



# RUNNYMEDE BOROUGH COUNCIL

## PLANNING COMMITTEE

29 SEPTEMBER 2004

### APPENDICES

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Runnymede Borough CouncilPLANNING COMMITTEEAPPENDIX 'A'1 September 2004 at 7.30 p.m.

Members of the Committee present: Councillors G.B. Woodger (Chairman), Mrs. F.M. Angell (Vice-Chairman), A. Alderson, Mrs. F.J. Barden, J.B. Dean, J.R. Furey, Ms. R.E. Haylor, Miss. M. Heath, C. Knight, Mrs. J. Norman, R. Pate, B.J. Relph, N. Thewlis, A.P. Tollett and J.R. Whiteley

Members of the Committee absent: None

Councillor P. Greenwood also attended.

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
Runnymede Independent	Councillor J. R. Ashmore	Councillor A. Alderson
Conservative	Councillor J. Broadhead	Councillor Ms. R.E. Haylor
Conservative	Councillor H.W.V. Meares	Councillor Miss. M.N. Heath
Conservative	Councillor D.W. Parr	Councillor C. Knight

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

MINUTES

The Minutes of the meeting of the Committee held on 4 August 2004 were approved and signed as a correct record.

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 04/0833**

**Ensign House, Brighton Road, Addlestone  
Demolition of existing office building and erection of a two to three storey residential building comprising 22 x two-bedroom flats and 2 x one-bedroom flats together with associated parking  
DECISION: Following the completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure -**

- i) £1000 towards a review of the traffic signalled control junction at Brighton Road/New Haw Road/Crockford Park Road;
- ii) £6,500 towards the Runnymede Travel Initiative
- iii) £11,000 towards local transportation initiatives in the area, the Addlestone to New Haw cycle link and installation of public transport infrastructure

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.

RU 03/0746

Land at Lowfields, Lyne Crossing Road, Lyne  
Construction of hardstanding and drainage for horseboxes and creation of two paddocks on raised land

**DECISION:** Subject to receipt and consideration of the further views of the County Highway Authority, the Director of Technical Services be authorised to REFUSE permission following consultation where appropriate with the Chairman or in his absence the Vice-Chairman of the Committee, for the following reasons:

1. The proposed development would introduce a large expanse of hardstanding within the Green Belt which would be detrimental to the visual amenities of the Green Belt. Coupled with the proposed sub-division of the site, it would create an undesirable and urbanising effect upon the open Character of the Green Belt, with the associated storage of vehicles and horseboxes, contrary to the advice contained within Planning Policy Guidance Note 2: Green Belts (January 1995) and conflicts with Policies PE1, PE2 and RU6 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 proposed hardstanding would by reason of its position be likely to result in long-term damage to an existing mature Oak tree protected by Tree Preservation Order No. 293, contrary to Policy PE9 of the Surrey Structure Plan 1994, Policy SE9 of the Surrey Structure Plan Deposit Draft 2002 (Proposed Modifications June 2004), and Policies NE13 and NE14 of the Runnymede Borough Local Plan Second Alteration April 2001.

RU 03/1402

5 Brox Road, Ottershaw  
Change of use of ground floor premises from A1 (retail) to A3 (food and drink (amended proposal))

**DECISION: GRANT subject to conditions.**

(Mr Taylor, an objector, and Mr Park, the applicant, addressed the Committee on the above application).

**RU 04/0574**

**SCAT III Laleham Reach, Chertsey  
Erection of one-bedroom detached dwelling  
following demolition of existing buildings.  
DECISION: GRANT subject to conditions.**

**RU 04/0585**

**Abbey Chase Lodge, Bridge Road, Chertsey  
Erection of rear extension and roof alterations with  
the insertion of two dormer windows to the front  
and roof lights to the rear to create accommodation  
at first floor level  
DECISION: GRANT subject to conditions.**

**RU 04/0784**

**18 Woodham Park Road, Woodham  
Erection of first floor rear extension and alterations  
to roof incorporating a rear dormer window to  
extend habitable accommodation in roofspace  
DECISION: GRANT subject to conditions.**

**RU 04/0822**

**Rear of 183-185 Church Road, Addlestone  
Erection of 2 no four-bed detached, two-storey  
houses with accommodation in the roof plus linked  
garages  
DECISION: GRANT subject to conditions.**

(Ms Bryan, an objector, addressed the Committee on the above application).

