

Runnymede Borough Council

PLANNING COMMITTEE

5 November 2003 at 7.30 p.m.

Members of the Committee present: Councillors G.B. Woodger (Chairman), Mrs. J. Norman (Vice Chairman), J.R. Ashmore, Mrs. F.J. Barden, J. Broadhead, J.B. Dean, J.R. Furey, Mrs L.M. Gillham, C. Knight, H.W.V. Meares, D.W. Parr, R. Pate, N. Thewlis, A.P. Tollett and J. R. Whiteley

Members of the Committee absent: None

Councillor Mrs E E Price also attended.

426. NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

The Group mentioned below had notified the Chief Executive Officer of their wish that the change listed below be made to the membership of the Committee. The change was for a fixed period ending on the day after the meeting and thereafter the Councillor removed would be reappointed.

Group requesting Change	Remove from Membership	Appoint Instead
Conservative	Councillor J.M. Edwards	Councillor J. Broadhead

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

427. MINUTES

The Minutes of the meeting of the Committee held on 1 October 2003 were approved and signed as a correct record.

428. DECLARATIONS OF INTEREST

The following declarations of interest were made under the Runnymede Code of Conduct for Members by the Councillors shown. In cases where the interest was personal and prejudicial, the relevant Councillors withdrew from the meeting.

Councillor	Item	Nature of Interest
J.R. Ashmore	42 Crown Street, Egham (03/1017)	Personal and Prejudicial - personal acquaintance.
Mrs. F.J. Barden	Lyne Composting Site, Lyne (03/0963)	Personal – attendee at Lyne Lane Liaison Group.
Mrs. F.J. Barden	Copse End, Lyne Lane, Lyne (03/0991)	Personal and prejudicial - Mrs Barden was one of the applicants.
Mrs. L.M. Gillham	Lyne Composting Site, Lyne (03/0963)	Personal – attendee at Lyne Lane Liaison Group.
D.W. Parr	Jubilee High School, Addlestone (03/0630)	Personal and prejudicial - Vice Chairman to Governors.
Mrs. E.E. Price	Land r/o Egham Hill adj 17 Greenways, Egham (03/1143)	Personal and prejudicial - proximity to site.
A.P. Tollett	Wraysbury Skiff & Punting Club, Egham (03/0996)	Personal – Council appointee on Runnymede Sports Council.

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. Member(s) of the public and/or applicant(s)/agent(s) spoke on those applications identified below.

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>
RU03/0984	37, 39 & 41 Simplemarsh Road, Addlestone Demolition of no. 41 Simplemarsh Road, erection of 3 no. four bedroom and 2 no. three bedroom dwellings with covered parking area, formation of new access road and new garage to the rear of no. 39 Simplemarsh Road. (amended description 26/08/03)

DECISION: REFUSE for the following reasons:-

- 1. The proposed development by reason of its size, scale, bulk and massing is considered to be an over dominant and obtrusive development out of character with the surrounding area and would be contrary to Policy PE10 of the Surrey Structure Plan, Policy SE4 of the Surrey Structure Plan Deposit Draft (2002) and Policies H09 and BE2 of the Runnymede Borough Local Plan Second Alteration (2001) and Supplementary Planning Guidance "Surrey Design Guide (2002)."**
- 2. The proposed development by reason of its siting and position would have an unacceptable impact on the living conditions of adjoining occupiers and would be contrary to Policy PE10 of the Surrey Structure Plan, Policy SE4 of the Surrey Structure Plan Deposit Draft (2002) and Policies H09 and BE2 of the Runnymede Borough Local Plan (2001).**

(A Motion to grant permission was lost).

(Mr Ritchie an objector addressed the Committee on the above application.)

RU03/0630	Jubilee High School, School Lane, formerly Abbeylands, School Lane, Addlestone Additions and alterations to existing technology block and proposed alterations to existing science block and associated new two storey corridor block
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DECISION:

- 1. The application be referred to the Office of the Deputy Prime Minister as an acceptable departure from the provisions of the Development Plan in accordance with the requirements of the Town and Country Planning (Development Plans and**

Consultation)(Departures) Direction 1999 as the proposal could represent inappropriate development within the Green Belt and that failing any direction from the Minister, and subject to receipt and consideration of the views of Sports Council for England, the Director of Technical Services be authorised to GRANT permission subject to conditions.

