



RUNNYMEDE BOROUGH COUNCIL

PLANNING COMMITTEE

16 FEBRUARY 2005

APPENDICES

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Runnymede Borough CouncilAPPENDIX 'A'PLANNING COMMITTEE19 January 2005 at 7.30 p.m.

Members of the
Committee present:

Councillors G.B. Woodger (Chairman), Mrs. F.M. Angell (Vice-Chairman),
Mrs. F.J. Barden, J. Broadhead, J.B. Dean, J.R. Furey, H.W.V. Meares,
Mrs. J. Norman, D.W. Parr, R. Pate, B.J. Relph, N. Thewlis, A.P. Tollett and
J.R. Whiteley

Members of the
Committee absent:

Councillor J.R. Ashmore

MINUTES

The Minutes of the meeting of the Committee held on 22 December 2004 were approved and signed as a correct record.

PLANNING APPLICATIONS

The planning applications listed below were considered by the Committee. All representations received on the applications were reported and copies were made available for inspection by Members before the meeting. Members of the public and applicant(s) agent(s) 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 04/1333**

**Land r/o 21 - 35 Marsh Lane, Addlestone
Demolition of 31 Marsh Lane, formation of new
access off Marsh Lane and erection of 12 no. two-
storey dwellings comprising 1 pair of semis, and 2
terraces of 4 houses and one of 6 houses together
with parking and associated works.**

DECISION: GRANT subject to conditions.

RU 04/1380

**Hayden Court, Pinewood Park, New Haw
Erection of 3-storey building comprising 6 no. 1
bedroom flats and demolition of 10 garages and
refurbishment of 6 existing garages and store.**

DECISION: GRANT subject to conditions.

(Mr. Dell, an objector, addressed the Committee on the above application).

RU 04/0987

**87 - 89 Common Lane, New Haw, Addlestone
Outline application for demolition of existing
dwellings and erection of 4 no. semi-detached two-
storey dwellings and 1 no. detached two-storey
dwelling with parking, garage and vehicular access
from Loncin Mead Avenue.**

DECISION: GRANT subject to conditions.

RU 04/1264

The Applestore, Wick Lane, Englefield Green

Erection of two-storey detached replacement dwelling and basement following demolition of the existing dwelling and the conservatory from West Lodge.

DECISION: REFUSE for the following reasons:-

1. **The proposed replacement dwelling by reason of its increase in bulk, floor area, height and mass would result in an inappropriate development within the Green Belt over and above the size of the building on the site as at May 1986 which would be prominent, harmful and detrimental to the openness and visual amenities of the Green Belt, contrary to Policy LO4 of the Surrey Structure Plan 2004, Policies GB1 and GB6 of the Runnymede Borough Local Plan Second Alteration April 2001 and the advice contained within Planning Policy Guidance Note 2: 'Green Belts'.**
2. **The Planning Authority do not consider that any 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 and GB6 of the Runnymede Borough Plan Second Alteration April 2001 and the advice contained within Planning Guidance Note 2: 'Green Belts'.**

(Mr. Corrigan, agent for the applicant, addressed the Committee on the above application).

RU 04/1274

Central Veterinary Laboratory, Woodham Lane, New Haw

Erection of HV Building to provide accommodation for transformer, 2 no. switch rooms and aux/meter room following demolition of generator and freezer (Circular 18/84 Consultation).

DECISION: NO OBJECTIONS.

PLANNING OBLIGATIONS - REVISED CIRCULAR

The Committee considered a report on a draft Revised Circular which sought to improve the current system for Planning Obligations.

The consultation invited comments on two areas; namely revisions to Circular 1/97 and changes to appeal time limits.

The current planning obligation mechanism had created a certain amount of ambiguity in relation to what was 'necessary' for a development to proceed. The reforms focused on planning obligations being necessary to make a development acceptable in planning terms. The revisions placed greater emphasis upon a link between the contribution sought and the presence of a relevant spatial planning policy. The emphasis of the new planning system was to set decisions on development proposals in the context of the wider social, economic and environmental requirements of the community. Accordingly whilst the essence of planning obligations was more narrowly defined, the context for decision making was much wider. This could compound the areas of ambiguity until such a time as some wider guidelines had been established.

The proposed clarification of Policy on contributions for Affordable Housing recognising the positive relationship between planning obligations and affordable housing would reflect current practice. This would provide the first stage in reviewing affordable housing secured through the planning framework. Whilst the clarification on Section 106 and affordable housing was welcomed, the uncertainties created by delaying a policy position on securing such housing through development value uplift did not help Local Planning Authorities (LPA) attempting to develop policies on their LDFs.

The Guidance on use of Independent Third Parties, recoup of costs and monitoring of implementation of Planning Obligations and the encouragement of use of formulae and standard charges and use of Unilateral Undertakings were welcomed, but it was important that the administrative cost of monitoring Section 106 Agreements needed to be recognised. The concept of a standard charge for Section 106 contributions was helpful. However, it must be recognised that a development would only be able to accommodate a certain level of cost. Accordingly the various Authorities (the LPA, the transport and even health interest) would need to recognise the 'limitations' of this concept.

The proposed reduction from 6 to 3 months of the time limit for appeals against refusal to allow modification and discharge of planning obligations was logical and consistent with related timescales for other types of planning appeal.

In conclusion the Committee considered that the test applied to securing contributions towards social and physical infrastructure deemed to be associated with new development had become confused and the revised Circular needed to provide clarity and sensibility.

RESOLVED that -

the above-mentioned comments be forwarded to the ODPM as the formal comments of this Council on the draft Revised Circular on Planning Obligations.

SURREY WASTE LOCAL DEVELOPMENT FRAMEWORK – ISSUES AND OPTIONS CONSULTATION

The Committee considered a detailed report of the work being undertaken by Surrey County Council in relation to waste policy and details of numerous consultation documents which had been issued for comment.

Surrey County Council was reviewing the Surrey Waste Local Plan, which was now called a Waste Local Development Framework (LDF) under the recent Planning and Compulsory Purchase Act 2004. A number of issues papers and technical papers had been published for consultation.

It was anticipated that this consultation would help inform the draft plan stage which would commence in Autumn 2005, then following consultation on this, the revised plan would be submitted to the Secretary of State. A public examination was expected in 2006 followed by adoption in 2007.

The detailed issues contained within the various Consultation Papers and Officer comments thereon are attached at Appendix 'A'. These comments were fully endorsed by the Committee. The Consultation Papers reiterated the emphasis on waste minimisation, reuse and recycling, the promotion of management of waste close to place of origin (proximity principle), the reaffirmation of the move away from landfill except in exceptional circumstances. Other Consultation Papers outlined methodology for identification of sites for waste related activities, outlined the Best Practicable Options for Waste Disposal, and assessed individual sites for potential waste related development.

RESOLVED that -

the comments at Appendix 'A' be forwarded to Surrey County Council as this Authority's initial comments on the consultation paper.

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) 9 Howards Lane, Addlestone - planning appeal regarding single storey infill extension (RU 04/0256)	ALLOWED
ii) Land adj 91 Chertsey Lane, Staines – open storage of five touring caravans for temporary period of six months (RU 04/0314)	DISMISSED

The Committee stressed the importance of stating in Supplementary Planning Guidance documents that their preparation had been the subject of public consultation.

Chairman

(The meeting ended at 9.16 p.m.)

Report

i) Issues Paper 1: Waste Minimisation, re-use and recycling and market development

3.1 This indicates that in 2002, 3.2 million tonnes of waste were produced in Surrey. Of this, 18% was municipal solid waste (MSW), 23% was commercial and industrial (C&I) and 59% construction and demolition waste (C&D).

3.2 The paper draws attention to the National Waste Strategy for England, 'Waste Strategy 2000' which sets out the relevant targets for the UK in relation to the European Landfill Directive, which are as follows:

- to reduce the quantity of biodegradable waste disposed of to landfill to 75% of 1995 levels by 2010;
- to reduce the quantity of biodegradable waste disposed of to landfill to 50% of 1995 levels by 2013; and
- to reduce the quantity of biodegradable waste disposed of to landfill to 35% of 1995 levels by 2020.

3.3 To achieve this will require significant change to waste management. The Government has introduced the Landfill Allowance Trading Scheme (LATS) which only allows disposal authorities to landfill a certain amount of biodegradable municipal waste each year. Whilst these allowances can be traded with other authorities, there will be fines for those authorities that landfill waste in excess of their allowance. The scheme starts in April 2005.

3.4 The paper emphasises the waste hierarchy and preferences from reducing, re-using, recovery, to disposal and outlines the need to develop a culture of waste minimisation. Draft policies are set out which promote waste minimisation, re-use and recycling including working with the business community.

3.5 Comment

The targets set by the EU Landfill Directive will be very difficult to achieve but the consequences of failure to comply with the LATS will be substantial financial penalties. Whilst these will be imposed on the disposal authorities (County Council) there will be substantial pressure on waste collection authorities (Boroughs and Districts) to minimise the amount of waste collected.

3.6 The targets will only be met by the disposal authorities developing sites for other forms of disposal, treatment or recycling rather than landfill, and collection authorities reducing waste entering the waste stream through waste minimisation and recycling.

ii) Issue Paper 2: The Proximity Principle and Development Control

3.7 The proximity principle is applied through 'Waste Strategy 2000' and requires waste to be managed as near to its place of origin as possible. There are a range of balances in this. A large number of smaller, local sites may be encouraged, but there may be economies of scale with a larger plant. A longer transport distance by rail or water may be preferred over a shorter distance by road.

3.8 The paper raises a number of issues that are used to judge planning applications set out in a range of Government guidance. It draws attention to the Regional Waste Management Strategy 2004 which does not preclude waste-related development in the Green Belt where this is consistent with the proximity principle. The paper specifically indicates that 'open windrow composting' has the characteristics of agricultural activity. It can be suitable for location in the Green Belt without adversely affecting its openness.

3.9 A series of draft policies are set out safeguarding sensitive designated sites and reducing pollution. Policy 5 suggests that within the Green Belt permission can be given (inter alia) for identified preferred sites, development at landfilling or landraising sites, and open windrow composting.

3.10 **Comment**

Whilst this Council objected to the Regional Waste Strategy's inference that waste development in the Green Belt might be acceptable (effectively 'appropriate') development as of right, it has to be accepted that the policy is now contained within the Regional Strategy, with which the County Waste LDF must conform. However, sites within the Green Belt can only be accepted where there is a clear demonstration that there are no alternative sites in the urban area, and that environmentally, they are the least worst sites within the Green Belt.

