



RUNNYMEDE BOROUGH COUNCIL

PLANNING COMMITTEE

13 APRIL 2005

APPENDICES

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Runnymede Borough CouncilPLANNING COMMITTEEAPPENDIX 'A'16 March 2005 at 7.30 p.m.

Members of the Committee present: Councillors G.B. Woodger (Chairman), Mrs F.M. Angell (Vice-Chairman), J.R. Ashmore, Mrs F.J. Barden, J. Broadhead, Ms D.V. Clarke, J.B. Dean, J.R. Furey, Mrs E. Gill, P. Greenwood, H.W.V. Meares, D.W. Parr, N. Thewlis, A. P. Tollett and J.R. Whiteley

Members of the Committee absent: None

Councillors Mrs Y.P. Lay and Mrs M. Roberts also attended.

NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

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

Group requesting Change	Remove from Membership	Appoint Instead
Conservative	Councillor Mrs J. Norman	Councillor Ms D.V. Clarke
Runnymede Independent	Councillor B.J. Relph	Councillor Mrs E. Gill
Labour	Councillor R. Pate	Councillor P. Greenwood

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 16 February 2005 were approved and signed as a correct record.

DECLARATION OF INTEREST

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

Councillor	Item	Nature of Interest
Mrs E. Gill	Land behind The Hythe Centre, Rochester Road, Egham (RU 04/1238)	Personal and Prejudicial - Previous employment association and friend of one of the Doctors.

PLANNING APPLICATIONS

The planning applications listed below were considered by the Committee. All representations received on the applications were reported and copies were made available for inspection by Members before the meeting. Members of the public and applicants or agents spoke on the applications identified below.

RESOLVED that -

the following applications be determined as indicated and any permission granted be subject to the conditions authorised.

APP. NO.**LOCATION, PROPOSAL AND DECISION**

RU 04/1238

Land behind The Hythe Centre, Rochester Road, Egham
 Erection of two-storey building containing doctors' surgeries, dental practice, health facilities and pharmacy, administrative offices for adult and community services, associated car parking, access and landscaping.

DECISION: Following the receipt and consideration of further comments from Sport England and determination by the Director of Technical Services of the need to refer the application to the Office of the Deputy Prime Minister under Circular 9/98 and, if appropriate, the prior completion of a legal agreement to secure the sum of £10,000 (Baxter index linked) towards the bus stop improvements on Thorpe Road, 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 04/1297

Former DERA Site (Chertsey South), Chobham Lane, Chertsey
 Certificate of existing lawfulness application for:

- 1) The testing and evaluation of tracked and wheeled military vehicles;
- 2) Driver training courses using military and/or civilian vehicles;
- 3) Film and media work including filming of television shows;
- 4) Between the hours of 0800 to 1800 Monday to Friday:
 - a) Civilian commercial automotive vehicle testing and other specialist tasks relating to the testing of new and used motor vehicles, heavy goods vehicles, emergency service vehicles and motorcycles;
 - b) Automotive club events including associated static exhibitions and shows and trial events of all makes and models of vehicles;
 - c) Corporate driving events including recreation, entertainment and corporate hospitality events, and
- 5) Between the hours of 0800 to 1800 for a maximum of ten motor rally events per annum to be held no more frequently than

one event every four weeks and each event to last no longer than two days subject at all times to:

- a) The noise emissions from any vehicle not exceeding 100DB(A) measured at 0.5m from the source of the noise, and
- b) Save for the testing and evaluation of wheeled and tracked military vehicles, any use of motor vehicles between the hours of 1800 and 0800 not to amount to a common law or statutory nuisance and any noise, vibration, light, smoke or fumes caused by any of the above events and the use of any motor vehicles to be limited to such emissions as are reasonably associated with the traffic of a normal urban carriageway between such hours.

DECISION: DEFERRED for further information and clarification.

RU 04/1451

St Peter's Hospital, Guildford Road, Chertsey
Construction of two-storey 56 bed ward within existing parking area to the front of Duchess of Kent building, and demolition of existing ramp buildings to create replacement car parking.

DECISION: GRANT subject to conditions.

