

Runnymede Borough CouncilPLANNING COMMITTEE17 September 2003 at 7.30 p.m.

Members of the Committee present: Councillors G.B. Woodger (Chairman), Mrs. J. Norman (Vice Chairman), J.R. Ashmore, Mrs F.J. Barden, J.B. Dean, J.M. Edwards, Mrs L.M. Gillham, C. Knight, D.W. Parr, R.J. Ray, N. Thewlis, A.P. Tollett, and J. R. Whiteley

Members of the Committee absent: Councillors A.G Collins and Mrs V.A. Smallman

321. NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

The Group mentioned below had notified the Chief Executive Officer of their wish that the change listed below be made to the membership of the Committee. The change was for a fixed period ending on the day after the meeting and thereafter the Councillor removed would be re-appointed.

Group requesting Change	Remove from Membership	Appoint Instead
Labour	Councillor R. Pate	Councillor R.J. Ray

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

322. MINUTES

The Minutes of the meeting of the Committee held on 13 August 2003 were approved and signed as a correct record.

323. APOLOGIES FOR ABSENCE

Apologies were received from Councillor A.G. Collins.

324. DECLARATION OF INTEREST

The Chairman, Councillor G.B. Woodger declared a personal and prejudicial interest in applications RU 03/0958 and 03/0959 under the Runnymede Code of Conduct for Members as the applicant was a personal friend. Councillor Woodger withdrew from the room when the applications were determined and Councillor Mrs Norman took the Chair.

325. 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.

APP. NO.
RU 02/1414

LOCATION, PROPOSAL AND DECISION

Former DERA Site, Chobham Lane, Chertsey

Use of site for Class B1 (Business), Class C1 (Hotels), Class D2 (Assembly and Leisure) and a 'sui generis' use including the testing and evaluation of tracked and wheeled military vehicles, driver training courses using military or civilian vehicles, film and media events (as amended 15.8.03).

DECISION: GRANT a Certificate of Existing Lawful Use or Development for the following:

- (1) The use of land and buildings (except for buildings 7, 18, 20, 24, 27, 41, 42, 43, 44, 55, 60b. 62 (part), 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, DSSE (Building 24), DSSM/N (Building 27) and DSSA (Building 99) identified on the plans at Appendices 'F' and 'H' to the Agenda for any purpose within Class B1 (Business) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).**
- (2) The use of land and buildings identified on the plan at Appendix 'G' to the Agenda as a test track for the testing of military vehicles.**
- (3) The use of land and buildings identified on the plan at Appendix 'I' to the Agenda as a Golf Course within Class D2 (Assembly and Leisure) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).**
- (4) The use of land and buildings identified on the plan at Appendix 'J' to the Agenda as a hotel within Class C1 (Hotels) of the Schedule to the Town and Country Planning (Use Classes) (Amendment) Order 1994 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).**

(Mr Thorogood, an objector and Mr Dearlove of the applicant company addressed the Committee on the above application).

RU 03/0483

Former DERA Site, Chobham Lane, Chertsey

Application for compliance determination under Section 302 of the Town and Country Planning Act 1990 in respect of the war period buildings.

DECISION: The works, comprising the erection during the War period (3 September 1939 to 26 March 1946) of Building Nos 07, 018, 020, 024, 027, 041, 042, 043, 044, 055, 060b, 062 (part), 090, 091, 092, 093, 096, 097, 098, 099, DSSE (Building 024), DSSM/N (Building 027) and DSSA (Building 099) as identified on the plan at Appendix 'F' to the Agenda, are DEEMED TO COMPLY WITH PLANNING CONTROL under Section 302 of the Town and Country Planning Act 1990, subject to condition.

