

Runnymede Borough Council

PLANNING COMMITTEE

17 September 2008 at 7.30pm

Members of the Committee present: Councillors D W Parr (Vice-Chairman in the Chair), Prof I O Angell, J R Ashmore, Mrs F J Barden, Mrs P I Broadhead, R J Edis, J R Furey, Mrs E Gill, C Knight, M T Kusneraitis, Mrs Y P Lay, H W V Meares, Mrs M Roberts, N Stewert and P B Tuley

Members of the Committee absent: None

Councillors Mrs L M Gillham, Mrs M T Harnden and J J Wilson also attended.

202. NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

The Group mentioned below had notified the Chief Executive 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 J M Edwards	Councillor R J Edis
Conservative	Councillor Mrs F M Angell	Councillor Prof I O Angell
Conservative	Councillor G B Woodger	Councillor Mrs P I Broadhead

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

203. MINUTES

The Minutes of the meeting of the Committee held on 27 August 2008 were approved and signed as a correct record.

204. DECLARATIONS OF INTEREST

The following Councillor declared a prejudicial interest under the Runnymede Code of Conduct for Members.

Councillor	Item	Nature of Interest
H W V Meares	RU 08/0641 - 10-18 Station Road, Egham	Prejudicial - Personal and business acquaintance.

205. 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. Applicants, agents and objectors addressed the Committee on the applications identified 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 07/1153	<p>TASIS England, Coldharbour Lane, Thorpe Revised Masterplan for the expansion and rationalisation of facilities within the school campus, including erection of new upper school building and business office and the expansion of the campus to incorporate Renalds Herne and White Cottage, Coldharbour Lane; Anners Village Road; Rydal and Pippins, Green Road; and new buildings and changes of use either implemented or with the benefit of planning permission.</p> <p>DECISION: i) The application be referred to the Government Office for the South East (GOSE) as an acceptable departure to the Development Plan in accordance with the requirements of Circular 11/2005 'The Town and Country Planning (Green Belt) Direction 2005' and that failing any direction from the Department of Communities and Local Government; and</p> <p>(ii) subject to the prior completion of a legal agreement under Section 106 of the Town and Country Planning Act to cover the Heads of Terms as reported in the Agenda, the Director of Technical Services be authorised to GRANT permission subject to Conditions, Reasons and Informatives listed on Agenda.</p> <p>(Mr Dalton, an objector, and Mr Gonzalez, for the applicant, addressed the Committee on the above application).</p>
RU 07/1165	<p>TASIS England, Coldharbour Lane, Thorpe Erection of a two storey plus basement upper school building, a two storey plus basement science centre and a single storey business centre, two extensions and alterations to The Coach House and works to improve access into the site adjacent to Renalds Herne, Coldharbour Lane.</p> <p>DECISION: Subject to revised Masterplan being approved and no Direction being made by the DCLG, the Director of Technical Services be authorised to GRANT permission subject to Conditions, Reasons and Informatives listed on Agenda.</p> <p>(Mrs Williams, an objector, and Mr Flanagan, agent for the applicant, addressed the Committee on the above application).</p>
RU 07/1176	<p>TASIS England, Coldharbour Lane, Thorpe Listed building consent for the demolition of the detached buildings used as a classroom and office and garden wall at the rear of Renalds Herne, demolition of a single storey building adjacent to The Coach House and for the erection of a two storey extension and alterations to The Coach House.</p>

DECISION: Subject to revised Masterplan being approved and no Direction being made by the DCLG, the Director of Technical Services be authorised to GRANT Listed Building Consent subject to Conditions and Informatives listed on Agenda.

RU 08/0689

**Renalds Herne, Coldharbour Lane, Thorpe
Listed Building Consent for internal alterations to create a new lobby from the stairs to the drawing room and kitchen.**

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

RU 08/0761

**TASIS England, Coldharbour Lane, Thorpe
Continued use of land as school playing field.**

DECISION: GRANT subject to Conditions, Reasons and Informatives listed on Agenda and additional Informative regarding holding of a Sports Day.