- RU03/0963** **Lyne Composting Site, Lyne Lane, Lyne
Installation of 8 groundwater monitoring boreholes, 10 gas venting wells and 12 gas monitoring wells
DECISION: RAISE NO OBJECTION**
- RU03/0991** **Copse End, formerly Brooks Riding Centre, Lyne Lane, Lyne
Occupation of bungalow without compliance with condition 8 of planning approval RU.81/0925
DECISION: GRANT Certificate of Existing Lawfulness**
- RU03/0996** **Wraysbury Skiff & Punting Club, Riverside Egham
Erection of part one and part two storey detached clubhouse building following the demolition of existing buildings
DECISION: REFUSE for the following reasons:-**
- 1. The proposed replacement building is materially larger than the existing in terms of height, scale and bulk and is not considered to be the minimum size necessary to support the outdoor recreational use of the river. As such, the proposed replacement is inappropriate development in the Green Belt which is harmful to the openness of the Green Belt, contrary to Government advice in Planning Policy Guidance Note 2: 'Green Belts' and 17: Planning for Open Space, Sport and Recreation, Policy PE2 of the Surrey Structure Plan Deposit Draft, December 2002 and Policies GB1 and GB5 of the Runnymede Borough Local Plan April 2001.**
 - 2. The proposed replacement due to its siting, scale and height would be harmful to the rural open character of this site and would result in a development which would not be in keeping with the surrounding landscape, contrary to Policy PE6 of the Surrey Structure Plan 1994, Policy SE10 of the Surrey Structure Plan Deposit Draft December 2002, and Policy NE8 of the Runnymede Borough Local Plan, April 2001.**

(Mrs Cameron for the applicant addressed the Committee on the above application).

- RU03/1017** **42 Crown Street, Egham
Erection of part two storey, part single storey rear extension
DECISION: GRANT subject to conditions.**
- RU03/1070** **Brook House, 71A Harpesford Avenue, Virginia Water
Felling of 6 Oak trees
DECISION: REFUSE for the following reason:-**
- The six Oak trees which are protected by a Tree**

Preservation Order are considered to be in a sound and healthy condition and make a valuable contribution to public amenity and should continue to be preserved in accordance with Policies NE12 and NE13 of the Runnymede Borough Local Plan, Second Alteration April 2001, Policy PE9 of the Surrey Structure Plan 1994, Policy SE7 of the Surrey Structure Plan Deposit Draft December 2002.

(Mrs Cars, the applicant, addressed the Committee on the above application)

RU03/1073

21A & 22A Station Parade, Virginia Water

Change of use of first floor to office use for a temporary period of 2 years

DECISION: a) REFUSE for the following reason:

The change of use to a B1 (office) use results in the loss of two self contained flats in an urban area which is contrary to Policy DP7 of the Surrey Structure Plan 1994, Policy HO1 of the Runnymede Local Plan Second Alteration, April 2001, Planning Policy Guidance Note 1 'General Policy and Principles', Planning Policy Guidance Note 3 'Housing' and Planning Policy Guidance Note 13 'Transport'.

- 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:**
- the cessation of the existing class B1 (office) use on the first floor of the property;**
 - reinstatement of the 2 self-contained one-bedroom flats on the first floor and for each flat to consist of a lounge, kitchen, bedroom and bathroom/w.c.**

Reason for Issue of Notice

The change of use to a B1 (office) use results in the loss of two self contained flats in an urban area which is contrary to Policy DP7 of the Surrey Structure Plan 1994, Policy HO1 of the Runnymede Local Plan Second Alteration, April 2001, Planning Policy Guidance Note 1 'General Policy and Principles', Planning Policy Guidance Note 3 'Housing' and Planning Policy Guidance Note 13 'Transport'.

- ii) the Director of Administration**

Chertsey Museum Extension & Alterations, Windsor Street, Chertsey**Category 5 – Accessible Development****Hythe Centre, Thorpe Road, Hythe**

- ii) framed certificates be presented to the winner in each category; and**
- iii) arrangements be made for the Mayor to present the awards at the meeting of the Council on 11 December 2003.**

431. TREE TOPS, KNOWLE GROVE, VIRGINIA WATER –TREE PRESERVATION ORDER 356

The Committee considered the confirmation of Tree Preservation Order No. 356 relating to two Cedar trees, one English Oak tree and one Purple Beech tree on land at Tree Tops, Knowle Grove, Virginia Water.