3.11 ***There are serious concerns about the comments on windrow composting. The experience with the former facility at Lyne is that there are a range of facilities required to support the use (buildings, plant etc.) and that the facility caused major issues of smells which the site owner failed to resolve over a period of several years, despite guidance from the Environment Agency. These need to be fully evaluated in any new proposals.***

3.12 ***Proposed Policy 5 effectively indicates that a range of waste related development in the Green Belt would be acceptable and therefore appropriate. This is contrary to National Policy in PPG2 : Green Belts. Such facilities are not appropriate and could only be acceptable if there were sufficient special circumstances to outweigh the harm that they cause.***

iii) Issues Paper 3: Landfill

3.13 The paper gives the following data relating to annual material generated and landfilled in Surrey:

Material	Tonnes Produced	% Landfilled	Tonnes Landfilled	Overall % of Landfill
Municipal Waste	580,000	81.5%	472,700	29%
Commercial & Industrial Waste	740,000	57%	421,800	26%
Construction and Demolition Waste	1,900,000	38%	722,000	45%
	3,220,000		1,616,500	

3.14 Previous studies have indicated that availability of landfill void will begin to fall short after 2007 and there will be shortfall between demand and availability after 2013/14. Whilst landfill will increasingly be the last preferred option in the waste hierarchy, there will still be a need to dispose of residual wastes and therefore new sites will be needed in the future.

3.15 The paper suggests policies requiring that permission only be granted for landfill or land raising where the waste cannot be reused, recycled or processed, that finished levels are compatible with the surrounding area and there is long-term aftercare of the restored site.

3.16 **Comment**

These statistics emphasise that it is the construction and demolition waste stream that is the largest removed to landfill. However the LATS targets apply to Biodegradable Municipal Waste only. The policies to grant permission for new landfill sites only where essentially required and with environmental controls are supported.

iv) Issues Paper 4: The Identification of Sites Appropriate for the Development of Waste Related Activities

3.17 This paper outlines the methodology used to identify sites with potential for development of waste management facilities, aimed to achieve self-sufficiency within the County. Both the Regional Waste Management Strategy and the Structure Plan recognise the need to identify sites, and indeed the lack of this in the existing Waste Plan was criticised by the Planning Inspector.

3.18 The site assessment work included a desktop study and site visits.

The list of criteria included:

- Site area;
- Surrounding Uses;
- Traffic and Transport;
- Planning Policy
- Planning History;
- Landscape Designations;
- Ecology and Nature Classification;
- Agricultural Land Classification;
- Groundwater Quality;
- Surface Water Quality;
- Flooding;
- Historic Environment;
- Recreation Activities;
- Air Quality/Noise/Environmental Nuisance;
- Proximity to Waste Arisings;
- Proximity to Existing Waste Management Facilities; and
- Visual/Landscape Impact.

3.19 The site visits enabled potential opportunities and constraints to be recognised, and enabled the context of each site to be better understood, including:

- setting of the site;
- site access;
- relationship with neighbouring uses; and
- existing use or condition of the site.

The assessment considered what impact the development of a waste facility would have upon each criterion at that specific site.

3.20 Some 56 urban sites/industrial estates were initially assessed, then some 33 were selected for detailed assessment to identify those that could be suitable for development. A further report looked at 7 additional sites selected for detailed assessment.

3.21 Suggested policies in this paper indicates a presumption in favour of granting planning permission for various facilities at yet to be specified sites.

3.22 **Comment**

It is inevitable that new facilities will be required, and proper that sites are identified following a detailed analysis of the merits of the sites both individually and comparatively. This will give greater certainty to the Development Control process in dealing with individual planning applications.

3.23 ***However, as a number of the sites will be in Green Belt locations, policies cannot presume in their favour as this would make them appropriate development. The policies should be separated between those sites in the urban area and those in the Green Belt, and be differently worded to reflect the designations and general planning policy.***

v) Assessment of the best Practicable Environmental Option for Waste Disposal

3.24 This is a detailed assessment of the various options for each of the waste streams to be able to meet the targets for the diversion of waste from landfill. The options are as follows:

Municipal Solid Waste

Name	Description
Option 1	Mixture of a high recycling and composting rate, two Energy from Waste (EfW) facilities, and landfill
Option 2	Mixture of a high recycling and composting rate, two Mechanical Biological Treatment (MBT) facilities, and landfill
Option 3	Mixture of a high recycling and composting rate, two autoclaving facilities, and landfill
Option 4	Mixture of a high recycling and composting rate, two Anaerobic Digestion (AD) facilities, and landfill
Option 5	Mixture of a high recycling and composting rate, five AD facilities and landfill
Option 6	Mixture of a high recycling and composting rate, ten smaller AD facilities and landfill
Option 7	Employs a hybrid approach, involving a mixture of a high recycling and composting rate, a combination of EfW and autoclaving treatment, and landfill
Option 8	Employs increased recycling and composting (to 55%), AD, and landfill

Commercial and Industrial Waste

Name	Description
Option 1	A 'do nothing scenario' with a stable recycling and composting rate of 32%, the additional recovery rate remains at 11%, and remaining waste sent to landfill
Option 2	Employs an increased composting and recycling rate (43% by 2015), and increasing recovery rate to 15%, and a subsequent reduction in waste landfilled. This option represents the C&I waste targets outlined in Waste Strategy 2000.
Option 3a	Employs a higher recycling and composting rate (to 60% by 2020), 21% recovery (EfW), and subsequently a large reduction in waste deposited to landfill. This option represents targets set out in the Regional Waste Management Strategy 2003.
Option 3b	As Option 3a except that MBT is used as the recovery technology as opposed to EfW.
Option 4	Represents a very high level of diversion from landfill, above any of the national or regional targets, with a recycling and composting rate reaching 60% by 2020, the additional recovery rate rising to 23% and remaining waste disposed of to landfill.

Construction and Demolition Work

Name	Description
Option 1	A 'do nothing scenario' with a stable recycling rate 43% and there is no reduction in waste going to landfill
Option 2	An increased recycling rate (50% by 2020) and reduced tonnage disposed of to landfill. This option meets the long-term Regional Waste Management Strategy targets.
Option 3	A higher recycling rate (to 60% by 2020) and waste going to landfill is reduced down to 11%. This option goes beyond targets set out in the Regional Waste Management Strategy.

3.25 Comment

Whichever option or options is eventually chosen, it is important that the reasons for selection are clearly set out and to ensure that they have been subject to a thorough Sustainability Appraisal and Strategic Environmental Assessment.

4. Individual Site Assessments

4.1 This section of the report indicates only those sites within Runnymede which have been analysed for potential waste related development.

4.2 The first assessment looked at urban sites and industrial estates. Two were in Runnymede, Thorpe Industrial Park and the Fordwater Trading Estate in Chertsey. In both cases, no sites were available for use and although the Thorpe Estate was thought to potentially offer suitable plots in the future, neither site was considered appropriate to investigate further.

4.3 The second assessment looked in detail at the three Runnymede sites, all in close proximity to each other:

Lyne Lane, Chertsey (Civic Amenity Site)
Lyne Lane, Chertsey (former compost site)
Lyne Lane, Chertsey (sewage treatment works)

4.4 The first site is clearly in use as a waste facility, but the site is small and the assessment concludes that it offers no potential for any further development.

4.5 The second site lies on the western side of Lyne Lane and was, until recently, occupied as a green waste composting site operating under a temporary planning permission which expires in 2005. The assessment concludes that it has an established waste management use and should be available for redevelopment, and therefore should be safeguarded for future waste development.

4.6 The sewage treatment works is owned by Thames Water who have no plans to discontinue operations at the site. The assessment concludes that the site does not offer potential for development within the plan period, although notes that being allocated as a Major Development Site in the Green Belt, if it became available in the future, it offers good potential for waste management development.

4.7 Comment

It is agreed that the Civic Amenity site offers no potential for further expansion (the land to the east is farm land critical to the viability of the adjoining farm) but is a very useful local facility and needs to be safeguarded to retain its use.

4.8 ***The green composting site use has now ceased and is in the process of being restored, and the temporary planning permission shortly will expire. To describe it as having an established waste use is therefore overstated. Nevertheless, its past history as a waste facility has to be acknowledged and its location, central within the Borough, would accord with the proximity principle in relation to the three main Runnymede settlements. Clearly, as a prominent Green Belt site it would have to be demonstrated that other urban or less harmful Green Belt sites were not available, and there would be a need to fully assess the environmental impact of any new facility (to ensure that past problems and nuisances from use of the site are not repeated). However, subject to this, the use of the site might be accepted as the Best Practicable Environmental option in the Borough, should it satisfy the SA/SEA requirements.***

4.9 ***Whilst it is accepted that the sewage treatment works is a previously developed site, its designation as a Major Developed Site in the Green Belt by the Local Plan Inspector did come with the caveat that this designation might be reviewed if it ever became vacant. However, as the site has been discounted from consideration for the purposes of the present plan period, this is an issue for the future.***

4.10 The third assessment identified land adjacent to Trumps Farm, Kitsmead Lane, Longcross for consideration. This is land immediately south of the M3 Motorway and immediately north of the Trumps Farm Landfill site. The site is described as being despoiled and at a lower land level than adjoining land. As it is near to the former DERA MoD facility, which is designated as a Major Developed Site in the Green Belt, the assessment suggests that 'the principle of development is accepted within this locality'.

4.11 Comment

Whilst the land has been used by the Highways Agency in the past and has areas of hardcore, it is not considered that it would take a great deal to restore it to attractive open land. It is at a lower level from adjoining land as the County Council permitted land raising as part of the restoration of the adjoining former tip. The DERA Major Developed Site does not include this land and the site therefore cannot benefit from any concessions to Green Belt policy that such an allocation affords.

4.12 *The fact that this area has already suffered severe environmental damage by the M3 to the north and the landraising to the south, together with the potential development in the future of the former DERA site and potential mineral workings at Trumps Farm, points to the need to safeguard remaining land for proper open Green Belt purposes rather than suggesting further development, and strong objection should be raised to its potential for waste development.*

5. Strategic Environmental Assessment and Interim Sustainability Appraisal

5.1 The purpose of a sustainability appraisal (SA) is "...to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of plans..."^[1] and is a requirement of the Planning and Compulsory Purchase Act 2004. Government guidance is that a SA should "incorporate the requirements of the Strategic Environmental Assessment (SEA) Directive"^[2]. The SEA Directive^[3] is transposed into UK law by the Environmental Assessment of Plans and Programmes Regulations 2004^[4].

5.2 Two reports have been supplied pursuant to the above regulations and guidance; Strategic Environmental Assessment of Surrey Waste Local Plan – Draft Final Environmental Report September 2004 (SEA-ER), and Interim Report of a Sustainability Appraisal of the Surrey Waste Development Framework (SA-IR), October 2004.

