



# RUNNYMEDE BOROUGH COUNCIL

## PLANNING COMMITTEE

20 JULY 2005

## APPENDICES

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**RUNNYMEDE BOROUGH COUNCIL  
BOROUGH TECHNICAL SERVICES DEPARTMENT**

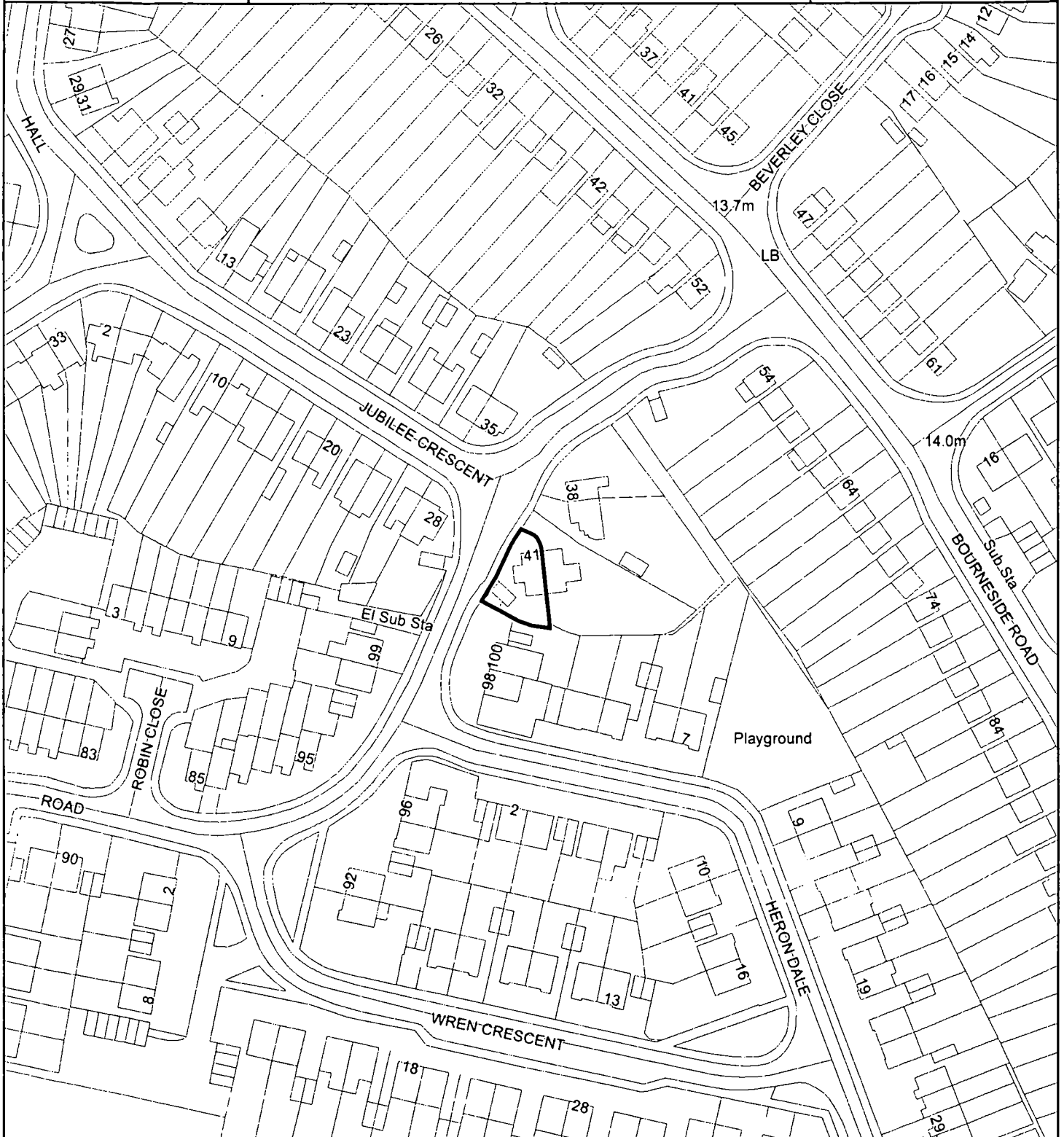
**Mr P. Sims, Dip E.P., M.R.T.P.I.  
Director of Technical Services  
Civic Offices  
Station Road  
Addlestone  
Surrey KT15 2AH**



