

Runnymede Borough CouncilPLANNING COMMITTEE13 October 2004 at 7.30 p.m.

Members of the Committee present: Councillors G.B. Woodger (Chairman), Mrs. F.M. Angell (Vice-Chairman), J.R. Ashmore, Mrs. F.J. Barden, J.B. Dean, J.M. Edwards, C. Knight, Mrs Y.P. Lay, H.W.V. Meares, Mrs. J. Norman, D.W. Parr, R. Ray, B.J. Relph, N. Thewlis and J.R. Whiteley

Members of the Committee absent: None

268. NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

The Groups mentioned below had notified the Chief Executive Officer of their 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 would be reappointed.

Group requesting Change	Remove from Membership	Appoint Instead
Conservative	Councillor A.P. Tollett	Councillor C. Knight
Conservative	Councillor J.R. Furey	Councillor J.M. Edwards
Conservative	Councillor J. Broadhead	Councillor Mrs Y.P. Lay
Labour	Councillor R. Pate	Councillor R. Ray

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

269. MINUTES

The Minutes of the meeting of the Committee held on 15 September 2004 were approved and signed as a correct record.

270. DECLARATIONS OF INTEREST

The following interest was made under the Runnymede Code of Conduct for Members by the Councillor shown.

Councillor	Item	Nature of Interest
B.J. Relph	Abbey Chase Nursing Home, Chertsey (04/0800)	Personal and Prejudicial - personal friend of architect of application.

271. 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/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.

APP. NO.**LOCATION, PROPOSAL AND DECISION**

RU 04/0800

**Abbey Chase Nursing Home, Abbey Chase, Bridge Road, Chertsey
Construction of a mansard style roof extension to provide 25 bedrooms and associated facilities, together with realignment of access and flood plain compensation storage**

DECISION: REFUSE for the following reasons:

1. **The proposed extension by reason of the increased floor area, height and bulk above that of the existing building and the proposed raising of the levels of the existing access road would constitute inappropriate development within the Green Belt and be detrimental to the openness of the Green Belt, and contrary to Guidance contained within Planning Policy Guidance Note 2: Green Belts (January 1995), and Policies PE1 and PE2 of the Surrey Structure Plan 1994, Policy LO4 of the Surrey Structure Plan Deposit Draft 2002 (Proposed Modifications June 2004) and Policy GB1 of the Runnymede Borough Local Plan Second Alteration April 2001.**
2. **The Planning Authority do not consider that very special circumstances have been put forward in support of the application to justify a departure to the Development Plan and the subsequent granting of planning permission, contrary to advice contained within Planning Policy Guidance Note 2: Green Belts (January 1995), and Policies PE1 and PE2 of the Surrey Structure Plan 1994, Policy LO4 of the Surrey Structure Plan Deposit Draft December 2002 (Proposed Modifications June 2004) and Policy GB1 of the Runnymede Borough Local Plan Second Alteration April 2001.**
3. **The proposed extension by reason of the increased floor area, height and bulk above that of the existing building would not be in keeping with the scale and character of the existing building. This coupled with the proposed raising of the existing levels of the access road would be detrimental to the visual amenities of the surrounding area, and the designated "Area of Landscape Importance", contrary to Policy PE7 of the Surrey Structure Plan 1994, policies L04, SE4 and SE8 of the Surrey Structure Plan Deposit Draft December 2002 (Proposed Modifications June 2004) and Policy NE8 of the Runnymede Borough Local Plan Second Alteration April 2001.**

4. **The proposed development lies within the area of land liable to flood as shown on maps held by the Environment Agency. If permitted the proposed extension will increase the number of people at risk from flooding by introducing additional residents into the flood plain without an acceptable safe access onto land outside the flood plain. In addition, the proposed realignment to the existing access which result in an increase in levels thereby resulting in a loss of flood plain storage capacity which would increase the risk of flooding to people and property on the site and the surrounding area contrary to Policy EN3 of the Surrey Structure Plan 1994, Policy SE3 of the Surrey Structure Plan Deposit Draft December 2002 (Proposed Modifications June 2004) and Policy SV2 of the Runnymede Borough Local Plan Second Alteration April 2001.**

RU 04/0961 Hillcrest/Pinehurst, London Road, Englefield Green
Erection of 15 No x 3 storey town houses with associated access, garageway and parking following demolition of two existing properties.

DECISION: APPLICATION WITHDRAWN.

RU 03/1038 The Round House, St Ann's Hill Road, Chertsey
Erection of new 2.5 metre high steel paling fencing to perimeter of property (partly to rear of existing fencing/walls along St Ann's Hill Road frontage) - retrospective.

DECISION: GRANT subject to conditions.

RU 04/0706 110 New Haw Road, Addlestone
Amendments to approved application RU 02/1239 for alterations to the roof height and fenestration and creation of a Juliette balcony to rear elevation.

DECISION: GRANT subject to conditions.

(Mr White, an objector, and Mr White, agent for the applicant, addressed the Committee on the above application).

RU 04/0731 12 Monks Road, Virginia Water
Erection of detached 2 storey dwelling with roof accommodation and attached garage following demolition of existing dwelling. (Revised plans received 2.7.04, correcting inaccuracies in side elevations). (Revised plans received 14.9.04).

DECISION: GRANT subject to conditions.

RU 04/0849 Thorpe Park, Staines Road, Chertsey
Installation of a 'rotary ride' in core area. (Platform based with supporting columns up to 19.7 metres high and an operational height of 30.96 metres) with ancillary photo/plant building, hardstanding and landscaping works.

DECISION: GRANT subject to conditions.

- RU 04/0854** **Seldden, Hamm Court, Weybridge**
Construction of replacement two storey dwelling
(modification to RU 02/0892) to incorporate a gable
roof in place of a hipped roof to the rear of an
arched window in rear elevation.
- DECISION: GRANT subject to conditions.**
- RU 04/0928** **Abbeymoor Golf Club, Green Lane, Addlestone**
Installation of an enclosed kiosk to house gas
pressure reduction equipment with vehicular access
off Green Lane.
- DECISION: GRANT subject to conditions.**
- RU 04/0960** **Wraysbury Skiff & Punting Club, Riverside, Egham**
Erection of new boathouse and Clubhouse with
changing facilities following the demolition of
existing buildings.
- DECISION: GRANT subject to conditions.**
- RU 04/0981** **3 Fordwater Road, Chertsey**
Erection of part single storey, part first floor and
part two storey rear extension and erection of
detached double garage with access from Mead Lane
(amended description).
- DECISION: GRANT subject to conditions.**

272. 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.

273. APPEAL DECISIONS

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

<u>Site/Development</u>	<u>Decision</u>
a) 19 Redwoods, Addlestone - planning appeal regarding erection of 2m high fence (RU 03/1235)	DISMISSED
b) Sonnevanck, East Drive, Wentworth - planning appeal regarding erection of first floor extension (RU 03/1241)	DISMISSED
c) Land r/o 11 Wilson Drive, Ottershaw - planning appeal regarding retention of an enclosed garden area and the submission of land to rear to Green Belt (RU 03/1299)	DISMISSED

274. STANDING ORDER 42 - URGENT ACTION

The Committee noted that acting in accordance with Standing Order 42 the following action had been undertaken by the Officer shown below after consultation with the Chairman.

Officer	Action Taken	Central Index No
DAL	Completion and execution of a Section 106 Agreement relating to development at 30 The Causeway, Egham (RU 03/0624)	558

Chairman

(The meeting ended at 9.10 p.m.)