

Runnymede Borough CouncilPLANNING COMMITTEE18 August 2004 at 7.30pm

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

Members of the Committee absent: None

Councillors J.M. Edwards, Mrs L.M. Gillham and C.J. Knight also attended.

141. MINUTES

The Minutes of the meeting of the Committee held on 14 July 2004 were approved and signed as a correct record.

142. DECLARATIONS OF INTEREST

The following interests were made under the Runnymede Code of Conduct for Members by the Councillors shown.

Councillor	Item	Nature of Interest
Mrs F.J. Barden	8 Malus Drive, Addlestone (RU04/0717)	Personal and Prejudicial - applicant.
H.W.V. Meares	37-43 St Judes Road Englefield Green (RU04/0710)	Personal and Prejudicial - Former owner of application site.

143. 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.NOLOCATION, PROPOSAL AND DECISION**RU.04/0613**

**352-358 Green Lane, Chertsey
Erection of 12 no. two-storey dwellings comprising 6 no. x 4 beds, 2 no. x 3 beds and 4 no. x 2 beds with ancillary garages and car parking and vehicular access off Green Lane following demolition of three existing dwellings.**

DECISION: REFUSE for the following reason:

The proposed development by reason of its overall scale, height, massing, layout, distances to boundaries and positioning in relation to the neighbouring public footpath and Green Belt land would have a detrimental impact on the character and appearance of the local area and would not positively contribute to the townscape character of the locality or the adjoining green belt land contrary to Policies GB1, HO9 and BE2 of the Runnymede Borough Local Plan Second Alteration April 2001, Policies PE1, PE2, PE10 and DP6 of the Surrey Structure Plan November 1994, Policies SE4 and LO2 of the Surrey Structure Plan Deposit Draft December 2002 and advice within Planning Policy Guidance Note 2: "Green Belts".

RU.04/0710

Land at 37-43 St. Jude's Road, Englefield Green. Erection of two/three storey block of 18 flats comprising 10 no. x one bed flats and 8 no. x two bed flats, two storey replacement block for the Coach House comprising 2 no. x two bed flats all along road frontage and two-storey block of 1 no. x one bed flat and 7 no. x two bed flats at rear with associated access and parking.

DECISION: REFUSE for the following reason:

Block A by reason of its height, design, forward projection, bulk and mass would result in a prominent and incongruous frontal development and together with Block B by reason of its footprint, bulk and mass would result in an undesirable and cramped form of development of the site which would be incompatible with its surroundings, detrimental to established visual amenities of the street scene and pattern of the surrounding area, contrary to Policy PE10 of the Surrey Structure Plan 1994, Policy SE4 of Surrey Structure Plan Deposit Draft December 2002 (incorporating Proposed Modifications), Policies BE2 and HO9 of the Runnymede Borough Local Plan April 2001, the Surrey Design Guide January 2001, Planning Policy Guidance Note 1: 'General Policy and Principles' February 1997, Planning Policy Guidance Note 3: 'Housing' March 2000 and By Design.

RU.04/0744

95-133 Eastworth Road, Chertsey
Submission of reserved matters (design, external appearance, landscaping) following grant of outline planning permission (RU.02/1194) for the erection of 2/3 storey residential buildings comprising 22 flats, 5 x three bedroom and 6 x two bedroom terraced properties (amended scheme).

DECISION: GRANT subject to conditions.

RU.03/1266

6 Colebrook, Ottershaw
Erection of rear conservatory and first floor rear extension to create additional accommodation (revised plans received on 29th January 2004).

DECISION: GRANT subject to conditions.

RU.04/0674 **62 Larchwood Drive, Englefield Green**
Single storey rear extension following demolition of
existing outbuildings

DECISION: GRANT subject to conditions.

RU.04/0675 **Hope Springs, Ongar Road, Addlestone**
Retention of existing single storey rear extension and
conservatory.

DECISION: GRANT subject to conditions.

RU.04/0689 **23 Simons Walk, Englefield Green**
Conversion of existing bungalow into a two storey
detached dwelling comprising two storey side
extension, roof alterations to provide first floor
accommodation with front dormer windows and
increase in ridge height.

DECISION: GRANT subject to conditions.

RU.04/0715 **Former Safeway Car Park, 169 Station Road,**
Addlestone
Use of part of car park for outdoor market on Sundays,
Wednesdays and Bank Holidays with 130 car parking
spaces and use as a pay and display car park on
Mondays, Tuesdays, Thursdays, Fridays and Saturdays.

