



RUNNYMEDE BOROUGH COUNCIL

PLANNING COMMITTEE

7 JANUARY 2004

APPENDICES

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Runnymede Borough CouncilPLANNING COMMITTEEAPPENDIX 'A'3 December 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, P.A. Greenwood, C. Knight, H.W.V. Meares, N. Thewlis, A.P. Tollett and J. R. Whiteley

Members of the Committee absent: Councillor D.W. Parr

Councillors C.J. Norman, R.Pate, Mrs E E Price and P.J. Waddell also attended.

537. NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

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

Group requesting Change	Remove from Membership	Appoint Instead
Labour	Councillor R. Pate	Councillor P.A. 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.

538. MINUTES

The Minutes of the meeting of the Committee held on 19 November 2003 were approved and signed as a correct record.

539. 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****RU03/1203**

**Land at Pooley Green Road, Egham
Erection of 7 no. x 3 bed two storey terraced houses
with car parking off Pooley Green Road following the
demolition of the existing garages
DECISION: DEFERRED to enable further discussions with
the Environment Agency to resolve its objections to the
application.**

(Mr Mills, an objector and Mr Bourden on behalf of the applicant addressed the Committee on the above application)

RU03/0593

**St Georges College, Weybridge Road, Addlestone
Development Plan involving demolition of workshop &**

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residential units and erection of maintenance building and compound, new staff accommodation, replacement dwelling, kitchen, refectory facility and performing arts centre & new car park (variation of planning condition 6 of RU.02/0176 to permit occupation of staff accommodation by teachers employed locally in addition to St Georges College staff)

DECISION: GRANT subject to conditions.

(An amendment to Condition 1 of the planning permission to ensure that the residential accommodation was only made available to teachers in the state sector in Runnymede, was lost).

RU03/0811

**Ruxbury Farm, St Ann's Hill Road, Chertsey
Permanent use as an animal treatment centre with warehouse/storage for ancillary pet training products**
DECISION: Following the Director of Technical Services giving consideration to the practicality of imposing a condition restricting access to the site from Ruxbury Road only, the Director of Technical Services be authorised to GRANT subject to conditions.

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

RU03/0912

**Abbey Chase Lodge, Bridge Road, Chertsey.
Retention of mobile home for temporary period**
DECISION: a) REFUSE for the following reasons:

1. The mobile unit, would introduce an additional self-contained residential unit which would by reason of its scale, height, and proximity to the front and rear boundaries of the site, result in an over development which would be out of character with the existing dwelling and detrimental to the visual amenities of the surrounding area, contrary to policy PE10 of the Surrey Structure Plan 1994, policy SE4 of the Surrey Structure Plan Deposit Draft December 2002, and policies HO9 and BE2 of the Runnymede Borough Local Plan Second Alteration April 2001.
2. The mobile unit would by reason of its scale, height and position to the north west front boundary of the site be both visually prominent and detrimental to the visual amenities of neighbouring Green Belt land contrary to advice contained within Planning Policy Guidance Note 2: Green Belts 1995, Policy PE2 of the Surrey Structure Plan 1994 and Policy SE4 of the Surrey Structure Plan (Deposit Draft) December 2002.
3. The mobile home lies within an area of land liable to flood as shown on maps held by the Environment Agency, and no technical information or flood risk assessment has been submitted as part of the application. If permitted, the mobile home would be at direct risk of flooding, will increase the number of people at risk from flooding by introducing an additional household into the floodplain, and could cause obstruction during flooding thereby resulting in increased flood water

levels in the surrounding area, contrary to advice contained within Planning Policy Guidance Note 25: Development and Flood Risk 2001, Policy EN3 of the Surrey Structure Plan 1994, Policy SE3 of the Surrey Structure Plan (Deposit Draft) December 2002 and Policy SV2.

- b) i) the Director of Administration and Leisure be authorised to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 requiring that the mobile home be completely removed from the site and the land be reinstated to its former use, namely as residential curtilage in connection with Abbey Chase Lodge, Bridge Road, Chertsey.
- 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 Issue of the Enforcement Notice:

1. The mobile unit, would introduce an additional self-contained residential unit which would by reason of its scale, height, and proximity to the front and rear boundaries of the site, result in an over development which would be out of character with the existing dwelling and detrimental to the visual amenities of the surrounding area, contrary to policy PE10 of the Surrey Structure Plan 1994, policy SE4 of the Surrey Structure Plan Deposit Draft December 2002, and policies HO9 and BE2 of the Runnymede Borough Local Plan Second Alteration April 2001.
2. The mobile unit would by reason of its scale, height and position to the north west front boundary of the site be both visually prominent and detrimental to the visual amenities of neighbouring Green Belt land contrary to advice contained within Planning Policy Guidance Note 2: Green Belts 1995, Policy PE2 of the Surrey Structure Plan 1994 and Policy SE4 of the Surrey Structure Plan (Deposit Draft) December 2002.
3. The mobile home lies within an area of land liable to flood as shown on maps held by the Environment Agency, and no technical information or flood risk assessment has been submitted as part of the application. If permitted, the mobile home would be at direct risk of flooding, will increase the number of people at risk from flooding by introducing an additional household into the floodplain, and could cause obstruction during flooding thereby resulting in increased flood water levels in the surrounding area, contrary to advice contained within Planning Policy Guidance Note 25: Development and Flood Risk 2001, Policy EN3 of the Surrey Structure Plan 1994, Policy SE3 of

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**the Surrey Structure Plan (Deposit Draft) December
2002 and Policy SV2.**

