

Runnymede Borough Council
PLANNING COMMITTEE
6 March 2002 at 7.30 p.m.

Members of the Committee present: Councillors V.E. Barker (Chairman), Mrs. C.Y. Jones (Vice-Chairman), Mrs. F.J. Barden, Mrs. P.I. Broadhead, A.G. Collins, J.M. Edwards, J.R. Furey, Mrs. L.M. Gillham, Mrs. V.R.T. Lenton-Smith, H.W.V. Meares, A.M. Moore, Mrs J. Norman, R. Pate, A.P. Tollett and J.R. Whiteley

Members of the Committee absent: None

Councillor Mrs. E.E. Price also attended.

573. 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 for a fixed period ending on the day after the meeting. Thereafter the Councillors removed should be re-appointed.

Group requesting Change	Remove from Membership	Appoint Instead
Conservative	Councillor Mrs. F.M. Angell	Councillor H.W.V. Meares
Runnymede Independent	Councillor F.J. Tourlmain	Councillor Mrs. L.M. Gillham

In addition, following the resignation of the Chairman, Councillor K.J. Clark, the Conservative Group had notified the Chief Executive Officer of their wish that Councillor J.R. Furey be appointed to the membership of 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.

574. ELECTION OF CHAIRMAN

Following the resignation of Councillor K.J. Clark it was

RESOLVED that -

Councillor V.E. Barker be elected Chairman of the Committee for the remainder of the Municipal Year.

575. ELECTION OF VICE-CHAIRMAN

RESOLVED that -

Councillor Mrs. C.Y. Jones be elected Vice-Chairman of the Committee for the remainder of the Municipal Year.

576. MINUTES

The Minutes of the meeting of the Committee held on 6 February 2002 were confirmed and signed as a correct record.

577. DECLARATIONS OF INTEREST

The Chairman, Councillor V.E. Barker, declared an interest under the National Code of Local Government Conduct in respect of planning applications RU.02/0065 and 02/0066. As the interest was clear and substantial, Councillor Barker withdrew from the room and took no part in the determination of the applications. The Vice-Chairman took the chair for these applications.

Councillor H.W.V. Meares declared an interest under the Local Government Act 1974 in respect of planning application RU.02/0076 and withdrew from the room and took no part in the determination of the application. Councillor Meares also declared an interest under the National Code of Local Government Conduct in respect of applications RU.02/0065 and 02/0066. As the interest was not

clear and substantial, Councillor Meares remained and took part in the discussion of the applications but did not vote thereon.

Councillor Mrs. E.E. Price declared an interest under the National Code of Local Government Conduct in respect of application RU.02/0020 which was on the list of applications determined by the Borough Technical Services Officer. As the application had already been determined and was reported for information only with no debate, Councillor Mrs Price remained in the room.

578. 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.

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 01/1050	<p>Land adj St Ann's Heath Junior School, Sandhills Lane, Virginia Water 70 residential units including 28 affordable units with associated car parking, amenity space, pedestrian and vehicular means of access and new playing field (amended plans 19.02.2002) DECISION: Following the completion of an appropriate legal agreement to secure a financial contribution of £150,000 for highway and public transport improvements, provision of replacement school playing field, 28 affordable housing units, dual use playground and new footpath from Trumps Green Road across the site, the Borough Technical Services Officer 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>
RU02/0051	<p>Honeywood Children's Home, Armstrong Road, Englefield Green Revised application for single storey extension to Plot 8 and separation of garages to Plots 7 & 8 following granting of permission RU.01/1055 for erection of 11 dwellings following demolition of existing building DECISION: GRANT subject to conditions:</p>
RU 02/0076	<p>Unilec House, Kings Lane, Englefield Green Erection of 4 no. x two storey dwellings with rooms in roof with parking and vehicular access off Kings Lane following demolition of existing industrial building. New footpath to Northcroft Road. DECISION:</p> <ol style="list-style-type: none"> 1) The application be notified to the Secretary of State for the Environment, Transport and the Regions as an acceptable departure from the provisions of the Development Plan in accordance with the requirements of Town and Country Planning (Development Plans and Consultation) (Departures) Direction 1999 as the proposal could represent inappropriate development within the Green Belt, and that failing any direction from the Minister, and

- 2) Following the completion of a Section 278 Agreement to secure the transfer of land for the provision of a new footpath along the northern side of Kings Lane between the application site and Northcroft Road, the Borough Technical Services Officer 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:

RU 01/1225 Orchard Cottage Farm, Anningsley Park, Ottershaw
Use of buildings for industrial and storage purposes
DECISION: GRANT Certificate of Lawfulness.

