

Runnymede Borough CouncilPLANNING COMMITTEE20 November 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, J.M. Edwards, J.R. Furey, Mrs L.M. Gillham, P.A. Greenwood, R. Pate, Mrs. V.A. Smallman, N. Thewlis, A.P. Tollett, and J.R. Whiteley.

Members of the Committee absent: None

Councillors Mrs C.Y. Jones, Mrs E.E. Price and B.J. Relph also attended.

428. MINUTES

The Minutes of the meeting of the Committee held on 16 October 2002 were approved and signed as a correct record.

429. 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 02/0967**

**Hitachi Seiko Unit, The Glanty & Omega Express Unit, Lovett Road, Staines  
Erection of four storey office building with a floorspace of 10,150 sq m with 320 car parking spaces including an undercroft car park and vehicular access off The Glanty  
DECISION: Following the completion of a legal agreement requiring -**

- i) a Travel Plan that would include initiatives to both encourage a reduction in car usage and facilitate and promote alternative modes of transport to and from the development;**
- ii) the payment of a sum of £150,000 by way of a financial contribution towards the cost of a package of public transport infrastructure and Local Transport Plan initiatives;**
- iii) on the fifth anniversary of the publication of the Travel Plan, a survey to be undertaken to ascertain how many employees at the development travelled to work by private car and if this figure is greater than 60 per cent a financial 'penalty' would be imposed up to £100,000 which would again be used to finance further public transport and Local Transport Plan initiatives; and**

- iv) **the developer to carry out off-site highways improvements to re-align the southern approach arm to the roundabout junction of the A309/Woodhaw/Site Access.**

**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 02/0847 Thorpe Park, Staines Road, Chertsey  
Construction of a rock work/volcano feature to a maximum height of 17.3m as part of the themed landscaping of the approved 2003 coaster development  
DECISION: GRANT subject to conditions.**
- RU 02/0880 Land adj. 91 Chertsey Lane, Staines  
Sale, collection, repair, delivery, distribution and open storage of motor vehicle and commercial vehicle tyres  
DECISION: GRANT Certificate of Lawfulness.**
- RU 02/1066 180 High Street, Egham  
Installation of four air conditioning condenser units on flat roof of building  
DECISION: GRANT subject to conditions.**
- RU 02/1132 Ensign House, Brighton Road, Addlestone  
Demolition of existing sheds and workshops and erection of three storey rear extension to office building, new porch, upgrade existing building and revised parking  
DECISION: GRANT subject to conditions.**
- RU 02/1135 12 Firfield Road, Addlestone  
Erection of single-storey side extension including attached garage  
DECISION: GRANT subject to conditions.**
- RU 02/1140 16 Cabrera Avenue, Virginia Water  
Erection of two-storey side extension, single-storey front and rear extension and part two-storey, part single-storey front extension  
DECISION: GRANT subject to imposition of appropriate conditions as determined by the Borough Technical Services Officer.**

(The Committee considered special circumstances existed which warranted the grant of permission for this application, namely that there was a very mixed form of development in the Avenue, the development itself would not result in terracing and would match the adjoining property.)

(A Motion that permission be refused was lost)

- RU 02/1149 79 Station Road, Addlestone  
Change of use to takeaway including new shopfront and extract ducting  
DECISION: GRANT subject to conditions.**

**RU 02/1152**                    **Domus, Ten Acre Lane, Thorpe**  
**Erection of two-storey side extension with single-storey front and rear extensions incorporating a dormer window in the front and rear elevation**  
**DECISION: GRANT subject to conditions.**

**RU 02/1164**                    **1-7 Barker Road, Chertsey**  
**Demolition of two pairs of semi-detached dwellings and erection of 8 no. one-bedroom flats and 10 no. two-bedroom flats with associated parking**  
**DECISION: Following the completion of an appropriate legal agreement to secure**

- i) the provision of four units for use as general needs shared ownership housing in perpetuity; and**
  
