

Runnymede Borough CouncilPLANNING COMMITTEE1 September 2004 at 7.30 p.m.

Members of the Committee present: Councillors G.B. Woodger (Chairman), Mrs. F.M. Angell (Vice-Chairman), A. Alderson, Mrs. F.J. Barden, J.B. Dean, J.R. Furey, Ms. R.E. Haylor, Miss. M. N. Heath, C. Knight, Mrs. J. Norman, R. Pate, B.J. Relph, N. Thewlis, A.P. Tollett and J.R. Whiteley

Members of the Committee absent: None

Councillor P. A. Greenwood also attended.

146. 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. The changes were for a fixed period ending on the day after the meeting and thereafter the Councillors removed would be reappointed.

Group requesting Change	Remove from Membership	Appoint Instead
Runnymede Independent	Councillor J. R. Ashmore	Councillor A. Alderson
Conservative	Councillor J. Broadhead	Councillor Ms. R.E. Haylor
Conservative	Councillor H.W.V. Meares	Councillor Miss. M.N. Heath
Conservative	Councillor D.W. Parr	Councillor C. Knight

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

147. MINUTES

The Minutes of the meeting of the Committee held on 4 August 2004 were approved and signed as a correct record.

148. 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.**LOCATION, PROPOSAL AND DECISION****RU 04/0833**

**Ensign House, Brighton Road, Addlestone
Demolition of existing office building and erection of a two to three storey residential building comprising 22 x two-bedroom flats and 2 x one-bedroom flats together with associated parking
DECISION: Following the completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure –**

- i) **£1000 towards a review of the traffic signalled control junction at Brighton Road/New Haw Road/Crockford Park Road;**
- ii) **£6,500 towards the Runnymede Travel Initiative**
- iii) **£11,000 towards local transportation initiatives in the area, the Addlestone to New Haw cycle link and installation of public transport infrastructure**

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 03/0746

**Land at Lowfields, Lyne Crossing Road, Lyne
Construction of hardstanding and drainage for horseboxes and creation of two paddocks on raised land**

DECISION: Subject to receipt and consideration of the further views of the County Highway Authority, the Director of Technical Services be authorised to REFUSE permission following consultation where appropriate with the Chairman or in his absence the Vice-Chairman of the Committee, for the following reasons:

1. **The proposed development would introduce a large expanse of hardstanding within the Green Belt which would be detrimental to the visual amenities of the Green Belt. Coupled with the proposed sub-division of the site, it would create an undesirable and urbanising effect upon the open character of the Green Belt, with the associated storage of vehicles and horseboxes, contrary to the advice contained within Planning Policy Guidance Note 2: Green Belts (January 1995) and conflicts with Policies PE1, PE2 and RU6 of the Surrey Structure Plan 1994, Policy LO4 of the Surrey Structure Plan Deposit Draft 2002 (Proposed Modifications June 2004) and Policy GB1 of the Runnymede Borough Local Plan Second Alteration April 2001.**
2. **The proposed hardstanding would by reason of its position be likely to result in long-term damage to an existing mature Oak tree protected by Tree Preservation Order No. 293, contrary to Policy PE9 of the Surrey Structure Plan 1994, Policy SE9 of the Surrey Structure Plan Deposit Draft 2002 (Proposed Modifications June 2004), and Policies NE13 and NE14 of the Runnymede Borough Local Plan Second Alteration April 2001.**

RU 03/1402

**5 Brox Road, Ottershaw
Change of use of ground floor premises from A1 (retail) to A3 (food and drink) (amended proposal)**

DECISION: GRANT subject to conditions.

(Mr Taylor, an objector, and Mr Park, the applicant, addressed the Committee on the above application).

RU 04/0574

**SCAT III Laleham Reach, Chertsey
Erection of one-bedroom detached dwelling
following demolition of existing buildings.
DECISION: GRANT subject to conditions.**

RU 04/0585

**Abbey Chase Lodge, Bridge Road, Chertsey
Erection of rear extension and roof alterations with
the insertion of two dormer windows to the front
and roof lights to the rear to create accommodation
at first floor level
DECISION: GRANT subject to conditions.**

RU 04/0784

**18 Woodham Park Road, Woodham
Erection of first floor rear extension and alterations
to roof incorporating a rear dormer window to
extend habitable accommodation in roofspace
DECISION: GRANT subject to conditions.**

RU 04/0822

**Rear of 183-185 Church Road, Addlestone
Erection of 2 no four-bed detached, two-storey
houses with accommodation in the roof plus linked
garages
DECISION: GRANT subject to conditions.**

(Ms Bryan, an objector, addressed the Committee on the above application).

