



RUNNYMEDE BOROUGH COUNCIL

PLANNING COMMITTEE

19 JANUARY 2005

APPENDICES

<u>APPENDIX</u>	<u>REPORT</u>	<u>PAGE. NO.</u>
A	MINUTES 22.12.04	1
B	BACKGROUND PAPER - WASTE MANAGEMENT TECHNOLOGIES	11
C	URBAN SITES/INDUSTRIAL ESTATES	14
D	SITE PLAN - LYNE LANE	17
E	SITE PLAN - LAND ADJACENT TRUMPS FARM	18
F	PLANNING APPLICATIONS DETERMINED BY DIRECTOR OF TECHNICAL SERVICES	19
G	APPEAL DECISION	24

Runnymede Borough CouncilAPPENDIX 'A'PLANNING COMMITTEE22 December 2004 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, J.B. Dean, J.M. Edwards, J.R. Furey, H.W.V. Meares, Mrs. J. Norman, D.W. Parr, R. Pate, B.J. Relph, A.P. Tollett and J.R. Whiteley

Members of the Committee absent: None

Councillors A. J. Davis, Mrs C.E. Gant and C. Knight also attended.

NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

The Group mentioned below had notified the Chief Executive Officer of their wish that the change listed below be made to the membership of the Committee. The change was for a fixed period ending on the day after the meeting and thereafter the Councillor removed would be reappointed.

Group requesting Change	Remove from Membership	Appoint Instead
Conservative	Councillor N. Thewlis	Councillor J.M. Edwards

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 24 November 2004 were approved and signed as a correct record.

DECLARATIONS OF INTEREST

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

Councillor	Item	Nature of Interest
A.P. Tollett	TPO - Land adjacent Basingstoke Canal	Personal - Council appointee to Basingstoke Canal J.M.C.

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 04/0121**

Land at Franklands Drive, Addlestone Residential Development comprising affordable and accessible housing, access roads and public space and demolition of three dwellings (47, 51 and 53 Franklands Drive).

DECISION: REFUSE for the following reasons:

1. **The application site forms part of an area of land identified in Policy HO6 of the Runnymede Borough Local Plan (Second Alteration) 2001 as being for residential development in the post-2001 period subject to a sequential release of sites to meet a perceived shortfall. As such, it has been excluded from the Metropolitan Green Belt, and is subject to Policy GB8 of the Local Plan (Second Alteration). The Planning Authority has identified sufficient sites to accommodate an adequate supply of housing land within the relevant Local Plan period. The release of this safeguarded site ahead of a need to do so would lead to an over-provision of housing beyond that required by Policies HO5 and HO6 of the Local Plan (Second Alteration) and would be contrary to the Planning Authority's housing strategy which is designed to regulate the supply of housing land and safeguard the long term boundaries of the Green Belt, contrary to Policies LO1, LO2, LO4 and LO6 of the Surrey Structure Plan 2004 and Policies GB8, HO6 and HO7 of the Runnymede Borough Local Plan (Second Alteration) 2001.**
2. **The Local Planning Authority has submitted a Local Development Scheme to the Government Office for the South East for approval, within which Policies GB8, HO5, HO6 and HO7 of the Runnymede Borough Local Plan 2001 are to be saved pending replacement by Local Development Documents as part of the emerging Local Development Framework. The release of the application site contrary to those policies and Policies LO1, LO2, LO4 and LO6 of the Surrey Structure Plan 2004 would be premature and could prejudice decisions about the scale, location and phasing of new housing development which are being addressed in the policies in emerging Local Development Documents.**
3. **It is not considered that there are any other material planning considerations of sufficient weight to override the above objections and that the proposed development, if permitted, is likely to encourage similar proposals in respect of other land safeguarded to meet long term housing needs, which might then be difficult to resist, the cumulative effect of which, if permitted, would further undermine the Planning Authority's policy for the phased release of housing land to the detriment of the long term protection of the Green Belt.**

Upon a requisition that the names voting on the above application be recorded, there voted

For refusal (14): Councillors Angell, Ashmore, Barden, Edwards, Broadhead, Dean, Furey, Meares, Mrs Norman, Parr, Relph, Tollett, Whiteley and Woodger.

Against (1): Councillor Pate.

(Mr Bartlett, an objector, and Mr Morton for the applicant addressed the Committee on the above application).

RU 04/1253

**Fox Court, Fox Lane North, Chertsey
Erection of a three storey building comprising 12
No. x two bedroom flats with associated parking and
single storey attached buildings for cycle storage
following demolition of existing**

DECISION: Following the receipt and consideration of views of the Environment Agency and completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure a financial contribution of £6,000 towards improvement of cycle links in Chertsey, the Heriot Road Vulnerable Road User Study and road improvements in the Runnymede Local Area Transportation Programme 2004/5 and £6,000 towards the Runnymede Travel Initiative (Yellow Bus Scheme), the Director of Technical Services be authorised to GRANT permission following consultation where appropriate, with the Chairman or in his absence the Vice Chairman of the Committee subject to conditions.

RU 04/1273

16 Addlestone Park, Addlestone

Erection of 9 flats with associated parking and landscaping.

DECISION: REFUSE for the following reason:-

The proposed scheme involving the creation of an additional unit of accommodation within the approved building would result in an over intensive form of development and which by virtue of the generation of additional traffic and associated parking, general increase in activity and overlooking, would have a detrimental and unacceptable impact upon the amenities that the occupiers of adjoining residential properties ought reasonably expect to enjoy, contrary to Policy SE4 of the Surrey Structure Plan 2004 and Policy HO9 of the Runnymede Borough Local Plan (Second Alteration) 2001.

(A Motion to grant permission was lost).

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

RU 04/0945

**11 Riverside, Egham
Retrospective application for erection of external decking to front and rear of dwelling, security lighting and camera columns, and new entrance gates and wall.**

- DECISION:**
- a) **GRANT permission for external decking, security lighting and columns and entrance gates and walls into Windsor Road subject to conditions.**
 - b) **The Director of Administration and Leisure be authorised to issue an enforcement notice under Section 172 of the Town and Country Planning Act, 1990 requiring the reduction in height of the railings and gate adjacent to the riverside footpath to 1 metre above ground level and the removal of all resulting materials and debris from the site;**
 - c) **The Director of Administration and Leisure be authorised to take appropriate action namely 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.**

Reason for Issuing Enforcement Notice

The height, design and position of the metal gate and railings constitute an inappropriate and harmful development within the Green Belt and result in a prominent and alien feature which is out of character with this stretch of the riverside footpath and detrimental to the visual amenities of the Green Belt, and Area of Landscape Importance, contrary to Policy LO4 of the Surrey Structure Plan 2004 and Policies GB1 and NES of the Runnymede Borough Local Plan Second Alteration April 2001 and the advice in PPG2: 'Green Belts'. Furthermore, very special circumstances have not been put forward which would outweigh the harm to the Green Belt as identified.

