

Runnymede Borough CouncilPLANNING COMMITTEE3 December 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, J.B. Dean, J.M. Edwards, J.R. Furey, Mrs L.M. Gillham, P.A. Greenwood, C. Knight, H.W.V. Meares, N. Thewlis, A.P. Tollett and J. R. Whiteley

Members of the Committee absent: Councillor D.W. Parr

Councillors C.J. Norman, R.Pate, Mrs E E Price and P.J. Waddell also attended.

537. 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 reappointed.

Group requesting Change	Remove from Membership	Appoint Instead
Labour	Councillor R. Pate	Councillor P.A. Greenwood

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

538. MINUTES

The Minutes of the meeting of the Committee held on 19 November 2003 were approved and signed as a correct record.

539. 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****RU03/1203**

**Land at Pooley Green Road, Egham
Erection of 7 no. x 3 bed two storey terraced houses
with car parking off Pooley Green Road following the
demolition of the existing garages
DECISION: DEFERRED to enable further discussions with
the Environment Agency to resolve its objections to the
application.**

(Mr Mills, an objector and Mr Bourden on behalf of the applicant addressed the Committee on the above application)

RU03/0593

**St Georges College, Weybridge Road, Addlestone
Development Plan involving demolition of workshop &**

residential units and erection of maintenance building and compound, new staff accommodation, replacement dwelling, kitchen, refectory facility and performing arts centre & new car park (variation of planning condition 6 of RU.02/0176 to permit occupation of staff accommodation by teachers employed locally in addition to St Georges College staff)

DECISION: GRANT subject to conditions.

(An amendment to Condition 1 of the planning permission to ensure that the residential accommodation was only made available to teachers in the state sector in Runnymede, was lost).

RU03/0811

**Ruxbury Farm, St Ann's Hill Road, Chertsey
Permanent use as an animal treatment centre with warehouse/storage for ancillary pet training products**
DECISION: Following the Director of Technical Services giving consideration to the practicality of imposing a condition restricting access to the site from Ruxbury Road only, the Director of Technical Services be authorised to GRANT subject to conditions.

(Mr Veakins an objector addressed the Committee on the above application).

RU03/0912

**Abbey Chase Lodge, Bridge Road, Chertsey.
Retention of mobile home for temporary period**
DECISION: a) REFUSE for the following reasons:

- 1. The mobile unit, would introduce an additional self-contained residential unit which would by reason of its scale, height, and proximity to the front and rear boundaries of the site, result in an over development which would be out of character with the existing dwelling and detrimental to the visual amenities of the surrounding area, contrary to policy PE10 of the Surrey Structure Plan 1994, policy SE4 of the Surrey Structure Plan Deposit Draft December 2002, and policies HO9 and BE2 of the Runnymede Borough Local Plan Second Alteration April 2001.**
- 2. The mobile unit would by reason of its scale, height and position to the north west front boundary of the site be both visually prominent and detrimental to the visual amenities of neighbouring Green Belt land contrary to advice contained within Planning Policy Guidance Note 2: Green Belts 1995, Policy PE2 of the Surrey Structure Plan 1994 and Policy SE4 of the Surrey Structure Plan (Deposit Draft) December 2002.**
- 3. The mobile home lies within an area of land liable to flood as shown on maps held by the Environment Agency, and no technical information or flood risk assessment has been submitted as part of the application. If permitted, the mobile home would be at direct risk of flooding, will increase the number of people at risk from flooding by introducing an additional household into the floodplain, and could cause obstruction during flooding thereby resulting in increased flood water**

levels in the surrounding area, contrary to advice contained within Planning Policy Guidance Note 25: Development and Flood Risk 2001, Policy EN3 of the Surrey Structure Plan 1994, Policy SE3 of the Surrey Structure Plan (Deposit Draft) December 2002 and Policy SV2.

- b) 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 that the mobile home be completely removed from the site and the land be reinstated to its former use, namely as residential curtilage in connection with Abbey Chase Lodge, Bridge Road, Chertsey.
- ii) the Director of Administration and Leisure be authorised to take appropriate action, namely prosecution under Section 187A(9) of the Town and Country Planning Act 1990 in the event that the notice is not complied with.

