



# RUNNYMEDE BOROUGH COUNCIL

PLANNING COMMITTEE  
5 NOVEMBER 2003

## APPENDICES

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Runnymede Borough CouncilPLANNING COMMITTEE1 October 2003 at 7.30 p.m.

Members of the Committee present: Councillors G.B. Woodger (Chairman), Mrs. J. Norman (Vice Chairman), J.R. Ashmore, Mrs. F.J. Barden, J.B. Dean, J.M. Edwards, J.R. Furey, Mrs L.M. Gillham, C. Knight, H.W.V. Meares, D.W. Parr, R. Pate, N. Thewlis, A.P. Tollett and J. R. Whiteley

Members of the Committee absent: None

Councillors A. Alderson and P.A. Greenwood also attended.

356. NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

The Group mentioned below had notified the Chief Executive Officer of their wish that the changes listed below be made to the membership of the Committee until further notice.

Group requesting Change	Remove from Membership	Appoint Instead
Conservative	Councillor Mrs V.A. Smallman	Councillor J.R. Furey
Conservative	Vacancy	Councillor H. W. V. Meares

The Chief Executive Officer had given effect to these wishes in accordance with Section 16(2) of the Local Government and Housing Act 1989.

357. COUNCILLOR A.G. COLLINS

The Committee stood in silence for two minutes in memory of Councillor A.G. Collins who had passed away recently. Councillor Collins had been a long standing member of the Council and of the Planning Committee, of which he was a past Chairman.

358. MINUTES

The Minutes of the meeting of the Committee held on 3 September 2003 were approved and signed as a correct record.

359. DECLARATIONS OF INTEREST

The Chairman, Councillor G.B. Woodger, declared a personal and prejudicial interest under the Runnymede Code of Conduct for Members in respect of application RU03/0805 as he lived close to the application site. Councillor Woodger withdrew from the room when the application was determined and Councillor Mrs. Norman took the Chair.

Councillor R. Pate declared a personal and prejudicial interest under the Runnymede Code of Conduct for Members in respect of application RU03/0600 as he lived close to the application site. Councillor Pate withdrew from the room when the application was determined.

360. 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. Member(s) of the public and/or applicant(s)/agent(s) spoke on those 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**

**RU03/0600**

**Hope Cottage to Ypsilanti, High Street, Egham  
Erection of part two-storey and part three-storey building comprising 24 no. 2-bed flats and erection of 4 houses with vehicular access off Albany Place following demolition of existing four dwellings (revised plans).**

**DECISION: REFUSE for the following reason:  
The development by reason of its siting, floor area, height, bulk and mass, and proximity to the common boundaries would result in a prominent and incongruous development that would represent:**

- a) **an over-development of the site, incompatible with its surroundings, detrimental to the established street scene pattern and visual amenities of the area; and**
- b) **an unneighbourly form of development having an overbearing effect on residential amenities contrary to Policy PE10 of the Surrey Structure Plan 1994, Policy SE4 of the Surrey Structure Plan Deposit Draft December 2002, Policies BE2 and HO9 of the Runnymede Borough Local Plan Second Alteration April 2001 and Surrey Design Guide January 2002 and, 'By Design'.**

(A Motion to grant permission was lost)

Upon a request for a named vote on the Motion to grant permission, there voted –

For 5: Councillors Furey, Mrs Norman, Thewlis, Tollett and Woodger.

Against 6: Councillors Ashmore, Edwards, Mrs Gillham, Knight, Parr and Whiteley.

Abstentions 3: Councillors Mrs Barden, Dean and Meares.

(Mr C Boote, an objector and Mr Granger, for the applicant, addressed the Committee on the above application).

**RU03/0917**

**3a, 3 & 4 St. Jude's Road, Englefield Green  
Erection of three storey detached building to comprise 6 flats (4 No. x 1 beds and 2 No. x 2 beds) with dormer windows, rear car parking and vehicular access off St. Jude's Road following demolition of existing buildings.**

**DECISION: REFUSE for the following reasons:**

- 1. **The proposed development by reason of its height, design, floor area, bulk and mass and proximity to the common boundaries of the site would result in a prominent and incongruous building detrimental to the visual amenities of the street scene and out of character with the surrounding area contrary to**

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**Policy PE10 of the Surrey Structure Plan 1994, Policy SE4 of the Deposit Draft Surrey Structure Plan December 2002, Policies BE2 and HO9 of the Runnymede Borough Local Plan Second Alteration April 2001, Planning Policy Guidance Note 3: 'Housing', Surrey Design Guide January 2002 and By Design.**

2. **The proposed development by reason of its height, design, bulk and mass and proximity to common boundaries of the site and the position of the car parking spaces would result in an unneighbourly form of development causing serious overshadowing and overbearing effects to the residential amenities of no. 2 St Jude's Road and The Holly Tree Public House and the proximity of the car parking spaces along the rear boundary of the site may cause noise and disturbance to the detriment of the residential amenities of Stonemasons Cottage in Victoria Street contrary to Policy HO9 of the Runnymede Borough Local Plan Second Alteration April 2001.**

(Mr P Morrison, an objector, and Mr P Black, Agent for the applicant, addressed the Committee on the above application).