RU 04/1452

St Peter's Hospital, Guildford Road, Chertsey
Renewal of planning permission RU 02/0786 for the erection of 28 bedroom ward for a temporary period of 10 years.

DECISION: GRANT subject to conditions.

RU 04/1453

St Peter's Hospital, Guildford Road, Chertsey
Construction of modular day theatre for a period of ten years following demolition of existing temporary link within an existing car park/service yard.

DECISION: Following the making of a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure -

- i) £20,000 (Baxter Index Linked) towards pedestrian improvements on Holloway Hill;
- ii) £10,000 (Baxter Index Linked) towards bus stop infrastructure improvements on Guildford Road;
- iii) £10,000 (Baxter Index Linked) towards traffic signing between Ashford Hospital and St Peter's

Hospital;

- iv) **£30,000 (Baxter Index Linked) towards the provision of I-Plus passenger information facilities within St Peter's Hospital;**
- v) **£2,000 towards monitoring of the Travel Plan; and**
- vi) **Publication and implementation of a Travel Plan broadly as agreed with the Highway Authority**

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 05/0012

**St Peter's Hospital, Guildford Road, Chertsey
First floor extension to existing theatre buildings.**

DECISION: GRANT subject to conditions.

RU 05/0086

**Windmill House, St Peter's Hospital, Guildford Road, Chertsey
Erection of single-storey extensions and internal alterations to provide 6 further bedrooms, group room and ancillary office extension.**

DECISION: GRANT subject to conditions.

RU 04/1071

**Thorpe Park, Staines Road, Chertsey
Installation of swing ride in core area with a support frame 19.9 metres high and operational maximum swing height of 17.7 metres to replace the existing 28 metre high Eclipse Big Wheel ride.**

DECISION: GRANT subject to conditions.

RU 04/1386

**Walnut Tree Cottage, Church Walk, Chertsey
Erection of conservatory to west flank and dormers in front and rear roofplanes, raising of ridge by 100mm and conversion of roofspace into habitable accommodation and internal alterations to change use of three bed residential property into a mixed use of residential and residential lettings comprising a two-bed residential property and four letting rooms with ensuite facilities and associated accommodation and parking at rear to include re-building of existing single-storey extension on eastern elevation (amended description 2.2.05).**

DECISION: GRANT subject to conditions.

(Mrs Lander, an objector, and Mr Parr, agent for the applicant, addressed the Committee on the above application).

RU 05/0018

**Littlewood, East Drive, Virginia Water
Erection of detached two-storey dwelling with
attached triple garage following demolition of
existing house, attached garage and all outbuildings.**

DECISION: GRANT subject to conditions.

RU 05/0019

**Caradoc, Pinewood Road, Virginia Water
Erection of detached two-storey 5 bed dwelling with
basement with retention of existing detached garage
following demolition of existing dwelling.**

DECISION: REFUSE for the following reason:-

The replacement dwelling by reason of its floor area, bulk and mass would be materially larger than the dwelling as of May 1986 resulting in a disproportionate and inappropriate development that would be harmful and detrimental to the openness of the Green Belt, with no very special circumstances presented by the applicant, and therefore contrary to Policy LO4 of the Surrey Structure Plan 2004, Policy GB6 of the Runnymede Borough Local Plan Second Alteration April 2001, and advice contained in Planning Policy Guidance Note 2: PPG2 (Green Belts, 1995).

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

RU05/0050

**Plot 12, The Moorings, Abbey Chase, Bridge Road,
Chertsey
Installation of 2 no. security boxes, hardstanding for
parking of a lawnmower and erection of tent (for a
maximum of 35 days a year).**

DECISION: REFUSE for the following reasons:-

- 1. The proposed tent is an inappropriate development, harmful to the openness of the Green Belt and detrimental to the visual amenities of this attractive and prominent riverside area and if permitted, is likely to encourage similar proposals in respect of other Green Belt land in the vicinity which might then be difficult to resist, the cumulative effect of which, if permitted, would further detract from the openness and attractiveness of the Green Belt, contrary to Policy LO4 of the Surrey Structure Plan 2004 and Policies NE8, R6 and GB1 of the Runnymede Borough Local Plan Adopted April 2001.**
- 2. The Planning Authority do not consider that very special circumstances have been put forward in support of this application to justify the granting of planning permission contrary to Policy LO4 of the Surrey Structure Plan 2004, Policies NE8, R6 and**

**GB1 of the Runnymede Borough Local Plan
Adopted April 2001.**

(Mr Britain, on behalf of the applicant, addressed the Committee on the above application).