- RU03/1024** **Hardwick Park, Hardwick Lane, Chertsey**
Two storey agricultural storage and stock housing
building with first floor washing, toilet, rest and food
preparation areas
DECISION: GRANT subject to conditions.
- RU03/1101** **Ensign House, Brighton Road, Addlestone**
Demolition of existing office building and erection of 2/3
storey residential building comprising 17 two bed flats, 1
one bed flat and 4 three bed flats with associated parking
(outline)
DECISION: Following the making of a legal agreement
under section 106 of the Town and Country Planning Act
1990 to secure financial contributions towards the
installation of public transport infrastructure in the vicinity
of the site, improvements to the junction access to Liberty
Lane and to allow the Highway Authority to review the
operation of the Traffic Signal junction, 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.
- (Mr Tilley an objector and Mr Elsom the applicants agent addressed the
Committee on the above application).
- RU03/1145** **The Swan Hotel, The Hythe, Staines**
Listed building consent for the display of 8 replacement
signs following the removal of the existing signs and for
repainting of render, door and window frames and surrounds
DECISION: GRANT subject to conditions.
- RU03/1146** **The Swan Hotel, The Hythe, Staines**
Display of 8 various signs including internally illuminated,
externally illuminated and non-illuminated signs and a 3.4
metre high freestanding post sign fronting the river
following removal of existing signs
DECISION: GRANT subject to conditions.
- RU03/1176** **Former Kitchen Garden Site, Guildford Road, Chertsey**
Removal of 12 trees (retrospective)
DECISION: GRANT subject to conditions.
- (Mr Walters an objector addressed the Committee on the above
application).
- RU03/1183** **28 Park Avenue, Egham**
Erection of first floor rear extension
DECISION: Application Withdrawn at applicants request.
- RU03/1187** **Bulkeley House, Middle Hill, Englefield Green**
Relaxation of condition 1 of planning permission
RU.98/0906 to increase the number of rooms to be used for
bed and breakfast accommodation from 5 to 9 rooms
DECISION: GRANT subject to condition.
- RU03/1018** **Bulkeley House, Middle Hill, Englefield Green**
Listed building application for the erection of an internal
partition for fire safety reasons

DECISION: GRANT subject to conditions.

RU03/1207

**Land Adjoining Falconwood, 8 Virginia Avenue,
Virginia Water**

Erection of a detached two storey dwelling and detached double garage to the front of the dwelling with vehicular access off Virginia Avenue

DECISION: GRANT subject to conditions.

RU03/1213

54 - 56 Slade Road, Ottershaw

Demolition of 54 and 56 Slade Road and construction of new access road and erection of two pairs of 2 bedroom semi-detached properties and five x 2 bedroom properties with associated parking

DECISION: Application withdrawn at applicants request.

RU03/1270

Thames Waste Management Landfill Site, Norlands Lane, Egham

Consultation by Surrey County Council to vary condition 3 of planning permission RU.93/0032 to allow the continued importation of inert waste and soil making for a further period of twelve months

DECISION: Raise NO OBJECTION subject to

- 1. The applicant being advised that no further extension of time shall be tolerated to complete the restoration works in accordance with the approved details.**
- 2. Surrey County Council actively monitoring the restoration programme on this site to ensure that the applicant complies with the approved restoration details within the extended timescale and that no further extension of time is required in the future.**

RU03/1204

**Thames Waste Management Ltd, Norlands Lane, Egham
Consultation from Surrey County Council for the installation of a landfill gas engine for the production of electricity**

DECISION: NO OBJECTION subject to imposition of same conditions as the existing planning permissions RU 97/0303 and RU 99/0735.

540. WOKING BOROUGH COUNCIL: DRAFT SUPPLEMENTARY PLANNING GUIDANCE – AFFORDABLE HOUSING: OCTOBER 2003

The Committee received a detailed report on Woking Borough Council's Draft Supplementary Planning Guidance (SPG) produced on Affordable Housing.

The Draft Supplementary Planning Guidance on Affordable Housing sought to interpret Policy HSG10 of the currently adopted Local Plan. It had a number of key elements, the most significant being the proposed increase in the percentage proportion of affordable housing negotiated on eligible housing sites, from 25% to 40%. The SPG also sought to specify housing tenure and a mix of housing types, and included a formula for commuted payments, plus a model Legal Agreement. Whilst the target of increasing the proportion of affordable housing to 40% was an acceptable approach, caution needed to be observed in terms of applying this to the total number of habitable rooms, rather than the total units proposed. This could challenge the developer/Local Planning Authority relationship in terms of balancing the viability of the development with the need to secure sufficient and suitable affordable housing. Caution also needed to be applied in terms of releasing exception sites for a mix of affordable and general market housing. The draft SPG proposed that the proportion of affordable housing on sites where residential development was to be permitted as an exception to Local Plan Policy would be 60%. If the site was within the Green Belt, the Committee considered that 100% affordable

housing would be more appropriate. The Committee endorsed the Officers comments shown at Appendix 'A'.

RESOLVED that -

Woking Borough Council be informed that the draft Supplementary Planning Guidance on Affordable Housing is supported, subject to the comments made in relation to the method proposed for securing the percentage increase in affordable housing and releasing exception sites for affordable housing at an appropriate percentage.

541. 40 CROCKFORD PARK ROAD, ADDLESTONE - ENFORCEMENT

The Committee considered authorisation of enforcement action requiring the cessation of the use of 40 Crockford Park Road for industrial/commercial purposes and to secure the removal of unauthorised development upon the land.

A recent site visit revealed the following breaches of planning control:

- the erection of two large (green) metal clad sheds on the site;
- the siting of a 'portacabin' at the site, seemingly used as a base for co-ordinating the owners' business affairs;
- the erection of brick walls around the outside of an (existing) greenhouse;
- the creation of a hardstanding around the outbuildings at the site;
- the use of the site for the storage of items and vehicles related to the owners' business affairs (trailers, lorry cabs, buses and various sundry items), unrelated to the authorised use of the site.

