

Runnymede Borough CouncilPLANNING COMMITTEE6 February 2002 at 7.30 p.m.

Members of the Committee present: Councillors K.J. Clark (Chairman), V.E. Barker (Vice-Chairman), Mrs F.M. Angell, 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. Tourlmain and G.B. Woodger.

Members of the Committee absent: None

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

519. 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 J.R. Whiteley	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.

520. DECLARATIONS OF INTEREST

Councillor V. E. Barker declared an interest under the National Code of Local Government Conduct in respect of planning application RU 01/1257. As the interest was clear and substantial, Councillor Barker withdrew from the room and took no part in the determination of the application.

521. 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.**

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

**RU 01/1319    43 High Street, Addlestone  
Demolition of existing building and erection of 3.5 storey building comprising 7 apartments.  
DECISION: Following expiry of the consultation period, 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 01/1347    4-6 The Parade, Thorpe Road, Egham  
Erection of a two and a half storey building comprising one retail unit (Class A1) and 12 flats (7 no x 1 bed and 5 no x 2 beds) with rear car parking and access off Meadow Gardens (revised application).  
DECISION: REFUSE for the following reasons:**

- (1) **The proposed development by reason of its increase in floor area, height, rear projection, scale and mass and proximity to common boundaries would represent an overdevelopment of the site resulting in an incongruous building incompatible with its surroundings and detrimental to the character and visual amenities of the surrounding area contrary to Policy PE10 of the Surrey Structure Plan 1994, Policy SE3 of the Surrey Structure Plan Deposit Draft January 2001 and Policies BE2 and HO9 of the Runnymede Borough Local Plan Second Alteration April 2001 and Planning Policy Guidance Note No. 3: 'Housing'.**
- (2) **The proposed development by reason of its height, design, rear projection and proximity to common boundaries would result in an unneighbourly form of development by reason of overshadowing and overbearing effects detrimental to the residential amenities of the first floor flat no. 3A The Parade to the north and the bungalow 'Kathlyn' to the south contrary to Policy HO9 of the Runnymede Borough Local Plan Second Alteration, April 2001.**

- RU 01/1376 Mead Lane Caravan Park, Mead Lane, Chertsey  
Erection of a three storey block of 15 no. affordable housing units, comprising 6 no. two-bedroom and 9 no. one-bedroom apartments, together with associated parking, as a revision to approved housing scheme for existing Caravan Park.  
DECISION: Following receipt and consideration of the views of the Environment Agency and completion of legal agreement to link the development to the overall approved scheme and to ensure that proposed accommodation is provided as affordable housing, 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.**
- RU 00/1303 Land adj. The Bourne, Addlestone Road, Addlestone  
Proposed pedestrian footbridge (additional plans received).  
DECISION: GRANT subject to conditions.**
- RU 01/0860 Unit 1, Oades Plant Developments, Crabtree Road, Thorpe Industrial Estate, Egham  
Change of use to a bakery for preparation of food products and for food distribution including deliveries directly to members of the public.  
DECISION: GRANT subject to conditions.**
- RU 01/1176 11 Orchard Avenue, Woodham  
Crown thin by 25% and crown lifting by 3 metres to oak protected by tree preservation order 322 (amended description 18/01/2002).  
DECISION: GRANT subject to conditions.**
- RU 01/1257 Hunters Moon, Portnall Rise, Virginia Water  
Construction of basement to detached two storey dwelling granted planning permission RU 01/0035.  
DECISION: GRANT subject to conditions.**