RU 04/1016

**Lance Owen Ltd., New Haw Road, Addlestone.
Continued use of land for parking of vehicles.**

DECISION:

- a) **REFUSE for the following reasons:-**
1. **The proposal results in an encroachment of commercial use within the green belt resulting in inappropriate development in the green belt which is detrimental to the openness and the visual amenities of the green belt and leading to a virtual coalescence of Addlestone and New Haw, contrary to Policy LO4 of the Surrey Structure Plan 2004, Policy GB1 of the Runnymede Borough Local Plan Second Alteration April 2001 and Planning Policy Guidance Note 2: 'Green Belt', January 1995.**
 2. **The Planning Authority do not consider that very special circumstances have been put forward in support of the application to justify the granting of planning permission contrary to Policy LO4 of the Surrey Structure Plan 2004, Policy GB1 of the Runnymede Borough Local Plan Second Alteration April 2001 and Planning Policy Guidance Note 2 : 'Green Belts', January 1995.**
- b) **The Director of Administration and Leisure be authorised to take appropriate action, namely carrying out necessary works or prosecution under Sections 178 and 179 of the Town and Country Planning Act 1990 for non-compliance with the Enforcement Notice issued in 1972 and served under the Town and Country Planning Act 1971.**

(Mr Krzakala, representative of the applicant addressed the Committee on the above application).

RU 04/1056

**Hanna Lodge, Hamm Court, Weybridge.
Insertion of front and rear dormer windows and front roof lights.**

DECISION: GRANT subject to conditions.

RU 04/1165

**Land adj. 48 Pinewood Avenue, New Haw.
Erection of a detached bungalow with parking.**

DECISION: GRANT subject to conditions.

RU 04/1217

**The Garden House, Burley Orchard, Staines Lane,
Chertsey
Erection of two storey front extension and insertion
of dormer windows to front and rear elevations
(revised plans received 24.11.04).**

DECISION: GRANT subject to conditions.

*(Mr Adams, an objector, and Mr O'Connell, the applicant,
addressed the Committee on the above application.*

RU 04/1250

**Squirrels Leap, Faris Lane, Woodham.
Erection of a first floor front and single storey side
extensions and a side conservatory and erection of a
pitched roof over existing garage.**

DECISION: GRANT subject to conditions.

SUSTAINABLE APPRAISAL OF REGIONAL SPATIAL STRATEGIES AND LOCAL
DEVELOPMENT FRAMEWORKS - CONSULTATION PAPER

The Committee considered a report on a Government Consultation Paper entitled 'Sustainable Appraisal of Regional Spatial Strategies (RSS) and Local Development Frameworks (LDF).

The Planning and Compulsory Purchase Act 2004 (PCPA 2004) required the RSS and LDF to be the subject of a Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA).

The SA/SEA process involved a series of steps to ensure that the ultimate policy approach in the RSS/LDF had been thoroughly scrutinised. These steps were noted. Whilst the SA/SEA set out a number of technical considerations an important aspect of the process was that traditional policy advice about development could need revision if the SA/SEA requirements were to be satisfied. This may require the Council setting policy guidance in the LDF that recognised social economic and environmental objectives but which were likely to question traditional assumptions about land use proposals.

When undertaking a SA/SEA of the LDF consideration would need to be given to the SA/SEA of the RSS. This would avoid duplication and, on the assumption that the SA/SEA of the RSS satisfied the guidance, enable work to proceed on the LDF within a structured framework. However, it would be possible for the Local Authority to challenge the work on the RSS if it was not satisfied that the SA/SEA had been undertaken satisfactorily. This may have some relevance in the anticipated consultation on the South East Plan (the RSS for the South East) produced by the South East England Regional Assembly (SEERA).

The SA/SEA should, understandably, be an integral part of the LDF process. However, it was important that they were assessed and consulted upon separately. Engaging key stakeholders in the process was required at the outset as they would need to be satisfied that the correct issues had been considered and an audit trail existed for the SA/SEA and the policies proposed in the LDF. The objective was to reduce challenges to the process and procedures that would not only delay the adoption of the RSS/LDF but highlight inadequacies involving others in the new planning framework as envisaged in the PCPA 2004.

The application of the SA/SEA process added another requirement to the LDF process. The Council had to start work on the LDF (to meet the timescale required by Government) before formal Government advice was available. The draft SA/SEA was only now emerging to guide Authorities. This had created a number of difficulties, the major one being attempting to undertake SA/SEA on the LDF in a vacuum. The SA/SEA guidance was extremely complex and would take Local Planning Authorities, who traditionally lack expertise in this area, some time to adjust their working practices. In many instances this would cause problems and along the route, challenges to the SA/SEA of the LDS may occur because prescribed detailed procedures

were not followed. This was unsatisfactory and the Government would have to recognise such issues when the Secretary of State reviewed the SA/SEA of each LDF.

Officers had anticipated some of the issues raised in the SA/SEA by identifying the key Sustainability/Quality of Life Objectives for Runnymede. These were adopted by the Corporate Management Committee on 4 November 2004 and set out in the Runnymede State Report 2004. This would help to develop a system of both the LDF and corporate policy and service provision. The Consultation Paper endorsed the approach adopted by the Corporate Management Committee.

The Committee noted that the SA/SEA could question the traditional assumptions that had been made with regard to land and development proposals. The full extent of this would only become clear when the SA/SEA of the LDF began to emerge. This may impact on the location of and type of development. However, the emphasis of the guidance was that whilst the social, economic and environmental implications of a proposed development had to be assessed, the opportunity existed at the local level to apply weight to one or more of the elements. This would lead to a detrimental impact on the remaining element(s). The guidance stated that the case for doing this had to be made explicit and the consequences considered and adverse effects avoided or mitigated whenever or wherever possible. This was an area that could well give rise to a challenge.

The impact of the SA/SEA on the RSS/LDF could be significant. An SA/SEA had been produced as part of the South East Plan by SEERA. It was possible that challenges, and thereby delays, could occur for example, on the proposed housing distribution in the South East because the SA/SEA was not an integral part of the development of the 'growth options'. This reflected the belated nature of the guidance to an Authority set within a very tight timetable to produce a Plan.

RESOLVED that -

the above-mentioned comments be forwarded to the ODPM as the formal comments of the Council on the Consultation Paper entitled 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks'.

LOCAL SETTING OF BUILDING CONTROL CHARGES

The Committee considered the amendment of the charging regime for the fee-earning element of Building Control work from 1st January 2005.

The minimum charge under the scheme adopted by this Council was presently set at £50 exclusive of VAT for work with an estimated value of £1,000 or less. This fee did not recover the full cost of providing the service.

