



RUNNYMEDE BOROUGH COUNCIL

PLANNING COMMITTEE

8 DECEMBER 2004

APPENDICES

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Runnymede Borough CouncilS
PLANNING COMMITTEEAPPENDIX 'A'10 November 2004 at 7.30 p.m.

Members of the Committee present: Councillors G.B. Woodger (Chairman), Mrs. F.M. Angell (Vice-Chairman), Mrs. F.J. Barden, J. Broadhead, J.B. Dean, J.M. Edwards, J.R. Furey, H.W.V. Meares, A. Moore, Mrs. J. Norman, D.W. Parr, R. Pate, B.J. Relph, N. Thewlis and J.R. Whiteley

Members of the Committee absent: None

Councillors Ms R.E. Haylor and C. Knight also attended.

319. 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 A.P. Tollett	Councillor J.M. Edwards
Runnymede Independent	Councillor J.R. Ashmore	Councillor A Moore

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

320. MINUTES

The Minutes of the meeting of the Committee held on 13 October 2004 were approved and signed as a correct record.

321. DECLARATIONS OF INTEREST

The following interest was made under the Runnymede Code of Conduct for Members by the Councillor shown.

Councillor	Item	Nature of Interest
H.W.V. Meares	37-43 St. Judes Road, Englefield Green (04/1081)	Personal and Prejudicial – previous owner of site

322. 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. A member of the public 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.**LOCATION, PROPOSAL AND DECISION**

RU 04/0766

44-46 Guildford Street and land to the rear,
Chertsey.
Conversion of church into 13 self-contained flats.

DECISION: Following the completion of a legal agreement to secure a financial contribution of £15,000 for the Runnymede Travel Initiative in the vicinity of the site and improvement of local open space recreation facilities, 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 04/0884

1-5 College Close, Addlestone.
Erection of part two storey and part three storey building comprising 37 sheltered apartments for the elderly including manager's accommodation and associated car parking with vehicular access off Station Road following the demolition of 6 no. x detached bungalows.

DECISION: Had the Council been in a position to determine the application, it would have REFUSED permission for the following reason:

The proposed development by reason of its overall scale, height, massing and positioning in relation to the neighbouring Green Belt land would result in a cramped development which would be detrimental to the character and appearance of the surrounding area and would not contribute positively to the townscape character of the locality or the adjoining Green Belt contrary to Policies PE2, PE10 and DP6 of the Surrey Structure Plan 1994, Policies LO2 and SE4 of the Surrey Structure Plan Deposit Draft 2002 (Proposed Modifications 2004) and Policies HO9 and BE2 of the Runnymede Local Plan Second Alteration April 2001, the Surrey Design document January 2002, Planning Policy Guidance Notes 2: "Green Belts" and 3: "Housing", and "By Design".

(Rev. Hay, an objector, addressed the Committee on the above application).

RU 04/1081

Land at 37-43 St Judes Road, Englefield Green
Erection of a three storey frontage block comprising 12 no. 1 bed apartments and 10 no. 2 bed apartments and two storey rear block comprising 2 no. 2 bed dwellings and 2 no. 3 bed dwellings together with ancillary parking and amenity space following demolition of the Coach House.

DECISION: Following the making of a legal agreement to secure

a) the provision, at the applicant's expense, of a public footway of 2.5 metres fronting 37-43 St Jude's Road. The existing accesses to be

closed and the kerbs reinstated. The footway is to be constructed to Surrey County Highway's specifications. It should include the dedication of any privately owned land required to achieve this;

- b) a contribution of £6,000 towards traffic management measures in the vicinity so that traffic generated by the new development will not prejudice the free flow of traffic close to the traffic signals; and
- c) a financial contribution of £19,500 towards the Runnymede Travel Initiative;

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 04/1106

**43 High Street, Addlestone
Creation of an additional flat and parking space
(amendment to planning permission RU 01/1319).**

DECISION: GRANT subject to conditions.

