

Runnymede Borough CouncilPLANNING COMMITTEE23 January 2002 at 7.30 p.m.

Members of the Committee present: Councillors K.J. Clark (Chairman), Mrs. F.J. Barden, Mrs P.I. Broadhead, A.G. Collins, D.P. Easton, J.M. Edwards, Mrs. C.Y. Jones, A.M. Moore, Mrs J. Norman, R. Pate, A.P. Tollett, F.J. Tourlmain and J.R. Whiteley.

Members of the Committee absent: Councillors V.E. Barker and Mrs. V.R.T. Lenton-Smith.

Councillors Mrs. L.M. Gillham and Mrs. E.E. Price also attended.

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

Group requesting Change	Remove from Membership	Appoint Instead
Conservative	Councillor Mrs. F.M. Angell	Councillor D.P. Easton

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

495. MINUTES

The Minutes of the meeting of the Committee held on 19 December 2001 were confirmed and signed as a correct record.

496. APOLOGIES FOR ABSENCE

Apologies were received from Councillor V.E. Barker.

497. 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.**

**APPLICATION NO.****LOCATION, PROPOSAL AND DECISION****RU.00/0508**

**Causeway Estate, Lovett Road, formerly land south side of The Causeway, Staines  
Erection of four storey office building with basement and decked car parking (amended plans received 19.2.01)  
DECISION: Subject to the prior completion of an appropriate legal agreement to secure highways improvement works and financial contribution towards public transport and Local Transport Plan initiatives and the preparation and enforcement of a Travel Plan, 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.01/1343**      **88 Harvest Road, Englefield Green**  
**Erection of three-storey building comprising 12 no. x 1**  
**bedroom apartments and a rear car park with access off**  
**Harvest Road following the demolition of existing office**  
**building**  
**APPLICATION WITHDRAWN.**
- RU.01/1391**      **Land at Fox Lane North, Pyrcroft Road, Guildford Street**  
**(South), Eastworth Road, Charles Street and Station**  
**Road, Chertsey**  
**Variation of condition 13 of planning permission**  
**RU.00/0970 in respect of the Chertsey Revitalisation**  
**Scheme to allow occupation of Phase 8 (Aymer House) in**  
**advance of the refurbishment of nos. 23, 25 and 27**  
**Guildford Street**  
**DECISION: DEFERRED to enable discussions with**  
**applicant regarding any necessary remedial**  
**works.**
- RU.00/1038**      **Land r/o Ongar Parade, formerly land at Ongar Hill,**  
**Addlestone**  
**Demolition of existing lock-up garages and erection of a**  
**three bedroom dwelling with garage**  
**DECISION: GRANT subject to conditions.**
- RU.01/1263**      **Harmony, Laleham Reach, Chertsey**  
**Erection of a single-storey side extension with raised**  
**decking**  
**DECISION: GRANT subject to conditions.**
- RU.01/1268**      **Almners Priory, Almners Road, Lyne**  
**Change of use from offices to nursery, internal**  
**alterations, erection of external porches, fences and gates**  
**and demolition of outbuildings**  
**DECISION: Subject to an appropriate agreement to**  
**secure, prior to any development**  
**commencing on site and all at the**  
**applicant's expense, works within the**  
**highway, namely:**
- i)      closure of the existing vehicular**  
**access adjacent to the North Lodge**  
**by raising the dropped kerb,**  
**removing the bitmac crossover,**  
**reinstating the area with grass,**  
**resurfacing bitmac areas between**  
**existing sections of footway;**
  - ii)     closure of the existing car park**  
**access road by raising dropped kerb**  
**and removing bitmac crossover and**  
**reinstating area with grass.**
  - iii)    provide new exit as shown on**  
**application drawing no. 01.086/03A**  
**by constructing dropped kerb and**  
**bitmac surfacing to back edge of**  
**highway, a new culvert (if required)**  
**across the drainage ditch or any**  
**other appropriate measures to**  
**accommodate highway drainage as**  
**required by the Environment Agency**  
**and Highway Authority;**

- iv) **provision of 'Keep Clear' markings on the carriageway of Almnors Road to serve the access adjacent to South Lodge in accordance with Traffic Signs Regulations and General Directions 1994. all as may be agreed by the Highway Authority after consultation with the Planning Authority,**

