**

DECISION: Subject to the prior completion of a variation to the legal agreement signed on 24 October 2003 in

connection with planning permission RU 02/0967 the Director of Technical Services be authorised to GRANT permission following consultation where appropriate with the Chairman or in his absence the Vice-Chairman of the Committee, subject to conditions.

RU 04/0026

Central Area and Part of Industrial Park, Sopwith Drive, Brooklands, Weybridge.

Consultation by Elmbridge Borough Council for Heritage and Technology Centre with associated parking and driving experience circuits, formation of new access road, provision of recreational park with riverside walks, flood compensation works, replacement parking for Brooklands Museum, clearance and restoration works to scheduled ancient monuments, associated landscaping (approval of part of reserved matters pursuant to outline approval 2002/2982).

DECISION: Raise NO OBJECTIONS subject to the appropriate flood compensation measures proposed being put into place to ensure that the development will not increase the risk of flooding downstream within Runnymede.

RU 04/0089

Former British Telecom Technical Back-Up Building, Strode Street and Crown Street, Egham.

Erection of 2 x 3-storey blocks of flats fronting Strode Street and Crown Street respectively with a total of 10 x 2-beds and 2 x 1-bed units, off-street parking and amenity space following demolition of existing buildings (revised application).

DECISION: REFUSE for the following reasons:

1. **The development by reason of its siting, size, height, bulk and mass and proximity to common boundaries would result in a prominent and incongruous development that would represent:-**
 - a) **an over-development of the site which would be incompatible with its surroundings, detrimental to the established street scene pattern of development and the visual amenities of the area; and**
 - b) **an unneighbourly form of development having an overbearing effect and detrimental impact on residential amenities;**

contrary to Policy PE10 of the Surrey Structure Plan 1994, Policy SE4 of the Surrey Structure Plan Deposit Draft December 2002, Policies BE2 and HO9 of the Runnymede Borough Local Plan Second Alteration April 2001 and the Surrey Design Guide January 2001.

2. **The application site lies within a residential area with narrow roads which experience a high level of on-street parking and the proposed development**

would, because of an inadequate parking provision within the curtilage of the site, be likely to aggravate what is already a serious parking situation to the further detriment of the character and amenity of the area contrary to Policy MT2 of the Surrey Structure Plan 1994, Policies DN2 and DN3 of the Surrey Structure Plan Deposit Draft December 2002, Policies HO9 and MV9 of the Runnymede Borough Local Plan Second Alteration April 2001 and the Borough Council's Parking Standards (October 2001).

Informative

1. With regard to reason for refusal (2) the Planning Authority consider that, given the serious on-street parking situation in this local area particularly in Strode Street and Crown Street, the maximum number of car parking spaces should be provided in accordance with the Council's 'Standard Provision' as set out in the Supplementary Planning Guidance on Car Parking: October 2001.

(A motion to grant permission was LOST).

(Mr Massingham, an objector and Mr Macleod on behalf of the applicant addressed the Committee on the above application).

RU 04/0124

54 - 56 Slade Road, Ottershaw.

Demolition of 54 and 56 Slade Road and construction of new access road and erection of two pairs of 2-bedroom semi-detached properties and 5 x 2 bedroom properties with associated parking.

DECISION: REFUSE for the following reasons:

1. The proposed development by reason of its overall scale, size, bulk and massing and relationship to the existing built form would result in an unacceptable change in the character and appearance of the application site and would not contribute positively to the townscape quality of the locality and would be contrary to Policies PE10 and DP6 of the Surrey Structure Plan 1994; Policies SE4 and LO2 of the emerging Surrey Structure Plan December 2002; Policies HO9 and BE2 of the Runnymede Borough Local Plan Second Alteration 2001, Planning Policy Guidance Note 3 : 'Housing, principle 7.3 of Surrey Design Guide January 2002 and 'By Design'.
2. The proposed development of a terrace of dwellings in a backland location by reason of its scale, siting, position and introduction of vehicle movements would give rise to an unacceptable loss of amenity to the living conditions of neighbouring residential properties contrary to Policy HO9 of the Runnymede Borough Local Plan Second Alteration April 2001.