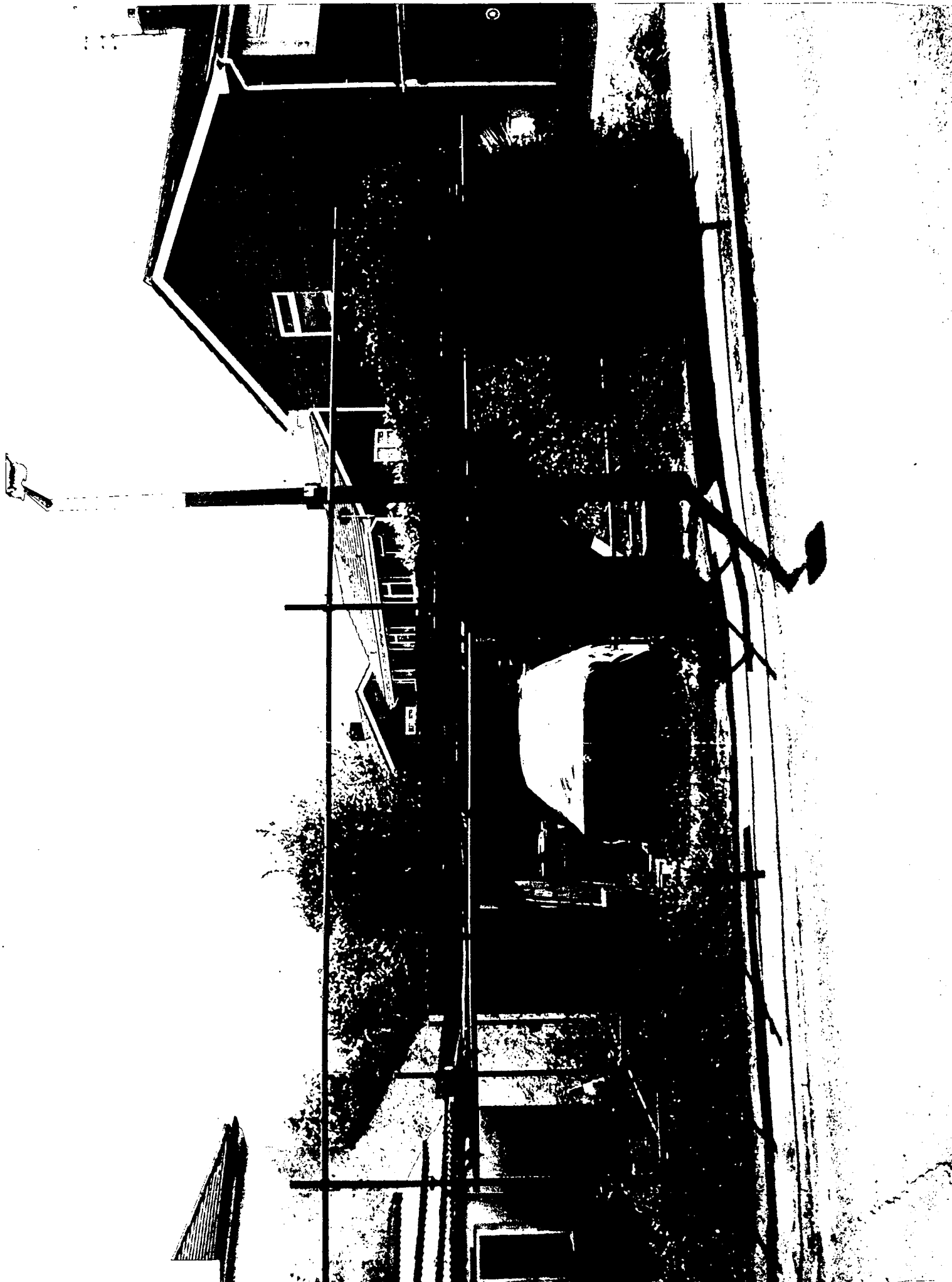
**LOCATION: 41 Jubilee Crescent, Addlestone**

