

Runnymede Borough CouncilPLANNING COMMITTEE14 August 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, J.M. Edwards, J.R. Furey, P.A. Greenwood, J.E. Haas, R. Pate, Mrs. E.E. Price, N. Thewlis, A.P. Tollett, J.R. Whiteley and G.B. Woodger

Members of the Committee absent: None

Councillor C. Knight also attended.

220. NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

The following Groups 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 should be re-appointed.

Group requesting Change	Remove from Membership	Appoint Instead
Conservative	Councillor Mrs. V.A. Smallman	Councillor G.B. Woodger
Conservative	Councillor A.G. Collins	Councillor J.E. Haas
Independent	Councillor Mrs. L.M. Gillham	Councillor Mrs. E.E. Price

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

221. MINUTES

The Minutes of the meeting of the Committee held on 17 July 2002 were confirmed and signed as a correct record.

222. DECLARATIONS OF INTEREST

The Councillors listed below declared personal and prejudicial interests under the Runnymede Code of Conduct for Members in the applications shown and withdrew from the room while the applications were determined.

Councillor:	Application:
Mrs. E.E. Price	RU 02/0786, RU 02/0448
J.E. Haas	RU 02/0750

223. 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 01/1111	<p>Land at Bridge Wharf, Bridge Road, Chertsey Residential redevelopment of existing commercial and other uses to provide up to 198 residential units and ancillary uses DECISION: Following the completion of a Section 106 legal Agreement to ensure –</p> <ol style="list-style-type: none"> 1. The provision of access alterations, improvements to the existing righthand turn lane and a traffic calming gateway feature at Bridge Road/Thames Street. The access alterations and right-hand turn lane are generally as shown on application drawing JNY3137/01 dated March 2002. The developer will be required to meet the costs of any Traffic Regulation Orders, new or amended street lighting, road markings, signing, re-surfacing, highway landscaping and any consultations required to implement the necessary works all as may be agreed with the Highway Authority and to achieve a satisfactory stage 2 Safety Audit; 2. A contribution of £30,000 towards traffic calming and/or junction improvements to the junction of Mead Lane/ Stepgates/Fordwater Road/Weir Road and the installation and maintenance of two new bus stops on Bridge Road; 3. The provision and maintenance of cycle tracks and footpaths through the site (including Hazelbank Road); 4. A contribution of £150,000 towards the ‘Runnymede Travel Initiative’; 5. The provision and maintenance of a Riverside Walkway together with adjoining landscaped areas over which the public will have access rights during daylight hours; 6. Funding of two CCTV cameras on the Riverside Walkway as part of the Safer Runnymede project to a maximum cost of £34,000; 7. Provision of not less than 25% of the total number of dwellings as affordable housing units; and 8. Retention of the existing mooring pontoons. <p>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.</p>
RU 02/0786	<p>St Peter’s Hospital, Guildford Road, Chertsey Erection of 28 bedroom ward for a temporary period of four years DECISION: GRANT subject to conditions.</p>
RU 02/0799	<p>Woburn Corner, Station Road, Addlestone Demolition of existing residential dwelling and erection of 26 flats with associated parking DECISION: REFUSE for the following reasons:</p>

1. **The applicant has failed to demonstrate that twenty-six flats can be provided on this site in an acceptable manner. It is considered that the siting of the building, the resulting building mass and bulk required to contain this level of development and the balance of this in relation to car parking, access, usable amenity area and landscape represents an overdevelopment of the site, out of keeping with the character of the street scene and detrimental to the residential amenities of adjoining properties. The proposal is therefore considered contrary to Policy PE10 of the Surrey Structure Plan 1994, Policy SE3 of the Deposit Draft Surrey Structure Plan January 2001, and Policies BE2 and HO9 of the Runnymede Borough Local Plan Second Alteration, April 2001.**
2. **The proposal falls within the definition of a qualifying site for the provision of affordable housing and the applicant has failed to address the provision of such housing in a satisfactory manner and it is therefore considered to be unacceptable and contrary to Policy DP3 of the Surrey Structure Plan 1994, Policy DN11 of the Deposit Draft Surrey Structure Plan January 2001 and Policy HO4 of the Runnymede Borough Local Plan Second Alteration, April 2001.**
3. **It has not yet been demonstrated that the application can be made compatible with, or safely accommodated on, the existing transportation infrastructure and is therefore contrary to Surrey Structure Plan Policy MT2, Surrey Structure Plan Deposit Draft (January 2002) Policy DN2 and Runnymede Local Plan Policy MV4.**
4. **The applicant has not demonstrated in a satisfactory manner that the drainage ditch can be relocated on the site without adversely affecting the drainage of the area. The proposal is therefore considered to be contrary to Policy SV1 of the Runnymede Borough Local Plan Second Alteration April 2001.**
5. **Flooding R447**