**RU03/0805**

**Greenacre, Wellington Avenue, Virginia Water  
Revised application for the erection of a detached two storey dwelling with roof accommodation, integral garage following demolition of existing dwelling.**

**DECISION: GRANT subject to conditions.**

**RU03/0893**

**R/o 54 Mead Lane, Chertsey  
Conversion of existing garage/workshop building to a separate residential chalet bungalow with access from Mead Lane.**

**DECISION: GRANT subject to conditions.**

**RU03/0915**

**154, 154a & 154b Chertsey Lane, Staines  
Conversion of the property into three separate dwellings.**

**DECISION: GRANT Certificate of Lawfulness of Existing Use or Development for use of No 154 Chertsey Lane as three self contained dwellings.**

**RU03/0924**

**Former British Telecom Technical Back-Up Building, Strode Street and Crown Street, Egham  
Erection of 2 x 3 storey blocks of flats fronting Strode Street and Crown Street respectively with total 11 x 2 bed and 2 x 1 bed units, off-street parking and amenity space following demolition of existing buildings.**

**DECISION: REFUSE for the following reasons:-**

1. **The proposed building fronting Crown Street by reason of its siting, floor area, height, bulk and mass and proximity to the common boundaries would result in a prominent and incongruous development that would represent:**

- a) **an over-development of the site which would be incompatible with its surroundings, detrimental to the established street scene pattern of development and the visual amenities of the area and**
- b) **an unneighbourly form of development having an overbearing effect and detrimental impact on residential amenities of the neighbouring properties most notably no. 51 Crown Street.**

**Contrary to Policy PE10 of the Surrey Structure Plan 1994, Policy SE4 of the Surrey Structure Plan Deposit Draft December 2002, Policies BE2 and HO9 of the Runnymede Borough Local Plan Second Alteration April 2001, Surrey Design Guide January 2002, 'By Design' and Planning Policy Guidance Note 3: 'Housing'.**

- 2. **The proposed building fronting Strode Street (Block B) by reason of its siting, floor area and proximity to the common boundaries would result in a prominent and incongruous development that would represent an over-development of the site and be incompatible with its surroundings, detrimental to the established street scene pattern and visual amenities of the area and contrary to Policy PE10 of the Surrey Structure Plan 1994, Policy SE4 of the Surrey Structure Plan Deposit Draft December 2002, Policies BE2 and HO9 of the Runnymede Borough Local Plan Second Alteration April 2002, Surrey Design Guide January 2002, 'By Design' and Planning Policy Guidance Note 3: 'Housing'.**
- 3. **It has not yet been demonstrated that the application can be made compatible with the local transportation infrastructure and is therefore contrary to Surrey Structure Plan Policy MT2 and Surrey Structure Plan (Deposit Draft December 2002) Policy DN2.**

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

### 361. APPEAL DECISIONS

The Committee noted that the Planning Inspectorate had recently determined the appeals mentioned below.

<u>Site/Development</u>	<u>Decision</u>
i) Dawn Hill, Waverley Drive, Virginia Water – planning appeal regarding ground and first floor rear extensions. (RU02/0962)	DISMISSED

ii)	Pleasant View, Woodham Park Road, Woodham – enforcement appeals regarding use of site as an operating centre for one commercial vehicle.	DISMISSED AND NOTICE UPHELD
iii)	Orchard Cottage Farm, Anningsley Park, Ottershaw – planning appeal regarding erection of two detached bungalows following demolition of all existing buildings. (RU02/1355)	DISMISSED
iv)	52 Stepgates, Chertsey – planning appeal regarding the raising and extension of roof to accommodate rooms in the roof. (RU03/0182)	ALLOWED
v)	1-3 South Grove, Chertsey – enforcement appeals regarding unauthorised change of use to a mixed use namely residential and operation of commercial coach hire business, including maintenance and valeting of commercial vehicles namely coaches and parking/storage of coaches.	ALLOWED AND PERMISSION GRANTED IN RELATION TO 3 SOUTH GROVE. NOTICE QUASHED

Some concern was expressed at the appeal decision in respect of 3 South Grove, Chertsey which effectively permitted the operation of a transport business in a residential area. However, Counsel had advised that there were no sustainable grounds upon which the decision could be challenged.

