



RUNNYMEDE BOROUGH COUNCIL

PLANNING COMMITTEE

16 MARCH 2005

APPENDICES

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Runnymede Borough CouncilAPPENDIX 'A'PLANNING COMMITTEE16 February 2005 at 7.30 p.m.

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

Members of the Committee absent: None

Councillors A.J. Davis, J.M. Edwards, Mrs C.E. Gant and C.J. Norman also attended.

NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

The Group 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 C. Knight
Conservative	Councillor J.R. Furey	Councillor Mrs P.I. Broadhead

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 19 January 2005 were approved and signed as a correct record.

DECLARATION OF INTEREST

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

Councillor	Item	Nature of Interest
B.J. Relph	Great Grove Farm, Ottershaw RU 04/1222, 1223 & 1224	Personal and Prejudicial - Former business association with applicant's agent.

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 applicants or agents spoke on the 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.04/1299

Capital House, Woodham Park Road, Woodham
 Use of land as waste transfer and recycling activities comprising storage, separation, breaking, screening, sorting and redistribution of materials such as: hardcore, scalplings, topsoil, road planings, ballast, shingle, sand, bricks, wood timber, slates, tiles, concrete and engineering materials; loading and unloading of skips incorporating associated materials as listed above; and the storage, repair and maintenance of ancillary plant, machinery and vehicles.

DECISION:

- a) The County Council be informed that the Borough Council **STRONGLY OBJECT** for the following reasons:
1. The proposal represents inappropriate development within the Metropolitan Green Belt which causes harm by definition and actual harm by virtue of the undesirable intrusion of development and associated activities, thereby detracting from the openness of the Green Belt and undermining the purposes of including land within the Green Belt, contrary to the policy for the preservation of the Green Belt, as defined and described in Policy LO4 of the Surrey Structure Plan 2004 and Policies GB1, GB7 and LE1 of the Adopted Runnymede Borough Local Plan Second Alteration April 2001 and to Policy WLP5 of the Surrey Waste Local Plan 1997.
 2. The proposed development, if carried out, would represent an undesirable expansion and intensification of an existing lawful commercial use which, by virtue of noise, dust, generation of traffic, associated activities and intrusive appearance be detrimental to both the countryside character of the area and the amenities that local residents, local employees and visitors to the area ought reasonably expect to enjoy, contrary to Policies WLP6 and WLP7 of the Surrey Waste Local Plan 1997, Policies DN2, DN18 and SE10 of the Surrey Structure Plan 2004 and Policies MV4 and N10 of the Runnymede Borough Local Plan Second Alteration April 2001.
 3. The Planning Authority is not satisfied that the case put forward by the applicant in support of the proposed development, or any other considerations, amount to very special circumstances sufficient to outweigh the harm identified in reasons (1) and (2) above.

- b) **If the County Council subsequently refuse planning permission:-**
- a) **the Director of Administration and Leisure be authorised to seek an Injunction pursuant to the Town and Country Planning Act 1990:-**
 - (i) **to enforce the restrictions and obligations of the Section 52 Agreement dated 9 January 1989.**
 - (ii) **for non-compliance with the Enforcement Notice dated 22 October 1981 requiring the cessation of the use of the land for a demolition contracting business.**
 - b) **the Director of Administration and Leisure be authorised to issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring the removal of four storage containers for the following reasons:-**
 - 1. **The development conflicts with the policy for the preservation of the Metropolitan Green Belt, as defined and described in Policy LO4 of the Surrey Structure Plan 2004 and Policy GB1 of the Adopted Runnymede Borough Local Plan (Second Alteration) 2001, together with other relevant policies contained within these Plans.**
 - 2. **The development constitutes an undesirable intrusion of built development which by virtue of intrusive appearance detracts from the visual amenities of the area and its open character contrary to the policy for the preservation of the Metropolitan Green Belt, as defined and described in Policy LO4 of the Surrey Structure Plan 2004 and Policies GB1 and LE1 of the Adopted Runnymede Borough Local Plan (Second Alteration) 2001 together with other relevant policies within these Plans.**
 - c) **the Director of Administration and Leisure be authorised to institute proceedings in the Magistrates' Court pursuant to Section 179 of the Town and Country Planning Act 1990 for non-compliance with the Enforcement Notice dated 14 March 2003 requiring the demolition and removal of a steel portal framed storage building.**

(Mr Jackson, an objector, and Mr Ward, agent for the applicant, addressed the Committee on the above application).

RU.04/1369

**Whittets Ait, Jessamy Road, Weybridge
Consultation by Elmbridge Borough Council for the erection of three storey building to form 21 apartments with associated car parking following demolition of the existing commercial buildings (Phase 3).**

DECISION: No objection.

RU.04/1396

**Land within Bracknell Town Centre, Millennium Way, Bracknell
Outline application (including siting and means of access) for the demolition of buildings and redevelopment within Bracknell town centre for a mix of uses including retail use, food and drink uses, leisure uses, residential accommodation, business uses, police station, Magistrates Court, British Legion building, civic facilities including library and Council Offices, community health centre, hotels, education facilities, energy centre, new bus station, car parking spaces, new means of access, public open space, associated servicing, highway works and integrated transport measures, landscaping and improvements to the public realm.**

DECISION: No objection.

