



RUNNYMEDE BOROUGH COUNCIL

PLANNING COMMITTEE

26 MAY 2004

APPENDICES

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Runnymede Borough CouncilPLANNING COMMITTEEAPPENDIX 'A'28 April 2004 at 7.30 p.m.

Members of the Committee present: Councillors G.B. Woodger (Chairman), Mrs. J. Norman (Vice-Chairman), J.R. Ashmore, J. Broadhead, Mrs P.I. Broadhead, J.B. Dean, Mrs. C.E. Gant, Mrs L.M. Gillham, P.A. Greenwood, Mrs C.Y. Jones, C. Knight, H.W.V. Meares, D.W. Parr, N. Thewlis, and J.R. Whiteley

Members of the Committee absent: None

Councillors A. Alderson and Mrs E E-Price 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 Conservative Group and Labour Group changes were for a fixed period ending on the day after the meeting and thereafter the Councillors removed would be reappointed. The Runnymede Independent Group had reinstated Councillor Ashmore as a member of the Committee until further notice.

Group requesting Change	Remove from Membership	Appoint Instead
Conservative	Councillor J.M. Edwards	Councillor Mrs C.Y. Jones
Conservative	Councillor Mrs F.M. Barden	Councillor Mrs P.I. Broadhead
Conservative	Councillor A.P. Tollett	Councillor J. Broadhead
Conservative	Councillor J.R. Furey	Councillor Mrs C.E. Gant
Runnymede Independent	Councillor A. Alderson	Councillor J.R. Ashmore
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.

MINUTES

The Minutes of the meeting of the Committee held on 31 March 2004 were approved and signed as a correct record.

DECLARATIONS OF INTEREST

The following personal and prejudicial interests were made under the Runnymede Code of Conduct for Members by the Councillors shown.

Councillor	Item	Nature of Interest
C. Knight	Land r/o 79-107 New Haw Road, Addlestone	Proximity of application site
P. A. Greenwood	Land r/o 79-107 New Haw Road, Addlestone	Previous financial dealings with Developer.

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.

<u>APP. NO.</u>	<u>LOCATION, PROPOSAL AND DECISION</u>
RU 03/1035	Simplemarsh Farm, Green Lane, Addlestone Erection of 12 terraced houses and 12 garages with parking for 20 cars and the formation of a new access to Green Lane (revised plans received on 24.3.04)

DECISION:

- (1) 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, and subject to the prior completion of an appropriate legal agreement to secure:-
1. Transfer of freehold of approximately 8ha of the open land to the Council upon issue of the planning permission.
 2. Payments of the following financial contributions on transfer of the land:
 - i) £15,000 towards the cost of an ecological survey and clearance of the transferred land; and
 - ii) £15,000 towards the future maintenance of the transferred land.
 3. Use of the transferred land for any open recreational purposes, including use as a cemetery and/or allotments together with ancillary buildings, parking, access and services;
 4. That any cemetery use of the transferred land, shall not be within 50m of the rear of the residential curtilages of the approved dwellings;
 5. The provision of a vehicular and pedestrian access in perpetuity for the benefit of the Council to facilitate access to the transferred land over the first 39m of new roadway south of the junction with Green Lane;

6. Arrangements for the restoration and long term future maintenance of the land to be used as a communal garden area for the benefit of future occupiers of the residential development;
7. Arrangements for the landscaping, including appropriate clearing, tree planting etc and long term future maintenance of the land between the access road and the properties in School Lane and the access road itself as part of the residential development;
8. Upon completion of the housing development a contribution of £750 per unit to the Runnymede Travel initiative;
9. A financial contribution of up to £10,000 to the Highway Authority to facilitate the relocation of the 30 mph signs on Green Lane;
10. A financial contribution of up to £5,000 to the Highway Authority towards cycleway provision in Green Lane

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 03/1423

Land r/o 299-301 Green Lane, Chertsey

Demolition of 301 Green Lane and erection of 4 detached two storey houses and 2 semi-detached two storey houses with detached garages and creation of new access road

DECISION: REFUSE for the following reasons:-

1. The proposed development of 6 dwellings on this site would result in a cramped, backland and piecemeal form of development which would be out of scale and character with the existing development in the area and would damage the character and amenity of that area contrary to Policy PE10 of the Surrey Structure Plan 1994, Policy SE4 of the Surrey Structure Plan Deposit Draft December 2002; Policy HO9 of the Runnymede Borough Local Plan Second Alteration April 2001, Planning Policy Guidance Note 3: 'Housing' March 2000, Principle 7.3 of Supplementary Planning Guidance 'Surrey Design' January 2002 and 'By Design'.
2. The proposed access into the site would have an adverse impact on the residential amenities of 299 Green Lane by virtue of noise disturbance from vehicles contrary to Policy HO9 of the Runnymede Borough Local Plan Second Alteration April 2001.
3. The proposed dwelling on Plot 6 given its massing and siting in close proximity to adjoining properties would have an adverse impact on the residential amenities of the neighbouring properties by virtue of

its overbearing impact and loss of outlook contrary to Policy HO9 of the Runnymede Borough Local Plan 2nd Alteration April 2001.

(Ms Broderick, agent for the applicant, addressed the Committee on the above application).

RU 04/0006

352-358 Green Lane, Chertsey

Demolition of existing dwelling houses and the erection of 6 x four bed houses, 4 x three bed houses and 4 x two bed houses with associated amenity space and parking facilities (revised plans received detailing garage elevations 17th March 2004).

DECISION: REFUSE for the following reasons:-

- 1. The proposed development by reason of its overall scale, height, massing, layout, distances to boundaries and positioning in relation to the neighbouring public footpath and 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 land contrary to Policies PE2, PE10 and DP6 of the Surrey Structure Plan, 1994 Policies LO2, DN12 and 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, the Surrey Design document January 2002, Planning Policy Guidance Note 3: 'Housing' and 'By Design'.**
- 2. The applicant has failed to demonstrate that there is adequate provision for the turning of vehicles clear of the highway so that they may enter and exit in a forward gear. If permitted, the proposal would result in vehicles reversing onto or off Green Lane, a busy 40 mph section of highway leading to conditions prejudicial to the safety and free flow of traffic, contrary to policy MT2 of the Surrey Structure Plan 1994, policy DN2 of the Surrey Structure Plan Deposit Draft December 2002, and policies MV4 and MV12 of the Runnymede Borough Local Plan Second Alteration April 2001.**
- 3. The proposal fails to provide for adequate vehicular intervisibility splays at the junction with Green Lane. The development will therefore not assist in the safe integration of traffic which would interfere with the free flow of traffic and safety onto the adjoining highway, Green Lane, contrary to policy MT2 of the Surrey Structure Plan 1994, policy DN2 of the Surrey Structure Plan Deposit Draft December 2002 and policy MV4 of the Runnymede Borough Local Plan Second Alteration April 2001.**

4. The proposed configuration of the access is inadequate to serve the development, as it would require service vehicles to cross the centreline of the carriageway in order to negotiate the turn successfully resulting in danger and inconvenience to other highway users, contrary to policy MT2 of the Surrey Structure Plan 1994, policy DN2 of the Surrey Structure Plan Deposit Draft December 2002 and policies MV4 and MV12 of the Runnymede Borough Local Plan Second Alteration April 2001.
5. The proposed dwelling (plot 14) by reason of its height, forward projection, proximity to the western side boundary and juxtaposition with the neighbouring property to the west would be likely to have an unacceptable overbearing impact upon the residential amenities of the neighbouring property, no 360 Green Lane contrary to Policy HO9 of the Runnymede Borough Local Plan Second Alteration April 2001.

