

Runnymede Borough CouncilPLANNING COMMITTEE6 September 2006 at 7.30pm

Members of the Committee present: Councillors J.M. Edwards (Chairman), D.W. Parr (Vice-Chairman), Mrs. F.M. Angell, J.R. Ashmore, J. Broadhead, J.B. Dean, R.J. Edis, C. Knight, M.T. Kusneraitis, Mrs Y.P. Lay, Miss R.M. Nixey, Mrs J. Norman, B.J. Relph, Mrs. M. Roberts and G.B. Woodger.

Members of the Committee Absent: None

Councillor J.R. Furey also attended.

189. 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.

<b>Group requesting Change</b>	<b>Remove from Membership</b>	<b>Appoint Instead</b>
Conservative	Councillor H.W.V. Meares	Councillor R.J. Edis
Conservative	Councillor J.R. Furey	Councillor Mrs M. Roberts
Conservative	Councillor N. Stewert	Councillor Miss R.M. Nixey

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

190. MINUTES

The Minutes of the meeting of the Committee held on 2 August 2006 were approved and signed as a correct record.

191. DECLARATIONS OF INTEREST

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

<b>Councillor</b>	<b>Item</b>	<b>Nature of Interest</b>
Mrs. J. Norman	16-24 Bridge Road and land adjoining 26 Abbey Road, Chertsey (RU06/0641 and 0674)	Prejudicial – lives near to site.
B.J. Relph	Curthawes, Village Road, Thorpe (RU06/0768)	Prejudicial – applicant.
G.B. Woodger	24 Abbots Drive, Virginia Water (RU06/0787)	Prejudicial – lives adjacent to property.

192. 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.**

<u>APP. NO.</u>	<u>LOCATION, PROPOSAL AND DECISION</u>
RU 06/0641	<p><b>16-24 Bridge Road and land adjacent 26 Abbey Road, Chertsey</b>  <b>Demolition of existing buildings and erection of 29 no. x 2 and 2.5 storey dwellings with associated garaging, parking and landscaping.</b></p> <p><b>DECISION: REFUSE for the following reasons:</b></p> <p><b>The proposal by reason of its mix and form, height, scale and proximity to boundaries would result in an overdevelopment of the site, would fail to improve the character and quality of the surrounding area and being detrimental to the residential amenities of the neighbouring properties, particularly in terms of overlooking and loss of privacy contrary to Policies LO2, SE4, DN10 of the Surrey Structure Plan 2004, Policies HO3, HO9 and BE3 of the Runnymede Borough Local Plan Second Alteration April 2001, Surrey Design Guide 2002, By Design, Planning Policy Guidance Note 3 : 'Housing' and 'Planning Policy Statement 1: 'Delivering Sustainable Development'.</b></p> <p>Upon a request that the names of those Members voting on the motion to refuse be recorded, there voted –</p> <p>For refusal (11): Councillors Angell, Ashmore, J. Broadhead, Dean, Edis, Knight, Kusneraitis, Lay, Relph, Mrs. Roberts and Woodger.</p> <p>Against refusal (2): Councillors Edwards and Parr.</p> <p>Abstention (1) Councillor Nixey.</p> <p><b>A motion that permission be granted was lost.</b></p> <p>(Miss Bazant, an objector, and Mr. Mellor for the applicant, addressed the Committee on the above application).</p>
RU 06/0674	<p><b>16-24 Bridge Road (land adjacent to 26 Abbey Road, Chertsey)</b>  <b>Outline application with all matters reserved for the demolition of existing buildings and erection of 29 dwellings.</b></p> <p><b>DECISION: REFUSE for the following reasons:</b></p> <p><b>The applicant has failed to demonstrate that the proposed 29 dwellings can be satisfactorily accommodated on this site without being detrimental to the character and quality of the surrounding area and the residential amenities of the neighbouring properties contrary to Policies LO2, SE4, DN10 of the Surrey Structure Plan 2004, Policies HO3, HO9 and BE2 of the Runnymede Borough Local Plan Second Alteration April 2001,</b></p>

- Surrey Design Guide 2002, By Design, Planning Policy Guidance Note 3: 'Housing' and 'Planning Policy Statement 1: 'Delivering Sustainable Development'.**
- RU06/0744** Land rear of The Holly Tree, 25 High Street, Addlestone  
Erection of a two storey attached building to provide 17 ensuite bedrooms for bed and breakfast accommodation with parking.
- DECISION: APPLICATION WITHDRAWN.**
- RU06/0810** 65-66 Victoria Street, Englefield Green  
Demolition of existing building and erection of a 2.5 storey building comprising 7 no. x one-bed flat and 1 no. x two-bed flats together with associated refuse and cycle storage and parking.
- DECISION: DEFERRED to enable re-consultation on application and report to a future meeting.**
- (Ms Berry, an objector, and Mr. Scott, applicant, addressed the Committee on the above application)
- RU06/0251** The Pavilion (land at Warrenhurst), West Drive, Virginia Water  
Certificate of Existing Lawful Use for the use of The Pavilion as a single dwellinghouse for more than 4 years.
- DECISION: GRANT Certificate of Existing Lawful Use.**
- RU06/0698** 10 Mayfield Gardens, Staines  
Continuation of use of mobile home in the rear yard as a dwelling.
- DECISION:**
- (i) **REFUSE for the following reasons:**
1. **The continued siting and use of the mobile home would increase the number of properties and people at risk from flooding and reduce the storage capacity of the flood plain which will increase the flood risk in the area, contrary to advice in PPG25: Development and Flood Risk, Policy SE3 of the Surrey Structure Plan 2004 and Policy SV2 of the Runnymede Borough Local Plan Second Alteration April 2001.**
  2. **The mobile home represents an unsatisfactory sub-division of the site that is out of keeping with the character and layout of the surrounding area, having inadequate space about the unit, inadequate space to the rear boundary and no independent means of access, contrary to advice in PPS1: 'Delivering Sustainable Development', Planning Policy Guidance Note 3: 'Housing', March 2000, Policy SE4 of the Surrey**