**DATE: 14/06/2005**

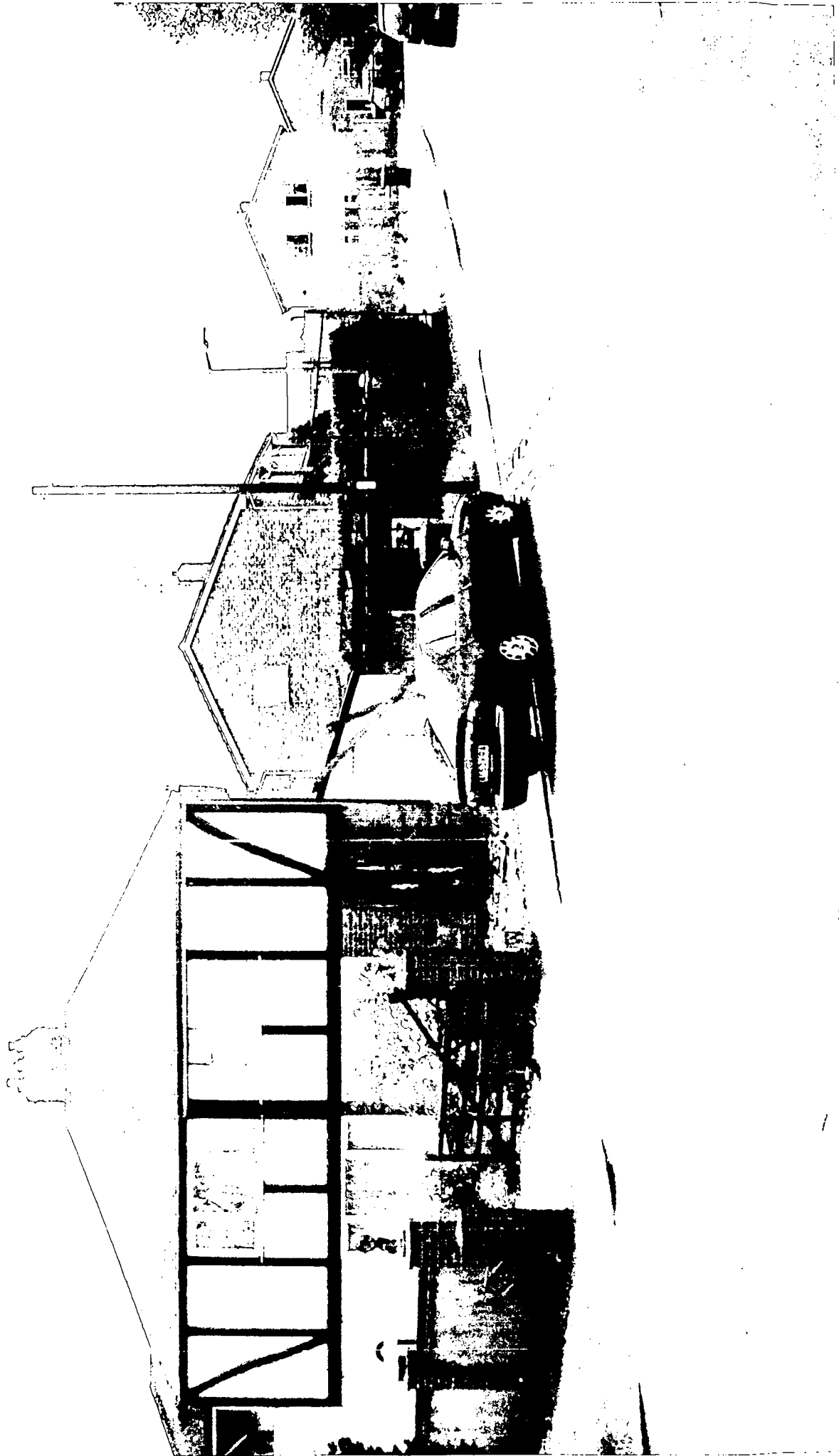
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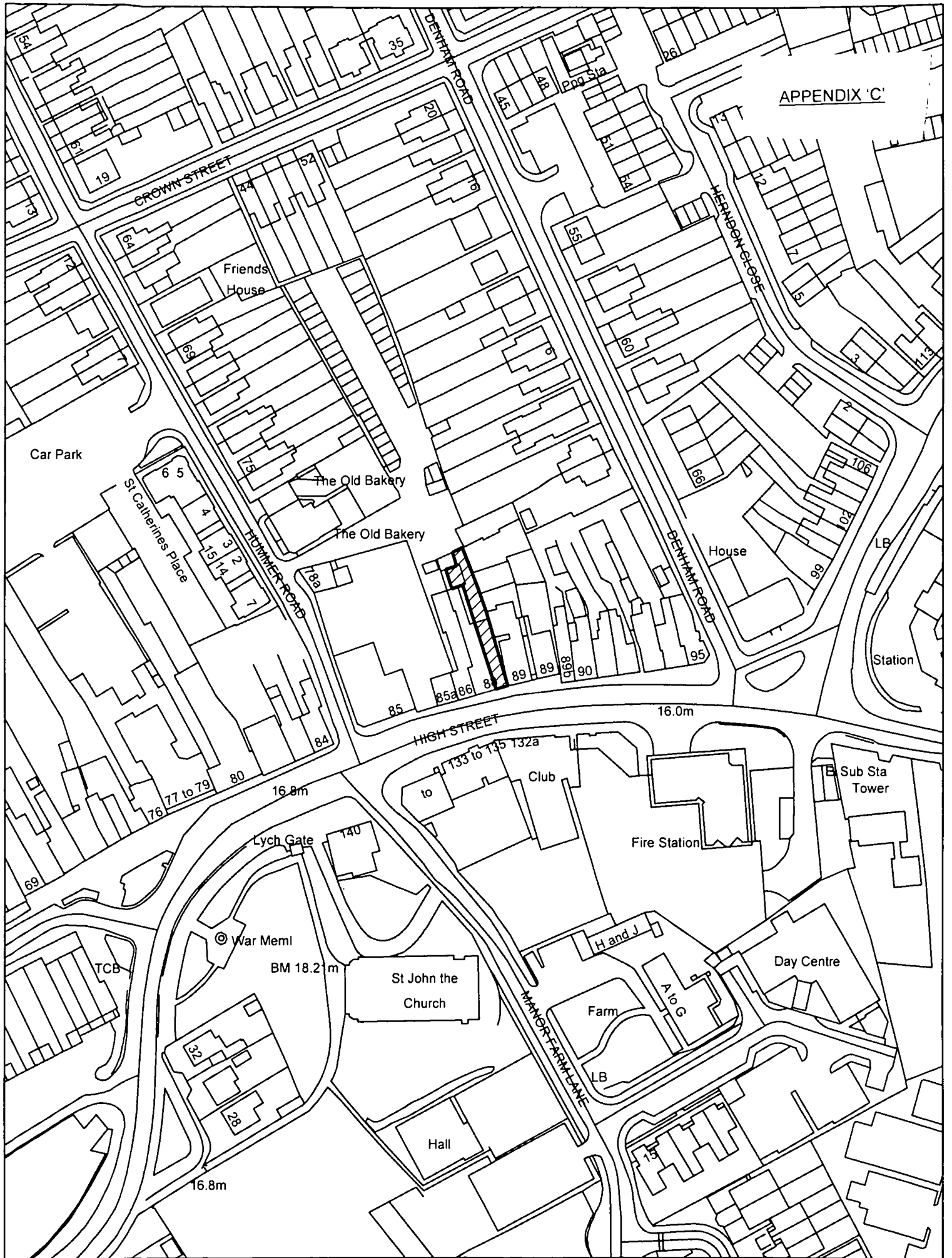