RU.04/0924

**Land between Guildford Street South and Fox Lane North, Chertsey
Installation of 1 no. CCTV camera on an 8 metre high pole**

DECISION: GRANT subject to conditions.

RU.04/1222

**Great Grove Farm, Murray Road, Ottershaw
Certificate of Existing Lawfulness for the creation of a hardstanding.**

DECISION: GRANT Certificate of Lawfulness in respect of the construction of a commercial hardstanding and external surfacing ancillary to the existing residential uses within the site.

RU.04/1223

**Great Grove Farm, Murray Road, Ottershaw
Certificate of Existing Lawfulness for the open storage of plant, machinery and materials and the movement and parking of commercial vehicles and motor cars and/or vans (amended description).**

DECISION GRANT Certificate of Lawfulness in respect of open storage of plant, machinery and materials and movement and parking of commercial vehicles and motor cars and/or vans.

- RU.04/1224** **Great Grove Farm, Murray Road, Ottershaw**
Certificate of Lawfulness for the erection of a steel
framed storage building with a nil use.
- DECISION:** **GRANT Certificate of Lawfulness in**
respect of erection of a steel framed storage building
with a nil use.
- RU.04/1378** **Bellfields, Wick Road, Englefield Green**
Erection of part one, part two, part three storey
dwelling including partial basement with associated
garaging and gate houses and entrance walls and
gates; following the demolition of the existing
property and all outbuildings.
- DECISION:** **GRANT subject to conditions.**
- RU.04/1381** **Copse Close, Woodlands Road East, Virginia Water**
Erection of new 7 bedroom three storey residential
dwelling (plus basement) with attached triple garage,
and detached two storey three bedroom lodge
following demolition of the existing dwelling.
- DECISION:** **The application be referred to the**
Office of the Deputy Prime Minister as an acceptable
departure to the requirements of Circular 01/02:
The Town and Country Planning (Residential
Density) (London and South East England) Direction
2002 as the proposed density would be below 30
 dwellings per hectare and that falling any direction
from the Minister the Director of Technical Services
be authorised to GRANT subject to conditions.
- RU.04/1408** **52 Copperfield Rise, Addlestone**
Erection of first floor side and rear extension.
- DECISION:** **GRANT subject to conditions.**
- RU.04/1429** **The Chimes, Green Road, Egham**
Erection of an open-front porch.
- DECISION:** **GRANT subject to conditions.**
- RU.04/1430** **Plots 14B, 15 and 16 The Moorings, Abbey Chase,**
Bridge Road, Chertsey
Modification of condition 5 of planning permission
RU.85/0015 and planning agreement dated 26/8/87
to allow the mooring to be used for residential
purposes by Mr. Capehorn only.
- DECISION:** **REFUSE for the following reasons:**
- 1. The mooring of a boat for permanent**
residential occupation is an inappropriate
use within the Green Belt, contrary to the
preservation of the Metropolitan Green Belt,
as defined and described in Policy LO4 of the
Surrey Structure Plan 2004 and Policies NE8,
R6, and GB1 of the Runnymede Borough
Local Plan Adopted April 2001.

2. **The erection of various structures, temporary structures and storage of various items including fridges, oven, bath, wood and various mechanical parts and boat components, vehicles, plant and machinery are inappropriate developments harmful to the openness of the Green Belt and detrimental to the visual amenities of this attractive and prominent riverside area, contrary to Policy LO4 of the Surrey Structure Plan 2004 and Policies NE8, R6 and GB1 of the Runnymede Borough Local Plan Adopted April 2001.**

3. **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 LO4 of the Surrey Structure Plan 2004, Policies GB1, NE8 and R6 of the Runnymede Borough Local Plan Second Alteration April 2001 and the advice contained within Planning Policy Guidance Note 2: 'Green Belts'.**

(Ms Clark, an objector, and Mr Nevett, agent for the applicant, addressed the Committee on the above application.

RU.04/1439

**Broomhayes, Bakeham Lane, Englefield Green
Erection of replacement detached two-storey dwelling with rooms in the roofspace and attached single garage following demolition of existing dwelling.**

DECISION: GRANT subject to conditions.

RU.04/1448

**Dell Park Farm, Bishopsgate Road, Englefield Green
Prior approval for siting and appearance of a 12 metre high timber type telegraph telecommunication pole with 3 no. integrated antenna and 3 no. equipment cabinets within compound.**

DECISION: GRANT subject to conditions.

RU.04/1454

**3 Heathervale Road, New Haw
Erection of single storey front and side extension incorporating a bedroom in the roofspace with window to side and rooflight to rear elevations following demolition of existing garage.**

DECISION: GRANT subject to conditions.

LOCAL DEVELOPMENT FRAMEWORK

The Committee was informed of progress on the Runnymede Local Development Framework and the results and analysis of the consultation undertaken on the Issues and Options papers.