RU 05/0063

Wheatsheaf Service Station, London Road, Virginia Water

Redevelopment of the existing petrol filling station involving the erection of a new filling station, canopy and customer facilities and installation of pumps, car wash and jet wash following demolition of existing buildings.

DECISION: GRANT subject to conditions.

RU 05/0102

Philip Southcote School, Addlestone Moor, Addlestone

Installation of double demountable classroom.

DECISION: Raise NO OBJECTION subject to applicant addressing flooding concerns of Environment Agency.

BOURNE VALLEY GARDEN CENTRE, WOODHAM PARK ROAD, WOODHAM - ENFORCEMENT

The Committee considered authorisation of enforcement action in respect of the unauthorised storage of freight containers, pallets of compost, shingle, garden pots and various other garden centre products on land to the north of the Bourne Valley Garden Centre.

Planning permission had previously been granted in 1998 for a comprehensive scheme to tidy the Garden Centre site, improve its appearance, and rationalise its operation. This permission did not include the land subject of the unauthorised storage.

The storage uses were considered to be an inappropriate development in the Green Belt and detrimental to the openness and visual amenities of the Green Belt. The unauthorised use was unacceptable in flooding terms as the stored materials would be at direct risk of flooding, and would result in loss of flood storage volume thereby increasing the risk of flooding elsewhere.

No very special circumstances had been put forward to warrant overriding the material harm caused to the openness of the Green Belt, and it was

RESOLVED that -

- i) the Director of Administration and Leisure be authorised to issue an Enforcement Notice pursuant to Section 172 of the Town and Country Planning Act 1990 requiring:**
 - a) the removal of all unauthorised freight containers, open storage of goods, equipment, machinery, plant from the land; and**
 - b) the removal of the hardstanding and any resulting rubble and debris, and restoration of the land to its original condition;**
- ii) the Director of Administration and Leisure be authorised to take appropriate action, namely prosecution under Section 187A(9) of the Town and Country Planning Act 1990 in the event that the notice is not complied with.**

Reasons for Issuing the Enforcement Notice

1. **The development represents an inappropriate development within the Metropolitan Green Belt which causes harm by definition and actual harm by virtue of the undesirable intrusion of development which is detrimental to the openness and visual amenities of the Green Belt and undermining the purposes of including land within the Green Belt contrary to Policy LO4 of the Surrey Structure Plan 2004 and Policy GB1 of the adopted Runnymede Borough Local Plan Second Alteration April 2001 and Planning Policy Guidance Note 2: 'Green Belts'.**
2. **The Planning Authority do not consider that there are very special circumstances to justify the granting of planning permission contrary to Policy LO4 of the Surrey Structure Plan 2004, Policy GB1 of the adopted Runnymede Borough Local Plan Second Alteration April 2001 and the advice contained within Planning Policy Guidance Note 2: 'Green Belts'.**
3. **This site lies entirely within flood zone 3 of the River Bourne on maps held by the Environment Agency. The storage use would be at direct risk of flooding, result in the loss of flood storage volume and thereby increase the risk of flooding elsewhere contrary to Policy SE3 of the Surrey Structure Plan 2004 and Policy SV2 of the Runnymede Borough Local Plan Second Alteration April 2001 and guidance contained within Planning Policy Guidance Note 25 'Development and Flood Risk'.**

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.

TEN ACRE LANE, THORPE - TREE PRESERVATION ORDER

By resolution of the Committee, the press and public were excluded from the meeting during the consideration of this report under Section 100A(4) of the Local Government Act 1972 on the grounds that the report in question would be likely to involve disclosure of exempt information of the description specified in paragraph 13 of Part 1 of Schedule 12A of the Act.

The Committee considered a request from the Thorpe Ward Residents' Association to place a Tree Preservation Order on one Oak tree on land at Ten Acre Lane, Thorpe.

