

Runnymede Borough CouncilPLANNING COMMITTEE31 January 2007 at 7.30pm

Members of the Committee present: Councillors J.M. Edwards (Chairman), D.W. Parr (Vice-Chairman), J.R. Ashmore, J. Broadhead, Mrs P. Broadhead, Mrs R.M. Denby, J.R. Furey, Mrs L.M. Gillham, C. Knight, H.W.V. Meares, Mrs J. Norman, N. Stewert and G.B. Woodger

Members of the Committee Absent: Councillors J.B. Dean and M.T. Kusneraitis

Councillor R.J. Edis was also in attendance.

504. 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 Mrs F.M. Angell	Councillor Mrs P.I. Broadhead
Conservative	Councillor Mrs Y.P. Lay	Councillor Mrs R.M. Denby
Runnymede Independent Residents	Councillor B.J. Relph	Councillor Mrs L.M. Gillham

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

505. MINUTES

The Minutes of the meeting of the Committee held on 3 January 2007 were approved and signed as a correct record.

506. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Dean

507. 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. An applicant spoke on the application identified below.

RESOLVED that –

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

APP. NO.**RU 06/1220****LOCATION, PROPOSAL AND DECISION**

**St Peter's Hospital, Guildford Road, Chertsey
Construction of a decked car park over the existing main visitor car park to provide 184 visitor parking spaces and the provision of 38 staff car parking spaces**

adjacent to the departmental block

DECISION: The application be referred to the Department of Communities and Local Government (DCLG/GOSE) in accordance with paragraph 3(a) of the Town and Country Planning (Green Belt) Direction 2005 (Circular 11/2005) and failing any notification or direction from GOSE or DCLG, permission be granted subject to conditions 1-5 and 7-15, reasons and Informatives listed on Agenda.

RU 06/1316

Renalds Herne, Coldharbour Lane, Egham
Retrospective application for alterations to existing double garage at the rear of the site to form a classroom.

DECISION: GRANT subject to condition, reason and Informatives listed on Agenda.

RU 06/1240

Renalds Herne, Coldharbour Lane, Egham
Retrospective application for alterations to existing double garage at the rear of the site to form a classroom (Listed Building Consent).

DECISION: GRANT Listed Building Consent subject to Informatives listed on Agenda.

RU 06/1290

25 Birchfield Close, Addlestone
Amendment to planning approval RU.06/0669 (erection of a single storey side and rear extension following demolition of the existing extension) to incorporate a raised rooflight.

DECISION: GRANT subject to conditions, reason and Informatives listed on Agenda.

RU 06/1310

Blackboy Farm, Addlestone Road, Addlestone
Retention of mobile home for farmer and wife for a temporary period of 5 years

DECISION:

- 1) **REFUSE** for the following reasons:
 - i) It has not been demonstrated that the proposed mobile home is required to meet an essential need of the existing agricultural holding. That essential need is met by the existing dwelling on the holding and its potential for enlargement and there exists other possible sources of accommodation near to the site which could satisfy the desire of the applicant's son to live near the holding. As such the proposal is an inappropriate development harmful to the openness and visual amenities of the Green Belt, contrary to Policy LO4 of the Surrey Structure Plan 2004, Policies GB1 and GB4 of the Runnymede Borough Local Plan Second Alteration April 2001, Planning Policy Guidance Note 2 'Green Belts' and Planning

Policy Statement 7 : ‘Sustainable Development in Rural Areas’.

- ii) **The Planning Authority do not consider that very special circumstances have been put forward in support of this application to justify the granting of planning permission contrary to Policy LO4 of the Surrey Structure Plan 2004, Policies GB1 and GB4 of the Runnymede Borough Local Plan April 2001, the advice contained within Planning Policy Guidance Note 2: ‘Green Belts’ and Planning Policy 7: ‘Sustainable Development in Rural Areas’.**
- iii) **The proposed development lies within the area of land liable to flood as shown on maps held by the Environment Agency. No technical information or flood risk assessment (FRA) has been provided with the application. As submitted, the proposed development will be at direct risk of flooding, may increase the flood risk to people and property on the site and in the surrounding area and will increase the number of people at risk from flooding by introducing an additional household into the flood plain contrary to Policy SE3 of the Surrey Structure Plan 2004, Policy SV2 of the Runnymede Borough Local Plan Second Alteration April 2001 and Planning Policy Statement 25: ‘Development and Flood Risk’.**

(Mrs. Hawkins, applicant, addressed the Committee on the above application).

- 2) i) **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 the removal of the hard standing and the mobile home from the site.**

Reasons for issuing Enforcement Notice

- 1. **It has not been demonstrated that the proposed mobile home is required to meet an essential need of the existing agricultural holding. That essential need is met by the existing dwelling on the holding and its potential for enlargement and there exists other possible sources of accommodation near to the site which could satisfy the desire of the applicant’s son to live near the holding. As such the proposal is an inappropriate development harmful to the openness and visual amenities of the Green Belt, contrary to Policy LO4 of the Surrey Structure Plan 2004, Policies GB1 and GB4 of the Runnymede Borough Local Plan Second Alteration April 2001, Planning**

Policy Guidance Note 2 ‘Green Belts’ and Planning Policy Statement 7 : ‘Sustainable Development in Rural Areas’.

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 planning permission contrary to Policy LO4 of the Surrey Structure Plan 2004, Policies GB1 and GB4 of the Runnymede Borough Local Plan April 2001, the advice contained within Planning Policy Guidance Note 2: ‘Green Belts’ and Planning Policy Statement 7 : ‘Sustainable Development in Rural Areas’.**

3. **The development lies within the area of land liable to flood as shown on maps held by the Environment Agency. No technical information or flood risk assessment (FRA) has been provided with the application. As submitted, the proposed development will be at direct risk of flooding, may increase the flood risk to people and property on the site and in the surrounding area and will increase the number of people at risk from flooding by introducing an additional household into the flood plain contrary to Policy SE3 of the Surrey Structure Plan 2004, Policy SV2 of the Runnymede Borough Local Plan Second Alteration April 2001 and Planning Policy Statement 25: ‘Development and Flood Risk’.**
 - ii) **The Director of Administration and Leisure be authorised to take appropriate action, namely prosecution under Section 187A (a) of the Town and Country Planning Act 1990 (as amended) in the event that the Notice is not complied with.**

508. 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.

509. APPEAL DECISIONS

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

	<u>Site/Development</u>	<u>Decision</u>
a)	Land at Franklands Drive, Addlestone – planning appeal regarding residential development of 350 dwellings comprising affordable and accessible housing, access roads and public open space and demolition of 3 dwellings (RU.05/0818)	ALLOWED
b)	8 Windsor Street, Chertsey – planning appeal regarding change of use from A1 retail to A2 business and financial services (RU.06/0421)	ALLOWED

<p>c) The Boat House, Hamm Court, Weybridge –</p> <p>i) planning appeal regarding construction of a detached dwelling following the demolition of the existing dwelling (RU.05/1137)</p> <p>ii) enforcement appeal regarding the siting or stationing of a mobile home in residential use</p> <p>iii) enforcement appeal regarding construction and/or erection of a storage building to east of The Boat House</p>	<p>DISMISSED</p> <p>DISMISSED AND NOTICE UPHELD WITH CORRECTION/VARIATION</p> <p>DISMISSED AND NOTICE UPHELD WITH VARIATIONS</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------

Chairman

(The Meeting ended at 8.29pm)