

Runnymede Borough CouncilPLANNING COMMITTEE2 November 2005 at 7.30pm

Members of the Committee present: Councillors J.M. Edwards (Chairman), D.W. Parr (Vice-Chairman), Mrs F M Angell, J.R. Ashmore, J. Broadhead, J.B. Dean, J.R. Furey, Mrs. C.E. Gant, C. Knight, H.W.V Meares, Mrs J. Norman, R. Pate, B.J. Relph, Mrs. M. Roberts and J.R. Whiteley.

Members of the Committee absent: None

Councillor A.J. Davis also attended.

333. 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 G.B. Woodger	Councillor Mrs C.E. Gant

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

334. MINUTES

The Minutes of the meeting of the Committee held on 5 October 2005 were approved and signed as a correct record.

335. DECLARATIONS OF INTEREST

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

Councillor	Item	Nature of Interest
Mrs F.M. Angell C. Knight J.M. Edwards	Bella Fiori, 64 Station Road, Addlestone (05/1004)	Personal and prejudicial – friend of applicant.
J.R. Furey	Bella Fiori, 64 Station Road, Addlestone (05/1004)	Personal and prejudicial – applicant.
Mrs C.E. Gant	Bella Fiori, 64 Station Road, Addlestone (05/1004)	Personal and prejudicial – business connection.
J. Broadhead	5 Ongar Parade, Addlestone (05/0864)	Personal and prejudicial – proximity to site.
B.J. Relph	High Acre, Portnall Drive Virginia Water (05/0898)	Personal and prejudicial – working relationship with agents for applicant.

336. 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. Members of the public and applicants/agents spoke on the applications identified below.

RESOLVED that –

the following applications be determined as indicated and any permission granted be subject to the conditions authorised.

APP. NO.**LOCATION, PROPOSAL AND DECISION****RU 05/0138**

**Land at Addlestone Moor, Addlestone
Certificate of Existing Lawfulness for the Storage of
Fairground Rides and Associated Vehicles and
Equipment**

DECISION:

1.
 - i) **REFUSE TO GRANT a certificate of existing lawfulness for the storage of fairground rides and associated vehicles and equipment on the grounds that the applicant has failed to demonstrate that on the balance of probability the land has been used for such a use for a period in excess of 10 years.**
 - ii) **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:**
 - a) **the cessation of the unauthorised use of the land for the storage of fairground rides, vehicles and associated equipment and materials;**
 - b) **the removal of all fairground rides, vehicles and associated equipment and materials from the site;**
 - iii) **the Director of Administration and Leisure be authorised to take appropriate action in carrying out the necessary works or prosecution under Sections 178 and 179 of the Town and Country Planning Act 1990 in the event that the Notice(s) once effective are not complied with.**

Reasons for Issuing the Enforcement Notice

The change of use of the land for the storage of fairground rides, vehicles and associated equipment

and materials is inappropriate development within the Green Belt which fails to maintain the openness of the Green Belt and conflicts with the purposes of including land in the Green Belt and no very special circumstances outweigh the harm to the Green Belt caused by this inappropriate use; it is contrary to Policy LO4 of the Surrey Structure Plan 2004, and Policy GB1 of the Runnymede Borough Local Plan Second Alteration April 2001 and the advice contained within Planning Policy Guidance Note 2: Green Belts

RU 05/0864

**5 Ongar Parade, Addlestone
Change of use of ground floor from retail use (A1) to A3 (restaurant)/A5 (hot food takeaway) use and erection of single-storey rear extension**

DECISION: GRANT subject to conditions.

(Mrs Wells an objector and Mr Ali, the applicant, addressed the Committee on the above application).

RU 05/0898

**High Acre, Portnall Drive, Virginia Water
Erection of a single-storey rear extension with internal alterations, basement plant room and new porch canopy.**

DECISION: REFUSE for the following reasons:

- 1. The proposed extension would constitute inappropriate development in the Green Belt resulting in cumulative increase in floor area and building mass over and above the size of the dwelling on site in May 1986 which would be harmful and detrimental to the openness of the Green Belt, contrary to advice contained in Planning Policy Guidance Note 2: 'Green Belts', Policy LO4 of the Surrey Structure Plan 2004, Policy GB6 of the Runnymede Borough Local Plan Second Alteration April 2001 and advice contained within the Council Supplementary Planning Guidance for Policy GB6, November 2004.**
- 2. The Planning Authority do not consider that very special circumstances have been put forward in support of this application to justify the granting of permission contrary to advice contained in Planning Policy Guidance Note 2: 'Green Belts', Policy LO4 of the Surrey Structure Plan 2004, Policy GB6 of the Runnymede Borough Local Plan Second Alteration April 2001 and advice contained within the Council Supplementary Planning Guidance for Policy GB6, November 2004.**

(The Chairman exercised his second vote in favour of refusal of the above application).

