

Runnymede Borough CouncilPLANNING COMMITTEE18 June 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, A.G. Collins, J.B. Dean, J.M. Edwards, Mrs L.M. Gillham, C. Knight, D.W. Parr, R. Pate, Mrs. V.A. Smallman, N. Thewlis, A.P. Tollett, and J. R. Whiteley

Members of the Committee absent: None

Councillors C.J. Norman and B.J. Relph also attended.

107. MINUTES

The Minutes of the meetings of the Committee held on 15 and 21 May 2003 were approved and signed as a correct record.

108. 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 03/0140 Rusham Park, Whitehall Lane, Egham
Erection of single-storey and three-storey buildings with single-storey link, alterations of existing building, formation of internal access road and service area off Whitehall Lane, following demolition of 3497 sq m.**

DECISION:

Following the completion of an appropriate legal agreement to secure off site road and junction re-alignments/improvements, an extension of the 30 mph speed limit along Whitehall Lane, company travel plan, phasing of demolition works, use class restriction and the non-implementation of RU.95/0489 on the proposed buildings, 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.

(Ms J Boxall, an objector, addressed the Committee on the above application. Mr Thompson of Nathaniel Lichfield & Partners and agents for the applicant addressed the Committee in support of the above application.)

- RU 03/0139** **Rusham Park, Whitehall Lane, Egham**
Erection of single-storey and three-storey buildings with single-storey link, alterations of existing building, formation of internal access road and service area off Whitehall Lane, following demolition of 3497 sq m
- DECISION:**
Following the completion of an appropriate legal agreement to secure off site road and junction re-alignments/improvements, an extension of the 30 mph speed limit along Whitehall Lane, company travel plan, phasing of demolition works, use class restriction and the non-implementation of RU.95/0489 on the proposed buildings, 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.
- (Ms J Boxall, an objector, addressed the Committee on the above application. Mr Thompson of Nathaniel Lichfield & Partners and agents for the applicant addressed the Committee in support of the above application.)
- RU 03/0438** **Painesfield Allotments, rear of 128 - 138 Eastworth Road, Chertsey.**
Change of use of allotments to residential and erection of 58 dwellings including one, two and three storey and a mix of one, two, three and four bedroom units with associated parking, roads and landscaping (revised plans received 8.5.03).
- DECISION: GRANT subject to conditions.**
- (Mr G.B. Kerr an objector, addressed the Committee on the above application. Ms A. Williams Director of Development Services at Apex Housing who were the applicants addressed the Committee in support of the above application.)
- RU 03/0441** **Land at Roakes Avenue, Addlestone**
Demolition of 63 flats, 20 three bed houses and 85 pre-fab garages and erection of 106 dwellings comprising 21, one bedroom flats, 47 two bedroom flats, 7 two bedroom houses, 24 three bedroom houses and 7 four bedroom houses.
- DECISION: GRANT subject to conditions.**
- RU 03/0452** **Garfield Road Car Park, Garfield Road, Addlestone**
Part single, part two storey community hall to replace existing facility in Station Road with re-arranged car parking layout following demolition of existing public conveniences.
- DECISION: GRANT subject to conditions.**
- RU 03/0490** **Ensign House, Brighton Road, Addlestone**
Demolition of existing three storey office building and erection of three storey residential blocks comprising twenty four x 2 bedroom apartments.
- DECISION: REFUSE for the following reason:**

The proposed development constitutes an undesirable over development of the site by reason of its siting, proximity to common boundaries and lack of usable amenity space resulting in an incongruous and cramped development, incompatible with its surroundings and detrimental to the character and residential amenities of the surrounding area and future occupiers. As a result the proposal would be contrary to Policy PE10 of the Surrey Structure Plan 1994, Policy SE4 of the Surrey Structure Plan Deposit Draft, December 2002 and Policies BE2, HO1 and HO9 of the Runnymede Borough Local Plan, April 2001.

(Mr Reed, an objector, addressed the Committee on the above application. Mr Crouch agent for the applicant addressed the Committee in support of the above application.)

**RU 03/0294 The New Bungalow, Ruxbury Farm, St Ann's Hill Road, Chertsey
Occupation of bungalow without compliance with conditions 4 and 8 of planning permission RU.85/0294 and siting of two dwellings contrary to condition 5 of RU 85/0294.
DECISION: GRANT Certificate of Lawfulness.**

(Mr R Burrows, an objector, addressed the Committee on the above application.)

**RU 03/0416 1 Woodlee Cottages, Callow Hill, Virginia Water
Felling of a Horse Chestnut tree subject to a TPO No. 280
DECISION: GRANT**

(The Committee considered that special circumstances existed which warranted the grant of planning permission, namely that the detriment caused to the property outweighed the visual amenity value of the tree.)