### 362. 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.

### 363. STANDING ORDER 42 – URGENT ACTION

The Committee noted that acting in accordance with Standing Order 42 the following action had been undertaken by the Officer shown below after consultation with the Chairman:

Officer	Action Taken	Central Index
Director of Administration and Leisure	Authority to commence enforcement action in respect of unauthorised development at Thorpe Waterski Site, Thorpe Road, Chertsey	538

### 364. ANDOVER HOUSE, WELLINGTON AVENUE, VIRGINIA WATER – PROPOSED TREE PRESERVATION ORDER

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

The Committee considered placing a Tree Preservation Order on six Lime, two Oak and one Sweet Chestnut trees on land at Andover House, Wellington Avenue, Virginia Water. An outline application had recently been submitted for a dwelling with detached double garage on the site (ref. RU.03/0920). The application was in outline but siting and means of access would be considered. The health of these trees was threatened by the proposal to erect an additional dwelling on the site in the position proposed.

The trees on the site were healthy, had no visual signs of any significant pests, diseases or cavities and had an estimated lifespan of 100+ years. They were clearly visible from Christchurch Road and the number and maturity of trees along the road were an important characteristic of the area. The Committee supported their preservation but noted that the preservation of these trees would not preclude development of the site, but would ensure their existence was taken into account in the design of any development proposals. 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 Section 198 to 201 of the Town and Country Planning Act 1990 in respect of 6 Lime trees, a Sweet Chestnut and two Oaks at Andover House, Wellington Avenue, Virginia Water for the following reason:**

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

- 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 9.15 pm.)



### Residential Category

Ashleigh Lodge, Bakeham Lane, Egham	This Nomination is for a large detached house in the Green Belt. The building is of traditional brick construction with a tiled roof and white windows and bargeboards. The front elevation is symmetrical and features four through-the-eaves dormer windows and a large central gable. Detailing includes ornamental tile banding to the roof a corbelled brick chimney and a cupola.
New Houses, Rosemary Lane, Thorpe	These semi-detached cottages are located between an existing terrace of cottages and the Grade II listed Orchard Cottage. They fit well into the village scene and use materials characteristic of the locality. These include yellow stock brick and a red tiled roof. Details include arched brick window heads in contrasting red brick.
Sandgates, Guildford Rd., Chertsey	This nomination is for a development of apartments built to house key health workers. The apartments are arranged in a single symmetrical block with a central entrance and projecting wings to either end. The building is of two full storeys and an attic storey with lead-clad dormer windows. The walls are of brick with bands of contrasting colour under a tiled roof.
Church View, Colonels Lane, Chertsey	This is a scheme of apartments and cottages on a sensitive site in the Chertsey Conservation Area overlooking Abbey Green. The development comprises two apartment buildings facing onto Colonel's Lane with cottages located in a courtyard behind. The buildings are traditionally designed to respect the character of the conservation area and feature light red stock brickwork with contrasting darker brick angle quoins and stone window surrounds.

### Community & Commercial Category

Hythe Centre, Thorpe Road, Hythe	This nomination is for a new community centre. The building is an attractive single-storey modern design. It features extensive glazing to give a light and airy interior with some brick elements to reflect local character. Metal roofing and structural metal columns to the walls and rear entrance. The Centre is welcoming in appearance and provides significantly improved facilities over the previous centre.
New Church Hall, United Church of Egham	This nomination is for a new Church Hall to the rear of the United Church on Egham High Street. The hall has walls of red brick with contrasting light brick soldier course and window heads. The gabled entrance features a stone surround. The elevations are articulated with brick pilasters and a brick plinth. The building provides a significantly improved facility and has enhanced the appearance of this part of the Egham conservation area.

Aviator Park, Station Rd, Addlestone	This is a major business development located on the site of the former Marconi Works in Addlestone. The buildings are in a crisp modern design with glazed walling and visible structural metalwork. The elevations are relieved by metal brise-soleil which help to reduce solar gain
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### Environmental Projects