RU 03/1475

Bridge Wharf, Bridge Road, Chertsey
Residential development comprising 71 new apartment dwellings including the provision of 9 units as affordable housing and incorporating amendments to previously approved residential redevelopment scheme (RU.02/1123) (revised scheme March 2004)

DECISION:

Subject to the completion of an appropriate legal agreement to secure:-

1. A contribution of £25,000 towards cycleway and pedestrian improvements to the eastern side of the Bridge Wharf site, including the replacement of the substandard bridge, resurfacing, improved lighting and signage;
2. A contribution of £28,000 towards the 'Runnymede Travel Initiative'.
3. The provision and maintenance of an extension to the Riverside Walkway together with adjoining landscaped areas over which the public will have access rights during daylight hours, such works to include linking the walkway with and through the adjoining public open space.
4. Funding of one CCTV camera on the Riverside Walkway as part of the Safer Runnymede project to a maximum cost of £10,000
5. A contribution of £5,000 towards mitigation measures, maintenance and improvements at Chertsey Meads (LNR).
6. Provision of not less than 27% of the total number of dwellings as affordable housing units.

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 04/0017

95-133 Eastworth Road, Chertsey
Submission of reserved matters (design, external appearance, landscaping) following grant of outline planning permission (RU 02/1194) for the erection of 2/3 storey residential buildings comprising 22 flats, 5 x three bedroom and 6 x two bedroom terraced properties.

DECISION:

Subject to consultation on the revised flats elevation and consideration of any representations received 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 04/0145

Land r/o 79-107 New Haw Road, Addlestone
Demolition of 85 New Haw Road and erection of ten detached dwellings with garages and new access (additional landscaping plans received)

DECISION: GRANT subject to conditions

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

RU 04/0148

R/o 77 Hummer Road, Egham
Erection of 6 no. x two storey dwellings with associated car parking and vehicular access onto Hummer Road following the demolition of the existing garages

DECISION: REFUSE for the following reasons:-

1. The proposal would be an unacceptable piecemeal development that would not be part of a comprehensive land assembly of the area and by reason of its height, layout, lack of frontage and amenity space would be a cramped and incongruous development which would be incompatible with and detrimental to the established street scene pattern and visual amenities of the 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, advice contained in the Surrey Design Guide 2002 and Planning Policy Guidance Note 3: 'Housing'.
2. The proposed development by reason of its height and layout would be a cramped and incongruous development which would be detrimental to the character and appearance of Egham Conservation Area contrary to Policy PE12 of the Surrey Structure Plan 1994, Policy SE5 of the Deposit Draft Surrey Structure Plan December 2002 and Policies BE5 and BE5A of the Runnymede Borough Local Plan Second Alteration April 2001 and advice contained in Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG15) September 1994'.

RU 04/0141 **R/o 77 Hummer Road, Egham**
Conservation Area Consent for the demolition of the
existing garages and stores on the site

DECISION: REFUSE for the following reason

The demolition of the existing lock-up garages is considered premature until a satisfactory redevelopment scheme has been granted planning permission on this site and would therefore be detrimental to the appearance and character of the Egham Conservation Area contrary to Policies BE5 and BE5A of the Runnymede Borough Local Plan Second Alteration April 2001 and advice contained in Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG15) September 1994.

RU 04/0225 **7/7A Vicarage Road, Egham**
Erection of a 1, 2 and 3 storey block comprising of 39 no.
residential units for sheltered apartments for the elderly
with associated car parking and vehicular access onto
Albany Place (amendments to planning permission
RU.03/0587 involving deletion of estate managers flat)

DECISION: GRANT subject to conditions.

RU 04/0208 **27 Clyve Way, Staines**
Conversion of existing garage into habitable accommodation
with a single-storey extension and erection of a detached
garage to the front of the property

DECISION: GRANT subject to conditions.

RU 04/0283 **71 Nightingale Shott, Egham**
Change of use of property from single family dwelling to a
house in multiple occupation for up to 7 people

DECISION: REFUSE for the following reason:-

The proposed change of use would, if permitted, set an undesirable precedent for further increases in intensity of occupation of the properties in the area which are most likely to be occupied by students, and which individually and cumulatively would have a detrimental impact on the character of the area and residential amenities of local residents by reason of an increase in noise and disturbance, on-street parking and access problems and anti-social behaviour, contrary to Policies HO2 and HO9 of the Runnymede Borough Local Plan Second Alteration 2001.

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

RU 04/0291

28 Nighingale Shott, Egham
Change of use of property to use for multiple occupation for up to 8 people

DECISION: REFUSE for the following reason:-

The proposed change of use would, if permitted, set an undesirable precedent for further increases in intensity of occupation of the properties in the area which are most likely to be occupied by students, and which individually and cumulatively would have a detrimental impact on the character of the area and residential amenities of local residents by reason of an increase in noise and disturbance, on-street parking and access problems and anti-social behaviour, contrary to Policies HO2 and HO9 of the Runnymede Borough Local Plan Second Alteration 2001.

(S. Daniels, an objector, addressed the Committee on the above application).

GREENSIDE, CHESTNUT AVENUE, VIRGINIA WATER

The Committee was informed of the present situation regarding the above-mentioned property.

The Committee was reminded of the planning history of the site, in particular the action of the owner in demolishing the property prior to referral to the Secretary of State of the Council's recommendation to grant consent for its demolition.

The Committee was informed that the Secretary of State had now decided to call-in the application for Listed Building Consent for his own determination. A four day public inquiry would be held in November 2004, with a decision expected in early 2005.

In early April, Officers had been advised by the owner's solicitors of the intention to seek judicial review of the Secretary of State's decision to call-in the application. Runnymede Borough Council was also cited in a secondary role due to its decision to refer the matter to the Secretary of State.

English Heritage, the Twentieth Century Society and others had been urging that action be taken by the Council against the owner for the unauthorised demolition.

The Committee considered that prosecution or enforcement action against the owner for demolition of the Listed Building would be premature until the outcome of the Listed Building Consent application was known. It was considered that the reasons for any delay would be respected by the Courts, and would not prejudice any future outcome.

English Heritage had themselves powers to instigate prosecution, if they considered the Council's action was unreasonable.

Members were informed that since the demolition, the owner had been living in a separate and free-standing annex, located within the grounds of the former house. Whilst the annex was lawfully ancillary to the main dwelling, as the main dwelling itself had now been demolished use of the annex as an independent dwelling in its own right was a material change of use requiring planning permission, which had neither been sought nor granted.

Whilst Members considered that this was acceptable as a temporary arrangement, there was concern that over a period of time, as the complex legal arguments were made, this unauthorised use could become lawful (if the use continued for a four-year period) and result in an additional dwelling on this plot, which would be inappropriate development in this Green Belt area.

The Committee therefore considered that enforcement action was appropriate to safeguard the Council's position regarding future immunity from enforcement. However, Members considered it reasonable to allow the owner to remain living at the site until the outstanding planning matters were resolved and recommended that a two year period for compliance be given.

RESOLVED that -

- i) no enforcement or prosecution action be instigated against the owner in relation to the Listed Building demolition, until the Secretary of State's decision is known;**
- ii) following receipt of the Secretary of State's decision, a further report be brought to this Committee to consider enforcement or prosecution options; and**
- iii) the Director of Administration and Leisure be authorised to issue a notice under Section 172 of the Town and Country Planning Act 1990 in relation to the unauthorised use of an outbuilding as an independent residential dwelling, requiring this use to cease within two years of the notice being effective.**

Reason for Issuing Enforcement Notice

The independent residential use of the outbuilding is tantamount to the creation of a new dwelling in this Green Belt area. This is considered unacceptable for the following reason:

The site lies within the Green Belt where new dwellings are not normally permitted. This unauthorised use is therefore considered contrary to Policies PE1 and PE2 of the Surrey Structure Plan 1994 and Policy LO4 of the Surrey Structure Plan (Deposit Draft) December 2002 and Policy GB1 of the Runnymede Borough Local Plan Second Alteration April 2001 and the advice in Planning Policy Guidance Note 2: 'Green Belts' as it represents inappropriate development harmful to the openness of the Green belt in this sensitive countryside area and no very special circumstances have been submitted to outweigh the harm to the green belt caused by these inappropriate developments.