5.3 Comment

The SEA-ER, substantially meets the requirements of the SEA regulations, in both content and process. However, a number of points need to be born in mind:

- *the SEA was carried out pre the release of the Consultation on PPS 10: Planning for Sustainable Waste Management, which effectively is recommending removal of the Best Practicable Environmental Option (BPEO) assessment from waste planning, and*
- *there were a number of limitations on the assessment based on the lack of high resolution data.*

5.4 *The SA-IR appears to be a first draft, therefore detailed comment on its content at this stage would probably add little to the evaluation of the appraisal. However, comment on the methodology used may be beneficial, and the following points may warrant consideration:*

- *reliance on the BPEO work may need to be redressed within future iterations of the SA.*
- *there does not appear to be any reference made to any assessment of compliance of the earlier SA of the Surrey Structure Plan (November 2002) which is used to discount consideration of 'Key Sustainability Issues',*

¹ Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks – Consultation Paper 7 September 2004.

² http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_030923.pdf (pg.16)

³ http://europa.eu.int/eur-lex/pri/en/oj/dat/2001/l_197/l_19720010721en00300037.pdf

⁴ http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_029731.pdf

- ***the final SA report will need to ensure that it can demonstrate that its assessment is based on the latest and most up-to-date information, so that it can emphasize its ability to provide an objective sustainability appraisal of the Surrey Waste Development Framework, and not simply a platform for the reiteration of other assessments and reports.***

5.5 Guidance also suggests that the; "SA is an iterative process that identifies and reports on the likely significant effects of the plan and the extent to which implementation of the plan will achieve the social, environmental and economic objectives by which sustainable development can be defined." ^[5] Whilst the SEA provides an important but individual component to the total SA process, it specifically focuses its assessment on what can be classified as 'environmental issues'. The SEA does not attempt to address in detail the three other components of sustainability, economic, social or resource use. Therefore, there is an expectation not only to see these components as comprehensively assessed within the SA-IR as the environmental component has been addressed within the SEA, but also for the appraisal to address the combined impact the plan has made towards the promotion of sustainable development through better integration of sustainability considerations into the preparation and adoption of the plan.

6. Conclusion

- 6.1 To comply with European Directives and UK legislation there is an urgent need to find alternative methods of waste treatment than landfill. The proximity principle means that it is most sustainable to treat or dispose of waste as close as possible to where it is generated. This would suggest a larger number of smaller facilities spread across the country.**
- 6.2 There is concern that the consultation effectively promotes development within the Green Belt as being appropriate. Clearly, this approach is wrong in law, as such development is inappropriate, but may be acceptable where there are special circumstances to outweigh the harm caused. In this context, it may be that where it can be demonstrated that there are no alternatively available sites in the urban area, and what is being promoted is, environmentally, the least worst Green Belt site, then this may constitute special circumstances.**

⁵ Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks – Consultation Paper 7 September 2004.



**RUNNYMEDE BOROUGH COUNCIL
BOROUGH TECHNICAL SERVICES DEPARTMENT**

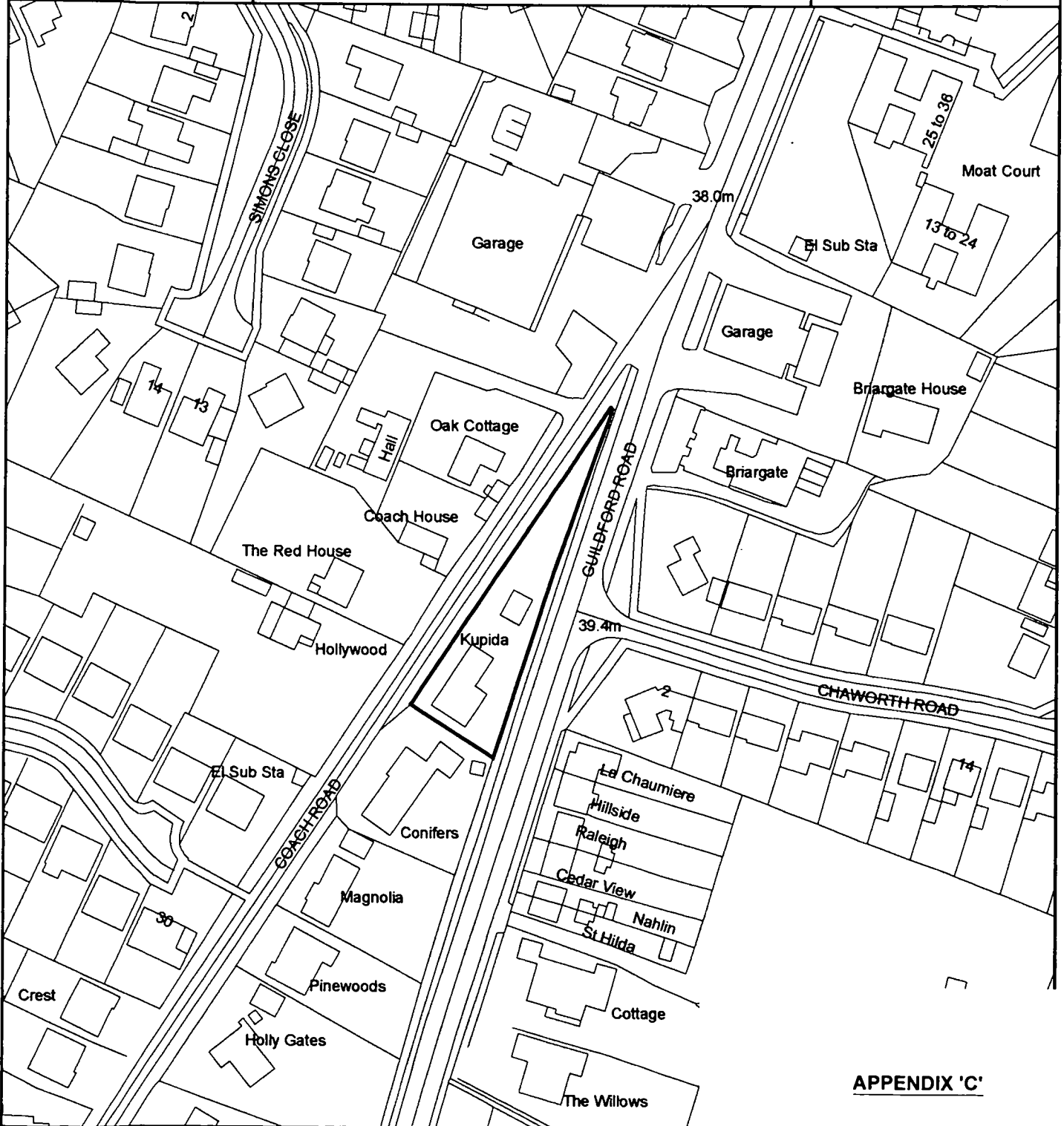
**Mr P. Sims, Dip E.P., M.R.T.P.I.
Director of Technical Services
Civic Offices
Station Road
Addlestone
Surrey KT15 2AH**



