

Runnymede Borough CouncilPLANNING COMMITTEE4 February 2004 at 7.30 p.m.

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

Members of the Committee absent: None

Councillors P.J. Poole and Mrs E E Price also attended.

674. 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 reappointed.

Group requesting Change	Remove from Membership	Appoint Instead
Runnymede Independent	Councillor Mrs L.M. Gillham	Councillor B.J. Relph

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

675. MINUTES

The Minutes of the meeting of the Committee held on 7 January 2004 were approved and signed as a correct record.

676. DECLARATIONS OF INTEREST

The following interests were made under the Runnymede Code of Conduct for Members by the Councillors shown. Councillor Mrs Price withdrew from the meeting when the respective item was considered.

<u>Councillor</u>	<u>Item</u>	<u>Nature of Interest</u>
Mrs E.E. Price	Strodes College, Egham (RU.03/0979 and 1022)	Personal and prejudicial – Trustee and Governor
B.J. Relph	Strodes College, Egham (RU.03/0979 and 1022)	Personal – Council appointed Governor
G.B. Woodger	Little Echoes Day Nursery, The Orchard, South Road, Englefield Green (RU.03/1300) and The Orchard, South Road, Englefield Green (RU.03/1046)	Personal – Council appointee to RHUL Council.

677. 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. Member(s) 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. LOCATION, PROPOSAL AND DECISION

RU 03/0979 Strode's College, High Street, Egham
Erection of part two-storey and part three-storey building comprising 14 no. x two-bed flats with ancillary car parking and vehicular access off Wetton Place following demolition of existing building (amended plans showing bin store, cycle stores and additional high level windows and additional supporting information 13/1/04)
DECISION: GRANT subject to conditions.

(Mr Henry, an objector, and Mr Monk on behalf of the applicant addressed the Committee on the above application).

RU 03/1022 Strode's College, High Street, Egham
Erection of two-storey detached teaching building comprising 12 classrooms and two-storey detached building to be used for staff and dining accommodation following demolition of existing buildings and temporary classrooms (amended drawings reducing height of building).

DECISION:

- (1) The application be referred to the Office of the Deputy Prime Minister as an acceptable departure from the provisions of the Development Plan in accordance with the requirements of the Town and Country Planning (Development Plans and Consultation) (Departures) Direction 1999 as the proposal could represent inappropriate development within the Green Belt, and**
- (2) Failing any Direction from the Office of the Deputy Prime Minister and following the completion of an appropriate legal agreement for the submission and approval of a College Travel Plan before the occupation of the first building hereby approved, the details of which shall be implemented in accordance with the agreed Travel Plan and the payment of £2,000 for Surrey County Council to monitor the College Travel Plan, 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.**

(Mrs Reynolds, an objector, and Mr Monk on behalf of the applicant addressed the Committee on the above application).

RU 03/1342 157 - 158 High Street, Egham
Erection of three-storey building comprising a retail use (Class A1) on the ground floor and two-storey residential (16 no. x 2-bed and 6 no. x 1 bed) flats above following demolition of the existing dwellings.
DECISION: APPLICATION WITHDRAWN