- iv) the Director of Administration and Leisure be authorised to take appropriate action including carrying out any prosecution in the event that the Notice, once effective, is not complied with.**

REVISED PLANNING BEST VALUE PERFORMANCE INDICATORS

The Committee was informed of revised BVPI's relating to the Planning Service for 2004/05, and agreed local targets for BV 204: Percentage of Appeals Allowed, and BV205: Quality of Service checklist.

Planning BVPI BV107: (Planning cost per head of population) and BV188: (Number of planning decisions delegated to Officers as a percentage of all decisions) had been deleted by the ODPM.

Two new planning BVPI's had been introduced the first (BV204) was the percentage of appeals allowed against the Authority's decision to refuse on planning applications. The lower the percentage allowed, the more successful a Council was in defending its decisions to refuse permission. The Committee considered that the locally set target for this BVPI should be 25% of

appeals allowed (i.e. that the Council successfully defended 75% of refusals of planning permissions).

The second new BVPI (BV205) was a percentage based on the score of achievement of a number of criteria judging quality of service. The first element consisted of 15 criteria relating to the processing of planning applications. The second was 21 criteria on the capability for an electronic planning service.

Runnymede currently achieved a score of 89% and it was anticipated that by the end of the financial year the score would be increased to 94% and the Committee agreed that this should be the target.

RESOLVED that -

The following local targets be adopted for these new BVPI's for 2004/05:

BV204 : Percentage of appeals allowed : Target 25%

BV205 : Quality of Service checklist : Target 94%

APPEAL DECISION

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

<u>Site Development</u>	<u>Decision</u>
Cedar Bank, Hamm Court, Weybridge - planning appeals regarding demolition of the existing dwelling and erection of a two-storey replacement dwelling (02/1436 and 03/0353).	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 noted.

Chairman

(The meeting ended at 9.36 p.m.)



Appeal decision

Site visit made on 20 April 2004

by **Robert A Luck** BSc CEng MICE DipTE MIHT MEWI

an Inspector appointed by the First Secretary of State

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30 APR 2004

Appeal Ref: APP/Q3630/A/03/1135715

Woodlee Hall, Callow Hill, Virginia Water, Surrey, GU25 4LL

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Mr and Mrs Gill against the decision of Runnymede Borough Council.
- The application (ref: RU.03/0931), dated 10 June 2003, was refused by notice dated 25 September 2003.
- The development proposed is the erection of a single storey rear extension with a glazed roof (orangery), approx 30m².

Decision

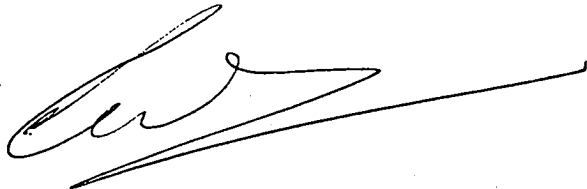
1. I allow the appeal and grant planning permission for the erection of a single storey rear extension with a glazed roof (orangery), approx. 30m², at Woodlee Hall, Callow Hill, Virginia Water, Surrey, GU25 4LL in accordance with the terms of the application reference RU.03/0931 dated 10 June 2003 and the plans submitted therewith, subject to the following conditions:
 - (1) The development hereby permitted shall be begun before the expiration of five years from the date of this decision.
 - (2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reasons for the Decision

1. The existing house stands in extensive grounds, well away from any other dwelling. It was developed in accordance with a detailed planning permission granted in 1996 which included a condition that no extensions should be made without further planning permission. The gross floor area of the proposed extension would be 38m², resulting in a 12.6% cumulative increase in floor space of the permitted dwelling. The proposed single storey extension would be partly contained within a recess at the rear corner of the house, so that its impact on the openness of the Green Belt would be very limited, even from the fairly few private viewpoints where it would not be seen entirely against the background of the main house. The proposal would therefore conform in all respects with Policies GB1 and GB6 of the

Runnymede Borough Local Plan Second Alteration, April 2001 and would not be inappropriate in the terms of paragraph 3.6 of PPG2.

2. I note that a 1995 outline permission for a two-storey dwelling on the site limited the gross floor area to 762m² so that it should have no more impact on the openness of the Green Belt than the redundant institutional buildings it was to replace. That permission included no restriction on detailed form or roof height. The total gross floor area of the proposed extension together with the existing house and garage would be 577m². Therefore, even if the past history of the site were a material consideration, in my opinion it would carry little weight in this case.
3. My attention has been drawn to an appeal at Chaworth Close, Ottershaw, dismissed in 1999. Though I have determined the present appeal on its own merits and I do not have full details of the 1999 case, I note that the combined footprint of the new buildings already existing on that site matched that of the houses and school buildings previously demolished.



Inspector

PLANNING APPLICATIONS DETERMINED BY

 DIRECTOR OF TECHNICAL SERVICES

FROM 26TH APRIL TO 7TH MAY 2004

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
03/1493	Jomarna, Laleham Reach, Chertsey Erection of replacement single storey dwelling and resiting of work room/store following demolition of existing three buildings. (Amended plans received 22/03/04 and 28/04/04) DECISION: GRANT
04/0064	White Ladies, Portnall Drive, Virginia Water Formation of first floor rear terrace with balcony and insertion of velux windows in the roof to the rear of the property. DECISION: GRANT
04/0134	Sanbra, Guildford Road, Ottershaw, Chertsey Erection of single storey front and rear side extensions and alterations and increase in height of roof to allow first floor habitable accommodation incorporating a front dormer window following demolition of existing utility room. DECISION: GRANT
04/0200	The Coach House, Barley Mow Road, Englefield Green, Egham Felling of 4 Yew trees within the Conservation Area. DECISION: NO OBJECTION
04/0233	57 Byfleet Road, New Haw, Addlestone Erection of two storey side and single storey rear extension following demolition of existing garage. DECISION: GRANT
04/0253	Bournewood NHS Trust, Bournewood House, Guildford Road, Chertsey Works to Lawson Cypress trees. DECISION: GRANT
04/0288	8 Hummer Road, Egham Erection of first floor rear extension and construction of conservatory to rear. DECISION: REFUSE

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 04/0298 April Lodge, 22 Monks Road, Virginia Water
Erection of a detached house with attached double garage following
demolition of existing bungalow. (Revision to RU.03/0628)
DECISION: GRANT
- 04/0301 9 The Crescent, Egham
Erection of detached two storey dwelling with integral garage adjacent to No.
9 following demolition of garage and study.
DECISION: REFUSE
- 04/0302 3 Willow Close, Woodham, Addlestone
Erection of a two storey side and part rear extension, single storey front, side
and rear extensions incorporating front and rear dormer windows, formation
of covered car port following demolition of existing garage and conservatory.
DECISION: REFUSE
- 04/0306 23 Huntingfield Way, Egham
Erection of conservatory to rear.
DECISION: GRANT
- 04/0308 68 Copthall Way, New Haw, Addlestone
Erection of single storey side and rear extension following demolition of
existing car port.
DECISION: GRANT
- 04/0310 30 Chaworth Road, Ottershaw, Chertsey
Erection of rear conservatory. (Revised plans received 05/05/04)
DECISION: GRANT
- 04/0311 Waters Edge, Trumps Green Road, Virginia Water
Conversion of roof space to allow habitable accommodation incorporating
side and rear dormers and installation of rooflights.
DECISION: REFUSE
- 04/0312 23 The Hythe, Staines
Reduce and reshape trees in rear garden: Sycamore tree covered by TPO
324 by approximately 30% and 2 Bay trees by 25%-30%.
DECISION: GRANT