LOCATION: Kupida, Coach Road, Ottershaw

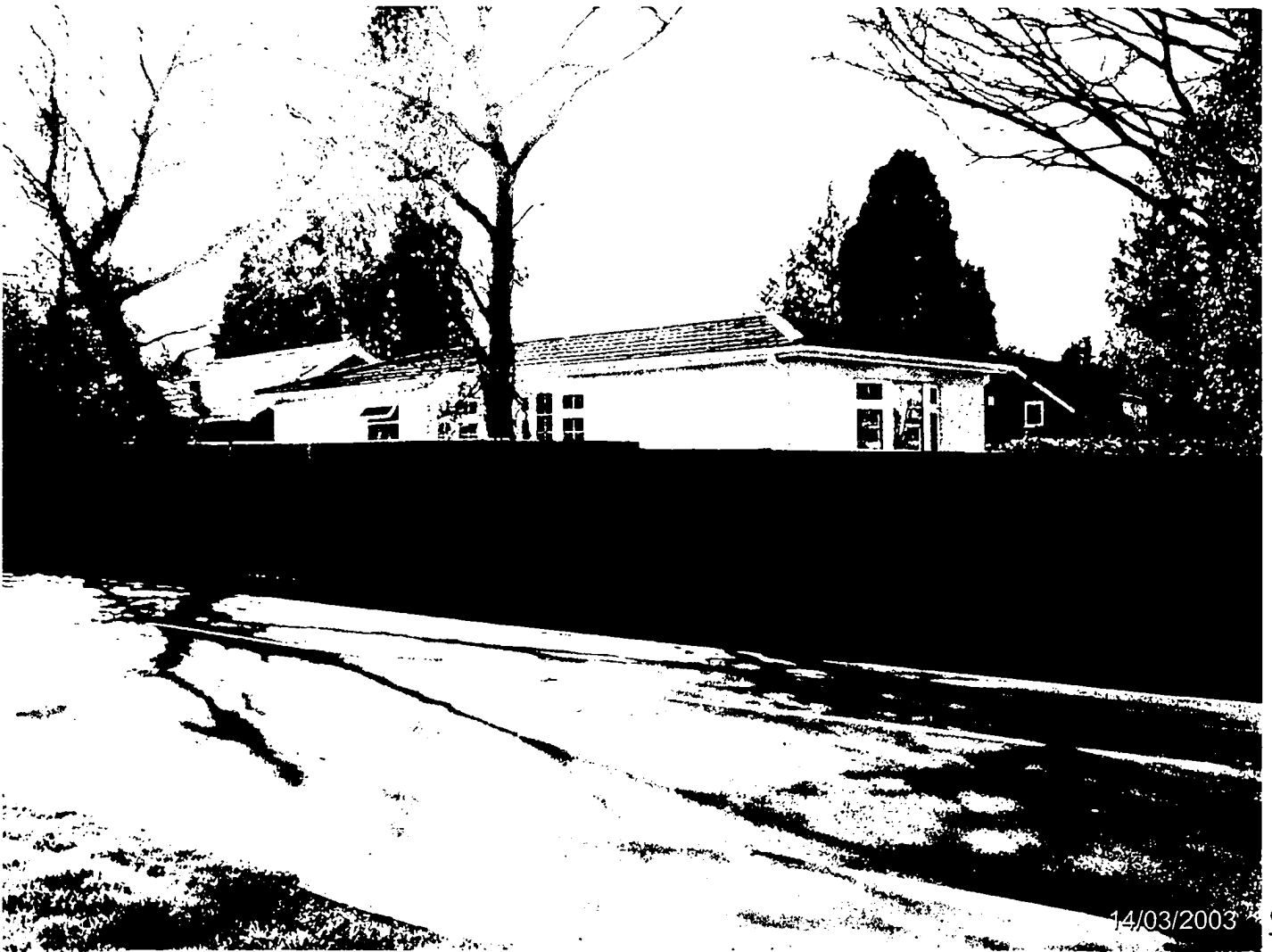
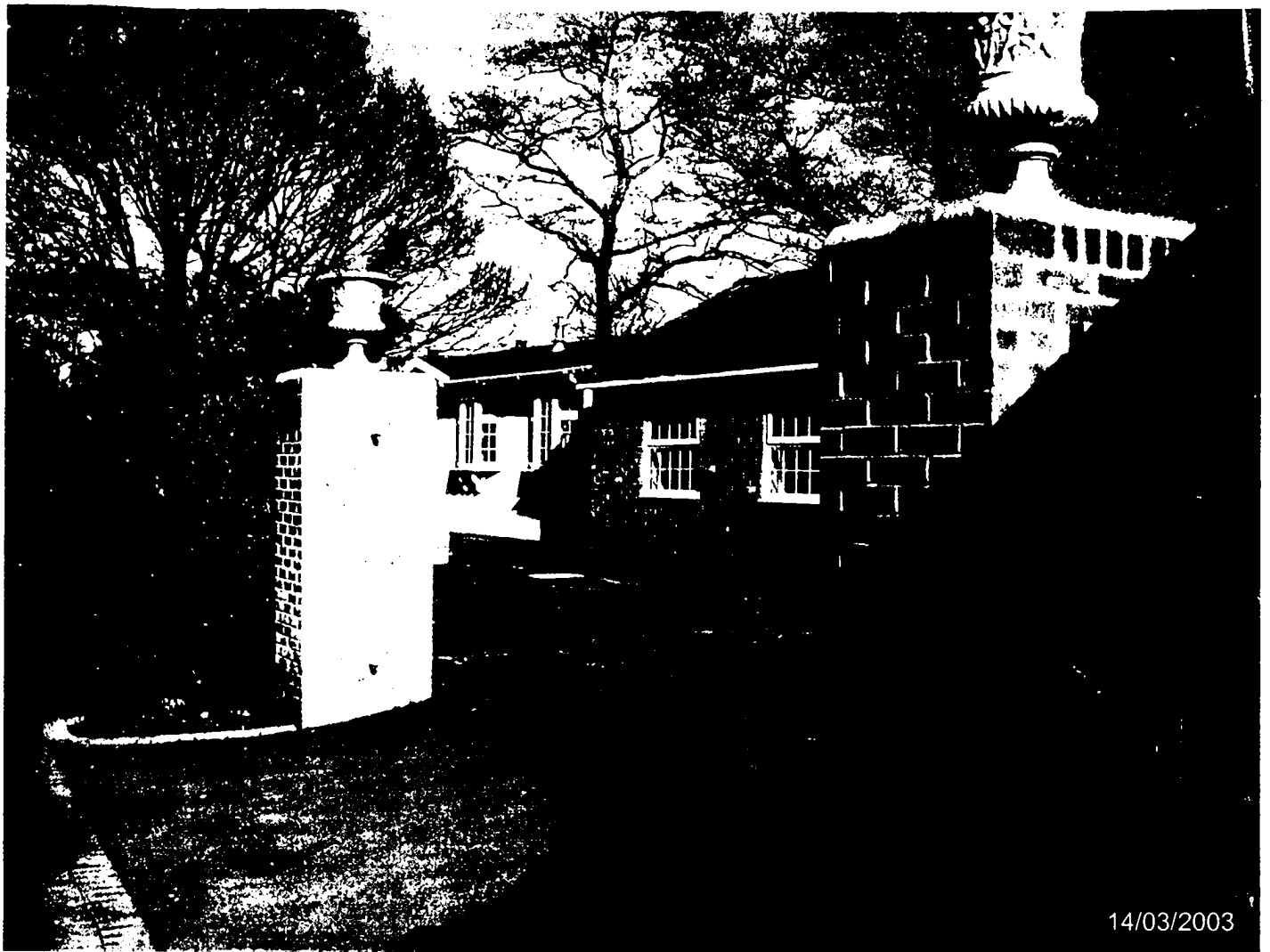
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APPENDIX 'C'

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PLANNING APPLICATIONS DETERMINED BY

 DIRECTOR OF TECHNICAL SERVICES

FROM 17TH JANUARY TO 28TH JANUARY 2005

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
04/1440	Whittets Ait, Jessamy Road, Weybridge Consultation by Elmbridge Borough Council for retention of river bank structure comprising concrete base, brick walling and balustrading. DECISION: NO OBJECTION
04/1413	Redlands Farm, Lyne Lane, Virginia Water Conversion of redundant agricultural building for B1 office and B8 storage and distribution uses. DECISION: GRANT
04/1407	35 Kings Road, New Haw, Addlestone Erection of single storey rear extension. DECISION: GRANT
04/1404	375 Woodham Lane, New Haw, Addlestone Erection of first floor front and rear extensions. DECISION: GRANT
04/1403	15 Wendley Drive, New Haw, Addlestone Erection of single storey side extension. DECISION: GRANT
04/1399	13 The Retreat, Englefield Green, Egham Erection of a rear conservatory. DECISION: GRANT
04/1398	8 Sundon Crescent, Virginia Water Construction of dormer window to rear elevation to form habitable accommodation following demolition of existing dormer window. DECISION: GRANT
04/1397	28 Avenue Road, Staines Alterations to the roof involving hipped to gable, construction of rear dormer window and insertion of velux windows to form habitable accommodation at first floor level. DECISION: GRANT
04/1395	St Cuthberts R.C. Primary School, Bagshot Road, Englefield Green Single storey infill extension and conservatory to enlarge reception classroom and provide covered playspace plus relocation of existing shed. DECISION: GRANT

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
04/1389	25 Alderside Walk, Englefield Green, Egham Erection of front porch and bay window. DECISION: GRANT
04/1382	Glebe House, Christchurch Road, Virginia Water Erection of first floor side extension, single storey front and side extension comprising study and double garage following demolition of existing store and garage. DECISION REFUSE
04/1377	April Cottage, 3 Pooley Avenue, Egham Erection of single storey rear and two storey side extensions incorporating an integral garage following demolition of existing detached garage. DECISION: REFUSE
04/1375	36 Holly Avenue, New Haw, Addlestone Erection of single storey side and rear extension to form garage/living accommodation (Revised plans received 20th December 2004). DECISION: GRANT
04/1372	28 Ongar Place, Addlestone Erection of single storey rear extension and conservatory. DECISION: REFUSE
04/1371	34 Bourneside Road, Addlestone Erection of rear conservatory following demolition of existing conservatory. DECISION: REFUSE
04/1368	8 Borrowdale Close, Egham Erection of part two storey, part first storey side extension, erection of front porch and canopy, conversion of existing garage into habitable accommodation and construction of detached garage to the front. (Revised plans received 23/12/04). DECISION REFUSE
04/1362	198 Almnors Road, Lyne, Chertsey Erection of two storey front extension incorporating a bay window and porch (Revised plans received 6th December 2004). DECISION: REFUSE
04/1361	Withypool, Oak End Way, Woodham, Addlestone Erection of detached double garage and store. DECISION: GRANT
04/1360	29 Fletcher Road, Ottershaw, Chertsey Erection of first floor side extension incorporating new pitched roof over existing flat roof extension. DECISION: GRANT

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 04/1359 21 Langham Place, Egham
Erection of part two storey, part single storey side extension following demolition of existing extension.
DECISION: **GRANT**
- 04/1357 28 St. Judes Road, Englefield Green, Egham
Erection of single storey outbuilding for storage use in connection with restaurant.
DECISION: **GRANT**
- 04/1356 Departmental Block, St Peters Hospital, Guildford Road, Chertsey
Alterations to front entrance of departmental block
DECISION: **GRANT**
- 04/1354 Little Brittons, Spring Woods, Virginia Water
Erection of a detached dwelling incorporating dormer windows and basement following demolition of existing house (amendment to planning permission of RU.04/1068).
DECISION: **GRANT**
- 04/1353 17 Rowtown, Addlestone
Erection of two storey rear extension following demolition of existing single storey extension.
DECISION: **GRANT**
- 04/1351 18 Cabrera Avenue, Virginia Water
Construction of a pitched roof above existing rear extension with insertion of a skylight.
DECISION: **GRANT**
- 04/1350 Land adj Falconwood, 8 Virginia Avenue, Virginia Water
Amendments to approval RU.03/1207 (Erection of a two storey dwelling and detached double garage to the front of the dwelling with vehicular access off Virginia Avenue) including the erection of a single storey rear extension/conservatory, rooflights in the side elevations and alterations to the front and rear bay windows.
DECISION: **GRANT**
- 04/1349 17 & 19 Willson Road, Englefield Green, Egham
Erection of detached double garage for use by no. 17 & 19 Willson Road following demolition of two existing garages.
DECISION: **GRANT**
- 04/1348 5 Fernlands Close, Chertsey
Erection of two storey side extension, single storey side and rear extensions and conversion of roofspace to habitable accommodation with rooflights to the front and rear and insertion of dormer in rear elevation following demolition of existing conservatory and garage (Revised plans received 11/01/05).
DECISION: **GRANT**

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 04/1347 93 Little Green Lane, Chertsey
Erection of single storey front extension and porch, single storey side extension and conversion of garage to habitable accommodation.
DECISION: **GRANT**
- 04/1337 Pantiles Nurseries Ltd, Almnors Road, Lyne
Renewal of planning permission RU.02/1070 for the continued siting of a portacabin to provide canteen, restroom and washing facilities for a further five years.
DECISION: **GRANT**
- 04/1331 Cedar Bank, Hamm Court, Weybridge
Erection of two storey side extension, alterations to roof incorporating removal and repositioning of two chimneys, alterations to fenestrations and insertion of rooflights to flank roof plane of existing property following demolition of conservatory, side extension and summerhouse.
DECISION: **REFUSE**
- 04/1330 2 Green View Cottages, Green Road, Thorpe
Erection of part single storey part two storey rear extension.
DECISION: **GRANT**
- 04/1318 15 Marley Close, Addlestone
Erection of single storey rear extension and loft conversion (Revised description).
DECISION: **GRANT**
- 04/1317 St. Pauls Church, Church Road, Addlestone
Erection of two single storey extension to south end and lobby/boiler room to north end of Church.
DECISION: **GRANT**
- 04/0910 31 Cabrera Avenue, Virginia Water
Erection of two storey side and single storey rear extensions to include the insertion of two rooflights in the rear elevation.
DECISION: **REFUSE**

