

Runnymede Borough CouncilPLANNING COMMITTEE26 September 2007 at 7.30 pm

Members of the Committee present: Councillors G.B. Woodger (Chairman), D.W. Parr (Vice-Chairman), Mrs F.M. Angell, J.R. Ashmore, Mrs F.J. Barden, J.M. Edwards, J.R. Furey, Mrs E. Gill, Ms R.E. Haylor, C. Knight, M.T. Kusneraitis, Mrs Y.P. Lay, Mrs J. Norman, Mrs M. Roberts and P.B. Tuley.

Members of the Committee absent: None.

275. NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

The Group mentioned below had notified the Chief Executive of their 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.

<b>Group requesting Change</b>	<b>Remove from Membership</b>	<b>Appoint Instead</b>
Conservative	Councillor J Broadhead	Councillor Ms R.E. Haylor

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

276. MR PETER JENKINS

The Chairman announced that Peter Jenkins, Head of Planning, would be retiring from the Council at the end of this month. Peter Jenkins had worked for the Council for 27 years and had hoped to attend the Committee meeting, but owing to ill health, had been unable to attend. Mr Jenkins hoped to attend a future meeting and Members sent him their best wishes and looked forward to seeing him again.

277. MINUTES

The Minutes of the meeting of the Committee held on 5 September 2007 were approved and signed as a correct record, subject to a minor correction to the name of Councillor Mrs E. Gill.

278. DECLARATION OF INTEREST

Councillor Mrs E. Gill declared a personal and prejudicial interest under the Runnymede Code of Conduct for Members in application RU 07/0841 as she was socially acquainted with the applicant.

279. 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 applications 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 07/0774</b>	<p><b>17 &amp; Land Adjoining 18 Thorpe Road, Staines</b>  <b>Outline application for the siting and means of access for 13 no. x 2 bed flats with access off Thorpe Road.</b></p> <p><b>DECISION: REFUSE for the following reasons</b></p> <ol style="list-style-type: none"> <li><b>1. The proposed development lies within an area of land liable to flood as shown on maps held by the Environment Agency. The proposed development will result in a loss of floodplain storage which will increase the risk of flooding elsewhere. The submitted flood risk assessment has failed to demonstrate a safe dry escape to land entirely outside of the 1:100 year floodplain in the event of flooding which is likely to lead to an increase in the number of people at risk from flooding by introducing additional households into high risk flood areas contrary to Policy SE3 of the Surrey Structure Plan 2004 and Policy SV2 of the Runnymede Borough Local Plan Second Alteration April 2001 and Planning Policy Statement 25: Development and Flood Risk.</b></li> <li><b>2. The proposed development by reason of the maximum height proposed, coupled with the frontage depth and proximity to the front boundary is likely to result in a prominent and dominant form of development that would fail to respect or enhance the character and quality of the surrounding area and be detrimental to the visual amenities of the streetscene, contrary to Policy SE4 of the Surrey Structure Plan 2004 and Policies HO9 and BE2 of the Runnymede Borough Local Plan Second Alteration April 2001, Planning Policy Statement 1: Delivering Sustainable Development, Planning Policy Statement (PPS3) : 'Housing', Surrey Design and By Design.</b></li> </ol>
<b>RU 07/0790</b>	<p><b>Simplemarsh Farm, Green Lane, Addlestone</b>  <b>Reserved matters application for the erection of 12 two-storey terraced houses and 12 garages with provision of 20 parking spaces and formation of a new access to Green Lane (following outline planning permission RU 03/1035).</b></p> <p><b>DECISION: GRANT subject to Conditions, Reasons and Informatives listed on Agenda.</b></p>
<b>RU 07/0834</b>	<p><b>84-90 (Including Land to the Rear of 76-82) Green Lane, Addlestone</b>  <b>Erection of 7 no. x two-storey dwellings (two pairs of semi-detached dwellings and three dwellings) following demolition of No 86 Green Lane, and 14 car parking spaces.</b></p>

**DECISION: REFUSE for the following reasons:**

1. **The proposal, by reason of the siting and layout of the access road, demolition of the existing semi-detached dwelling, No 86 Green Lane, and alterations to the other half of the existing semi-detached property, No 84 Green Lane, would result in a contrived and unbalancing form of development, incongruous and detrimental to the visual amenities of the streetscene and the character and pattern of the surrounding area, which fails to improve the character and quality of the area, contrary to Policy SE4 of the Surrey Structure Plan 2004, Policies HO9 and BE2 of the Runnymede Borough Local Plan Second Alteration 2001, By Design, Surrey Design, Planning Policy Statement (PPS1) : 'Delivering Sustainable Development' and Planning Policy Statement (PPS3) : 'Housing'.**
2. **The proposal, by reason of layout and extent of site coverage with hardstanding for vehicular access, parking and turning, resulting in a contrived plot for No 84 Green Lane, would result in a cramped layout and appearance which would result in a hard and dominant form of development, visually detrimental to the surrounding area which fails to improve the character and quality of the area, contrary to Policy SE4 of the Surrey Structure Plan 2004, Policies HO9 and BE2 of the Runnymede Borough Local Plan Second Alteration 2001, by Design, Surrey Design, Planning Policy Statement (PPS1) : 'Delivering Sustainable Development' and Planning Policy Statement (PPS3) : 'Housing'.**
3. **The proposal, by reason of the siting of the two-storey building in the north-east dog-leg of the site, in close proximity to the flank boundary, would result in unacceptable overlooking and loss of privacy to the rear gardens of Nos 76-82 Green Lane, contrary to Policy HO9 of the Runnymede Borough Local Plan Second Alteration 2001.**
4. **The proposal, by reason of the width, siting and extent of the proposed access road, in close proximity to existing properties Nos 84 and 88 Green Lane, would give rise to unacceptable noise and disturbance from vehicles using the internal access road, detrimental to the residential amenities of these existing properties, contrary to Policy HO9 of the Runnymede Borough Local Plan Second Alteration 2001.**