The Oak tree was on a site which had recently been subject to a consultation application for the winning and working of sand and gravel and the deposit of waste all in association with construction works for the M25 followed by restoration to agricultural and a landscaped lake (RU 03/1074). The Council raised a strong objection to the proposal and the application was subsequently refused by the County Council.

The Council's Parks and Amenities Officer had indicated that the tree was of good health and stability, with a future lifespan of 200 + years.

The tree was adjacent to Ten Acre Lane and located on the edge of an open field. Given its size and location the tree was highly visible from public viewpoints and made a significant contribution to the visual amenities and character of the area. The Committee supported the making of a Tree Preservation Order.

The Human Rights considerations associated with this case were noted.

RESOLVED that -

- i) **the Director of Administration and Leisure be authorised to make a Tree Preservation Order pursuant to Sections 198 to 201 of the Town**

and Country Planning Act 1990 in respect of one Oak tree on land adjacent to Ten Acre Lane, Thorpe for the following reason:

The tree makes a significant contribution to the visual amenities of the area and therefore should be protected in accordance with Policies NE12 and NE13 of the Runnymede Borough Local Plan Second Alteration April 2001;

- ii) subject to no adverse representations being received, the Director of Administration and Leisure be authorised to confirm the Order without modification.**

Chairman

(The meeting ended at 9.32pm)

COMMENTS ON SOUTH EAST PLAN POLICIES

Policies - Assessment, Consistency and Monitoring

General Comment

The draft Plan is too long, insufficiently focused, and over-prescriptive in places. Some of the policies are little more than statements of objectives which repeat Government guidance. The Plan also acknowledges that some policies have been drafted before the completion of supporting technical studies. This makes it difficult to make meaningful comments and compromises the validity of consulting on them at this stage.

Cross Cutting Policies

Policy CC1: Active Management - While the importance of the need for active land and resource management is accepted, this is more the statement of an objective rather than a policy and does not add anything to Government guidance. It is debatable whether it could be effectively monitored.

Policy CC2: Climate Change - The need to mitigate and adapt to climate change is an important issue, but this is a statement of objectives for other Plan policies and does not add to Government guidance. It is not clear how it would directly translate into an LDF policy.

Policy CC4: Infrastructure and Implementation - The need for adequate and timely supporting infrastructure is supported, but the policy needs to be clarified to ensure that it encompasses infrastructure to support intensification in the urban areas so as to be consistent with the core strategy. Policy CC7 (Urban Focus), paragraph 1.4.5 and Policy H3 (The Location of Housing). In particular, the term 'land release' in the first sentence should be deleted.

The Implementation Plan is a long way from being fully developed and therefore difficult to comment on as to whether it will provide a suitable framework for local policies. However, it is crucial that it deals with delivery mechanisms to support cumulative small-scale development in urban areas, particularly a framework for local planning obligations policies.

Policy CC5: Use of Public Land - Some of this land is in the London Fringe and there is particular concern that this policy appears to treat the release of Government sites of regional significance as being 'outside' the overall spatial strategy. The release of this land needs to be managed and incorporated into the strategy/allocations at both regional and sub-regional level to ensure consistency.

Policy CC6: Inter-Regional Connectivity - It is recognised that the relationship with London is particularly significant, especially for much of Surrey, but as it stands this is more the statement of an objective. It should set out how inter-regional linkages will be addressed.

Policy CC7: Urban Focus - The focus for development on urban areas is supported, but the policy requires clarification. In particular, it should be redrafted so that it is clear that 60% of all new development on previously developed land is not seen as a target for individual Local Planning Authorities. Local Authorities should be seeking to maximise the use of previously developed land and buildings and minimising Greenfield land take.

The policy and supporting text also need to recognise that there should be delivery mechanisms to ensure that infrastructure investment in the urban areas keeps pace with development associated with urban infill/small-scale intensification to be consistent with the core strategy, paragraph 1.4.5 and Policy H3 (The Location of Housing).

There appears to be some inconsistency between the distribution options and this policy and Policy RT4 in relation to the role of transport hubs and interchanges.

