

Runnymede Borough CouncilPLANNING COMMITTEE2 April 2003 at 7.30 p.m.

Members of the Committee present: Councillors V.E. Barker (Chairman), Mrs. J. Norman (Vice Chairman), J.R. Ashmore, Mrs. F.J. Barden, A.J. Davis, J.M. Edwards, J.R. Furey, Mrs L.M. Gillham, P.A. Greenwood, C. Knight, H.W.V. Meares, R. Pate, 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.

737. NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

The Group mentioned below had notified the Chief Executive Officer of their wishes 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 re-appointed.

Group requesting Change	Remove from Membership	Appoint Instead
Conservative	Councillor A. G. Collins	Councillor A.J. Davis
Conservative	Councillor Mrs. F.M. Angell	Councillor H.W.V. Meares
Conservative	Councillor Mrs V.A. Smallman	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.

738. MINUTES

The Minutes of the meeting of the Committee held on 5 March 2003 were approved and signed as a correct record.

739. DECLARATIONS OF INTEREST

Councillor V.E. Barker declared a personal and prejudicial interest in application RU 03/0186 under the Runnymede Code of Conduct for Members as he was the applicant. Councillor V.E. Barker also declared a personal and prejudicial interest in application RU 03/0194 under the Runnymede Code of Conduct for Members as the applicant was a business client. Councillor Barker withdrew from the room when the applications were determined and Councillor Mrs Norman took the Chair.

740. 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 03/0088	<p>130 Warwick Avenue, Egham Retention of 2.34 metre high brick wall along boundary with no. 132 Warwick Avenue DECISION:</p> <p>(a) REFUSE for the following reason:</p> <p style="padding-left: 40px;">The boundary wall by reason of its size, height and rear projection and proximity to the north-eastern boundary would result in an unneighbourly form of development, detrimental to the residential amenities of the adjoining property, no. 132 Warwick Avenue by reason of overbearing, oppressive and overshadowing effects, contrary to Policy HO9 of the Runnymede Borough Local Plan (Second Alteration) April 2001.</p> <p>b) i) the Director of Administration and Leisure be authorised to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 requiring that the brick wall along the north-eastern side boundary be reduced in height to a maximum height of 2 metres above ground level and the resulting materials and debris removed from the site.</p> <p>ii) the Director of Administration and Leisure be authorised to take appropriate action namely prosecution under Section 187A(9) of the Town and Country Planning Act 1990 in the event that the notice is not complied with.</p> <p style="text-align: center;"><u>Reason for Issue of Notice</u></p> <p style="padding-left: 40px;">The development by reason of its size, height and rear projection and proximity to the north-eastern boundary would result in an unneighbourly form of development, detrimental to the residential amenities of the adjoining property, no. 132 Warwick Avenue, by reason of overbearing, oppressive and overshadowing effects, contrary to Policy HO9 of the Runnymede Borough Local Plan (Second Alteration) April 2001.</p>
RU 03/0104	<p>The Bothys, Dell Park Farm, Bishopsgate Road Englefield Green Renewal of planning permission RU 98/0141 for the erection of a new dwelling and garage following demolition of existing dwellings and garaging, sheds etc.</p> <p>DECISION: GRANT subject to conditions.</p>
RU 03/0141	<p>Trumps Farm, Kitsmead Lane, Chertsey Installation of 30m high lattice mast with head frame supporting dual band plane polar antennae and four 0.6m dishes with equipment cabins. DECISION: DEFERRED to enable Officers to discuss with the applicants a revised location for the mast and possibility of mast sharing.</p>