The site was located in open countryside adjacent to predominantly residential development in the urban area and the use of the land for industrial or commercial purposes was out of keeping with the character of the area and resulted in disturbance for nearby residents due to increases in vehicular movement, noise and disturbance associated with such a non-residential land use. The site was only accessed via a narrow lane leading from Crockford Park Road, located in between dwelling houses and consequently all vehicular and pedestrian traffic generated by the site had a direct impact upon the amenities of the occupiers of nearby homes. In addition the unauthorised development was within the flood plain.

The Human Rights considerations associated with this case were noted, but taking account of all the relevant facts, the Committee

RESOLVED that -

- a) **the Director of Administration and Leisure be authorised to issue Enforcement Notices under Section 172 of the Town and Country Planning Act 1990 requiring the removal of the outbuildings and storage buildings, the brick outer walls around existing greenhouses, hard surfacing, and all storage uses, including the parking of commercial vehicles, at 40 Crockford Park Road, Addlestone.**

Reasons for Issue of the Notices

1. **The positioning of the outbuildings and storage buildings, the erection of outer walls around existing greenhouses, and the laying of a hard surface, shown marked 'A' to 'D' on the plan circulated, represents inappropriate development in the Green Belt which, by definition, is harmful to its openness contrary to the purposes of the Green Belt and to the requirements of Policy PE2 of the Surrey Structure Plan 1994 and Policy GB1 of the Runnymede Borough Local Plan Second**

Alteration April 2001 and the advice in Planning Policy Guidance Note 2: 'Green Belts', Circular 1/94 and 18/94.

2. **The positioning of the outbuildings and storage buildings, the erection of outer walls around existing greenhouses, and the laying of a hard surface, shown marked 'A' to 'D' on the plan circulated, represents development in an area liable to flood. The developments in question are therefore likely to impede the flow of flood water; and/or reduce the capacity of the flood plain to store flood water; and/or increase the number of people or properties at risk from flooding contrary to Policy PE6 of the Surrey Structure Plan 1994 and Policy SV2 of the Runnymede Borough Local Plan Second Alteration April 2001.**
 3. **The continued use of land for storage purposes, for the stationing of mobile commercial and residential units, and the parking of vehicles not associated with the sites lawful use represents inappropriate development in the Green Belt which, by definition, is harmful to its openness contrary to the purposes of the Green Belt and to the requirements of Policy PE2 of the Surrey Structure Plan 1994 and Policy GB1 of the Runnymede Borough Local Plan Second Alteration April 2001 and the advice in Planning Policy Guidance Note 2: 'Green Belts', Circular 1/94 and 18/94.**
 4. **The continued use of the land for commercial or industrial purposes would create additional noise and disturbance including vehicle movements to a degree that would have an adverse effect on the members of the wider community and be detrimental to the character and appearance of the locality and amenities of the area therefore being contrary to Policy PE2 of the Surrey Structure Plan 1994 and Policies GB1 and LE1 of the Runnymede Borough Local Plan Second Alteration April 2001.**
- b) **the Director of Administration and Leisure be authorised to take appropriate action in the event that the Notice is not complied with, namely the institution of proceedings pursuant to Section 172 of the Town and Country Planning Act 1990 and/or the entry upon the land and the taking of such steps as are required to seek compliance together with the recovery of the costs reasonably incurred by so doing pursuant to Section 178 of the Town and Country Planning Act 1990.**

542. LOCAL PLAN REVIEW (AKA LOCAL DEVELOPMENT FRAMEWORK) – OPEN SPACE TOPIC PAPER

The Committee considered a report on further work which had been undertaken as part of the new Local Development Framework document emerging as the proposed replacement for the local plan.

The Committee received details of the Open Space, Sport and Recreation Study in the Egham Hythe, Virginia Water, Addlestone, New Haw and Woodham areas. Studies of other settlements in the Borough had been approved at previous meetings.

These latest studies of Open Space, Sport and Recreational facilities completed part 1 of the quantitative assessment. The next part would examine qualitative issues and set the context for policy development for inclusion in the LDF.

RECOMMEND that -

- i) **the detailed analysis of Egham Hythe, Virginia Water, Addlestone, New Haw and Woodham set out in Appendix 'B' be approved, subject to any minor drafting changes, as part of the preparatory work associated with the proposed Local Development Documents and**

- ii) **a further report be submitted setting a framework for policy guidance for the Local Development Framework and the sustainability audit.**

543. APPEALS DECISION

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

<u>Site/Development</u>	<u>Decision</u>
i) Glebe Cottage, Sandhills Lane, Virginia Water – planning appeal regarding erection of two detached houses and a new residential care home (RU.02/1428)	DISMISSED
ii) 2 Amberley Drive, Woodham – planning appeal regarding two storey infill side extension, extensions to first floor and roofs and addition of front porch, for enlargement and improvement of a single dwelling (RU.03/0590)	DISMISSED
iii) Land at Priest Hill, Egham – planning appeal regarding erection of a 15.0 metre high telegraph pole style telecommunications mast and associated ground level equipment cabinets. (RU.03/0066).	DISMISSED

544. 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.

545. PROBYNS COTTAGE, WICK LANE, ENGLEFIELD GREEN – 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 the disclosure of exempt information of the description specified in paragraph 13 of Part I of the Act.

The Committee considered placing a Tree Preservation Order on a mature Oak tree in the south-eastern corner of the above-mentioned property.

