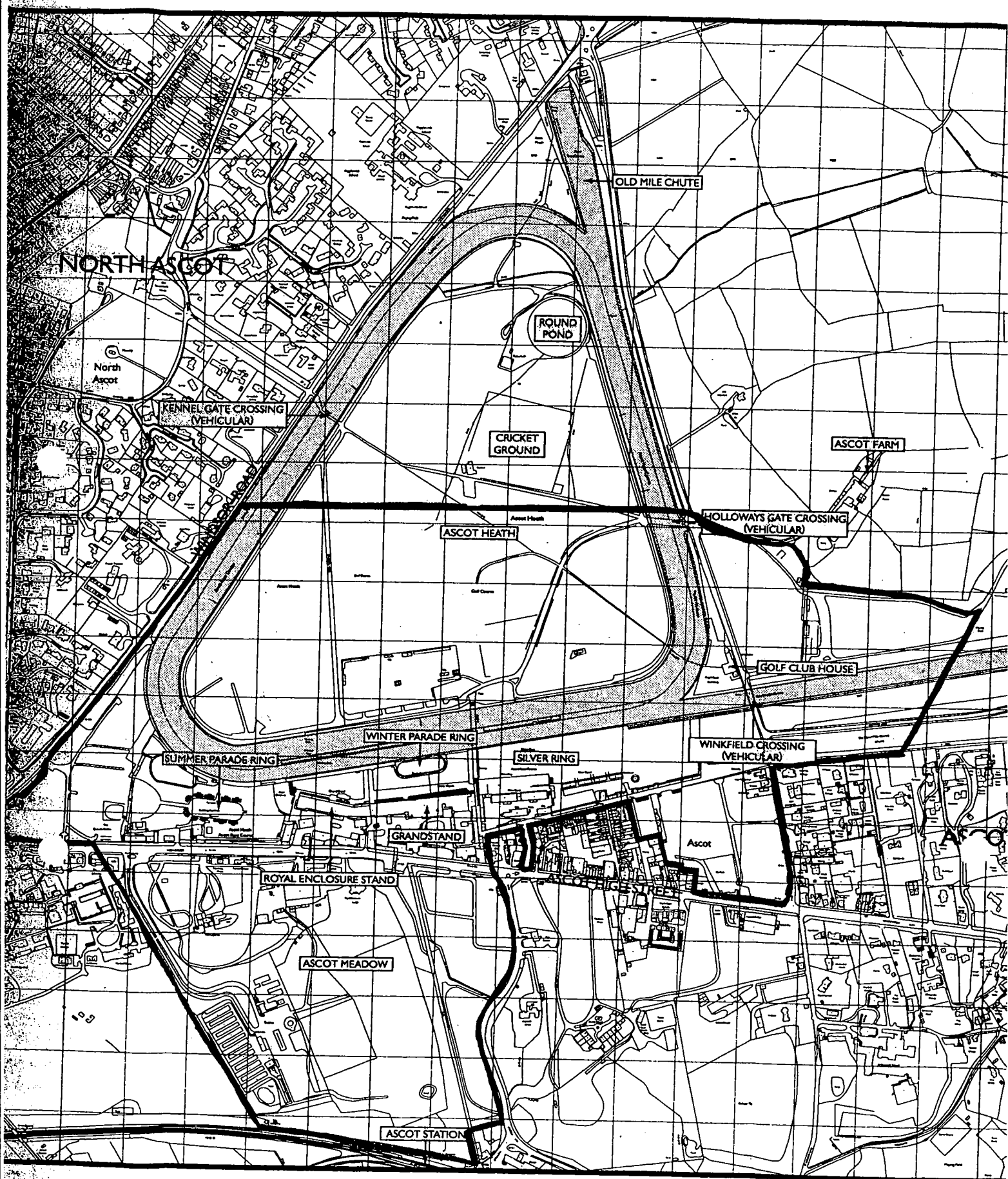


**PLANNING COMMITTEE
18TH FEBRUARY 2004**

<u>WARD</u>	<u>APPLICATION NUMBER</u>	<u>LOCATION</u>	<u>PAGE NO.</u>
OB	RU.03/1438	Ascot Racecourse, High Street Ascot, Berkshire	1
VW	RU.03/1468	Pinehurst, Sherbourne Drive, Virginia Water	6
WO	RU.03/1485	Hayden Court, Pinewood Park, New Haw	14
CM	RU.03/1494	Allotment land at the rear of Chertsey Cemetery	24
EGE	RU.04/0013	Land at Staines Road, Junction with Mixnams Lane, Staines	30

PART A



(RU.03/1438)

Ascot Race Course
 High Street
 Ascot

(Outside Boundaries)
 500



RU.03/1438	Date reg:	9.12.03	Ward	OUTSIDE BOUNDARIES
LOCATION: PROPOSAL:	ASCOT RACECOURSE, HIGH STREET, ASCOT, BERKSHIRE REDEVELOPMENT INCORPORATING DEMOLITION OF EXISTING GRANDSTAND AND ERECTION OF A NEW GRANDSTAND, CONFERENCE AND BANQUETING			
TYPE:	CONSULTATION BY ADJOINING AUTHORITY			
APPLICANT:	Windsor & Maidenhead Borough Council			

Local Plan: Policies relevant to the consideration of this application are:

Second Alteration, April 2001: None

1. Site

1.1 This application relates to Ascot Racecourse which is located some 3 miles to the west of the borough boundary. The main route to Ascot from this Borough would be via Blacknest Road (A329) in Virginia Water.

1.2 This application site covers some 102 hectares but does not include the whole of the racecourse. The racecourse is located within the Green Belt and the existing buildings are located within the urban area. There are two listed buildings at the racecourse.

2. History

2.1 The only recent and relevant application was a consultation application RU.02/1281 for the erection of a new grandstand with hotel, conference facilities, parade ring with associated works following demolition of existing grandstand. The Planning Committee raised no objection to this outline scheme providing that:

1. The applicant can clearly demonstrate very special circumstances to override the harm caused to the Green Belt by the erection of an enlarged replacement grandstand incorporating a new hotel;
2. A robust and effective green travel plan is provided and implemented along with the proposed Winkfield Road Underpass before the proposed redevelopment is opened to the public; and
3. Flooding and drainage implications upon Runnymede Borough Council are adequately considered before any decision is taken on this application.

2.2 The Royal Borough of Windsor and Maidenhead has resolved to approve the redevelopment proposals for this site but has been referred to the Government Office for the South East. This outline application has not yet been determined.

3. Application

- 3.1 This is a consultation on a full planning application by the Royal Borough of Windsor and Maidenhead for the comprehensive redevelopment of the racecourse facilities at Ascot.
- 3.2 This full application has deleted the hotel but is otherwise similar to the outline application RU.02/1281 previously considered by the Planning Committee on 22nd January 2003. This application includes the details that would have formed the Reserved Matters to the outline application had the outline consent been granted.
- 3.3 This application involves the demolition of the three existing main grandstands and other buildings totalling some 54,488 sq m in floor area. The listed buildings and some other buildings would be retained. The retained buildings would total approximately 81322 sq m.
- 3.4 The proposal is to realign the racetrack to the north to allow more space to be provided between the new grandstand and Ascot High Street. The proposed new grandstand would be relocated partially within the Green Belt. The new grandstand would be slightly curved with a gently arching roofline with a height of 31.5 metres at each end to 37.5 metres at the centre. The number of floors would vary between 6 and 7. The length of the proposed grandstand has been reduced from 475 metres to 410 metres and the average depth reduced from 28 to 26 metres. The proposed floor area of the grandstand would be approximately 50,000 sq m.
- 3.5 The redevelopment would also provide a new parade ring, new public entrance onto Ascot High Street and provision of new vehicle accesses from Winkfield Road (for servicing of the main public facilities) and from Windsor Road (for emergency services).
- 3.6 There is no intention to increase the capacity of the racecourse beyond 80,000 people per day. This figure includes 6,000 staff.
- 3.7 The applicants have submitted an environmental statement with eight technical annexes attached to it which are entitled air quality, archaeology, built heritage, ecology, land quality, landscape and views, noise and vibration and transport. A draft travel plan has also been submitted which intends to reduce car modal share to 70%, reduce number of car trips generated by racecourse staff by 10% and reduce car park occupancy by 10% on race days. It intends to improve pedestrian and cycle access, traffic calming measures and the introduction of a shuttle bus service between the railway station and the racecourse.