The Committee received and noted the deliberations of the LDF Members Working Group which had been set up to consider the detailed aspects of the new planning framework. The Local Development Scheme (LDS) had been approved which enabled the implementation of the Local Development Framework Programme. The draft Core Strategy and Statement of Community Involvement would be presented to the Committee at its next meeting. The Development Control and Housing Policy documents would be considered by the Committee in due course with a view to undertaking the next stage of formal consultation in the Autumn 2005.

The Committee received and considered a summary of comments made as part of the consultation on Issues and Options and an analysis thereof. The comments received would be taken into account in the preparation of the LDF and the individual Local Development Documents (LDDs). The following key findings were of particular relevance to the Core Strategy:

- Future development requirements should be based on an infra-structure constrained approach which concentrated development in areas with good access to services/public transport. The re-use of employment sites for housing and of increasing densities throughout the urban area and concentrating new development in the town centres also attracted significant support.
- High level of public support for maintaining the integrity of the Green Belt and resistance to growth of new or existing settlements in the Green Belt.
- Strong support for giving greater priority to improving public transport, walking and cycling facilities. Encouragement of the adoption of Green Travel Plans and for developers of major sites to make contributions towards local transport improvements also received significant support. The reduction of private car parking in new developments in accessible locations was not supported in view of its possible adverse implications.
- Strong level of support for the environmental principles of sustainability and for all three of the identified measures (ensuring energy efficient development, encouraging biodiversity and reducing the loss of good quality agricultural land).
- Support for the target of securing 40% of new housing as affordable housing;
- Employment development should be restricted to sites with good access by public transport and concentrated in town centres and restricted to redevelopment of existing employment sites. There was significant support for the development of tourist attractions in the Borough, though somewhat less support for the need for additional hotel accommodation.
- Very strong support for the retention of shops in town centres, for the safeguarding of local shopping parades and for environmental and public transport improvements in town centres.
- Flood protection, with nature conservation and biodiversity were also seen as important issues which needed to be addressed in the LDF.

The Analysis of the comments was endorsed by the Committee.

RESOLVED that -

- i) the Minutes of the LDF Members Working Group held on 20 July and 9 November 2004 be received and noted; and**
- ii) the comments and Officer observations be noted as part of the Policy Development Framework.**

PLANNING FOR GYPSY AND TRAVELLER SITES – CONSULTATION PAPER

The Committee considered a report on a Consultation Paper from the Office of the Deputy Prime Minister (ODPM) regarding a proposed Circular which sought to ensure that members of the Gypsy and Traveller communities had the same access to decent and appropriate accommodation as every other citizen and that there were sufficient sites available to meet their needs.

The Circular suggested that there was a need to provide sites, including transit sites, in locations that met the current working patterns of Gypsies and Travellers.

As part of the Local Development Framework, Local Authorities would need to take into account the needs of Gypsies and Travellers in undertaking local housing assessments. Attention was also drawn to Local Authority's obligations in respect of homelessness and race relations legislation.

The Circular suggested that Local Authorities should allocate sufficient sites in Development Plan documents to ensure that the pitch requirements identified in the regional spatial strategy could be met. These documents should also set out fair, reasonable, realistic and effective criteria for suitable locations in site provision policies.

The Circular confirmed that new sites within the Green Belt were likely to be inappropriate development unless very special circumstances could be demonstrated. The Circular suggested that where a Local Authority's area contained a high proportion of Green Belt land and no other suitable sites outside the Green Belt existed, an Authority could, exceptionally, consider a limited alteration to the defined Green Belt boundary to meet a specific identified need.

Assessment of the needs of gypsies and travellers would be difficult on a district-wide basis. The Council had recently commissioned a housing needs survey and included in the brief a requirement to assess the needs of the Gypsies and Travellers. However, none of the consultants, who were leaders in this field, were able to provide a mechanism for such work and it was excluded from the study.

The Committee welcomed the proposal that regional planning bodies would be responsible for production of data on need on a regional basis. A regional assessment would enable a wider view to be taken of needs and existing provision.

The Committee recognised that an accurate assessment of Gypsy numbers, and existing sites was very difficult to define, and acknowledged that the bi-annual count of Gypsies was not particularly accurate. Therefore, the Committee considered it was essential that new sites were provided on the basis of accurate information and that double counting was minimised.

Within Surrey, the County Council had recently undertaken some research into the number of sites and number of Gypsies resorting or residing to the County. This would be a useful document which would inform the Local Development Framework process, and also feed into the Regional Planning Authority's deliberations.

The Committee welcomed the safeguarding of Green Belt land from inappropriate development. The Committee also stressed its wish that applications made by persons in settled communities and gypsies for any development in the Green Belt had to be dealt with consistently and fairly.

RESOLVED that -

the above-mentioned comments be forwarded to the Office of the Deputy Prime Minister as this Authority's formal comments on this Consultation Paper.

'KUPIDA', AKA 'RAGGERDY RORNY', COACH ROAD, OTTERSHAW - ENFORCEMENT

The Committee was informed of progress on investigations in respect of this site and considered the authorisation of enforcement action in respect of the siting of an unauthorised mobile home.