DELEGATED DECISIONS IN CONSULTATION WITH CHAIRMAN & VICE-CHAIRMAN

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
04/1409	Corner Cottage, Guildford Road, Chertsey Erection of two storey side extension. DECISION: GRANT
04/1363	Cedar Cottage, Sheerwater Avenue and land r/o Meadside & Squirrels Leap, Faris Lane, Woodham Demolition of existing property and erection of 1 no. 4 bed two storey house and 1 no. 3 bed chalet bungalow with parking and access. DECISION: GRANT
04/1340	24 Riverside, Egham Erection of single storey side porch following demolition of the existing porch and part of bedroom 3 on River elevation and single storey rear extension following demolition of the existing conservatory/sun room. DECISION: GRANT
04/1334	4 Farleigh Road, New Haw Erection of single storey front and rear extensions. DECISION: GRANT
04/1324	Winchcombe, Woodham Park Road, Woodham, Addlestone Erection of detached double garage. DECISION: REFUSE
04/1266	The Crouch Oak, Station Road, Addlestone Erection of first floor side extension to provide a self contained managers flat (Revised Plans received 06/01/05). DECISION: GRANT
04/1259	Tanglewood, Gorse Hill Road, Virginia Water Amendments to RU.03/0223 (replacement dwelling) including alterations to the fenestration, enlarged first and second floors and detailing. DECISION: GRANT
04/1163	Long Spinney, Roberts Way, Englefield Green, Egham Erection of part two storey, part single storey rear extension and first floor front extension. DECISION: GRANT

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

Capital House, Woodham Park Road, Woodham, Surrey, KT15 3TG

Use of land for 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, timbre, 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.

APPLICANT

Denis Read

CONSULTEES

Runnymede Borough Council
 Environment Agency
 Surrey Wildlife Trust
 Thames Water Utilities
 Three Valleys Water
 Environmental Noise
 County Conservation Group
 County Highway Authority

PARISH COUNCIL/RESIDENT ASSOCIATIONS/AMENITY GROUPS

West Addlestone Residents Association

SITE LOCATION AND BACKGROUND

Capital house is situated on the west side of Woodham Park Road to the west of Woodham. The site has a narrow frontage onto Woodham Park Road but widens out significantly within the depth of the site. The whole site is some 240m deep with the River Bourne defining the northern boundary with open countryside beyond. To the east lies the Bourne Valley Garden Centre, granted a Certificate of Lawfulness for an Existing Use as a garden centre in 1993. Since then three commercial buildings have been approved on the site adjoining the southern end of the boundary with Capital House. To the west lies the land and buildings of Holme farm and a private residential plot. Overall the application site covers an area of some 1.5 hectares.

The southern section of the site has been used to some degree for commercial use since the 1960's when the applicant acquired the site. In February 1979 an Established Use Certificate was issued for part of the site for the business of landscaping with the storage and sale of top soil together with the storage and repair of plant and vehicles relating to that use, and ancillary offices. In January 1989 planning permission was granted for the erection of a replacement workshop building and an office building together with site improvements all for the use in connection with the business described in the Established Use Certificate. As part

of the grant of planning permission a Section 52 Agreement was drawn up subdividing the whole site into specific land use zones together with the restrictions applying to them.

In February 2000 a Certificate of Established Use was sought for the use of land for waste transfer and recycling activities and the storage, repair and maintenance of ancillary plant and machinery on a site of approximately 1 hectare. The site covered part of the area of land defined as commercial and part as landscape amenity land at the rear of the site as set out in the Section 52 Agreement. The grant of the certificate was refused in June 2000. Also in 2000 planning permission was granted to build further offices on the site.

DESCRIPTION OF PROPOSAL

The application covers the whole 1.5 hectares of the site, which is divided roughly into quarters by the activities proposed, some of which, the sale and storage of topsoil and the storage and servicing of ancillary vehicles, are existing uses. The existing buildings, mainly offices and vehicle workshops, occupy the southern quarter, adjoining Woodham Park Road, and are to remain. Staff and visitor parking is provided adjoining the offices. The central quarter of the site provides for vehicle parking along the eastern and western boundaries with soil screening in the middle of this part of the site. Construction waste is to be sorted just to the north.

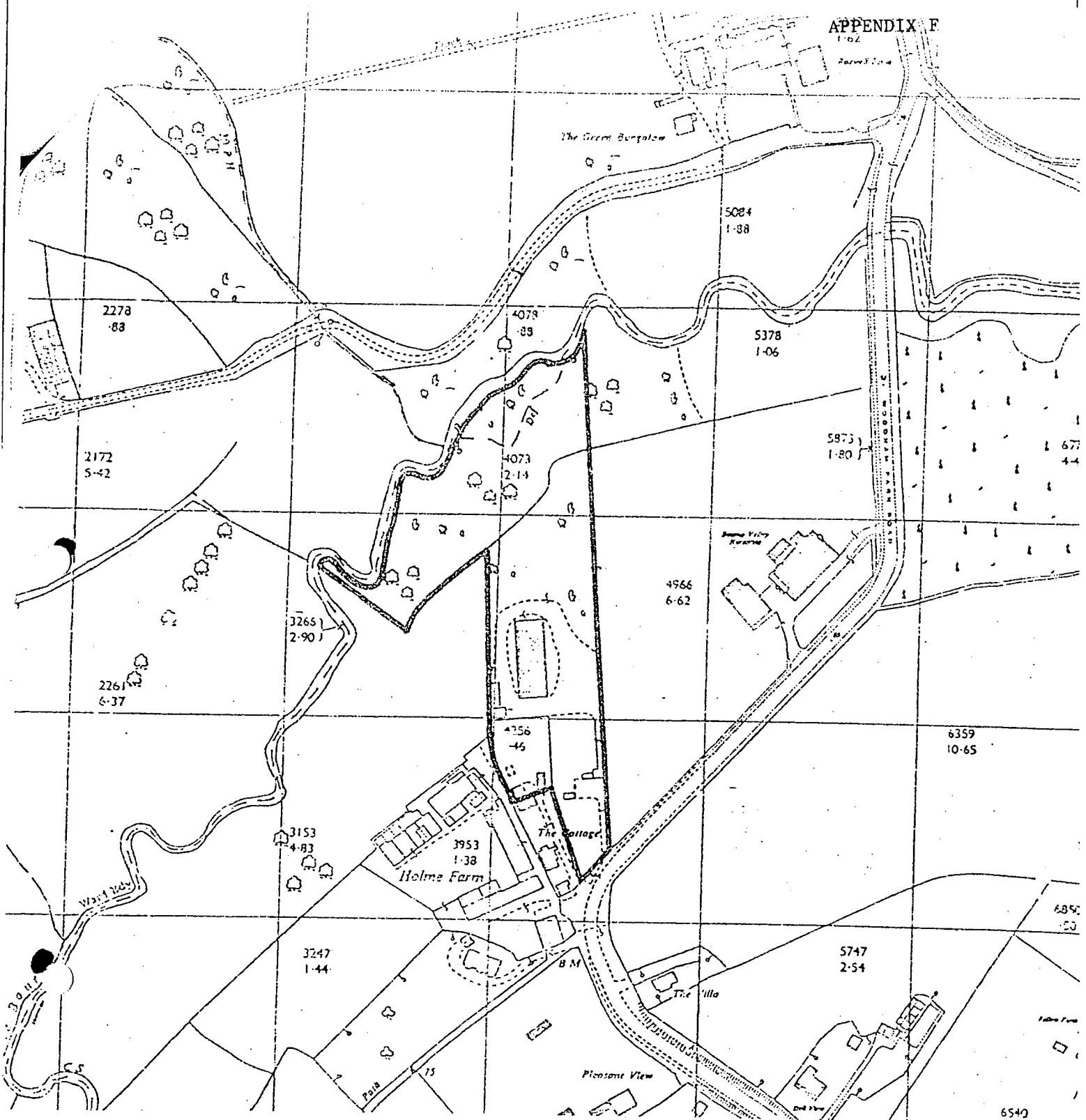
The third and most northerly quarter of the site extending up to The Bourne is proposed to be used for the crushing and screening of the waste brought onto the site. An existing earth bund is to remain along the northern and northwestern boundary adjoining the river whilst the section of bund along the eastern boundary with the adjoining garden centre is to be removed and be replaced with a fence and screen planting. The final quarter of the site doglegs to the south and west following the course of the river. This area is to accommodate the stockpiles of material that has passed through the adjoining crushing and screening processes. This area is screened from the river by an existing bund and woodland.

ISSUES AND INITIAL OBSERVATIONS

The site lies within the Green Belt where there is a presumption against this form of development unless the applicant can show that there are very special circumstances why an exception to Green Belt policy should be made. Consideration will need to be given to the requirement for further recycling capacity in the area and the availability of alternative sites. The northern part of the site is subject to flooding and the applicant has prepared a Flood Risk Assessment for evaluation by the Environment Agency.

Consideration will also need to be given to the environmental effects of recycling such as noise and dust, the visual impact of the proposals and impact of traffic generated by the operation of this site.

Case Officer: Derick Shonfeld Telephone: 02085419435
Date: November 2004



This is the plan referred to in the Secretary of State's decision letter dated

Reference APP/5389/0/79/772

REF 451



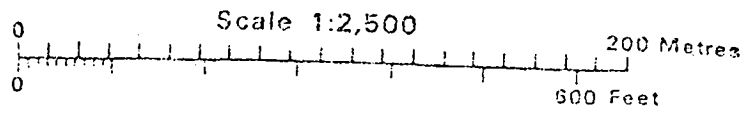
'A'

Extract from OS sheet TQ 0362
National Grid Reference 50340 16270

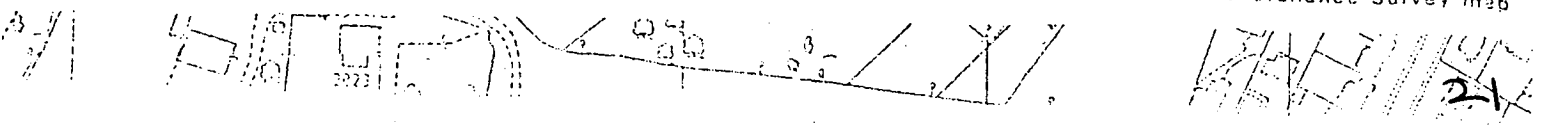
F C SINGLE

Authorised by the Secretary of State to sign in that behalf

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Department of the Environment



Base map reproduced from the Ordnance Survey map



DEPARTMENT OF THE ENVIRONMENT
TOWN AND COUNTRY PLANNING ACT 1971

ESTABLISHED USE CERTIFICATE

Land at Woodham Park Road, Woodham, Weybridge more particularly shown edged
in heavy black on the plan attached hereto.
.....
.....
.....