**RU 02/0448 Penton Hook Marina, Staines Road, Chertsey
Erection of 2 no. timber lodges to be used as residential units and a single storey marina office following demolition of two existing caravans and two-storey marina office (revised plans 25.7.02)
DECISION: GRANT subject to conditions.**

**RU 02/0645 Arbon Grove Cottage, Hardwick Lane, Chertsey
Demolition of existing single storey extension and erection of two-storey side and rear extension and detached garage
DECISION: Subject to the end of an amended neighbour consultation period expiring on 19 August, the Borough Technical Services Officer be authorised to GRANT permission, subject to no additional adverse comments being received following consultation where appropriate with the Chairman, or in his absence, the Vice-Chairman of the Committee subject to conditions.**

- RU 02/0711** **8 The Maples, Ottershaw**
Front boundary wall (retrospective)
DECISION: GRANT
- RU 02/0727** **28 Grove Road, Chertsey**
Single-storey side extension and loft conversion with rear dormer
DECISION: GRANT subject to conditions
- RU 02/0730** **Land r/o Almeria Yard, Thorpe Lea Road, Egham**
Use of land to the rear of the site for the parking of HGVs and cars
DECISION: REFUSE for the following reasons:
1. **The change of use of land constitutes inappropriate and harmful development detrimental to the openness, character and appearance of the Green Belt, contrary to the advice in Planning Policy Guidance Note 2: 'Green Belts', Policy PE2 of the Surrey Structure Plan (Adopted 1994), Policy LO6 of the Surrey Structure Plan Deposit Draft (January 2001) and Policy GB1 of the Runnymede Borough Local Plan (Adopted April 2001). Furthermore, exceptional circumstances are not considered to exist which would outweigh this harm to the Green Belt, contrary to the policies already outlined.**
 2. **The change of use would lead to an intensification of the use of a substandard vehicular access onto Thorpe Lea Road (a busy B class distribution road) and thereby cause a danger and inconvenience to other users of the highway, contrary to Policy MT2 of the Surrey Structure Plan (Adopted 1994), Policy DN2 of the Surrey Structure Plan Deposit Draft (January 2001) and Policy MV4 of the Runnymede Borough Local Plan (Adopted April 2001).**
- RU 02/0731** **14 Riverside, Egham**
Erection of a two-storey dwelling and garage following demolition of existing bungalow, garage and outbuildings
DECISION: GRANT subject to conditions.
- RU 02/0733** **77 St Jude's Road, Englefield Green**
Erection of a dormer window in the rear elevation of the property
DECISION: GRANT subject to conditions.
- RU 02/0744** **7 Chaworth Road, Ottershaw**
Extension to front of garage
DECISION: GRANT subject to conditions.
- RU 02/0746** **14 Rowtown, Addlestone**
First floor rear extension and sloping roof to existing flat roof (revised plans received 26.7.02)
DECISION: GRANT subject to conditions.
- RU 02/0750** **Virginia Park, Christchurch Road, Virginia Water**
To remove condition 24 (restricted use of estate manager's flat) to allow estate manager's flat to be used as a non-tied residential unit
DECISION: GRANT subject to conditions.