Guildford St. Enhancements, Chertsey	This nomination is for the comprehensive improvements to paving and street furniture in Guildford Street, Chertsey. The main element of the scheme was the realigning and widening of the pavements and relaying them with natural yorkstone paving slabs. These were complemented with traditional granite kerbstones and improved street furniture. The scheme has significantly improved the appearance of the street, helped control parking in the area and enhanced safety for pedestrians.
Cycle Shelters, Royal Holloway, University of London, Pycroft Grange Primary School, Christ Church Junior School, Manorcroft Primary School, Englefield Green Infant School	This nomination is for the erection of cycle shelters at various locations across the Borough as part of the Runnymede Travel Initiative. The shelters provide secure dry parking for cycles and have helped produce a significant increase in cycle use at the schools where they have been introduced. This in turn will have had an effect in reducing congestion caused by the school run and the healthy effect of encouraging regular exercise among school children.
Skateboard Park, Heathervale Recreation Ground, New Haw	This nomination is for the construction of a new skateboard park. The facility includes a number of ramps and raised rails allowing for a good range of stunts to be preformed. It is a popular facility with local skateboarders and is well-used.
Lighting, Gogmore Farm Park, Chertsey	This nomination is for the installation of new lighting for the sports facilities at Gogmore Farm Park. This will enable extended use of the facilities, especially during the darker winter months. The lighting is an efficient modern design and enhances the usability of the multi-play court.
Spittles Forecourt, Station Rd, Addlestone	This nomination is for enhancements to part of Station Road. The scheme involved realigning a former service road to provide increased pavement width. It included repaving in clay block pavers and the installation of custom designed seating and other street furniture as well as tree planting.
Garden at Chertsey Museum, Windsor Street, Chertsey	This nomination is for the redesign of the garden to the rear of Chertsey Museum. The extension to the museum reduced the size of the garden, but skilful design has created an attractive and welcoming garden that is now better-used than it was previously. The garden is attractively planted and includes a bed showing some of the herbs that the Chertsey Abbey monks would have grown.

**Renovation / Conversion / Extension**

<p>Iron Bridge, Gogmore Farm Park, Chertsey</p>	<p>This nomination is for the renovation of the locally-listed iron bridge over the Bourne in Chertsey. The bridge was cast by the Herring foundry that was located in the town. It was for many years in private ownership and closed to the public. During this time its condition deteriorated to such a point that it was unsafe to use. Redevelopment of the adjoining site gave the opportunity to reopen the bridge following its comprehensive restoration and it now forms an attractive feature on the riverside walk.</p>
<p>Orchard Cottage, Rosemary Lane, Thorpe</p>	<p>This nomination is for an extension and renovation work to Orchard Cottage in Thorpe. The cottage is a grade II listed building with very low ceiling heights and had very poor domestic facilities. The works have brought the building into a habitable condition and have provided significantly improved accommodation in an extension which preserves the form and respects the scale of the original cottage.</p>
<p>Chertsey Museum, Windsor Street, Chertsey</p>	<p>This nomination is for the extension and internal alterations to Chertsey Museum. The design for this extension evolved through lengthy consideration of the need for improved facilities and the need to protect the character and appearance of this Grade II listed building. The extension is built in mellow red brickwork with a hipped slate roof, reflecting the form of the original house. The improvements have created a new and very attractive foyer and reception desk and a versatile new room that can be used for a variety of activities including special exhibitions and parties of school children.</p>

**Accessible Development Category**

<p>Chertsey Museum, Windsor Street, Chertsey</p>	<p>This nomination is for the works to Chertsey Museum which have significantly improved its accessibility. Previously wheelchair access was only available to parts of the ground floor, via the rear entrance. Now the main entrance, all floors and the garden are fully accessible and there is a properly designed toilet for people with disabilities. The main improvements have been the creation of a level main access and the installation of a new lift. It is an excellent example of what can be done to make even a listed historic building accessible.</p>
<p>Hythe Centre, Thorpe Road, Hythe</p>	<p>This nomination is for the accessibility of the new Hythe Centre. The building is single-storey which aids accessibility and has wide entrances and passages and properly a designed toilet for disabled people. It also features ramped access to the stage area, convenient disabled parking and a ramped drop-off point.</p>



