

Runnymede Borough CouncilPLANNING COMMITTEE21 November 2001 at 7.30 p.m.

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

Members of the Committee absent: None

Councillors Mrs. L.M. Gillham and Mrs. E.E. Price also attended.

380. NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

The Group mentioned below had notified the Chief Executive Officer of its wish that the change listed below be made to the membership of the Committee for a fixed period ending on the day after the meeting. Thereafter the Councillor removed should be re-appointed.

Group requesting Change	Remove from Membership	Appoint Instead
Conservative	Councillor Mrs. F.M. Angell	Councillor G.B. Woodger

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

381. MINUTES

The Minutes of the meeting of the Committee held on 17 October 2001 were confirmed and signed as a correct record.

382. DECLARATIONS OF INTEREST

Councillor V.E. Barker declared an interest under the National Code of Local Government Conduct in respect of planning application RU.01/1155. As the interest was clear and substantial Councillor Barker withdrew from the room and took no part in the determination of the application.

383. 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.01/0418**

**Thorpe Park, Staines Road, Chertsey  
Erection of a new coaster ride (maximum height of 29 metres) with ancillary buildings and landscaping to replace Wicked Witches' Haunt and Mr. Rabbit's Tropical Travels ride and demolition of existing structures  
DECISION: GRANT subject to conditions.**

- RU.01/0680** Thorpe Park, Staines Road, Chertsey  
 Medium term development plan (five years) for various improvement works and development within the Park including a new coaster ride (max. 29m high), provision of one major new attraction, provision of new round ride, relocation of existing water ride, new landscaping/paving area in 'Thorpe Belle' area, refurbishment of two existing rides ('No Way Out' and 'Thunder River'), erection of new storage building, upgrading of entrance area and refurbishment of corporate hospitality building, layout improvements to main car park, including new ecological drainage system and landscaping  
**DECISION:** Subject to the prior completion of an appropriate agreement to secure the formal adoption of an agreed Travel Plan, together with a financial contribution of £2,000 towards the Highway Authority's costs in relation to on-going monitoring of that plan, 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.01/0775** The Coalyard, North Street, Egham  
 Two storey residential development comprising 10 no. x 2-bedroom flats and 1 no. x one bedroom flat incorporating rooms in the roof with 16 car parking spaces off Clarence Street (revised plans received 1.11.01)  
**DECISION:** Following the completion of a section 278 Agreement to secure the transfer of land for footway widening, 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.01/0833** Three Pines, Pinewood Road, Virginia Water  
 Erection of a detached dwelling and detached double garage to the front of the dwelling following the demolition of the existing bungalow and outbuildings (amended plans received 12.11.01)  
**DECISION:** GRANT subject to conditions.
- RU.01/0864** Willowdown, Thames Close, Chertsey  
 Erection of single-storey side extension and creation of room in the proposed roof space (amended description 16.8.01)  
**DECISION:** GRANT subject to conditions.
- RU.01/0881** 19 Victoria Street, Englefield Green  
 Erection of first floor side extension including balcony, two-storey side extension and single-storey rear extension (amended plans)  
**DECISION:** GRANT subject to conditions.
- RU.01/1016** 70 Ayebridges Avenue, Egham  
 Erection of rear conservatory  
**DECISION:** GRANT subject to conditions.
- RU.01/1027** 13 Virginia Drive, Virginia Water  
 Erection of single-storey rear extension with balcony area above

