

Runnymede Borough CouncilPLANNING COMMITTEE30 March 2005 at 7.30pm

Members of the Committee present: Councillors G.B. Woodger (Chairman), A. Alderson, Mrs F.J. Barden, J. Broadhead, Mrs P.I. Broadhead, J.B. Dean, J.R. Furey, H.W.V. Meares, Mrs J. Norman, D. W. Parr, R. Pate, B.J. Relph, N. Thewlis, A.P. Tollett and J.R. Whiteley

Members of the Committee absent: None

Councillor Mrs L.M. Gillham also attended.

626 NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

The Groups 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 Mrs P.I. Broadhead
Runnymede Independent	Councillor J.R. Ashmore	Councillor A. Alderson

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

627 MINUTES

The Minutes of the meeting of the Committee held on 2 March 2005 were approved and signed as a correct record.

628 DECLARATIONS OF INTEREST

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

Councillor	Item	Nature of Interest
J.B. Dean	Chawood Nurseries, 33 The Avenue, New Haw (05/0136)	Personal and Prejudicial - Personal friend of applicant.
J.R. Furey	Land r/o 73-77 New Haw Road, New Haw (05/0047)	Personal and Prejudicial - Proximity to site.
R. Pate	7/7A Vicarage Road, Egham (05/0121)	Personal and Prejudicial - Proximity to site.
B.J. Relph	1 Giles Travers Close, Thorpe (05/0166)	Personal and Prejudicial - Adjoining landowner.

629 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 or agents 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.

<u>APP. NO.</u>	<u>LOCATION, PROPOSAL AND DECISION</u>
RU 04/1100	<p>Lilypond Farm, Longcross, Chertsey Demolition of existing lawnmower storage building and erection of 2 single storey storage buildings.</p> <p>DECISION: Following the completion of a Section 106 Agreement to rescind planning permission RU 92/0970 in respect of the three agricultural buildings and incorporation of relevant restrictions of earlier Section 106 Agreement, 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.</p>
RU 04/1297	<p>Former DERA Site (Chertsey South), Chobham Lane, Chertsey Certificate of Existing Lawfulness for:</p> <ol style="list-style-type: none"> 1) the testing and evaluation of tracked and wheeled military vehicles; 2) driver training courses using military and/or civilian vehicles; 3) film and media work including the filming of television shows 4) between the hours of 08.00 to 18.00 Monday to Friday: <ol style="list-style-type: none"> a) civilian commercial automotive vehicle testing and other specialist tasks relating to the testing of new and used motor vehicles, heavy goods vehicles, emergency service vehicles and motorcycles; b) automotive club events including associated static exhibitions and shows and trial events of all makes and models of vehicles; c) corporate driving events including recreation, entertainment and corporate hospitality events; and 5) between the hours of 08.00 to 18.00 for a maximum of ten motor rally events per annum to be held no more frequently than one event every four weeks and each event to last no longer than two days, subject at all times to:

- a) **the noise emissions from any vehicle not exceeding 100dB(a) measured at 0.5m from the source of the noise, and**
- b) **save for the testing and evaluation of wheeled and tracked military vehicles, any use of motor vehicles between the hours of 18.00 and 08.00 not to amount to a common law or statutory nuisance and any noise, vibration, light, smoke or fumes caused by any of the above events and the use of any motor vehicle to be limited to such emissions as are reasonably associated with the traffic of a normal urban carriageway between such hours.**

DECISION: DEFERRED for further consideration.

RU 05/0075

**157-158 High Street, Egham
Erection of three storey building comprising 2 no. Class A1 (Retail) units and a Class A2 (Financial and Professional Services) unit on the ground floor and two storey residential above comprising 16 no. x 2 bed and 6 no. x 1 bed flats.**

DECISION: REFUSE for the following reasons:

The site lies within the Shopping Core of Egham Town Centre and introduction of a Class A2 (Financial & Professional Services) Use within this proposed redevelopment scheme in substitution of a previously approved Class A1 (Retail) unit will detract from the retail function and attractiveness of the Shopping Core and be detrimental to the vitality and viability of the Centre as a whole, contrary to Planning Policy Statement 6: Planning for Town Centres, Policy L03 of the Surrey Structure Plan 2004 and Policies TC1, TC2 and SH02 of the adopted Runnymede Borough Local Plan (Second Alteration) 2001.