- RU 03/0154** **35 Park Avenue, Egham**
Erection of single storey side and rear extension
DECISION: GRANT subject to conditions.
- RU 03/0155** **Land off Drill Hall Road, Chertsey**
Erection of detached four bedroom dwelling with attached garage and associated parking (revised plans received 14.03.03).
DECISION: Following a revised neighbour consultation period expiring on 3.4.03, 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 03/0156** **Land off Drill Hall Road, Chertsey**
Rebuilding of wall to form part of a dwelling and create two new openings (revised plans received 14.3.03).
DECISION: Following a revised neighbour consultation period expiring on 3.4.03, 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 03/0167** **Whitedale, Tite Hill, Englefield Green**
Retention of timber garage to the rear of the property with vehicular access off Falaise (amended 17 March 2003).
DECISION: GRANT subject to conditions.
- RU 03/0178** **TASIS England, Coldharbour Lane, Thorpe**
Siting of a portacabin at the Ten Acre Lane entrance for security purposes for a temporary period of 6 months.
DECISION: GRANT subject to conditions.
- RU 03/0186** **6 London Street, Chertsey**
Change of use from offices to veterinary surgery.
DECISION: GRANT subject to conditions.
- RU 03/0187** **167 Eastworth Road, Chertsey**
Erection of two-storey and single-storey side extension.
DECISION: GRANT subject to conditions.
- RU 03/0190** **196-198 Thorpe Lea Road, Egham**
Erection of 4 semi-detached 4 bedroom dwellings with integral garages, car parking and vehicular access off Thorpe Lea Road.
DECISION: GRANT subject to conditions.
- RU 03/0194** **4 Chobham Close, Ottershaw**
Erection of two-storey side extension and single-storey rear extension.
DECISION: GRANT subject to conditions.

741. REVIEW OF DELEGATION OF DETERMINATION OF PLANNING APPLICATIONS
 (Ref: Minutes of Planning Committee 19 September 2001, page 313, para. 252; Planning Committee 19 December 2001, page 694, para. 435; Planning Committee 18 December 2002, page 902, para. 507)

The Committee reviewed the scheme of delegation for determination of planning applications in order to reduce the number of often relatively minor planning applications submitted to Committee and to provide improved service delivery for applicants and residents.

Currently the planning applications were divided between Parts A and B on the agenda. Part A consisted of those applications which were of such scale (in terms of building size or number of dwellings) that they had to be determined by Committee. Part B consisted of those that had received representations from neighbours or consultees where Officers disagreed with that view, or perhaps recommended approval whilst being contrary to policy.

Any member of the Council could require an application to be determined by the Planning Committee, providing a written request was received within 21 days of the application being advertised on the weekly list of planning applications received. This had only been invoked on a handful of occasions since May 2000.

A third of planning applications on Planning Committee agendas were minor and reported to Committee because of a single representation (or multiple representations from a single household) which was not reflected in the Officer's recommendation. Members considered the delegation of applications where a representation from one or two parties or households were received to the Director for Technical Services for determination in consultation with the Chairman and Vice-Chairman of the Committee. In the event of any disagreement between the parties, the application would automatically be referred to the Planning Committee. The time period for Members to refer applications to Committee was proposed to be increased to 28 days although this would be operated flexibly so that if a request was received outside of this period and the application remained undetermined, then if possible it would be referred to Committee. It was also proposed that the letter notifying neighbours of planning applications would indicate that planning applications may be determined by Officers, a contact number for residents to ascertain who their Ward Councillors are, and also include advice on the type of issues which could be taken into consideration in determination of applications, e.g. flooding, highway safety etc.

Members noted that the Government had also promised an extra £350 million of resources for planning authorities over the next three years, linked to performance. Improved performance through increased delegation may therefore result in financial benefit to the authority. Members noted that a number of Surrey districts were achieving or approaching 90% of delegation, with Runnymede being in the lowest quartile in comparison.

RECOMMEND that -

- i) the Council's Scheme of Delegation be amended to:**
 - a) allow the Director of Technical Services, in consultation with the Chairman and Vice-Chairman of this Committee, to determine planning applications where a representation or representations from one party or household is received;**
 - b) allow any Member of the Council to refer a planning application to this Committee for determination, provided the request is made in writing, and is received by the Director of Technical Services within 28 days of the weekly list being published; and**
- ii) the standard letter to neighbours be amended to indicate that planning applications may be determined by Officers under delegated powers and accompanying notes give an indication as to what constitutes a material planning consideration.**

742. APPEAL DECISIONS

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

<u>Site/Development</u>	<u>Decision</u>
(i) 23 The Causeway, Staines – appeal regarding retention of buildings or works without complying with conditions attached to permission RU 02/0293.	DISMISSED
(ii) Lucia Angelis, Thorpe Lea Road, Egham – appeal regarding reuse of a building in the Green Belt as a dwellinghouse.	DISMISSED
(iii) 51-53 Brighton Road, Addlestone – appeal regarding erection of 12 two bed flats with access and parking.	DISMISSED

743. 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.

744. STANDING ORDER NO. 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	Enforcement action in respect of erection of an unauthorised building on land at Capital House, Woodham Park Road, Woodham	520

(The meeting ended at 9.40 p.m.)

Chairman