RU 04/0192

**Crockford Park Nurseries, Crockford Park Road,
Addlestone.
Erection of one detached dwelling house and double
garage.**

**DECISION: The application be referred to the
Office of the Deputy Prime Minister as an acceptable
departure from the provisions of the Development
Plan in accordance with the requirements of the
Town and Country Planning (Development Plans and
Consultation) (Departures) Direction 1999 as the
proposal could represent inappropriate development
within the Green Belt and that failing any direction
from the Minister, permission be GRANTED subject
to conditions.**

RU 04/0916

**Dell Park Estate, Land at Prospect Lane, Englefield
Green
Relaxation of Condition 2 of RU 02/0414 (except for
exercising of ponies restrictive use of Polo Ground
to between 15 April and 30 September inclusive and
except between the hours of 11 a.m and 4.30 p.m on
Saturdays, Bank and Public Holidays for no more
than 3 hours in any one day for no more than 12
times per year) to include Sundays following expiry
of temporary consent under Condition 3 of
RU 02/0414 (between 15 April and 30 September of
2002, 2003 and 2004 Polo Ground use shall be
between the hours of 11 a.m and 3 p.m for no more
than 3 hours in any one such day and for a total of
no more than 12 times per year on such days on
Saturdays, Sundays and Bank and Public Holidays).**

DECISION: GRANT subject to conditions.

(The approved arrangement is for 3 years to September 2007

with the maximum number of days the polo field is used per season being 30 with up to 12 of these days being Saturday, Sunday, or Bank Holidays).

RU 04/0923

**The Black Prince, 300 Woodham Lane, New Haw
Installation of 2 no. externally illuminated and 1
non illuminated poster signs to building and 2 no.
non illuminated poster signs fitted back to back
onto existing pictorial post.**

DECISION:

- i) **GRANT advertisement consent in respect of the 2 no. externally illuminated and 1 non-illuminated poster signs to building subject to condition.**
- ii) **REFUSE advertisement consent for the 2 no. non illuminated poster signs fitted back to back onto existing pictorial post, for the following reason:**

The signage by reasons of its size, materials used, location and number of signs results in a cluttered street scene, which is visually intrusive, creating detrimental harm to visual amenities, contrary to Policy PE10 of the Surrey Structure Plan 1994, Policy SE3 of the Surrey Structure Plan Deposit Draft December 2002 (Proposed Modifications June 2004) and Policy BE2 of the Runnymede Borough Local Plan Second Alteration April 2001.

- iii) **the Director of Administration and Leisure be authorised to seek prosecutions under Section 224 of the Town and Country Planning Act 1990 and the Town and Country Planning (Control of Advertisements) Regulations 1992 in relation to two signs, Item 03 (as shown on Drawing Sheet 1 and 2 of 2 - Planning).**

RU 04/0941

**Rear of Blossom Farm, Rosemary Lane, Thorpe
Retention of a permanent chicken shed and two
temporary chicken sheds within the yard area and
two temporary chicken runs in the field and the
siting of a caravan in a chicken run in the field.**

DECISION: GRANT subject to conditions.

RU 04/1020

**Rear of Blossom Farm, Rosemary Lane, Thorpe
Retention of existing entrance gates and walls off
Rosemary Lane and repair of existing single storey
building including reinstatement of roof, repairs to
wall masonry and cladding with timber boarding.**

DECISION: GRANT subject to conditions.

RU 04/1031

**Rear of Blossom Farm, Rosemary Lane, Thorpe.
Retention of entrance gates/fences off Muckhatch
Lane and hard surfaced access drive.**

DECISION: GRANT subject to conditions.

RU 04/0969

**Belvedere Wood, London Road, Virginia Water
Full planning permission for erection of 25 metre
Scots Pine Tree Mast with three antennas together
with equipment cabin and ancillary compound and
palisade fencing.**

DECISION: GRANT subject to conditions.

RU 04/1048

**190 High Street, Egham
Ground floor rear extension to Class A2 (Financial
and Professional Services) Offices.**

DECISION: GRANT subject to conditions.