**RUNNYMEDE BOROUGH COUNCIL  
BOROUGH TECHNICAL SERVICES DEPARTMENT**

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

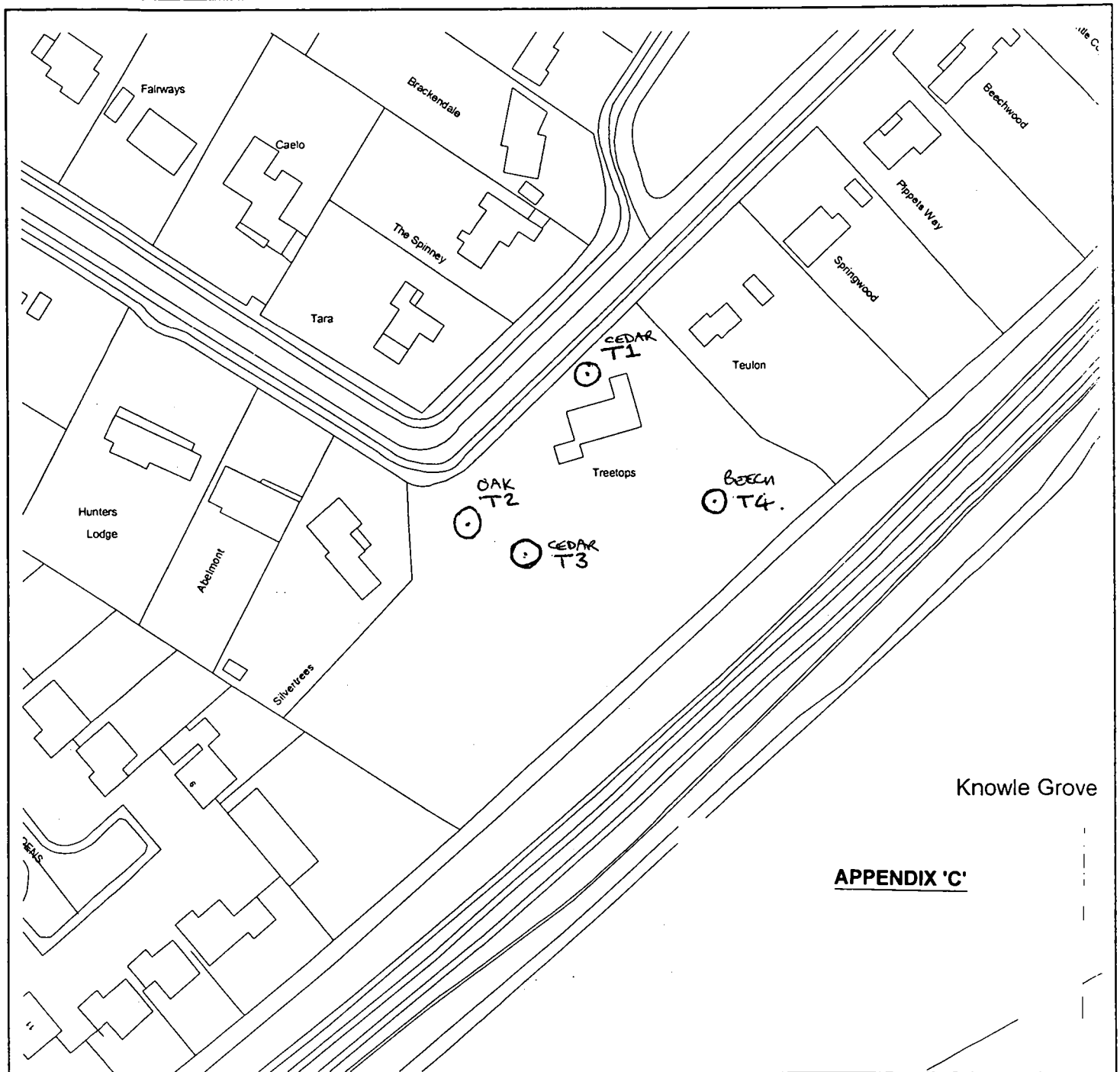


**TOWN AND COUNTRY PLANNING ACT 1990  
TREE PRESERVATION ORDER**

**LOCATION: Tree Tops, Knowle Grove, Virginia Water.**

**DATE: 09/07/2003**

**SCALE: 1:1250**



PLANNING APPLICATIONS DETERMINED BY  
 \*\*\*\*\*  
 DIRECTOR OF TECHNICAL SERVICES  
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FROM 29TH SEPTEMBER TO 17TH OCTOBER 2003

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
03/0683	Laurel Cottage, 12 Bridge Road, Chertsey Erection of single storey rear and side extension and internal/external alterations. (Revised plans received 21.07.03.) <b>DECISION: GRANT</b>
03/0689	12 Bridge Road, Chertsey Erection of single storey side and rear extension with insertion of roof lights. (Revised plans received 21.07.03.) <b>DECISION: GRANT</b>
03/0812	1 Meadowview, Lyne Lane, Lyne, Chertsey Erection of part two storey part single storey side and rear extension following demolition of existing side extension. <b>DECISION: GRANT</b>
03/0833	20A Brox Road, Ottershaw Renewal of planning approval RU.02/0779 for use of part of first floor flat as Beauty Therapists. <b>DECISION: GRANT</b>
03/0855	85 Woodham Park Road, Woodham, Addlestone Use of area of land for external storage and car parking purposes. <b>DECISION: GRANT CERTIFICATE OF EXISTING LAWFULNESS</b>
03/0862	Lyne Mushroom Farm, Longcross Road, Longcross, Chertsey Renewal of planning permission RU.00/0654 for the siting of a mobile home for a further temporary period. <b>DECISION: GRANT</b>
03/0882	11 The Hythe, Staines, Middlesex Replacement windows and external staircase. <b>DECISION: GRANT</b>