Since 2002, the following matters had been investigated at the site:-

- Erection of a brick wall replacing a hedge facing onto Coach Road.
- Erection of a wooden fence replacing a hedge facing Guildford Road.
- Conversion of the detached garage to habitable accommodation.
- Siting of a mobile home on the site.
- Siting/Storage of caravans on the site.
- Erection of gates at the site.

The Committee was informed of the outcome of the investigations into these matters.

With regard to the erection of a brick wall and wooden fence consideration of any further action would be undertaken in liaison with Surrey County Council as Highway Authority.

The use of the garage building was considered to be ancillary residential accommodation, not requiring planning permission.

The mobile home, which was initially considered to be of a temporary nature and ancillary to the residential use of the site, was now considered to be permanent as it was based on a solid brickwork bed, comprising foundations and steps.

The design, materials, shape and details of the mobile home structure did not match or complement the original main dwelling. The structure was a visually dominant feature within the street scene, clearly visible from both Guildford Road and Coach Road, protruding particularly above the fence facing the busy Guildford Road. The structure dominated the host site, both visually and, in terms of its size, to the point where insufficient garden amenity space was afforded to its occupants.

Investigations had established that the caravans sited/stored on the land were in use as ancillary accommodation by members of the family.

The gates had been recently removed. The situation would be monitored to ensure that inward opening gates were installed.

In view of the above information, the Committee

RESOLVED that -

- i) **the Director of Administration and Leisure be authorised to issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring the removal from the site of the mobile home, its brick surround and base and any debris resulting from their removal.**

Reason for Issuing the Enforcement Notice

The mobile home, by virtue of its size, position, height, appearance, proximity to common boundaries and bulk results in a cramped form of development which is out of character with the area and detrimental to the visual appearance of the host property and the street scene contrary to Policies HO9 and BE2 of the Runnymede Borough Local Plan Second Alteration 2001, Policy SE4 of the Surrey Structure Plan 2004 and the 'Householder Guide' Supplementary Planning Guidance Note July 2003.

- ii) **the Director of Administration and Leisure be authorised to take appropriate action in carrying out necessary works or prosecution under Sections 178 and 179 of the Town and Country Planning Act 1990 in the event that this Notice once effective is not complied with.**

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.

APPEAL DECISIONS

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

<u>Site/Development</u>	<u>Decision</u>
i) Trehane, Oak End Way, Woodham – planning appeal regarding erection of a single and two storey rear and side residential extension (RU.04/0203)	DISMISSED
ii) 69 Grove Court, The Grove, Egham – planning appeal regarding erection of a detached garage (RU.04/0180)	DISMISSED

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 Administration and Leisure	Planning permission in respect of residential development at 352 – 358 Green Lane, Chertsey issued without prior completion of legal agreement as funding received in lieu of an Agreement.	570

Chairman

(The meeting ended at 9.58 p.m.)



APPENDIX 'B'



SCALE: 1:1,250
DATE: 08/02/05

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APPENDIX C

PLANNING APPLICATIONS DETERMINED BY

DIRECTOR OF TECHNICAL SERVICES

FROM 14TH TO 25TH FEBRUARY 2005

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
04/0473	The American Community School, Woodlee, London Road, Egham Reserved matters application to extensions to Block G (student centre) granted outline consent under RU.00/1063 (5 year plan). DECISION: GRANT
04/1227	Luddington Farm, Stroude Road, Egham Outline planning permission for renewal of outline consent RU.01/1275 for the erection of new bungalow following demolition of existing bungalow and farm buildings. DECISION: GRANT
04/1285	Orchard House, St. Ann's Hill Road, Chertsey Erection of two storey side extension following demolition of single storey extension. DECISION: GRANT
04/1320	The Laurels, Devils Lane, Egham Retention of rear conservatory (amendment to RU.04/0847). (Revised plans received 07/01/05 and 24/01/05) DECISION: GRANT
04/1335	Land at Pycroft Road, Chertsey Erection of single storey sales cabin building in relation to residential development on the site for temporary period until December 2005. DECISION: GRANT
04/1387	Woodland Brae, Woodlands Road West, Virginia Water Erection of two storey dwelling with roof accommodation and treble garage with staff accommodation over and subsequent demolition of existing dwelling and garage. DECISION: GRANT

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
04/1424	3 Fullbrook Avenue, New Haw, Addlestone Erection of single storey side and rear extension incorporating rooflights to side elevations following demolition of existing garage. DECISION: GRANT
04/1426	Land r/o 20 Stepgates, Chertsey Erection of a detached two storey dwelling to the rear of No. 20 Stepgates with car parking and vehicular access off Stepgates. DECISION: REFUSE
04/1432	Land at White Lodge, 28 Meadow Way, Addlestone Erection of 2 No. x two storey detached dwellings with integral garages and a vehicular access onto 28 Meadow Way. DECISION: REFUSE
04/1436	Yaffles, Christchurch Road, Virginia Water Erection of single storey side extension incorporating double garage and swimming pool following demolition of existing garage and first floor side and rear extension. DECISION: GRANT
04/1442	8 & 8A Brox Road, Ottershaw, Chertsey Installation of security grilles on existing shopfronts. DECISION GRANT
04/1443	46 Cobs Way, New Haw, Addlestone Erection of conservatory to rear of property. DECISION: GRANT
04/1444	4 Alder Close, Englefield Green, Egham Works to trees including removal of rotten branches and deadwood from an Ash tree on border of rear garden, the reduction in height of 4 No. Ash trees by 15% and the removal of regrowth on a Horse Chestnut all subject to a planning condition. DECISION: GRANT
04/1445	Multnomah, Christchurch Road, Virginia Water Erection of two storey side extension and erection of new detached double garage following demolition of existing double garage with new vehicular access. DECISION: REFUSE