(A Motion to refuse permission was lost)

(Mr Mayor, an objector, addressed the Committee on the above application. Mr Adam, the applicant, addressed the Committee in support of the above application.)

**RU 03/0473 4A Orchard Avenue, Woodham
Erection of single-storey rear and front extension
DECISION: GRANT subject to conditions.**

**RU 03/0476 92 - 95 High Street, Egham
Erection of 3 storey building comprising 24 two bedroom flats with rear amenity areas and parking with access off Denham Road, following demolition of existing building.
DECISION: APPLICATION WITHDRAWN.**

**RU 03/0477 92-95 High Street, Egham
Erection of 3 storey building comprising 24 two bedroom flats with rear amenity areas and parking with access off Denham Road, following demolition of existing building.
DECISION: APPLICATION WITHDRAWN.**

**RU 03/0488 11 The Retreat, Englefield Green
Erection of a two-storey side and rear extension and a single-storey side and rear extension following demolition of an existing garage.**

DECISION: GRANT subject to conditions.**RU 03/0550**

**Sainsburys, The Causeway, Staines
Display of 6 no. X non-illuminated signs in and around
customer car park, 9 no. X non-illuminated signs at the
petrol filling station and new signage for two ATMs on the
front elevation of store.**

DECISION: GRANT subject to conditions.109. AIMS AND TARGETS 2002/03 - OUTTURN

The Committee was informed of the outturn figures on the 2002/03 Aims and Targets for this Committee.

Performance on determination of planning applications had improved over the year, despite record levels of applications submitted. An increase in planning application fee levels had provided surplus income.

Local plan review work had been delayed because of uncertainties over new legislation which was still going through Parliament. Nevertheless, this Committee had considered a series of topic papers over the year.

Good progress had been made on meeting affordable housing targets, but there was considerable uncertainty currently regarding the withdrawal of Local Authority Social Housing Grant.

Planning enforcement had suffered last year with only one Officer in post but the section was now back to full strength and getting to grips with outstanding issues.

It was noted that the target income for Building Control was a surplus of £25,000. The actual surplus was £9,000. The deficit referred to in the Aims and Targets was therefore against the target surplus rather than an actual deficit.

Good progress on planning targets had been maintained, despite the high workloads and continued turnover of staff.

110. SUPPLEMENTARY PLANNING GUIDANCE ON HOUSEHOLDER DEVELOPMENT AND TREES, WOODLANDS AND HEDGEROWS

(Ref: Minutes of Planning Committee, 5 February 2003, page 1024, para. 589)

The Committee was informed of the outcome of the consultation on the draft supplementary planning guidance on Householder Development and Trees, Woodlands and Hedgerows and considered certain changes in the light of the consultation.

8 individuals or organisations made a total of 14 comments on the Householders' Guide and 8 individuals or organisations made a total of 35 comments on the Trees and Hedgerows Guide. The Committee noted the comments and the Officer responses thereto.

The main change to the Householder Guide was the insertion of a paragraph relating to nature conservation interests and the protected status of bats and nesting birds, both of which could be affected by householder developments.

Other changes were:

- the inclusion of wording to clarify that angles and dimensions quoted were for guidance only and that whilst individual cases may be considered on their merits the Planning Authority would have particular regard to these matters;
- inclusion of the requirement to provide accurate plans, including a location plan and the correct fee when submitting an application;

- cross-references to the separate guidance on green belt extensions and to the notes for applicants distributed with householder application forms;

In response to some of the other representations, notably those from the Government Office for the South East it was proposed to include their suggestions in the work being undertaken on the Local Development Framework. This would include addressing those aspects of current local plan policy that did not accord with current Government guidance and preparation of an assessment of the character of the Borough's built and natural environment.

The main changes to the Trees, Woodlands and Hedgerows Guide were:

- inclusion of references to the contribution of trees and hedgerows to nature conservation and the relevant legislation on this issue;
- the addition of cross referencing to the relevant British Standard and information on how to obtain it
- clarification of the role of the Forestry Commission; and
- a significant number of minor changes to improve the clarity of the guidance.

The Committee acknowledged that the adoption of the supplementary guidance should help to preserve and enhance the environment of the Borough by encouraging good quality design in minor developments and appropriate treatment of trees, woodlands and hedgerows in the development process.

RECOMMEND that -

the Householders Guide at Appendix 'A' and the Trees, Woodlands and Hedgerows Guide at Appendix 'B' be approved as Supplementary Planning Guidance for the purposes of development control.

111. APPEAL DECISION

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

<u>Site/Development</u>	<u>Decision</u>
20 Sayes Court, Addlestone - planning appeal regarding a rear conservatory.	ALLOWED

112. 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 noted.

Chairman

The meeting ended at 10.07 p.m.)