The Committee considered that the minimum fee for applications up to a value of £2,000 be increased to £100, exclusive of VAT to ensure both the Building Control Surveyor and on-costs were recovered.

RESOLVED that -

the amendment to Schedule 3 of the Runnymede Borough Council Charging Scheme No. 5, as set out above, be adopted with effect from 1st January 2005.

PLEASANT VIEW, WOODHAM PARK ROAD, WOODHAM – ENFORCEMENT

The Committee considered the authorisation of an Enforcement Notice in relation to an unauthorised conservatory extension at the above-named property.

In December 2002 an Enforcement Notice had been served against the use of the site as an operating centre for a commercial vehicle. Whilst checking compliance recently with the Enforcement Notice, Officers noted the presence of a full width single-storey rear conservatory extension at the property. The owners of the site were immediately informed that these works appeared to be unauthorised, and that formal enforcement action was likely.

Approval had been previously granted for an extension to the bungalow in October 2001 comprising 41 sq m, which was an increase of 30%, the maximum permitted under the terms of Local Plan Policy GB6. The conservatory extension constituted a further addition which enlarged the dwelling significantly beyond the normal 30% guideline provided for in Policy GB6.

The site was also situated in the Green Belt and the conservatory extension was inappropriate development, contrary to Green Belt Policy.

RESOLVED that –

- i) **the Director of Administration and Leisure be authorised to issue Enforcement Notice(s) under Section 172 of the Town and Country Planning Act 1990 requiring the demolition or removal of the unauthorised conservatory extension at the rear of ‘Pleasant View’ and the removal from the site of any resultant materials, debris or waste.**

Reason for Issuing the Notices

The conservatory extension constitutes inappropriate development in the Green Belt resulting in a substantial increase in floor area and building mass over and above the size of the dwelling in May 1986 and a harmful impact on the openness of the Green Belt, contrary to the advice contained in Planning Policy Guidance Note 2: ‘Green Belts’, Policy LO4 of the Surrey Structure Plan 2004 and Policies GB1 and GB6 of the Runnymede Borough Local Plan Second Alteration April 2001. Furthermore, very special circumstances have not been put forward which would outweigh the harm to the Green Belt as identified.

- ii) **the Director of Administration and Leisure be authorised to take appropriate action in carrying out necessary works or prosecutions under Section 178 and 179 of the Town and Country Planning Act 1990 in the event that these Notice(s) once effective are not complied with.**

LAND ADJACENT THE BASINGSTOKE CANAL, WOODHAM - TREE PRESERVATION ORDER

The Committee considered representations received in response to a Tree Preservation Order which had been made on various trees adjacent to the Basingstoke Canal.

The representations received expressed various concerns, in particular that there was insufficient public amenity value afforded by the trees, that adequate protection of the trees was already provided by the Conservation Area designation and other specific TPOs and an Area Order was therefore inappropriate, and the Order would prevent future works to the trees.

With regard to the amenity value of the trees, the Committee considered that the existing group of mature trees located to the north and south of the Canal contributed significantly to the locality. Whilst not all of the trees highlighted for protection were on the leading edge of the woodland when viewed from the Canal and Conservation Area, it was considered that their removal would have a detrimental impact on the tree cover as a whole and be harmful to the appearance of the Conservation Area.

The application of an area classification of protection had only been utilised as an emergency temporary measure until the area could be properly assessed and re-classified with a view to replacing the Area Order with either individual or group classifications where appropriate.

The Conservation Area designation did include some sections of planting adjacent to the Canal water which formed part of this Area Order. Whilst the Conservation Area designation provided some protection for the trees, this was both short term and restricted. Given the special

character and amenity value of the trees, the Committee considered it expedient to offer full protection through the use of a Tree Preservation Order. The use of Tree Preservation Orders within a Conservation area was not considered inappropriate practice and would not result in unnecessary duplication.

Whilst existing Tree Preservation Orders covered some existing trees within the garden areas of "Stillwater" and "Wychdell", Oak End Way the Committee considered it reasonable for the Area Order to include additional trees within the curtilage of Stillwater, given both the collective and individual value of existing unprotected trees within the site.

Finally, the Tree Preservation Order did not prevent all future works to the trees. Applications for necessary and reasonable maintenance works would normally be permitted.

RESOLVED that -

the Director of Administration and Leisure be authorised to confirm the Area Tree Preservation Order without modification pursuant to Sections 198 to 201 of the Town and Country Planning Act 1990 in respect of the trees of whatever species within the area marked A1 in the Order.

LAND REAR OF 182 AND 208A NEW HAW ROAD, NEW HAW - TREE PRESERVATION ORDER

The Committee considered a letter of representation received in response to a Tree Preservation Order which had been made on a Liquidambar and two Oaks trees at land rear of 182 and 208A New Haw Road, New Haw.

The letter of representation expressed various concerns, in particular that the trees did not contribute to public amenity or the environment, that consent would be required for the annual tree works to the Liquidambar, and the Oak trees were leaning and misshapen.

With regard to the 'amenity value' of the trees the Committee considered that the trees contributed significantly to the locality. The two Oak trees were leaning, due to the proximity of other trees and not due to their condition and health.

Whilst not all the trees highlighted for protection were on the leading edge of the Canal they were still visible from the Wey Navigation Conservation Area. It was considered that their removal would have a detrimental impact on the tree cover as a whole and be harmful to the appearance of the Conservation Area and not be in the public interest.

Finally, the Tree Preservation Order did not prevent all future works. Applications for necessary and reasonable maintenance works would normally be permitted.

RESOLVED that -

the Director of Administration and Leisure be authorised to confirm the Tree Preservation Order without modification pursuant to Sections 198 to 201 of the Town and Country Planning Act 1990 in respect of a Liquidambar and the two Oak trees at land rear of 182 and 208A New Haw Road, New Haw.

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>
Land at 38 and 40 Pinewood Avenue, New Haw – planning appeals regarding a) construction of 8 detached, semi-detached and linked houses with associated parking and garaging following demolition of existing house at 40 Pinewood Avenue (04/0128)	DISMISSED
b) construction of 4 detached and 2 semi-detached houses with associated parking and garaging following demolition of No. 40 Pinewood Avenue, New Haw (04/0433)	ALLOWED
c) Construction of 3 detached and 2 semi-detached houses with associated parking and garaging following demolition of existing house at No. 40 Pinewood Avenue, New Haw (04/0728)	DISMISSED

Chairman

(The meeting ended at 9.22 p.m.)

BACKGROUND PAPER: WASTE MANAGEMENT TECHNOLOGIES

This Paper has been prepared to give a brief overview of technologies and treatments that may be used to manage Surrey's waste.