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 04/0315 83 Larksfeld, Englefield Green, Egham
Erection of conservatory to rear of property.
DECISION: GRANT
- 04/0316 21 Caxton Avenue, Addlestone
Erection of single storey side extension
DECISION: GRANT
- 04/0317 43 Lindsay Road, New Haw, Addlestone
Erection of first floor rear extension.
DECISION: GRANT
- 04/0318 4 Greenwood Close, Woodham, Addlestone
Erection of first floor rear and side extension.
DECISION: REFUSE
- 04/0320 33 Spring Rise, Egham
Erection of two storey side extension and construction of three dormer windows.
DECISION: REFUSE
- 04/0321 14A Station Road, Chertsey
Change of use of first floor offices to form 1 bedsit flat and 2 x one bedroom self-contained flats.
DECISION: GRANT
- 04/0323 212 Station Road, Addlestone
Replacement of existing garage with new brick garage with study, W.C., and storage above.
DECISION: GRANT
- 04/0324 Twynersh House, Thorpe Road, Chertsey
Single storey side extension to form cold cellar and external servery area and extension to existing patio area.
DECISION: REFUSE
- 04/0325 60 Abbey Road, Chertsey
Erection of single storey rear extension. (Retrospective)
DECISION: GRANT

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 04/0327 48 London Street, Chertsey
Reduce height of existing Fir tree to 1.8 metres above ground.
DECISION: NO OBJECTION
- 04/0328 Laurel House, Wey Manor Road, New Haw, Addlestone
Erection of first floor rear extension with new pitched roof over existing ground floor extension and first floor front extension incorporating a dormer window, rooflights and new pitched roof over garage and existing porch.
DECISION: GRANT
- 04/0329 Redfriars, Rowtown, Addlestone
Certificate of Lawfulness for a proposed single storey building to be used as ancillary residential accommodation.
DECISION: GRANT
- 04/0331 30 Vegal Crescent, Englefield Green, Egham
Erection of a two storey side extension and rear conservatory.
DECISION: GRANT
- 04/0334 Myrtle Cottage, Lyne Lane, Lyne, Chertsey
Erection of single storey side extension. (Revised plans received 23/04/04)
DECISION: GRANT
- 04/0336 18 Clarence Drive, Englefield Green
To carry out works to Holly, Yew and Conifer trees in the front garden of the property.
DECISION: NO OBJECTION
- 04/0338 33 The Ridings, Addlestone
Construction of first floor balcony and chimney stack. (Amendment to planning permission RU.03/0293)
DECISION: GRANT
- 04/0344 26 Woodham Park Road, Woodham, Addlestone
Erection of first floor side extension.
DECISION: GRANT
- 04/0351 10 Caselden Close, Addlestone
Erection of two storey rear extension, rear conservatory and formation of roofspace to habitable accommodation with insertion of front, rear and side velux windows.
DECISION: REFUSE

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

04/0353 9 Acacia Drive, Woodham, Addlestone
Erection of first floor side extension.
DECISION: GRANT

04/0362 19 Clarence Drive, Englefield Green
To reduce height and spread of the Conifer tree in rear garden of the
property adjacent to No. 18.
DECISION: NO OBJECTION

04/0363 3 Clarence Lodge, Middle Hill, Egham
Removal of partition wall between bedroom and bathroom and to re-erect
partition in original location, to block doorway and insert new and remove
partition between lounge and inner corridor.
DECISION: GRANT

04/0365 Land at Ottershaw Park, Ottershaw, Chertsey
To fell five trees and remove deadwood or damaged limbs to a further six
trees.
DECISION: GRANT

04/0368 o/s 87-89 Station Road, Addlestone
Prior approval (to consider the siting and appearance only) to reposition one
telephone kiosk further back from the road.
DECISION: GRANT

DELEGATED DECISIONS IN CONSULTATION WITH CHAIRMAN & VICE-CHAIRMAN

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 04/0136 Land at Harcourt Close, Egham
To fell 4 trees and carry out works to other trees covered by Tree
Preservation Order No. 70.
DECISION: GRANT
- 04/0276 Kerry Foods Ltd., Thorpe Lee Manor, Thorpe Lea Road, Egham
Retention of two storey temporary office accommodation.
DECISION: GRANT
- 04/0277 Karibu, 32 Mayfield Gardens, Staines
Erection of conservatory to rear of property.
DECISION: GRANT
- 04/0299 Annandale, Wentworth Drive, Virginia Water
Erection of detached two storey dwelling with dormer windows and rooms in
the roofspace following demolition of existing dwelling and garage.
DECISION: REFUSE
- 04/0319 Brown Gables, 3 Trumps Green Road, Virginia Water
Erection of a conservatory to the rear of the property and revised width of two
storey side extension granted under RU.03/1321. (Revised plans received
05/04/04)
DECISION: GRANT

**CONSULTATION ON COUNTY MATTER APPLICATION
TOWN AND COUNTRY PLANNING ACT 1990
MINERAL/WASTE DISPOSAL APPLICATION**

SITE AND PROPOSAL

Land at Coldharbour Lane, Thorpe, Egham.

Extraction of sand and gravel, infilling of void with controlled waste and restoration to agriculture.

APPLICANT

Thames Waste Management

CONSULTEES

Runnymede Borough Council
English Heritage
English Nature
Countryside Agency
BAA
DEFRA
Health and Safety Executive
Environment Agency
Surrey Wildlife Trust
Thames Water Utilities
Three Valleys Water
County Geologist
Transportation Development Control
Conservation Group
Environmental Assessment
Environmental Noise

PARISH COUNCIL/RESIDENT ASSOCIATIONS/AMENITY GROUPS

Thorpe Ward Residents Association

SITE DESCRIPTION AND PLANNING HISTORY

The Coldharbour Lane site is located approximately 2km south of Egham and Staines and lies to the north east of Thorpe Village within the Metropolitan Green Belt and partly within the Thorpe Village Conservation Area.

The working site is bounded by Coldharbour Lane and Norlands Lane to the south, with part of the access road to the Chertsey processing plant crossing over Norlands Lane, running down to the plant and then accessing Staines Road. Ten Acre Lane lies to the west and part of the Norlands Lane landfill site to the north and east. Part of this landfill site is included in the application area providing for the haul road, offices and ancillary plant. The nearest housing areas lie along Ten Acre lane to the west, Coldharbour lane to the south and Norlands Lane to the east.

The application site comprises an area of 21.8 hectares, the majority having been previously worked for sand and gravel. Extraction has ceased at the moment, although one area remains to be excavated, currently occupied by a soil stockpile. The site is also awaiting the commencement of restoration through infilling.

In 1993 application was made to extract 1.058 million tonnes of sand and gravel from the Coldharbour Lane site and to backfill it with 0.73 million cubic metres of commercial,

industrial, household and civic amenity waste (Ref: RU93/0488). Permission was refused in October 1994. An alternative application (Ref: RU95/0163) was approved in July 1995 with restoration by 31 December 2010. In March 1999 an application (Ref: RU99/0288) was submitted to merge this site with the Northlands Lane landfill to the west resulting in a comprehensive restoration over some 54 hectares. Permission was refused in February 2000 and a subsequent appeal dismissed mainly due to concerns over odour.

Most recently planning permission (Ref: RU03/0163) was granted for the excavation of 75,000m³ of clay from the base of the existing mineral working to be used exclusively for the final capping of the adjoining Northlands Lane landfill site, for the final stages of the restoration of that site.

The Northlands Lane landfill has a long planning history. In 1993 a consolidating permission (Ref: RU92/0032) that was granted. This permission allowed for the deposit of controlled domestic, commercial and industrial waste into clay containment cells to form a raised landform. Restoration of this site is nearing completion.