Reasons for Issue of the Enforcement Notice:

1. The mobile unit, would introduce an additional self-contained residential unit which would by reason of its scale, height, and proximity to the front and rear boundaries of the site, result in an over development which would be out of character with the existing dwelling and detrimental to the visual amenities of the surrounding area, contrary to policy PE10 of the Surrey Structure Plan 1994, policy SE4 of the Surrey Structure Plan Deposit Draft December 2002, and policies HO9 and BE2 of the Runnymede Borough Local Plan Second Alteration April 2001.
2. The mobile unit would by reason of its scale, height and position to the north west front boundary of the site be both visually prominent and detrimental to the visual amenities of neighbouring Green Belt land contrary to advice contained within Planning Policy Guidance Note 2: Green Belts 1995, Policy PE2 of the Surrey Structure Plan 1994 and Policy SE4 of the Surrey Structure Plan (Deposit Draft) December 2002.
3. The mobile home lies within an area of land liable to flood as shown on maps held by the Environment Agency, and no technical information or flood risk assessment has been submitted as part of the application. If permitted, the mobile home would be at direct risk of flooding, will increase the number of people at risk from flooding by introducing an additional household into the floodplain, and could cause obstruction during flooding thereby resulting in increased flood water levels in the surrounding area, contrary to advice contained within Planning Policy Guidance Note 25: Development and Flood Risk 2001, Policy EN3 of the Surrey Structure Plan 1994, Policy SE3 of

the Surrey Structure Plan (Deposit Draft) December 2002 and Policy SV2.

- RU03/1024** **Hardwick Park, Hardwick Lane, Chertsey**
Two storey agricultural storage and stock housing building with first floor washing, toilet, rest and food preparation areas
DECISION: GRANT subject to conditions.
- RU03/1101** **Ensign House, Brighton Road, Addlestone**
Demolition of existing office building and erection of 2/3 storey residential building comprising 17 two bed flats, 1 one bed flat and 4 three bed flats with associated parking (outline)
DECISION: Following the making of a legal agreement under section 106 of the Town and Country Planning Act 1990 to secure financial contributions towards the installation of public transport infrastructure in the vicinity of the site, improvements to the junction access to Liberty Lane and to allow the Highway Authority to review the operation of the Traffic Signal junction, the Director of Technical Services 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.
- (Mr Tilley an objector and Mr Elsom the applicants agent addressed the Committee on the above application).
- RU03/1145** **The Swan Hotel, The Hythe, Staines**
Listed building consent for the display of 8 replacement signs following the removal of the existing signs and for repainting of render, door and window frames and surrounds
DECISION: GRANT subject to conditions.
- RU03/1146** **The Swan Hotel, The Hythe, Staines**
Display of 8 various signs including internally illuminated, externally illuminated and non-illuminated signs and a 3.4 metre high freestanding post sign fronting the river following removal of existing signs
DECISION: GRANT subject to conditions.
- RU03/1176** **Former Kitchen Garden Site, Guildford Road, Chertsey**
Removal of 12 trees (retrospective)
DECISION: GRANT subject to conditions.
- (Mr Walters an objector addressed the Committee on the above application).
- RU03/1183** **28 Park Avenue, Egham**
Erection of first floor rear extension
DECISION: Application Withdrawn at applicants request.
- RU03/1187** **Bulkeley House, Middle Hill, Englefield Green**
Relaxation of condition 1 of planning permission RU.98/0906 to increase the number of rooms to be used for bed and breakfast accommodation from 5 to 9 rooms
DECISION: GRANT subject to condition.
- RU03/1018** **Bulkeley House, Middle Hill, Englefield Green**
Listed building application for the erection of an internal partition for fire safety reasons

DECISION: GRANT subject to conditions.

- RU03/1207** **Land Adjoining Falconwood, 8 Virginia Avenue, Virginia Water**
Erection of a detached two storey dwelling and detached double garage to the front of the dwelling with vehicular access off Virginia Avenue
DECISION: GRANT subject to conditions.
- RU03/1213** **54 - 56 Slade Road, Ottershaw**
Demolition of 54 and 56 Slade Road and construction of new access road and erection of two pairs of 2 bedroom semi-detached properties and five x 2 bedroom properties with associated parking
DECISION: Application withdrawn at applicants request.
- RU03/1270** **Thames Waste Management Landfill Site, Norlands Lane, Egham**
Consultation by Surrey County Council to vary condition 3 of planning permission RU.93/0032 to allow the continued importation of inert waste and soil making for a further period of twelve months
DECISION: Raise NO OBJECTION subject to
- 1. The applicant being advised that no further extension of time shall be tolerated to complete the restoration works in accordance with the approved details.**
 - 2. Surrey County Council actively monitoring the restoration programme on this site to ensure that the applicant complies with the approved restoration details within the extended timescale and that no further extension of time is required in the future.**
- RU03/1204** **Thames Waste Management Ltd, Norlands Lane, Egham**
Consultation from Surrey County Council for the installation of a landfill gas engine for the production of electricity
DECISION: NO OBJECTION subject to imposition of same conditions as the existing planning permissions RU 97/0303 and RU 99/0735.