**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.01/1267**      **Almnors Priory, Almnors Road, Lyne  
Erection of new external porches, fences and gates, internal alterations and demolition of outbuildings  
DECISION: LISTED BUILDING CONSENT GRANTED subject to conditions.**
- RU.01/1283**      **Runnymede Council Depot Social Club, Stoneylands Road, Egham  
Renewal of temporary permission RU.99/0985 for the siting of a residential caravan for a security guard  
DECISION: GRANT one year temporary permission subject to conditions.**
- RU.01/1289**      **Rhus Sumach, Bundys Way, Staines  
Erection of single storey rear and front extensions including raising of main roof to incorporate extensions and detached double garage following demolition of existing garage (revised description received 10.1.02)  
DECISION: GRANT subject to conditions.**
- RU.01/1292**      **The Homestead, Barley Mow Road, Englefield Green  
First floor front and rear extensions  
DECISION: GRANT subject to conditions.**
- RU.01/1309**      **Green Landscape Nursery, Hurst Lane, Egham  
Erection of a 22.5 metre high telecommunication monopole mast with six panel antennas, two dish antennas and a compound enclosing radio equipment cabin  
DECISION: GRANT subject to conditions.**
- RU.01/1315**      **Ambergate, Heath Rise, Virginia Water  
Erection of first floor side extension and front porch, conversion of existing integral double garages to habitable accommodation and erection of a detached double garage at the front of the plot  
DECISION: GRANT subject to conditions.**
- RU.01/1323**      **Probyns Cottage, Wick Lane, Englefield Green  
Erection of a detached dwelling and detached double garage following demolition of existing chalet  
DECISION: GRANT subject to conditions.**
- RU.01/1325**      **Land r/o 60-62 Pinewood Grove, New Haw  
Erection of one four-bedroom detached dwelling with double garage  
DECISION: GRANT subject to conditions.**

- RU.01/1349**      **90 Harvest Road, Englefield Green**  
**Erection of two-storey and single-storey extensions to the front, side and rear of the property**  
**DECISION: GRANT subject to conditions.**
- RU.01/1353**      **DSO, Fordwater Trading Estate, Ford Road, Chertsey**  
**Installation of new lighting scheme for depot site and 8m pole for CCTV camera**  
**DECISION: GRANT subject to conditions.**
- RU.01/1357**      **Land adj. to 2 Band Lane, Egham**  
**Erection of a two-storey detached dwelling**  
**DECISION: GRANT subject to conditions.**
- RU.01/1359**      **Civic Offices, Station Road, Addlestone**  
**Retention of 14 air conditioning units and ventilation unit to UPS room**  
**DECISION: Following the expiry of the consultation period, 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.01/1361**      **Verge at junction of Langton Way and Thorpe Lea Road, Egham**  
**Installation of 8 metre high pole for closed circuit television**  
**DECISION: GRANT subject to conditions.**
- RU.01/1363**      **8 Wingfield Close, New Haw**  
**Erection of first floor side extension**  
**DECISION: GRANT subject to conditions.**
- RU.01/1364**      **7 Wingfield Close, New Haw**  
**Erection of first floor side extension**  
**DECISION: GRANT subject to conditions.**
- RU.01/1366**      **PGA European Tour, Wentworth Drive, Virginia Water**  
**Erection of single-storey extension with accommodation in the roof to create additional office floorspace for PGA European Tour following demolition of single-storey extension**  
**DECISION: GRANT subject to conditions.**
- RU.01/1370**      **Cherry Pink, 7 Simons Walk, Englefield Green**  
**Erection of detached 5-bedroom dwelling house with integral garage following demolition of existing dwelling**  
**DECISION: GRANT subject to conditions.**
- RU.01/1379**      **St Peter's Hospital, Guildford Road, Chertsey**  
**Installation of one 7 metre high closed-circuit television camera and pole**  
**DECISION: GRANT subject to conditions.**

498. AIMS AND TARGETS

(Ref: Minutes of Corporate Management Committee, October 2001, page 448, para 288)

The Committee was informed of progress made against the Planning and Regulatory and Engineering Aims and Targets for 2000/01 and considered the proposed Aims and Targets for 2002/03 (Appendix 'A'), based upon the Leader's Statement for 2002/2003.

**RESOLVED that -**

- i) the interim progress report in respect of the 2000/01 Aims and Targets be noted; and**

**RECOMMEND that -**

- ii) the proposed Aims and Targets for 2002/03, attached at Appendix 'A', be adopted.**

499. DRAINAGE SECTION - IMPROVEMENTS PROGRAMME AND STAFFING

In accordance with the decision of the Corporate Management Committee the Committee considered the staffing programme and operational implications of a revised drainage improvement programme.

At its November and December meetings, the Corporate Management Committee had considered how the reduction of £130,000 per annum in the Special Works drainage budget, identified in the Revenue Forecast, could be achieved and also reviewed staffing resources following a vacancy which had arisen in the Drainage Section.

The Corporate Management Committee had considered that a prioritised rolling programme would achieve the required reduction in the budget estimate of £130,000, and also agreed that the filling of the staff vacancy was necessary to achieve that programme.

