

Runnymede Borough CouncilPLANNING COMMITTEE4 December 2002 at 7.30 p.m.

Members of the Committee present: Councillors V.E. Barker (Chairman), Mrs. J. Norman (Vice-Chairman), Mrs F.M. Angell, J.R. Ashmore, Mrs. F.J. Barden, A.G. Collins, A.J. Davis, Mrs C.E. Gant, Mrs L.M. Gillham, P.A. Greenwood, R. Pate, Mrs. V.A. Smallman, G.J. Thomas, A.P. Tollett, and J.R. Whiteley.

Members of the Committee absent: None

Councillor C.J. Knight also attended

449. NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

The Group 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 re-appointed.

Group requesting Change	Remove from Membership	Appoint Instead
Conservative	Councillor J.M. Edwards	Councillor A.J. Davis
Conservative	Councillor J. R. Furey	Councillor G.J. Thomas
Conservative	Councillor N. Thewlis	Councillor Mrs C.E. Gant

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

450. MINUTES

The Minutes of the meeting of the Committee held on 6 November 2002 were approved and signed as a correct record.

451. DECLARATIONS OF INTEREST

Councillor V.E. Barker declared a personal and prejudicial interest under the Runnymede Code of Conduct for Members in applications RU.02/1114 and 1115 as one of the objectors was a business client. Councillor Barker withdrew from the room while these applications were determined and Councillor Mrs Norman took the chair.

452. 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.

APP. NO.**LOCATION, PROPOSAL AND DECISION****RU 02/1205**

**Journeys End & Land r/o 4, 5 and 6 Mayfield Avenue, New Haw.
Demolition of Journeys End and erection of two 2-bedroom dwellings, seven 3-bedroom dwellings, access road, parking and landscaping
DECISION: DEFERRED to enable consultation on amendment to application and subsequent report to the next meeting of the Committee.**

- RU 02/0582** **Adj. To Staines Bridge, The Hythe, Staines**
Erection of a 9 metre high pole for a CCTV camera on the south-eastern side of Staines Bridge.
DECISION: GRANT subject to conditions.
- RU 02/1246** **R/O 1 The Hythe, Staines**
Reduction and reshape of Ash tree by 5 metres and to pollard three Willow trees adjacent to Staines Bridge.
DECISION: No Tree Preservation Order be made.
- RU 02/0832** **Thorpe Park, Staines Road, Chertsey**
Improvement works to the existing car parking area by creating defined gravel parking bays and tarmac aisles with additional landscaping alongside the A320.
DECISION: GRANT subject to conditions.
- RU02/1050** **34 Friars Way, Chertsey**
Felling of two Sycamore trees (T4 and T8) and works to one Sycamore (T6) in rear garden.
DECISION: GRANT subject to conditions.
- RU 02/1084** **Hayden Court, Pinewood Park, New Haw**
Erection of 3 storey building comprising two one-bedroom flats and two 2/3 bedroom maisonettes following demolition of sixteen garages and store (revised plans received 13.11.02)
DECISION: GRANT subject to conditions.
- RU02/1114** **Oaklands Park, Wick Lane, Englefield Green**
Erection of two two-storey detached houses with triple garage (one with access onto Wick Lane and one with access onto Bishopsgate Road) following demolition of existing stable complex including two existing residential units.
DECISION: REFUSE for the following reasons:
- 1. The proposed development by reason of the position, floor area and size of the proposed dwellings would be prominent and materially larger than the existing log cabins, having a detrimental and harmful effect on the openness of the Green Belt contrary to the advice contained in Policies PE1 and PE2 of the Surrey Structure Plan Deposit Draft, January 2001 and Policies GB1 and GB6 of the Runnymede Borough Local Plan Second Alteration 2001 and in Planning Policy Guidance Note 2: 'Green Belts'.**
 - 2. The proposed development would constitute an inappropriate development in the Green Belt and would have a harmful effect on the openness of the Green Belt, contrary to the advice contained in Policies PE1 and PE2 of the Surrey Structure Plan 1994, Policy LO6 of the Surrey Structure Plan Deposit Draft January 2001 and Policy GB1 of the Runnymede Borough Local Plan Second Alteration April 2001 and in Planning Policy Guidance Note 2: 'Green Belts'.**
 - 3. The Planning Authority do not consider that very special circumstances have been put forward in support of this application to justify the granting of**

permission contrary to Policies PE1 and PE2 of the Surrey Structure Plan 1994, LO6 of the Surrey Structure Plan Deposit Draft January 2001, Policies GB1 and GB6 of the Runnymede Borough Local Plan April 2001 and advice in Planning Policy Guidance Note 2: 'Green Belts'.