IT IS HEREBY CERTIFIED that the use of the above land for the business
of landscaping, with the storage and sale of top soil together with the
storage and repair of plant and vehicles relating to that use with ancillary
offices
was on 7 February 1979
established within the meaning of paragraph (a) of section 94(1)
of the Town and Country Planning Act 1971.

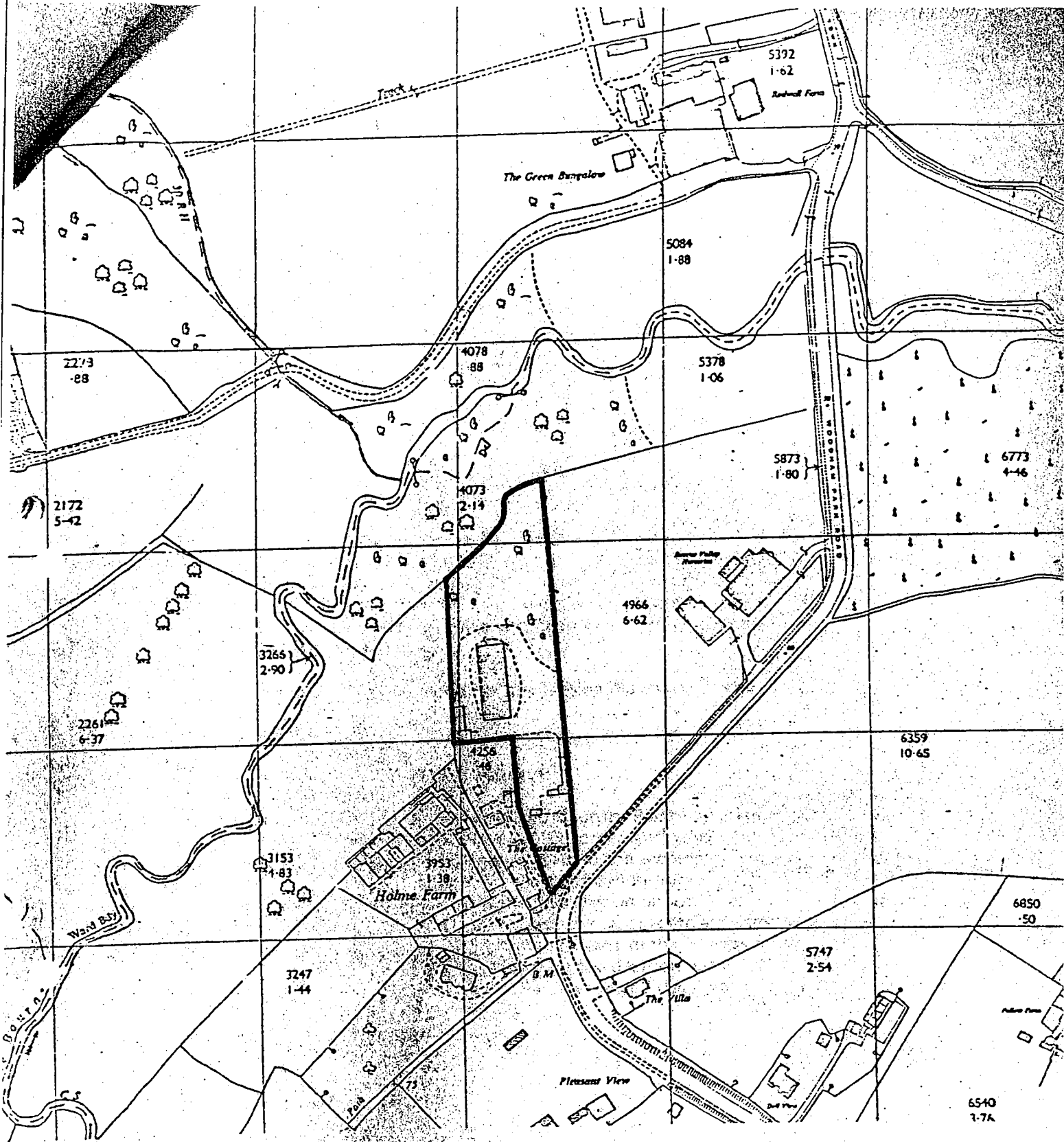
Signed *R W Pratt*
(R W PRATT)

Authorized by the Secretary of State to sign in that behalf.

Date 19 JAN 94

Reference: APP/5389/D/79/76

NOTE: This certificate is issued for the purposes of section 94 of the Town and Country Planning Act 1971 only. It certifies that the use of the land for the purposes named is not liable to enforcement action under section 87 of that Act, but it is not a grant of planning permission and does not necessarily entitle the owner or occupier of the land to any consequential statutory rights which may be conferred where planning permission has been granted, under Part III of the Town and Country Planning Act 1971, for a use of land.



This is the plan referred to in the Secretary of State's decision letter dated 10/10/76
 Reference APP/5389/D/79/76

R. W. Pratt
 R. W. PRATT

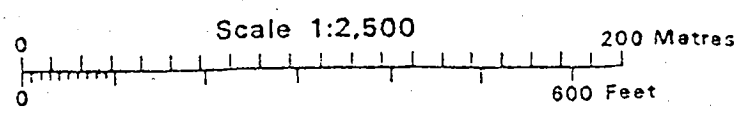
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 Department of the Environment

REF 481



Extract from OS sheet TQ 0362
 National Grid Reference 50340 16270



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KEY

COMMERCIAL

LANDSCAPED

RESIDENTIAL

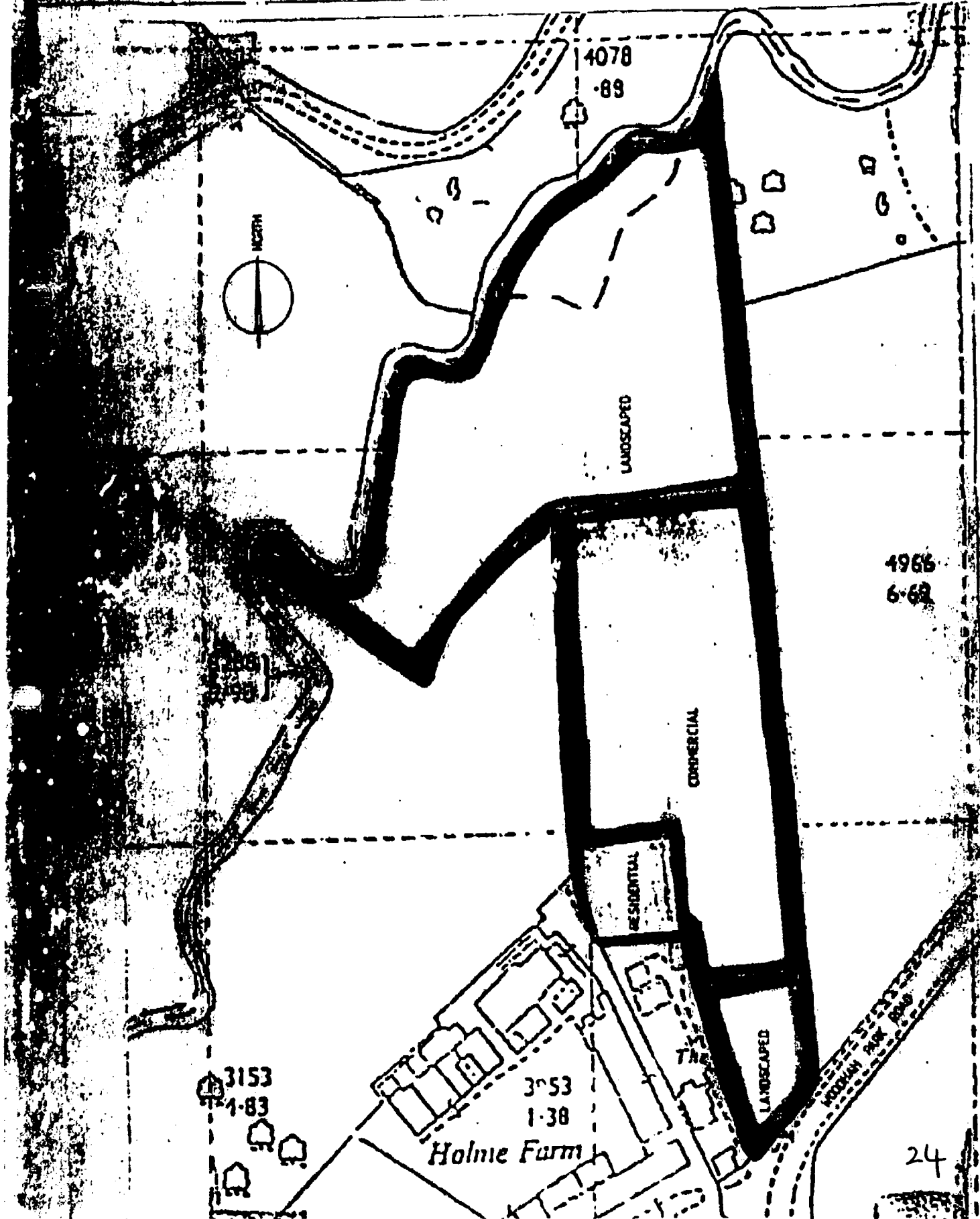
W. L. Hill
Chief Engineer

REVISIONS

MORGAN ASSOC.