Planning permissions (RU.01/1323, RU.02/0683 and RU.03/0923) had previously been granted to replace the former wooden chalet on the site with a bungalow near to the Oak tree. There was also a current appeal against the refusal of planning application RU.03/0626 for a replacement bungalow with dormer windows. The three planning permissions had all been subject to a condition requiring the retention of existing trees on this site including the Oak tree.

The tree was healthy and in close proximity to Wick Road and was clearly visible from the road, and the on-street car parking spaces for Windsor Great Park. The erection of a replacement dwelling as permitted allowed the creation of a new vehicular access off Wick Road which would open up the views of this site and increase the prominence of this Oak tree.

The Human Rights considerations associated with this case were noted. However, as the Oak Tree was in good health and made a significant contribution to public amenity it was –

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 an Oak tree on land at Probyns Cottage, Wick Lane, Englefield Green for the following reason:**

The tree makes 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.

- 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 10.24 pm)

3. Principal Elements of the Draft SPG

Increase in Percentage of Affordable Housing

- 3.1 The draft SPG sets out an increase in the percentage of affordable housing required from suitable housing sites that trigger the current threshold (1.0 hectare and above, or developments of 25 units and over) from 25% to 40%. This will be calculated on 40% of the total number of habitable rooms, rather than 40% of the total number of units of the scheme. The SPG states that this will ensure that the proportion of affordable housing provided is 40% of the total development and avoids situations where a developer provides 60% of the market housing at one size, and 40% of the affordable housing of a reduced size.
- 3.2 If the level of affordable housing makes a development unviable, the Council will expect an open book approach to demonstrate this. The draft SPG clarifies that if a developer can substantiate a viability argument, all parties will need to work together to find a mutually acceptable compromise to deliver the appropriate level of affordable housing whilst also complying with the Local Plan.

Comment

Woking Borough's proposal to increase the percentage proportion of affordable housing on eligible housing sites to 40%, is appropriate for Woking in terms of assisting in achieving the Borough's affordable housing target, and should be supported. Increasing the percentage is consistent with Policy DN11 of the Deposit Draft Structure Plan, and with other Planning Authorities in Surrey that are already achieving higher percentages of affordable housing on suitable sites, such as Spelthorne (reported to Planning Committee on 13 August 2003).

However, caution needs to be observed in applying the 40% target to the total number of habitable rooms rather than the total number of units. The SPG is already quite clear in terms of the mix of unit types that it would expect to be provided, as well as a strict housing tenure requirement. Given that the Local Authority Social Housing Grant is now no longer available, negotiating a realistic and viable affordable housing element will be critical in terms of delivering sufficient homes to meet the identified need. It is acknowledged that the proposed changes to PPG3 emphasise that there should be a better match between the size and type of housing planned and the needs of the community but negotiations will need to be flexible and responsive in terms of balancing the need for affordable housing and achieving a viable housing development. Applying a 40% target on all habitable rooms, may place too much demand upon this delicate balance.

Site Threshold to Remain Unchanged

- 3.3 The draft SPG does not propose to change the Local Plan threshold of 1 hectare or 25 dwellings. However, Woking Borough has noted that the Government has recently published proposed changes to PPG3 – Housing, which includes a reduction in site thresholds to 0.5 of a hectare or 15 dwellings. Woking Borough suggests that this could allow the Council to reduce thresholds without the need to formally review the Local Plan.

Comment

It is unclear from this suggestion whether Woking Council would seek to introduce a change in site threshold as part of a proposed future amendment to the SPG on affordable housing, or to the Local Plan policy itself. Any significant change to Local Plan policy would be subject to formal consultation, and would have to follow current Local Plan Review procedures, until the enactment of the Planning and Compulsory Purchase Bill next year. Perhaps a better course of

action would be to review the policy as part of the Local Development Framework process.

Exception Sites

- 3.4 The proportion of affordable housing on sites where residential development is to be permitted as an exception to Local Plan policy, will be 60%.
- 3.5 Evidence provided by the Woking Housing Needs Assessment, indicates that the Borough Council will not be able to deliver sufficient housing to meet identified needs through sites in accordance with Local Plan policy. The Borough Council will explore opportunities to deliver affordable housing from other potential sources, but on any future exception sites, the Borough Council will seek 60% affordable housing as the primary planning benefit to balance the policy objection.

Comment

It is not clear from the SPG whether the exception sites refer to rural areas or Green Belt. If exception sites are negotiated in rural areas, they should be released only to meet an identified local need for affordable housing. If a site within the Green Belt is to be released as an exception to policy, then it should provide 100% affordable housing, rather than provide the opportunity to release land for general market housing in the Green Belt. In addition, if exception sites are to be released, it would be advisable to request a sustainability appraisal as part of the proposal, in order to ensure that the development would not prejudice the aims and policies of the Local Plan.

Mix of Unit Types

- 3.6 The draft SPG outlines that any affordable housing provision proposed should be of a suitable type, meaning that developers will need to provide a mix of unit types to address the housing need, on the basis of 15% one bedroom; 30% two bedroom and 55% three bedroom and larger. All the 3+ bedroom units and 50% of the 2 bedroom units should be provided as houses with gardens.

Housing Tenure

- 3.7 Based on evidence provided by Woking Borough's latest housing needs assessment, the draft SPG sets out that 85% of new affordable housing to be provided should be in the form of social rented units. The remaining 15% should be provided for shared ownership, to meet the need for key worker housing in the Borough.
- 3.8 In accordance with Woking Borough's Key Worker Strategy, the SPG defines key workers as people who contribute to the economic stability of the Borough, but have income levels insufficient to purchase a property on the private market. Two groups are identified, 'traditional' key workers such as teachers, the police, nurses and public sector workers, and 'economic and environmental' key workers, identified as private sector care/health workers, shop workers, transport workers and other private sector essential services.