RU 01/1247 Lucia Angelis, Thorpe Lea Road, Formerly Clockhouse Annexe, Thorpe Lea Road
Re-use of single storey building as a single dwelling house (retrospective application)
DECISION: REFUSE for the following reasons:

1. The re-use of the building to create a separate self-contained residential unit which intensifies and domesticates the use of the building and surrounding land represents an inappropriate development within the Green Belt having a detrimental impact on the openness of the Green Belt and the purposes of including land in it, therefore contrary to Policies PE1 and PE2 of the Surrey Structure Plan 1994, Policies LO5 and LO6 of the Surrey Structure Plan Deposit Draft January 2001, Policies GB1 and GB7 of the Runnymede Borough Local Plan Second Alteration April 2001 and advice contained in Planning Policy Guidance 2 : Green Belts 1995.
2. The Oak tree (indicated as a Sycamore on the plans) by reason of its health and amenity value is considered to be worthy of preservation and its felling is unacceptable. Consequently the existing vehicular access off Thorpe Lea Road is unacceptable in highway terms by reason of inadequate sight lines and visibility to the south which is likely to cause danger and inconvenience to highway users. This is contrary to Policies PE9 and MT2 of the Surrey Structure Plan 1994, Policies SE7 and DN2 of the Surrey Structure Plan Deposit Draft January 2001 and Policies NE12 and MV4 of the Runnymede Borough Local Plan Second Alteration April 2001.

RU 01/1392 Pannells Farm, Hanworth Lane, Chertsey
Retention of mobile home
DECISION: a) REFUSE for the following reasons:

1. The Planning Authority does not consider that sufficient overriding agricultural or other special reasons have been put forward in support of this application to justify the acceptance of residential accommodation at the site within the terms for the preservation of the Metropolitan Green Belt as defined in Policies PE1 and PE2 of the Surrey Structure Plan 1994, Policies LO5 and LO6 of the Surrey Structure Plan Deposit Draft January 2001 and Policies GB1 and GB4 of the Runnymede Borough Local Plan Second Alteration April 2001.

2. Undesirable Precedent (R420)

- b) the Borough Secretary and Leisure Services Officer be authorised to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 and/or a Breach of Condition Notice with a compliance period of 9 months requiring the removal of the mobile home and all materials, equipment and services connected with or ancillary to the siting of the mobile home;

Reason for Issue of Notice

The mobile home and associated structures are considered to be inappropriate development and harmful to the openness of the Green Belt in this sensitive area, and contrary to Planning Policy Guidance Note 2 : 'Green Belts', Policies PE1 and PE2 of the Surrey Structure Plan 1994, Policies LO5 and LO6 of the Surrey Structure Plan Deposit Draft, January 2001 and Policies GB1 and GB4 of the Runnymede Borough Local Plan Second Alteration, April 2001;

- c) the Borough Secretary and Leisure Services Officer be authorised to take appropriate action including carrying out any prosecution in the event that the notice once effective is not complied with.

- RU 01/1394** Warrenhurst, West Drive, Virginia Water
Amendment to planning permission RU.01/0465 for a detached dwelling to include use of roof space and construction of below ground basement and sub-basement
DECISION: GRANT subject to conditions.
- RU 02/0002** 42-44a High Street, Egham
Change of use of ground floor units from retail (Class A1) uses to an accountancy drop in centre (Class A2) use
APPLICATION WITHDRAWN
- RU02/0006** Land North East of Coxes Lock, Hamm Moor Lane, Addlestone
Removal of condition 18 under application RU.00/0171 to include the use of part of the existing roof space for office accommodation and the installation of 8 velux roof windows (additional plans received 13.2.02)
DECISION: GRANT subject to conditions.
- RU 02/0026** 54 Wey Meadows, Weybridge
Proposed two storey dwelling and retention of mobile home for a temporary period
DECISION: a) REFUSE for the following reasons:
- 1. Metropolitan Green Belt (Land Outside Settlements) (R401)**
 - 2. The proposed development would, by reason of its design, height, bulk and mass materially be at odds with the general pattern of development and affect the character of the Green Belt, contrary to Policy PE2 of the Surrey Structure Plan 1994, Policy LO6 of the Surrey Structure Plan Deposit Draft January 2001 and Policies GB1 and GB6 of the Runnymede Borough Local Plan Second Alteration April 2001.**

3. **Residential Caravan in Metropolitan Green Belt (R411)**
4. **The site is within an area liable to flood and in accordance with Policies EN3 of the Surrey Structure Plan 1994, SE2 of the Surrey Structure Plan Deposit Draft, January 2001 and SV2 of the Runnymede Borough Local Plan Second Alteration April 2001 there is a presumption against development which would be likely materially to:**
 - i) **Increase the risk of flooding elsewhere;**
 - ii) **Increase the number of people or properties at risk**
- b) **the Borough Secretary and Leisure Services Officer 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;**

