

Runnymede Borough CouncilPLANNING COMMITTEE2 July 2003 at 7.30 p.m.

Members of the Committee present: Councillors G.B. Woodger (Chairman), Mrs. J. Norman (Vice Chairman), J.R. Ashmore, Mrs. F.J. Barden, A.G. Collins, J.B. Dean, J.M. Edwards, C. Knight, D.W. Parr, R. Pate, B.J. Relph, Mrs. V.A. Smallman, N. Thewlis, A.P. Tollett, and J. R. Whiteley

Members of the Committee absent: None

Councillors Mrs P.I. Broadhead and P.A. Greenwood also attended.

150. 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 re-appointed.

| Group requesting Change | Remove from Membership      | Appoint Instead       |
|-------------------------|-----------------------------|-----------------------|
| Runnymede Independent   | Councillor Mrs L.M. Gillham | Councillor B.J. Relph |

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

151. MINUTES

The Minutes of the meeting of the Committee held on 4 June 2003 were approved and signed as a correct record.

152. 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. Member(s) 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 03/0501                      68 Guildford Street, Chertsey  
Part demolition of site, refurbishment of shop, office at front, conversion and refurbishment of part of building to create three cottages and redevelopment of the rear to create four cottages, two flats, two town houses and associated parking**

**DECISION: GRANT subject to conditions.**

- RU 03/0149**      **Land r/o 110-114 Church Road, Addlestone  
Erection of two dwellings**
- DECISION: GRANT subject to conditions.**
- RU 03/0150**      **Land r/o 110-114 Church Road, Addlestone  
Erection of two dwellings**
- DECISION: GRANT subject to conditions.**
- RU 03/0266**      **Land northeast of Coxes Lock, Hamm Moor Lane,  
Addlestone  
Erection of two-storey office building with associated  
parking and landscaping (revised plans received 28.5.03  
and 16.6.03)**
- DECISION: GRANT subject to conditions.**
- RU 03/0496**      **23 Ayebridges Avenue, Egham  
Erection of a first floor rear extension and two bay  
windows to the front of the property (revised application)**
- DECISION: GRANT subject to conditions.**
- RU 03/0538**      **Heatherfields, Heathervale Road, New Haw  
Conversion of existing garage to form a storage area**
- DECISION: GRANT subject to conditions.**
- RU 03/0542**      **Land r/o 220 Brox Road, Ottershaw  
Detached four bedroom dwelling with integral garage and  
front parking area**
- DECISION: REFUSE for the following reason:**
- The proposed development due to its size in relation to the  
plot on which it is to be situated is considered to represent  
an over development of the site that would adversely effect  
the residential amenities of the area, contrary to the  
advice in Planning Policy Guidance Note 3 'Housing' and  
the requirements of Policy HO9 of the Runnymede Borough  
Local Plan Second Alteration April 2001.**
- (A motion that permission be granted was lost)
- (Mr I MacLeod, a local resident and objector, addressed the  
Committee on the above application).
- RU 03/0546**      **Hersham Farm, Kitsmead Lane, Longcross, Chertsey  
Change of use from agriculture to B1 office space involving  
conversion of redundant agricultural buildings**
- DECISION: GRANT subject to conditions.**
- RU 03/0552**      **Little Fosters, 3 Black Lake Close, Egham  
Erection of single storey side and rear extension**
- DECISION: GRANT subject to conditions.**
- RU 03/0553**      **Chertsey Meads, Mead Lane, Chertsey  
Erection of a CCTV camera and pole**

**DECISION: GRANT subject to conditions.**

**RU 03/0565**

**Churchill House (formerly known as Rebels Beech), Portnall Rise, Virginia Water  
Retention of entrance walls and gates, internal garden walls, associated archways and fountain together with hard landscaping**

**DECISION:**

- a) GRANT subject to conditions.**
- b) No action be taken in respect of the outside toilet, irrigation tank or meter housing building.**

**RU 03/0577**

**13 Dudley Close, Addlestone  
Erection of single-storey side and rear extension and roof alterations incorporating a side dormer and velux roof lights to allow for accommodation in the roof**

**DECISION: REFUSE for following reason:**

**The proposed side dormer window, by reason of its design and location, would have an adverse effect on the street scene, to the detriment of the visual amenities of the neighbourhood, which would be contrary to Policy PE10 of the Surrey Structure Plan 1994, Policy SE3 of the Surrey Structure Plan Deposit Draft December 2002 and Policy HO9 and BE2 of the Runnymede Borough Local Plan Second Alteration April 2001.**

(Mr P Hunt, agent for the applicant, addressed the Committee on the above application).

153. LAND AT 52 ABBEY ROAD, CHERTSEY - ENFORCEMENT

The Committee considered taking enforcement action in respect of the appearance and condition of 52 Abbey Road, Chertsey.

The site was originally investigated in January 2002 when it was felt that the presence of an extant permission for residential extensions to the property justified the presence of debris and waste materials on the site. It was envisaged that the site would return to a more acceptable standard upon the completion of the building works.

However, during the period of time from the enforcement investigation in early 2002 to the current date, the condition of the site had steadily declined. The building works had not been advanced in any significant way since the initial investigations in early 2002, and despite pressure from Officers, the landowner had taken no action to address the general condition of the land.

Members considered that the condition of the land adversely affected the amenity of the surrounding area. The rear garden was open to Thames Close whilst the front garden was open to Abbey Road. The public at large had a clear view of, and were affected by, the condition of the land in addition to those residing in the immediate vicinity of the site.

Officers had in the past made an allowance for the presence of the debris and random materials at a residential site when an extant planning permission for building works was being implemented but in this case it was felt that very few of the items present on the site could realistically be used in the construction process. As the building works had shown no visible signs of progression for over a year and it was clear that the works were unlikely to recommence in the foreseeable future (three and a half years had passed since the grant of the relevant permission) it was -

**RESOLVED that -**

- i) the Director of Administration and Leisure be authorised to issue a Notice under Section 215 of the Town and Country Planning Act 1990 requiring the removal of all debris, waste matter and building materials from the front and rear gardens of 52 Abbey Road, Chertsey;**

**Reason for Issue of Notice**

**The condition of the land forming the front and rear gardens of 52 Abbey Road, Chertsey, is adversely affecting the amenities of the surrounding area by virtue of its physical appearance.**

- ii) The Director of Administration and Leisure be authorised to take appropriate action in the event that the Notice is not complied with namely the institution of proceedings pursuant to Section 216(2) of the Town and Country Planning Act 1990 and/or the entry upon the land and the taking of such steps as are required to seek compliance together with the recovery of the costs reasonably incurred by so doing pursuant to Section 219 of the Town and Country Planning Act 1990.**

154. **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.

Chairman

(The meeting ended at 9.45pm)