Upon a Motion that the use of the playing field only takes place between 8.30am to 6.00pm, Monday to Sundays and not at all on Bank or Public Holidays without the prior written permission of the Planning Authority, an Amendment was moved and seconded that the use be restricted to 8.30am to 6.00pm, Mondays to Friday inclusive, 9.00am - 4.00pm on Saturdays and not at all on Sundays, Bank or Public Holidays without the prior written permission of the Planning Authority.

The Amendment was passed.

A further Amendment that any permission be limited to 3 years was LOST.

(Mr Key, an objector, and Mr Flanagan, agent for the applicant, addressed the Committee on the above application).

RU 08/0762

**TASIS England, Coldharbour Lane, Thorpe
Retention of 6 no concrete bases for 2 no portable dugouts.**

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

RU 08/0789

**White Cottage, Coldharbour Lane, Thorpe
Change of use of White Cottage from single dwelling house (Class C3) to residential accommodation for up to 5 students and 2 members of teaching staff, including the use of the existing garage as an office and store and the erection of a two storey side extension.**

DECISION: Subject to revised Masterplan being approved and no Direction being made by DCLG, the Director of Technical Services be authorised to GRANT permission subject to Conditions, Reasons and Informatives listed on Agenda, subject to amendment of Condition 4 to refer to '7 persons' instead of '5 students'.

RU 08/0628

**Land at Wick Road/London Road, Englefield Green
Outline application for proposed means of access only and with all other matters reserved for a residential development**

(indicative total of 61 residential units comprising 39 no 2 bed, 16 no 3 bed and 6 no 4 bed).

DECISION: REFUSE for the following reasons:-

- 1. The site is identified as safeguarded housing land in saved Policy HO6 of the Runnymede Borough Local Plan Second Alteration 2001. The Borough has a five year supply of land, and a further ten year supply, in accordance with Planning Policy Statement 3: Housing. The early release of this safeguarded site would lead to an over-provision of housing beyond that required by the principles underpinning saved Policy HO6 of the Local Plan and saved Policy LO6 of the Surrey Structure Plan 2004 and would undermine the regulation of the supply of housing land, pending the assessment of future housing sites in the Borough as part of the Local Development Framework process in line with the requirements of the emerging South East Plan. The proposal is therefore premature and contrary to saved Policies LO4 and LO6 of the Surrey Structure Plan 2004 and the principles underpinning saved Policies HO6 and HO7 of the Runnymede Borough Local Plan Second Alteration 2001, and Planning Policy Statement 3: Housing.**
- 2. The proposal, by reason of the premature release of the safeguarded site, would prejudice decisions about the scale, sustainability and phasing of new housing development in the Borough. The proposed development, if permitted, would be likely to set an unacceptable precedent for similar proposals in respect of other land safeguarded to meet long term housing needs, which might then be difficult to resist, the cumulative effect of which would further undermine the phased release of housing land to the detriment of the long term protection of the Green Belt. The proposal is therefore contrary to saved Policies LO4 and LO6 of the Surrey Structure Plan 2004 and the principles underpinning saved Policies HO6 and HO7 of the Runnymede Borough Local Plan Second Alteration 2001, and Planning Policy Statement 3: Housing.**
- 3. The applicant has failed to demonstrate that the proposal, by reason of the density of the proposed residential development, would make the most efficient use of the land in the absence of sustainability and character assessments in association with housing supply assessments to be carried out as part of the emerging Local Development Framework and Sites Allocation Development Plan Documents. The proposal is therefore contrary to saved Policy SE4 of the Surrey Structure Plan 2004, Planning Policy Statement 1: Delivering Sustainable Development and Planning Policy Statement 3: Housing.**
- 4. The applicant has failed to adequately demonstrate that affordable housing provision will be provided in accordance with the requirements in the Council's interim Supplementary Planning Guidance on Affordable Housing, including the securing of a legal agreement. The application is therefore contrary to saved Policy DN11 of the Surrey Structure Plan 2004 and saved Policy**

H04 of the Runnymede Borough Local Plan Second Alteration 2001, the Adopted Interim Advice Note on Affordable Housing and Planning Policy Statement (PPS3): 'Housing'.

