

Runnymede Borough CouncilPLANNING COMMITTEE2 October 2002 at 7.30 p.m.

Members of the Committee present: Councillors V.E. Barker (Chairman) Mrs. J. Norman (Vice-Chairman), Mrs F.M. Angell, J.R. Ashmore, Mrs. F.J. Barden, A.G. Collins, J.M. Edwards, Mrs C.E. Gant, Mrs L.M. Gillham, P.A. Greenwood, C. Knight, R. Pate, P.J. Poole, N. Thewlis and J.R. Whiteley

Members of the Committee absent: None

325. NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

The Conservative Group had notified the Chief Executive Officer of its wish that the changes listed below be made to the membership of the Committee. The changes were for a fixed period ending on the day after the meeting and thereafter the Councillors removed should be re-appointed.

Group requesting Change	Remove from Membership	Appoint Instead
Conservative	Councillor Mrs. V.A. Smallman	Councillor P.J. Poole
Conservative	Councillor A.P. Tollett	Councillor C. Knight
Conservative	Councillor J.R. Furey	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.

326. MINUTES

The Minutes of the meeting of the Committee held on 4 September 2002 were confirmed and signed as a correct record.

327. DECLARATIONS OF INTEREST

Councillor Mrs F.M. Angell declared a personal and prejudicial interest under the Runnymede Code of Conduct for Members in application RU.02/0975 and withdrew from the room while the application was determined.

328. 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>APP. NO.</u>	<u>LOCATION, PROPOSAL AND DECISION</u>
RU 02/0937	Land r/o 59-63 Barker Road, Chertsey Demolition of two dwellings and garages and erection of 14 flats and one dwelling for social housing

DECISION: GRANT subject to conditions

RU 02/0845 15 Station Road, Addlestone
Change of use of shop A1 (retail) to A3 (food and drink) use in connection with adjoining restaurant, new shop front and rear external staircase to use first floor flat as staff accommodation.

DECISION: GRANT subject to conditions

RU 02/0882 The Orchard Gate, North Drive, Virginia Water
Part change of use for a childminding business for 8 children and 1 employee (as amended)

DECISION: GRANT subject to conditions

RU 02/0883 Land r/o Almeria, Thorpe Lea Road, Egham
Parking of HGVs and ancillary cars associated with that use.
DECISION:

i) GRANT a Certificate of Lawfulness for an Existing Use for the following reason:

The applicant has demonstrated on the balance of probability that the use of the site for the parking of HGVs and ancillary parking of cars associated with that use as defined on the appended plan began before July 1992 and has continued since this time, so that it is immune from enforcement action and has therefore become lawful.

ii) That authority granted by the Planning Committee on 8 May 2002 for the issuing of enforcement notices be retained for a period of six months and thereafter shall lapse unless a further report is presented to Committee and action deemed appropriate at that time.

RU 02/0886 Thorpeside, Riverside, Temple Gardens, Staines
Erection of detached chalet bungalow with front car parking area following demolition of existing bungalow.

DECISION: GRANT subject to conditions

RU 02/0902 24-26 Simplemarsh Road, Addlestone
Demolition of existing flats and outbuildings and erection of 3 storey building comprising 6 no. 2 bedroom flats.

DECISION: REFUSE for the following reasons:

- 1. The proposal constitutes undesirable overdevelopment of the site and by reason of its size, siting, location, design and height would be overbearing and out of keeping with the character of the street scene and detrimental to the amenities of adjoining properties. As a result the proposals are contrary to Policy PE10 of the Surrey Structure Plan 1994, Policy SE3 of the Surrey Structure Plan Deposit Draft, January 2001 and Policies HO9 and BE2 of the Runnymede Borough Local Plan Second Alteration April 2001.**
- 2. The proposed development would be likely, by reason of its siting and design, to lead to noise and general disturbance to adjoining residential properties to an unacceptable degree. As a result the proposals would be contrary to Policy PE10 of the Surrey Structure Plan 1994, Policy SE3 of the Surrey Structure Plan Deposit Draft, January 2001 and Policies HO9 and BE2 of the**

Runnymede Borough Local Plan Second Alteration April 2001.

- RU 02/0925 52 North Street, Egham
Erection of two-storey side and rear extension and single storey side extension
DECISION: GRANT subject to conditions**
- RU 02/0940 Merry Tilers, Heath Rise, Virginia Water
Erection of detached two storey dwelling with accommodation in the roof and attached double garage with accommodation above with vehicular access off Heath Rise
DECISION: GRANT subject to conditions**
- RU 02/0953 11 Astor Close, Addlestone
Rear Conservatory
DECISION: GRANT subject to conditions**
- RU 02/0957 The Telephone Exchange, Guildford Street, Chertsey
Telecommunications installation including 3 x cross polar antennae, 2 x 600mm dishes, associated cabin and ancillary development
DECISION: GRANT subject to conditions**
- RU 02/0975 Byways, Woodham Lock, West Byfleet
Erection of two-storey rear extension, first floor side extension and rear conservatory
DECISION: GRANT subject to conditions**
- RU 02/0984 4 Chobham Close, Ottershaw
Erection of two-storey side extension and single-storey rear extension
DECISION: GRANT subject to conditions**

329. APPEAL DECISIONS

The Planning Inspectorate had recently determined the appeals mentioned below:

<u>Site/Development</u>	<u>Decision</u>
i) Pleasant View, Woodham Park Road, Woodham - Planning appeal regarding erection of a single storey extension at the rear to replace a residential caravan. (RU.01/1420)	DISMISSED
ii) Abbey Chase, Bridge Road, Chertsey - Planning appeal regarding the provision of non-residential moorings. (RU.01/0593)	DISMISSED
iii) Addlestone Railway Station (rear of Safeway Car Park), Station Road, Addlestone - Planning appeal regarding the installation of a 15-metre telecommunications monopole, three cross-polar antennae, two dish antennae, and radio equipment cabin and associated equipment compound fencing. (RU.02/0287)	ALLOWED
iv) 76 Selbourne Avenue, New Haw - Planning appeal regarding erection of a single storey rear extension. (RU.01/1335)	ALLOWED

330. 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.

331. LAND AT 22 BISHOPS WAY, EGHAM – 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 gave consideration to a request from the owner of 22 Bishops Way, Egham to place a Tree Preservation Order on a mature Ash tree in the rear garden of the property.

The Council's Parks and Amenities Officer had visited the site, and reported that the tree had a good crown shape, although there was some minor deadwood present. There was no visual evidence, from a ground level inspection, of any serious pests, diseases or cavities present, and the Ash was considered to have a future lifespan of 100+ years. The garden backed onto a vehicular access way to the rear gardens of 42 neighbouring dwellings and the tree was clearly visible from the access way, from the rear gardens of neighbouring dwellings and from the front of the property in Bishops Way.

The Committee was satisfied that the tree made a significant contribution to the visual amenities of the surrounding area and should be protected accordingly.

RESOLVED that –

- i) the Borough Secretary and Leisure Services Officer be authorised to make a Tree Preservation Order pursuant to Section 198 to 201 of the Town and Country Planning Act 1990 in respect of a mature Ash tree at 22 Bishops Way, Egham 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;

- ii) subject to no adverse representations being received, the Borough Secretary and Leisure Services Officer be authorised to confirm the Order without modification.**

(The meeting ended at 8.55 p.m.)

Chairman