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Runnymede Borough Council. 100006086









APPENDIX 'C'

Car Park

Friends House

The Old Bakery

The Old Bakery

House

Station

Sub Sta Tower

Fire Station

Day Centre

St John the Church

Hall

Farm

H and J

A to G

War Meml

BM 18.2 m

Lych Gate

TCB

SCALE: 1:1,250  
DATE: 08/07/05

ADDRESS:  
87A HIGH STREET  
EGHAM

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S



# Appeal Decision

Site visit made on 3 June 2005

by **D Roger Dyer BA Dip Arch RIBA FCI Arb Barrister**

an Inspector appointed by the First Secretary of State

The  
WO:  
Ten: **APPENDIX 'D'**  
? Ti  
Temple Quay  
Bristol BS1 6PN  
☎ 0117 372 6372  
e-mail: [enquiries@planning-spectorate.gsi.gov.uk](mailto:enquiries@planning-spectorate.gsi.gov.uk)

Date  
**24 JUN 2005**

**Appeal Ref: APP/Q3630/C/04/1158983**

**Bridge Autos, 262-264 Chertsey Lane, Staines, Middlesex TW18 3NF**

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
- The appeal is made by Mr N Payne against the enforcement notice issued by the Runnymede Borough Council.
- The Council's reference is 01E00052.
- The notice was issued on 12 July 2004.
- The breach of planning control as alleged in the notice is "without planning permission, change of use of that part of the said land or premises shown hatched black on the plan attached to storage and/or parking of motor vehicles, plant and machinery and the storage of redundant building materials and scrap".
- The requirements of the notice are: "(a) Cease the use of that part of the said land or premises shown hatched black on the plan attached for the storage and/or parking of motor vehicles, plant and machinery and the storage of redundant building materials and scrap.  
(b) Remove from that part of the said land or premises shown hatched black on the plan attached all motor vehicles, plant and machinery parked and/or stored thereon and the redundant building materials and scrap stored thereon".
- The period for compliance with the requirements is two months.
- The appeal is proceeding on the grounds set out in section 174(a), (f) and (g) of the 1990 Act.

## Summary of Decision:

The appeal is dismissed and the enforcement notice is upheld as corrected in the terms set out in the Formal Decision below.

## Main Issues

1. I consider that the principal consideration in this appeal is whether the alleged use of the land would be an un-neighbourly development having regard to the movements of vehicles and associated activity in a residential area.

## Reasons

*The appeal on ground (a): that planning permission should be granted*

2. The Council has drawn my attention to the aims of Structure Plan policies which are concerned that a deterioration in the quality of life will be inevitable if the future development needs of the County are to be met entirely within Surrey's towns. It is the most urbanised shire county in England with about 85% of its population within the urban areas

that cover 15% of the area. The aim of the Structure Plan is therefore to actively manage change within urban areas to deliver a better quality of life and environment.