- ii) a financial contribution of £10,000 towards local transport schemes to improve pedestrian and cycle safety along the A320 corridor in the vicinity of the site.**

**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**

Upon a request for a named vote on the above application, there voted –

For 13 (Councillors Angell, Ashmore, Barden, Barker, Collins, Edwards, Furey, Gillham, Norman, Smallman, Thewlis, Tollett and Whiteley),

Against 2 (Councillors Greenwood and Pate)

**RU 02/1167**                    **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 SE3 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.**

(A Motion to defer the application was lost)

**RU 02/1175**                    **Pinetrees, Chertsey Lane, Staines**  
**Display of 5 no. externally illuminated freestanding signs between 3.7 metres and 2 metres in height.**  
**DECISION: GRANT subject to conditions.**

- RU 02/1176**      **8 Clare Gardens, Egham**  
**Conversion of one of the two attached garages to a habitable room**  
**DECISION: GRANT subject to conditions.**
- RU 02/1185**      **166A and 167 High Street, Egham**  
**Change of use of ground floor from Class A1 (retail) to Class A3 (food and drink) use together with two-storey rear extension with Class A3 on the ground floor of the extension and first floor flat above (revised application).**  
**DECISION: GRANT subject to conditions**
- RU 02/1192**      **Land adj. to Northcroft Road and Schroder Court, Englefield Green**  
**The siting and appearance of an 8 metre telecommunications mast designed as a telegraph pole concealing 1 no. antenna and a compound enclosing base station adjacent to no. 1 Schroder Court**
- DECISION: Prior permission is required and permission be REFUSED for 'siting and appearance' for the following reason:**
- The applicant has failed to adequately demonstrate that all site alternatives within the vicinity have been discounted. If permitted this proposal by reason of its siting, prominence and appearance would result in an un-neighbourly form of development, visually intrusive and of detriment to the established streetscene character and residential amenities of the neighbouring properties, contrary to Policy DP8 of the Surrey Structure Plan 1994 and Policy SV3 of the Runnymede Borough Local Plan Second Alteration, April 2001.**
- RU 02/1198**      **20 Silver Birch Close, Woodham**  
**Erection of a front extension, roof additions and alterations to allow loft conversion**  
**DECISION: GRANT subject to conditions.**

430. DEVELOPMENT CONTROL CHARTER

The Committee considered approval of a Customer Charter for the Development Control service which set out the services provided by the Development Control Section and standard of services customers could expect, specific service areas for applicants and objectors, the position regarding enforcement, and the procedure for processing of complaints.

The document would be shared with the Planning Liaison Group which was an informal meeting of representatives of major resident and amenity groups in the Borough, together with agents who submitted planning applications within the Borough. Any major changes to the Charter suggested by these groups would be referred back to this Committee for approval.

**RESOLVED that -**

**the Development Control Charter be agreed subject to a minor addition to the Mission Statement regarding enforcement action, and consultation thereon be undertaken with interested groups, and subject to consideration of comments received, the Charter be adopted for use.**

431. PLANNING ENFORCEMENT SYSTEM IN ENGLAND – REVIEW

The Committee considered a comprehensive report on a Consultation Paper issued by the Office of the Deputy Prime Minister which reviewed the current planning enforcement system so as to make it simpler and more effective.

The consultation paper was wide ranging and raised a large number of specific questions about different aspects of enforcement legislation, guidance, practice and procedure. Appendix 'A' sets out the particular questions posed in the Consultation Paper along with Officers' recommended responses. The Committee considered that the proposals for reform should assist local authorities in pursuing breaches of planning control and unanimously endorsed the Officers' comments on the Paper. The Committee particularly supported i) the retention of discretion at local level to take enforcement action subject to a greater uniformity of approach to enforcement being encouraged among authorities by the Government, ii) breaches of planning control being made a criminal offence to reduce abuses of the planning system, subject to local authorities retaining discretion regarding prosecutions, iii) abolition of the '10 year rule' which currently prevented local authorities taking action against unauthorised changes of use after the lapse of 10 years, and iv) the proposed service of Stop Notices at start of unauthorised development which would have an immediate impact on planning breaches and reduce loss of amenity to neighbours.