In recent years the Special Drainage Schemes budget had been underspent. This underspend had been caused by two factors. Firstly, staff involvement in securing maintenance or reacting to other drainage and flooding problems and emergencies had left them insufficient time to design the improvements contained in the 'Specials' programme. Secondly, the budget reflected the total programme of scheme improvements, which realistically would never be achieved in a single year.

The Committee concurred with the view of Corporate Management Committee that the improvement schemes should be prioritised and the 'Specials' budget be amended to reflect the capacity of the drainage section to implement the programme. The Committee considered that the current Capital Scheme programme should be prioritised in the following order:

Spring Rise Drainage Study  
 River Bourne Improvements  
 Guildford Road Drainage Study  
 Englefield Green Drainage Study  
 Lyne Village Drainage Study (subject to Committee approval)  
 Joint Funded Land and Highway Drainage Works  
 Additional minor drainage investigations.

Members noted that the allocation of costs to 'specials' works was particularly difficult as it was not until the nature of the works required was fully investigated and a scheme designed that it could be properly costed.

**RESOLVED that -**

- i) the decision of the Corporate Management Committee that the vacant post in the drainage section be filled be noted; and**
- ii) drainage improvement schemes be prioritised as set out in the preamble to this resolution.**

500. ENFORCEMENT ACTION - 147/149 STATION ROAD, ADDLESTONE

The Committee considered authorisation of enforcement action in respect of an unauthorised change of use of the above-mentioned premises from A1( retail), and ancillary uses to D1, non residential institutional use.

Planning permission had been refused in 1999 for the retention of the existing ground floor double retail unit and offices above with provision of rear storage and change of use of rear part of ground floor to a meeting room.

Despite refusal of the application the use as a meeting place/place of worship was continuing. Whilst there were a few token items representing merchandise for sale, the premises appeared to be rarely open to visiting members of the public, and indeed blinds were often kept drawn. Signage indicated the usage to be S.I.T. (Surrey Islamic Trust) Charity Shop. One half of the ground floor former shop was not used for any retail purposes and the meeting facility had become the main use.

A Planning Contravention Notice had been served in 2001 to obtain further information, but it had not been returned.

The loss of a retail use on this large, double-fronted unit especially in a parade with a number of non retail uses was considered unacceptable in this town centre location and contrary to Local Plan policy.

Whilst negotiations had attempted to reduce the use for meetings and re-use the retail element, the owners had not complied with these requests and the Committee considered that formal enforcement action should now be instigated.

The human rights considerations associated with this case were taken into account.

**RESOLVED that -**

- i) 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 to require the cessation of the D1 (non-residential institution) use and reinstatement of the A1 (retail) use, both as defined by the Town and Country Planning (Use Classes) Order 1987.**

**Reason for Issue of the Notice**

**The loss of retail use on the ground floor of these premises, especially in a parade with a number of non-retail uses is unacceptable in this town centre location, and contrary to Policy SHO2 of the Runnymede Borough Local Plan Second Alteration April 2001.**

- ii) 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.**

501. APPEAL DECISION

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

<u>Site/Development</u>	<u>Decision</u>
Strathmore, Green Road, Thorpe - planning appeal regarding single storey side extension (RU 01/0233)	DISMISSED

502. 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.

503. 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:-

Officer	Action Taken	Central Index No.
Borough Secretary & Leisure Services Officer	Making of a fresh Diversion Order to regularise the route of Public Right of Way No 33 (Guildford Road to Murray Road, Ottershaw)	489

Officer	Action Taken	Central Index No.
Borough Technical Services Officer	Conclusion of Section 106 Agreement in respect of residential development at Mead Lane Caravan Park, Mead Lane, Chertsey subject to amendment, namely the provision of a financial contribution of £26,000 towards improvements to the junction and pedestrian facilities in the vicinity of Mead Lane/Fordwater Road.	490

504. 344 GREEN LANE, CHERTSEY – PROPOSED TREE PRESERVATION ORDER

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

The Committee considered placing a Tree Preservation Order on a mature Ash tree in the rear garden of 344 Green Lane, Chertsey.

A planning application had recently been granted for the erection of a rear garden shed at the above property. The shed would be located partially within the canopy of the tree, but should not adversely affect the tree if installed on the existing flagstones. However, the tree could be threatened in the future if a revised location was considered nearer to the trunk or if other works not subject to control were undertaken.

The tree was of a substantial size, visually prominent and contributed to the special visual amenity of the area and the Committee considered that, in order to protect the tree from any potential future threat, a Tree Preservation Order should be placed on the tree.

The human rights considerations associated with this case were taken into account.

**RESOLVED that –**

- i) the Borough Secretary and Leisure Services Officer 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 a mature Ash tree at 344 Green Lane, Chertsey for the following reason:**

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

- ii) subject to no adverse representations being received, the Borough Secretary and Leisure Services Officer be authorised to confirm the order without modification.**

Chairman

(The meeting ended at 10.15 p.m.)