3. In this case the land is surrounded by small scale houses apart from its access through the garage site. It has had an agricultural use in the past and in the Council's consideration that has formed a valuable separation from the car sales and commercial activity on the appellant's frontage land. It says the gradual spread of vehicles onto the rear of the site has resulted in loss of residential amenity. There have been complaints about intrusive floodlights. The Council is also concerned that there could be an increase in noise and disturbance along the unmade access from Holland Gardens at the southern end of the land. The access is also used by residents of houses that front Norlands Lane.
4. The Council has also referred me to Government advice in PPG25 that seeks to reduce flood risk. In this case the land is close to the River Thames and lies within its flood plain and it has flooded in recent years. In terms of increasing the flood risk elsewhere, the Council says that the storage of cars would present a hazard leading to blocking of structures downstream since cars are not anchored to the ground.
5. At my site inspection, though, I saw that the land that is the subject of the enforcement notice has been cleared of all building materials, vehicles, plant, machinery and scrap as well as any former buildings save for one long-standing hut. I am told that there had been a Portakabin on the land but that had also been removed. There were no cars there nor any floodlights or any equipment that would serve any such lights. A new fence, just over 2m high, had been erected to separate the land in question from the commercial uses that front Chertsey Lane. The fence has been located so that there is some slight incursion into the main area of land but limited to about 7.8m, which in my judgement is insignificant in relation to the depth of the area in question.
6. It appears that the aim of the new fence and its encroachment into the main site is to allow parking space for cars awaiting service or MOT tests at the rear of the garage buildings. The effect of the new fence is to conceal the presence of cars from the nearest residential properties and to shield those properties from any noise generated by the workshop. The appellant submits that the parking space provided is an essential requirement for the continued operation of the business in line with Local Plan policies designed to ensure that the local economy remains viable.
7. For my part it is important that the former agricultural land should not be used for commercial operations connected with the vehicle business. The storage of cars and associated use would have an adverse effect on the surrounding houses. It is equally important that flood lights should not be introduced to that area of land. However I conclude that the parking area created by the erection of the fence should remain in place because it is necessary to have enough parking spaces to accommodate cars awaiting servicing or testing and because of its remoteness from the surrounding houses and the screening effect of the new fence. Accordingly I shall vary the notice to take account of that fact but I shall uphold the notice in so far as it relates to the main area of land, hatched black on the plan attached to the notice.

*The appeal on ground (f): that the steps required to comply are excessive*

8. The case for the appellant on this ground of appeal is that the notice should be amended to allow for the retention of the parking area referred to above.

9. For the reasons given under my appraisal of the ground (a) appeal I shall allow the appeal on ground (f) and amend the notice in that regard.

*The appeal on ground (g): that the time for compliance is too short*

10. Under this ground of appeal the appellant says that two months is insufficient time to find alternative arrangements for the parking of repaired cars. However as I have decided that the area for parking is to be excluded from the provisions of the notice in relation to the main area of land, and as the parking area has now been provided, there can be no reason for extending time. The appeal on ground (g) fails.

### Conclusions

11. Having regard to the particular aspects of this site I conclude that the appeal against the enforcement notice should be dismissed. However, the area created within the new fence at the back of the commercial building should remain to allow more parking space for that operation. Accordingly I intend to substitute a plan showing the slightly reduced area of the land in question. In reaching my decision I have taken account of all other matters addressed to me in writing but I have found nothing that outweighs the main planning issues in these cases.

### Formal Decision

12. I direct that the enforcement notice be corrected by the substitution of the plan attached to this letter for that attached to the notice. Subject thereto I dismiss the appeal and uphold the enforcement notice as corrected.



INSPECTOR



# The Planning Inspectorate

This is the plan referred to in my letter dated:  
(Ref: APP/Q3630/C/04/1158983)



	SCALE: 1:1,250 DATE: 07/07/04	ADDRESS: BRIDGE AUTOS 262 - 284 CHERTSEY LANE STAINES	Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to proceedings for civil proceedings. Runnymede Borough Council 10060606
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*Handwritten signature or initials*