323. HOUSING AND PLANNING IN THE REGIONS

The Committee was advised of the Government's recently announced proposals for the merger of the Regional Housing Board and the Regional Planning Bodies and the creation of Regional Planning Executives.

The consultation paper entitled "Housing and Planning in the Regions" proposed that the Regional Assemblies would be given responsibility for producing Regional Housing Strategies and making recommendations to Ministers on the broad pattern of housing investment alongside their new role as the Regional Planning bodies producing the Regional Spatial Strategies.

The Regional Assemblies would in consultation with the current RHB members and other key stakeholders, establish arrangements for taking the new arrangements forward in their region.

The Consultation Paper also suggested that there might be sub groups within the Assembly leading on the development of the Regional Housing Strategy. The Government would expect to see the core members of the existing Regional Housing Boards on this sub group. Regional Assemblies would be able to decide how best to engage stakeholders in the process. Government expects to see full consultation with Regional, Sub-Regional and Local Authorities on Housing and Planning Strategies, and for this to reflect specific interests e.g. rural, BME groups etc. It suggested that this could be done by utilising the existing Regional Housing Forums.

In addition it was proposed that a national advice unit would be established and be responsible for providing independent technical advice to all the regions, including London.

It was difficult at this stage to assess the full extent of any implications of the proposed merger. The Committee was concerned that in any merger there was a risk that the need for additional housing, and in particular additional affordable housing, would lose its emphasis within a wider planning process. Members also considered that time would be needed to establish the new arrangements which could delay taking forward the existing Regional Housing Strategy, and the system introduced further complexity into the current very complex Housing Planning process for the region.

There was very little reference within the consultation document to the role of District Authorities within the planning process. The document made it clear that Local Authorities would maintain responsibility for delivering affordable housing and improving housing stock, and responsibility for strategy, but it was unclear how strategic planning at a local level would influence regional planning.

The Regional Planning Executive would provide independent advice on housing distribution to the new body. The distribution of housing would be the subject of much attention and it was important that local authorities had an opportunity to comment on the criteria to be used for

distribution of housing especially as it would be set within a spatial context. The local housing authorities input into this process needed to be clearly set out

The Committee noted the views of the Housing and Community Services Committee on the Consultation Paper. That Committee was concerned that the new structure would not work effectively, diminished local input and would hinder delivery of affordable housing at the rate required.

RESOLVED that -

the above-mentioned comments on the Consultation Paper "Housing and Planning in the Regions" be submitted to the ODPM together with the comments of the Housing and Community Services Committee.

324. 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.