- RU 03/0600** **Hope Cottage to Ypsilanti, High Street, Egham**
Erection of part two-storey and part three-storey building comprising 24 no 2-bed flats and erection of 4 houses with vehicular access off Albany Place following demolition of existing four dwellings (revised plans).
- DECISION:** **DEFERRED to enable any representations from local residents on the relocation of the proposed access from Albany Place to be taken into account prior to report to Committee at its next meeting.**
- RU 03/0750** **Ten Acre Farm, Stonehill Road, Ottershaw**
Erection of dwellinghouse with associated parking.
- DECISION:** **GRANT subject to conditions.**
- RU 03/0827** **Hyale, Wentworth Drive, Virginia Water**
Erection of detached dwelling and detached triple garage to provide playroom within the roofspace following demolition of all existing buildings (revised application).
- DECISION:** **GRANT subject to conditions.**
- RU 03/0859** **1 Lincombe Court, Addlestone Park, Addlestone**
Erection of a 1.8 metre high side and front wooden fence.
- DECISION:** **GRANT subject to appropriate conditions.**
- (By reason of special circumstances, the Committee was minded to grant permission on safety grounds and as it did not consider the proposed fence would detract from the streetscene or cause a traffic hazard).
- (A motion to refuse permission was lost).
- (Mrs Stevens, the applicant, addressed the Committee on the above application).
- RU 03/0870** **Truss's Island, Chertsey Lane, Staines**
Improvements to two fishing platforms and repair of damaged bank of the slipway.
- DECISION:** **GRANT subject to conditions.**
- RU 03/0872** **137 Brox Road, Ottershaw**
Demolition of porch and double garage to No 137 and erection of a part single storey, part two-storey side and rear extension and 1 no detached three-bedroom dwelling
- DECISION:** **GRANT subject to conditions.**
- RU 03/0891** **Probyns Cottage, Wick Lane, Englefield Green**
Erection of two-storey dwelling including the insertion of roof light windows in the rear elevation (amendment to planning permission RU 02/1433).
- DECISION:** **GRANT subject to conditions.**

- RU 03/0923** **Probyns Cottage, Wick Lane, Englefield Green**
Installation of 3 no rooflights in the rear elevation of the
proposed dwelling (amendment to planning permission RU
02/0683).
- DECISION: GRANT subject to conditions.**
- RU 03/0909** **Frank Muir Memorial Field, Thorpe**
Construction of a car park to provide 10 spaces and
enclosed by open fencing and height barriers with
vehicular access off Rosemary Lane.
- DECISION: GRANT subject to conditions.**
- RU 03/0913** **Land R/O 220 Brox Road, Ottershaw**
Erection of 4 bedroom dwelling with integral garage and
front parking area (revised plans received 19/8/03).
- DECISION: GRANT subject to conditions.**
- (Mr McLeod, an objector, and Mr Haynes, the agent for the applicant addressed the Committee on the above application).
- RU 03/0927** **12 Burleigh Close, Addlestone**
Alteration to roof space to allow habitable accommodation
incorporating one front and two rear dormer windows and
insertion of velux windows.
- DECISION: GRANT subject to conditions.**
- RU 03/0959** **Renalds Herne, Coldharbour Lane, Thorpe**
Erection of detached garage (amendment to planning
permission RU 03/0358).
- DECISION: GRANT subject to conditions.**
- RU 03/0958** **Renalds Herne, Coldharbour Lane, Thorpe**
Amendment to RU 03/0359 for Listed Building Consent for
the restoration and repair to existing outbuilding to rear of
property and erection of detached garage.
- DECISION: GRANT Listed Building Consent subject to**
condition.

326. SERVICE PLAN 2003/04

The Committee considered its Service Plan for 2003/04.

In order to provide a more coherent reporting and monitoring process, both at political and managerial levels, Officers had drawn the various objectives and targets from the Leader's Position Statement, Best Value Performance Plan, Best Value Continuous Improvement Plans, Best Value Performance Indicators and other plans and strategies together into a single Service Plan for each Committee. The Service Plan included more detail of timescales, potential barriers and additional resource requirements.