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 04/1446 6 Clay Corner, Chertsey
Change of use of ground floor unit form Retail (Class A1) to Estate Agency (Class A2).
DECISION **GRANT**
- 04/1447 16 Braywood Avenue, Egham
Erection of conservatory to rear following demolition of existing garden room.
DECISION: **REFUSE**
- 04/1449 5 The Avenue, Egham
Increase in height of existing office building to provide additional floor of ancillary office space, internal alterations, new side entrance canopy and ramp, detached covered cycle store and reduction of overall parking from 20 to 19 spaces (amended description).
DECISION: **GRANT**
- 04/1450 The Old Post Office, 33 Station Road, Egham
Retention of 2 No. non-illuminated signage panels to west and north elevations of building.
DECISION: **GRANT**
- 04/1455 Myrtle Cottage, Lyne Lane, Lyne, Chertsey
Erection of single storey side extension and alterations to roof incorporating rooflights to side elevations, increase in height and change from gable to hipped ends.
DECISION: **GRANT**
- 04/1456 31 Wheatash Road, Addlestone
Erection of side conservatory, detached single storey outbuilding and replace rear kitchen window with double doors.
DECISION: **GRANT**
- 04/1457 31 Bourneside Road, Addlestone
Erection of part two storey, part first floor rear extension incorporating a rooflight to side elevation and extension of boundary wall to side of property following demolition of existing conservatory. (Revised plans received 16/02/05)
DECISION: **GRANT**
- 05/0001 Land r/o The Laurels, Barley Mow Road, Englefield Green, Egham
Erection of three detached two storey properties with rooms in roofspace and integral garages.
DECISION: **REFUSE**

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

05/0006 6 Derwent Road, Egham
Erection of conservatory to rear of property.
DECISION: **GRANT**

05/0007 10 & 11 The Hythe, Staines
Roof works including strop felting and replacing existing tiles on pitched roofs
and strip and refelting flat roofs.
DECISION: **GRANT**

05/0023 Farley House, The Fairway, Virginia Water
Erection of conservatory to rear and canopy over existing patio.
DECISION: **GRANT**

DELEGATED DECISIONS IN CONSULTATION WITH CHAIRMAN & VICE-CHAIRMAN

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

04/1434 13 & 15 Spring Rise, Egham
Erection of two storey side and single storey rear extensions to No. 15 and
single storey rear extension to No. 13. (Revised plans received 19/01/05)
DECISION: **GRANT**



RUNNYMEDE BOROUGH COUNCIL

TECHNICAL SERVICES DEPARTMENT

APPENDIX 'D'

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ISSUE CERTIFICATE

Osborne Clarke,
2 Temple Back East,
Bristol, BS1 6EG.

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 191
(as amended by Section 10 of the Planning and Compensation Act 1991)
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995:
ARTICLE 24

CERTIFICATE OF LAWFULNESS OF EXISTING USE OR DEVELOPMENT

Application Number: RU.02/1414

Runnymede Borough Council hereby Certify that on 27th March 2002 :-

- 1) The use described in the **First Schedule** to this certificate in respect of land and buildings specified in the **Second Schedule** to this Certificate was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason:

The applicant has demonstrated with evidence that on the balance of probability this use was carried out by or on behalf of the Crown after 1st July 1948 and has continued to the date of disposal (27th March 2002) and that there has been no subsequent material change of use or abandonment.

FIRST SCHEDULE

Any use falling within Use Class B1 (Business) of the Town and Country Planning Act (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

SECOND SCHEDULE

- i) The land shown hatched on Plan 2 attached to this Certificate.
- ii) Buildings specified on Plan 1 attached to this Certificate numbered as follows :-

1, 1a, 2, 3, 4, 8, 9, 10, 12, 13, 13a, 13b, 14, 14a, 14b, 14c, 14d, 15, 16, 17, 19, 21, 22, 23, 26, 28, 29, 30, PB32, 33, 37, 45, 46, 47, 48, DSSH, 49, 50, 51, 53, 56, 60, 61, 100, 101, 102, 103, DSSJ, 103a, 103b, 103c, 105, 106, 107, 108, 111, POL, 114, 115, 117, 119, 119a, 119c, 120, 121, DSSD, 122, 123, 124 (part) DSSO, 140, transformer (E48), plant room (SW102) and standby electricity substation adjacent to Building 103.

Continued/.....

(RU.02/1414)

(NOTE: This excludes :-

Buildings 7, 18, 20, 24, 27, 41, 42, 43, 44, 55, 60b, 62 (part), 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, DSSE (Building 24), DSSM/N (Building 27) and DSSA (Building 99).)