5. **The applicant has failed to secure any payments for Infrastructure Contributions in accordance with the Council's Adopted Supplementary Planning Guidance (SPG) on Planning Obligations December 2007 which took effect for new proposals submitted on and after 1 April 2008. This SPG was prepared as a collaboration with Surrey County Council and other Surrey Districts after consultation in order to take account of the cumulative impact of development on infrastructure and was commended in the Panel Report on the South East Plan in August 2007. As a result the proposal is also contrary to saved Policy DN1 of the Surrey Structure Plan 2004, Policies CC5 and LF5 of the draft South East Plan (as amended by the Panel Report) and national advice in Circular 05/2005.**

(Mr A Malhotra, an agent for the applicant, addressed the Committee on the above application).

RU 08/0641

10-18 Station Road, Egham

Erection of a four storey building comprising a retail unit on the ground floor and 11 no 2 bed flats and two 1-bed flats, 12 car parking spaces on the ground floor following demolition of the existing buildings.

DECISION: REFUSE for the following reasons:-

The proposal by reason of its overall design and scale would result in an incongruous built form in a very prominent location that would fail:

- a) **To integrate into its context forming poor relationships with the surrounding buildings and not respecting or enhancing the visual amenity of the townscape and the quality of the public realm and failing to take the opportunity to improve the character and quality of the area, contrary to saved Policies LO2 and SE4 of the Surrey Structure Plan 2004, saved Policies BE2 and HO9 of the Runnymede Borough Local Plan Second Alteration 2001 and advice contained in Surrey Design and Planning Policy Statement 1 : 'Delivering Sustainable Development' and Planning Policy Statement 3 : 'Housing'.**
- b) **To pay special regard to the setting of the Grade II Listed Building at no 8 Station Road North or preserve and enhance the character and appearance of Egham Conservation Area contrary to saved Policy SE5 of the Surrey Structure Plan 2004, saved Policies BE5 and BE10 of the Runnymede Borough Local Plan Second Alteration 2001 and advice contained in Planning Policy Guidance Note 15: 'Planning and the Historic Environment'.**
- c) **To contribute to and improve the vitality and viability of Egham Town Centre contrary to saved Policy LO3 of the Surrey Structure Plan 2004, saved Policy TC1 of the Runnymede Borough Local Plan 2001 and advice contained in Planning Policy Statement 6 (PPS6) :**

'Planning for Town Centres'.

RU 08/0646

1-5 Vicarage Road, Egham

Erection of part single, 2 storey and 3 storey block comprising 39 Category (ii) sheltered apartments for the elderly (26 no 1 bed and 13 no 2 bed) plus ancillary lodge manager's office with new access, 13 no parking spaces, landscaping and amenity space all following demolition of the existing detached dwellings.