- RU 02/1115** **Land at Prospect Lane, Englefield Green**
Erection of stable complex to accommodate 12 horses/ponies with associated ancillary buildings including hay store, stores, tractor shed, tea room and office following demolition of existing stables and buildings.
DECISION: Following the variation of the legal agreement signed on 2.6.93 relating to planning permission RU 92/0858 to keep no more than twelve horses or ponies on the site at any one time, 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 02/1121** **196-198 Thorpe Lea Road, Egham**
Erection of four dwellings comprising two pairs of two-storey linked dwellings with integral garages, car parking and vehicular access off Thorpe Lea Road following demolition of existing buildings.
DECISION: REFUSE for the following reasons:
- 1. The proposal by reason of its siting, floor area, separation distances between proposed dwellings and proximity to common boundaries, design, bulk and mass would represent an incongruous and cramped form of development out of keeping and detrimental to the established street scene pattern and character of the area contrary to Policy PE10 of the Surrey Structure Plan 1994, Policy SE3 of the Surrey Structure Plan Deposit Draft January 2001 and Policies HO9 and BE2 of the Runnymede Borough Local Plan Second Alteration April 2001.**
 - 2. The proposed dwelling (Plot 1) by reason of its siting, depth, bulk and mass and proximity to the common boundary and rear projection beyond the neighbouring bungalow, No. 200 Thorpe Lea Road, would represent an overbearing and un-neighbourly form of development, detrimental to the residential amenities of the neighbouring property, No. 200 Thorpe Lea Road, contrary to Policy HO9 of the Runnymede Borough Local Plan Second Alteration 2001.**
- RU 02/1155** **Cedar Springs, Waverley Drive, Virginia Water**
Increase in height of roof and enlargement of first floor area following removal of existing roof and first floor, ground floor rear extension
DECISION: GRANT subject to conditions.
- RU 02/1161** **1A-5A The Precinct, Egham**
Change of use of the first floor of the premises from an office use (Class B1) to a health and fitness centre with associated car parking (elevation of air conditioning units received on 8.10.02)
DECISION: GRANT subject to conditions.

- RU 02/1182** Heatherfields, Heathervale Road, New Haw
Demolition of existing detached garage and rear extension and erection of rear extension (revised fence details received 16.10.02 and 18.10.02)
DECISION: GRANT subject to conditions.
- RU 02/1190** 75 Larchwood Drive, Englefield Green
Erection of single-storey rear extension
DECISION: GRANT subject to conditions.
- RU 02/1203** Land adj. 108A Church Road, Addlestone
Erection of detached dwelling
DECISION: GRANT subject to conditions.
- RU 02/1206** 1 Cabbell Place, Addlestone
Realignment of fence
DECISION: GRANT subject to conditions.
- RU 02/1209** 8 Runnemedde Road, Egham
Retention of two one-bed self-contained flats with rear car parking accessed off Runnemedde Road
DECISION: GRANT subject to conditions.
- RU 02/1214** 116 New Haw Road, Addlestone
Erection of a two-storey rear extension and detached garage
DECISION: GRANT subject to conditions
- RU 02/1247** Coopers Hill, Priest Hill, Egham
Siting and appearance of a 15 metre high telegraph pole style telecommunication mast and associated ground level equipment cabinets at junction of Ridgemean Road, Castle Hill Road and St Jude's Road
DECISION: That Prior Permission is required and that permission be REFUSED for the following reasons:
- 1. The proposed development by reason of its siting, height and prominence would represent inappropriate development harmful to the open character of this sensitive part of the Green Belt. The inappropriateness of the use outweighs the technical need or lack of alternatives with no other very special circumstances put forward by the applicant. The proposal is therefore contrary to Policies PE1, PE2 and DP8 of the Surrey Structure Plan 1994, Policies LO5 and LO6 of the Surrey Structure Plan Deposit Draft January 2001 and Policies GB1 and SV3 of the Runnymede Borough Local Plan Second Alteration, April 2001.**
 - 2. The proposed development by reason of its siting, height and prominence would be visually intrusive which would conflict with and not preserve or enhance the character or appearance of Englefield Green Conservation Area, contrary to Policies PE12 and DP8 of the Surrey Structure Plan 1994, Policy SE4 of the Surrey Structure Plan Deposit Draft January 2001 and Policies BE5 and SV3 of the Runnymede Borough Local Plan April 2001.**

453. AIMS AND TARGETS – PROGRESS REPORT - APRIL – SEPTEMBER 2002

The Committee noted the progress report on the Aims and Targets set for the Planning Committee for the period from 1 April to 30 September 2002.

454. APPEAL DECISIONS

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

Site/Development	<u>Decision</u>
(i) 54 Wey Meadows, Weybridge – enforcement appeal regarding change of use of land namely siting of a mobile home for residential purposes.	DISMISSED, NOTICE UPHeld SUBJECT TO REVISED COMPLIANCE PERIOD
(ii) 392 Woodham Lane, Woodham – planning appeal regarding two-storey rear extension.	ALLOWED

455. 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 noted.

Chairman

(The meeting ended at 8.52 p.m.)