325. APPEAL DECISIONS

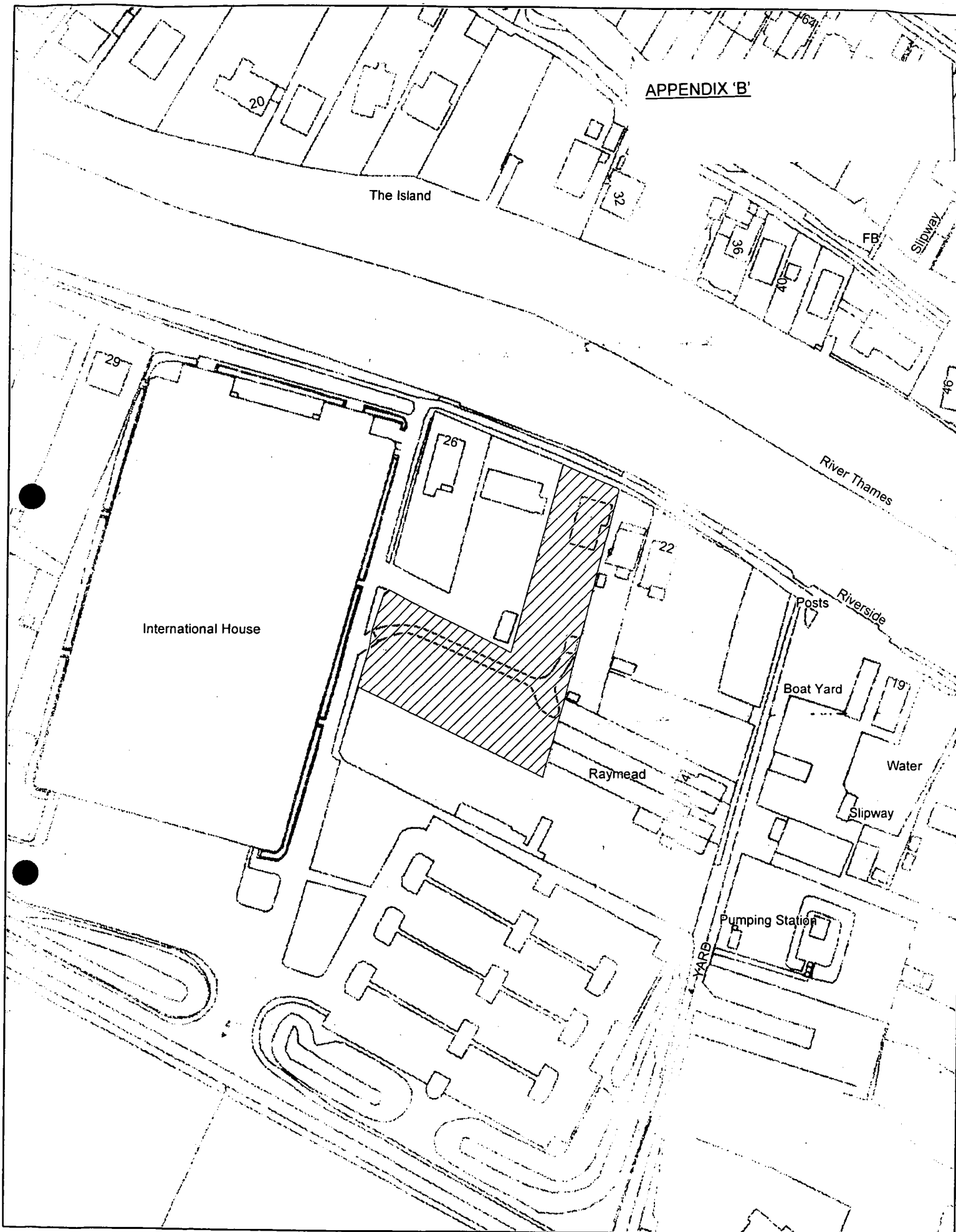
The Committee noted that the Planning Inspectorate had recently determined the appeals mentioned below.

<u>Site/Development</u>	<u>Decision</u>
a) Wentworth House, 23 the Causeway, Staines - advert appeal regarding non-illuminated freestanding sign (RU 04/0645)	ALLOWED
b) 157 Almnors Road, Lyne – planning appeal regarding first floor rear extension (RU 03/1197)	DISMISSED
c) 40 Crockford Park Road, Addlestone – enforcement appeal regarding erection of sheds, brick wall and hardstandings.	DISMISSED AND NOTICE UPHELD

Chairman

(The meeting ended at 8.55 p.m.)