Comment

The ability to stipulate housing tenure is essential to the delivery of sufficient social rented housing, which dominates affordable housing need in Woking, and many other Boroughs in Surrey.

Delivery of Affordable Housing

- 3.9 The preferred location for affordable housing as set out in the draft SPG, will be on-site. Only if on-site provision of family housing is not appropriate will the alternatives of off-site provision or cash in lieu contributions be considered.
- 3.10 The draft SPG offers two options to achieve this:

- a) If the developer is able to identify an alternative site in their ownership, the family housing can be provided there. This will require planning applications for the two sites to be determined at the same time, with one Section 106 Agreement drawn up to achieve the total affordable housing requirement for the two sites.
- b) If the developer is unable to identify an alternative site, the developer will be expected to pay to the Council a sum equivalent to the costs the developer would have incurred had the affordable housing been provided on site. (A commuted sum formula is provided as part of the SPG, based on TCI at 100% and a grant rate of 56.6%. The formula will be updated annually).

Model Legal Agreement

- 3.11 Another key element of the draft SPG is the inclusion of a model Section 106 Agreement, in order to assist in the legal process of providing affordable housing in association with development proposals. The SPG requires that the identified RSL (Registered Social Landlord), be party to the Legal Agreement.

Comment

This is a useful feature of the draft SPG, which should assist the developer and simplify what can be a complex and time consuming legal process.

Tables 1-3 OPEN SPACE AND POPULATION AUDIT**SETTLEMENT Addlestone**

Table 1 Population Data (2001 Census - 10389 approx)

0-9 years	10-15 years	16-24 years	25-44 years	45-RA	RA +
1285	576	1215	3444	1936	1933

Table 2 – Open Space Audit

NPFA Standard	2.4 ha per 1000	Requirement	Provision
Addlestone Population	Children's play area 0.8ha per 1000 Outdoor sports playing fields 1.6ha per 1000	Children play area - 8.31ha Outdoor Sport's playing field - 16.62 = 24.93ha	The total area of both children's play area and formal sports fields significantly exceeds the requirement of 24.93 ha.

Table 3 – Open Space Provision

Name	Facility	Size (ha)	Comment
Abbey Fit/Jubilee High	3 Floodlit all weather courts for tennis, 5-a-side, 7-a-side football, hockey, netball and volleyball, gym and indoor sports hall, swimming pool (summer)	12.9	RBC/SCC Sub Borough Facility
St Paul's Infant School	Playground	0.29	SCC – concrete playground
Kingsthorpe Gardens	Amenity Area	0.52	RBC – park, well maintained, pathways, benches. Shrub-grass, trees located round area, landscaped
Between Birchfield & Church Close	Amenity Area	0.043	Private – grass verge. Separates house from the edge of road
Coronation Park	Park and Amenity Area	0.32	RBC – grass area with trees spread evenly throughout

			area, pathway that cuts through. Well maintained. Not much functional value but good amenity value
St Paul's Church	Grounds and Cemetery	0.34	CoE – well maintained
St Augustine's Green	Amenity Land	0.40	Private – shrub grasslands
St Augustine's Residential Home	Open Space and Amenity Area	1.76	Private – good open grounds. Seating area around open grass space.
Sumner Place	Equipped Play Area	0.10	RBC – play area - swings, slides, roundabout, benches. Fenced off. Well maintained, few trees, no litter
Oaklands Court	Amenity Land	2.60	Private – over grown – no access
Rickman Crescent	Amenity Land		SCC
Crouch Oak Green Open Spaces	Small Public Open Spaces	0.52	RBC – amenity land
Brackendene Open Space	BMX Track, Moto X Trials Motor Club (Juniors)	3.35	RBC
Coxes Lock/Mill Pond Open Space	Small Public Open Space	3.34	RBC/National Trust – river way. Path alongside river, grass verges, benches overlooking the water
Marnham Place	Equipped Play Area, Multi-Use Games Area	0.20	RBC – basketball, football. Very well used by kids
Victory Park	Staffed Recreation Ground, Bowling Green, Football Pitch, Cricket Square, Sport Changing Accommodation, Tennis Courts x2, Putting Green, Paddling Pool, Croquet area, Equipped play area, Car Park, Sensory Garden, Basketball Hoop, Half Pipe Skateboard Ramp, Ornamental Gardens, War Memorial	4.9	RBC – sub borough facility
St George's College	Running Track, Cricket Field, Large	28.81	Private – very well maintained – good quality.

	Open Space, Netball Courts, Hocey, Tennis		Public access for evening use
St Georges Road	Verge	0.09	SCC – shrub grassland
Burn Close	Car Park	2.2	Private – car park for residents, amenity grass area
Aviator Park	Junior sized football pitch	1.31	RBC – open shrub grassland behind. Not very accessible
Woburn Hill	Nursery	1.55	Private – open grass area
Woburn Hill Park/ House	Woods/Open Space/ Park	6.44	Private
Darley Dene Primary School	Play Ground	0.23	SCC – school area, grassed
Crockford Park	Wooded Area/Car Park	0.50	RBC – wooded area, path along river – well defined
Pitson Close	Communal/Residential Gardens	0.04	Private – very small area – gardens for flats – benches, bridge over canal to another small piece of grassed land
Millpond Court	Grass Verges - pathway	0.67	Private – car park for estate, grass on verge round river way. Benches and bins. Amenity value for flat residents
Herondale	Playground	0.089	RBC – small playground – very well maintained, swings, slide, assault course, bins and benches. Grass well cut, tarmac round play equipment
Herondale	Verge/Open Space (access to Mill Pond)	0.22	RBC – overgrown grassland, footpath – well defined
River Wey	Tow Path (both sides)/Verge	3.17	National Trust – public access
Addlestone Road	River Walk/Verge	0.27	National Trust
Hamm Moor Open Space	Football kick about area/Equipped play area/Basketball Hoop	0.61	RBC
The Boathouse	Car Park	0.20	RBC
Weybridge Road	Grass verges	0.26	RBC
Caseldon Close Open Space	Small Play Area	0.28	RBC – small playground – fenced off, seesaws, slides, swings. Grassed area round edge – tall trees and bins – well maintained
Sandy Road Open Space	Small Open Space	0.060	RBC – very small open space – grass area surrounded by trees – maybe small amenity value
Sayes Woods	Woodland	2.42	RBC – woodland – footpath