Policy CC8: Spatial Emphasis - The identification of the London Fringe sub-region as an area of economic opportunity where planned provision needs to reflect economic potential and the development needs arising from economic expansion is inconsistent with Policy CC9 (Green Belt and Strategic Gaps) and Policy LF1 (Core Strategy) for the London Fringe sub-region. It fails to recognise that development pressures in the London Fringe need to be balanced against Green Belt policy and other important environmental constraints.

There should be a statement about the other parts of the region not identified as part of a sub-region as part of Policy CC8..

Policy CC9: Green Belts and Strategic Gaps - The commitment to retaining and supporting existing Green Belts and to improving their land-use management and access as part of urban/rural fringe improvement initiatives is supported. The draft policy is incomplete as regards strategic gaps and further information is required before comment can be made.

Economy and Tourism Policies

This chapter needs to recognise the relationship between employment and other policy areas and needs to link better with the rest of the Plan. The chapter is unbalanced given the number of tourism policies compared with the number of economic policies.

Policy RE1: Sustainable Economic Development - There is an overlap between this and Policy RE4: Policy RE1 could be incorporated within Policy RE4.

Policy RE4: Supply of Employment Land - The policy and supporting text appear inconsistent with the emphasis in Government advice on redeveloping surplus/unsuitably located employment land for housing. There are also references to allocating extra land which could be in conflict with Green Belt policy and sub-regional policies for the London Fringe.

Housing Policies

In view of the provisions of the recent Housing Act and the draft Circular on Planning for Gypsy and Traveller Sites, there should be references in the Housing chapter as to how the accommodation needs of gypsies and travellers will be assessed and provided for.

Policy H2: Delivering Adequate Levels of Housing - It is not possible to implement the policy as worded, since Local Authorities can rarely control the provision of all necessary supporting infrastructure.

Policy H3: The Location of Housing - The wording of the last paragraph of the policy is not entirely consistent with Policy BE5 (Village Management).

Policy H4: Affordable Housing - There is no reference to re-using surplus/unsuitably located employment land for housing (see above point).

The supporting text states that the cost of housing is a major barrier to continued economic growth and Policy CC8 designates the London Fringe as an area of economic opportunity. The draft Plan identifies Surrey Districts as having some of the largest 'affordability gaps' in the region. Government advice is that the South East Plan should provide the context for the regional housing strategy and that there should be integration between the two. However, the recently published Regional Housing Strategy does not identify Surrey as a priority for funding. There would appear to be significant inconsistencies here! It is critical that the Implementation Plan identifies sufficient funding sources to support the core strategy of the Plan. The Plan should give a definition of 'affordability hotspot' and clarify what is meant by 'a shift in land use from other uses to affordable housing' (para. 5.5). There is potential for the special 'policy initiatives' to conflict with other Plan policies.

Policy H5: Housing Density and Design - The policy should refer to the need for high quality design and for new homes to integrate into their surroundings.

Transport Policies

Policy T4: Regional Hubs - The supporting text refers to hubs as centres of economic activity and transport services that should aspire to become 'living centres' with the hub - usually the town centre - being the prime focus. There appears to be some inconsistency between the 'sharper focus' distribution option which is looking to promote hubs for housing growth that could require Greenfield releases and this Policy and Policy CC7.

The policy does not differentiate between hubs by size. The capability of individual hubs to develop their role needs to be considered at the local level.

Natural Resource Management Policies

Policy NRM1: Sustainable Water Resources and River Quality Management - In addition to 'major new development', clause (ii) should also refer to the need to plan for infrastructure investment (both for upgrading and new) to deal with the pressures arising from cumulative small scale developments in urban areas.

Policy NRM4: Conservation and Improvement of Biodiversity - There needs to be consistency between the policy and supporting text and Policy WCBV5 in relation to the Thames Basin Heath pSPAs.

Policy NRM7: Air Quality - Local Authorities have very little control over low level ozone, which is a region-wide issue. Therefore it is not clear how the policy can be effectively monitored.

Countryside and Landscape Management

Policy C2: Areas of Outstanding Natural Beauty - Legislation indicates that AONBs should be 'conserved and enhanced'. Policy C3: Landscape and Countryside Management refers to 'protect and enhance'. There should be consistency with both policies referring to enhancement.

Management of the Built and Historic Environment Policies

Policy BE3: Managing the Urban Rural Fringe - Clause (iii) could be in conflict with Policy CC9 in areas where the urban/rural fringe is designated Green Belt.