PROPOSAL

The site already has planning permission for the removal of sand and gravel, the filling of the void with inert waste and restoration to agriculture with finished ground levels some 3m above surrounding ground levels. Extraction would be completed in 2004 and infilling in 2010. At present some 80,000m³ of mineral remains to be removed, although at present it is covered by a soil stockpile. The application proposes increasing the range of wastes that can be imported to fill the site. It also involves some relatively minor variations to the existing permission to facilitate the relocation of the soil stockpile, the extraction of the remaining mineral and final restoration. If permitted the remaining extraction would be completed during 2005 with infilling completed by 2010 and restoration 2011.

In addition to inert waste the application also proposes the importation of non-odorous, non-hazardous commercial and industrial wastes, including construction waste. The final settlement level will be 17 metres AOD, the same as the permitted scheme, 3 metres above existing ground levels. Under these proposals a small water feature will be retained in the eastern corner of the site as a surface water management lagoon.

ISSUES AND INITIAL OBSERVATIONS

The physical activity associated with this application, in relation to the extraction of the remaining mineral and the filling of the site, have some differences from the earlier permission. The main issues seem likely to arise from the widening of the range of permitted material.

The site is located in the Green Belt and consideration has been given to whether the development proposed is inappropriate development that needs to be justified by very special circumstances. The site is a Category I site in the Surrey Minerals local Plan, the policies of which generally favour such proposal sites for working; planning permission already exists for the removal of the sand and gravel and infilling the void and previous applications have been considered as appropriate development in the Green Belt. The conclusion is that the development is not considered inappropriate.

A number of consultations need to be undertaken before a report is prepared for the County Council's Planning and Regulatory Committee.

Case Officer: Derick Shonfeld
Date: March 2004

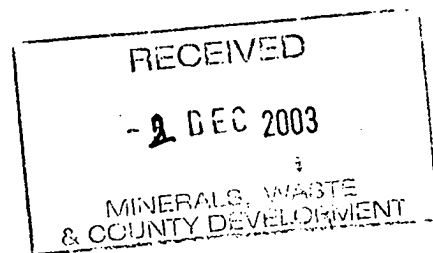
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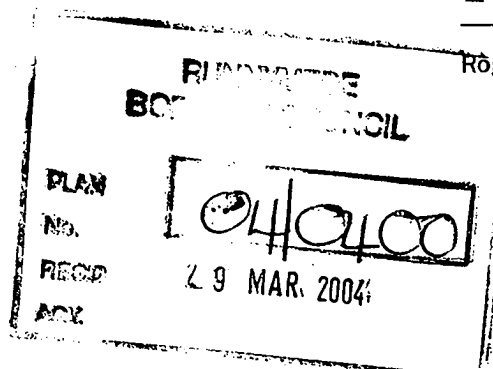
Coldharbour Lane, Thorpe

Planning Application to
Vary Approved Waste Types

Environmental Statement
Non-Technical Summary



RMPL



Roger Miles Planning Ltd
Hillside
Ashmore Green Road
Ashmore Green
Thatcham
Berkshire
Tel:01635 876977

Introduction

Thames Waste Management Limited are applying for planning permission to extend the range of waste types that can be used to infill land at Coldharbour Lane, Thorpe following the completion of sand and gravel extraction operations.

The planning application is accompanied by an Environmental Statement (ES) which assesses and describes all the possible impacts of the proposed development upon the surrounding environment, both physical and human, and determines whether measures are needed to offset possible adverse effects. This statement is a non technical summary of the ES.

Site Description

The Coldharbour Lane site lies within the County of Surrey and the administrative district of Runnymede. It is situated to the east of Thorpe village and to the north of Thorpe Park, adjacent to both Coldharbour Lane and Ten Acre Lane.

Prior to the extraction of sand and gravel, which commenced in 1997, the site was generally level and consisted of high grade agricultural land. Now only a small area remains in the centre of the site from which mineral extraction is still to be undertaken.

Other than in the north, where it adjoins the Norlands Lane landfill site, the application site is surrounded by an existing embankment that is up to 3 metres in height and prevents views into the site from surrounding roads.

Access to the site is via a dedicated haul road off the A320, crossing Norlands Lane at the access to the landfill site.

Development Proposals

The existing planning permission permits infilling with inert waste. This application seeks to extend the range of wastes to include non-odorous and non-hazardous construction and demolition wastes as well as contaminated soils. The application includes a range of management measures to ensure that no material other than that provided for within the application will be deposited on site.

The restored levels of the site will be the similar to currently permitted, with a gentle rise to twin high points, which will be about 3 metres above surrounding ground levels. Slightly more waste will need to be tipped initially to allow for settlement.

Adopting these levels, the site will accept a total of about 0.8 million cubic metres of waste over a period of six years. Allowing time for restoration, the site will therefore be restored to open land by 2011. In light of the current shortages of inert waste, this will be significantly sooner than under the existing permission.

Before infilling commences, the soil stockpile in the centre of the site will be moved onto the Norlands Lane site, immediately adjacent to the hedgerow that divides the two sites, and the remaining sand and gravel will be taken out. This is expected to take about six months. Once this material has been processed at the Chertsey Plant site, it will enable the plant to be removed from site and that area restored ahead of schedule.

The area in to which waste is deposited will be fully sealed using engineered clay walls and cap. Landfill gas and leachate will be managed through the existing Norlands Lane environmental compound off Green Lane.

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NOTES

—————
Planning Application
Boundary

—————
Land in the Control of
Thames Waste
Management



Drawing

Site Plan

Date

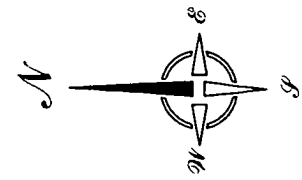
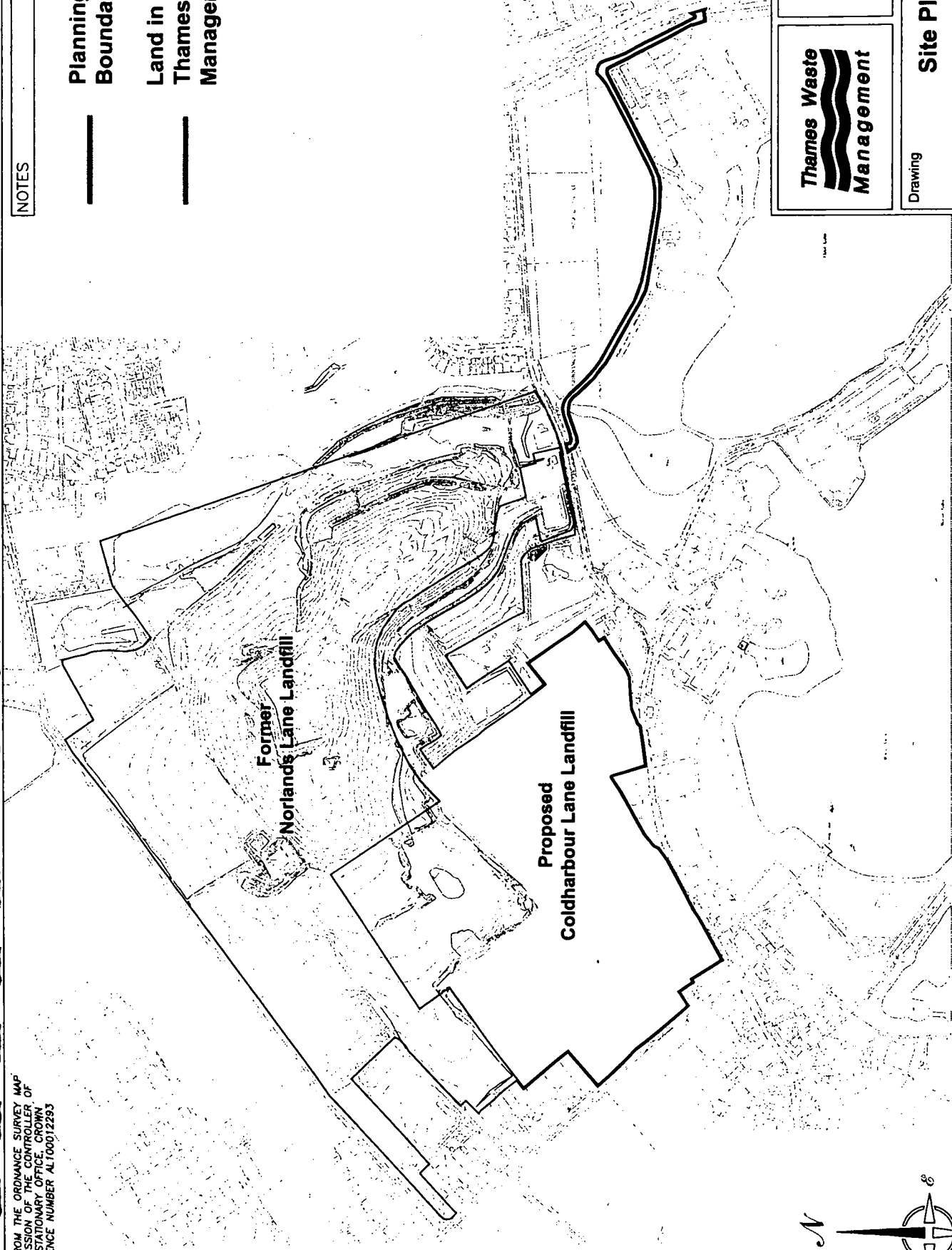
November 2003