Informative:

The applicants are advised that the Planning Authority has no objections to the proposed scheme, which is a revision to that previously granted under planning application RU04/0218, other than the Class A2 unit.

Upon a requisition that the names of those voting on the Motion to refuse, be recorded, there voted -

For refusal (9): Councillors Alderson, Barden, Mrs Broadhead, J Broadhead, Dean, Furey, Parr, Pate and Relph.

Against (6): Councillors Meares, Mrs Norman, Thewlis, Tollett, Whiteley and Woodger.

(A Motion to grant permission was lost).

RU 04/1311

**Thorpe Park, Staines Road, Chertsey
Reserved Matters application for Icon Coaster (not
to exceed 65 metres in height) granted outline
permission under RU 03/0965.**

DECISION: GRANT subject to conditions

RU 05/0047

**Land r/o 73-77 New Haw Road, New Haw
Erection of 2 no. two storey detached dwellings and
a double garage with access from adjoining site (land
r/o 79-107 New Haw Road).**

**DECISION: Following the completion of a Section
106 Agreement to provide £6,000
towards provision, as a priority, of a
speed activated traffic sign, 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.**

(Ms L Linell, an objector, addressed the Committee on
the above application).

RU 05/0071

**13 Orchard Avenue, Woodham
Erection of detached double garage to rear of
property with access from Little Orchard.**

DECISION: GRANT subject to conditions.

(Mrs Martin, an objector, and Mr Davies, the applicant,
addressed the Committee on the above application).

RU 05/0121

**7/7A Vicarage Road, Egham
Formation of temporary access with parking area
from Vicarage Road to sales areas within permitted
building with associated temporary alterations to
the interior of the building and canopy over sales
entrance (2 years).**

DECISION: REFUSE for the following reason:

**The proposed temporary access, if permitted, would
interfere with the free flow of traffic and cause
danger and inconvenience to other highway users,
contrary to Policy DN2 of the Surrey Structure Plan
2004 and Policy MV4 of the Runnymede Borough
Local Plan 2001.**

(A Motion to grant permission was lost).

RU 05/0132

**Land adjacent to 2 Ilex Close, Englefield Green
Erection of three bedroom two storey end of terrace
dwelling.**

DECISION: GRANT subject to conditions.

RU 05/0136

**Chawood Nurseries, 33 The Avenue, New Haw
Change of use of 2 no. x redundant agricultural**

buildings and part of 1 no. x redundant agricultural building to provide 3 no. x independent industrial (Class B1) units.

DECISION; GRANT subject to conditions.

RU 05/0137

**Hillgrove, Stonehill Road, Chertsey
Alterations and increase in height of roof to form first floor accommodation incorporating dormer windows to the front, rear and side elevations.**

DECISION: REFUSE for the following reasons:

- 1. The proposed development by reason of its overall scale, height, massing and increase in floorspace would be an inappropriate development within the Green Belt, over and above the size of the dwelling as at May 1986 which would be prominent, harmful and detrimental to the openness of the Green Belt, contrary to Policies GB1 and GB6 of the Runnymede Borough Local Plan Second Alteration April 2001, Policy LO4 of the Surrey Structure Plan 2004 and advice within Planning Policy Guidance Note 2 : 'Green Belts'.**
- 2. The Planning Authority do not consider that very special circumstances have been put forward in support of this application to justify the granting of planning permission contrary to Policies GB1 and GB6 of the Runnymede Borough Local Plan Second Alteration April 2001, Policy LO4 of the Surrey Structure Plan 2004 and advice within Planning Policy Guidance Note 2 : 'Green Belts'.**

(The Chairman exercised his second vote in favour of refusal of this application).

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

RU 05/0166

**1 Giles Travers Close, Thorpe
Erection of a single storey rear extension.**

DECISION: GRANT subject to conditions.