Town Centre Policies

Policy TC1: Development of Regional/Sub-Regional Town Centres - This policy and supporting section should be renamed 'Development of Town Centres' and there should be cross-references/linkage to Policy BE4: The Role of Small Rural Towns ('Market' Towns).

Policy TC2: Regional Network of Town Centres and Policy TC3: Sub-Regional Town Centres - These two policies overlap and should be merged. There is also a need to stress that the scale and nature of new development in a centre needs to be appropriate to its current/future role and function. Therefore, it is suggested that clause (ii) with retail added in and clauses (iii) and (iv) of Policy TC3 replace (or form the basis of revised wording) the paragraphs under the list of town centres in Policy TC2. The meaning of clause (i) of Policy TC3 is unclear and in any case more appropriate for the policy on retail. It could be replaced with wording that refers to the need for a balanced network (which is mentioned several times in the text but not reflected in any policy), but also to the need to ensure that the highest order centres are not undermined to the extent that their ability to perform their role/function is prejudiced. Such a revised clause should also be included in the merged policy.

Bluewater should be separated out from the list of town centres but identified as a regional shopping centre where future development should be consistent with Sub-Regional Policy KTG7 and its supporting text.

Policy TC4: Creating and Supporting Town Centres - In the first sentence, the words 'for town centre uses' should be inserted after 'appropriate sites' and the second sentence of the second paragraph should come at the start of the policy for clarification.

Social, Cultural and Health Policies

Policy S1: Reducing Disparities - This is a statement of intention rather than a policy and it is not clear how it would directly translate into an LDF policy.

Sub- Regional Policies

There is a need for a more consistent treatment of the sub-regions within the framework while the lack of consistency between the options for scales of growth being tested at the regional level and those being tested sub-regionally is not explained and is confusing.

London Fringe - As previously highlighted, there are inconsistencies between Policy LF1 and CC8 and CC9 and between LF7 and RE1 and RE4.

Spatial Options

The technical robustness of the 'sharper focus' distribution option needs to be questioned. It appears to have been derived on the basis of the number of regional hubs and urban areas in a sub-region and does not take full account of urban potential, key strategic environmental constraints such as pSPAs and concerns over delivery of infrastructure. There also appears to be some inconsistency between this distribution option which is looking to promote hubs for housing growth that could require Greenfield releases and Policy T4 and Policy CC7 in the regional policy framework.

PLANNING APPLICATIONS DETERMINED BY

 DIRECTOR OF TECHNICAL SERVICES

FROM 14TH TO 24TH MARCH 2005

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
03/1341	Land adj. to 1, 2 and 3 Marshall Place, New Haw, Addlestone Erection of 1 x two bed and 1 x three bed dwelling houses with associated parking. DECISION: REFUSE
05/0020	18 Lime Tree Walk, Virginia Water Felling of two Robinias and one Horse Chestnut along boundary with Stroude Road. DECISION: GRANT
05/0022	10 Lime Tree Walk, Virginia Water Fell Red Oak, crown lift and prune Red Oak and cut to ground a dead stump at rear of dwelling. DECISION: GRANT
05/0029	240 Brox Road, Ottershaw Reduction of 2 No. Oak and 1 Horse Chestnut trees by 30% and 6 No. Oak trees by 25%. DECISION: REFUSE
05/0030	240 Brox Road, Ottershaw Removal of 2 No. Oak and 1 No. Horse Chestnut trees and 25% reduction of 6 No. Oak trees. DECISION: REFUSE
05/0048	52 Franklands Drive, Addlestone Alterations to roof to allow additional accommodation on first floor incorporating extension to side dormer and insertion of windows. (Retrospective) DECISION: GRANT

