

Runnymede Borough CouncilPLANNING COMMITTEE10 May 2006 at 7.30pm

Members of the Committee present: Councillors D.W. Parr (Vice-Chairman in the Chair), Mrs F.M. Angell, J.R. Ashmore, J. Broadhead, H.A. Butterfield, J.B. Dean, J.R. Furey, Mrs C.E. Gant, H.W.V. Meares, Miss R.M. Nixey, Mrs J. Norman, B.J. Relph and G.B. Woodger.

Members of the Committee absent: Councillor C. Knight

Councillors R.J. Edis and N. Stewert also attended.

701. NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

The Group mentioned below had notified the Chief Executive Officer of its 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 M. Roberts	Councillor Mrs C.E. Gant
Conservative	Councillor J.M. Edwards	Councillor H.A. Butterfield

Councillor Miss R.M. Nixey was appointed to the vacant seat on the Committee.

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

702. MINUTES

The Minutes of the meeting of the Committee held on 12 April 2006 were approved and signed as a correct record.

703. 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/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.**

**APP. NO.****LOCATION, PROPOSAL AND DECISION****RU 06/0242**

**Endsleigh, Faris Lane, Woodham  
Works to an Oak tree, a Fir Tree and a Laurel bush  
protected by Tree Preservation Order No.17**

**DECISION: GRANT subject to conditions and  
Informatives listed on Agenda.**

(Mr Mallett an objector, and Mr Gellibrand, the applicant, addressed the Committee on the above application).

**RU 06/0265**

**22 Station Road, Chertsey  
Change of use of ground floor towards the rear for the preparation of food and the change of use of the first floor from residential to office/storage use (retrospective).**

**DECISION: GRANT subject to the following conditions:**

- 1. The permission is personal to the applicant whilst trading at the property.**
- 2. The use of the first floor of the property is only to be ancillary to the use of the ground floor and shall exclude any use for retail purposes.**
- 3. The bathroom, including the fixtures and fittings, shall be retained and no changes made without the prior permission of the Local Planning Authority.**

(The Committee was minded to grant permission, by reason of special circumstances, namely that the first floor residential unit could not be separately let as access would be required via the sandwich shop and permission would meet the aims of Local Plan Policy LE1 which sought to encourage expansion of small firms).

(Mrs T Palmer-Hall, the applicant, addressed the Committee on the above application).

(A motion to refuse permission was lost).

**RU 06/0315**

**12B Jersey Close, Chertsey  
Use of accommodation above garage as personal gym, office with ensuite accommodation and provision of internal staircase (variation to Condition 5 of planning permission RU 98/0890 for the erection of garage with attic over)**

**DECISION: GRANT subject to conditions, reasons and Informatives listed on Agenda.**

704. FRANKLANDS DRIVE, ROWTOWN ADDLESTONE AND WAPSHOTT ESTATE, BOWES ROAD EGHAM PUBLIC INQUIRY - SUPPLEMENTARY ESTIMATE

The Committee was updated on the current position regarding the preparation for and likely costs of the Public Inquiry in respect of the residential development proposals for the above sites and considered a supplementary estimate in this regard.

Officers had since June 2005, in relation to the Wapshott proposals, and September 2005, in relation to the Franklands Drive proposals, been preparing the necessary evidence (in conjunction with consultants where necessary) to be presented at the Public Inquiry which will commence on 23 May next and was scheduled to last for twelve days.

The Inspector appointed by the Secretary of State to hold the Inquiry had determined that the appeal in respect of Franklands Drive and call-in in respect of Wapshott Road should be heard together at the same Inquiry upon the basis that this “would allow evidence on the Borough-wide housing supply and affordable housing to be heard just once” and “it would also assist the Inquiry Inspector in testing evidence relating to Wapshott Road and in making recommendations to the Secretary of State”. The Committee noted the matters which the Inspector wished to be addressed at the Inquiry in respect of both sites.

To date the Council had met with Counsel on a number of occasions, Counsel having been instructed to represent both the Council and A2 at the forthcoming Inquiry, in order to progress the necessary preparation of the wide ranging evidence. Counsel appeared at the pre-Inquiry meeting for the appeals held on 8 February, a number of the conferences with him being held over complete working days in view of the fact that the “appeal team” now consisted of a planning witness, drainage witness, emergency planning witness, Council finance witness and housing witness (such evidence being given by Officers from within the Council), plus and in addition a development witness (representative of A2), a engineering/transportation witness (highways consultant,) a flooding witness (flooding consultant,) an affordability witness (housing consultant) and a valuation witness (District Valuer).

Additional work had also been undertaken by the Architects who drew up the original scheme as a result of the need for additional survey and related works and liaison with other members of the Inquiry team.

As a result the projected cost of the Inquiry both in relation to Counsel’s and Consultants fees were now estimated to be in the order of £45,000, if the Inquiry was completed in the twelve days set aside.

In view of the number of other Public Inquiries scheduled for 2006/07 it was likely that the Council’s existing budget for Inquiries would be exhausted and consequently a supplementary estimate for the Inquiry costs in relation to the Wapshott/Franklands Drive Inquiry was now required.

These revenue costs were in addition to the agreed capital costs arising from the preparation and presentation of the Wapshott redevelopment proposals which had recently been underwritten by the Housing and Community Services Committee to a total of £307,763.00 and an additional £50,000 approved by the Corporate Management Committee within the Housing Capital Programme to meet those additional preparation costs.

**RESOLVED that –**

**the Corporate Management Committee be requested to approve a supplementary estimate in the sum of £45,000 towards the funding of the preparation for and attendance at the Public Inquiry in respect of the Wapshott Road/Franklands Drive proposals.**

705. 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 8.24 pm)