1.1 CIVIC AMENITY SITE (CA SITE)

CA sites are facilities that are *'provided by the Waste Disposal Authority at which local residents may deposit items of household waste that are not normally collected by the weekly collection service, eg bulky waste items such as beds, cookers and garden waste.'*⁽¹⁾

1.2 WASTE TRANSFER STATION (WTS)

A WTS is *'a site to which waste is delivered for sorting prior to transfer to another place for recycling, treatment or disposal'*.⁽²⁾ Sorted and bulked up waste may also be stored at a WTS, before transportation to a recycling, recovery or disposal facility.

1.3 MATERIAL RECOVERY FACILITY (MRF)

A MRF is *'a facility that sorts, grades and prepares waste fractions suitable for onward dispatch to reprocessors. 'Clean' MRFs accept materials from source separation schemes and increasingly utilise automated equipment. 'Dirty' MRFs extract recyclables from municipal solid waste.'*⁽³⁾

1.4 RECYCLING

'Recycling involves the reprocessing of wastes, either into the same product or a different one. Many non-hazardous industrial wastes such as paper, glass, cardboard, plastics and scrap metals can be recycled. Special wastes such as solvents can also be recycled by specialist companies, or by in-house equipment'.⁽⁴⁾

1.5 WINDROW COMPOSTING

'Composting is an aerobic, biological process in which organic wastes, such as garden and kitchen waste are converted into a stable granular material which can be applied

(1) Proposed Alterations to Regional Planning Guidance, South East – Regional Waste Management Strategy. South East England Regional Assembly. March 2004. Annex 7. p.125.

(2) Waste Strategy 2000: Part 2. DETR. May 2000. Annex D. p.199.

(3) Proposed Alterations to Regional Planning Guidance, South East – Regional Waste Management Strategy. South East England Regional Assembly. March 2004.. Annex 7. p.126.

(4) Waste Strategy 2000: Part 2. DETR. May 2000. Annex D. p.198.

to land to improve soil structure and enrich the nutrient content of the soil'.⁽¹⁾ For windrow composting the raw material is arranged outdoors in long narrow piles on a hard and preferably waterproof surface. The windrows are mixed and turned regularly for aeration, either by hand or mechanically.

Composting may also be undertaken within an enclosure and the process is then termed *in-vessel composting*.

1.6 DISASSEMBLY PLANT

Disassembly, dismantling and subsequent remanufacturing facilities are plants in which products such as waste electrical and electronic equipment (WEEE) and end of life vehicles (ELVs) are taken apart and their different components separated for further refurbishment, recycling, reprocessing or final disposal.

1.7 RESOURCE PARK

A resource park is a grouping together of a variety of industries that can use each other's outputs as a resource. For example, a recycler producing secondary aggregates from the waste of a construction business and a solar energy company supplying electricity to all businesses in the resource park. Other small businesses that could 'feed off' de-manufacturing/reprocessing facilities may settle in their vicinity. This network may even be widened by the joining of resource providers of energy, wastewater and transport systems.

1.8 MECHANICAL BIOLOGICAL TREATMENT (MBT)

MBT is 'a generic name for a range of processes. In its simplest form waste is biostabilised followed by landfill. More complex plants provide biostabilisation followed by: material recovery, treatment, and energy recovery followed by landfilling of the residues.'⁽²⁾ MBT systems involve a combination of the mechanical sorting of materials for recycling and the biological treatment of biodegradable material in the remaining waste. Systems can be configured in a number of ways to deliver different outcomes. The aim will be to maximise the diversion of recyclable materials and to stabilise compostable materials, or to separate a refuse derived fuel (RDF). The majority of material entering an MBT facility will leave either as a 'stabilised' residue that requires landfill, or as an RDF that will require combustion in a power station, cement kiln, incinerator or other suitable facility, in order to recover energy.

(1) Waste Strategy 2000: Part 2. DETR. May 2000. Annex D. p.196.

(2) Proposed Alterations to Regional Planning Guidance, South East - Regional Waste Management Strategy. South East England Regional Assembly. March 2004.. Annex 7. p.125.

ANAEROBIC DIGESTION (AD)

AD is a process *'where biodegradable material is broken down in the absence of oxygen in an enclosed vessel. The process produces a biogas (typically 65% methane, 35% carbon dioxide) and solids/liquors known as digestate which can be used as fertiliser and compost.'*⁽¹⁾ This process produces conditions that encourage the natural breakdown of organic matter by bacteria in the absence of air. The generated biogas can be used as a source of renewable energy to meet on-site power and process heat requirements. The produced digestate may contain valuable nutrients, and after a process of aeration and maturation, it can often be used as compost. If it is not of a suitable standard, this will require disposal to landfill.

AUTOCLAVING

Autoclaving is a process, which utilises steam technology to sterilise waste into clean items suitable for recycling, biomass fibre that may be put to different uses and residual waste for landfill.⁽²⁾ The process cleans metals and aids separation of plastics and heavy fractions to assist recycling. The fibre material may find use as a secondary material, particularly in building products and packaging, or may be used as a fuel for co-firing. The fibre could also be composted to use in remediation applications.

THERMAL TREATMENT

Thermal treatment is a general term for heat-based waste treatment technologies. There are a number of energy from waste (EfW) technologies available. These methods include grate incineration, fluidised bed incineration, pyrolysis and gasification. All of these technologies are designed to generate power, and often heat, through the combustion of waste or a synthetic fuel. *'Incineration is the controlled burning of waste, either to reduce its volume, or its toxicity. Energy recovery from incineration can be made by utilising the calorific value of paper, plastic, etc to produce heat or power. Current flue-gas emission standards are very high. Ash residues still tend to be disposed of to landfill.'*⁽³⁾ Advanced thermal treatment (ATT) includes technologies such as gasification and pyrolysis. These two are emerging technologies without full scale plant operating or under construction in the UK. Gasification involves *'the thermal breakdown of hydrocarbons into a gas via partial oxidation under the application of heat.'*⁽⁴⁾ Pyrolysis involves *'the thermal degradation of waste in the absence of air to produce gas, liquid and solid char fractions.'*⁽⁵⁾

(1) Proposed Alterations to Regional Planning Guidance, South East – Regional Waste Management Strategy. South East England Regional Assembly. March 2004.. Annex 7. p.125.

(2) Estech Europe Ltd.

(3) Waste Strategy 2000: Part 2. DETR. May 2000. Annex D. p.197.

(4) Proposed Alterations to Regional Planning Guidance, South East – Regional Waste Management Strategy. South East England Regional Assembly. March 2004.. Annex 7. p.126.