RU 04/0805

**Clonboy, Ridgemean Road, Englefield Green
Erection of a detached three-storey building
comprising 15 flats
DECISION: REFUSE for the following reasons:-**

- 1. The proposal by reason of its floor area, proximity to common boundaries, size and mass, number of flats proposed, together with an increase in hard surfacing including the access ramp and likely increase in activity and resulting domestic paraphernalia, would result in an inappropriate development which would be harmful and detrimental to the open character of the Green Belt, contrary to Policies PE1 and PE2 of the Surrey Structure Plan 1994, Policy LO4 and LO5, of the Surrey Structure Plan Deposit Draft 2002 (Proposed Modifications June 2004), Policy GB1 of the Runnymede Borough Local Plan Second Alteration April 2001 and advice contained in Planning Policy Guidance Note 2: PPG2 'Green Belts'.**
- 2. The Planning Authority do not consider that very special circumstances have been put forward in support of this application to justify the granting of planning permission, contrary to Policy GB1 of the Runnymede**

Borough Local Plan April 2001, Policies PE1 and PE2 of the Surrey Structure Plan 1994, Policies LO4 and LO5 of the Surrey Structure Plan Deposit Draft December 2002 (Proposed Modifications June 2004) and advice within Planning Policy Guidance Note 2: 'Green Belts'.

(Mr Conway, an objector, and Mr Clemens, applicant's agent addressed the Committee on the above application).

149. APPEAL DECISIONS

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

<u>Site/Development</u>	<u>Decision</u>
(i) Hanover House (formerly Shepley House) Shepley Drive, Virginia Water – a) retention of a porch (RU.03/1315) b) retention of revisions to permitted balcony and retention of pergola adjoining swimming pool wing (RU.02/0325) c) retention of a screen wall (RU.03/1314) d) retention of a gazebo (RU.03/1313) e) retention of a portico (RU.03/1312)	APPEALS ALLOWED AND PERMISSION GRANTED
(ii) Horning, Oak End Way, Woodham - subdivision of site to form two residential plots following demolition of existing dwelling and outbuildings (RU.04/0177)	ALLOWED AND PERMISSION GRANTED
(iii) 10 Slade Road, Ottershaw - erection of a single storey dwelling to rear of No 10 with alteration to existing drive and parking spaces for No 10 (RU.03/1378)	DISMISSED

150. 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.

151. 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 No.</u>
Director of Technical Services	Approval of budgetary provision for direct action to be taken in respect of clearance of land at 24 Bourneside Road, Addlestone	556

152. LAND REAR OF 182 & 208A NEW HAW ROAD, AND 11 AND 12 RIVERMEAD CLOSE, NEW HAW – 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 disclosure of exempt information of the description specified in paragraph 13 of Part 1 of Schedule 12A of the Act.

The Committee considered a request from local residents to make a Tree Preservation Order on one Liquidamber (T1) and on two Oak trees (T5 and T6) in the rear gardens of nos. 182 and 208A New Haw Road, New Haw.

Four planning applications had been received for the residential development of the site within the last year, the most recent (RU.04/0489) being refused on 16 June 2004. The recent application had proposed the retention of one Liquidamber and two Oak trees on the site.

The Council's Amenities Officer had indicated that the Liquidamber (T1) was of early maturity with a crown spread of approximately 8 metres. It had a good crown shape and was in good condition. The Oak trees were of mature age and were in good condition. It was not considered that various other trees on the site were significant enough or in good condition to warrant statutory protection.

The trees were located within the rear gardens of properties. However the site was adjacent to the Wey Navigation Conservation Area and formed a very important part of its setting as it acted as a green buffer between the Navigation and the built-up area of New Haw Road. It was considered important that the trees were protected to retain and protect the visual amenities and character of this area.

The Human Rights Act considerations associated with this case were noted, but as the trees could be under possible threat from future development, it was -

RESOLVED that –

- i) the Director of Administration and Leisure be authorised to make a Tree Preservation Order pursuant to Sections 198 to 201 of the Town and Country Planning Act 1990 in respect of a Liquidamber and the two Oak trees at land rear of 182 and 208A New Haw Road, New Haw for the following reason:**

The trees make 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 Council Local Plan Second Alteration Adopted April 2001.

- ii) Subject to no adverse representations being received, the Director of Administration and Leisure be authorised to confirm the order without modification**

Chairman

(The meeting ended at 8.45 p.m)