Minor changes of wording in the Plan were suggested and these would be incorporated where appropriate. In future, Members of the Planning Committee would be notified when the Enforcement Progress Report would be reported to the Review Board.

RESOLVED that -

the format and current content of the draft Planning Committee Service Plan be approved as a basis for the monitoring and review of the Committee's objectives.

327. COMPREHENSIVE PERFORMANCE ASSESSMENT - PUBLIC SPACE SELF ASSESSMENT DIAGNOSTIC

The Committee considered a draft Public Space Self Assessment diagnostic compiled for the purposes of the forthcoming Comprehensive Performance Assessment (CPA).

The CPA Inspectors would take into account a range of factors, including the recent peer review, the self-assessment, comments from Auditors, published performance indicators, specific information regarding benefits, and also two self assessment 'diagnostics' - one relating to housing issues, and one relating to 'public space'.

The document covered services which were the responsibility of several service committees, and would be reported to each of them in the current cycle.

Minor changes of wording were suggested and these would be incorporated into the version to be reported to Corporate Management Committee.

RESOLVED that -

- i) the Public Space Self Assessment Diagnostic be agreed as a reasonable reflection of services under the remit of this Committee for further report to Corporate Management Committee and Council; and**
- ii) the Chief Executive Officer be authorised to correct and up-date the document as appropriate.**

328. CONSULTATION PAPER ON IMPROVING THE SYSTEM FOR PROTECTING THE HISTORIC ENVIRONMENT

The Committee considered a report on a consultation paper published by the Department for Culture Media and Sport (DCMS) which proposed a number of improvements to the present system of protection for the historic environment.

The main proposals were:

- a) To consolidate the different regimes for protection of the historic environment into a single list of Historic Sites and Buildings of England, which would form the basis of a national database;
- b) To transfer statutory responsibility for listing of buildings from the Secretary of State to English Heritage;
- c) To allow for discretion and discernment in deciding what should be placed on the list other than economic considerations. It also proposed consideration at the outset of whether a site or building should be recorded rather than listed. The Policy of grading into I, II* and II would continue but consideration would be given over time as to whether all the buildings listed at grade II belonged on the unified list or should be placed on local authority lists;
- d) To make listing more transparent and remove uncertainty by requiring a map and statement of significance to accompany any listing;
- e) Greater openness and consultation with appropriate parties regarding proposals to place an asset on the list, and to provide protection whilst listing was under consideration;
- f) To include a new right of appeal against listing decisions;

- g) Establishment of a single flexible consent regime for all items on the new list, apart from the local section of the list;
- h) To allow for regional spatial strategies to set out policies for each region reflecting any Government strategy for protection and management of the historic environment;
- i) The DCMS to examine further how to strengthen Local Authority expertise and capacity - perhaps through development of a pooled sub-regional resource.

The Committee considered the consolidation of all nationally important heritage assets onto a single database would assist in people's understanding of, and accessibility to, all the historic sites and buildings listed under the new system.

The transfer of responsibility for listing from the Government to English Heritage would reduce accountability for the decisions made. It was important therefore that the suggested right of appeal was introduced as part of such a change and that appeal procedures were straightforward and accessible.

There was at present no legislation to protect locally listed buildings from demolition unless they were within a conservation area. It was considered essential that if buildings were to be transferred from Grade II of the statutory list to local lists, legislation was required to bring their demolition and significant alteration under control. The transfer of Grade II listed buildings to local lists would place a significant extra burden on local authorities with consequent resource implications. Grade II listed buildings made up over 90% of the country's listed buildings so this proposal could have the effect of handing responsibility for maintaining the vast bulk of the existing statutory list to local authorities.

The provision of a map and statement of significance to accompany a listing was strongly supported as it would remove existing uncertainty about what comprised the curtilage of a listed building and would help people understand the reasons for a particular listing. The use of the listing to set out those works for which consent was required could provide benefits in reducing the need to apply for works which would not affect the interest of the building. Such a system would need to be carefully considered in order to minimise ambiguity and misunderstanding over exactly which works required consent. There would also be an enormous amount of work required to establish such a system for existing listed buildings. Alternatively, if it is only applied to new listings it would create a 'two-tier' list which would be highly confusing for those involved and run contrary to the stated aim of simplifying the system.