APP. NO.      LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 03/0884      43 Pinewood Park, New Haw, Addlestone  
Works to reduce size of Oak tree.  
**DECISION:**                      **REFUSE**
- 03/0930      25 Woodham Lane, New Haw, Addlestone  
Erection of part two storey, part single storey rear extension and conversion  
of dwelling to provide two self-contained flats with parking to the rear.  
**DECISION:**                      **GRANT**
- 03/0941      214 Eastworth Road, Chertsey  
Erection of single storey side extension and first floor rear extension.  
**DECISION:**                      **GRANT**
- 03/0943      Rustlings, Lyne Lane, Lyne, Chertsey  
Alterations to roof to allow habitable accommodation incorporating dormer  
windows to front, rear and side elevations, velux windows, front porch and  
bay window.  
**DECISION:**                      **GRANT**
- 03/0944      2 Burwood Parade, Guildford Street, Chertsey  
Change of use to A1 retail use on ground floor.  
**DECISION:**                      **GRANT**
- 03/0949      Hanover House, 1 Station Parade, Virginia Water  
Certificate of lawful development for existing telecommunications roof  
insulation.  
**DECISION:**                      **GRANT CERTIFICATE OF EXISTING  
LAWFULNESS**
- 03/0952      1 Meadow Gardens, Staines, Middlesex  
Erection of two storey, part first floor and single storey side extensions  
incorporating attached garage and conservatory and first floor extension to  
rear.  
**DECISION:**                      **REFUSE**
- 03/0953      27 Simons Walk, Englefield Green, Egham  
Erection of two storey side and rear extension with attached garage and  
conservatory to the rear following demolition of existing garage.  
**DECISION:**                      **REFUSE**

APP. NO.      LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 03/0955      1 Junewood Close, Woodham, Addlestone  
Works to three trees.  
**DECISION:**                      **GRANT**
- 03/0966      The Lodge, 5 Orchard View, Chertsey  
Erection of rear conservatory (retrospective).  
**DECISION:**                      **GRANT**
- 03/0967      Annandale, Wentworth Drive, Virginia Water  
Erection of new entrance gates and brick piers to the front of the property.  
**DECISION:**                      **GRANT**
- 03/0969      Royal Holloway University of London, Egham Hill, Egham  
Height reduction of Lawson Cypress subject to Tree Preservation Order No.  
172 along common boundary with Oatlands, South Road.  
**DECISION:**                      **GRANT**
- 03/0973      18 Simons Walk, Englefield Green  
Erection of two storey rear extension. Amendment to planning permission  
RU.03/0506.  
**DECISION:**                      **REFUSE**
- 03/0975      86 Station Road, Addlestone  
Installation of 1.0 metre diameter satellite dish to the rear of premises.  
**DECISION:**                      **GRANT**
- 03/0986      Virginia Park, Christchurch Road, Virginia Water  
Rebalance crown and install cable brace to London Plane at front of 19  
Upper Walk, remove deadwood to Copper Beech by 15/16 Upper Walk, lift  
Horse Chestnut tree by 12 Upper Walk, lift, trim and remove deadwood to  
four Limes at front of 12-18 Lime Tree Walk, felling of two Eucalyptus at  
Lime Tree Walk.  
**DECISION:**                      **GRANT**
- 03/0988      Round Oak, Bishopsgate Road, Englefield Green, Egham  
Replacement of existing single glazed casement windows with double hung  
sash windows on first floor rear elevation.  
**DECISION:**                      **GRANT**
- 03/0992      Tanglewood Cottage, Ottershaw Park, Ottershaw  
Works to trees within woodland.  
**DECISION:**                      **GRANT**