4. Consultations

- 4.1 This application has been advertised on the Council's weekly list.

4.2 The County Highway Authority have made no comment on this proposal.

5. Planning Considerations

5.1 This consultation application seeks to upgrade the facilities at Ascot racecourse to maintain its reputation as one of the world's premier racecourses. The applicants consider that the racing surface is poor and suffers from waterlogging. The buildings are outdated and deteriorating with poor circulation space which creates overcrowding especially for the larger meetings. Modern spectator accommodation, improved circulation space and access, improved track facilities are being sought with an attempt to minimise the impact on the Green Belt. This consultation application is similar to the previous outlined scheme (RU.02/1281) which was considered by the Planning Committee.

5.2 The main difference between the previous outline scheme and the current full application is the deletion of a 200 bed hotel. The hotel has been deleted due to the difficulty in justifying it with very special circumstances within the Green Belt. However, the re-positioned and replacement grandstand would also be located within the Green Belt. It would be approximately 12 metres higher than the existing main grandstand. The construction of the new grandstand would constitute an inappropriate development in the Green Belt. The applicant therefore needs to demonstrate very special circumstances to overcome the harm to the Green Belt.

5.3 The applicant considers that the redevelopment would significantly enhance the quality and visual amenity of the Green Belt which reflect Ascot's internationally recognised importance and help secure a sustainable development. The applicant also refers to other racecourse developments at Cheltenham, York, Kempton and Epsom which have been considered to constitute very special circumstances in the Green Belt. The first issue raised by the Planning Committee on the outline scheme has been partly addressed by the deletion of the hotel but the enlarged grandstand remains largely unaltered. Consequently it is considered that the case for very special circumstances still needs to be demonstrated.

5.4 The applicant has submitted additional information with this full application primarily in the form of a detailed environmental impact assessment. A scheme for the Winkfield Road (A330) underpass has been approved by the Royal Borough of Windsor and Maidenhead. In addition a second underpass between Winkfield Road (A330) and Ascot Heath has also been approved. This current application also incorporates a new vehicular access to the site off Windsor Road for emergency services only. The Travel Plan seeks to reduce use of the private car and encourage the use of coaches and public transport. It is considered that the various underpasses and reassessment of the transportation situation on major race days would assist the movement of vehicles and pedestrians in and around Ascot Racecourse.

- 5.5 The Land Quality section of the applicant's Environmental Impact Assessment has assessed the groundwater conditions at this site. The report states that there may be some isolated and localised drainage issues within the site but no significant impacts are envisaged. It is therefore unlikely that there would be any knock-on effects for this Borough from the redevelopment scheme.
- 5.6 The upgrading of Ascot racecourse may have some economic and employment benefits for this Borough.
- 5.7 It is considered that the proposed redevelopment would be inappropriate development within the Green Belt. The applicant has submitted some very special circumstances which may be considered to outweigh the harm to the Green Belt. It is considered that no objection be raised to this objection providing the applicant adequately demonstrates that very special circumstances do exist.

Officers' Recommendation

NO OBJECTION providing:

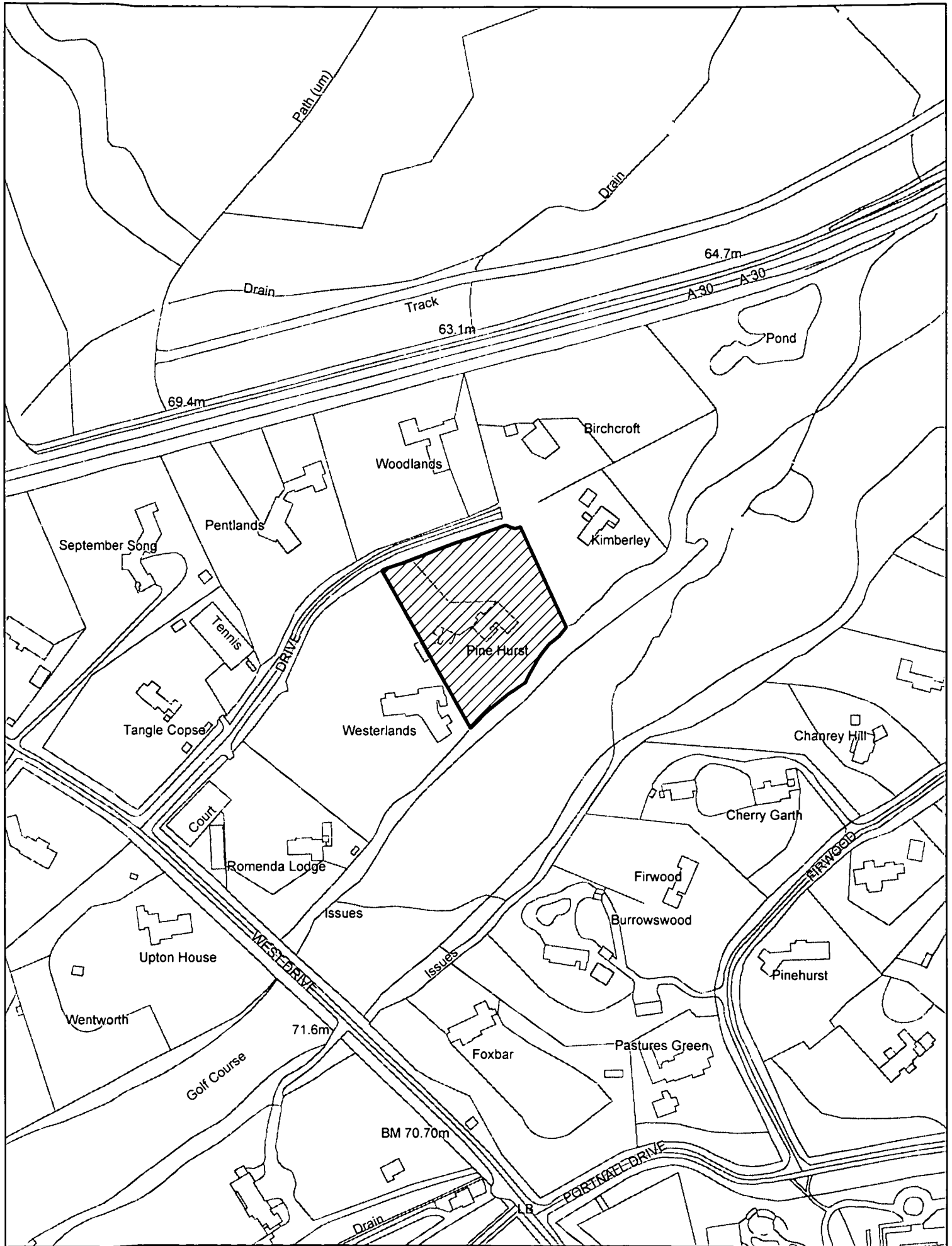
1. The applicant can clearly demonstrate very special circumstances to override the harm caused to the Green Belt by the erection of an enlarged replacement grandstand; and
2. A robust and effective green travel plan is provided and implemented along with the proposed Winkfield Road Underpass before the proposed redevelopment is opened to the public.