DECISION: GRANT subject to conditions.

RU.04/0717 **8 Malus Drive, Addlestone**
Erection of a two storey side and single storey rear
extension.

DECISION: GRANT subject to conditions.

RU.04/0726 **Land at Trumps Farm, Kitsmead Lane, Virginia Water**
The deposit of waste soil to an average depth of less
than 1m on 3.1ha to facilitate the agricultural
improvement of farmland.

DECISION: RAISE STRONG OBJECTION for the
following reason:

The Planning Authority does not consider that the
applicant has provided sufficient information with this
application to justify the deposit of 30,000 cubic
metres of waste soil within the green belt or
assessment of the resulting impact on the landscape,
and to local amenity especially in regard to potential
odour issues and contamination of the site. As a result
the proposals would be contrary to Policies PE1, PE2
and DP32 of the Surrey Structure Plan 1994, Policies
LO4 and LO5 of the Surrey Structure Plan Deposit

Draft 2002 (Proposed Modification June 2004), Policies NE7 and NE10 of the Runnymede Borough Local Plan Second Alteration April 2001.

RU.04/0728

**Land at 38 and 40 Pinewood Avenue, New Haw
Outline application for erection of 3 detached and 2 semi detached dwellings with associated parking and garaging following demolition of existing house at 40 Pinewood Avenue.**

DECISION REFUSE for the following reasons.

- 1. The proposed development by reason of its overall scale, size, bulk and massing and relationship to the existing built form would result in an unacceptable change in the character and appearance of the application site and the surrounding area and would not contribute positively to the townscape quality of the locality and would be contrary to Policies PE10 and DP6 of the Surrey Structure Plan 1994; Policies SE4 and LO2 of the emerging Surrey Structure Plan December 2002; and Policies HO9 and BE2 of the Runnymede Local Plan Second Alteration 2001, Surrey Design (including principle 7.3) 2002 and By Design.**
- 2. The proposed development by reason of its scale, siting and position would create an unneighbourly form of development detrimental to the residential amenities of the neighbouring properties particularly nos. 11A, 11 and 9 Cobs Way due to the likely overbearing, overlooking and loss of outlook issues which would be contrary to Policy HO9 of the Runnymede Borough Local Plan Second Alteration April 2001.**

(A Motion to grant permission was lost. Upon a requisition that the names of those voting on the motion to grant be recorded, there voted:

For (5): Councillors Barden, J. Broadhead, Furey, Mrs Norman, and Woodger.

Against (9): Councillors Angell, Ashmore, Dean, Meares, Parr, Pate, Relph, Thewlis and Tollett.

Abstention (1): Councillor Whiteley).

RU.04/0783

**Land adjacent 30 Broomfield Road, New Haw
Erection of a detached dwelling house and creation of new access.**

DECISION: GRANT subject to conditions.

The Chairman of the Committee was of the opinion that the following application RU.03/1275 should be considered as a matter of urgency as the application had taken several months to process but all the necessary material had now been assembled upon which a decision

could be made and an undertaking had been given to the Local Government Ombudsman that the application would be considered in August.

RU.03/1275

Land to the rear of Blossom Farm, Rosemary Lane, Thorpe
Certificate of Existing Lawfulness application for refurbishment and repair to existing storage building, boundary wall and front gate.

DECISION:

- 1. REFUSE A CERTIFICATE OF EXISTING LAWFULNESS for the refurbishment and repair of the existing single storey building and 2.1 metre high entrance gates because they require planning permission.**
- 2. GRANT A CERTIFICATE OF EXISTING LAWFULNESS for the repair of the southern boundary wall because it was permitted development and therefore benefited from a deemed planning permission.**
- 3. The owner be invited to seek planning permission for:-**
 - i) the retention of the building;**
 - ii) the retention of the gates (Rosemary Lane);**
 - iii) the retention of the various sheds used to house chickens or other livestock; and**
 - iv) the retention of the vehicular access and hardstanding off Muckhatch Lane.**

144. APPEAL DECISION

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

<u>Site/Development</u>	<u>Decision</u>
38 Armstrong Road, Englefield Green – planning appeal regarding two storey rear extension (03/0998)	ALLOWED

145. 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 noted.

Chairman

(The meeting ended at 9.05 pm).