Scale

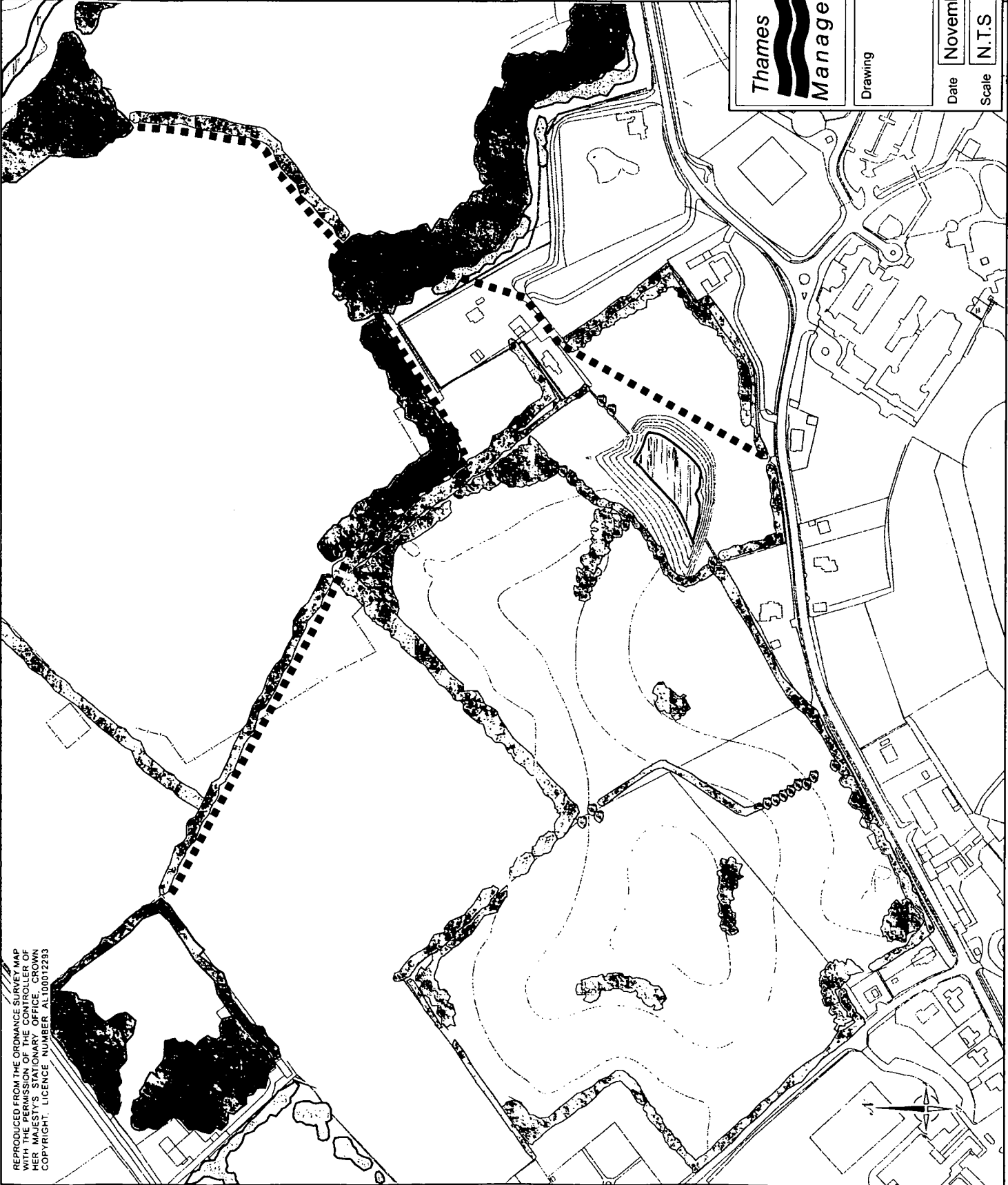
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Drawing No.









2.2



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NOTES

-  Existing Vegetation
-  Proposed Planting
-  Advanced Planting
-  Existing Hedgerow
-  Public Footpath
-  Surface Water
-  Proposed Post Settlement Contours (mAOD)
-  Restored Contours As Per Permission Ref: RU93/0032

Note:
 Planting species & mix as per
 approved ref P4/193/27 (Dec 1994)



SLR

Drawing
Landscape Planting

Date November 2003
 Scale N.T.S.

Drawing No.
2.6

The depot building on Norlands Lane has now been removed. However, it is intended to retain the office and site control hut and weighbridge in connection with infilling at Coldharbour Lane. A limited amount of soil will also need to be stockpiled in the existing landfill reception area for use in the restoration of the haul road through Norlands Lane, once tipping is completed.

Planning Policy

Utilising the Coldharbour Lane site for depositing a slightly broader range of wastes types accords with a wide spectrum of strategic and local planning policies.

Although landfill lies towards the bottom of the waste hierarchy, guidance at all levels recognises that it will continue to play an important part in waste management in the short to medium term whilst other options for managing wastes are being developed. Even after that, it will still be required for a range of wastes for which no alternative management option exists.

Importantly, the site is well located in relation to the wastes that it is proposed to accept and will thereby help to limit the distance over which waste has to be transported. It will also help meet a significant shortfall in the capacity of facilities that are needed immediately to manage waste that arises within Surrey.

In particular, the policy of the County is to use landfill sites for the most polluting wastes that they can take without harming local amenity or the local environment. Using Coldharbour landfill for the slightly extended range of wastes will help to preserve capacity at other landfill sites that can take the full range of household and commercial and industrial wastes.

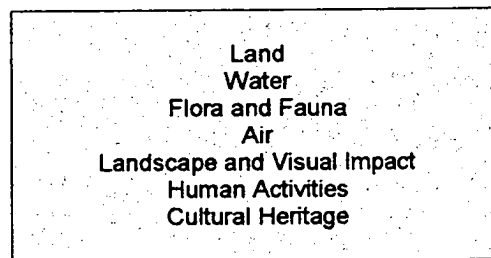
The application proposal will also allow the Coldharbour Lane site to be restored more

quickly than it could be using inert wastes only. This accords fully with Structure Plan policies which seek to restore mineral workings at the earliest possible date.