Informative:

1. The applicant is advised that this decision relates to the following drawing numbers received on the dates shown :-

<u>Drawing Number:</u>	<u>Date Received:</u>
Environmental Statement – Main Report	8.12.03
Environmental Statement – Technical Annexes	8.12.03

PART B



RU.03/1468

SCALE: 1:2,500

DATE: 06/02/04

ADDRESS:
 PINEHURST
 SHERBOURNE DRIVE
 VIRGINIA WATER

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 Runnymede Borough Council 100006086

RU.03/1468 Date reg: 16/12/2003 Ward: VIRGINIA WATER

LOCATION: PINEHURST, SHERBOURNE DRIVE, VIRGINIA WATER
PROPOSAL: ERECTION OF TWO STOREY DWELLING WITH DETACHED TRIPLE GARAGE & DETACHED SWIMMING POOL FOLLOWING DEMOLITION OF EXISTING DWELLING (AMENDED DESCRIPTION)
TYPE: FULL PLANNING PERMISSION
APPLICANT: Mr. and Mrs. Gibson

Local Plan: Policies relevant to the consideration of this application are:

Second Alteration April 2001: GB1, GB6, NE14, NE15, NE16, NE20

1. Site

1.1 The site lies in the Green Belt and Site of Special Scientific Interest (SSSI) and comprises some 0.6 hectares.

1.2 Pinehurst is a detached bungalow with a two-storey extension and detached garage and carport. There is also an outdoor swimming pool on the site.

2. History

2.1 In 1985 a two-storey rear extension of approx. 1,280 sq ft (119 sq metres) comprising at ground floor extended hall, staircase, two bedrooms and shower room and at first floor, bedroom bathroom and dressing room, and single storey side extension of approximately 37 sq ft. (3.4 sq m) comprising shower room and new entrance gateway was refused (RU.85/0910). The application was appealed and in July 1986 the Inspectorate allowed the proposal. According to the Building Control records this building was completed in January 1990.

2.2 In 2001 permission was granted for the erection of a detached two-storey dwelling and detached triple garage and sheds following demolition of existing dwelling and outbuildings (RU.01/0009). This extant permission (expires 5th April 2006) granted a replacement floor area of approximately 438 sq metres not including the detached triple garage (more than 5 metres away). The height of the dwelling allowed was 7.5 metres and garage 5 metres with no accommodation in the roof. This proposal retained the existing swimming pool.

2.3 In 2002 an application for the erection of a detached two-storey dwelling and detached triple garage with games room above following demolition of the existing dwelling, garage and all outbuildings except for the pool house was submitted but subsequently withdrawn (RU.02/0770).

3. Application

- 3.1 The application is for the erection of a two storey dwelling with detached triple garage following demolition of existing dwelling. The five-bedroom house would also have a cellar and an attic over the garage.
- 3.2 The proposal would be sited further forward than the existing dwelling by some 7.6 metres. The dwelling's width would be some 25 metres with a depth of some 10.5 metres. The triple garage would be sited more than 5 metres away (8.4 metres) and have a footprint of 10.3 metres by 7.5 metres.
- 3.3 The height of the dwelling would be 7.5 metres to the ridge with the garage at 5 metres but with accommodation above, served by roof light windows.
- 3.4 The site plan shows a proposed tennis court and relocated pool. The plans have been amended to delete the pool house/changing rooms and pergola. A plant room would now be underground.
- 3.5 A bat survey was undertaken in July 2003 where it was reported that 241 bats roosted under the boarding of the dwelling. In January 2004 a further bat survey was undertaken by a DEFRA (Department of Environment, Food and Rural Affairs) approved consultant (Stag Electronics) with the findings summarised below:
- The bat colony left the site in September 2003 though the likelihood is that the colony will attempt to return to breed in May 2004.
 - A DEFRA licence is required and safeguards are necessary and need to be agreed before DEFRA will grant a licence:
 - Approximately six good quality, temporary bat boxes should be sited on trees by suitably qualified persons;
 - A permanent replacement roost should be designed into the new building to replace the existing maternity roost with access under cladding or/and access into a wooden soffit box on a suitable elevation or/and purpose made roosting units incorporated into the building during construction.
 - During demolition and construction the contractors should be briefed on what to do if bats are found and a licensed bat worker should be present to rescue bats that might be found and to transfer them to the temporary bat boxes;
 - A DEFRA inspector will need to monitor during construction and after completion.

3.6 The site plan shows that six trees would be felled but to date no tree survey has been submitted. The felling of a pine tree would accommodate the proposed triple garage and the other five trees to be felled would be in order to accommodate the tennis court. The latest bat survey confirmed that any trees affected by the development did not appear to have features e.g. crevices, which might be used by roosting bats.

4. Consultations

4.1 The application was advertised on the Council's weekly list and five individual letters of notification were sent out. One letter of representation has been received from the owner/occupier at Westerlands requesting that fast-growing conifers are planted along the common boundary so as to reduce noise and ensure continued privacy.

4.2 The County Highways Authority has no requirements to make.

4.3 The applicants consulted English Nature in August 2003 who advised that as bats are a protected species a DEFRA licence would be required.

5. Planning Considerations

5.1 The main issue to consider is the impact of the proposal on the Green Belt. Planning approval RU.01/0009 is a material consideration in the determination of this application, establishing the principle of a replacement dwelling and its siting and size.

5.2 Planning approval RU.01/0009 had a floor area of some 438 sq metres, excluding the detached triple garage. In 2001 the base figure (as of May 1986) was calculated as some 336 sq metres (including the double garage, carport, outbuildings and boiler house), thereby the proposal representing a 30% increase in line with Policy GB6. For consistency sake it is therefore considered reasonable to use the base figure of 336 sq metres for calculating the percentage increase size of this proposal.

5.3 The agent has used this base figure and calculates the proposed floor area of the new dwelling to be 433 sq metres or a percentage increase of 29% (rounded up). However, the agent has confirmed that his calculations have omitted the floor area of the balcony and the basement. Normally a balcony and basement is included as part of the 30% calculations and so this takes the proposal over the 30% threshold. Based upon the plans submitted the floor area (including the basement and balcony) has been measured off as some 444 sq metres. This represents a percentage increase of 32%.

5.4 Whilst the basement takes the proposal over the 30% threshold, the agent has submitted a cross section plan and site level plan to show that the basement would be completely below ground, with no high level windows. It is therefore considered the additional floor area in the basement would not harm the openness or visual amenities of the Green Belt. Consequently this would represent a very special circumstance to justify the small incremental increase of 2% over the 30% threshold.