Greater openness and consultation over proposals to list an asset were welcomed as was the need to protect buildings while such listings were under consideration.

The introduction of a right of appeal was considered reasonable in light of the effect that listing could have on people's aspirations for their property and the fact that owners may have information about the property which was relevant to its special interest.

The proposal to establish a single flexible consent regime for all items on the new List (apart from the local section of the List) would not necessarily add a great deal of clarity or simplicity to the system as the considerations to be applied to the different types of asset (buildings, parks, gardens and scheduled monuments) would be quite different. It would place a new responsibility for determining applications for scheduled monument consent on local planning authorities. However, given the low number of such applications this would not be a large burden but could periodically require the Council to procure the necessary expertise.

The Committee doubted the need for regional spatial strategies as this would result in an additional level of bureaucracy which would add confusion and cost to the process.

The proposal for the DCMS to examine strengthening local authority expertise and capacity to cope with any new regimes was welcomed, subject to those resources being adequately funded. However, it was pointed out that the previous conservation resource operated by the County Council had been reduced in capacity over recent years largely as a result of introduction of charges for their services.

RESOLVED that -

the above-mentioned comments be sent to the Department for Culture, Media and Sport as this Council's response to the consultation paper on 'Protecting our Historic Environment: Making the System Work Better'.

329. APPEAL DECISION

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

<u>Site/Development</u>	<u>Decision</u>
Kesters, Trumps Green Road, Virginia Water - planning appeal regarding demolition of existing dwelling house and erection of 2 new dwelling houses existing access altered (RU 02/1139)	DISMISSED

330. 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.

331. 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</u>
Director of Administration and Leisure	Finalisation of Section 106 Agreement regarding Chiquitos, London Road, Virginia Water for submission to Planning Inspectorate	536

332. WOODSIDE, KNOWLE GROVE, VIRGINIA WATER - TREE PRESERVATION ORDER

By resolution of the Committee the press and public were excluded from the meeting during the consideration of this matter under section 100A (4) of the Local Government Act 1972 on the grounds that the discussion would be likely to involve the disclosure of exempt information of the description specified in paragraph 13 of Schedule 12A to Part 1 of the Act.

The Committee considered placing a Tree Preservation Order on one mature English Oak tree in the rear garden of Woodside, Knowle Grove, Virginia Water

A Tree Preservation Order (TPO 354) had recently been made on a group of six Oak trees on land known as Kesters, Trumps Green Road. It was subsequently found that one of the Oak trees protected was outside the boundary of the Kesters site and was actually sited on land to the rear of Woodside, Knowle Grove.

The single mature English Oak was visually prominent, clearly visible from public viewpoints in the surrounding area and was considered to offer a high level of amenity. Accordingly, the Committee considered that a Tree Preservation Order should be made to protect this tree and that the tree be deleted from the TPO relating to Kesters and that Order modified accordingly.

The human rights considerations associated with this case were noted.

RESOLVED that -

- i) the Director of Administration and Leisure be authorised to make a Tree Preservation Order pursuant to Section 198 to 201 of the Town**

and Country Planning Act 1990 in respect of the single mature English Oak at Woodside, Knowle Grove, Virginia Water for the following reason:

The tree makes a significant contribution to the visual amenities of the surrounding area and therefore should be protected in accordance with Policies NE12 and NE13 of the Runnymede Borough Local Plan, Second Alteration, April 2001.

- ii) subject to no adverse representations being received, the Director of Administration and Leisure be authorised to confirm the order without modification.**
- iii) the Director of Administration and Leisure be authorised to confirm TPO 354 subject to the deletion of the single mature English Oak (T1).**

Chairman

(The meeting ended at 10.20pm)