Reason for Issue of Notice

The mobile home is considered unacceptable as the site lies within -

- a) **the Green Belt where new development is not normally permitted. The development is therefore considered contrary to Policy PE2 of the Surrey Structure Plan 1994 and Policy SE2 of the Surrey Structure Plan Deposit Draft January 2001 and Policy GB1 of the Runnymede Borough Local Plan Second Alteration April 2001 and the advice given in Planning Policy Guidance Note 2 : 'Green Belts' as it represents inappropriate development harmful to the openness of the Green Belt in this sensitive area.**
- b) **an area liable to flood and in accordance with Policies EN3 of the Surrey Structure Plan 1994, SE2 of the Surrey Structure Plan (Deposit Draft) January 2001 and SV2 of the Runnymede Borough Local Plan Second Alteration, April 2001 there is a presumption against development which would be likely materially to:**
 - i) **increase the risk of flooding elsewhere;**
 - ii) **increase the number of people or properties at risk.**
- c) **the Borough Secretary and Leisure Services Officer be authorised to take appropriate action including carrying out any prosecution in the event that the notice, once effective, is not complied with.**

**RU 02/0046 41 Scotland Bridge Road, New Haw
Erection of single storey rear extension (revised plans received 19/2/02)
DECISION: GRANT subject to conditions.**

**RU 02/0048 Whitedale, Tite Hill, Englefield Green
Renewal of planning permission RU.97/0273 for erection of two storey extension
DECISION: GRANT subject to conditions.**

- RU 02/0050** Whitedale, Tite Hill, Englefield Green
Renewal of planning permission RU.97/0983 for erection of single storey front extension
DECISION: GRANT subject to conditions.
- RU 02/0053** 92 Pycroft Road, Chertsey
Erection of single storey rear extension
DECISION: GRANT subject to conditions.
- RU 02/0058** 77 Little Green Lane, Chertsey
Erection of single storey rear extension, alteration and addition of roof to side to allow loft conversion, rear dormer and ground floor front extension to provide porch and tiled roof (revised plans 19/02/02)
DECISION: GRANT subject to conditions.
- RU02/0061** 18 Abbey Road, Chertsey
Erection of single storey rear extension and pitched roof over existing garage.
DECISION: GRANT subject to conditions.
- RU 02/0065** Dell Park Estate, Wick Lane, Englefield Green
Removal of condition 4 of permission RU.99/0114 and modification of condition 1 and removal of conditions 2,3,4, and 5 of permission RU.00/1137 to allow unlimited use of polo ground between 1st April and 30th September (amended 13.02.02)
DECISION: REFUSE for the following reason:
- The introduction of polo playing on Sundays and exhibition and charity polo games, the extended times of play and the removal of the restriction on the number of polo games per week are likely to result in additional noise and disturbance detrimental to the residential amenities of the neighbouring properties in Prospect Lane and Kings Lane.
- RU 02/0066** Dell Park Estate, Wick Lane, Englefield Green
Modify condition 4 of 99/0114 and condition 2 (hours of use) of 00/1137 and removal of condition 3 (no play Sundays) and 4 (no exhibition games) of 00/1137 to allow additional use of ground (between 11 to 4.30 on Saturday, Sunday and Bank Holidays)
DECISION: REFUSE for the following reason:
- The introduction of polo playing on Sundays and the introduction of exhibition and charity polo games is likely to result in additional noise and disturbance detrimental to the residential amenities of the neighbouring properties in Prospect Lane and Kings Lane.
- RU 02/0072** The Coach House, Guildford Street, Chertsey
Erection of single storey garden room and enclosure of existing covered way to increase living area.
DECISION: GRANT Listed Building Consent subject to conditions.
- RU 02/0079** The Olive Grove, 5/6 High Street, Egham
Single storey extension for an enlarged customer seating area following demolition of existing sheds and extension and the provision of an external fire escape staircase
DECISION: GRANT subject to conditions.

- RU 02/0078** **The Olive Grove, 5/6 High Street, Egham**
Internal and external alterations involving rearrangement of restaurant layout, openings and access, single storey extension to enlarge customer area, provision of external fire escape staircase and associated works
DECISION: GRANT Listed Building Consent subject to conditions.
- RU 02/0112** **The Olive Grove, 5/6 High Street, Egham**
Illuminated fascia signs on all elevations, illuminated hanging sign on south elevation, non-illuminated painted lettering on west elevation.
DECISION: GRANT subject to conditions.
- RU 01/0083** **28 Emley Road, Addlestone**
Erection of fence to the side boundary
DECISION: GRANT subject to conditions.