**Structure Plan 2004, Policies BE2 and HO9 of the Runnymede Borough Local Plan Second Alteration April 2001 and advice in Supplementary Planning Guidance 'Surrey Design'.**

- 3. The mobile unit has windows and a door on its eastern elevation and is close to the site boundary with 9 Mayfield Gardens. Its siting and windows are detrimental to the visual and residential amenities of this neighbouring property by reason of its bulk and by causing overlooking and loss of privacy to its rear garden area, contrary to Policy HO9 of the Runnymede Borough Local Plan Second Alteration April 2001.**
- (ii) 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 the removal of the mobile home from the site.**
- (iii) 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**

#### **Reasons for Issuing the Notice**

- 1. The continued siting and use of the mobile home would increase the number of properties and people at risk from flooding and reduce the storage capacity of the flood plain which will increase the flood risk in the area, contrary to advice in PPG25: Development and Flood Risk, Policy SE3 of the Surrey Structure Plan 2004 and Policy SV2 of the Runnymede Borough Local Plan Second Alteration April 2001.**
- 2. The mobile home represents an unsatisfactory sub-division of the site that is out of keeping with the character and layout of the surrounding area, having inadequate space about the unit, inadequate space to the rear boundary and no independent means of access, contrary to advice in PPS1: 'Delivering Sustainable Development', Planning Policy Guidance Note 3: 'Housing' March 2000, Policy SE4 of the Surrey Structure Plan 2004, Policies BE2 and HO9 of the Runnymede Borough Local Plan Second Alteration April 2001 and advice in Supplementary Planning Guidance 'Surrey Design'.**
- 3. The mobile unit has windows and a door on its eastern elevation and is close to the site**

**boundary with 9 Mayfield Gardens. Its siting and windows are detrimental to the visual and residential amenities of this neighbouring property by reason of its bulk and by causing overlooking and loss of privacy to its rear garden area, contrary to Policy HO9 of the Runnymede Borough Local Plan Second Alteration April 2001.**

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

**RU06/0722**

**11 Riverside, Windsor Road, Egham  
Remodelling and extensions to property including addition of first floor, first floor terraces to the front and rear and external alterations including glazed front and rear elevations.**

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

**The proposed replacement dwelling, by reason of the increase in floor space, bulk and prominence proposed would be materially larger than the property in May 1986 representing an inappropriate development in the Green Belt which would be harmful to the openness and character of the Green Belt and Area of Landscape Importance, contrary to advice in Planning Policy Guidance Note 2 (PPG2): 'Green Belts', Policies LO4, SE8 and SE10 of the Surrey Structure Plan 2004 and Policies GB1, GB6 and NE8 of the Runnymede Borough Local Plan Second Alteration April 2001.**

**RU06/0768**

**Curlhawes, Village Road, Thorpe  
Tree works to include cut back of Yew, felling of a Lilac and crown raising of Purple Leaf Plum.**

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

**RU06/0771**

**Egham Sports Centre, Vicarage Road, Egham  
Installation of two windows into eastern elevation of sports centre to enable existing squash court to be used as a meeting room.**

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

**RU06/0782**

**17 Windsor Street, Chertsey  
Change of use of ground floor from Class B1 (Office) use to A5 (Hot Food Takeaway) with erection of extract duct to rear and parking at rear (accessed off Gogmore Lane).**

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

**RU06/0783**

**17 Windsor Street, Chertsey  
Change of use of ground floor from Class B1 (Office) use to Class A5 (Hot Food Takeaway) with erection of extract duct to rear and parking at rear (accessed off Gogmore Lane).**

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

**RU06/0815**

**17A Windsor Street, Chertsey  
Change of use of first floor from Class B1 (Office) use to 1 no. x two-bed flat (Class C3) with separate access and parking at rear (accessed off Gogmore Lane).**

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

**RU06/0784**

**17A Windsor Street, Chertsey  
Listed Building Consent for alterations to provide 1 no. x two-bed flat at first floor level and provision of parking space (accessed from Gogmore Lane at the rear).**

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

**RU06/0785**

**Woodcroft, Roberts Way, Englefield Green  
Erection of a single-storey dwelling following demolition of existing bungalow and detached double garage.**

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

**RU06/0787**

**24 Abbots Drive, Virginia Water  
Erection of 6 bedroom 2½ storey detached dwelling with attached triple garage and annexe above following demolition of existing house.**

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

**RU06/0793**

**High Beeches, 21 Howards Lane, Addlestone  
Erection of single-storey rear extension following demolition of single-storey side structure and existing outbuilding.**

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

193. FORMER ADDLESTONE COMMUNITY CENTRE AND ADJOINING LAND TO THE REAR, STATION ROAD, ADDLESTONE

This Agenda report was withdrawn.

194. 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 of the Committee.

<u>Officer</u>	<u>Action Taken</u>	<u>Central Index No</u>
Director of Technical Services	Prior approval for siting and appearance for a 12m high telecommunications mast and associated equipment cabin (amendment to RU 05/1250) at land off A320 Chertsey Lane.	622

195. 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 9.02 p.m.)