- 5.5 The height of the original bungalow is some 4.5 metres with the two-storey extension 7 metres high. The height of the dwelling allowed under RU.01/0009 had a maximum ridge height of 7.5 metres though part of the roof had lower eaves, which assisted in reducing the bulk and mass of the dwelling. Whilst this proposal would result in a bulkier dwelling than RU.01/0009 the applicants have ensured that its height does not exceed 7.5 metres, so not representing a disproportionate addition over and above the size of the original dwelling or a prominent dwelling within the Green Belt.
- 5.6 Since 2001 the approach to outbuildings within the Green Belt has become more stringent and the size of the triple garage allowed under RU.01/0009 would now likely to have been resisted under Policy GB1 as inappropriate development, particularly given the size of the replacement dwelling. However, because RU.01/0009 is an extant permission, it is considered that it is difficult to resist the proposed garage as it mimics RU.01/0009 in footprint and in height (both have ridge heights of 5 metres). This is considered to represent a very special circumstance to justify a departure from policy.
- 5.7 Whilst the relocation of the swimming pool and tennis court is non-objectionable the applicant has agreed to omit the pergola and the ancillary swimming pool building from this proposal. Otherwise these structures would have further spread development over the site and together with the replacement dwelling and garage would have urbanised it to an extent that would have caused demonstrable harm to the Green Belt's open character. Conditions can be imposed to ensure that no further buildings are erected without first obtaining permission.
- 5.8 The neighbour at Westerlands has expressed concerns over noise and privacy levels. The site is well screened along its common boundaries and given the distance of the proposal away it is considered that the proposal would not cause a significant loss of amenity for any neighbouring properties.
- 5.9 Five trees would be felled closest to the common boundary with Westerlands and for this reason it is considered that the tennis court should only be allowed subject to the receipt of a satisfactory tree survey. This can be controlled by planning condition. The only other tree to be felled would be a Pine tree adjacent to the triple garage but the removal of this tree has already been agreed under extant approval RU.01/0009, so its felling is not objectionable.
- 5.10 Bats are a protected species and Planning Policy Guidance Note 9: Nature Conservation (PPG9) states that the presence of a protected species is a material planning consideration in considering a development proposal. English Nature confirms that a DEFRA licence is required and conditions can be imposed so as to ensure that the works meet the terms of this licence. The proposal complies with Policy NE20 and would not adversely affect the SSSI or conflict with the terms of Policy NE16 subject to suitable controls.

- 5.11 In summary, the proposal is in accordance with the relevant policies. Consideration has been given to the requirements of Article 8 and Article 1 of the First Protocol of the European Convention on Human Rights.

Officers' Recommendation

GRANT subject to the following conditions:

1. Full Application – Standard Time Limit (C004)
2. External Materials – Samples Required (C005)
3. No Additional Windows (C021) – delete 'in the elevation'
4. Use of Domestic Garage – Private Vehicles Only (C030)
5. Permitted Development Rights Removed – Classes A to E in Green Belt (C036)
6. Control Over Additional Outbuildings on Green Belt Sites (C043)
7. No felling of trees (as shown on drawing no. 146/P20A) and no works for the tennis court shall commence until a tree survey and tree report to comply with BS5837:1991 by a suitably qualified tree surgeon has been submitted and approved in writing by the Planning Authority. Any felling of trees or tree works shall fully comply with the approved tree survey.

Reason: To protect the trees to be retained and enhance the appearance of the surrounding area.
8. No demolition works or any other works shall commence until evidence of a DEFRA licence and an agreed programme of works with an appointed DEFRA inspector has been submitted to and approved in writing by the Planning Authority.

Reason: To protect the habitat of the bats.
9. Details of Levels (C038) – delete 'existing' levels
10. Protective Fencing : Prior to Submission of Details (C054)
11. Storage of Materials Within Fencing (C055)
12. Soft Landscape Details (C059)
13. Construction Traffic and Workers (C106)

Informative:

1. S1 (a) PE1, PE2, PE8
(b) LO4, SE7
(c) GB1, GB6, NE14, NE15, NE16, NE20
2. Discharge of Sewage (I61)
3. The applicant is advised that this decision relates to the following drawing numbers received on the dates shown:

<u>Drawing Number:</u>	<u>Date Received:</u>
146/P21, P22, P23	15/12/2003
146/P20A, P24	2/2/2004
104367/1	2/2/2004
Stag Electronics Bat Survey Report	2/2/2004

Any permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.



RU.03/1485

SCALE: 1:1,250

DATE: 06/02/04

ADDRESS:
 HAYDEN COURT
 PINWOOD PARK
 NEW HAW
 ADDLESTONE

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 Runnymede Borough Council 100006086

RU.03/1485	Date reg:	18.12.03	Ward:	WOODHAM
LOCATION:	HAYDEN COURT, PINWOOD PARK, NEW HAW			
PROPOSAL:	ERECTION OF 3 STOREY BUILDING COMPRISING TWO X 1 BEDROOM FLATS AND TWO X 2/3 BEDROOM MAISONNETTES FOLLOWING DEMOLITION OF SIXTEEN GARAGES AND STORE.			
TYPE:	FULL PLANNING PERMISSION			
APPLICANT:	Space Solutions (UK) Ltd			

Local Plan: Policies relevant to the consideration of this application are:

Second Alteration April 2001: HO9, BE2, MV4, MV9.

1. Site

- 1.1 Hayden Court is located within the urban area of New Haw comprising a site area of 0.05 hectares. On site currently exists by 16 garages and a store, and access to the site is from Pinewood Park. An electricity sub station is located to the front of the site, surrounded by a brick wall enclosure.
- 1.2 Tree Preservation Order 347 covers a group of mature Oak trees located to the rear of residential properties on Hayden Court. A mature Oak specified as T1 within the order partially falls within this application site. The surrounding area is characterised by residential development, comprising both two and three storey terraced dwellings and flatted development fronting Pinewood Park and Hayden Court. Semi-detached and detached residential properties are located to the rear of the application site, fronting Kings Road.

2. History

- 2.1 *CHE.20780 & CHE.20780/1* Erection of 6 semi-detached houses and 25 terraced houses and garages – Approved 1.1.68 and 1.4.68.
- 2.2 *CHE.22040* Application for flats and maisonettes at Hayden Court - (outline) Approved 19.09.69.
- 2.3 *CHE.22041* Two town houses, 18 flats/maisonettes and 26 garages, and landscaping - Approved 19.09.69.
- 2.4 *RU.95/0112* Demolition of existing garages, and construction of 4 flats and associated parking - Refused 3.3.95.
- 2.5 *RU.02/0490* Erection of part 3 storey/part 2.5 storey/part single storey development, comprising a flat, maisonette, a house and bungalow, following demolition of existing garages and store - Withdrawn 02.08.02
- 2.6 *RU.02/1084* Erection of three storey residential building comprising 2 x 1 bedroom flats and 2 x 2/3 bedroom maisonettes and associated parking - Granted 06.12.02

3. Application

- 3.1 Full planning permission was granted under application RU.02/1084 for the erection of a three storey building, comprising two 1 bedroom flats on the ground floor, and two 2/3 bedroom maisonettes on the first and second floors. The proposal involved the demolition of the existing garages and store on the site, and the provision of 6 parking spaces to the side of the proposed building. A bin store and covered cycle racks was to be provided in the north western corner of the site.
- 3.2 Under application RU.02/1084 the applicant included land to the north east of the existing garages within the application site. The land comprised both parking spaces and an area of existing landscaping. Under application RU.02/1084 the applicant proposed to utilise this area for landscaping as part of the new residential development.
- 3.3 This revised application proposes to amend this landscaped area, to provide 3 off street parking spaces and a pathway to the front of the dwellings. The parking would remain part of the adopted highway, and would be available for use by local residents in the vicinity. The 3 parking spaces would not provide parking for residents of the development permitted under RU.02/1084.

4. Consultations

- 4.1 The application has been advertised in the Council's weekly list of applications and 65 letters have been sent to properties surrounding the site. In response to the originally submitted plans 3 letters of objection have been received outlining the following concerns:
- The proposal results in a cramped form of development
 - The proposal would result in additional pressures on parking
 - There are no pavements in the area and space is limited. The proposal will increase parking and create dangers to local residents
 - The development would impact on drainage
 - Residents in Hayden Court are fairly transient. Therefore whilst not all of the garages are not currently utilised, this may not be the case for future residents
 - The high rents prevent local people utilising garages
 - The garages provide parking for local residents
 - The development would affect property values
 - Impact on building work on trees and footings at the bottom of the garden of 67A Kings Road

- New planting close to the boundaries could cause neighbour disputes
- The current garages provide a boundary with neighbouring properties. The developer will need to ensure that the boundaries are made secure by the erection of security fencing.