PLANNING APPLICATIONS DETERMINED BY  
 \*\*\*\*\*  
 DIRECTOR OF TECHNICAL SERVICES  
 \*\*\*\*\*

FROM 27TH JUNE TO 1ST JULY 2005

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
03/1445	Ten Acre Farm, Stonehill Road, Ottershaw Erection of replacement dwelling and associated car parking. <b>DECISION: GRANT</b>
05/0124	The Paddocks, Lyne Lane, Lyne, Chertsey Erection of replacement stables following the demolition of existing stables (Amended site description) <b>DECISION: GRANT</b>
05/0149	Compton House, Lake Road, Virginia Water Certificate of existing lawfulness for garage and gymnasium and gate house. <b>DECISION: GRANT</b>
05/0370	7 Victoria Street, Englefield Green Erection of first floor rear extension, refurbishment of existing Class A1 shop and conversion into 3 No. x 2 bedroom flats and 1 No x 1 bedroom flat with the provision 7 off-street car parking spaces and a cycle and bin store following demolition of the garages and store. <b>DECISION: GRANT</b>
05/0420	Ingliston House, West Drive, Virginia Water Relaxation of condition 7 of planning permission ref. RU.04/0438 to allow the retention of the existing external changing room and replacement of existing detached two storey lodge with two storey hexagonal security lodge. <b>DECISION: GRANT</b>
05/0433	59 Willson Road, Englefield Green, Egham Erection of single storey rear extension and construction of pitched roof over existing front porch. <b>DECISION: REFUSE</b>
05/0437	Land at Lyne Lane, Lyne Use of site for keeping of horses, erection of a stable block consisting of three stables, one tack room and a small barn and hardstanding. <b>DECISION: GRANT</b>

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
05/0438	Land at Guildford Road (Mandry Estate), Ottershaw Installation of 27.5 metre high lattice telecommunications mast with 3 no antennae, ground level cabinets and compound and compound fence (Revised plans received 23/05/05). <b>DECISION: REFUSE</b>
05/0444	11 Vicarage Avenue, Egham Construction of pitched roof with insertion of rooflights over existing utility room. <b>DECISION: GRANT</b>
05/0445	5 Northcroft Close, Englefield Green, Egham Felling of a leylandi tree at front of property protected by a condition. <b>DECISION: GRANT</b>
05/0446	Units 1 & 2 Thorpe Court, Delta Way, Egham Installation of 6 no x new air conditioning units at rear elevation of building. <b>DECISION: GRANT</b>
05/0447	Redington, London Road, Englefield Green Erection of conservatory to rear of property. <b>DECISION: GRANT</b>
05/0448	Brandon House, Gorse Hill Lane, Virginia Water Erection of part two storey part single storey front extensions, single storey rear extensions, attached double garage with roof lights to create habitable accommodation in roofspace following demolition of existing detached garage and rear single storey lobby area. <b>DECISION: GRANT</b>
05/0449	Weir Cottage, Bridge Road, Chertsey Erection of detached triple garage with storage area and accommodation in roofspace. <b>DECISION: REFUSE</b>
05/0450	11 Holm Close, Woodham Consultation from Woking Borough Council for part two storey, part single storey rear extension and repositioning of existing conservatory with additional windows to front and side elevation. <b>DECISION: NO OBJECTION</b>
05/0453	Dormer Cottage, Mill House Lane, Egham Erection of two storey side extension. <b>DECISION: REFUSE</b>
05/0457	Lantern Cottage, Bakeham Lane, Englefield Green, Egham Erection of single storey extension with insertion of roof lights and conservatory to rear. <b>DECISION: GRANT</b>

APP. NO.      LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 05/0460      56 Wendover Road, Staines  
Erection of a two storey rear extension.  
**DECISION:            GRANT**
- 05/0461      Eastgate, Coopers Hill Lane, Englefield Green  
Erection of an outbuilding comprising of a double garage and garden store following demolition of existing garage.  
**DECISION:            REFUSE**
- 05/0463      Social Hall, Harvest Road, Englefield Green  
Provision of disabled access and facilities and general facility upgrade.  
**DECISION:            GRANT**
- 05/0465      The Black Prince Public House, Woodham Lane, New Haw, Addlestone  
Prior approval for the siting and appearance of a 9.7 metre high slimline monopole telecommunication mast with 3 no. integral antennas on the pavement with associated radio equipment.  
**DECISION:            REFUSE**
- 05/0466      22 Wendley Drive, New Haw, Addlestone  
Erection of single storey rear extension and conversion of existing and new roofspace to habitable accommodation with insertion of rooflights.  
**DECISION:            REFUSE**
- 05/0467      36 Victory Park Road, Addlestone  
Erection of part two storey, part single storey rear and two storey side extension and conversion of loft into habitable accommodation incorporating a rear dormer and rooflights to front and rear elevations.  
**DECISION:            GRANT**
- 05/0468      21 Fieldhurst Close, Addlestone  
Erection of single storey side and rear extension.  
**DECISION:            GRANT**
- 05/0469      53 Byfleet Road, New Haw, Addlestone  
Erection of a detached single garage with garden room to side of property.  
**DECISION:            GRANT**
- 05/0470      188 Woodham Lane, New Haw, Addlestone  
Erection of single storey front extension.  
**DECISION:            GRANT**
- 05/0471      153 Eastworth Road, Chertsey  
Erection of part two storey, part single storey side and single storey rear extension incorporating dormers to side and rear elevations and rooflight to front elevation following demolition of existing sunroom and garage.  
**DECISION:            REFUSE**