**RU 04/0805**

**Clonboy, Ridgemead Road, Englefield Green  
Erection of a detached three-storey building  
comprising 15 flats  
DECISION: REFUSE for the following reasons:-**

1. The proposal by reason of its floor area, proximity to common boundaries, size and mass, number of flats proposed, together with an increase in hard surfacing including the access ramp and likely increase in activity and resulting domestic paraphernalia, would result in an inappropriate development which would be harmful and detrimental to the open character of the Green Belt, contrary to Policies PE1 and PE2 of the Surrey Structure Plan 1994, Policy LO4 and LO5, of the Surrey Structure Plan Deposit Draft 2002 (Proposed Modifications June 2004), Policy GB1 of the Runnymede Borough Local Plan Second Alteration April 2001 and advice contained in Planning Policy Guidance Note 2: PPG2 'Green Belts'.
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 GB1 of the Runnymede

**Borough Local Plan April 2001, Policies PE1 and PE2 of the Surrey Structure Plan 1994, Policies LO4 and LO5 of the Surrey Structure Plan Deposit Draft December 2002 (Proposed Modifications June 2004) and advice within Planning Policy Guidance Note 2: 'Green Belts'.**

(Mr Conway, an objector, and Mr Clemens, applicant's agent addressed the Committee on the above application).

**APPEAL DECISIONS**

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

<u>Site/Development</u>	<u>Decision</u>
(i) Hanover House (formerly Shepley House) Shepley Drive, Virginia Water – a) retention of a porch (RU.03/1315) b) retention of revisions to permitted balcony and retention of pergola adjoining swimming pool wing (RU.02/0325) c) retention of a screen wall (RU.03/1314) d) retention of a gazebo (RU.03/1313) e) retention of a portico (RU.03/1312)	APPEALS ALLOWED AND PERMISSION GRANTED
(ii) Horning, Oak End Way, Woodham - subdivision of site to form two residential plots following demolition of existing dwelling and outbuildings (RU.04/0177)	ALLOWED AND PERMISSION GRANTED
(iii) 10 Slade Road, Ottershaw - erection of a single storey dwelling to rear of No 10 with alteration to existing drive and parking spaces for No 10 (RU.03/1378)	DISMISSED

**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.

**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.

<u>Officer</u>	<u>Action Taken</u>	<u>Central Index No.</u>
Director of Technical Services	Approval of budgetary provision for direct action to be taken in respect of clearance of land at 24 Bourneside Road, Addlestone	556

LAND REAR OF 182 & 208A NEW HAW ROAD, AND 11 AND 12 RIVERMEAD CLOSE, NEW HAW – 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 disclosure of exempt information of the description specified in paragraph 13 of Part 1 of Schedule 12A of the Act.

The Committee considered a request from local residents to make a Tree Preservation Order on one Liquidamber (T1) and on two Oak trees (T5 and T6) in the rear gardens of nos. 182 and 208A New Haw Road, New Haw.

Four planning applications had been received for the residential development of the site within the last year, the most recent (RU.04/0489) being refused on 16 June 2004. The recent application had proposed the retention of one Liquidamber and two Oak trees on the site.

The Council's Amenities Officer had indicated that the Liquidamber (T1) was of early maturity with a crown spread of approximately 8 metres. It had a good crown shape and was in good condition. The Oak trees were of mature age and were in good condition. It was not considered that various other trees on the site were significant enough or in good condition to warrant statutory protection.

The trees were located within the rear gardens of properties. However the site was adjacent to the Wey Navigation Conservation Area and formed a very important part of its setting as it acted as a green buffer between the Navigation and the built-up area of New Haw Road. It was considered important that the trees were protected to retain and protect the visual amenities and character of this area.

The Human Rights Act considerations associated with this case were noted, but as the trees could be under possible threat from future development, it was -

**RESOLVED that -**

- i) **the Director of Administration and Leisure be authorised to make a Tree Preservation Order pursuant to Sections 198 to 201 of the Town and Country Planning Act 1990 in respect of a Liquidamber and the two Oak trees at land rear of 182 and 208A New Haw Road, New Haw for the following reason:**

**The trees make a significant contribution to the visual amenities of the area and therefore should be protected in accordance with policies NE12 and NE13 of the Runnymede Borough Council Local Plan Second Alteration Adopted 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 8.45 p.m)

PLANNING APPLICATIONS DETERMINED BY  
 \*\*\*\*\*  
 DIRECTOR OF TECHNICAL SERVICES  
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FROM 30TH AUGUST TO 10TH SEPTEMBER 2004