- RU 02/0753** High Lanes, North Drive, Virginia Water
Erection of single-storey extension to existing detached garage to the front of the property creating triple garage, gym and office with alterations to the driveway
DECISION: GRANT subject to conditions.
- RU 02/0756** 16 Addlestone Park, Addlestone
Erection of 8 flats
DECISION: REFUSE for the following reason:
- The proposed development, by reason of its form, design and number of units constitutes an overdevelopment of the site, out of keeping with the character of the streetscene and detrimental to the amenities of neighbouring properties. As a result the proposal would be contrary to Policy PE10 of the Surrey Structure Plan 1994, Policy LO2 of the Surrey Structure Plan Deposit Draft, January 2001 and Policies HO9 and BE2 of the Runnymede Borough Local Plan Second Alteration, Adopted April 2001.
- RU 02/0759** Grange Farm, Central Veterinary Laboratory, Woodham Lane, New Haw
Erection of two livestock buildings, accommodation building, haystore and other ancillary buildings
DECISION: NO OBJECTION subject to conditions.
- RU 02/0760** Halls Farm, Central Veterinary Laboratory, Woodham Lane, New Haw
Erection of livestock building, poultry building, tractor workshop building, store and ancillary support facilities
DECISION: NO OBJECTION.
- RU 02/0769** Coombelands Farm, Central Veterinary Laboratory, Woodham Lane, New Haw
Part demolition of buildings and erection of vehicle store, vehicle wash facility, store, wheel dip and boundary treatment
DECISION: NO OBJECTION subject to conditions.
- RU 02/0794** Central Veterinary Laboratory, Woodham Lane, New Haw
Erection of building
DECISION:
1. The master plan as approved as part of consultation RU.97/1317 BE AMENDED to include the revised position of the warehouse building the subject of this application and the rearrangement of the siting of the remaining buildings on the site within the defined master plan area.
 2. NO OBJECTION be raised to the erection of the warehouse building.
- RU 02/0774** 51-53 Brighton Road, Addlestone
Demolition of 51 and 53 Brighton Road and erection of 12 no. two-bedroomed flats with associated parking
DECISION: REFUSE for the following reasons:

1. **Overdevelopment (Size and Height) (R425) - delete 'policies within the Runnymede Borough Local Plan First Alteration (Adopted 1993)' and 'further proposed modifications, April 2000' insert after 1994 'Policy SE3 of the Surrey Structure Plan Deposit Draft, January 2001' and after 'Second Alteration' insert 'April 2001'.**
2. **The proposed development would, by virtue of an access road and car parking areas in close proximity to adjoining residential properties, be likely to lead to noise and disturbance to the occupiers of these properties to an unacceptable degree. As a result, the proposals would be 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.**
3. **The proposed vehicular access is substandard in terms of geometry and visibility to serve the proposed development and would lead to danger and inconvenience for other users of the highway contrary to Surrey Structure Plan Policy MT2, Surrey Structure Plan Deposit Draft (January 2001), Policy DN2 and Runnymede Local Plan Policy MV4.**

**RU 02/0775 51-53 Brighton Road, Addlestone
Demolition of 51 and 53 and erection of 12 no. two-bedroomed flats with associated parking (duplicate application)
DECISION: WITHDRAWN**

**RU 02/0776 190 High Street, Egham
Erection of rear covered car parking area with first floor and second floor extensions above and conversion of first and second floors to form four no. self-contained flats (revised application)
DECISION: REFUSE for the following reason:**

The proposed development by reason of its width and floor area, distance from the common boundary and height would result in a dominant building with an overbearing effect on the residential amenities creating a sense of enclosure and perceived loss of light and outlook for the adjoining neighbours at 191 High Street, contrary to Policy PE10 of the Surrey Structure Plan 1994, Policy SE3 of the Surrey Structure Deposit Draft January 2001 and Policies BE2 and HO9 of the Runnymede Borough Local Plan, April 2001.

**RU 02/0806 Whitedale, Tite Hill, Englefield Green
Erection of two-storey side extension, single-storey rear extension and front and rear extensions to existing double garage.
DECISION: GRANT subject to conditions.**

**RU 02/0838 88 Harvest Road, Englefield Green
Erection of a three-storey building comprising 12 no. one bedroom flats with rear car park accessed off Harvest Road following demolition of existing office building.
DECISION: GRANT subject to conditions.**

224. THE COALYARD, NORTH STREET, EGHAM - REVISED PLANS

In November 2001, the Committee had resolved to grant planning permission for development at The Coalyard, North Street, Egham for 10 two bedroom flats and 1 one bedroom flat in a two storey building incorporating rooms in the roof with 16 parking spaces off Clarence Street.

