

Runnymede Borough CouncilPLANNING COMMITTEE29 September 2004 at 7.30 p.m.

Members of the Committee present: Councillors G.B. Woodger (Chairman), Mrs. F.M. Angell (Vice-Chairman), J.R. Ashmore, Mrs. F.J. Barden, J. Broadhead, J.B. Dean, J.M. Edwards, C. Knight, H.W.V. Meares, Mrs. J. Norman, D.W. Parr, R. Pate, B.J. Relph, A.P. Tollett and J.R. Whiteley

Members of the Committee absent: None

236. 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 J.R. Furey	Councillor J.M. Edwards
Conservative	Councillor N. Thewlis	Councillor C. Knight

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

237. MINUTES

The Minutes of the meeting of the Committee held on 1 September 2004 were approved and signed as a correct record.

238. 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
Mrs. F. M. Angell	Broomhayes, Bakeham Lane, Englefield Green (RU.04/0898)	Personal and prejudicial - Personal friendship with objector.
	Rosefield, Hurst Lane, Egham (RU.03/1245)	Personal and prejudicial - Business dealings with objector.
G. B. Woodger	Broomhayes, Bakeham Lane, Englefield Green (RU.04/0898)	Personal and prejudicial - Personal friendship with objector.
H.W.V. Meares	Broomhayes, Bakeham Lane, Englefield Green (RU.04/0898)	Personal and prejudicial - Business interest in site.

As both the Chairman and Vice Chairman had to withdraw from the room for the consideration of application RU.04/0898, Councillor Mrs. Norman was elected to chair the meeting for this application only.

239. 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.

<u>APP. NO.</u>	<u>LOCATION, PROPOSAL AND DECISION</u>
RU 03/0443	<p>Bridge Wharf, Bridge Road, Chertsey Demolition of existing dwellings and replacement with 7 two bedroom chalet bungalows</p> <p>DECISION: Following the receipt and consideration of the views of English Nature and Environment Agency, the Director of Technical Services be authorised to GRANT subject to conditions.</p>
RU 04/0694	<p>8 - 12 Hamm Moor Lane, Addlestone Erection of three storey residential development comprising 4 No. x one bed and 8 No. x two bed flats with on-site parking for 18 cars following demolition of Nos. 8, 10 and 12 Hamm Moor Lane.</p> <p>DECISION: Following the completion of a legal agreement to secure a contribution of £15,000 towards local transportation initiatives which would include speed reduction initiatives on Weybridge Road, upgrading cycleways and improving public transport information and £5,000 towards the Runnymede Travel Initiative, 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 03/1245	<p>Rosefield, Hurst Lane, Egham Certificate of Existing Lawful Use application for the conversion of detached garage to the rear of the property into a self-contained dwelling house.</p> <p>DECISION:</p> <ol style="list-style-type: none"> 1. REFUSE the Certificate of Existing Lawful Use as the works (external alterations to the building and change of use of this building to a self-contained residence) are unlawful under Section 191 of the Town and Country Planning Act 1990 because - <ol style="list-style-type: none"> a) the planning unit has a mixed use as a commercial cattery and dwelling house. It is not considered that the property enjoys permitted development rights under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995;

- b) The works occurred less than four years ago.
2. The Director of Administration and Leisure be authorised to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 requiring that the use of the building for independent residential occupation shall cease and the kitchenette and bathroom and any fixtures and fittings ancillary to the use shall be removed from the building.

Reason for issuing the Enforcement Notice:-

The proposal would provide a self-contained residential dwelling which would be an inappropriate and harmful development within the Green Belt with no very special circumstances to justify the granting of planning permission, contrary to Policies GB1 and GB6 of the Runnymede Borough Local Plan Second Alteration April 2001, Policies PE1 and PE2 of the Surrey Structure Plan 1994, Policies LO4 and LO5 of the Surrey Structure Plan Deposit Draft December 2002 (Proposed Modifications June 2004) and advice contained within Planning Policy Guidance Note 2: 'Green Belts'.

3. The Director of Administration and Leisure be authorised to take appropriate action namely prosecution under Section 187A(9) of the Town and Country Planning Act 1990 in the event that the notice is not complied with.