APP. NO.      LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 03/0998      38 Armstrong Road, Englefield Green, Egham  
Erection of part two storey part first floor rear extension and alterations to roof.  
**DECISION:**                      **REFUSE**
- 03/1000      Fullbrook School, Selsdon Road, New Haw, Addlestone  
Single storey classroom block.  
**DECISION:**                      **GRANT**
- 03/1003      Rose Cottage, Shrubbs Hill, Sunningdale, Berkshire  
Erection of two storey rear extension following demolition of existing loggia.  
**DECISION:**                      **REFUSE**
- 03/1005      7-7A Vicarage Road, Egham  
Erection of V-sign and flagpoles on the Vicarage Road side of the site and single board sign and flagpoles adjacent to Albany Place. (Amended description only)  
**DECISION:**                      **GRANT**
- 03/1006      Land r/o Knowle Rise, Trumps Green Road, and Melvill, Knowle Grove, Virginia Water  
Erection of detached two storey house with detached double garage, following demolition of existing detached garage.  
**DECISION:**                      **REFUSE**
- 03/1007      22 Crown Road, Virginia Water  
Erection of rear conservatory.  
**DECISION:**                      **REFUSE**
- 03/1012      CTI's Blacknest Site, Blacknest Road, Virginia water  
Installation of 3 No. x additional antennae to the existing telecommunication mast.  
**DECISION:**                      **GRANT**
- 03/1013      Egham Hill Service Station, Egham Hill, Egham  
Erection of new forecourt shop and car parking area and 1 No. x 4.2m high floodlight following demolition of existing sales building and car wash. (Variation to planning permission RU.02/0793)  
**DECISION:**                      **GRANT**

APP. NO.      LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 03/1015      Coombelands Farm, Central Veterinary Laboratories, Woodham Lane, New Haw  
1.8 metre high brick boundary wall (Circular 18/84 application).  
**DECISION:**                      **NO OBJECTION**
- 03/1019      16 Burleigh Close, Addlestone  
Erection of 2 metre high wall along side boundary.  
**DECISION:**                      **GRANT**
- 03/1021      20 Common Lane, New Haw, Addlestone  
Erection of single storey front extension.  
**DECISION:**                      **GRANT**
- 03/1031      Little Willows, Green Road, Egham  
Erection of a conservatory to the rear of the property.  
**DECISION:**                      **GRANT**
- 03/1032      Egham Hill Service Station, Egham Hill, Egham  
Display of internally illuminated freestanding and shop fascia signs and non-illuminated forecourt signs.  
**DECISION:**                      **GRANT**
- 03/1033      2 Boleyn Close, Staines, Middlesex  
Erection of single storey side and rear extensions and erection of first floor extension.  
**DECISION:**                      **GRANT**
- 03/1034      Knutsford, Oak End Way, Woodham, Addlestone  
Erection of single storey rear extension.  
**DECISION:**                      **GRANT**
- 03/1037      10 Lynwood Avenue, Egham  
Erection of a single storey rear extension.  
**DECISION:**                      **GRANT CERTIFICATE OF PROPOSED  
LAWFUL DEVELOPMENT**
- 03/1040      1 Furzedown Close, Egham  
Erection of single storey side extension and conservatory to rear.  
**DECISION:**                      **GRANT**

APP. NO.      LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 03/1041      Perfect Pizza, 68 Station Road, Addlestone  
Internally illuminated fascia sign.  
**DECISION:**                      **GRANT**
- 03/1042      7 Greenwood Close, Woodham, Addlestone  
Erection of rear conservatory.  
**DECISION:**                      **GRANT**
- 03/1043      Castellane, East Drive, Virginia Water  
Erection of a detached single storey pitched roof building to house a  
swimming pool with changing facilities and ancillary plant room.  
**DECISION:**                      **GRANT CERTIFICATE OF PROPOSED  
LAWFUL DEVELOPMENT**
- 03/1044      63 Clarence Street, Egham  
Certificate of proposed lawfulness for a loft conversion incorporating a rear  
dormer window.  
**DECISION:**                      **GRANT CERTIFICATE OF PROPOSED  
LAWFUL DEVELOPMENT**
- 03/1045      12 Faris Barn Drive, Woodham, Addlestone  
Erection of rear conservatory.  
**DECISION:**                      **GRANT**
- 03/1047      Blocks 3 and 4, IBM, Lotus Park, The Causeway, Staines, Middlesex  
Crown reduction and pollarding of 24 trees on Lotus Park.  
**DECISION:**                      **GRANT**
- 03/1050      5 Connolly Court, Virginia Park, Virginia Water  
Erection of single storey rear extension.  
**DECISION:**                      **GRANT**
- 03/1051      4 Connolly Court, Virginia Park, Virginia Water  
Erection of single storey rear extension.  
**DECISION:**                      **GRANT**
- 03/1052      26 Weir Road, Chertsey  
Erection of rear conservatory.  
**DECISION:**                      **GRANT**

APP. NO.      LOCATION AND PROPOSAL FOLLOWED BY DECISION

03/1053      Rivendell, North Drive, Virginia Water  
Erection of detached two storey dwelling incorporating basement and detached garage to the front of the property following demolition of existing house and outbuildings.

**DECISION:**                      **REFUSE**

03/1054      32 Weir Road, Chertsey  
Insertion of front dormer and roof alterations.