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 05/0051 12 Rivermead Close, Addlestone
Erection of single storey rear extension, new bay windows to front and extension to existing and insertion of dormer window to side elevations to increase habitable accommodation in roofspace.
DECISION: **GRANT**
- 05/0068 335 Woodham Lane, New Haw, Addlestone
Erection of rear conservatory and alteration to kerb at front.
DECISION: **REFUSE**
- 05/0079 15 Selbourne Avenue, New Haw, Addlestone
Conversion of loft space to habitable accommodation incorporating change from hipped to gable end, front rooflight and rear dormer window.
DECISION: **REFUSE**
- 05/0084 Chase Cottage, 418 Woodham Lane, Woodham, Addlestone
Erection of a conservatory to rear of property.
DECISION: **GRANT**
- 05/0085 1 Birch Close, New Haw, Addlestone
Conversion of existing garage to study and erection of single storey side extension incorporating a double garage following demolition of existing lean-to.
DECISION: **REFUSE**
- 05/0087 43 Staines Lane, Chertsey
Erection of single storey rear extension.
DECISION: **GRANT**
- 05/0089 3 Bretlands Road, Chertsey
Erection of two storey side and rear extension following demolition of existing single storey outbuilding.
DECISION **REFUSE**
- 05/0090 Mayfield, The Drive, Virginia Water
Erection of electric entrance gates, brick piers and wrought iron fencing.
DECISION: **GRANT**
- 05/0101 4 Regent Close, New Haw, Addlestone
Erection of timber log cabin at the bottom of rear garden following demolition of existing garage/shed.
DECISION: **GRANT**

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 05/0119 1 Clandon Avenue, Egham
Erection of a two storey side extension.
DECISION: **GRANT**
- 05/0120 25 Cowley Avenue, Chertsey
Erection of single storey rear extension and single storey front porch extension.
DECISION: **GRANT**
- 05/0122 17 Wordsworth Road, Addlestone
Erection of part two storey, part single storey rear extension.
DECISION: **GRANT**
- 05/0127 Spring Farm, Muckhatch Lane, Egham
Erection of double garage attached to existing garage/store.
DECISION: **REFUSE**
- 05/0130 1 Osborne Road, Egham
Revisions to planning application RU.04/1043 (Erection of two storey and single storey side extension and conservatory to the rear following demolition of existing garage) for alterations to form new flat roof.
DECISION: **GRANT**
- 05/0135 1 Clyve Way, Staines
Erection of single storey side extension incorporating front porch. (Revised description 23/02/05)
DECISION: **GRANT**
- 05/0148 Frith Cottage, Middle Hill, Englefield Green
Erection of a conservatory to the rear.
DECISION: **GRANT**
- 05/0160 31 Cabrera Avenue, Virginia Water
Erection of two storey side and single storey rear extensions to include the insertion of two rooflights in the rear elevation.
DECISION: **GRANT**
- 05/0179 Land adj. 18 Birchwood Road, West Byfleet
Erection of detached double garage with storage incorporating two dormer windows.
DECISION: **NO OBJECTION**
- 05/0180 42 Hamhaugh Island, Shepperton
Adjoining authority consultation for replacement of existing flat roof of the house with a pitched roof.
DECISION: **NO OBJECTION**

DELEGATED DECISIONS IN CONSULTATION WITH CHAIRMAN & VICE-CHAIRMAN

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
04/1288	71 Bridge Road, Chertsey Erection of single storey rear extension. (Revised plan received 02/02/05) DECISION: GRANT
05/0070	9 and 11 Meadhurst Road, Chertsey Erection of single storey rear extensions to Nos. 9 and 11 Meadhurst Road, Chertsey. DECISION: GRANT
05/0077	Runnymede Youth Motorcycle Club, Lyne Lane, Lyne Renewal of planning permission RU.02/0348 for continued use of land as an off road motorcycle training area for 3 years. DECISION: GRANT
05/0088	Squirrels, 32 Abbots Drive, Virginia Water Erection of two storey detached dwelling with accommodation in the roof and detached triple garage with storage over following demolition of existing dwelling. DECISION: GRANT
05/0108	Wisteria Cottage, Green Road, Egham Conversion of existing attached garage into habitable accommodation. DECISION: GRANT
05/0129	24 Boshers Gardens, Egham Erection of a single storey rear extension. DECISION: GRANT
05/0182	1 Oakley Close, Addlestone Infill underneath front canopy, conversion of garage into habitable accommodation, fenestration alterations in rear elevation and internal alterations. (Amendments to and deletion of Condition 3 of planning permission RU.04/0538) (Retrospective) DECISION: GRANT