CHARTERED AND

MEMBER ENTERPRISES



SITE PLAN ENLARGED FROM U.S. SHEET 10000

Parcel ID: 45854

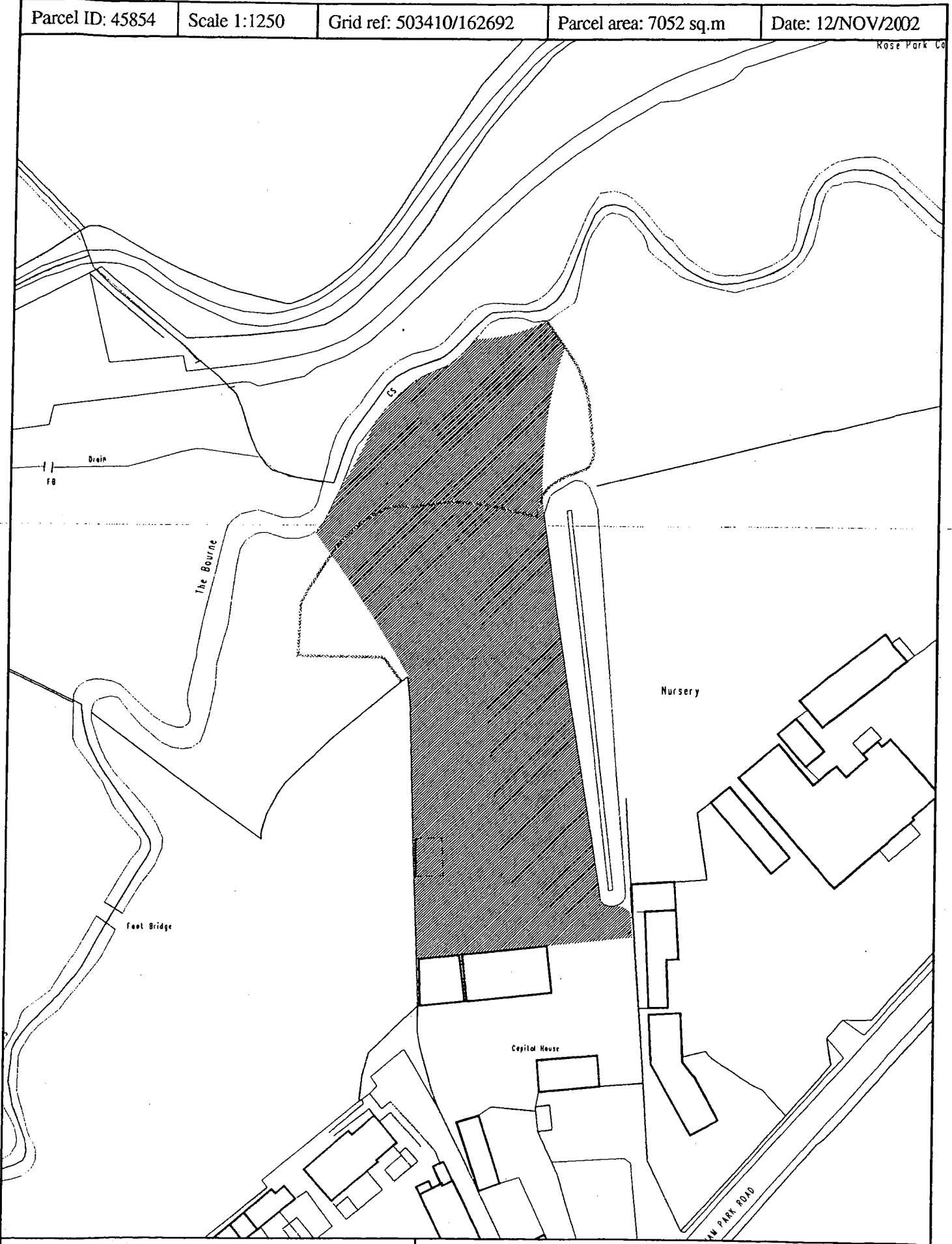
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Grid ref: 503410/162692

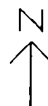
Parcel area: 7052 sq.m

Date: 12/NOV/2002

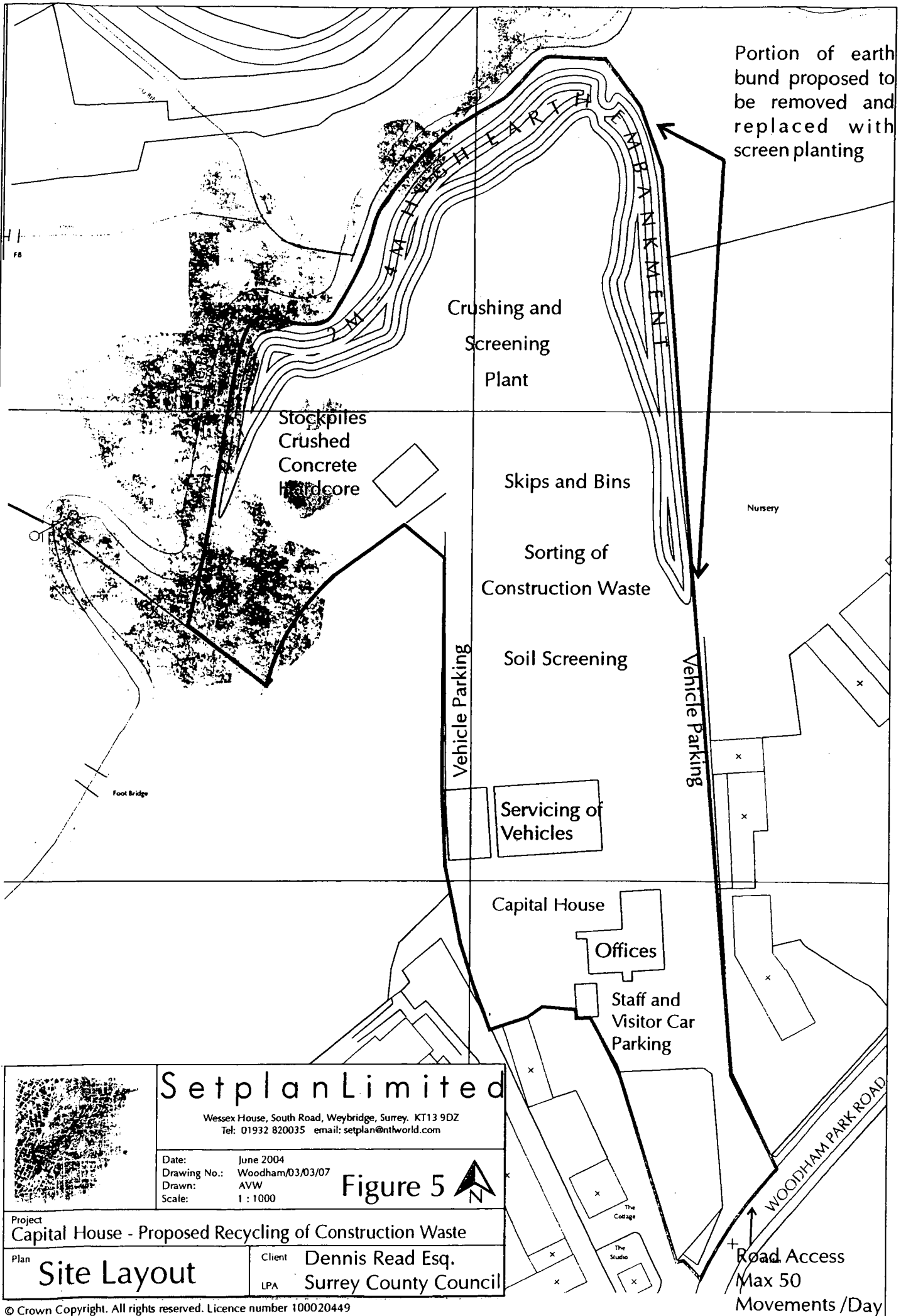
Rose Park Co



Current Address:



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Portion of earth bund proposed to be removed and replaced with screen planting

Crushing and Screening Plant

Stockpiles Crushed Concrete Hardcore

Skips and Bins

Sorting of Construction Waste

Soil Screening

Vehicle Parking

Vehicle Parking

Servicing of Vehicles

Capital House

Offices

Staff and Visitor Car Parking

Setplan Limited

Wessex House, South Road, Weybridge, Surrey. KT13 9DZ
Tel: 01932 820035 email: setplan@nthworld.com

Date: June 2004
Drawing No.: Woodham/03/03/07
Drawn: AVW
Scale: 1 : 1000

Figure 5



Project Capital House - Proposed Recycling of Construction Waste

Plan Site Layout

Client Dennis Read Esq.
LPA Surrey County Council

Road Access
Max 50
Movements /Day

APPLICATION FOR PLANNING PERMISSION
TO RECYCLE CONSTRUCTION WASTE
LAND AT CAPITAL HOUSE,
WOODHAM PARK ROAD, WOODHAM, SURREY.

Prepared for the Property Owner

Dennis Read Esq.

Prepared by

Setplan Limited
Chartered Town Planners

Wessex House
South Road, Weybridge, Surrey. KT13 9HN
Tel 01932 820035
Email – setplan@ntlworld.com



June 2004

11. Conclusion

11.1 The national policy is to encourage the recycling of waste rather than consigning it to landfill, and to reduce the amount of primary aggregate. It is generally agreed that there is a need in Surrey for facilities such as that subject to this application and that acceptable sites are not easy to find in the County since most of Surrey is either in the Green Belt or part of an urban area. The kind of waste that will be processed on the application site is generated in a wide variety of locations. Policies DLP 31-33 of the SP are consistent with this position and support the provision of waste recycling facilities in appropriate locations as long as their impact upon the environment is acceptable. The WLP reflects and expands upon these policies and Policy WLP 21 indicates that facilities for inert waste recycling should normally be provided on land allocated in the local plan, on despoiled, contaminated or developed land on the urban fringe, or within or adjacent to working or worked out mineral workings. WLP 2 seeks to minimise waste haulage distances and indicates a preference for waste related facilities to be based as close as practicable to the origin of waste. The WLP does not however identify actual sites for waste recycling facilities. The proposal has a minimal adverse impact on neighbouring amenity. It also appears unlikely that sites superior to that proposed will be found in the vicinity.

11.2 The proposals contribute to sustainable development. There are no site-specific considerations that could override the advantages of this development.

1. The application site is in the countryside and is well-screened from view with no conflict with an established public or residential use.
2. 0.8ha of the site already benefits from an EUC for the business of landscaping and the storage and sale of topsoil. A further 0.4ha of the site would be used for construction waste recycling under the proposal.
3. The operation reduces journey distances because of its local character.

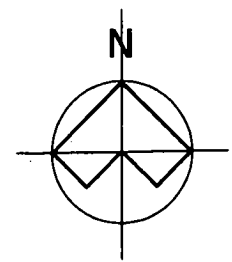
10.2 The consequences of the waste recycling operation at Capital House being refused planning permission are -

1. Additional road traffic generated as waste is transported to more distant operations beyond the Green Belt and/or Surrey.
2. More construction waste being disposed of in landfill.
3. Less aggregate will be produced, decreasing the supply of recycled aggregates used in new construction and increasing the demand from primary sources.
4. More construction waste will be recycled at locations without planning control and with undetermined environmental effects.
5. The proposals potential contribution to meeting national, regional and local recycling targets will not be realised.