(Mr Lerche, the applicant, addressed the Committee on the above application).

RU 05/0926

**Parkwood, Wick Lane, Englefield Green
Retrospective application for change of use from
training establishment (Class C2) to dwelling (Class
C3).**

DECISION: GRANT subject to conditions.

RU 05/1004

**Bella Fiori, 64 Station Road, Addlestone
Installation of shopfront and roller shutter.**

DECISION: GRANT subject to conditions.

337. 7 FAIRWAY, CHERTSEY – ENFORCEMENT

The Committee considered authorisation of an Enforcement Notice in respect of the erection of a rear dormer which had not been constructed in accordance with approved plans.

Planning permission (RU.05/0300) had previously been granted in March 2005 for the erection of a rear dormer window. However, complaints were subsequently received that the development was not being built in accordance with the permission. Upon investigation it was found that the dormer had been built 0.6 metre wider, 0.5 metre deeper and 0.5 metre higher than the previous approved scheme, RU.05/0300. As a consequence the rear dormer now exceeded the ridge height of the original dwelling by 0.4 metre and could be clearly seen from the front of the site along Fairway. The rear roof slope had been completely removed so that the host dwelling had the appearance of a three-storey, flat roof structure when viewed from the rear.

In August 2005 a revised retrospective planning application (RU.05/0829) was submitted for the erection of a rear dormer window as now constructed and this was refused by the Planning Committee in September 2005.

The Committee considered that following the refusal of permission under RU.05/0829 enforcement action was reasonable because the dormer in its existing form had an adverse visual impact on the streetscene and the amenity of the occupiers of the adjoining and nearby residential properties. The approved development under RU.05/0300 was the maximum amount of roof level development which could be accepted at this property.

The Committee noted that the advice of the Building Control section was that it was not feasible or practical to carry out alterations to the existing dormer in order to comply with the approved consent RU.05/0300. Consequently any Enforcement Notice would require the demolition of the whole of the rear dormer.

The Human Rights considerations associated with this case were noted.

RESOLVED that -

- i) **the Director of Administration and Leisure be authorised to issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring the demolition of the existing rear dormer at 7 Fairway, Chertsey, for the following reason:-**

Reason for Issuing Enforcement Notice

The rear dormer, by reason of its height, depth, scale, mass and design, which increases the ridge height of this end of terrace dwelling, destroys the symmetry of the whole terrace, is visually prominent and detrimental to the visual amenities of the street scene and is an intrusive and un-neighbourly form of development, contrary to Policy SE4 of the Surrey Structure Plan 2004, Policies HO9 and BE2 of the Runnymede Borough Local Plan Second Alteration April 2001 and the Runnymede Householder Guide – Supplementary Planning Guidance July 2003.

- ii) the Director of Administration and Leisure be authorised to take appropriate action, namely the institution of a prosecution pursuant to Section 179 of the Town and Country Planning Act 1990 in the event that the Enforcement Notice is not complied with.**

338. APPEAL DECISIONS

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

Site/Development	Decision
a) 10 and 12 Pinewood Grove and r/o 241 and 245 Woodham Lane, New Haw - planning appeal regarding demolition of 2 existing dwellings and ancillary garages and the erection of 4 houses and 12 flats, access, parking and landscaping.	DISMISSED
b) Rear of 41 Queens Road, Egham - planning appeals regarding i) erection of 4 two three storey 3 bed semi-detached houses and creation of access and parking area following demolition of existing extension and outbuilding to No 41; ii) erection of 3 three bed houses and creation of modified access following demolition of existing extension and outbuildings to No 41.	DISMISSED
c) 37-43 Marsh Lane, Addlestone - planning appeal regarding demolition of four existing residential units and construction of 6 three bed houses, 2 two bed houses, 4 one bed houses, 4 one bed flats and 6 two bed flats together with 32 car parking spaces, access roads, external works and landscaping.	DISMISSED
d) Southover, Hurst Lane, Egham - planning appeal regarding conservatory extension to detached bungalow.	DISMISSED
e) 1-5 College Close and 278 Station Road Addlestone - planning appeal regarding construction of 37 sheltered apartments for the elderly, house manager's accommodation and communal facilities with landscaping and car parking.	ALLOWED

339. 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 8.50 p.m.)