- 2) The use described in the **Third Schedule** to this Certificate in respect of the land and buildings specified in the **Fourth Schedule** to this Certificate was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended) for the following reason:

The applicant has demonstrated with evidence that on the balance of probability only this use was carried out by or on behalf of the Crown after 1st July 1948 and has continued to the date of disposal (27th March 2002) and that there has been no subsequent material change of use or abandonment.

THIRD SCHEDULE

Use as a test track for the testing of military vehicles.

FOURTH SCHEDULE

- i) The land shown hatched on Plan 3 attached to this Certificate.
- ii) The buildings and structures specified on Plan 1 attached to this Certificate numbered as follows :-

L39a, L40, L80, L81, L82, L83, L84, L84a, L85, L86, L88, L113, L113a, L113b, L128, L129, L130, L131, L132, L134, L136, L137, PB23, PB32, DSSP, DSSR, DSSK and water tanks.

- 3) The use described in the **Fifth Schedule** to this Certificate in respect of the land and buildings specified in the **Sixth Schedule** to this Certificate was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended) for the following reason:

The applicant has demonstrated with evidence that on the balance of probability only this use was carried out by or on behalf of the Crown after 1st July 1948 and had continued to the date of disposal (27th March 2002) and that there has been no subsequent material change of use or abandonment.

FIFTH SCHEDULE

Use as a Golf Course within Class D2 (Assembly and Leisure) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Continued/.....

SIXTH SCHEDULE

- i) The land shown hatched on Plan 4 attached to this Certificate.
 - ii) The buildings specified on Plan 1 attached to this Certificate numbered as follows :-
L87a, L87a1, I87c.
- 4) The use described in the **Seventh Schedule** to this Certificate in respect of the land and buildings specified in the **Eighth Schedule** to this Certificate was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended) for the following reason:

The applicant has demonstrated with evidence that on the balance of probability only this use was carried out by or on behalf of the Crown after 1st July 1948 and had continued to the date of disposal (27th March 2002) and that there has been no subsequent material change of use or abandonment.

SEVENTH SCHEDULE

Use as a hotel within Class C1 (Hotels) of the Schedule to the Town and Country Planning (Use Classes) (Amendment) Order 1994 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

EIGHTH SCHEDULE

- i) The land shown hatched on Plan 5 attached to this Certificate.
- ii) The buildings specified on Plan 1 attached to this Certificate numbered as follows :-
L87, L138, L138a.



Signed:
Director of Technical Services
On behalf of Runnymede Borough Council

Date: 26 September 2003

NOTES

1. This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as amended).
2. It certifies that the uses specified in the First, Third, Fifth and Seventh Schedules taking place on the land and buildings described in the ~~Second~~, Fourth, Sixth and Eighth Schedules were lawful, on the specified date and, thus, were not liable to enforcement action under Section 171 of the 1990 Act on that date.
3. This certificate applies only to the extent of the uses described in the First, Third, Fifth and Seventh Schedules and to the land and buildings specified in the ~~Second~~, Fourth, Sixth and Eighth Schedules and identified on the attached plans. Any use which is materially different from those described or which relate to other land or buildings may render the owner or occupier liable to enforcement action.



Plan 1

SITE LAYOUT PLAN - RUNNYMEDE BOROUGH • 1205 • TP 01 C

QINETIQ, CHERTSEY
 SITE LAYOUT PLAN - RUNNYMEDE BOROUGH
 28 August 2003
 © Scott Brownrigg Ltd

SCALE 1 : 5000@A3

[Not to Scale]