- RU 03/1349** **157-158 High Street, Egham**
Conservation Area consent to demolish the two existing buildings.
DECISION: APPLICATION WITHDRAWN
- RU 03/1477** **3A, 3 & 4 St Jude's Road, Englefield Green**
Erection of three-storey detached building to comprise 6 flats (4 no. x 1-bed flats and 2 no. x bedsits), rear car parking area and vehicular access off St Jude's Road following demolition of existing building (revised application).
DECISION: GRANT subject to conditions.
- RU 03/1389** **Thorpe Park**
Erection of a single-storey engineering workshop
DECISION: GRANT subject to conditions.
- RU 03/1406** **The American Community School, Woodlee, London Road, Virginia Water**
Renewal of 10 year plan for the redevelopment of the site (granted planning permission under ref. RU 00/1062).
DECISION: GRANT subject to conditions.
- RU 03/1046** **The Orchard, South Road, Englefield Green**
Removal of condition 1 (temporary use for 3 years) from planning permission RU 02/0496 for the use of the bungalow as a day nursery.
DECISION: GRANT subject to conditions.
- RU 03/1300** **Little Echoes Day Nursery, The Orchard, South Road, Englefield Green**
Erection of front extensions to existing property to be used as a day nursery.
DECISION: GRANT subject to conditions.
- RU 03/1325** **Lynwood Farm, Lyne Lane, Lyne**
Demolition of existing buildings and erection of bungalow with garage and residential annex, stable block and tack room.
DECISION:
- (1) The application be referred to the Office of the Deputy Prime Minister as an acceptable departure from the provisions of the Development Plan in accordance with the requirements of the 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 an appropriate legal agreement to prevent the future use of the roof area of the dwelling and annexe for habitable accommodation, 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.**

- RU 03/1336** **Station Yard, Station Approach, Virginia Water**
Erection of temporary office building, temporary garage, temporary car wash building, erection of 2.1 metre high fence and change of use of land to operate a car hire company.
DECISION: GRANT subject to conditions.
- RU 03/1363** **Sarnia, Keepers Walk, Virginia Water**
Erection of detached two-storey house with indoor swimming pool and attached triple garage to the front of the property.
DECISION: GRANT subject to conditions.
- (Mr Chatfield, an objector, addressed the Committee on the above application).
- RU 03/1392** **Coopers Hill Sports Ground, Coopers Hill Lane, Englefield Green**
Erection of replacement fencing and entrance gates plus additional fencing along the boundaries of the site (amended application).
DECISION: APPLICATION WITHDRAWN.
- RU 03/1464** **Runnymede Café, Runnymede Pleasure Ground, Windsor Road, Egham**
Erection of single-storey side extension to Runnymede Café.
DECISION: GRANT subject to condition.
- RU 03/1491** **16 Page Croft, Harrow Close, Addlestone**
Change of use of empty residential flat to office
DECISION: GRANT subject to conditions.
- RU 03/1504** **Torey Pines, South Drive, Virginia Water**
Erection of detached two-storey dwelling with attached triple garage with accommodation above with vehicular access and entrance gates off West Drive following demolition of existing house and outbuildings (revised application).
DECISION: GRANT subject to conditions.
- (Mr Gonszor, an objector, and Mr Collins, the applicant, addressed the Committee on the above application).
- By reason of special circumstances, namely that Surrey County Council intended to determine the following consultation applications at its Planning Committee on 24 February 2004 (and required comments at the latest by 13th February 2004), the Chairman of this Council's Planning Committee had agreed for reports on these consultation applications to be considered as a matter of urgency.
- RU 03/1074** **Land at Muckhatch Lane, Egham**
The Winning and Working of sand and gravel and the deposit of waste all in association with construction works for the M25 followed by restoration to agricultural and a landscaped lake.
DECISION: The previous decision of the Committee to raise STRONG OBJECTIONS be reaffirmed, together with additional concerns on highways and drainage issues.
- RU 03/1075** **Great Fosters Hotel, Stroude Road, Egham**

Winning and Working of sand and gravel and the deposit of waste all in association with construction works for the M25 followed by restoration to woodland.

DECISION: The previous decision of the Committee to raise STRONG OBJECTIONS be reaffirmed.

(Ms Baker, an objector, addressed the Committee on the above two applications).

678. APPEAL DECISIONS

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

	<u>Site/Development</u>	<u>Decision</u>
a)	45 Selsdon Road, New Haw - planning appeal regarding a single storey rear and front addition, plus provision of 2 rooms and bathroom in roof space, following raising of roof height (03/0205).	DISMISSED
b)	18 Clarence Street, Egham - planning appeal regarding a revised conservatory (03/0721).	DISMISSED

679. 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 10.13 p.m.)