Lastly, the use of the site would not be an inappropriate use on the Green Belt. On the contrary, it would have no greater impact on the openness of the area during infilling but would allow the embankments surrounding the site to be removed earlier, thereby restoring the site back to its original use ahead of schedule.

The E.I.A

The Environmental Impact Assessment looks at all the possible effects that the development might have either on the physical environment or on the local community. The impacts have been considered under seven headings.



Land

Geology and Agriculture

The land was formally high grade agricultural land and hence it is necessary to restore it back to that condition. Both topsoil and subsoil have been carefully and separately stored around the site and will be replaced to ensure that at least 0.85 metres of soil exists above the clay cap.

The soil that is currently in the centre of the site will need to be moved to allow the remaining sand and gravel to be extracted. This will be done strictly according to best practice thereby ensuring that the structure of the soil is not damaged by unnecessary handling. Indeed, the

movement of the soil at the beginning of operations may actually help aerate the soil and so improve its condition. Once the site has been fully restored, it will be the responsibility of the operator for a period of five years thereafter to ensure that the land is properly managed to help return it to its former condition.

Waste Management

Since the introduction of the landfill tax, there has been a significant reduction in the amount of inert waste that needs to be landfilled. More is either being used on development sites rather than being carried away or is being recycled. The consequence is that the need for inert waste landfill sites has reduced.

The continued extraction of sand and gravel within Surrey is, however, still creating holes that need to be filled. As many of the new mineral extraction sites are on high grade agricultural land, there will continue to be a demand for inert waste to allow these sites to be restored.

If sites like Coldharbour Lane, which are suited to taking a wider range of wastes, can do so then they will no longer compete with other sites for inert waste. In this way more sites will get restored within the short and medium term.

On the other hand, the need for sites to manage non-inert waste is now very urgent. It is forecast that by 2005, there will be a shortfall in available capacity within Surrey to manage its own waste of over 500,000 tonnes per annum. The Coldharbour Lane site can contribute a capacity of 169,000 tonnes per annum to meeting this deficit.

Even though the application site will not itself accept putrescible waste, by taking a slightly wider range of waste types than is currently permitted, material will be diverted from other non-inert landfill sites, thereby preserving space within them for

household waste and commercial and industrial waste. This represents a significant benefit of the application proposals.

Water

Extensive investigations have been carried out on both ground water and surface water to determine its current quality and the way in which the movement of water is taking place. This work goes back over many years and derives from monitoring work connected with the Norlands Lane landfill site and the previous mineral extraction operations at Coldharbour Lane.

Landfill has the potential to affect ground and surface water in four main ways.

Firstly, it could add to the risk of flooding if ground levels were raised within the floodplain. The Coldharbour Lane site, however, lies outside the floodplain of the River Thames and hence infilling to the levels proposed will not add at all to the risk of flooding occurring.

Secondly, if leachate were to leak from a landfill site this could affect the quality of groundwater. The proposal is to fully contain leachate within the Coldharbour Lane site by creating side seals and a clay cap. Leachate will be pumped out of specially constructed wells where necessary to the environmental compound situated off Green Lane where it will be appropriately managed. Leachate levels within the fill will be strictly managed to maintain them below the level of the surrounding groundwater.

Thirdly, creating a contained site within the gravel aquifer could cause localised increases in groundwater levels. However, the size of the site in comparison to the area of undisturbed gravel and lakes that surround it, and the high permeability of the gravel, will allow groundwater to continue to flow freely

thereby preventing backing up occurring to any significant degree.

Lastly, the creation of a shallow dome and the use of a clay cap could lead to more localized run off. In light of this possibility, the proposal now incorporates a small water area within the south east corner of the site which will not only contribute to managing site drainage but will also represent a valuable wildlife habitat adding to the biodiversity of the site.

Flora and Fauna

Prior to the extraction of sand and gravel from the site, the land was intensively farmed and of very limited value for ecology. The only feature of any note on the site was the hedgerow separating the Coldharbour Lane and Norlands Lane sites. This remains undisturbed by activity, although the presence of working adjacent to it has temporarily devalued its interest for wildlife.

As a consequence of mineral extraction, water areas have been created within the site. For the short duration that dewatering took place, the site provided habitat for a sand martin colony and for a pair of little ringed plover. Since the cessation of dewatering, these habitats have now disappeared or become redundant.

If the site were not infilled, the lake area that would be left would be of limited conservation value because of the depth of the water, the gradient of the side slopes and the paucity of the surrounding grassland.

The proposed infilling of the site will not affect any existing habitats. Indeed the current proposal has a number of benefits over the existing approved restoration scheme. It creates a small, permanent pond with appropriate edge treatment and sand banks. This will not only allow a proportion of the sand martin colony to be

retained, but may also lead to the provision of drinking water for bats and breeding habitat for Great Crested Newts.

Air Quality and Odour

There are four sources of potential effect on air quality that could arise from the development. These are:

Vehicle Exhaust Emissions
Landfill Gas Combustion
Dust
Odour

The effect of vehicle exhaust emissions and landfill gas combustion are assessed in terms of their contribution to levels of pollutants in the atmosphere including, amongst others, nitrogen dioxide, carbon monoxide and sulphur dioxide.

The assessment of pollutant levels shows that the development will lead to very slight rises, none of which, however, are significant or will exceed air quality standards.

Dust can arise whilst unloading wastes and from vehicles crossing the landfill site. To avoid nuisance this will be controlled through a number of routine procedures, which will include:

Spraying of access routes with water
Suspension of activities in dry, windy conditions where the wind is blowing towards sensitive receptors
Regular compaction of haul routes
Limiting the speed of vehicles on the landfill site and haul routes

A detailed dust management plan will be drawn up if permission is granted and will be operated for the life of the site.

Only wastes that have been specifically selected to minimise odour emissions will be accepted at the site. This will be ensured through the following procedures:

- Pre sorting of waste at transfer stations, wherever necessary
- Accepting waste from known sources only
- Accepting waste from account holders only
- Checking for contra materials on arrival at site
- Removing contra material from site if inadvertently deposited

Odour modelling was carried out, using measurements taken from comparable waste sources to determine the likely potential for wastes to generate odour. Adopting the selection procedures and management measures specified above, the infilling activities were assessed as having very limited potential to generate odours. Indeed the 5 odour unit contour, which is a measure of where odours might become detectable, lies wholly within the site boundaries irrespective of the location of infilling activities. The conclusion has been reached, therefore, that no adverse effect on local residents will result from the proposed infilling as a result of odour generated from the waste deposited.

Landscape and Visual Impact

The site is situated within the valley of the River Thames and adjacent to Thorpe village. The area is semi-rural in nature but with some significant urban fringe features and activities, including the Ten Acre Lane industrial estate to the north and Thorpe Park to the south. Mineral extraction is acknowledged within the "Character of England Map" as being a major influence on the landscape, ecology and local economy of this area.

Thorpe village itself is designated a conservation area and valued for its old red brick buildings, mature trees and traditional close, small scale layout. The village, however, largely turns its back on the site and is surrounded by a mature parkland landscape within the grounds of TESIS school, as well as mature hedgerows alongside Ten Acre Lane.

About 16 isolated residential dwellings, also border on to the road network immediately surrounding the site.

The main effect of these proposals on the landscape character of the area is to allow the earlier restoration of the site to an open parkland landscape than could be achieved under the existing approved scheme. The effect during operations will be similar to the approved scheme.

The Coldharbour Lane site is surrounded by a landscaped embankment of between 1.6 and 3.7 metres, which prevents all views into the site from surrounding roads and from the ground floor of neighbouring properties.

The only views that will result of the proposed landfill operations will be either from St Anne's Hill, where the distance from the site reduces the significance of the view or from the upper floors of a small number of surrounding houses.

