

Runnymede Borough CouncilPLANNING COMMITTEE5 September 2001 at 7.30 p.m.

Members of the Committee present: Councillors K.J. Clark (Chairman), V.E. Barker (Vice-Chairman), Mrs. F.M. Angell, Mrs. F.J. Barden, Mrs. P.I. Broadhead, A.G. Collins, P.C. Elding, Mrs. C.Y. Jones, Mrs. V.R.T. Lenton-Smith, A.M. Moore, Mrs. J. Norman, R. Pate, A.P. Tollett, F.J. Tourlmain and J.R. Whiteley

Members of the Committee absent: None

Councillor Mrs. E.E. Price also attended.

203. MINUTES

The Minutes of the meeting held on 1 August 2001 were confirmed and signed as a correct record.

204. DECLARATIONS OF INTEREST

Councillors Mrs. E.E. Price and P.C. Elding declared interests under the National Code of Local Government Conduct in respect of planning application RU01/1278. As the interests were clear and substantial, Councillor Mrs Price and Councillor Elding withdrew from the room and took no part in the consideration of the application.

205. 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>APPLICATION NO.</u>	<u>LOCATION, PROPOSAL AND DECISION</u>
RU01/0394	23, 25 and 27 Guildford Street, Chertsey Conversion of existing buildings to provide a mixed use premises comprising a coffee bar/café with meeting/conference rooms, together with ancillary kitchen facilities, offices and storage DECISION: GRANT subject to conditions
RU01/0395	23, 25 and 27 Guildford Street, Chertsey Listed Building Consent for the refurbishment and conversion of existing buildings to provide a mixed use premises comprising a coffee bar/café with meeting/conference rooms, together with ancillary kitchen facilities, offices and storage DECISION: GRANT subject to conditions

- RU01/0775** **The Coalyard, North Street, Egham**
Two-storey residential development comprising 11 no. two bedroom flats incorporating rooms in the roof with car parking off Clarence Street
DECISION: DEFERRED to enable Officers to explore with the developer the possibility of reducing the density of accommodation on site, due to concerns of the impact on parking provision.
- RU01/1278** **Land r/o Egham Hill, adj to 17 Greenways, Egham**
Erection of 2 detached dwellings each with an integral garage and a detached double garage with vehicular access off Greenways following removal of existing shed and greenhouse to the front of no. 17 Greenways. (amended)
DECISION: DEFERRED to allow the Council to consider further the appropriateness of selling the land for this purpose, due to concerns related to drainage, car parking and stability of land.
- RU01/0638** **Land adjacent 2 Wheatash Road, Addlestone**
Erection of three bedroom detached dwelling
DECISION: GRANT subject to conditions
- RU01/0687** **14 Runnemedde Road, Egham**
Erection of two pitched roof dormers (one on the front elevation and one on the rear elevation)
DECISION: GRANT subject to conditions
- RU01/0765** **Pinewood, The Fairway, Wellington Avenue, Virginia Water**
Erection of detached bungalow with detached garage following demolition of existing bungalow
DECISION: GRANT subject to conditions
- RU01/0767** **20 Virginia Avenue, Virginia Water**
Loft conversion to provide two bedrooms incorporating two pitched dormer windows on the front elevation and two pitched dormer windows and rooflights on the rear elevation
DECISION: GRANT subject to conditions
- RU01/0768** **Land between Village Lane and Ten Acre Lane, Thorpe**
Change of use of land from grazing land to a school playing field creating three pitches and a practice area for TASIS School
DECISION: GRANT subject to conditions (temporary permission for 3 years)
- RU01/0792** **Conrico International Ltd, Hanworth Lane, Chertsey**
Crown reduction of oak tree by 30%
DECISION: GRANT subject to conditions
- RU01/0809** **The Foresters Arms, 1 North Street, Egham**
Change of use of part of the ground floor of the public house (Class A3) to 4 no. additional bedrooms for bed and breakfast use
DECISION: GRANT subject to conditions
- RU01/0846** **Chertsey Cricket Club, Grove Road, Chertsey**
Installation of a 20m high lattice tower, additional cabinet (5.45m x 7.6m) and three further dual polar antennae following the removal of the existing 15m high column mast
DECISION: GRANT subject to conditions.