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
05/0472	28 The Broadway, New Haw, Addlestone Installation of new shopfront <b>DECISION: GRANT</b>
05/0475	367 Woodham Lane, New Haw, Addlestone Erection of rear conservatory (Retrospective) <b>DECISION: GRANT</b>
05/0477	176 High Street, Egham Change of use of ground floor from Class A1 use to Class A5 (hot food takeaway). <b>DECISION: REFUSE</b>
05/0478	10 The Lea, Egham Erection of a rear conservatory and creation of a false pitch over existing garage. <b>DECISION: GRANT</b>
05/0479	45 The Gower, Egham Erection of a rear conservatory. <b>DECISION: REFUSE</b>
05/0483	26 New Road, Staines Erection of a single storey rear extension with insertion of velux windows in new flat roof over. <b>DECISION: REFUSE</b>
05/0496	Land adj. Lamppost 78, London Road, Englefield Green Part 24 for siting and appearance for installation of 11.7m high streetworks monopole mast with ancillary equipment housing on western side of London Road. <b>DECISION: REFUSE</b>
05/0501	Briarwood, Tite Hill, Englefield Green, Egham Erection of a single storey rear extension with insertion of velux windows in new roof over. <b>DECISION: GRANT</b>
05/0504	Melody Wood, Knowle Hill, Virginia Water Erection of two storey side extension and single storey rear and two single storey front extensions. <b>DECISION: GRANT</b>
05/0524	Land at Freemantles School, Pycroft Road, Chertsey Installation of a single demountable classroom and hard play area in the south west corner of site between existing demountable classrooms and Dianthus Close for a temporary period until September 2008. <b>DECISION: OBJECT</b>

APP. NO.      LOCATION AND PROPOSAL FOLLOWED BY DECISION

05/0525      Land at Freemantles School, Pycroft Road, Chertsey  
Application for the continued siting of an existing double demountable  
classroom unit between the existing school buildings and Vincent Road for a  
further period of 3 years (Originally approved under RU.98/0530).

**DECISION:            NO OBJECTION**

05/0526      Land at Freemantles School, Pycroft Road, Chertsey  
Installation of single demountable classroom in North East corner of school  
site between existing school buildings and Pycroft Road for a temporary  
period until September 2008.

**DECISION:            NO OBJECTION**

05/0530      Littlewood, East Drive, Virginia Water  
Amendments to RU.05/0018 for the erection of a detached two storey house  
with attached triple garage following demolition of existing house and garage  
to insert additional windows and rooflights, revised roof design to the single  
storey pool wing and two sets of new entrance gates off East Drive.

**DECISION:            GRANT**

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

- 05/0423 Bourne Rise Farm, Brox Lane, Ottershaw, Chertsey  
Extension and enclosure of existing barn and associated general repair of existing stables, stores and tack room.  
**DECISION: GRANT**
- 05/0452 Melbury Place, Wentworth Drive, Virginia Water  
Renewal of approval RU.00/0429 for full planning permission for the erection of detached two storey six bedroom house following demolition of existing.  
**DECISION: GRANT**
- 05/0459 218 & 220 Brox Road, Ottershaw  
Erection of 3 no. x two storey dwellings comprising one pair of semi-detached houses and one detached house with vehicular accesses off Brox Road following demolition of the existing properties Nos. 218 and 220 Brox Road.  
**DECISION: GRANT**
- 05/0489 64 Slade Road, Ottershaw, Chertsey  
Erection of single storey side extension to form garage and first floor rear extension with dormer window to rear.  
**DECISION: GRANT**
- 05/0502 5 Station Approach, Virginia Water  
Erection of a single storey rear extension.  
**DECISION: GRANT**
- 05/0514 12 Warren Road, New Haw, Addlestone  
Erection of two storey front extension and rear conservatory.  
**DECISION: GRANT**
- 05/0529 11 Sundon Crescent, Virginia Water  
Amendments to RU.02/0252 comprising of extension to pitched garage roof to the main dwelling.  
**DECISION: GRANT**