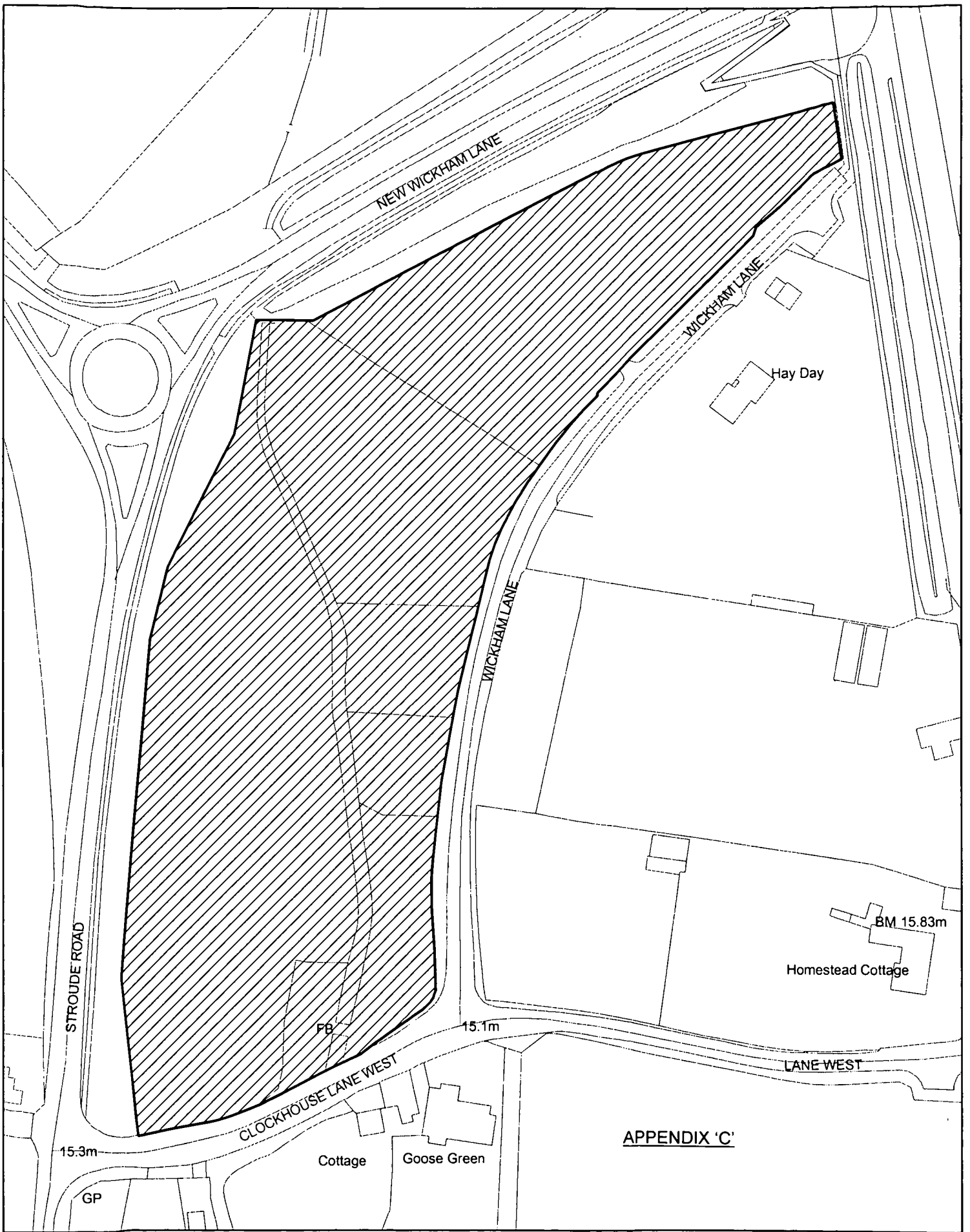
APPENDIX 'B'



REF: 04/01110/NEW
SCALE: 1:1,250
DATE: 23/08/04

ADDRESS:
24 RIVERSIDE
EGHAM

AREA: 2285 sq.m
7
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Runnymede Borough Council 100006086



SCALE 1:1,250

DATE: 25/10/04

ADDRESS:
 LAND FORMERLY KNOWN AS
 BROOKSIDE NURSERY AT STROUDE ROAD
 AND CLOCKHOUSE LANE WEST.