4.2 The County Highway Authority has no requirements.

4.3 The Council's Amenity Officer raises no objection to the proposals subject to conditions.

5. Planning Considerations

5.1 The main issues for consideration in this application include the impact of the amended parking/landscaped area upon the overall design of the scheme, the character of the surrounding area and the impact upon neighbouring residential amenities.

5.2 Under application RU.02/1084 the proposal involved the provision of a landscaped area to the front of the development. However following further investigations, the applicant has been advised that whilst he owns the land to the front of the existing garages, it falls within the adopted highway. Following consultation with the County Highways Authority, the applicant has been advised that given existing parking pressures within the vicinity, the loss of the existing car parking spaces would be resisted. On that basis the applicant is unable to include the land as landscaping for the new residential development.

5.3 Whilst the provision of a landscaped area across the whole frontage of the premises would soften the proposed development, it is felt that the loss of part of the landscaping will not have a significant detrimental effect on the character or appearance of the area. It is also considered that the partial loss of landscaping would not be detrimental to the overall layout and design of the proposed development. Neighbouring residential properties in Pinewood Park have parking areas to the front of their dwellings and landscaping is felt to be limited. In addition the proposal will retain the existing landscaped section to the south east of the existing parking area, and some space will be available to the front of the units for additional planting.

5.4 Whilst the amount of amenity space for the residents will be limited to a rear communal area, it is felt that the loss of some of the landscaped area to the front of the site will not impact unduly upon future occupiers. The area to the front is very open and would not have contributed any "private" amenity space for the future occupiers.

5.5 Under the previous planning approval (RU.02/1084) the ground floor units had bedrooms directly facing the area now proposed for parking. The parking spaces would be located some 1.8 metres from these windows. As the parking spaces would be available for use by all local residents, the future occupiers of the ground floor units would have no control over the use of these spaces. If permitted, the future occupiers of these units could be disturbed at night by traffic movements and glare from headlights.

- 5.6 Given these concerns, the applicant has agreed to amend the internal layout of the scheme so that the room to the front of both ground floor units provides light to a kitchen. This altered layout is felt to afford greater protection to the amenities of future residents of the ground floor units. In addition a condition is proposed to ensure that a sufficient screen is provided to the front of the units, so as to further reduce the impact of the parking spaces. The proposal does provide for first and second floor windows to the front elevation of the property. However given the height of these windows, no material loss of amenity is felt to occur to the future occupiers of the upper units. In respect of no 51 Pinewood Park, the parking area will be located immediately to the north of this dwelling. The parking space will provide some disturbance to this neighbouring dwelling, however as the parking spaces currently exist, it is felt that a refusal based upon loss of amenity to this dwelling could not reasonably be sustained.
- 5.7 All other elements of the scheme remain unaltered to that permitted under application RU.02/1084. Therefore no objections are raised to the proposed layout and design of the proposal, and earlier objections raised under application RU.02/1084 were fully considered by the Planning Committee. Therefore current objections received in respect of the design of the proposal or to the loss of the garaging were fully addressed by the Committee under the earlier application. In respect of parking, this revised proposal is felt to have improved the parking situation over the earlier consent, as the three existing parking spaces to the front of the site are now to be retained. These spaces do not form part of the parking allocation for the new units, and will be made available for all local residents. The parking for the new units remains unaltered from that permitted under application RU.02/1084.
- 5.8 In respect to existing planting within and surrounding the site, the proposal can be adequately conditioned to ensure that no damage occurs to existing mature trees covered by Tree Preservation Order 347. A number of less significant trees will be affected at the front of the site, but following formal comments from the Council's Amenity Officer these trees are not felt to be worthy of retention.
- 5.9 Consideration has been given to the requirements of Article 1 and Article 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the granting of this application will affect the rights of any individual under the convention.

Officers' Recommendation

Subject to the receipt of amended ground floor layout plans, **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 the following conditions:

1. Full Application – Standard Time Limit (C004)

2. Detailed drawings shall be submitted for the approval of the Planning Authority showing a comprehensive scheme depicting the hard and soft landscaping of the site, at a scale of not less than 1:200, prior to the commencement of the development

All soft landscaping to be provided in accordance with the scheme, when approved, shall be carried out within a period of 12 months from the date of which development is commenced, and shall be maintained for a period of 5 years, such maintenance to include the replacement of any trees and shrubs that die. Hard landscaping shall be carried out concurrently with the development.

Reason: To preserve and enhance the character and appearance of the surrounding area and to comply with Policy PE9 of the Surrey Structure Plan 1994, Policy SE8 of the Surrey Structure Plan Deposit Draft December 2002 and Policies NE14 and NE15 of the Runnymede Borough Local Plan Second Alteration 2001.

3. A plan and schedule of all trees on the site showing which trees are to be retained and which it is proposed to be felled shall be submitted for the approval of the Planning Authority before any work commences on site and no trees on the site shall be felled until such plan and schedule is approved.

Reason: To ensure the retention of existing trees within the site in order to preserve the character and appearance of the area and to comply with Policies NE12 and NE14 of the Runnymede Borough Local Plan Second Alteration April 2001.

4. Prior to the commencement of the development full elevational details of the proposed cycle and bin store, including external materials, shall be submitted to and approved by the local planning authority. When approved, the proposed development shall be carried out in accordance with the agreed details and no variations shall occur without the prior written permission of the local planning authority.

Reason: To ensure that the proposed scale and design of the cycle/bin store is in keeping with the character of the area, protects neighbouring residential amenity and existing Oak trees subject to protection by Tree Preservation Order 347 and to comply with policies HO9, BE2, NE12, NE13 and NE14 of the Runnymede Borough Local Plan Second Alteration April 2001.

5. Prior to the commencement of the development a programme of works shall be submitted to and approved by the local planning authority detailing the intended method of construction of the cycle/bin store, including those areas to be hand dug. When agreed the proposed development shall be carried out in accordance with the agreed method of work, and no variations shall occur without the prior written permission of the local planning authority.

Reason: To ensure that the proposed development does not damage the canopy or roots of the existing Oak tree subject to Tree Preservation Order 347 and to comply with policies NE12, NE13 and NE14 of the Runnymede Borough Local Plan Second Alteration April 2001

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Or any Order revoking and re-enacting that Order), details of all fencing and screen walls shall be submitted to and approved by the Planning Authority before development commences; such fencing and screen walls shall be erected before any of the dwellings hereby permitted are occupied.

Reason: In the interest of the visual and residential amenities of the area and to comply with policies HO9 and BE2 of the Runnymede Borough Local Plan Second Alteration April 2001.

7. External Materials – Samples Required (C005)

8. The roof area of the single storey living rooms within the ground floor flats, hereby permitted, shall not be used as a balcony, roof garden or similar amenity area, without the grant of a further specific permission from the Planning Authority.

Reason: To prevent overlooking and loss of privacy to occupiers of the adjoining property and to comply with policies HO9 of the Runnymede Borough Local Plan Second Alteration April 2001.

9. Prior to the commencement of the development, details of the proposed finished ground levels of the rear ground floor terrace and communal garden areas shall be submitted to and approved by the Local Planning Authority. When agreed there shall be no variations without the prior written permission of the Local Planning Authority.