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
03/1061	Twynersh House, Thorpe Road, Chertsey Installation of various internally, externally illuminated and non-illuminated signage. <b>DECISION: GRANT</b>
04/0609	7 Corrie Gardens, Virginia Water Felling of a Silver Birch tree in the front garden subject to Tree Preservation Order No. 297. <b>DECISION: GRANT</b>
04/0638	69 Station Road, Chertsey Erection of single storey rear and side extension incorporating rooflights following demolition of existing extension (Additional plans received) <b>DECISION: GRANT</b>
04/0716	62 Holly Avenue, New Haw, Addlestone Erection of single storey rear extension following demolition of rear conservatory. <b>DECISION: GRANT</b>
04/0751	Eastley End Lodge, Coldharbour Lane, Egham Erection of conservatory to rear of property. <b>DECISION: REFUSE</b>
04/0759	Dell Park Farm, Bishopsgate Road, Englefield Green Erection of an 18 metre high monopole telecommunication mast with 3 no. antenna and 2 no. equipment cabinets within a compound. <b>DECISION: REFUSE</b>
04/0755	Lime Lodge, Tite Hill, Englefield Green Tree works to prune 2 no. hollies and 1 no. horse chestnut tree subject to Tree Preservation Order No. 265. <b>DECISION: GRANT</b>
04/0775	32A Mayfield Avenue, New Haw, Addlestone Retention of detached dwelling, boundary wall/fencing and ancillary car parking and access (Revised description 12/08/04). <b>DECISION: GRANT</b>

APP. NO.      LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 04/0776      14 Thames Close, Chertsey  
Erection of part two storey and part single storey side and rear extensions and single storey front extension.  
**DECISION:**                      **REFUSE**
- 04/0785      Flat 2, Wentworth House 37-41 High Street, Addlestone  
Full planning permission to allow unrestricted occupation of flat 2.  
**DECISION:**                      **REFUSE**
- 04/0799      51 Strode Street, Egham  
Amendments to approval RU.03/1091 for the erection of two storey detached dwelling with off street parking following demolition of existing buildings (retrospective).  
**DECISION:**                      **GRANT**
- 04/0804      4 Black Lake Close, Egham  
Erection of single storey side extension, replace existing flat roof with pitched roof following demolition of existing garage.  
**DECISION:**                      **GRANT**
- 04/0806      Sarnia, Keepers Walk, Virginia Water  
Revisions to approval RU.03/1363 (erection of detached 2 storey dwelling) to include an enlarged basement and changes to the fenestration on the front elevation.  
**DECISION:**                      **GRANT**
- 04/0807      Pinehurst, Sherbourne Drive, Virginia Water  
Amendment to permission RU.03/1468 (replacement dwelling) comprising alteration of pitched roof to gable end on South Eastern elevation.  
**DECISION:**                      **REFUSE**
- 04/0808      13 Beauforts, Englefield Green, Egham  
Pruning works to Laurel at rear of site subject to Tree Preservation Order 36.  
**DECISION:**                      **GRANT**
- 04/0809      95 Fordwater Road, Chertsey  
Erection of two single storey rear extensions, insertion of rear dormer and velux window in existing roof to form habitable accommodation in roofspace.  
**DECISION:**                      **GRANT**
- 04/0810      14 Victoria Street, Englefield Green  
Revision to permission RU.03/0327 (erection of two storey side and rear extensions, loft conversion with dormers to form 3 additional flats) for metal spiral staircase at the rear.  
**DECISION:**                      **GRANT**
- 04/0819      56 Bates Walk, Addlestone  
Insertion of patio doors and windows and erection of balcony at first floor level on East elevation.  
**DECISION:**                      **REFUSE**

APP. NO.      LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 04/0820      18 Weston Avenue, Addlestone  
Certificate of proposed lawfulness for erection of a single storey rear extension.  
**DECISION:**                      **GRANT**
- 04/0821      25 Caxton Avenue, Addlestone  
Erection of two storey rear extension  
**DECISION:**                      **REFUSE**
- 04/0823      28 Abbey Road, Chertsey  
Raising of the roof height and erection of front dormer to create habitable rooms at second floor level, erection of single storey rear extension with lantern style rooflights and rear conservatory.  
**DECISION:**                      **GRANT**
- 04/0826      2 Oak Tree Drive, Englefield Green, Egham  
Erection of conservatory to rear following demolition of existing and new pitched roof over existing single storey rear elevation.  
**DECISION:**                      **GRANT**
- 04/0829      35 Tennyson Road, Addlestone  
Erection of single storey rear extension and front porch.  
**DECISION:**                      **GRANT**
- 04/0830      17 Tennyson Road, Addlestone  
Erection of part two storey, part single storey rear extension.  
**DECISION:**                      **GRANT**
- 04/0834      41 Liberty Lane, Addlestone  
Erection of part two storey, part single storey side and single storey rear extensions with insertion of rooflights to side elevation following demolition of existing side extension.  
**DECISION:**                      **REFUSE**
- 04/0836      Hardwick Park Farm, Hardwick Lane, Lyne  
Two new agricultural buildings to form yard.  
**DECISION:**                      **GRANT**
- 04/0839      Total UK Ltd, 40 Clarendon Road, Watford  
Installation of 3 no. 55,000 litre underground petroleum storage tanks.  
**DECISION:**                      **GRANT**
- 04/0840      Far View, Gorse Hill Road, Virginia Water  
Retrospective application for entrance gates and piers.  
**DECISION:**                      **GRANT**
- 04/0843      5 Woodside Way, Virginia Water  
Erection of two storey side extension.  
**DECISION:**                      **REFUSE**