			that goes a variety of ways through the woodland – well defined
Sayes Court Open Space	Equipped play area/Basketball Hoop/Football kick about area	4.24	RBC – large concrete playground, swings, roundabout, benches. Open space – football pitches, basketball ring. Very clean and open, lots of bins – well maintained.
Fernbank Road	Open Space	0.042	Private – amenity value
Ledger Drive	Amenity Land	0.028	RBC – grass area with trees round edge.
Sayes Court Junior School	Playground		Private

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Tables 1-3 OPEN SPACE AND POPULATION AUDIT

SETTLEMENT New Haw and Woodham

Table 1 Population Data 2001 Census - 9713

0-9 years	10-15 years	16-24 years	25-44 years	45-RA	RA +
1114	710	1121	2812	2203	1753

Table 2 – Open Space Audit

NPFA Standard	2.4 ha per 1000	Requirement	Provision
New Haw and Woodham Population 9731	Children's play area 0.8ha per 1000 Outdoor sports playing fields 1.6ha per 1000	7.78 ha 15.56 ha	The total area of both children's play area and formal sports fields exceeds the 23.34 ha requirement, although there is a shortage of playing fields.

Table 3 – Open Space Provision

Name	Facility	Size (ha)	Comment
Crockford Bridge	Meadows	26.22	Private – large open space. Football posts. Surrounded by trees. Very well maintained
Byfleet Road	Verges/Public Open Space	0.41	RBC – Grass / trees verges. Splits houses away from road. Very high amenity value
Marshall Place	Public Open Space	0.20	RBC – open space. Few trees around edge, grass cut. High amenity value especially for housing estate
The Church of All Saints New Haw	Church Grounds	0.29	CoE
Pinewood Avenue	Tennis Courts/ Footpath to Fields	1.29	RBC – lots of trees, situated by electrical station
Heathervale Recreation Ground	Tennis Courts/ Football pitches/ Paddling Pool/	4.93	RBC – Very large park, skate board ramp, football pitches, clubhouse, path

	Cricket Pitch/ Bowling Green/ Children's play area/ Multi - use games area/ Basketball hoop/ Putting/ Street Course Skate Facility		round edge for dog walking, tennis court, paddling pool, putting green
Manor Drive/Grange Road	Footpath to Fields	2.45	RBC – big open space, fenced off. No access. Public footpath around edge
The Grange County Infant School	Playing Fields	1.29	SCC – school playing field. Football pitches, well maintained
Fullbrook School	Sports Ground	4.56	SCC – playing field
Woodham Lodge	Playground/Park & Open Space	0.99	RBC – playground, assault course, swings, path along edge, very well maintained
Woodham Lock	Open Space	0.20	RBC – high amenity value. Footpaths
Basingstoke Canal	River/Amenity footpath	10.87	National Trust –pathway next to canal, very high amenity value
Fullbrook	Open Space	0.09	Private
New Haw Community Centre	Car Park	0.22	Community centre car park – has plans to re-tarmac and use as a play area

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Tables 1-3 OPEN SPACE AND POPULATION AUDIT

SETTLEMENT Hythe

Table 1 Population Data 2001 - approx 9927

0-9 years	10-15 years	16-24 years	25-44 years	45-RA	RA +
1266	563	1170	3314	1747	1867

Table 2 – Open Space Audit

NPFA Standard	2.4 ha per 1000	Requirement	Provision
Hythe Population 5940	Children's play area 0.8ha per 1000 Outdoor sports playing fields 1.6ha per 1000	4.75 ha 9.50 ha	The total area of both children's play area and formal sports fields exceeds the requirement of 14.25 ha.

Table 3 – Open Space Provision

Name	Facility	Size (ha)	Comment
Egham Sports Centre	4 Tennis courts 2 Five-a side courts 4 Football pitches 1 Cricket pitch	5.66	RBC
Magna Carta School	Playing fields	2.9	SCC
Hythe Social Centre Recreation Ground	1 Football pitch	0.89	RBC – well maintained. Very large open space, grass cut. Football posts provided, trees round edge, bins, benches
Hythe Junior School	Playground / recreational area	1.7	Playground
Bishops Way Recreation Ground	Children's play area Basketball hoop Football kick about area	2.41	RBC – Fenced off children's play area. Football pitch and basketball hoop, floodlights. Well maintained
Charta Road	Children's play	1.53	RBC