The Committee hoped that its comments would be given serious consideration by the Office of the Deputy Prime Minister and in making this Council's representations, attention should be drawn to the extensive history and experience of enforcement of planning control in Runnymede and the high profile given to enforcement within the Borough.

**UNANIMOUSLY RESOLVED that -**

**the comments set out in Appendix 'A' be forwarded to the Office of the Deputy Prime Minister as this Council's views on this consultation paper.**

432. 81-82 HIGH STREET, EGHAM – LOCATION OF AIR CONDITIONING UNITS

This item was deferred for further consideration, without discussion.

433. PLEASANT VIEW, 89 WOODHAM PARK ROAD, WOODHAM – ENFORCEMENT

The Committee considered taking enforcement action in respect of the unauthorised change of use of parts of the above site from residential to an operating centre for a commercial vehicle.

The owner who was the proprietor of Cloghan Construction Services Ltd had been granted an operator licence by the Department of Transport, to operate one commercial vehicle.

The vehicle was often operated by other drivers and had resulted in additional vehicular movements to and from the site over and above that associated with the authorised residential use. The use of the property as an operating centre was in conflict with Green Belt Policy and the nature of the use and the activities associated with it had a detrimental impact on the residential amenities of occupiers in the area. 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 use of the site as an operating centre for a commercial vehicle for the following reason:-**

**Reason for the Issue of the Notice**

**The use of the site as an operating centre for a commercial vehicle represents an inappropriate development in the Green Belt which, by definition, is harmful to its openness contrary to the requirements of Policies GB1, LE1 and MV4 of the Runnymede Borough Local Plan Second Alteration April 2001 and the advice contained in Planning Policy Guidance Notes 2 : ‘ Green Belts’, 7 : ‘The Countryside and the Rural Economy’ and 18 : ‘Enforcing Planning Control’. The use is also considered to have an adverse effect on members of the local community by way of noise and traffic generation.**

- 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.**

434. APPEAL DECISIONS

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

<u>Site/Development</u>	<u>Decision</u>
i) 7 Daleham Avenue, Egham - appeal against refusal of consent to remove one beech tree.	DISMISSED
ii) 2 Crown Cottages, Whitehall Lane, Egham - appeal regarding erection of single storey outbuilding, replacing three smaller outbuildings to be demolished.	DISMISSED

435. 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.

436. LAND AT CHIQUITOS, LONDON ROAD, VIRGINIA WATER - PROPOSED TPO

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 paragraph 13 of Part 1 of Schedule 12A of the Act.

The Committee considered placing a Tree Preservation Order on a Beech and Oak tree on land at Chiquitos, London Road, Virginia Water.

A planning application (RU.02/1015) had been submitted to redevelop the site as a car showroom with ancillary offices and workshop within a basement following the demolition of existing restaurant. A supporting landscape statement which included a tree survey had been submitted with the application and this survey indicated that the Beech and Oak trees should be retained.

The Beech and Oak trees were healthy specimens having at least a 50 year future lifespan and were considered to make a significant contribution to the amenity and character of the area.

Both trees were shown to be retained under the current planning application RU.02/1015. However, in order to safeguard them for the future and to protect them during any future development of the site, it was

**RESOLVED that -**

- i) the Borough Secretary and Leisure Services Officer be authorised to make a Tree Preservation Order pursuant to Sections 198 and 201 of the Town and Country Planning Act 1990 in respect of one Beech tree and one English Oak tree on land at Chiquitos, London Road, Virginia Water for the following reason:**

**The trees make a significant contribution to the visual amenities and character of the area and therefore should be protected in accordance with Policies NE12 and NE13 of the Runnymede Borough Local Plan Second Alteration 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 9.56 pm)