540. WOKING BOROUGH COUNCIL: DRAFT SUPPLEMENTARY PLANNING GUIDANCE – AFFORDABLE HOUSING: OCTOBER 2003

The Committee received a detailed report on Woking Borough Council's Draft Supplementary Planning Guidance (SPG) produced on Affordable Housing.

The Draft Supplementary Planning Guidance on Affordable Housing sought to interpret Policy HSG10 of the currently adopted Local Plan. It had a number of key elements, the most significant being the proposed increase in the percentage proportion of affordable housing negotiated on eligible housing sites, from 25% to 40%. The SPG also sought to specify housing tenure and a mix of housing types, and included a formula for commuted payments, plus a model Legal Agreement. Whilst the target of increasing the proportion of affordable housing to 40% was an acceptable approach, caution needed to be observed in terms of applying this to the total number of habitable rooms, rather than the total units proposed. This could challenge the developer/Local Planning Authority relationship in terms of balancing the viability of the development with the need to secure sufficient and suitable affordable housing. Caution also needed to be applied in terms of releasing exception sites for a mix of affordable and general market housing. The draft SPG proposed that the proportion of affordable housing on sites where residential development was to be permitted as an exception to Local Plan Policy would be 60%. If the site was within the Green Belt, the Committee considered that 100% affordable

housing would be more appropriate. The Committee endorsed the Officers comments shown at Appendix 'A'.

RESOLVED that -

Woking Borough Council be informed that the draft Supplementary Planning Guidance on Affordable Housing is supported, subject to the comments made in relation to the method proposed for securing the percentage increase in affordable housing and releasing exception sites for affordable housing at an appropriate percentage.

541. 40 CROCKFORD PARK ROAD, ADDLESTONE - ENFORCEMENT

The Committee considered authorisation of enforcement action requiring the cessation of the use of 40 Crockford Park Road for industrial/commercial purposes and to secure the removal of unauthorised development upon the land.

A recent site visit revealed the following breaches of planning control:

- the erection of two large (green) metal clad sheds on the site;
- the siting of a 'portacabin' at the site, seemingly used as a base for co-ordinating the owners' business affairs;
- the erection of brick walls around the outside of an (existing) greenhouse;
- the creation of a hardstanding around the outbuildings at the site;
- the use of the site for the storage of items and vehicles related to the owners' business affairs (trailers, lorry cabs, buses and various sundry items), unrelated to the authorised use of the site.

The site was located in open countryside adjacent to predominantly residential development in the urban area and the use of the land for industrial or commercial purposes was out of keeping with the character of the area and resulted in disturbance for nearby residents due to increases in vehicular movement, noise and disturbance associated with such a non-residential land use. The site was only accessed via a narrow lane leading from Crockford Park Road, located in between dwelling houses and consequently all vehicular and pedestrian traffic generated by the site had a direct impact upon the amenities of the occupiers of nearby homes. In addition the unauthorised development was within the flood plain.

The Human Rights considerations associated with this case were noted, but taking account of all the relevant facts, the Committee

RESOLVED that –

- a) **the Director of Administration and Leisure be authorised to issue Enforcement Notices under Section 172 of the Town and Country Planning Act 1990 requiring the removal of the outbuildings and storage buildings, the brick outer walls around existing greenhouses, hard surfacing, and all storage uses, including the parking of commercial vehicles, at 40 Crockford Park Road, Addlestone.**

Reasons for Issue of the Notices

1. **The positioning of the outbuildings and storage buildings, the erection of outer walls around existing greenhouses, and the laying of a hard surface, shown marked 'A' to 'D' on the plan circulated, represents inappropriate development in the Green Belt which, by definition, is harmful to its openness contrary to the purposes of the Green Belt and to the requirements of Policy PE2 of the Surrey Structure Plan 1994 and Policy GB1 of the Runnymede Borough Local Plan Second**

Alteration April 2001 and the advice in Planning Policy Guidance Note 2: 'Green Belts', Circular 1/94 and 18/94.