RU 05/0173

**13 Harpesford Avenue, Virginia Water
Erection of garage to side, conservatory to rear following demolition of existing garage.**

DECISION: GRANT subject to conditions.

630 LOCAL DEVELOPMENT FRAMEWORK

The Committee considered the Housing and Development Control Local Development Documents (LDDs) that would form part of the Local Development Framework.

The Housing LDD would complement the broad policy objectives set by the Core Strategy and provide more site specific information in terms of housing allocations, and policies guiding all aspects of housing development.

Four draft key housing objectives had been developed as set out below. A number of more detailed sub-objectives had been developed from which draft policies would be developed during the next stage of the Housing LDD production.

Draft Key Housing Objectives	
Key Housing Objective 1	To ensure that new housing development is located in sustainable and accessible locations, making efficient use of land, and better use of the existing housing stock.
Key Housing Objective 2	To balance the needs of housing development with the economic priorities of the Borough.
Key Housing Objective 3	To ensure that new housing development meets identified needs and the Decent Homes standard, recognising the need to create and sustain balanced, mixed and vibrant communities.
Key Housing Objective 4	To ensure that new housing provision reflects the prudent use of natural resources, is of a high quality, and protects and enhances the natural and built environment.

The Development Control LDD would provide a set of generic policies for the control of development within the Borough, derived from National, Regional and County policy guidance. These policies would guide development for which there was no site-specific or locational guidance elsewhere in the Local Development Framework, providing Borough-wide policies to be used when considering planning applications and help for people regarding the acceptability of potential proposals. The Development Control policies would replace a large number of existing policies in the current adopted Local Plan.

Draft Development Control objectives had been developed as set out below:

Draft Development Control Objectives	
1.	To ensure that the function of the Green Belt continues to serve the five main purposes of including land in the Green Belt, particularly in defining the extent of the Borough's built-up areas.
2.	To ensure that new development complies with the appropriate design guidance to respect its setting, the residential amenities of surrounding properties, and to protect residents' quality of life in a sustainable manner, ensuring that development is accessible for people with disabilities, wherever practicable.
3.	To ensure that development is focused in sustainable locations, and does not adversely affect the natural environment, such as sites which support the Borough's biodiversity or increase the risk of flooding (subject to appropriate flood risk assessments).
4.	To ensure an adequate supply of suitable premises/land in sustainable locations to support business and industry and preserve sustainably located strategic employment sites.
5.	To promote town and local centres as the focus for appropriate and acceptable development to reinforce their role and function and support the local economy.
6.	To reduce traffic congestion, promote alternatives to car use, and to ensure that development meets the costs of infrastructure and any other requirements it generates, through appropriate planning contributions.
7.	To protect and enhance the Borough's heritage assets, including historic buildings, ancient monuments, conservation areas, landscapes, archaeological remains and historic parks and gardens.
8.	To protect valuable open space, woodland areas and habitats both in urban areas and the Green Belt, in order to provide opportunities for recreation, nature conservation and sports provision.

With regard to Key Objective 6, Members wished to see a reference to the 'Airtrack' scheme incorporated in the Development Control LDD pre-consultation draft which would be reported to Committee in July.

RECOMMEND that -

- i) the Draft Housing - Scope and Objectives in Appendix 'A' be approved for the purpose of developing the Housing LDD; and**
- ii) the Draft Development Control - Scope and Objectives in Appendix 'B' be approved for the purpose of developing the Development Control LDD.**

631 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.

632 STANDING ORDER 42 - URGENT ACTION

The Committee noted that acting in accordance with Standing Order 42 the following action had been undertaken by the Officer shown below after consultation with the Chairman.

<u>Officer</u>	<u>Action Taken</u>	<u>Central Index No</u>
Director of Technical Services	Release of Section 106 Agreement dated 24.01.2000 relating to planning permission RU99/0954 (Comprehensive redevelopment of land between Charles Street and Fox Lane North, Chertsey) and removal of entry from Land Charges Register	575

Chairman

(The meeting ended at 10.10pm)