DECISION: REFUSE for the following reasons:-

- 1. The applicant has failed to submit an adequate Flood Risk Assessment to prove that the development would not result in the loss of flood plain storage, thereby increasing the risk of flooding on and off the site. Furthermore, the development would place additional residents into an area at risk of flooding and the Flood Risk Assessment has not shown that safe escape can be provided in a 1 in 100 year flood event (plus climate change). As such the proposed development fails to pass the Exception Test and is contrary to Government advice in Planning Policy Statement 25 : 'Development and Flood Risk' and in its Practice Guide (June 2008) and saved Runnymede Borough Local Plan (2001) Policy SV2.**
- 2. The application does not include the provision of any on-site affordable housing nor make a contribution towards the provision of affordable housing off-site, nor does it include financial records to explain the reasons why 40% affordable housing cannot be achieved on site, nor a contribution made in lieu of on-site provision. The provision of affordable housing is considered necessary in the light of the pressing and clear need for such housing within the local authority area, and as such the application is considered to be contrary to Government advice in Planning Policy Statement 3 : 'Housing', saved Structure Plan Policy DN11 (2004), saved Local Plan Policy HO4 and the Council's adopted Supplementary Planning Guidance Note on Affordable Housing (December 2007).**
- 3. The proposed development, by reason of its height, bulk and massing, its position on the site, its relationship with neighbouring properties and siting of the car parking area, would be out of keeping with and detrimental to the character and appearance of the area. As such, the design of the scheme is considered to be inappropriate to its context and does not relate well to, and fails to take the opportunity to improve the character and quality of the area, contrary to advice in Planning Policy Statement 1 : 'Delivering Sustainable Development', Planning Policy Statement 3 : 'Housing', saved Policy SE4 of the Surrey Structure Plan 2004, saved Policies BE2 and HO9 of the Runnymede Borough Local Plan Second Alteration 2001, By Design and Surrey Design.**
- 4. The proposed development, by reason of its height, scale and bulk and its position in relation to adjoining properties, would have an overbearing impact in relation to adjoining residential properties, eroding their outlook**

and causing overlooking and loss of privacy, contrary to saved Policy HO9 of the Runnymede Borough Local Plan Second Alteration 2001.

5. **The application does not include a satisfactory completed unilateral undertaking to make any payments for Infrastructure Contributions in accordance with the Council's Adopted Supplementary Planning Guidance (SPG) on Planning Obligations, December 2007 which took effect for new proposals submitted on and after 1st April 2008. This SPG was prepared as a collaboration with Surrey County Council and other Surrey districts after consultation in order to take account of the cumulative impact of development on infrastructure and was commended in the Panel Report on the South East Plan in August 2007. As a result, the proposal is also contrary to saved Policy DN1 of the Surrey Structure Plan 2004, Policies CC5 and LF5 of the Draft South East Plan (as amended by the Panel Report) and national advice in Circular 05/2005.**

(Mrs Hawkins, an objector, and Mrs McNulty, an agent for applicant, addressed the Committee on the above application).

RU 08/0667

100-106 Church Road, Addlestone

Erection of a building to provide 53 bedroom extra care home (39 beds for dementia care, 14 rooms for extra care and respite care), parking for 14 cars and 5 cycles and widened access adjacent to 108 Church Road, following demolition of existing buildings for car sales and maintenance.

DECISION: REFUSE for the following reasons:-

1. **The proposed development, by reason of the scale, height, width, depth, mass, bulk, forward projection, proximity to common boundaries, layout and site coverage of buildings with contrived car parking and servicing arrangements would be a prominent and incongruous form of development with a cramped appearance and over-development of the site would have a detrimental impact on the visual amenities of the street scene of Church Road and the character and pattern of the surrounding area. The scheme fails to improve the character and quality of this area, and is contrary to saved Policies BE2 and HO9 of the Runnymede Borough Local Plan Second Alteration 2001, saved Policies LO2 and SE4 of the Surrey Structure Plan 2004, Planning Policy Statement 1 : 'Delivering Sustainable Development'; Planning Policy Statement 3 : 'Housing', By Design and Surrey Design.**
2. **The applicant has failed to demonstrate that the site is suitable for the proposed use and that future occupiers would not be at risk from contamination and that contamination would not spread to surrounding land. The proposal is therefore contrary to Planning Policy Statement 23: Planning and Pollution Control.**

(Mr Garrett, an objector, and Mr Kendall, agent for applicant addressed the Committee on above application).