The immediate neighbours had been notified of the initial making of the Tree Preservation Order. In response there had been two letters of support and two letters of objection. The two letters of objection had been received from representatives of the owner of the site and were largely based on alleged instability of the trees and potential danger caused by the trees to property.

The health, form and general stability of the trees had been assessed and were considered acceptable by the Council's Parks and Amenities Officer. The objectors had not submitted any factual evidence in support of their concerns that the trees were unstable, dangerous or causing structural damage to the existing bungalow.

Members noted that the imposition of an Order did not prevent future works to the trees and any works which may be considered necessary and would not harm the health and amenity value of the tree would be permitted. Furthermore, a tree covered by a TPO could be removed if it was proven to be dead, dying or dangerous. The Committee's intention in preserving these trees was not to preclude further residential development, but merely safeguard them pending any discussion of further development options.

The human rights considerations associated with this case were noted.

RESOLVED that –**Tree Preservation Order 356 be confirmed without modification.**432. APPEAL DECISIONS

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

<u>Site/Development</u>	<u>Decision</u>
i) Chiquitos, London Road, Virginia Water - planning appeal regarding erection of a car showroom and ancillary facilities following demolition of an existing restaurant building, and alterations to the access (RU02/1015)	DISMISSED
ii) 1 Meadow View, Lyne Lane, Lyne - planning appeal regarding erection of a 2-storey side extension (RU 02/1382)	DISMISSED

433. 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.

434. LAND AT THE FRONT OF ACORNS, SHEERWATER AVENUE, WOODHAM - PROPOSED TREE PRESERVATION ORDER

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

The Committee considered a request from a local resident to place a Tree Preservation Order on a mature English Oak on the above mentioned land as it was considered that the tree was under potential threat.

The tree was a mature English Oak, with a diameter at breast height of approximately 90cm, which formed two main trunks at approximately two metres above ground level, and had a crown spread of approximately 18 to 20 metres. The tree had a good shaped crown, but there were some signs of die back within the crown probably because of drought conditions during this year's summer. Apart from that there was no visual evidence from a ground inspection of any serious pests, diseases or cavities present and the tree was estimated to have a future lifespan of 50+ years.

The tree was extremely prominent within the locality, and created a feature in the cul de sac. The tree contributed significantly to the amenity of the area.

The human rights considerations associated with this case were noted.

RESOLVED that -

- i) the Director of Administration and Leisure be authorised to make a Tree Preservation Order pursuant to Section 198 to 201 of the Town & Country Planning Act 1990 in respect of an English Oak tree at land outside Acorns, Sheerwater Avenue, Woodham for the following reason:**

The tree makes a significant contribution to the visual amenities of the surrounding area and therefore should be protected in accordance with policies NE12 and NE13 of the Runnymede Borough Local Plan 2nd Alteration Adopted April 2001; and

- ii) subject to no adverse representations being received, the Director of Administration and Leisure be authorised to confirm the order without modifications**

435. LAND AT TREE TOPS, KNOWLE GROVE, VIRGINIA WATER - PROPOSED TREE PRESERVATION ORDER

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

The Committee considered placing a Tree Preservation Order on a Beech tree on land within the curtilage of Tree Tops, Knowle Grove, Virginia Water.

The Committee had previously in the meeting confirmed Tree Preservation Order No. 356 which preserved two Cedar trees, one English Oak tree and one Purple Beech tree on this site.

As part of the consultation process on Tree Preservation Order No. 356 there had been a number of representations received, two of which considered that additional trees on the site were worthy of protection.

The Parks and Amenities Manager had identified an additional Beech tree located towards the centre of the site as being worthy of preservation. The tree was clearly visible from the street scene and from the properties to the south-west corner of Knowle Grove and was considered to offer a high level of amenity.

The human rights considerations associated with this case were noted.

RESOLVED that –

- i) the Director of Administration and Leisure be authorised to make a Tree Preservation Order pursuant to Section 198 to 201 of the Town and Country Planning Act 1990 to preserve an additional Beech tree at Tree Tops, Knowle Grove, Virginia Water for the following reason:**

The tree makes a significant contribution to the visual amenities of the surrounding area and therefore should be protected in accordance with Policies NE12 and NE13 of the Runnymede Borough Local Plan Second Alteration April 2001; and

- ii) subject to no adverse representations being received, the Director of Administration and Leisure be authorised to confirm the Order without modification.**

Chairman

(The meeting ended at 9.50 pm)