SCOTT
 BROWNRIIG

Plan 2



DATE: 19/08/03
SCALE: 1:10,000

ADDRESS:
FORMER DERA - QINETIQ
CHERTSEY

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22

DATE: 02/09/03

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Plan 3



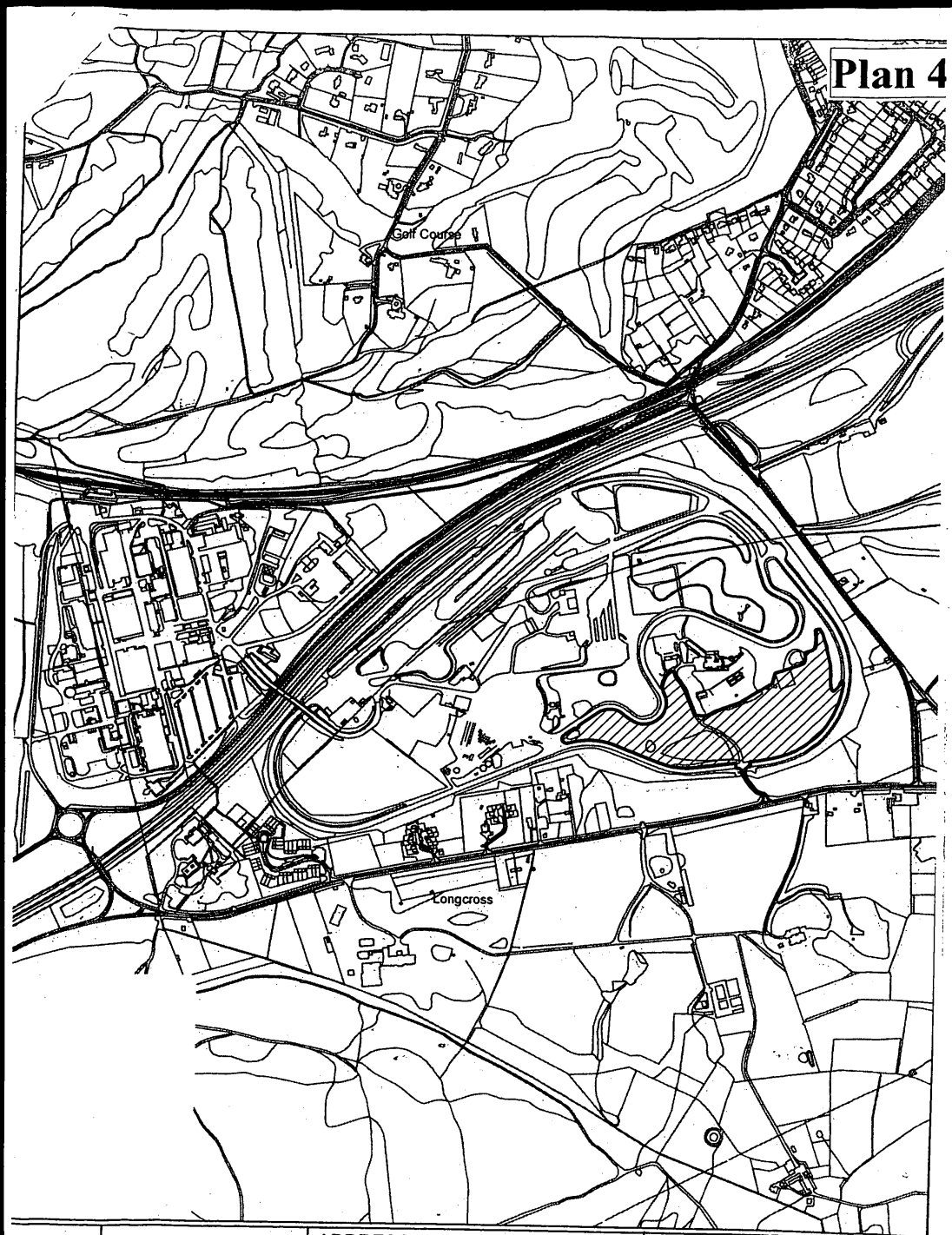
SCALE: 1:10,000

DATE: 02/09/03

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Plan 4



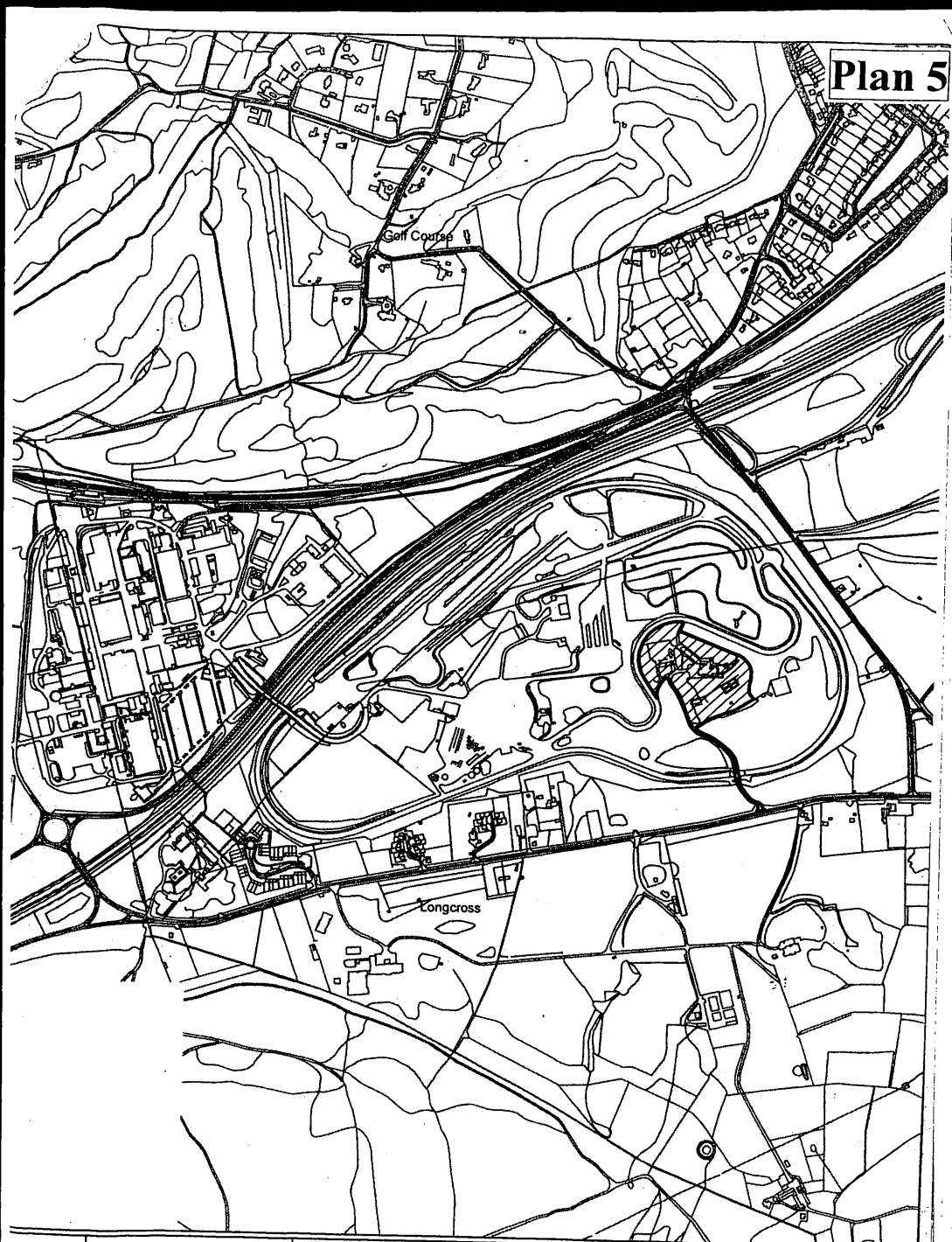
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Plan 5