- RU 08/0686** **39 Green Lane, Addlestone**
Outline application for erection of new ground floor shop unit and 3 no x 1 bed flats following demolition of existing shop, two flats and outbuildings with parking for 4 cars.
- DECISION:** **Following the completion of a legal agreement under Section 106 of the Town and Country Planning Act to secure a financial contribution of £2,357.55 towards the infrastructure tariff, the Director of Technical Services be authorised to GRANT permission subject to Conditions, Reasons and Informatives listed on Agenda.**
- RU 08/0690** **Morningside, Knowle Grove, Virginia Water**
Erection of 3 no detached two storey dwellings (one with basement) with associated vehicular access and carports following demolition of existing dwelling and outbuildings.
- DECISION:** **Following completion of a legal agreement under Section 106 of the Town and Country Planning Act to secure financial contribution of £2,000 for each new dwelling (being a net gain) towards the cost of facilitating, upgrading and maintaining the SANGS and a financial contribution of £17,461.25 towards the infrastructure tariff, the Director of Technical Services be authorised to GRANT permission subject to Conditions, Reasons and Informatives listed on Agenda, subject to amendment of Condition 15 as per Addendum.**
- RU 08/0691** **Surrey Muslim Centre, Albert Road, Addlestone**
Single storey extension to detached toilet building to provide washroom, toilet and cold room for storage of deceased prior to burial.
- DECISION:** **DEFERRED to the meeting to be held on 8 October 2008.**
- RU 08/0721** **Surrey Muslim Centre, Albert Road, Addlestone**
Retrospective application for enlargement and resurfacing of car park.
- DECISION:** **DEFERRED to the meeting to be held on 8 October 2008.**
- RU 08/0763** **6 Gorse Hill Lane, Virginia Water**
Retrospective application for linked garage extension to side of property.
- DECISION:** **GRANT subject to Conditions, Reason and Informatives listed on Agenda.**

206. SOUTH EAST ENGLAND REGIONAL ASSEMBLY CONSULTATION ON GYPSY AND TRAVELLER SITE PROVISION IN THE SOUTH EAST

This report was deferred and would be considered at the next meeting of the Planning Committee.

207. FINANCIAL MONITORING STATEMENT

The Committee was informed of the latest financial projections for the 2008/09 financial year for Planning and Development services.

The Planning Fee Income was below budget but the Building Control Fee Income was above budget. The Committee was informed that the Government had passed legislation to extend 'permitted development' rights on developments which, hitherto had required permission. This would come into effect from 1 October 2008 and would result in a further reduction in planning application fee income. A seminar on the new 'permitted development' rights would be arranged for all Councillors.

At its meeting on 26 June 2008, the Corporate Management Committee asked that all service Committees consider savings proposals for those areas of required savings within their budget which they had not yet achieved. The one savings target the Planning Committee had not achieved related to £20,000 of further income being generated from increases in fees for development control. The fee levels were set by the Government and had remained unchanged for several years until they were increased from April 2008. However, in the current economic climate, and in view of the aforementioned extension of 'permitted development' rights, increased income was unlikely to be achieved.

208. APPEAL DECISIONS

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

<u>Site/Development</u>	<u>Decision</u>
a) 6 Simons Walk, Englefield Green - planning appeal regarding demolition of one existing property and proposed erection of two 4 bed houses. (RU 07/0696)	DISMISSED
b) Bousley End Stables, 82 Bousley Rise, Ottershaw - planning appeal regarding erection of two storey side extension, single storey rear extension and new pitched roof with 3 velux windows. (RU 07.0865)	DISMISSED
c) 26 Addlestone Park, Addlestone - planning appeal regarding demolition of existing dwelling (No 26) and the erection of seven 2/3 bed apartments. (RU 07/0939)	DISMISSED
d) 212 Chertsey Lane, Staines - enforcement appeal regarding change of use of a detached garage to a self contained residential use.	DISMISSED AND ENFORCEMENT NOTICE UPHELD. COSTS AWARDED TO COUNCIL

209. STANDING ORDER 42 - URGENT ACTION

The Committee noted that the following action had been taken after consultation with the Chairman of this Committee under Standing Order 42.

Officer	Action Taken	Central Index No
Director of Technical Services	Authority to issue a further Enforcement Notice requiring removal of hard surface from land at junction of Longcross Road and Kitsmead Lane, Longcross.	669

210. 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 11.10pm)