APP. NO.      LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 04/0844      42-48 Station Road, Egham  
Erection of non-illuminated signage comprising one double sided freestanding board sign adjacent to Station Road, 2 board signs affixed to entrance gates, one replacement sign above entrance to sales area, two replacement customer parking panel signs and one yard service panel sign.  
**DECISION:**                      **GRANT**
- 04/0847      The Laurels, Devils Lane, Egham  
Erection of conservatory to rear of property.  
**DECISION:**                      **GRANT**
- 04/0848      11 Cabrera Avenue, Virginia Water  
Erection of part two storey, part single storey rear extension, conversion of roof space to habitable accommodation, construction of dormer window and insertion of roof lights.  
**DECISION:**                      **GRANT**
- 04/0850      9 Dickens Drive, Addlestone  
Erection of a rear conservatory.  
**DECISION:**                      **GRANT**
- 04/0851      11 Rudge Rise, Addlestone  
Erection of a two storey side extension and attached garage.  
**DECISION:**                      **REFUSE**
- 04/0853      Woburn Corner, 287 Station Road, Addlestone  
Installation of 3 no. 8.2 metre high externally illuminated signboards with attached flag and flagpoles.  
**DECISION:**                      **GRANT**
- 04/0861      Barons Wood, West Drive, Virginia Water  
Alterations and extension to existing garage roof with formation of dormer window and insertion of velux windows to form staff accommodation.  
**DECISION:**                      **REFUSE**
- 04/0862      4 Howards Lane, Addlestone  
Construction of dormer window, extension to existing dormer window and new pitched roof over existing single storey extension to front of property.  
**DECISION:**                      **GRANT**
- 04/0863      250 Almnors Road, Lyne, Chertsey  
Erection of a single storey side extension and a part two storey part single storey rear extension following demolition of existing single storey rear extension.  
**DECISION:**                      **GRANT**
- 04/0869      34 Harpesford Avenue, Virginia Water  
Erection of two storey rear extension and part two storey, part single storey side extension incorporating an integral garage.  
**DECISION:**                      **GRANT**

APP. NO.      LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 04/0874      25 Runnemedede Road, Egham  
Erection of two storey rear and single storey side extensions with insertion of velux windows to side elevation following demolition of existing conservatory.  
**DECISION:**                      **GRANT**
- 04/0880      136 Woodham Lane, New Haw, Addlestone  
Creation of a new vehicular access onto Woodham Lane (Retrospective).  
**DECISION:**                      **GRANT**
- 04/0882      11a Pooley Avenue, Egham  
Erection of conservatory to rear of property.  
**DECISION:**                      **GRANT**
- 04/0869      Crown House, Crown Lane, Virginia Water  
Erection of part two storey part single storey rear extension.  
**DECISION:**                      **GRANT**
- 04/0901      4 Mowbray Crescent, Egham  
Erection of two storey side and single storey front extensions incorporating an attached garage.  
**DECISION:**                      **REFUSE**
- 04/0904      Pycroft Grange Primary School, Pycroft Road, Chertsey  
Consultation from Surrey County Council for the construction of floodlit multi-use games area enclosed by 3m high fencing and 4 no x 10m high floodlights for school and community use.  
**DECISION:**                      **OBJECT**
- 04/0909      6 Ripley Avenue, Egham  
Erection of conservatory to the rear of the property.  
**DECISION:**                      **GRANT**

**DELEGATED DECISIONS**  
**IN CONSULTATION WITH CHAIRMAN & VICE-CHAIRMAN**

**APP. NO.**      **LOCATION AND PROPOSAL FOLLOWED BY DECISION**

04/0816      Pelta Associates, 41 London Street, Chertsey  
Retention of 5 no x velux roof windows in the existing building (Amended  
description 31/08/04).  
**DECISION:**                      **GRANT**