Recreation Ground	area Basketball hoop		
Pooley Green Recreation Ground	Children's play area Basketball hoop	1.73	RBC – large open space grass area – football pitch. Children's play area
Roundway Open Space	Amenity Land	0.52	Private – grass verge. High amenity value to surrounding housing estate. Grass well cut.
Wapshott Road Play Area	Children's play area	0.14	RBC – small open space. Very wild, overgrown. Rubbish lying across area. Very little amenity value.
Wendover Place Play Area	Children's play area	0.044	RBC – small children's play area on grass. Suitable for very small children. Well maintained.
Ayebridges open space	Open space	1.75	Private – couldn't gain access
Warwick Avenue	Playing field/Open Space/Lake & SSSI (Thorpe Lea Meadow)	21.08	Surrey Wildlife Trust/Private – path leading to open space. Large grass area. Football posts. Very well maintained, surrounded by trees. Children's playground fenced on the middle
Egham Cricket Club Ground	Club cricket pitch & pavilion	3.48	RBC – cricket pitch and clubhouse. Well maintained
Thorpe Lea Road	Open space/Lake	22.60	Private -
Egham Football Club	Football Pitch	0.81	RBC – well maintained football club. Lots of parking, stands, clubhouse.
Thorpe Lea Open Space	Open space	1.75	Private – Large open space, very flat. Trees and hedges round edge. Footpath leading

			round edge of park
Thorpe Lee School	School Grounds	2.09	Play area, children's play equipment, concrete playground at back
Vicarage Road	Allotments	0.87	RBC – allotment area
Lovett Road	Open space & Tennis courts	0.64	RBC – couldn't gain access to. Fenced in
Pooley Green Allotments	Allotments (including swan sanctuary)	4.6	Large allotments, partly overgrown. Some small sheds in each plot. Wire fencing.
Woodhaw Way	Woodland	1.14	Private – large grass verge in middle of housing estate. Very high amenity value. Trees planted round edge.

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Tables 1-3 OPEN SPACE AND POPULATION AUDIT

SETTLEMENT Virginia Water

Table 1 Population Data 2001 Census Data approx 5895

0-9 years	10-15 years	16-24 years	25-44 years	45-RA	RA +
756	501	436	1550	2155	497

Table 2 – Open Space Audit

NPFA Standard	2.4 ha per 1000	Requirement	Provision
Virginia Water Population 5895	Children's play area 0.8ha per 1000 Outdoor sports playing fields 1.6ha per 1000	4.71 ha 9.43 ha	The total area of both children's play area and formal sports fields significantly exceeds the 14.14 ha requirement.

Table 3 – Open Space Provision

Name	Facility	Size (ha)	Comment
Trumps Green Road	Woodland	1.68	Private -
Trumps Mill Lane	Amenity Area	3.39	Private – wooded area – path for access, lots of trees
Virginia Water Memorial Gardens	War Memorial	0.40	RBC – small open space / grass verge. Trees surrounding
Riverside Walk Cabrera Trust	Nature Conservation Area	21.44	RBC Trustee
King George V Playing Field	Football Pitch, Football Training Area, Car Park, Club House, 2 tennis Courts and Pavilion, Play Area, Multi-Use Games Area, Children's fenced play ground	5.82	RBC – Fenced in children's playground. Very well maintained, tennis court, football pitch, clubhouse, parking. Path running along edge of park
Edgell Close Play Area	Children's Play Area	0.40	RBC – concrete children's playground, swings,

			slides, etc. Area of grass surrounding play area.
Cabrera Ave Playing Field	Basketball Hoop, Children's Play Area	0.75	Cabrera Ave TRustee
Coronation Playing Field	Playing Field	1.01	Large open space, even ground surrounded by trees and hedges
St Ann's Heath Junior School	Playing Field	3:58	SCC – playing field for football, etc. Inside grounds concrete playground for school's use.
Wellington Ave	Woodland/Open Space	3.37	Private – wooded area – lots of amenity value.
Christchurch C of E School	Playing Fields	0.65	CoE – playing field – very open, well maintained, grass cut – concrete playground – benches. Spiney
Trumps Green County Infant School	Playing Fields	1.51	SCC – open space
Stroude Road Allotments	Allotments	2.46	RBC
Wentworth Golf Course	Golf course, footpath and fitness facilities	(266.87)	Private – Club house, Bar, Conference Centre, Tennis Courts, Spa, Pool, Gym
Virginia Water Community Centre	Community Hall and Play Area	0.1	Virginia Water Community Association
Virginia Water	The Lake and Windsor Great Park	346.05	Crown Estate and open to public
Virginia Park	Pool, gyms and private open space	17.2	Private for residents of new development

PLANNING SERVICES

ANNUAL ESTIMATES 2004/05

1. INTRODUCTION

- 1.1 The report sets out draft estimates for the services administered by this Committee.
- 1.2 Format of Estimates
As well as the detailed financial estimates, information is given on the service levels and on stated policy aspirations. The aim is to allow Members and other users to compare the level of the budget to qualitative and quantitative output measures.
- 1.3 Document Management & Workflow System
The Council has made a considerable financial and operational investment in the Document Management (DMS) and Workflow system purchased in 2001. The initial phases of implementation have been completed and the plans to extend usage on a wider basis will commence shortly. The implementation plan covers a wide range of Council services. In 2004/05 this includes some services or functions where full implementation is planned, whereas preparatory or investigatory work is planned in other areas.
- 1.4 The Best Value Accounting Code of Practice requires the cost of overheads to be allocated to those services that use that overhead. The estimates therefore reflect the planned usage of the DMS/Workflow technology for the first time in many services. These allocations do not of course increase the overall costs of the Council's services, as the DMS/Workflow budget will reduce by the total of allocations made.
- 1.5 The planning service uses the Council's Geographic Information System (GIS) to produce electronic mapping. As with the DMS system, these costs are reallocated out to the services that use them with the corresponding credit appearing in the GIS budget.