8

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PLANNING APPLICATIONS DETERMINED BY

 DIRECTOR OF TECHNICAL SERVICES

FROM 8TH NOVEMBER TO 19TH NOVEMBER 2004

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
04/0725	4/5 Oak Tree Close, Virginia Water Amendments to approval RU.03/1069 for the erection of a detached two storey dwelling with vehicular access off Trumps Green Road including first floor bay window and roof alterations (Additional plans received 24th August 2004) DECISION: GRANT
04/0915	Lyne Road Paddock, Land off Lyne Road, Trumps Green Road, Virginia Water Installation of a 20m high lattice tower with 3 no. 2G antennas and 3 no. 3G antennas, together with transmission dish and ancillary equipment cabin and compound DECISION: REFUSE
04/0933	Surrey Brake & Exhaust Service Ltd, 29-33 Brighton Road, Addlestone Part change of use of vehicle repair workshop into storage and sale of motor parts and accessories DECISION: GRANT
04/0972	Drinkwater Pit, Lyne Road, Virginia Water Installation of a 17.5 metre high lattice telecommunications mast with 6 no antennae and 1 no dish with associated ground level basement cabin , compound and fencing DECISION: REFUSE
04/1008	32 St Jude's Road, Englefield Green Change of use of first floor office (Class B1) to residential use (Class C3) and erection of rear extension with roof alterations to provide a total of two flats at first and second floors and the provision of 3 car parking spaces to the rear (amended drawing received 11/10/2004) DECISION: REFUSE
04/1037	The American Community School, Woodlee, London Road, Egham Advertisement consent for replacement entrance signs to the school DECISION: GRANT

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 04/1045 Pantiles, 26 Ottershaw Park, Ottershaw
Erection of a two-storey replacement dwelling and detached triple garage following demolition of existing dwelling
DECISION: **GRANT**
- 04/1047 White Flame, 18 Northern Burway, Laleham Reach, Chertsey
Raising of the height of the dwelling by 0.3m to raise slab above 2003 flood level
DECISION: **GRANT**
- 04/1059 7 The Lea, Egham
Erection of a new front porch
DECISION: **GRANT**
- 04/1063 April Lodge, 22 Monks Road, Virginia Road
Amendment to approval RU.04/0298 for a replacement dwelling to include accommodation in the roof with rooflights on the rear elevation
DECISION: **GRANT**
- 04/1065 Lyne Pumping Station, Almnors Road, Lyne
Installation of 20 metre telecommunications monopole, 1 no. equipment cabin and ancillary development thereto
DECISION: **REFUSE**
- 04/1067 Sarnia, Keepers Walk, Virginia Water
Amendments to two storey dwelling granted planning permission under reference RU.03/1363 (involving addition of balcony and spiral staircase to rear elevation)
DECISION: **GRANT**
- 04/1068 Little Brittons, Spring Woods, Virginia Water
Erection of two storey 5 bed dwelling following demolition of existing dwelling and outbuildings with retention of existing detached garage
DECISION: **GRANT**
- 04/1070 2 Rusham Road, Egham
Erection of first floor side extension
DECISION: **GRANT**

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 04/1072 5 The Avenue, Egham
Addition of third floor with roof over to existing building and internal alterations to internal layout; alteration to parking layout to provide disabled parking, covered cycle rack and ramp and reducing overall parking provision from 20 to 19 spaces.
DECISION: **REFUSE**
- 04/1073 24 Rowhurst Avenue, Addlestone
Conversion of garage to games room and garden store
DECISION: **GRANT**
- 04/1074 30 Row Hill, Addlestone
Erection of two storey side and rear extensions and single storey rear extension following demolition of existing conservatory (Revisions to planning permission approval RU.03/1132) (Revised plans received 1st October 2004)
DECISION: **GRANT**
- 04/1077 Surrey Golf & Fitness Centre, New Haw Road, Addlestone
Construction of synthetic grass surface to driving range area following excavation work and land raising/remodelling, various alterations to clubhouse and driving range building, fencing and replacement safety netting, new storage yard and replacement and re-positioned target trenches, re-positioned floodlighting and infilling of practice bunker (Revised plans received 5/10/04)
DECISION: **GRANT**
- 04/1083 178 Station Road, Addlestone
Erection of second floor extension and conversion of rear part into 4 no. two-bed maisonettes with roof level amenity area
DECISION: **REFUSE**
- 04/1085 4 Lime Tree Walk, Virginia Water
Pollard two Lime trees at west side of dwelling subject to a TPO
DECISION: **GRANT TPO CONSENT**
- 04/1086 1 Vernon Close, Ottershaw, Chertsey
Erection of first floor rear extension and single-storey front porch
DECIISON: **REFUSE**
- 04/1087 36 Warren Road, New Haw, Addlestone
Erection of rear conservatory
DECISION: **GRANT**