2. **The positioning of the outbuildings and storage buildings, the erection of outer walls around existing greenhouses, and the laying of a hard surface, shown marked 'A' to 'D' on the plan circulated, represents development in an area liable to flood. The developments in question are therefore likely to impede the flow of flood water; and/or reduce the capacity of the flood plain to store flood water; and/or increase the number of people or properties at risk from flooding contrary to Policy PE6 of the Surrey Structure Plan 1994 and Policy SV2 of the Runnymede Borough Local Plan Second Alteration April 2001.**
 3. **The continued use of land for storage purposes, for the stationing of mobile commercial and residential units, and the parking of vehicles not associated with the sites lawful use represents inappropriate development in the Green Belt which, by definition, is harmful to its openness contrary to the purposes of the Green Belt and to the requirements of Policy PE2 of the Surrey Structure Plan 1994 and Policy GB1 of the Runnymede Borough Local Plan Second Alteration April 2001 and the advice in Planning Policy Guidance Note 2: 'Green Belts', Circular 1/94 and 18/94.**
 4. **The continued use of the land for commercial or industrial purposes would create additional noise and disturbance including vehicle movements to a degree that would have an adverse effect on the members of the wider community and be detrimental to the character and appearance of the locality and amenities of the area therefore being contrary to Policy PE2 of the Surrey Structure Plan 1994 and Policies GB1 and LE1 of the Runnymede Borough Local Plan Second Alteration April 2001.**
- b) **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 172 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 178 of the Town and Country Planning Act 1990.**

542. LOCAL PLAN REVIEW (AKA LOCAL DEVELOPMENT FRAMEWORK) – OPEN SPACE TOPIC PAPER

The Committee considered a report on further work which had been undertaken as part of the new Local Development Framework document emerging as the proposed replacement for the local plan.

The Committee received details of the Open Space, Sport and Recreation Study in the Egham Hythe, Virginia Water, Addlestone, New Haw and Woodham areas. Studies of other settlements in the Borough had been approved at previous meetings.

These latest studies of Open Space, Sport and Recreational facilities completed part 1 of the quantitative assessment. The next part would examine qualitative issues and set the context for policy development for inclusion in the LDF.

RECOMMEND that –

- i) **the detailed analysis of Egham Hythe, Virginia Water, Addlestone, New Haw and Woodham set out in Appendix 'B' be approved, subject to any minor drafting changes, as part of the preparatory work associated with the proposed Local Development Documents and**

ii) a further report be submitted setting a framework for policy guidance for the Local Development Framework and the sustainability audit.

543. APPEALS DECISION

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

	<u>Site/Development</u>	<u>Decision</u>
i)	Glebe Cottage, Sandhills Lane, Virginia Water – planning appeal regarding erection of two detached houses and a new residential care home (RU.02/1428)	DISMISSED
ii)	2 Amberley Drive, Woodham – planning appeal regarding two storey infill side extension, extensions to first floor and roofs and addition of front porch, for enlargement and improvement of a single dwelling (RU.03/0590)	DISMISSED
iii)	Land at Priest Hill, Egham – planning appeal regarding erection of a 15.0 metre high telegraph pole style telecommunications mast and associated ground level equipment cabinets. (RU.03/0066).	DISMISSED

544. 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.

545. PROBYNS COTTAGE, WICK LANE, ENGLEFIELD GREEN – 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 paragraph 13 of Part I of the Act.

The Committee considered placing a Tree Preservation Order on a mature Oak tree in the south-eastern corner of the above-mentioned property.

Planning permissions (RU.01/1323, RU.02/0683 and RU.03/0923) had previously been granted to replace the former wooden chalet on the site with a bungalow near to the Oak tree. There was also a current appeal against the refusal of planning application RU.03/0626 for a replacement bungalow with dormer windows. The three planning permissions had all been subject to a condition requiring the retention of existing trees on this site including the Oak tree.

The tree was healthy and in close proximity to Wick Road and was clearly visible from the road, and the on-street car parking spaces for Windsor Great Park. The erection of a replacement dwelling as permitted allowed the creation of a new vehicular access off Wick Road which would open up the views of this site and increase the prominence of this Oak tree.

The Human Rights considerations associated with this case were noted. However, as the Oak Tree was in good health and made a significant contribution to public amenity it was –

RESOLVED that –

- i) the Director of Administration and Leisure 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 an Oak tree on land at Probyns Cottage, Wick Lane, Englefield Green 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 Director of Administration and Leisure be authorised to confirm the order without modification.**

Chairman

(The meeting ended at 10.24 pm)