The landscaped embankment will screen the view of most activities even from upper floors. However, Manor Farm Cottages and Manor Cottage may still have views of a limited number of operations including infilling at the highest levels, the capping of the site and the placing of the final restoration soils. These activities will be visible from any one property only for a very short period.

Existing vegetation will serve to filter these views and largely to preclude views from

Eastly End Cottage, Coldharbour Rosery and Fleetmere.

It is important in considering these effects to remember that the proposed restoration levels are the same as for the approved scheme of restoration and hence the visual impact will be similar to that experienced in any event under the approved scheme of infilling.

Human Activities

Traffic and Transportation

Access to the site will be from the A320 via the existing access road through the Chertsey Plant site and the existing haul route through the Norlands Lane landfill site.

When operating together, the Norlands Lane landfill site and the mineral extraction operations at Coldharbour Lane gave rise to a combined level of traffic of about 358 lorry movements per day. The approved infilling operations also allowed for an additional 48 movements per day.

The current proposal will generate an average of 155 lorry movements per day. Whilst this is higher than the estimated level of traffic associated with the existing approved scheme, due both to a difference in the type of lorries and the shorter time period for the operation as a whole, it is considerably less than when the Norlands Lane and Coldharbour Lane sites were in joint operation. In fact it represents less than 30% of the traffic that was generated as a consequence of previous activities.

On the basis that the existing access arrangements accommodated the much higher traffic volumes that were generated by previous operations, they will be capable of serving the proposed infilling operation without having any significant effect on the safety or operation of the surrounding road network.

Noise

The area is currently affected by noise both from the M3 and M25 motorways and from aircraft overflying the site.

A number of surveys have been carried out in recent years to determine background noise levels within the vicinity of the site during the working day. Readings were taken close to most of the properties around the site that might be affected by operations. This information is used in a numerical model to assess whether noise generated by the proposed development is likely to give rise to complaints from local residents.

All possible sources of noise arising from the infilling of the site have been considered.

To err on the side of caution, it is assumed within the model that all site equipment works at the same time and that it is always close to sensitive properties. Clearly this will not be true. For large parts of the time the infilling will either be in the base of the excavation and thereby screened, or will be in areas of the site that are more remote from surrounding properties.

Based upon the worst case described above, the noise levels generated from the infilling operation will be lower than the recommended criterion level set in national planning guidance at all surrounding properties. To ensure that the criterion is met at all potentially sensitive properties, a slight increase of less than 0.5 metres in the height of the perimeter embankment will be made adjacent to Manor Farm Cottages and Manor Cottage.

Some temporary operations may exceed the recommended criterion level for permanent noise effects. This is allowed by national guidance and will relate to operations such as the removal of the embankments and the consequent

placement of these soils. Such operations will last no longer than 8 weeks in any 12 month period in the vicinity of any single dwelling.

Socio Economic and Community Effects

The economic effects of the development will generally be limited. It will employ about 6 people, a similar number as would be employed under the existing approved scheme.

More importantly, however, it would contribute towards meeting the need for non-inert landfill space which is in extremely short supply and is likely to create problems for the waste management industry in the near future if not addressed. This is not true of inert waste facilities, particularly since the advent of the landfill tax which has decreased the amount of inert material available to restore former mineral workings quite considerably.

The effect of the development on the local community is largely determined by the other technical studies that have been undertaken. These have concluded that any additional effects of this development in terms of odour nuisance, dust, air quality standards, noise, traffic numbers or the visual impact, compared with the existing approved scheme, will be very limited.

Similarly, other matters such as the control of birds, vermin and litter can all be managed to ensure that they do not cause nuisance. The management measures described in relation to air quality will also ensure that no food sources are made available on-site that might attract pests. Litter fences will be employed within the working area to prevent escape to surrounding areas, although in practice, the type of waste entering the site will have only a very small litter content anyway.

Cultural Heritage

The site lies within the Thorpe Conservation Area. There are also a number of listed buildings in proximity to the site.

Thorpe Conservation Area consists of two distinct parts. The core of the village is centred on the church and has a range of small and large houses. It was originally designated in 1970, and represents a typical rural village in lowland England that is worthy of its status as a conservation area.

The fields surrounding the village, however, bear little relation to the village, which looks inwards, and have no buildings or structures of townscape merit. The two fields which formed the application site are, therefore, considered unworthy of conservation area status.

In any event, the character of this part of the conservation area is now dictated by the sand and gravel workings and the embankment surrounding them. The application proposal will have no effect on this for the duration of operations. They will, however, lead to their earlier removal thereby opening up views and restoring any relationship between the village and its surrounds that pre-dated extraction operations.

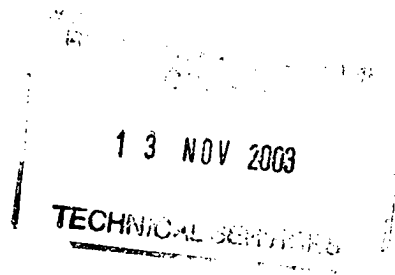
The proposed restoration is broadly the same as currently permitted and hence there will be no long-term difference between the two schemes.

tel: 020-8541 9402
 Fax: 020-8541 9021
 E.mail: tony.howe@surreycc.gov.uk



Sustainable Development
 County Hall
 Kingston upon Thames
 Surrey KT1 2DY

Colin Harrison
 Runnymede Borough Council
 Civic Offices
 Station Road
 Addlestone
 Surrey
 KT15 2AH



Your Ref: RU/03/0308

Our Ref: 33/1/42

12 November 2003

Dear Mr. Harrison

**Blackhouse Farm, Coldharbour Lane, Thorpe.
 Re: Archaeology**

I have received a copy of a report on the results of an archaeological evaluation, carried out on this site by Network Archaeology. This has been submitted in response to the archaeological condition (number 24), placed on the planning permission for residential redevelopment of the site.

The original Written Scheme of Investigation for the evaluation suggested that nine trenches should be excavated in the areas of greatest development impact, totalling approximately 70m in length. The report illustrates however that due to development having already commenced, only three trenches were excavated, totalling 75m long x 1.8m wide. All the trenches were located towards the rear of the site. The results showed that intact archaeological stratigraphic horizons existed, with buried plough soils overlying the natural deposits, although in the trenches examined only modern disturbance and relatively recent post-medieval archaeological features were revealed. As construction work was already well under way when the evaluation was conducted, the report recommends that no further archaeological work will be required in response to the development.

Whilst I am satisfied that the archaeological work to date has been carried out to the appropriate professional standards, it is obvious that the evaluation was conducted under imperfect circumstances. The planning condition clearly states that the required archaeological work must be agreed and implemented prior to any development occurring. In this case, the agreed programme has not been implemented or completed satisfactorily, as the northern part of the site was not examined. Towards the rear of the site a low level of activity was encountered, suggesting that only limited mitigation measures would have been appropriate as a final stage of work. However, the location of the site within a medieval settlement suggests that the focus for historic occupation activity on the site would have been in the area of Thorpe Hall and facing nearer to Coldharbour Lane, towards the north. The agreed trenching could not be completed in this area, and it is unclear whether features have been lost as a result of the development work.

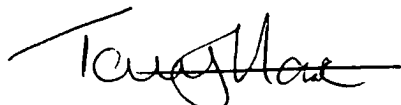
As the development has apparently progressed beyond the point whereby the agreed archaeological scheme can be completed, the situation is now difficult to resolve satisfactorily. What is clear that the



developer has not adequately addressed the archaeological planning condition. I would suggest the Borough Council should strongly consider what further action might now be taken, including measures that would be necessary to ensure that similar occurrences do not take place in the future, prior to considering the final discharge of the outstanding condition.

I hope this is clear, but if you have any queries, please contact me.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Tony Howe', with a long horizontal stroke extending to the right.

Tony Howe
Archaeological Officer

cc. Martin Lightfoot, Network Archaeology