206. DOUBLE S, STONEHILL ROAD, OTTERSHAW - ENFORCEMENT

The Committee considered authorisation of an Enforcement Notice in respect of the use of land at Double S, Stonehill Road, Ottershaw for the stationing of a mobile home and tourer caravan for permanent residential purposes.

Members agreed that the unauthorised stationing of the mobile home and tourer caravan was inappropriate development within a sensitive Green Belt area and harmful to the openness of the Green Belt. It was noted that the applicant had put forward what were suggested to be 'very special circumstances' and, these were considered in full by the Committee prior to the refusal of the application for the site in January 2001. No further information had been provided by the applicant, and therefore Members agreed that the information provided was not so compelling as to warrant the further erosion of the openness of the Green Belt in this area.

Consideration was given to the implications of Article 8 of the European Convention on Human Rights and to Article 1 of the First Protocol.

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 requiring the cessation of the use of the site for the stationing of more than one mobile home for residential purposes, the removal of the second mobile home and tourer caravan, associated walling, concrete base and access and removal of all the resulting materials from the site;**

Reasons for Issue of Enforcement Notice

- 1. The stationing of the mobile home and tourer caravan and their use for residential purposes represents inappropriate development within this sensitive Green Belt area and is clearly harmful to the openness of the Green Belt contrary to Policy PE2 of the Surrey Structure Plan 1994, Policy LO6 of the Surrey Structure Plan Deposit Draft, January 2001, Policies GB1 and GB6 of the Runnymede Borough Local Plan Second Alteration, April 2001 and the guidance contained in Planning Policy Guidance Note 2 : 'Green Belts'.**
- 2. The very special circumstances put forward by the site owner are not considered to be so compelling as to warrant the further erosion of the openness of the Green Belt in this area by what is tantamount to the provision of a second dwelling on this site and do not outweigh the harm caused to the openness of the Green Belt by the development.**

- ii) the Borough Secretary and Leisure Services Officer be authorised to take appropriate action including carrying out necessary works or prosecution under Sections 178 and 179 of the Town and Country Planning Act 1990 in the event that the notice once effective is not complied with.**

207. A320 GUILDFORD ROAD CYCLE TRACK

The Committee received for approval details of a cycle track to run alongside the A320 Guildford Road between Christ Church and the Borough Boundary with Woking. The cycle track would have a total length of 1.6 kilometres and would be a shared pedestrian and cycle facility located within the confines of the existing public highway.

The County Council had provisionally approved £119,000 for funding of a cycleway from the Otter Roundabout to the Borough Boundary, to link up the completed cycle track from Chertsey to the Otter Roundabout, with the cycletrack which runs from the Borough boundary with Woking to the Six Crossroads roundabout. The cost of completion of this first section was estimated at £87,000. This

included £32,000 for the provision of lighting for the cycle track / footway between Colebrooke Place and the first property known as Ballater. A report would return to Committee in due course on the second section of the cycle track between the Otter Roundabout and Christ Church.

Members noted that Surrey Police and the Cyclists' Touring Club (CTC) had each given their approval for the scheme. In addition, three letters of objection had been received from residents of Guildford Road concerned primarily about visibility where the cycle track crossed their accesses. The design had been amended where appropriate to try and accommodate the views expressed.

As the proposal constituted a cycle track within an existing footway, it was noted that it would be necessary to give effect to its introduction but that no formal order or public notice of the proposal would be required.

RESOLVED that -

- i) the detail of the scheme as shown on drawings TP/0717/02 to 08 be approved in accordance with sections 65(1) and 66(4) of the Highways Act 1980; and**
- ii) a formal application be made to the County Council to provide funds and construction to commence as soon as practicably possible.**

208. PLANNING APPLICATIONS DETERMINED BY BOROUGH TECHNICAL SERVICES OFFICER

A list of the planning applications recently determined by the Borough Technical Services Officer under his delegated powers was received and noted.

209. APPEAL DECISION

The Chairman advised the Committee that the appeal decision in respect of the Franklands Drive development had just been received. The Planning Inspectorate had dismissed the appeal.

Chairman

(The meeting ended at 8.53 p.m.)