Reason: In the interest of the visual and residential amenities of the area and to comply with policies HO9 and Be2 of the Runnymede Borough Local Plan Second Alteration April 2001.

10. The premises, the subject of the application, shall not be occupied until space has been provided and properly laid out and paved in accordance with the scheme indicated on the application drawings to accommodate parking and turning of vehicles clear of the highway and the space shall be used and retained thereafter free of any impediment to its designated use.

Reason: Condition 11 above is required in order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users, and to comply with policies MV4, MV9 and MV12 of the Runnymede Borough Local Plan Second Alteration April 2001.

11. No development shall take place until details of locations for:

- a) parking for vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) storage of plant and materials

to be used in constructing the development have been submitted to and approved by the Planning Authority and after consultation with the Highway Authority and each of those facilities shall be used and retained as required by the terms of that approval throughout the course of construction of the development free from any impediment to its designated use

Reason: To ensure that the development does not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users, or damage the existing Oak tree, including root damage, subject to Tree Preservation Order 347 and to comply with policies MV4, MV9, MV12, NE12, NE13 and NE14 of the Runnymede Borough Local Plan Second Alteration April 2001.

12. No development shall take place until details of a scheme for foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The details so approved shall thereafter be implemented prior to the first occupation of any part of the development and retained thereafter.

Reason: To ensure a proper drainage of the site.

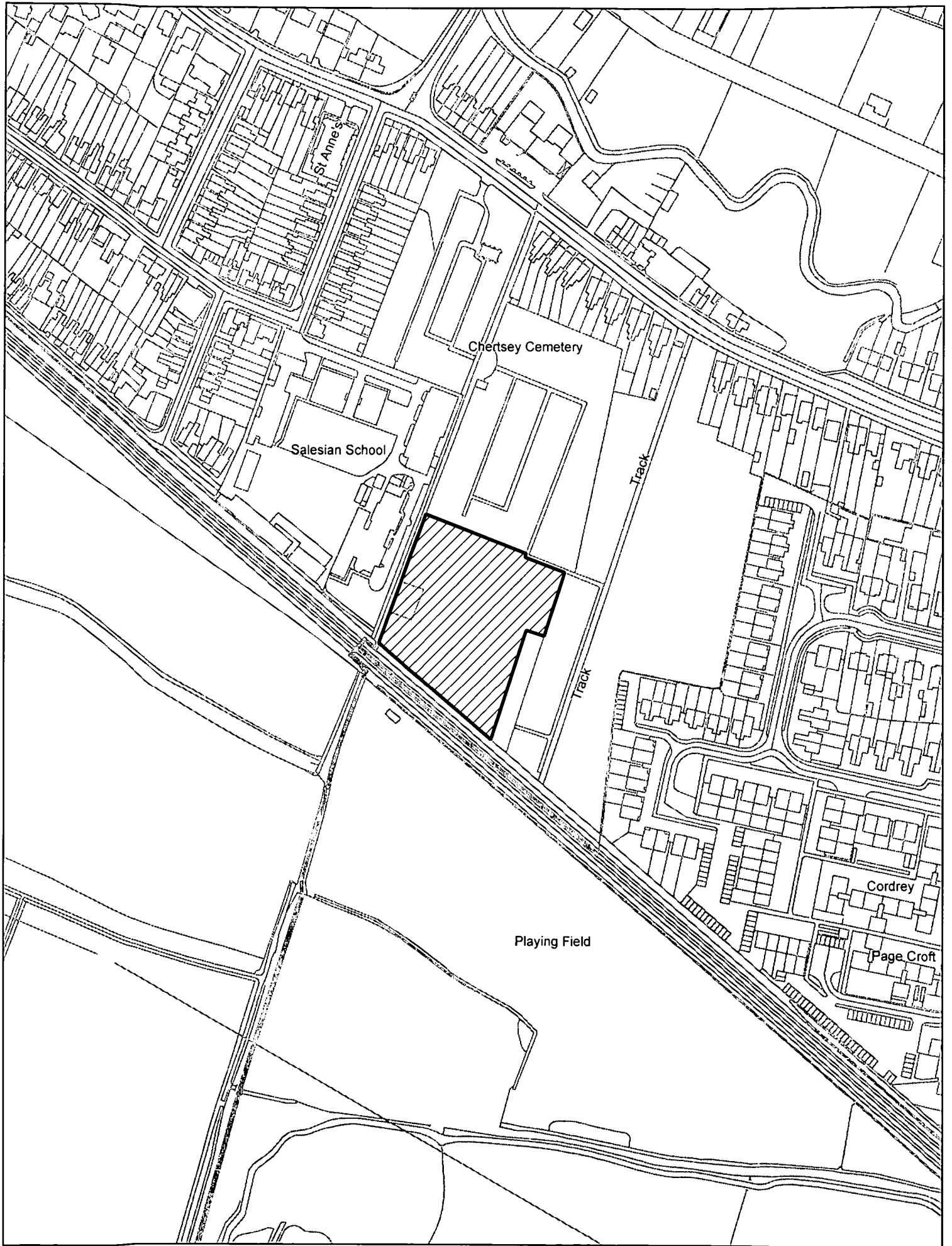
Informatives

1. The applicant is advised that details submitted under planning condition 7 above shall include the provision of acoustic fencing along the boundaries of the site adjacent to the rear garden areas of 1 and 2 Hayden Court, in order to shield these properties from the new parking areas, and associated traffic movements.

2. The applicant is advised of the comments received from Seeboard dated 25th July 2002 under application RU.02/1084 (copy attached). The applicant should formally consult with Seeboard prior to the commencement of the development to ensure that their existing apparatus is safeguarded both before and during development.
3. The applicant is advised that the proposed landscaping scheme as submitted under planning condition 2 shall provide for additional planting to the front of the site, to the rear of the existing parking spaces to be retained. This is required so as to provide a screen from the parking areas for future occupiers of the property.
4. The applicant is advised to consult with the County Highway Authority before the existing lamp post is relocated within the site.
5. The applicant is advised that under planning condition 6 the programme of works shall include details of the intended demolition of the garages, and the proposed design and siting of protective fencing and service trenches.
6. Hours of Construction Work (I35)
7. S1 a) PE9, PE10, MT5
 b) SE4, SE9, DN3,
 c) HO9, BE2, MV4, MV9, NE12, NE13, NE14.
8. The applicant is advised that this decision relates to the following drawing numbers received on the dates shown: -

<u>Drawing Number:</u>	<u>Date Received:</u>
0113(--01 Rev C, 02 Rev C, 03 Rev D	18.12.03

Any permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.



RU.03/1494

SCALE: 1:2,500

DATE: 06/02/04

ADDRESS:
ALLOTMENT LAND
AT THE REAR OF
CHERTSEY CEMETERY

24

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Runnymede Borough Council 100006086



RU.03/1494	Date Reg: 23.12.03	Ward: CHERTSEY MEADS
LOCATION: PROPOSAL:	ALLOTMENT LAND AT THE REAR OF CHERTSEY CEMETERY CHANGE OF USE OF ALLOTMENTS TO CEMETERY BURIAL GROUND	
TYPE:	FULL PLANNING PERMISSION	
APPLICANT:	Runnymede Borough Council	

Local Plan: Policies relevant to the consideration of this application are:

Second Alteration April 2001: GEN2, R1, R10

This application has been reported to the Planning Committee for determination because the applicant is Runnymede Borough Council.

1. Site

1.1 This application relates to 0.6 hectares of land forming part of a larger site used for allotments. Planning permission has been granted on part of the site (to the east) for residential redevelopment. To the north of the site is the existing cemetery and to the west is Salesian School. To the south is the railway and playing fields. The southern boundary of the site abuts the Green Belt.