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

- RU 03/1345** **8 -12 London Street, Chertsey.**
**Change of use of existing first floor office into a 1 x 2-
bedroom flat and the erection of a two-storey building
comprising 2 x 1-bedroom flats with associated parking.**
- DECISION:** **Following the completion of a legal
agreement to ensure that the refurbishment works to the
listed buildings are undertaken in conjunction with the
development proposals, the Director of Technical Services
be authorised to GRANT permission following
consultation where appropriate with the Chairman or in
his absence the Vice Chairman of the Committee subject
to conditions.**
- RU 03/1346** **8 - 12 London Street, Chertsey.**
**Alterations and refurbishment of the existing building
incorporating a change of use of the first floor offices to a
1 x 2-bedroom flat and the erection of a two-storey
building comprising 2 x 1 -bedroom flats with associated
parking.**
- DECISION:** **GRANT Listed Building Consent subject to
conditions.**
- RU 04/0049** **155 Station Road, Addlestone.**
**Change of use from Class A1 (retail) to Class A2 (financial
and professional services).**
- DECISION:** **GRANT subject to conditions.**
- RU 04/0093** **Land at Church Road, Addlestone**
**Installation of an internally illuminated advert panel to
form an integral part of bus shelter.**
- DECISION:** **GRANT subject to conditions.**
- RU 04/0097** **Land at Woodham Lane, New Haw.**
**Installation of an internally illuminated advert panel to
form an integral part of bus shelter.**
- DECISION:** **REFUSE for the following reason.**
- The proposed bus shelter with its integral illuminated
advertisement would by reason of its position and size
obstruct visibility for vehicles egressing from the
adjoining properties on Woodham Lane and would be
likely to be detrimental to highway safety, contrary to
Policy MT2 of the Surrey Structure Plan 1994, Policy DN2
of the Surrey Structure Plan Deposit Draft December
2002, and Policy MV4 of the Runnymede Borough Local
Plan Adopted April 2001.**
- (Mr. Daws, an objector, addressed the Committee on the
above application).
- RU 04/0107** **Land at Church Road, Addlestone.**
**Installation of an internally illuminated advert panel to
form an integral part of bus shelter.**
- DECISION:** **REFUSE for the following reason:**

The proposed bus shelter with its integral illuminated advertisement would be detrimental to the visual amenity of the immediate neighbourhood and to the residential amenities of the neighbouring properties contrary to Planning Policy Guidance Note 19 'Outdoor Advertisement Control'.

(A Motion to grant permission was LOST).

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

RU 04/0119

Sycamore Farm, Chertsey Lane, Egham

The provision of 4 lorry parking spaces to the rear of the building to relax conditions of planning permission RU 01/1269, the demolition of the existing w.c. and fenced storage area and retention of existing dog compounds (amended description).

DECISION: GRANT personal permission subject to conditions.

(The Committee considered that special circumstances existed which warranted the grant of planning permission namely the personal circumstances of the applicant, that the development would have a limited impact on the Green Belt, and result in a potential reduction in vehicular movements and permission would enable greater control to be exercised over use of the site. The personal permission would be subject to conditions regarding hours of operation, restrictions on external illumination and maintenance at the site).

(A Motion to refuse permission was LOST).

(Mr Dale, the applicant addressed the Committee on the above application).

RU 04/0152

96 Thorpe Lea Road, Egham

Change of use of ground floor shop (A1) to restaurant (A3), single story rear extension incorporating separate access to the flat above and stores following demolition of the existing rear projection.

DECISION: GRANT subject to conditions.

790. APPEAL DECISION

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

<u>Site Development</u>	<u>Decision</u>
The Rushes, Riverside, Temple Gardens, Staines - planning appeal regarding erection of prefab garage to accommodate car, wheelchair etc. for disabled person(s).	DISMISSED

791. 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 9.56 pm)