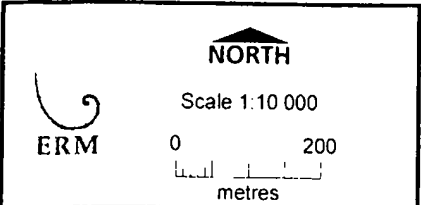
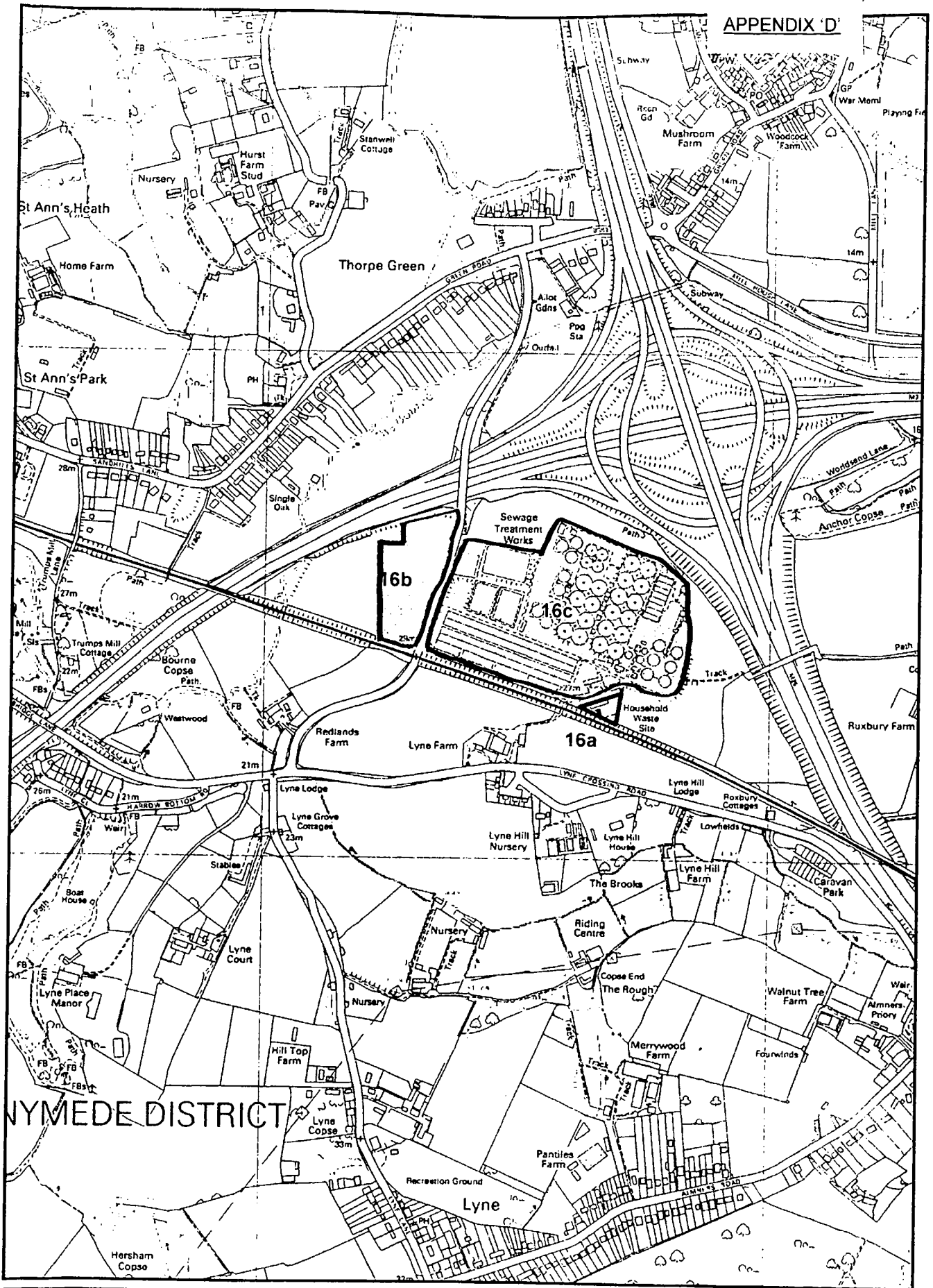
(5) Proposed Alterations to Regional Planning Guidance, South East – Regional Waste Management Strategy. South East England Regional Assembly. March 2004.. Annex 7. p.127.

4	URBAN SITES/INDUSTRIAL ESTATES	13
4.1	LYON TRADING ESTATE, HERSHAM	17
4.2	BP STATION, WATERSIDE DRIVE, WALTON	17
4.3	NONSUCH BUSINESS PARK, KILN LANE, EWELL	18
4.4	WOODBIDGE MEADOW INDUSTRIAL ESTATE, GUILDFORD	18
4.5	WOODBIDGE PARK INDUSTRIAL ESTATE, GUILDFORD	18
4.6	MIDDLETON INDUSTRIAL ESTATE	20
4.7	CATHEDRAL HILL INDUSTRIAL ESTATE, GUILDFORD	21
4.8	CATHEDRAL ESTATE, GUILDFORD	22
4.9	GUILDFORD INDUSTRIAL ESTATE, GUILDFORD	23
4.10	GUILDFORD BUSINESS PARK, GUILDFORD	23
4.11	MILL LANE WORKS, OLD PORTSMOUTH ROAD, PEASMARSH	24
4.12	RIVERWAY ESTATE, PEASMARSH	25
4.13	STATION ROAD, ASH	25
4.14	VOKES SITE, NORMANDY	25
4.15	BRIDGE WORKS, KINGSTON ROAD, LEATHERHEAD	27
4.16	PLOUGH INDUSTRIAL ESTATE, LEATHERHEAD	27
4.17	MOLE VALLEY DISTRICT COUNCIL DEPOT, STATION ROAD, DORKING	27
4.18	REGENT PARK, BROOK WAY, LEATHERHEAD	27
4.19	RYDON BUSINESS CENTRE INDUSTRIAL ESTATE, LEATHERHEAD	27
4.20	PERRYWOOD BUSINESS PARK, SALFORDS	28
4.21	HOLMETHORPE INDUSTRIAL ESTATE, REDHILL	28
4.22	WELLS PLACE INDUSTRIAL ESTATE (OFF BATTLE BRIDGE LANE) REDHILL	29
4.23	MERSTHAM GOODS YARD, MERSTHAM	29
4.24	ALBERT ROAD NORTH, REIGATE	31
4.25	THORPE INDUSTRIAL PARK AND THORPE INDUSTRIAL ESTATE, THORPE	31
4.26	FORDWATER TRADING ESTATE, CHERTSEY	32