10.3 The basis on which these proposals can be considered as an exception to Green Belt policy is clear. The weight of material considerations justifying the County Council's support is considerable. There is an urgent and substantial need for construction waste recycling in NW Surrey and in Surrey as a whole. This is a material consideration of significant weight and a very special circumstance in this case. I respectfully request Surrey County Council to grant planning permission to allow the construction waste recycling facility described in the foregoing.

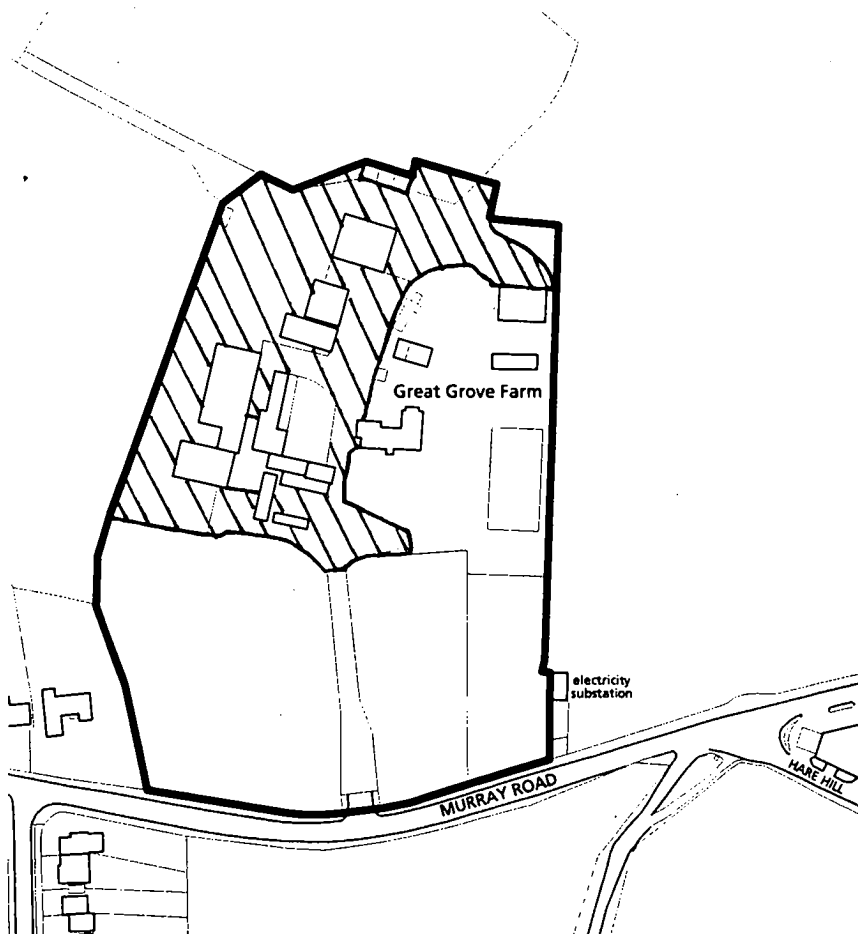
Arnold Ward MRTPI

do not scale dimensions from this drawing



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Plan A



Area of hardstanding (commercial)

Revision B : 31 January 2005
 site boundary extended to include additional area to north of site as revision A

Revision A : 18 January 2005
 additional areas of hardstanding shown adjoining farmhouse and to north of site

**BroadwayMalvan
 Planning**

3 Weybridge Business Park
 Addlestone Road
 Weybridge, Surrey KT15 2BW
 T: 01932 84 55 99
 F: 01932 846 043
 E: Bmp@BroadwayMalvan.com

Client

J H Briggs

Project

**Great Grove Farm
 Murray Road, Ottershaw**

Description

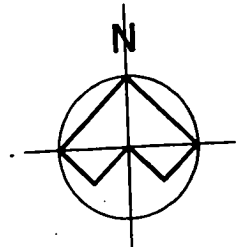
**Location Plan
 Area of Hardstanding**

Status

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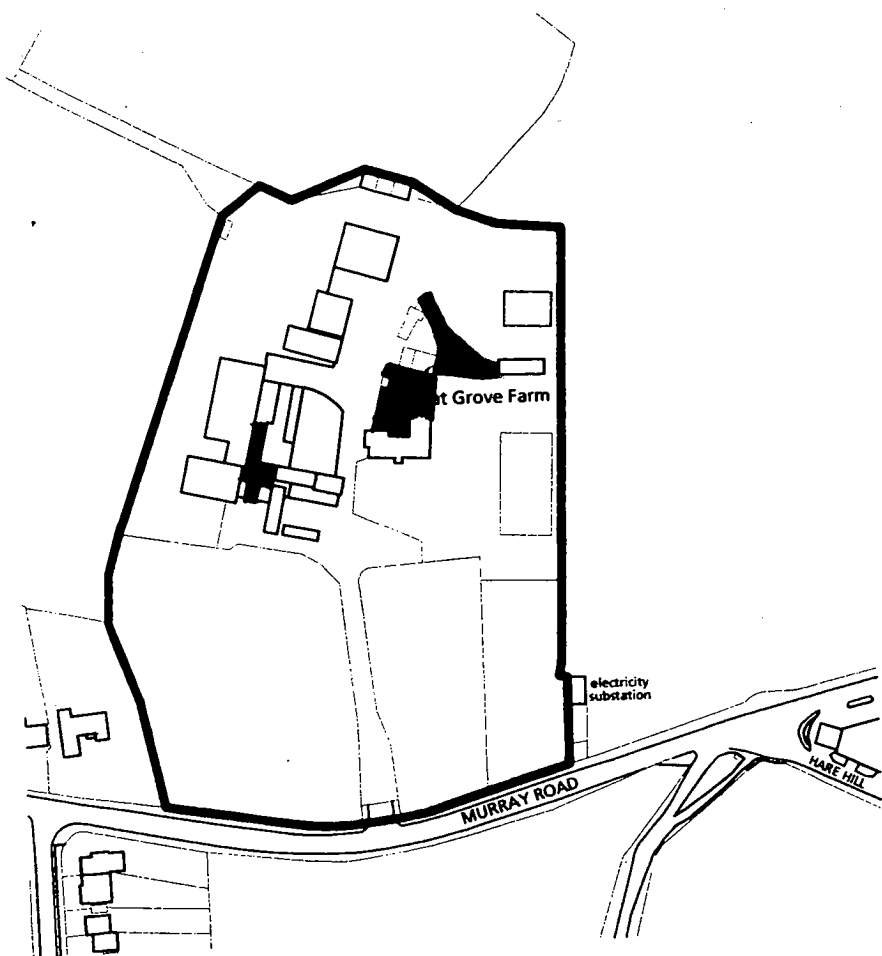
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Job number	Drawing number	Revision
22350	OD / 01	B

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Plan B



Surfacing ancillary to residential use

BroadwayMalyan
 Planning

3 Weybridge Business Park
 Addlestone Road
 Weybridge, Surrey KT15 2BW
 T: 01932 84 55 99
 F: 01932 846 043
 E: Bmp@BroadwayMalyan.com

Client

J H Briggs

Project

**Great Grove Farm
 Murray Road, Ottershaw**

Description

**Location Plan
 Area of Land used for
 Open Storage, etc.**

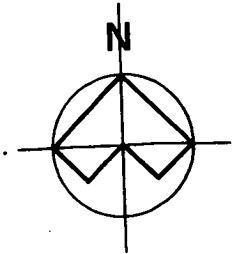
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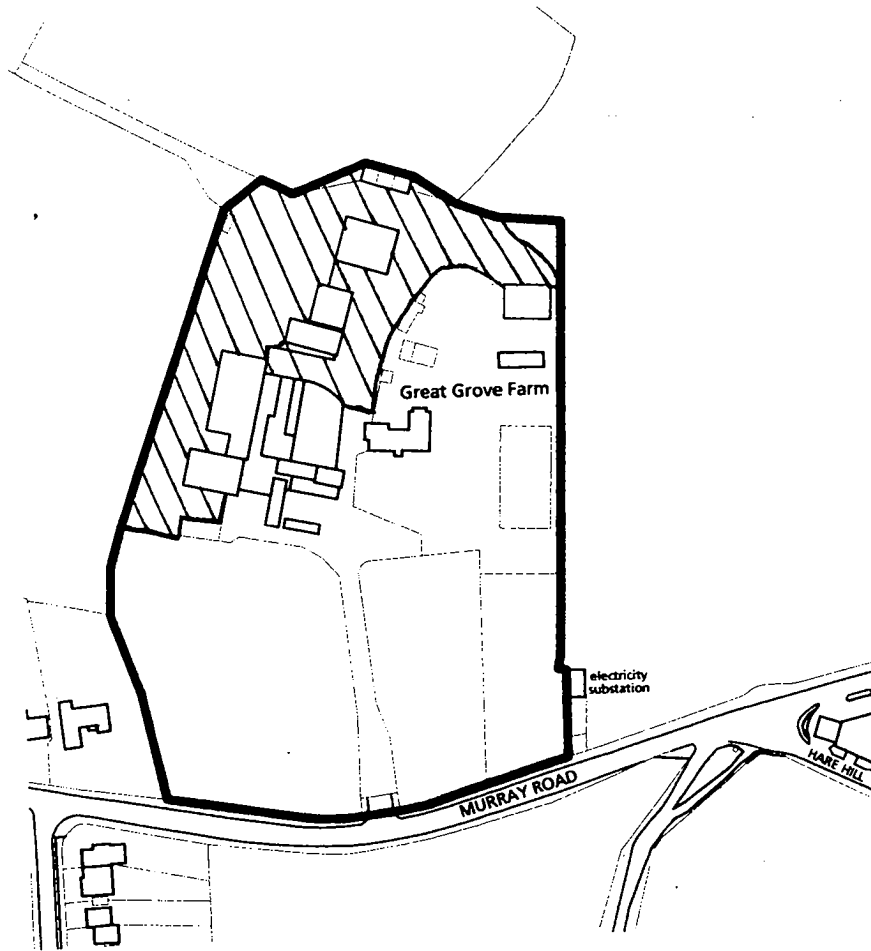
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Plan C



Area of land used for open storage, movement and parking of vehicles

**BroadwayMalyan
Planning**

3 Weybridge Business Park
Addlestone Road
Weybridge, Surrey KT15 2BW
T: 01932 84 55 99
F: 01932 846 043
E: Bmp@BroadwayMalyan.com

Client

J H Briggs

Project

**Great Grove Farm
Murray Road, Ottershaw**

Description

**Location Plan
Area of Land used for
Open Storage, etc.**

Status

FOR IDENTIFICATION ONLY

Scale	Drawn	Date
1:2500m @ A4	rw / os	24 Jan 200
Job number	Drawing number	Revisi
23350	COU / 01	A

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