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 04/1088 Calledown, Green Road, Egham
Creation of habitable accommodation in loft space including two dormers to front and four rooflights to rear
DECISION: **REFUSE**
- 04/1101 10 Alder Close, Englefield Green
Tree works to two Sycamore trees at rear of dwelling protected by a planning condition
DECISION: **GRANT**
- 04/1103 Merlewood Nursing Home, Hollow Lane, Virginia Water
Erection of a detached cedar summer house, west of nursing home
DECISION: **GRANT**
- 04/1104 Englefield Green House, Middle Hill, Egham
Felling of Oak tree and Sycamore tree at front of dwelling
DECISION: **GRANT**
- 04/1107 42 Princess Mary's Road, Addlestone
To fell existing Robina Tree subject to Planning Condition 1 and Informative 2 of planning permission RU.93/0192 (Amended description 29/10/04)
DECISION: **GRANT**
- 04/1108 47 Stepgates, Chertsey
Erection of a single-storey extension incorporating a porch to front of property
DECISION: **GRANT**
- 04/1112 14 Park Road, Egham
Erection of conservatory to the rear of the property
DECISION: **GRANT**
- 04/1115 Watersmeet, Hamm Court, Weybridge
Demolition of front conservatory, rear dormer and side porch and erection of part single, part two storey front extension with balcony at first floor level, two storey rear extension with balcony at first floor level, and raising of roof with front and rear dormers to provide additional roof level accommodation, extending rear terrace and carport at side
DECISION: **REFUSE**

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
04/1119	1 Coldharbour Close, Egham Tree works to Eucalpytus tree to side of dwelling DECISION: GRANT
04/1132	36 School Lane, Egham Erection of conservatory and first floor extension to rear of property with insertion of velux windows in roof DECISION: GRANT
04/1133	3 Fircroft, Bagshot Road, Englefield Green Erection of first floor rear extension DECISION: GRANT
04/1137	27 Heathervale Road, New Haw, Addlestone Conversion of garage into habitable accommodation DECISION: GRANT
04/1145	Land at junction of Thorpe Lea Road and Pond Road, Egham Siting and appearance for erection of a 12m high telecommunication telegraph pole with ancillary equipment cabin DECISION: REFUSAL OF PRIOR APPROVAL DETAILS
04/1147	6 Crofton Close, Ottershaw, Chertsey Erection of rear conservatory DECISION: GRANT
04/1155	53 Rowtown, Addlestone Erection of single-storey rear extension DECISION: GRANT
04/1156	7 Chestnut Close, Addlestone Erection of single-storey front extension DECISION: GRANT
04/1157	76 Rowhurst Avenue, Addlestone Erection of two-storey rear extension incorporating two dormer windows DECISION: GRANT
04/1164	18 Coombelands Lane, Addlestone Erection of chimney to side elevation DECISION: GRANT

DELEGATED DECISIONS IN CONSULTATION WITH CHAIRMAN & VICE-CHAIRMAN

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
04/0995	7 South Road, Englefield Green Erection of 4 bedroom, two-storey dwelling following demolition of existing 23/8/04 DECISION: GRANT
04/1043	1 Osborne Road, Egham Erection of two storey and single storey side extensions and conservatory to the rear following demolition of existing garage DECISION: GRANT
04/1046	Maywood, Green Road, Thorpe Revision to planning permission RU.04/0155 for the erection of replacement bungalow to include additional windows in roof at side elevation. DECISION: GRANT
04/1078	96 Bois Hall Road, Addlestone Erection of two storey side extension following demolition of existing side extension and formation of new vehicular access off Bois Hall Road DECISION: GRANT
04/1134	29 Vegal Crescent, Englefield Green Erection of two storey side extension and construction of conservatory to rear DECISION: GRANT