4.27	WINDMILL TRADING ESTATE, SUNBURY	32
4.28	SPELTHORNE LANE INDUSTRIAL ESTATE, SUNBURY	32
4.29	CAMGATE CENTRE, STANWELL	32
4.30	NORTHUMBERLAND PLACE TRADING ESTATE, STANWELL	33
4.31	SHEPPERTON BUSINESS PARK	34
4.32	LITTLETON LANE, SHEPPERTON	35
4.33	YORK TOWN INDUSTRIAL ESTATE, CAMBERLEY: DOMAN ROAD	35
4.34	YORK TOWN INDUSTRIAL ESTATE, CAMBERLEY: STANHOPE ROAD	36
4.35	YORK TOWN INDUSTRIAL ESTATE, CAMBERLEY: REST OF THE ESTATE	38
4.36	ADMIRALTY WAY TRADING ESTATE, CAMBERLEY	39
4.37	HOBBS INDUSTRIAL ESTATE, NEWCHAPEL	39
4.38	FORMER GNCU BUILDING, GODSTONE ROAD AND FORMER WHYTELEAFE HOUSE, WELL FARM ROAD, WHYTELEAFE	40
4.39	FARNHAM TRADING ESTATE, WATER LANE, FARNHAM	41
4.40	BOURNE MILL INDUSTRIAL ESTATE, FARNHAM	42
4.41	LITTLE MEAD & HEWITTS INDUSTRIAL ESTATES, CRANLEIGH	43
4.42	GUILDFORD ROAD TRADING ESTATE, FARNHAM	43
4.43	WEYDOWN INDUSTRIAL ESTATE, HASLEMERE	44
4.44	UNICORN INDUSTRIAL ESTATE, HASLEMERE	44
4.45	KINGS ROAD INDUSTRIAL ESTATE, HASLEMERE	44
4.46	CATTESHALL LANE, GODALMING	45
4.47	WINTERSELLS INDUSTRIAL ESTATE, BYFLEET	45
4.48	AVRO WAY, BROOKLANDS TRADING ESTATE, BYFLEET	45
4.49	BYFLEET INDUSTRIAL ESTATE, OYSTER LANE BYFLEET	47
4.50	CAMPBILL ROAD INDUSTRIAL ESTATE, WEST BYFLEET	48
4.51	MONUMENT BRIDGE EAST INDUSTRIAL ESTATE, WOKING	48
4.52	MONUMENT BRIDGE WEST INDUSTRIAL ESTATE, WOKING	48
4.53	GOLDSWORTH PARK TRADING ESTATE, WOKING	49
4.54	SHEERWATER INDUSTRIAL ESTATE, WOKING	49
4.55	POOLE ROAD AND CHERRY STREET, WOKING	50

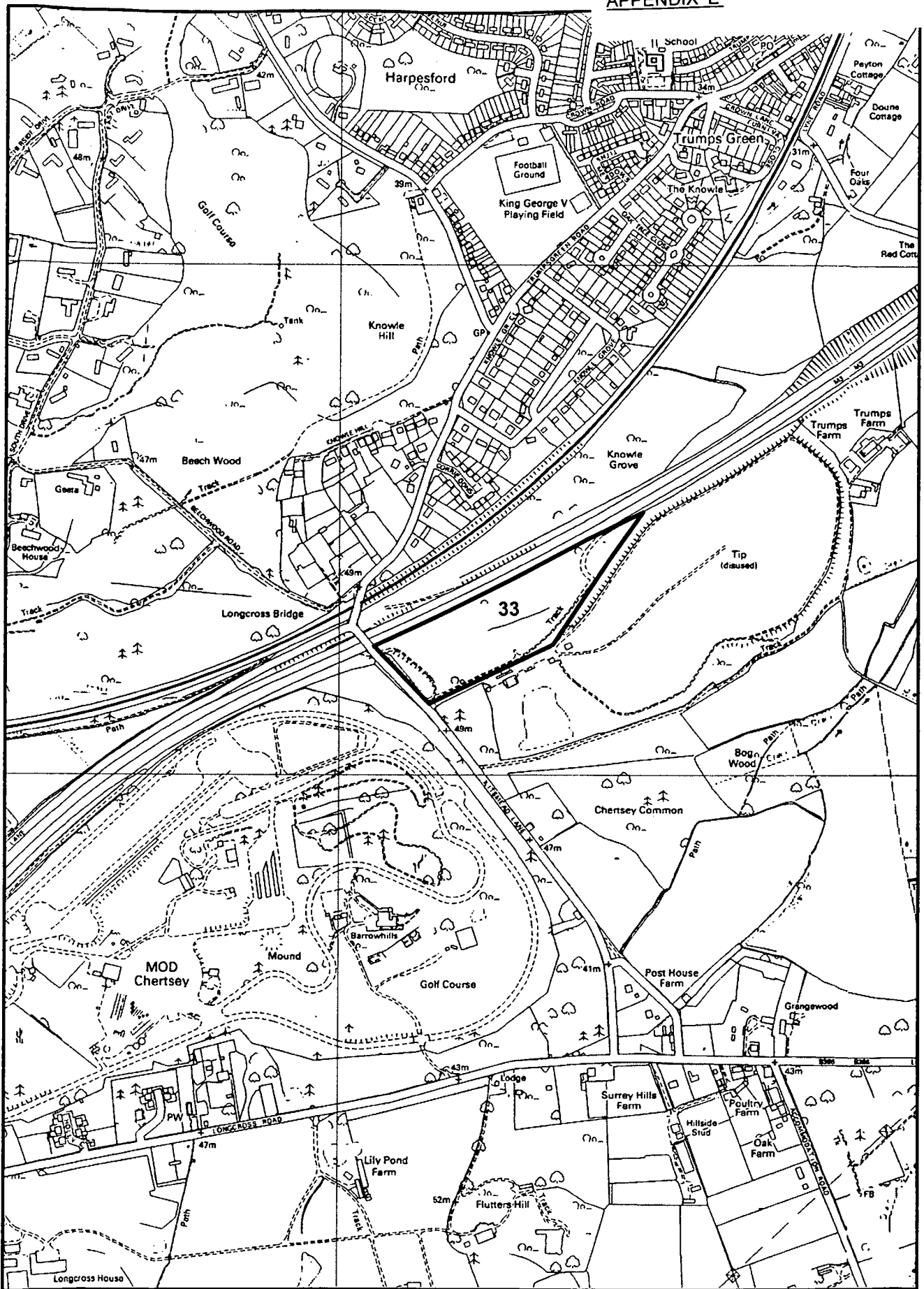
CONTENTS

1	<i>DETAILED CONSIDERATION OF ADDITIONAL SITES</i>	1
1.1	<i>INTRODUCTION</i>	1
SITE 30	<i>Plot 28, AVRO WAY, BROOKLANDS INDUSTRIAL ESTATE, BYFLEET</i>	3
SITE 31	<i>BRICK KILN COPSE, OCKHAM</i>	7
SITE 32	<i>GATTON BOTTOM, MERSTHAM</i>	11
SITE 33	<i>LAND ADJACENT TRUMPS FARM, KITSMEAD LANE, LONGCROSS</i>	15
SITE 34	<i>OAK LEAF FARM, HORTON ROAD, STANWELL MOOR</i>	19
SITE 35	<i>WHYTEGATE FARM, SOUTH GODSTONE</i>	25
SITE 36	<i>WOKING BOROUGH COUNCIL DEPOT, MONUMENT WAY EAST INDUSTRIAL ESTATE, WOKING</i>	29
	<i>ANNEX A</i> County Maps	
	<i>ANNEX B</i> Matrix	
	<i>ANNEX C</i> Glossary	