RU 04/0786

**Hayden Court, Pinewood Park, New Haw
Erection of 3 storey building comprising 6 x 1
bedroom flats and demolition of 10 garages and
refurbishment of 6 existing garages and store.**

DECISION: REFUSE for the following reason:

The proposed development would by reason of its design, height and massing result in a form of development which would be out of character with existing surrounding development and be detrimental to the character of the area, and likely to cause unacceptable levels of overlooking and loss of privacy to number 1 Hayden Court contrary to Policy PE10 of the Surrey Structure Plan 1994, Policies LO2, and SE4 of the Surrey Structure Plan Deposit Draft 2002 (proposed Modifications June 2004) and Policies HO9 and BE2 of the Runnymede Borough Local Plan Second Alteration April 2001 and to advice given within Planning Policy Guidance Note 1: General Policy and Principles (February 1997) Planning Policy Statement 1: Creating Sustainable Communities (Consultation paper February 2004) and Planning Policy Guidance Note 3: Housing (March 2000).

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

RU 04/0802

Brown Gables, 3 Trumps Green Road, Virginia Water Retention of two storey side extension and conservatory to rear (Revision to RU 04/0319).

DECISION: REFUSE for the following reason:

- a) **The two-storey side extension by reason of its width and proximity to the common boundary with no. 5 Trumps Green Road fails to provide adequate separation distances between buildings resulting in a cramped, prominent and incongruous development which is harmful to the established character of the area and the visual amenities of the streetscene resulting in overbearing effects on the residential amenities of no. 5 Trumps Green Road contrary to Policy PE10 of the Surrey Structure Plan 1994, Policy SE4 of the Surrey Structure Plan Deposit Draft 2002 (Proposed Modifications June 2004) and Policies BE2 and HO9 of the Runnymede Borough Local Plan Second Alteration April 2001 and advice contained in the Council's Supplementary Planning Householder Guide July 2003.**
- b) **The Director of Administration and Leisure be authorised to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 requiring that the extension be reduced in size to be rebuilt in accordance with planning permission RU 04/0319.**

Reason for issuing the Enforcement Notice:-

The two-storey side extension by reason of its width and proximity to the common boundary with no. 5 Trumps Green Road fails to provide adequate separation distances between buildings resulting in a cramped, prominent and incongruous development which is harmful to the established character of the area and the visual amenities of the streetscene resulting in overbearing effects on the residential amenities of no. 5 Trumps Green Road contrary to Policy PE10 of the Surrey Structure Plan 1994, Policy SE4 of the Surrey Structure Plan Deposit Draft 2002 (Proposed Modifications June 2004) and Policies BE2 and HO9 of the Runnymede Borough Local Plan Second Alteration April 2001 and advice contained in the Council's Supplementary Planning Householder Guide July 2003.

- c) **The Director of Administration and Leisure be authorised to take appropriate action namely prosecution under Section 187A(9) of**

the Town and Country Planning Act 1990 in the event that the notice is not complied with.

RU 04/0898

**Broomhayes, Bakeham Lane, Englefield Green
Subdivision of site to retain existing dwelling and erect a detached four bedroom dwelling south of the existing dwelling with a shared driveway.**

DECISION: GRANT subject to conditions.

RU 04/0911

**1 Willow Walk, Englefield Green
Erection of a detached 4 bedroom two-storey dwelling to the side of No. 1 Willow Walk with integral garage and parking and separate amenity space.**

DECISION: REFUSE for the following reasons:

- 1. The proposed development by reason of its siting, floor area, depth, scale, massing and proximity to common boundaries would represent a cramped form of development resulting in a prominent incongruous building incompatible with its surroundings and detrimental to the character and the visual amenities of the surrounding area contrary to Policy PE10 of the Surrey Structure Plan 1994, Policy SE4 of the Surrey Structure Plan Deposit Draft December 2002 (Proposed Modifications June 2004) and Policies BE2 and HO9 of the Runnymede Borough Local Plan Second Alteration April 2001 and Surrey Design January 2002 and By Design.**
- 2. The proposed development by reason of its siting, floor area, depth, bulk and mass, orientation and distance between properties would have overbearing and overshadowing impact detrimental to the living conditions of the neighbouring residential property No. 1 Willow Walk to the east, contrary to Policy HO9 of the Runnymede Borough Local Plan Second Alteration April 2001.**

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

240. 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.

Chairman

(The meeting ended at 8.34 p.m.)