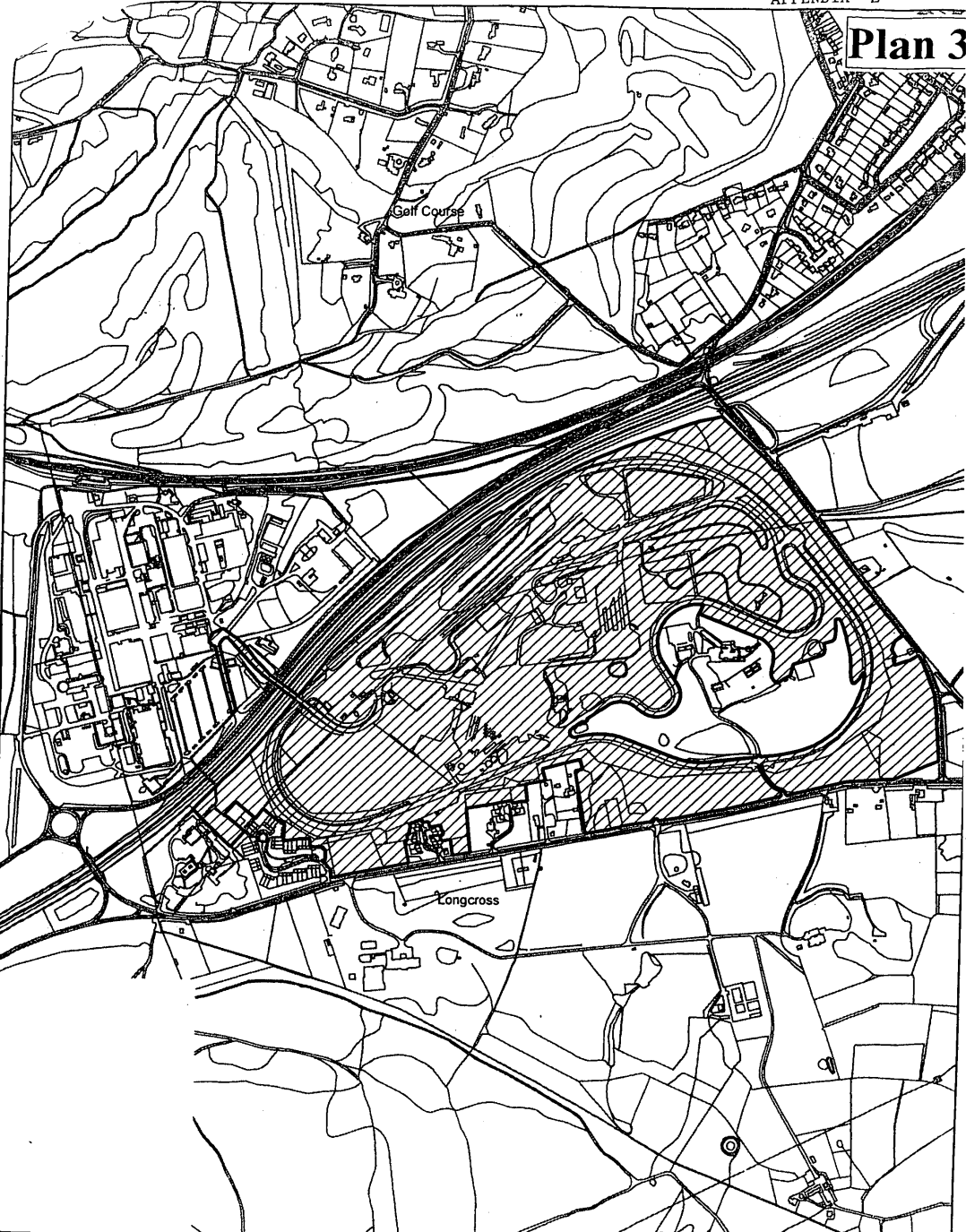
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Plan 3



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APPENDIX 'E'

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