Site 16a
Lyne Lane Chertsey: CA Site

Based on Ordnance Survey 1:10 000 maps with permission of the controller of Her Majesty's Stationery Office © Crown Copyright Reserved O S Licence LA 076872



NORTH

ERM

Scale 1:10 000

0 200 metres

Site 33
*Land adjacent Trumps Farm,
 Kitsmead Lane, Longcross*

PLANNING APPLICATIONS DETERMINED BY

DIRECTOR OF TECHNICAL SERVICES

FROM 20TH TO 31ST DECEMBER 2004

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
04/1023	12 Woodham Park Road, Woodham, Addlestone Erection of single storey side extension and rear conservatory with new pitched roof over existing attached garage. DECISION: GRANT
04/1151	68 Howards Lane, Addlestone Removal of oak tree protected under Tree Preservation Order 120 in the rear garden (revised description 13/10/04). DECISION: REFUSE
04/1229	4 Lyndhurst Way, Chertsey Erection of single storey rear extension and insertion of two rooflights to rear elevation (amended plans received 20/12/04). DECISION: GRANT
04/1233	12 Rivermead Close, Addlestone Erection of single storey rear extension, balcony to front and rear, new bay windows to front and extension to existing and insertion of dormer window to side elevations to increase habitable accommodation in roofspace. DECISION: REFUSE
04/1237	Land r/o 117 and 117A New Haw Road, Addlestone Outline application for erection of 2 No. x two storey dwellings with garages, parking and access. DECISION: REFUSE
04/1242	Victoria House, Christchurch Road, Virginia Water Pruning works to 2 No. lime trees to side of dwelling protected by a Tree Preservation Order. DECISION: GRANT

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 04/1251 4 The Old Orangery, Ottershaw Park, Ottershaw
Listed Building Consent for replacement of French doors at rear and sash windows with double glazed French doors and sash windows.
DECISION: **REFUSE**
- 04/1254 15 Merrylands, Chertsey
Erection of two storey, part single storey rear extension and front porch.
DECISION: **GRANT**
- 04/1256 Tiverton, Lyne Close, Virginia Water
Erection of pitched roof over existing flat roof extension and conversion of roofspace to habitable accommodation incorporating front and side rooflights.
DECISION: **REFUSE**
- 04/1257 3 Chestnut Drive, Englefield Green
Erection of single storey rear extension.
DECISION: **GRANT**
- 04/1258 158 Liberty Lane, Addlestone
Erection of single storey front extension and conversion of existing garage to habitable accommodation following demolition of part of garage.
DECISION: **GRANT**
- 04/1261 Wheatash House, Wheatash Road, Addlestone
Conversion of roofspace into habitable accommodation incorporating rooflights to front and rear elevations.
DECISION: **GRANT**
- 04/1263 64 Slade Road, Ottershaw
Erection of two storey, part first floor side extension incorporating dormer windows to rear elevation.
DECISION: **REFUSE**
- 04/1268 142 Woodham Lane, New Haw
Erection of rear conservatory.
DECISION: **REFUSE**

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
04/1269	Kenden, Vicarage Road, Egham Erection of two storey rear extension and construction of rear conservatory. DECISION: REFUSE
04/1270	Ty Melyn, Faris Lane, Woodham Erection of single storey front and side extension with replacement roof to a greater height than existing over the front (extended) part of the dwelling incorporating dormer windows to front and rear elevations providing accommodation in the roofspace and front porch. DECISION: GRANT
04/1271	15 Langham Place, Egham Erection of a first floor rear extension. DECISION: GRANT
04/1272	41 Victoria Street, Englefield Green Amendment to approval RU.04/0740 (erection of a single storey rear extension) for insertion of velux window in extension. DECISION: GRANT
04/1275	329 Stroude Road, Virginia Water Erection of a single storey rear extension. DECISION: GRANT
04/1278	Brook House, 2 Brookfield Close, Ottershaw Erection of conservatory at side of property. DECIISON: GRANT
04/1308	8 Blackhouse Farm, Coldharbour Lane, Thorpe Pruning works to two eucalyptus trees. DECISION: GRANT
04/1336	Hawks Hill House, Chertsey Road, Chobham Consultation by Surrey Heath Borough Council for the erection of a single storey building following the demolition of existing. DECISION: NO OBJECTION

DELEGATED DECISIONS IN CONSULTATION WITH CHAIRMAN & VICE-CHAIRMAN

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
04/0964	Land at Redlands Farm, Lyne Lane, Virginia Water Conversion of redundant agricultural building to provide B1 office and B8 storage and distribution uses with associated parking. DECISION: GRANT
04/1150	R/o Unit 1, Trafalgar Works, Station Road, Chertsey Use of building for storage purposes independent of Unit 1. DECISION: GRANT
04/1194	Miralda, Lyne Lane, Lyne Demolition of existing bungalow and erection of bungalow. DECISION: GRANT
04/1197	Ciaralinn, Woodham Road West, Virginia Water Erection of two storey dwelling with basement and accommodation in the roof with attached double garage and accommodation over following demolition of existing dwelling and outbuilding. DECISION: GRANT
04/1213	4 Weir Place, Staines Erection of a single storey side and rear extension incorporating attached garage, alterations to and extension of existing roof to enable habitable accommodation and insertion of dormer windows to the side and front elevations and rooflights to rear. DECISION: GRANT
04/1228	13 The Crescent, Egham Erection of single storey side and rear extension with insertion of rooflights following partial demolition of existing garage. DECISION: GRANT
04/1232	Unit 10, Thorpe Industrial Estate, Ten Acre Lane, Egham Erection of three No. chimneys for internal spray booths. DECISION: GRANT
04/1247	7 Lynehurst Way, Chertsey Erection of single storey front extension. DECISION: GRANT

Appeal Decision

Site visit made on 7 December 2004

by **Robin Bradbeer BA (Hons) MRTPI**

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-
inspectorate.gsi.gov.uk

Date

15 DEC 2004

Appeal Ref: APP/Q3630/A/04/1152489

9 Howards Lane, Addlestone, Surrey KT15 1ET

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr N Stagg against the decision of Runnymede Borough Council.
- The application (ref: RU.04/0256), dated 12 January 2004, was refused by notice dated 19 April 2004.
- The development proposed is a single storey infill extension.