1.2 This site is owned by Runnymede Borough Council.

2. History

2.1 *RU.03/0438* – Residential development for 58 houses on part of allotment land – Approved June 2003

3. Application

3.1 This is an application which seeks the change of use of former allotment land to a burial ground for the adjacent cemetery.

4. Consultations

4.1 This application has been advertised on the weekly list and 55 properties were notified individually by letter. One letter of representation has been received stating that the description of the development was misleading as it implied that all of the allotment land would be used as a cemetery. Other issues include whether the principle of the loss of the allotment land is acceptable and would the development result in traffic congestion in the road

4.2 The County Highway Authority have no objection.

5. Planning Considerations

- 5.1 The site lies within the urban area and the principle of the proposed use is therefore an acceptable one. The main issues for consideration are set out below:

Loss of allotment land

- 5.2 Whilst the proposal will result in the loss of allotment land, this issue was considered as part of the comprehensive assessment of planning application RU.03/0438 for the residential development on the bulk of the allotments which lie to the east. In this respect Local Plan Policy R10 applies which relates to the rationalisation of allotments within the urban area. This policy recognises that there is an overprovision of such facilities in the Borough and seeks to make a more effective use of land to provide more modern and up to date allotment facilities.
- 5.3 Having regard to this, in February 2002 the Council resolved to release land at Painesfield Allotments as part of a package to provide housing land. The whole site was not intended for housing development and the remainder (ie that part, the subject of this application) was intended to be used for cemetery land (subject to planning permission) as it was recognised that a deficit of cemetery land also existed in the area.
- 5.4 This decision was also reviewed at the time of the previous planning application to take account of PPG 17 relating to the provision of open space. Paragraph 10 of PPG17 provides guidance on maintaining an adequate supply of open space and sports and recreational facilities and states that:

"Existing open space, sports and recreational buildings and land should not be built on unless an assessment has been undertaken which has clearly shown the open space or the buildings and land to be surplus to requirements."

The guidance continues that in order for open space to be "surplus to requirements" consideration of all the functions that open space can perform should be considered as part of the assessment.

Paragraph 10 continues:

"In the absence of a robust and up-to-date assessment by a local authority, an applicant for planning permission may seek to demonstrate through an independent assessment that the land or buildings are surplus to requirements. Developers will need to consult the local community and demonstrate that their proposals are widely supported by them."

Such a study was undertaken at that time and it was concluded that:

“The release of the Painesfield Allotments, for housing purposes, will represent both a loss of an allotment facility and also in the contribution it makes as open space. However, the allotment holders will be relocated to other sites in Chertsey which are currently the subject of discussions. The loss of ‘open amenity area’ is mitigated to a degree by the fact that it lies adjacent to the open countryside to which local residents will still have access.”

- 5.5 It was recognised that a new allotment site has been granted permission at Barrsbrook Farm, Guildford Road (RU.03/0442) which will provide a total of 106 plots with modern and up to date facilities including a storage building with toilet facility. The tenants at Painesfield and Bemonds could be relocated to Barrsbrook.
- 5.6 The assessment of the loss of the existing allotments and open space within the area carried out in that previous application remains relevant to this current application and it is considered it provides satisfactory justification for the loss of this part of the allotments to the proposed cemetery use. The provision of the approved allotments at Barrsbrook Farm will ensure that an adequate supply of allotments exists.
- 5.7 Furthermore, the proposed cemetery use adjacent to the existing cemetery provides for a deficit of such land in the local area. The use will also contribute to open space provision as defined within PPG17. The proposed use will also maintain the open nature of the site which would contribute to its functional quality and amenity value.

Impact on neighbouring land users

- 5.8 The application site is bounded to the west by Salesian School and it is not considered that the proposed use would give rise to any significant amenity issues. A condition relating to landscaping and boundary treatments will ensure that adequate privacy will be maintained and reduce any overlooking given the sensitive nature of the use. To the east is the development site on which there is a planning approval (RU.03/0438) for a residential redevelopment.
- 5.9 It is not considered that an extension of the existing cemetery use in the area will have any adverse impact on the residential amenity of those dwellings when the consent is implemented.

Highways Issues

- 5.10 The County Highways Authority raises no objection to the proposal and there is not considered to be any reason for refusal of the application on highways grounds.

Human Rights

- 5.11 Consideration has been given to the requirements of Article 8 and Article 1 of the First Protocol of the European Convention on Human Rights. It is not considered that the granting of permission would result in a violation of any objectors' rights under the Convention.

Officers' Recommendation

GRANT subject to the following conditions:

1. Full Application – Standard Time Limit (C004)
2. Soft Landscape Details (C059)
3. Boundary Treatment (General) (C061)
4. The use hereby permitted shall not be commenced until alternative allotment provision, approved by the Planning Authority, has been made available for occupation.

Reason: To ensure the provision of alternative allotments within the area.

Informatives

1. The development hereby granted consent has been assessed against the following Development Plan policies – Policies EN1, PE11 and MT2 of the Surrey Structure Plan 1994, Policy LO1 of the Surrey Structure Plan Deposit Draft December 2002 and Policies GEN2, R1 and R10 of the Runnymede Borough Local Plan Second Alteration April 2001 and other material planning considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The Planning Officer's report giving a more detailed assessment of this application is available for inspection at the Technical Services Department and copies can be obtained subject to a photocopying charge.
2. The applicant is advised that this decision relates to the following drawing numbers received on the dates shown :-

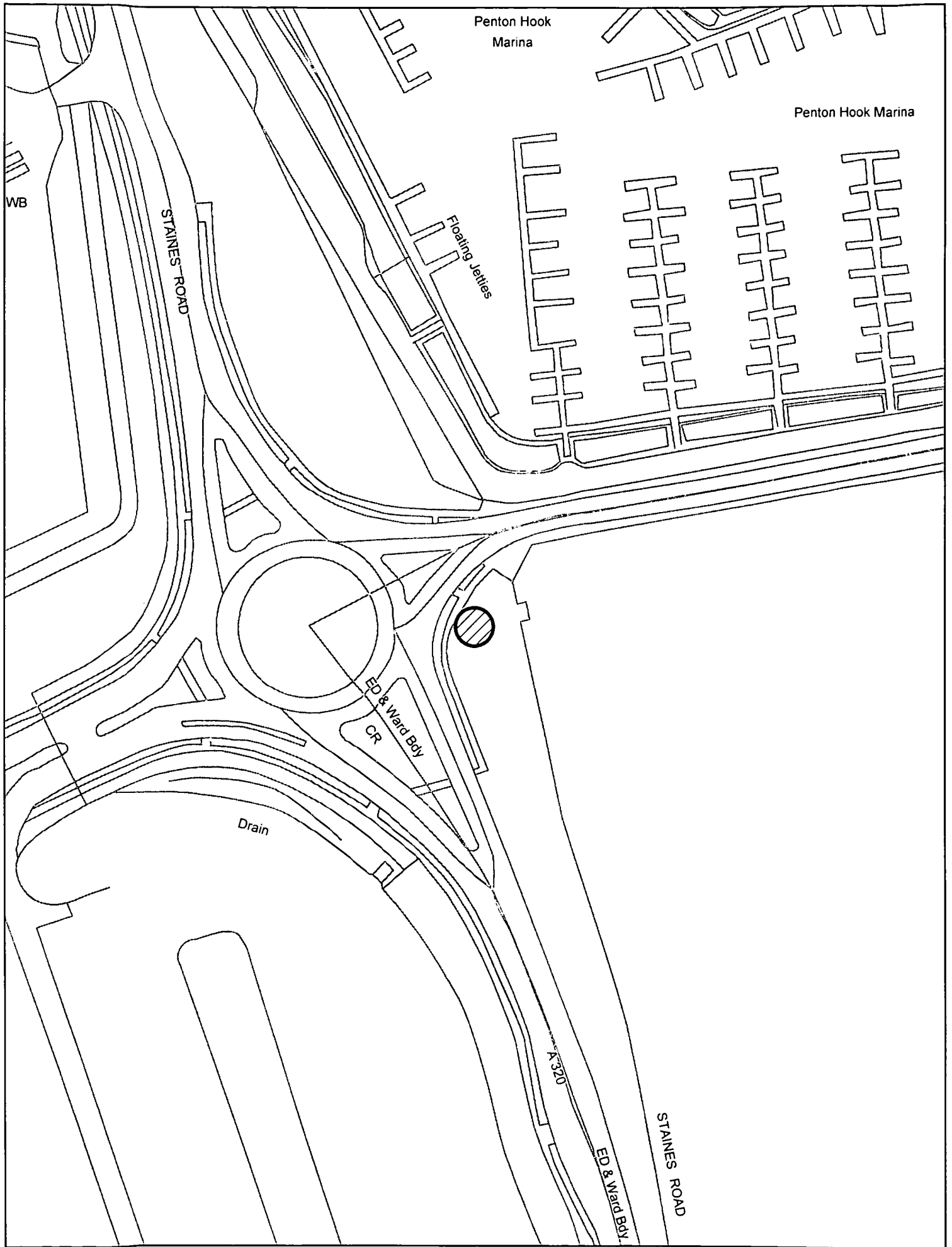
Drawing Number:

Date Received:

Unnumbered Plans

22.12.03

Any permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.



RU.04/0013

SCALE: 1:1,250

DATE: 06/02/04

ADDRESS:

LAND AT STAINES ROAD
 JUNCTION WITH MIXNAM'S LANE
 STAINES

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 Runnymede Borough Council 100006086

RU.04/0013 Date reg: 10.12.03 Ward ENGLEFIELD GREEN EAST

LOCATION: LAND AT STAINES ROAD, JUNCTION WITH MIXNAM'S LANE,
STAINES

PROPOSAL: ERECTION OF A 9 METRE HIGH POLE FOR A CLOSED CIRCUIT
TELEVISION CAMERA ON THE SOUTH EAST SIDE OF THE THORPE
PARK ROUNDABOUT.

TYPE: FULL PLANNING PERMISSION

APPLICANT: Royal Holloway University of London

Local Plan: Policies relevant to the consideration of this application are:

Second Alteration April 2001: GB1, SV2

The application has been reported to Planning Committee for a determination because it has been submitted by Runnymede Borough Council.

1. Site

1.1 The site lies within the Green Belt and designated flood plain. It is grassed highway verge land located on the south east side of the Staines Road/Mixnam's Lane roundabout. The site is on the opposite side of the road to the main entrance to Thorpe Park.

2. History

2.1 There is none recent or relevant relating to the application site.

3. Application

3.1 The proposal is for a 9 metre high pole for a closed circuit television (CCTV) camera. The pole would be located on a grass verge and be set back some 5 metres from the highway separated by a pedestrian footway. The proposed pan and tilt CCTV camera will be able to continuously rotate.

3.2 A full written justification is being prepared by Safer Runnymede, which will be reported at the meeting, but in summary Safer Runnymede has justified the proposal in the following way:

- The CCTV installation is a requirement at this location as Thorpe Park suffers from exceptional high crime levels and is one of the worst hot spots in the Borough;
- The intrusion is not much worse than a lamp post and in many Authorities planning permission is not required for camera poles on the highway as they are treated as highway furniture;
- The proposal will also assist in dealing with traffic problems in the area.

4. Consultations

- 4.1 The application was advertised on the Council's weekly list, in the local press and three letters of notification were sent out. No letters have been received.
- 4.2 The County Highways Authority has no requirements to make.

5. Planning Considerations

- 5.1 The main issues to consider with this proposal are the impact of the proposal on the Green Belt and on visual amenities. Consideration also needs to be given to its impact on the flood plain and on highway safety.
- 5.2 There is a strong presumption against development within the Green Belt and Policy GB1 resists development that would conflict with the purposes of the Green Belt or adversely affect its open character. This proposal is inappropriate development and unless there are exceptional reasons to justify this proposal it ought to be refused.
- 5.3 Safer Runnymede justifies the proposal because Thorpe Park is a crime hotspot. This is a reflection of the huge numbers of annual visitors to the site. As part of the Medium Term Development Plan (MTDP) for Thorpe Park the Planning Authority has been working closely with the Park to ensure that security and surveillance is an integral part of any scheme to ensure that future developments are not jeopardised and that the Park remains a safe visitor attraction that brings economic benefits to the Borough.
- 5.4 Circular 5/94: 'Planning Out Crime' confirms that crime prevention is capable of being a material planning consideration. Planning authorities, through Local Plans, are urged to establish principles that aim to reassure the public by making crime more difficult to commit, increase the risk of detection and provide people with a safer, more secure environment. The circular makes a specific reference to CCTV and recognises that it provides a rapid response to criminal activity, can provide more safety and security for the public and prove a greater deterrent to crime in general.
- 5.5 Furthermore, Section 17 of the Crime and Disorder Act 1998 indicates that it is the duty of a local authority to do all that it reasonably can to prevent crime and disorder in its area. The installation of CCTV linked to a 24 hour monitoring centre therefore helps to fulfil this duty.
- 5.6 Thorpe Park is a Major Developed Site within the Green Belt and the CCTV could be located on site. However, this would not provide the required wider community coverage and benefits, for example additional security for Penton Hook Marina and the monitoring of highway problems along Staines Road and Chertsey Lane and its junction with Thorpe Park on busy summer days.

- 5.7 It is considered that the proposal would be visible from various approaches but because there is already a number of street lamps in the vicinity the proposal would not be visually incongruous and would cause no significant harm to the openness of the Green Belt.
- 5.8 The County Highways Authority confirms that the proposal would not conflict with highway safety. Given the size of the proposal it is also unlikely to cause material or cumulative harm to the floodplain. It is considered that it would not conflict with the aims of Policy SV2 of the Local Plan.
- 5.9 The proposal is considered to cause no harm to residential amenities. The technology allows the camera to rotate 360° though there is a strict Code of Practice to which the CCTV system is operated. This code addresses the Human Rights Act and the Data Protection Act. However, if future concerns arise from the installation, CCTV technology does allow for the view of the camera to be physically or electronically restricted.
- 5.10 In summary the need for surveillance at the entrance to Thorpe Park as a crime prevention measure is considered to represent an exceptional circumstance that outweighs the harm to the Green Belt. Consideration has been given to the requirements of Article 8 and Article 1 of the First Protocol of the European Convention on Human Rights. It is not considered that the granting of permission would result in a violation of any objector's rights under the Convention.

Officers' Recommendation

GRANT subject to the following conditions:

1. Full Application – Standard Time Limit (C004)
2. The pole hereby permitted shall be painted green or grey and thereafter no other colour without the prior permission in writing by the Planning Authority.

Reason: In Order that the development harmonises with the surroundings and the Green Belt in the interests of visual amenities and to comply with Policy GB1 of the Runnymede Borough Local Plan Second Alteration April 2001.

Informative:

1. S1: a) PE1, PE2
b) LO4
c) GB1, SV2
2. The applicant is advised that this decision relates to the following drawing numbers received on the dates shown:

Drawing Number:

Date Received:

X:\ACAD\Drg Reg\SR-052

6/1/2004

Any permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.