Revisions had now been received in respect of the previously approved plans incorporating:

1. Re-arrangement of the internal accommodation;
2. Alterations to the design and form of some windows and provision of windows on the flank adjoining 15 North Street;
3. Provision of 3 storm porches on North Street and Clarence Street elevations; and
4. Reconfiguration of part of building at the rear of flats 1 and 2 (which front North Street) with alterations to the windows on the rear of this part.

It was noted that the number of flats, bedrooms, and parking spaces would remain as per the approved scheme.

Adjoining residents and previous objectors had been notified of the proposed revisions. One letter of representation had been received objecting to 'The Coalyard' in principle, and asking that permission be refused for amendments that would affect lives, be out of character, cause loss of light and privacy, and those that were designed without the welfare of local residents at heart.

Members recognised that the original development proposals had caused much ill-feeling amongst local residents. However, it was considered that the amendments now proposed would improve the overall development design, would be a better configuration for the proposed residents and would not materially alter the impact of the development on the neighbouring properties. It was hoped, however, that the applicants would now proceed with development, without further amendments to the design.

RESOLVED that –

the amendments shown on drawing numbers O2D, O3D, 4D, O5D be accepted as minor revisions to the approved plans under application reference RU.01/0775.

225. LAND AT RUSSETS AND MORNINGSIDE, KNOWLE GROVE, VIRGINIA WATER: CONFIRMATION OF TREE PRESERVATION ORDER

The Committee received a report seeking authority to confirm Tree Preservation Order No. 345 relating to twelve Oak trees on land at Russets and Morningside, Knowle Grove, Virginia Water.

The Tree Preservation Order had been made on 15 May 2002 and in accordance with statutory requirements, the immediate neighbours had been notified. Members were informed that one letter of objection and six letters of support had been received in response.

A letter had been received from the owner of 'Russets' objecting to the imposition of the tree preservation order, and expressing concerns that the Oak Tree nearest the road was dangerous, that three of the Oak trees at the rear of the site had to be pruned to ensure that they did not overhang the railway line and that tree roots had in the past penetrated land drainage pipes on the site.

The six letters of support which had been received welcomed the preservation of the 12 mature Oak trees and asked whether more trees on the site could be protected, in particular those that provided a habitat for local wildlife. It was also considered that the loss of other trees on the site could increase the level of noise experienced from the M3 Motorway and the railway line.

The Council's Parks and Amenities Officer had revisited the site, and confirmed that in his opinion the Oak Tree near the road was not dangerous. Furthermore the imposition of the Order would not prevent future works to the trees, but would require an application to be submitted and approved first.

It was noted that there were currently sixty-one trees on the site which no doubt provided habitats for wildlife. The presence of a protected species, such as bats, would be a material consideration when considering a development proposal, but not in considering the confirmation of a Tree Preservation Order (TPO), neither was the effect on noise levels. The site had been surveyed by an arboriculturist

and the Parks and Amenities Officer, who had both concluded that the 12 trees identified were worthy of preservation, but that the remainder of the trees did not comply with the criterion for protection by a Tree Preservation Order. However, it was considered that if any revised redevelopment scheme was to be submitted, the retention of as many of the unprotected trees on the site as possible would be sought.

RESOLVED that –

Tree Preservation Order No. 345 be confirmed without modification.

226. APPEAL DECISIONS

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

<u>Site/Development</u>	<u>Decision</u>
i) 'Cranford' and 'Littletown', St Judes Road Englefield Green - planning appeals regarding demolition of two existing two storey, detached houses and erection of four detached, two storey houses with roof accommodation and associated car parking, retention and reuse of two existing access points onto highway (RU01/1063) (RU01/1413)	a) DISMISSED RU01/1063 b) ALLOWED RU01/1413
ii) East Lodge, Ridgemean Road, Englefield Green - planning appeal regarding demolition of existing outbuildings, small extension to house incorporating existing swimming pool facilities, new garage block with upper room within pitched roof above (RU01/0991)	PART ALLOWED PART DISMISSED
iii) 11 Canford Drive, Addlestone - planning appeal regarding construction of a new pitched roof over existing flat roofed garage (RU01/1067)	DISMISSED AND APPLICATION FOR COSTS AGAINST THE COUNCIL REFUSED

227. 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.

(The meeting ended at 10.04 pm)

Chairman