Summary of Decision: The appeal is allowed and planning permission granted subject to the condition set out in the Formal Decision below.

Planning Policy

1. The development plan includes the Surrey Structure Plan (1994) and the Runnymede Borough Local Plan Second Alteration (2001) that identify the site within the Metropolitan Green Belt. I consider the following to be the most relevant policies. Structure Plan Policy PE1 defines the extent of the Metropolitan Green Belt in the locality. Structure Plan Policy PE2, together with Local Plan Policy GB1, apply a strong presumption against development that would conflict with the purposes of the Green Belt or adversely affect its open character. Local Plan Policy GB6 sets out criteria for assessing residential extensions in the Green Belt. These include consideration of the impact on the Green Belt arising from a cumulative increase in the size of dwellings. It states that exceptional circumstances will be required to justify an increase in floor area in excess of 30% of the size of the dwelling at the base line date in May 1986. Structure Plan Policy PE7 aims to protect and enhance the landscape of the County through the definition in local plans of areas of damaged landscape and identification of measures for their enhancement. This purpose is reflected in Local Plan Policy NE10.
2. These policies closely reflect national policy set out in Planning Policy Guidance Note 2 (PPG2) *Green Belts*. This explains that the most important attribute of Green Belts is their openness and sets out at Paragraph 3.1, as the basis for development control, the general presumption against inappropriate development within Green Belts. Such development should not be approved except in very special circumstances. Paragraph 3.6 states that the extension of dwellings is not inappropriate in Green Belts, provided that it does not result in disproportionate additions over and above the size of the original building. It adds that development plans should make clear the approach local planning authorities will take in this regard.
3. The Council has published Supplementary Planning Guidance (SPG) called *Residential Extensions and Replacement Dwellings in the Green Belt* (1999), which explains the operation of Local Plan Policy GB6. Whereas this guidance is consistent with the

development plan, it has not been made clear whether it was prepared in consultation with the public. For this reason I give it moderate weight having regard to national advice at paragraph 5.22 of Planning Policy Statement Number 12 (PPS12) *Local Development Frameworks*.

4. The Structure Plan is under review and the Surrey Structure Plan Deposit Draft, Incorporating Proposed Modifications, was published in June 2004. Policy LO4 carries forward a broadly similar approach to control of development in the Green Belt as set out in the development plan.

Main Issue

5. I consider the main issue to be whether the proposal would constitute inappropriate development in the Green Belt and, if so, whether there are any very special circumstances that clearly outweigh any potential harm.

Reasons

6. The appeal property comprises a detached bungalow, the rear garden of which is slightly lower than the adjoining field to the west from which it is separated by a substantial hedge. The proposal comprises works to convert to habitable accommodation the existing covered passage between the bungalow and garage. This space is approximately 2 metres wide and 6.9 metres long. This area is enclosed on the front elevation by a continuation of the front wall of the garage, which is capped by a pitched and tiled roof. It is presently open at the rear and is covered by a perspex roof. The proposal involves integrating this covered area with the living accommodation to form two en suite bathrooms. The works include enclosing the open rear elevation with a wall to align with the adjacent bungalow and garage, together with construction of a felted flat roof at the same level as the existing flat roofs to either side. As measured and agreed by the parties at the site visit the proposed roof would be approximately 0.45 metres higher than the existing perspex roof.
7. It is common ground between the parties that the various extensions to the property since 1986, including this roofed passage, represent an increase in floor area of some 133%. Notwithstanding the modest scale of the proposal, which would increase the floor area by approximately 0.6 square metres, it would represent further consolidation of a cumulative increase well beyond the 30% ceiling referred to in Local Plan Policy GB6. However, I share the view expressed by my colleague Inspector who considered the enforcement notice appeal at the property in 2003 (appeal ref. APP/Q3630/C/02/1102536), and consider that the main aim of the relevant element of this policy is to ensure that the cumulative effect of residential extensions would not have a harmful impact on the Green Belt. Therefore, I am not satisfied that the scale of floor area increase beyond 30% is sufficient, on its own to demonstrate harm whether by inappropriateness or by other means.
8. The Council has referred to the important role of this vulnerable wedge of the Green Belt in preventing the coalescence of nearby urban areas in the face of intense pressure for development and I have no reason to dispute those circumstances. However, due to the modest differences in scale and form between the existing passage enclosure and the proposed development, combined with its secluded position, I consider that it would not result in an increase in built development on the site that would have any harmful impact

on the openness of the Green Belt. I consider that the proposal, together with the earlier extensions, would not appear as disproportionate additions to the original building, and the extension would therefore be appropriate development in the Green Belt.

9. I acknowledge that part of the proposed flat roof may be visible in private views from first floor windows of houses located on higher ground on the east side of Howards Lane. Nonetheless, in my opinion the proposal would not be of a scale or character that would injure the visual amenities of the Green Belt or be conspicuous from it. I consider that its form, bulk and general design would be in keeping with the surroundings.
10. The Council has drawn to my attention the site location within a defined landscape problem area, the appearance of which it aims to improve through the operation of Local Plan Policy NE10 and by direct land acquisition. However, I am mindful that public views of the proposal would be limited by reason of its siting behind the existing front wall and due also to the level and enclosure of the rear garden. For these reasons I consider that the proposal would neither be unduly prominent in the landscape nor detract from the rural character of the area. Therefore, it would not conflict with Structure Plan Policy PE7 or Local Plan Policy NE10.
11. The Council has referred to two appeal decisions elsewhere in the Borough involving proposals for residential extensions in the Green Belt. Both appeals were dismissed because of the loss of openness caused by the erosion of gaps between buildings. Although I am not aware of the full details of those cases I distinguish the circumstances in the appeal before me, which I have considered on its own planning merits, by the absence of harm to the openness of the Green Belt caused by reduction of a gap between buildings.
12. I conclude that the proposal would constitute appropriate development since it would not have any material effect on the openness of the Green Belt and furthermore it would not detract from the rural character of the area. It therefore accords with Structure Plan Policies PE1 and PE2, Local Plan Policies GB1 and GB6 together with emerging Structure Plan Policy LO4, relevant SPG and national policy guidance.

Conclusion

13. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Conditions

14. The Council has suggested a condition requiring external materials to match the existing building. Since the application specified this to be the case, and alterations to the details permitted would not be covered by the grant of permission, I consider this condition to be unnecessary. Therefore, I consider that the only condition required relates to the statutory time limit.

Formal Decision

17. I allow this appeal and grant planning permission for a single storey infill extension at 9 Howards Lane, Addlestone, Surrey KT15 1ET in accordance with the terms of application ref: RU.04/0256, dated 12 January 2004, and the drawing submitted therewith, subject to the following condition:

- 1) The development hereby permitted shall be begun before the expiration of five years from the date of this decision.

Amth Lee.

INSPECTOR