- RU 01/1332 St. Anne's Church, Eastworth Road & Parish Office, Highfield Road, Chertsey**  
**Erection of a single storey annexe to the Church and erection of boundary wall**  
**DECISION: Subject to the negotiation of a reduction in height of rear boundary wall from 2.8m to 2m and imposition of appropriate conditions, 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.**  
 (The Committee considered that special circumstances existed which warranted granting of permission, namely the overriding community need for the facility and the external relationship between the annexe and Parish Church as well as the overall constraints in relation to available space on the site.)
- RU 01/1334 5 High Street, Addlestone**  
**Installation of new shop front (revised plans received 18.1.02).**  
**DECISION: GRANT subject to conditions.**
- RU 01/1355 Parrocke Lodge, West Drive, Virginia Water**  
**Erection of 6 bedroom detached two storey dwelling with detached double garage following demolition of dwelling and various outbuildings.**  
**DECISION: GRANT subject to conditions.**
- RU 01/1356 12 Marina Close, Chertsey**  
**Erection of two storey side and rear extension and part single storey rear extension.**  
**DECISION: GRANT subject to conditions.**
- RU 01/1382 The Hedges, 4 Meadow Gardens, Staines**  
**Part change of use of property to allow 2 bedrooms to be used within dwelling for bed and breakfast use.**  
**DECISION: GRANT subject to conditions.**
- RU 01/1384 12 Woodhaw, Egham**  
**Erection of part two storey, part single storey rear extension and single storey side extension following demolition of existing side extension.**  
**DECISION: GRANT subject to conditions.**
- RU 01/1402 15 Avenue Road, Staines**  
**Erection of a conservatory to the rear of the property.**  
**DECISION: GRANT subject to conditions.**
- RU 01/1406 44 Common Lane, New Haw**  
**Erection of an attached 3 bedroom dwelling, including loft accommodation, single storey extension and loft conversion to existing dwelling (revisions to RU.01/0193).**  
**DECISION: GRANT subject to conditions.**

522. BEST VALUE PERFORMANCE INDICATORS 2001/2002 – UPDATE ON PROGRESS

The Committee was updated on progress made against Best Value Performance Indicators (BVPs) for the period April to September 2001 which related to its responsibilities.

523. REFORMING PLANNING OBLIGATIONS - CONSULTATION PAPER

The Committee considered a report on a DTLR Consultation Paper on the proposed reform of Planning Obligations.

The Government had identified a number of deficiencies with the current system and wished to refocus planning obligations to deliver sustainable development. The Government was looking for development to provide social, economic and environmental benefits to the community in general.

The Consultation Paper proposed that obligations should be used to achieve a wider range of objectives than currently permitted with particular emphasis on delivering affordable housing and improvements in infrastructure. The paper indicated that to achieve these objectives contributions should be sought by way of discretionary tariffs, applied to development above a certain size, from commercial as well as residential developers.

In order to make the process of obligations more open, they would be available for public inspection, and heads of terms for agreements would be included in Planning Committee reports.

New guidance would set out requirements for monitoring planning obligations and accounting for all income and expenditure relating to them. The Government suggested that clearer guidance for obligations would speed the planning process, particularly if model clauses were adopted. It also proposed a process for resolving disputes.

The paper identified three further options for reform namely to make the existing 'necessity test' for obligations a legal requirement, allow full flexibility to negotiate and to introduce a system of impact fees.

The Committee welcomed, in principle, any system which secured greater funding for affordable housing but doubted how this would translate into actual housing provision owing to the constraints existing in areas like Runnymede whereby available land was limited and it was difficult to compete for such land in the open market.

The Committee doubted whether the reforms proposed in the Consultation Paper would be effective in that the number of Agreements was likely to increase and any tariff based system would involve significant staff time in negotiation.

Of the three further options for reform, the first two would not provide an improved service to local authorities or developers. The third option of Impact Fees was similar to a tariff system. An Impact Fee would be less flexible but would be more transparent and speedier to process. A comparison of the advantages/disadvantages of the two systems would be useful.

The Consultation Paper requested feedback on ten key questions. The questions and Officer comments thereon, which were endorsed by the Committee, are set out at Appendix 'A'.

**RESOLVED that -**

**the comments set out in Appendix 'A' be forwarded to the DTLR as this Council's formal comments in respect of this Consultation Paper.**

524. DEVELOPMENT CONTROL CONTINUOUS IMPROVEMENT PLAN - PROGRESS REPORT

The Committee reviewed progress on the implementation of the Development Control Continuous Improvement Plan.

Progress had been made on many of the targets but variations were required to the completion dates for targets 5 and 6.

With regard to Target 5 (Gain Accreditation to ISO 2000 by 30 June 2001) it was reported that there had been considerable dissatisfaction with BSI as an external auditor in terms of inconsistency and lack of support regarding the move to the new standard, ISO 2000. In light of the recent decision to move to a new accreditation body it was agreed that the completion date target be moved to 31 January 2003.