579. MAJOR INFRASTRUCTURE PROJECTS – DELIVERING A FUNDAMENTAL CHANGE

The Committee considered a report on a DTLR Consultation Paper on proposed new procedures to enable Parliament to approve major infrastructure projects, such as airports, power stations, trunk roads and rail schemes.

The Government proposed two approaches for designation of a project to be subject to the new procedures. Firstly for the Secretary of State (SoS) to have 'unfettered power' to designate projects, and secondly to use his discretion to designate specific projects which were included within a prescribed list to be set out in the legislation. There would be no formal consultation process.

With an 'unfettered' approach there could be no certainty that this would not be applied to smaller scale schemes, for example those by or on behalf of the Crown. The discretion approach was preferred by Members particularly as there was to be no formal consultation process, and as the categories of qualifying developments would be defined in a statutory list similar to the illustrative list circulated with the Consultation Document.

The Government proposed that the Parliamentary stage would generally be preceded by development of a national policy statement in respect of major infrastructure projects with Parliament approving, in principle, the need for and location of a particular project before detailed issues were considered at a Public Inquiry. The final decision to confer planning permission would rest with the SoS following the Public Inquiry. This would provide more certainty for residents and provide greater opportunity for all parties to comment on details of the proposal. Members agreed that the current procedure did not provide an appropriate forum for debating or challenging the principle of a particular project. Such time might be better devoted to the examination of the more detailed environmental issues surrounding the project, consideration of the impact these might have upon the local area and how and indeed whether these could be ameliorated.

Members also considered it very important that when a proposal was approved in principle by Parliament that provisions for dealing with potential planning blight associated with the proposal were introduced at the same time.

The proposed changes were generally welcomed. It was noted that the SoS would expect to reject a proposal approved in principle by Parliament only in exceptional circumstances. However, should an Inspector's findings and recommendations on the detailed issues point clearly to a rejection, then the Committee considered the SoS should abide by this.

The Government would prescribe an overall timetable for Parliamentary consideration of the broad principle of a major infrastructure project, once a project had been designated to be 'major'. A 42 day public consultation period had been suggested. Representations on the project would be made to the SoS through the Local Planning Authority.

The desire to speed up the whole process of planning decisions on major projects was supported. However the suggested period of 42 days for public comment was considered far too short by the Committee. It was considered that the period should be extended to between 56 days and 84 days, these being the statutory times for determining normal planning applications (8 weeks) and those applications involving Environmental Impact Assessments (12 weeks) respectively.

RESOLVED that -

the above-mentioned comments be forwarded to the DTLR as this Council's formal comments in respect of this Consultation Paper.

580. CONSULTATION PAPER ON PROPOSED GOVERNMENT GUIDANCE TO LOCAL HIGHWAY AUTHORITIES ON THE PREPARATION OF RIGHTS OF WAY IMPROVEMENT PLANS

The Committee considered a report on the Department for Environment, Food & Rural Affairs (DEFRA) "Draft Guidance to Local Highway Authorities on the Preparation of Rights of Way Improvement Plans".

The Countryside and Rights of Way Act 2000 (CROW 2000) was due to come into effect in 2005. Sections 60 and 61 of the Act required Local Highway Authorities to prepare and publish Rights of Way Improvement Plans within 5 years of the commencement of the Act, and to assess and review those Plans not more than 10 years after publication, and at intervals of not less than 10 years thereafter. The Plans would identify the changes to be made to the local rights of way network in order to meet the Government's aim of better provision for walkers, cyclists, horse riders and people with mobility problems.

Comments had been requested by DEFRA from all relevant parties as to the extent to which the Guidance document reflected the statutory requirements in Sections 60 and 61 of CROW 2000. The Committee supported the approach set out in the draft Guidance, whilst acknowledging that the means of meeting the individual needs of all the various users of the Rights of Way network were not always compatible. Appendix 'A' sets out the particular questions posed in the consultation paper (shown in italics), along with the Officer's recommended responses which were endorsed by the Committee.

RESOLVED that -

- i) the responses set out in Appendix 'A' be submitted to D.E.F.R.A., as the comments of Runnymede Borough Council on the Consultation Paper on Draft Guidance to Local Highway Authorities on the Preparation of Rights of Way Improvement Plans; and**
- ii) the Council confirms its support for the requirements of the Countryside and Rights of Way Act 2000 with respect to Rights of Way Improvement Plans.**

581. APPEAL DECISION

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

<u>Site/Development</u>	<u>Decision</u>
199 Almers Road, Lyne - planning appeal regarding a two storey side and single storey rear extension (RU 01/0499)	DISMISSED

582. PLANNING APPLICATIONS DETERMINED BY BOROUGH TECHNICAL SERVICES OFFICER

A list of planning applications recently determined by the Borough Technical Services Officer under his delegated powers was received and noted.

Chairman

(The meeting ended at 10.20 p.m.)