**RU 07/0926**

**Land at 48 & R/O 56 Pinewood Avenue, New Haw  
Erection of 6 dwellings, comprising 2 no. x detached houses and 4 no. x semi-detached houses with associated parking and garaging.**

**DECISION: GRANT subject to Conditions, Reasons and Informatives listed on Agenda, and additional Condition as per Addendum.**

(Mr Nixon, an objector, and Ms Struthers, agent for the applicant, addressed the Committee on the above application).

**RU 07/0729**

**Kupida, Coach Road, Ottershaw  
Demolition of existing converted garage and former stables, removal of caravan, mobile home and materials, and erection of detached bungalow with single garage.**

**DECISION GRANT subject to Conditions, Reason and Informatives listed on Agenda, and additional Informative regarding liaison with Police/Highway Authority to minimise disturbance arising from removal of mobile home and other structures, and replacement of Condition 4 as per Addendum.**

**RU 07/0724**

**Kupida, Coach Road, Ottershaw  
Erection of a detached single garage**

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

**RU 07/0754**

**Chiquette, Hamm Court, Weybridge  
Single storey two bedroom dwelling following demolition of existing dwelling.**

**DECISION: GRANT subject to Conditions, Reasons and Informatives listed on Agenda, and additional Conditions as per Addendum.**

**RU 07/0761**

**Land r/o Almnors Priory, Almnors Road, Lyne  
Use of land to rear of Almnors Priory for children's animal petting and gardening areas for exclusive use in connection with Rainbow Nursery including associated structures, fencing, footways and planting, together with new pond, earth bunding and drainage ditch in connection with the retention of previous unauthorised waste soil deposits.**

**DECISION: GRANT, subject to Conditions, Reasons and Informatives listed on Agenda, amended Condition 9 and additional Conditions as per Addendum, and additional Condition regarding site investigation for contamination and additional Informatives regarding removal of ragwort and health and safety implications of the pond.**

**RU 07/0782**

**Egham Town Football Club, Tempest Road, Egham  
Change of use of function room to bathroom showroom in order to support Egham Town Football Club**

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

**RU 07/0802**

**The Plantation, Woburn Hill, Addlestone  
Erection of 15m high wind turbine.**

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

**RU 07/0838**

**10 Mayfield Gardens, Staines  
Certificate of existing lawful use for stationing of a caravan in rear yard for use as an independent dwelling**

**DECISION: REFUSE for the following reason:**

**Insufficient and contradictory evidence has been submitted which does not satisfy the Local Planning Authority that on the balance of probability the use of land for stationing of one mobile home as a separate residential unit was lawful on 3 August 2007.**

**(An additional Informative regarding the submission of new or additional information, was added).**

**RU 07/0841**

**Curlhawes, Village Road, Thorpe  
Tree works to include felling of 5 no. Plum trees and reduction in height of a Viburnum situated within a Conservation Area**

**DECISION: No Tree Preservation Order be made.**

**RU 07/0860**

**2 Colebrook, Ottershaw  
Erection of first floor rear extension incorporating rooflights to both side elevations.**

**DECISION: GRANT subject to Conditions and Informative listed on Agenda.**

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

**RU 07/0902**

**58-60 Warren Road, New Haw  
Demolition of existing dwellings and erection of 5 new two-storey dwellings (one detached dwelling at the front and a terrace of four dwellings at the rear) and parking, with vehicular access onto Warren Road.**

**DECISION: REFUSE for the following reasons:**

- 1. The proposed development is considered to represent an undesirable piecemeal form of development which would by reason of its layout, height, distances to boundaries, amount of hardstanding be an incongruous, intensive and cramped form of development, out of character with the pattern of the surrounding area and fails to improve the quality and character of the area contrary to Policy SE4 of the Surrey Structure Plan 2004, Policies HO9 and BE2 of the Runnymede Borough Local Plan Second Alteration**

**April 2001, Planning Policy Statement 1: 'Delivering Sustainable Development', Planning Policy Statement 3: 'Housing' and Supplementary Planning Guidance 'Surrey Design' January 2002 (particularly Principle 7.3).**

- 2. The proposed development by reason of its layout, height, distances to boundaries would be an intensive and cramped form of development which would be detrimental to the residential amenities of the neighbouring properties particularly No. 56 Warren Road, in terms of overlooking, loss of privacy and overdominance contrary to Policy HO9 of the Runnymede Borough Local Plan Second Alteration April 2001.**

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

## 280. APPEAL DECISIONS

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

	<u>Site/Development</u>	<u>Decision</u>
i)	Vista, Hamm Court, Weybridge - planning appeal regarding a replacement dwelling (RU 06/1103)	DISMISSED
ii)	Brox Road Nurseries, Brox Road, Ottershaw - planning appeal regarding installation of one 24m high lodge-pole pine tree mast with three integral antennae, two equipment cabinets and associated development (RU 06/1302)	DISMISSED
iii)	Part Hilltop Farm, Lyne Lane, Lyne - planning appeal regarding demolition of the existing stables and erection of two single storey, self contained holiday lodges (RU 06/1024)	DISMISSED

## 281. 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 9.48pm)