With regard to Target 6 (Implementation of Live Running of Replacement Development Control Computer System (DCCS) by 30 September 2001), it was reported that implementation had been delayed due both to technical difficulties with creating links to the GIS and document management system, and to contractual difficulties with the latter providers. It was hoped that the new system would be running in the next few months and it was agreed that the target date be changed to 31 March 2002.

**RESOLVED that -**

- i) the completion date for target 5 be changed from 30 June 2001 to 31 January 2003; and**
- ii) the completion date for target 6 be changed from 30 September 2001 to 31 March 2002.**

525. APPEAL DECISIONS

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

<u>Site/Development</u>	<u>Decision</u>
i) 75 Larchwood Drive, Englefield Green - planning appeal regarding a single-storey rear extension (RU 01/0325)	DISMISSED
ii) 2 Meadow View, Priest Hill, Englefield Green - enforcement appeal regarding erection of a carport/ pergola on eastern elevation of detached garage.	ALLOWED, NOTICE QUASHED AND PERMISSION GRANTED

526. 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.

527. 87 AND 89 SPINNEY HILL, ADDLESTONE – CONFIRMATION OF TREE PRESERVATION ORDER NO. 337

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 confirmation of Tree Preservation Order No. 337 on land at the rear of 87 and 89 Spinney Hill, Addlestone, subject to modification of the Order to specify individually the trees covered.

On Saturday, 25 August 2001 an emergency Area Tree Preservation Order had been made in respect of all trees of whatever species located in the garden areas at the rear of 87 and 89 Spinney Hill, Addlestone.

The Order was required as a result of contractors being employed by a potential purchaser of the site who had applied for planning permission for the residential development of a site, including the land the subject of the Order, to fell numerous trees on the site. The redevelopment of the site had previously been refused and was the subject of a Public Inquiry on 29 August 2001.

An Area TPO was made as it was not possible, owing to lack of time, to carry out the normal thorough checks on the health and life expectancy of the trees or to fully judge their public amenity value. Detailed surveys were subsequently undertaken as part of the Public Inquiry by both the Council and the appellants.

Taking account of these surveys, the Committee considered that the Order should be modified on confirmation to specify the trees to be protected individually to accord with Government guidance and give a clearer degree of protection to the trees so specified. The twenty trees proposed for preservation comprised two False Acacias, three Hornbeams, a Larch, two Lawson Cypress, an Oak, six Scots Pines, a Silver Birch, a Sweet Chestnut and three Sycamores. The original TPO had been the subject of consultation and no representations had been received. All the specified Trees were located within the area (A1) covered by the original Order, and therefore no additional consultation was required.

The associated Human Rights considerations within this case were taken into account when deciding to confirm the Order with modifications.

**RESOLVED that -**

**the Borough Secretary and Leisure Services Officer be authorised to confirm Tree Preservation Order No. 337, subject to the modifications that reference to an area (Area A1) be deleted and the following trees be specified individually:**

<b>T1</b>	<b>Sweet Chestnut</b>	<b>T11</b>	<b>Larch</b>
<b>T2</b>	<b>Scots Pine</b>	<b>T12</b>	<b>Scots Pine</b>
<b>T3</b>	<b>Scots Pine</b>	<b>T13</b>	<b>Scots Pine</b>
<b>T4</b>	<b>False Acacia</b>	<b>T14</b>	<b>Scots Pine</b>
<b>T5</b>	<b>False Acacia</b>	<b>T15</b>	<b>Silver Birch</b>
<b>T6</b>	<b>Sycamore</b>	<b>T16</b>	<b>Scots Pine</b>
<b>T7</b>	<b>Sycamore</b>	<b>T17</b>	<b>Oak</b>
<b>T8</b>	<b>Hornbeam</b>	<b>T18</b>	<b>Lawson Cypress</b>
<b>T9</b>	<b>Hornbeam</b>	<b>T19</b>	<b>Lawson Cypress</b>
<b>T10</b>	<b>Hornbeam</b>	<b>T20</b>	<b>Sycamore</b>

**for the following reason:**

**The trees make a significant contribution to the public and visual amenities of the area and therefore should be protected in accordance with Policy EV13 of the Runnymede Borough Local Plan First Alteration 1993 and Policies NE12 and NE13 of the Runnymede Borough Local Plan Second Alteration Further Proposed Modifications, July 2000**

Chairman

(The meeting ended at 9.15 p.m.)