**DECISION:**                      **GRANT**

03/1058      Langmoor, Gorse Hill Road, Virginia Water  
Conversion of 3 garages in detached garage block to enlarge existing ancillary living accommodation with alterations to the external elevations of the building.

**DECISION:**                      **GRANT**

03/1059      Leona, Ongar Hill, Addlestone  
Erection of two storey side extension.

**DECISION:**                      **GRANT**

03/1060      30 Chaworth Road, Ottershaw, Chertsey  
Erection of rear conservatory.

**DECISION:**                      **GRANT**

03/1062      9 Caselden Close, Addlestone  
Certificate of proposed lawfulness for a loft conversion incorporating rear dormer. (Additional plan received 13.10.03.)

**DECISION:**                      **GRANT CERTIFICATE OF PROPOSED  
LAWFUL DEVELOPMENT**

03/1064      15 Holland Gardens, Egham  
Alterations to roof to allow habitable accommodation, incorporating velux windows to front and side and dormer to the rear.

**DECISION:**                      **REFUSE**

03/1066      66 Kings Road, New Haw, Addlestone  
Insertion of rear dormer to create further accommodation at first floor level.

**DECISION:**                      **GRANT**

03/1068      12 Fullmer Way, Woodham, Addlestone  
Erection of rear conservatory.

**DECISION:**                      **GRANT**

APP. NO.      LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 03/1082      St. Denys, Sheerwater Avenue, Woodham  
Conversion of roofspace in garage to habitable accommodation.  
**DECISION:**                      **GRANT**
- 03/1088      69 Grove Court, The Grove, Egham  
Erection of detached garage.  
**DECISION:**                      **REFUSE**
- 03/1105      Outback Steakhouse, Unit 2 Thames Edge Court, Clarence Street, Staines,  
Middlesex  
Installation of external canopies, lighting and shopfronts.  
**DECISION:**                      **NO OBJECTION**
- 03/1144      The Little Mill, Jessamy Road, Weybridge  
Renovation and restoration of existing building and erection of a single storey  
side extension for use as dwellinghouse and formation of vehicular access.  
(Adjoining Authority Consultation)  
**DECISION:**                      **NO OBJECTION**



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

**SITE AND PROPOSAL**

Land at Lyne Lane, Chertsey, Surrey

Installation of 8 ground water monitoring boreholes, 10 gas venting wells and 12 gas monitoring wells.

**APPLICANT**

Thames Water Utilities

**CONSULTEES**

Runnymede Borough Council  
Environment Agency  
County Highway Authority – Transportation Development Control  
County Landscape Officer  
Three Valleys Water Authority  
Senior EIA Officer

**PARISH COUNCIL/RESIDENT ASSOCIATIONS/AMENITY GROUPS**

Knowle Grove Residents Association  
Thorpe Ward Residents Association

**SITE DESCRIPTION AND PLANNING HISTORY**

The site is approximately 2.9 ha and is a former landfill site restored to grazing land to the northwest of Chertsey. The eastern proportion of the site currently operates as a green waste composting operation while the western area is currently vacant. The site is situated south of Junction 2 on the M3, east of the Bourne River, north of a railway branch line and west of the Chertsey Sewage Treatment works located on the west boundary of Lyne Lane. The site is situated in the metropolitan green belt.

The closest residential property is Redlands Farm located approximately 200 metres away to the south of the site, and the property of Lyne Farm which is located to the southeast of the site approximately 230 metres away. There are also a number of residential properties located to the west of the site in Sandhills Lane approximately 200 metres away from the site boundary.

Planning permission (Ref. RU95/0194) was granted subject to conditions in May 1995 for a green waste composting facility for the production of horticultural compost for sale with access into Lyne Lane. Details pursuant to condition 12 of the permission (Ref. RU95/0194) regarding the landscaping of the site were granted planning permission in November 1995 (Ref. RU95/0912).

## **PROPOSAL**

Recent surveys have identified elevated levels of landfill gas being produced at the site. Currently the site has no gas monitoring or venting system in place, and while this has no adverse effects have been observed, to minimise the potential risk to personnel at the green composting site, the proposal is seeking to locate 10 passive venting wells and 12 gas-monitoring wells. The venting wells will encourage the gas to vent through 3m high pipework and cowls above the ground. Also 8 groundwater monitoring wells are proposed to be located around the site, which include 2 leachate monitoring wells.

## **ISSUES AND INITIAL OBSERVATIONS**

The views of specialist consultees will be sought.

At this stage it is proposed that this application be determined under the Head of Planning and Development's delegated powers. A decision is to be issued by September 2003.

Case Officer: Robert Naylor  
Date: August 2003

Telephone: 020 8541 9460