**APPENDIX**

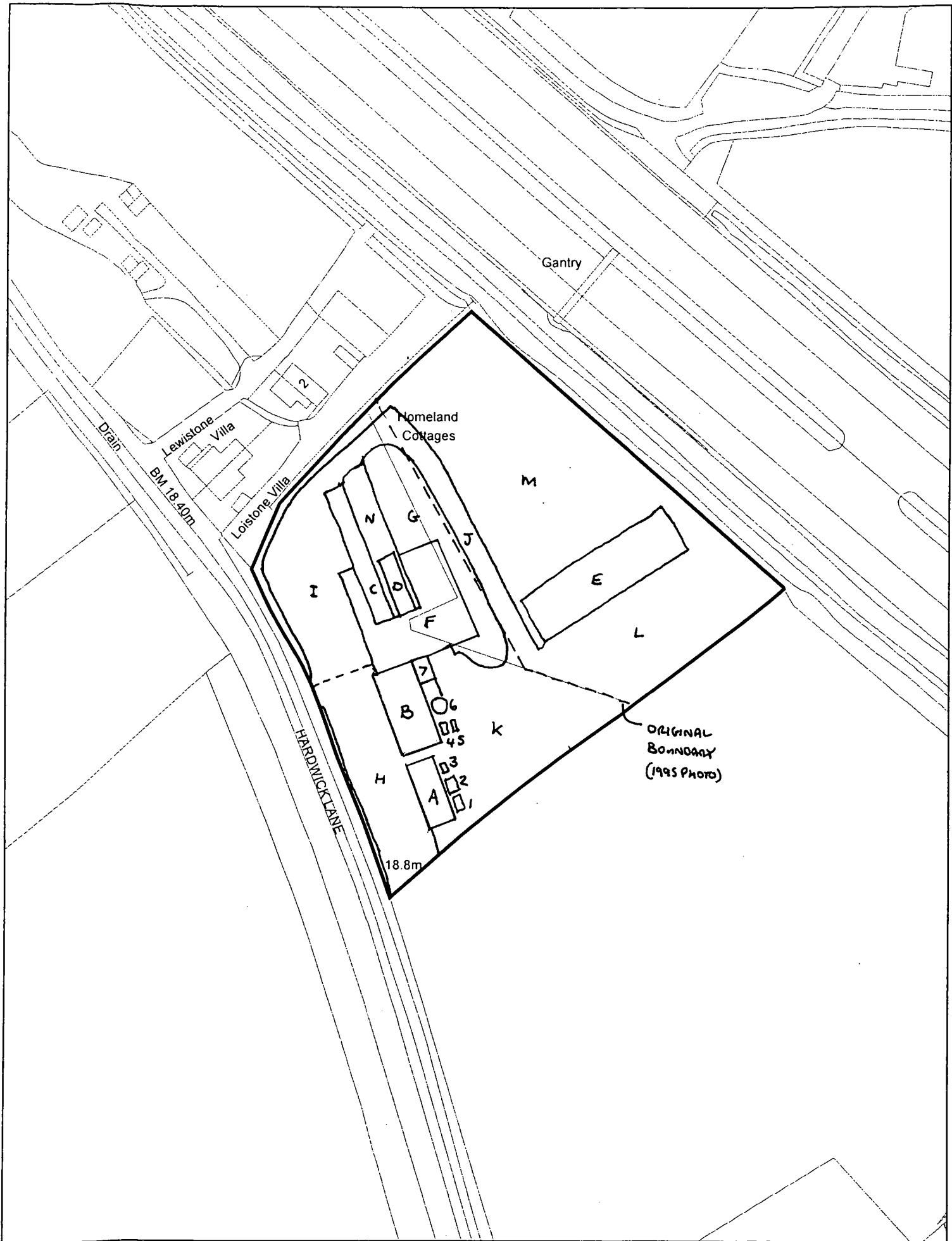
**THE FARM SHOP, HARDWICK LANE, LYNE**

**AREAS AND MAIN BUILDINGS**

- A) Barn (built in 1970's) – used for retail storage purposes
- B) Barn (built in 1970's) – used for retail sales and storage purposes
- C) Polytunnel (RU.04/0939) - used for retail sales purposes
- D) Polytunnel (RU.04/0939) - used for retail sales purposes
- E) Polytunnel (RU.05/0486) - used for horticultural purposes
- F) Area used for outside retail sales before 1995
- G) Area used for outside retail sales since 1995
- H) Hardstanding (RU.04/0894) - used for parking associated with retail use
- I) Hardstanding used for parking associated with retail use before 1995
- J) Access road constructed between 1995 and 1999
- K) Area used for storage purposes associated with retail use before 1995
- L) Area used for storage purposes associated with retail use since 1995
- M) Area used for horticultural/agricultural purposes since 1995
- N) Area used for horticultural/agricultural purposes since 1995

**SMALLER STRUCTURES AND EXTENSIONS**

- 1) Portable building (RU.04/0907)
- 2) Portable building (RU.04/0937)
- 3) Caravan (RU.04/0937)
- 4) Caravan (RU.04/0937)
- 5) Caravan (RU.04/0937)
- 6) Water tank installed between 1995 and 1999
- 7) Extension to barn built between 1995 and 1999



SCALE: 1:1,250

DATE: 03/06/05

ADDRESS:  
THE FARM SHOP  
HARDWICK LANE  
LYNE  
CHERTSEY

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