- DECISION: GRANT subject to conditions.**
- RU.01/1088**      **48 Nobles Way, Egham**  
Retention of single detached garage with rear access  
(increase in height of 0.35m higher than approved under  
planning permission RU.00/1227)  
**DECISION: GRANT subject to conditions.**
- RU.01/1110**      **High Pines, Beech Hill, Ridgemoor Road, Englefield Green**  
Erection of single-storey extensions to the front and side  
of the property and loft conversion (deletion of detached  
triple garage and enclosed swimming pool amended  
7.11.01)  
**DECISION: GRANT subject to conditions.**
- RU.01/1121**      **32 Chaworth Road, Ottershaw**  
Single-storey rear extension (revised plans received  
8.11.01)  
**DECISION: GRANT subject to conditions.**
- RU.01/1129**      **29 Manor Way, Egham**  
Erection of single-storey side and rear extension, front  
porch and front dormer window following demolition of  
existing store  
**DECISION: GRANT subject to conditions.**
- RU.01/1148**      **Highlands, Chertsey Meads, Chertsey**  
Single storey extension to the front  
**DECISION: GRANT subject to conditions.**
- RU.01/1155**      **15-17 London Street, Chertsey**  
Installation of roof lights to allow office use of existing  
roof space  
**DECISION: GRANT subject to conditions.**
- RU.01/1159**      **Tesco, 117 Station Road, Addlestone**  
Relocation of 6m high gantry sign to land adjoining  
roundabout  
**DECISION: GRANT subject to conditions.**
- RU.01/1167**      **Tesco, 117 Station Road, Addlestone**  
Installation of illuminated sign on western elevation  
above main entrance  
**DECISION: GRANT subject to conditions.**
- RU.01/1177**      **Ten Acre Lake, Ten Acre Lane, Thorpe**  
Retention of storage container for storage of  
maintenance equipment in connection with Runnymede  
Angling Association  
**DECISION: Following expiry of the statutory  
consultation period and consideration of any  
representations, 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.01/1168**      **Oak Farm and Longcross Garage, Accommodation Road,  
Longcross**  
Demolition of two dwellings, commercial garage and  
associated building and erection of two detached  
dwellings and garages

**DECISION:**

- (a) The application be notified to the Secretary of State for Transport, Local Government and the Regions as an acceptable departure from the provisions of the Development Plan in accordance with the requirements of Town and Country Planning (Development Plans and Consultation) (Departures) Direction 1999 as the proposal could represent inappropriate development within the Green Belt and
- (b) that failing any direction from the Minister and subject to the prior completion of a Section 106 Agreement to secure no further building on the site, no sub-division in the future, existing use rights are extinguished and all existing buildings removed, removal of the layby and reinstatement to grass verge, and following consultation with the Borough Environmental Services Officer regarding removal or filling of petrol tanks, 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.

384. APPEAL DECISIONS

The Committee was informed that the Planning Inspectorate had recently determined the appeals mentioned below:

<u>Site/Development</u>	<u>Decision</u>
i) Birchcroft, Hare Hill and land r/o 87 - 89 Spinney Hill, Addlestone - planning appeal regarding demolition of existing dwelling and erection of five new houses and garages (RU.01/0145).	DISMISSED AND APPLICATION FOR AWARD OF COSTS AGAINST THE COUNCIL REFUSED.
ii) Wychbold House, 19 Drill Hall Road, Chertsey - planning appeal regarding erection of a second storey side extension (RU.01/0639).	ALLOWED
iii) Enbourne House, 7 Bourneside, Virginia Water - planning appeal regarding erection of a two-storey detached extension (RU.01/0375).	ALLOWED

385. 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.

386. LAND TO THE REAR OF THE WELL HOUSE AND GREEN SHUTTERS, OFF FARIS LANE, 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 placing a Tree Preservation Order on three Oak trees at land to the rear of The Well House and Green Shutters, off Faris Lane, which potentially could be under threat from proposed development at The Well House. An application had recently been approved for a dwelling and garage on the site and an application for works to trees on adjoining land was currently under consideration.

The two Oak trees to the rear of The Well House had a degree of protection under the Conservation Area legislation. However, in view of the rural nature of the area and also the close proximity of the trees in relation to the proposed development, it was considered that they may be under threat from being removed. The third Oak tree was sited within the main garden of Green Shutters.

The Committee considered that all three trees were of significant visual amenity in this area with at least a 50 year lifespan and in order to ensure their healthy survival 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 three oak trees at land to the rear of The Well House and Green Shutters, off Faris Lane, Woodham, for the following reason: -**

**The trees make a significant contribution to the visual amenities and character of the area and the Basingstoke Canal Conservation Area and therefore should be protected in accordance with Policies BE5, NE12 and NE13 of the Runnymede Borough Local Plan Second Alteration, April 2001; and**

- 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 8.50 p.m.)