2. REVISED ESTIMATES 2003/04

- 2.1 The revised estimates for 2003/04 have been prepared on a similar basis to the original estimates. The major income and expenditure variations (excluding expenditure offset by the receipt of the Planning Delivery Grant) on the original budget are listed below:

Table 1 – Variations from 2003/04 Original Budget	
	£000
Original 2003/04 Budget	1,326
<u>Development Control</u>	
▪ Increase in Computer Maintenance due to running two systems.	5
▪ Increase in Appeals expenditure (net of additional fee recovery)	6
▪ Provision for Central Railway proposals removed	(17)
▪ Office Accommodation costs omitted from original estimate	8
▪ Increase in income from Planning Application Fees	(45)
<u>Building Control</u>	
▪ Reduction in income	26
▪ Other Net Changes	2
Revised 2003/04 Budget	1,311

3. DRAFT ESTIMATES FOR 2004/05

3.1 Basis of Estimates

The draft estimates are presented at estimated outturn prices and, unless a different assumption is appropriate in specific cases, allow for anticipated general price inflation of 2.5% and pay inflation of 3%.

3.2 Policy and Implementation

The 2004/05 budget includes the staffing proposals agreed by the Planning Committee in October to produce the recently adopted review of the local plan, and the requirements of the Local Development Framework (LDF). These additional costs are being met from the unused 2003/04 Planning Delivery Grant (PDG).

3.3 Development Control

During 2003/04 the Development Control Section was reviewed and two new Senior Planning Assistant posts were created. These additional costs were financed by the Planning Delivery Grant in 2003/04 and it is hoped that, based on the sustained performance enabled by these posts, more PDG money will be made available to offset these additional costs next year. The 2004/05 budget has been prepared on the assumption that there is a £140,000 grant made available to Runnymede next year with £115,000 being earmarked for Development Control.

3.4 Income from Planning Application Fees has been set at £375,000 for the year 2004/05. This reflects the provision placed in the Council's Revenue Forecast and the expected activity and mix of applications and is based on current trends.

3.5 In June 2000 the DETR (now the DTLR) appointed consultants to undertake detailed research into the level of fees. The results of this research were published in December 2001 with an increase in fees by 14% for each existing fee category with effect from April 2002. At the present time the government have not indicated that further increases are likely and therefore no fee increases have been incorporated into the 2004/05 estimates.

3.6 Building Control

The Building Control (Local Authority Charges) Regulations 1998 came into force on 1 April 1999. The regulations aim to allow local authorities to respond to competition from the private sector by devolving the setting of charges for some building control functions. The Regulations require authorities to prepare systems within which they will fix and recover charges for the performance of the prescribed building regulation control functions. The aim is to recover the full cost of operating a building control service by breaking even over a three-year period. The first three-year period commenced on 1 April 1999 and ended on 31 March 2002.

3.7 Runnymede has enjoyed significantly high levels of building control income over the past three years. This reflects the development activity in the Borough. The DLTR (now the Office of the Deputy Prime Minister) suggest that authorities that regularly incur a surplus may wish to review their charges to ensure that they are in line with the requirement to break-even.

3.8 The budget for 2004/05 for the Building Control Fee Related account is based on a review of the expected level of work and the local charging structure. This is now estimated to be £25,000 less than anticipated in the Revenue Forecast approved in October 2003 due to a reduction in the level of expected income. Despite this reduction, the Fee Related service is still expected to breakeven during the year.

4. COMPARISON WITH THE FINANCIAL FORECAST

- 4.1 The Council approved the Financial Forecast for the following five years in October 2003. The Forecast is the key financial planning tool of the Council. It set out a medium term financial strategy based on savings of £1 million a year being achieved by 2004/05 together with stepped increases in Council Tax. The Forecast also sets out the financial impact of anticipated changes in budgetary provision at service level.
- 4.2 Savings of £650,000 were identified in the approved forecast leaving £350,000 of further savings to be achieved. Since the Forecast was agreed Members have approved a number of items that required further spending provision. To maintain the discipline of the Councils financial strategy it is necessary to add these additional spending commitments to the savings target.
- 4.3 The following tables show the additional spending commitments and new savings identified since the publication of the Forecast:

Table 2	
Additional Commitments since the Forecast approved in October 2003	
	£000
Printing of Local Plan now to be carried out in 2004/05	3
Increase in the cost of Appeals (net of legal Fees Recovered)	6
Increase in advertising to meet current legislative Requirements	3
Anticipated reduction in the level of Building Control income	12

Table 3	
Savings identified since the Forecast was approved in October 2003	
	£000
Removal of the Central Railway Proposals provision	(17)

- 4.4 The estimate submissions from all service committees will be used to update the Forecast so that Members can monitor progress and adjust the savings target as necessary. A report on this exercise will be made to the meeting of the Corporate Management Committee on 5th.

5. FEES AND CHARGES FOR 2004/05

5.1 General

As mentioned in paragraph 3.6 above, planning fees are set by statute and have not increased since April 2002. All other fees and charges are currently very competitive when compared to the local market. Officers have therefore increased the charges for 2004/05 by inflation only.

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PLANNING AND DEVELOPMENT

BUDGET FOR THE YEAR ENDING 31st MARCH 2005

	<u>2002/03</u> Actual £	<u>2003/04</u> Estimate £	<u>2003/04</u> Probable £	<u>2004/05</u> Estimate £
<u>SUMMARY</u>				
Planning Policy and Implementation	331,285	338,300	332,100	322,400
Development Control				
Non Fee Related	634,844	711,900	713,700	702,300
Fee Related	80,989	131,100	92,500	91,000
Building Control				
Non Fee Related	176,157	170,100	173,200	176,800
Fee Related	(9,174)	(25,000)	0	0
Net Expenditure	<u>1,214,101</u>	<u>1,326,400</u>	<u>1,311,500</u>	<u>1,292,500</u>

PLANNING POLICY AND IMPLEMENTATION

BUDGET FOR THE YEAR ENDING 31st MARCH 2005

	<u>2002/03</u> Actual £	<u>2003/04</u> Estimate £	<u>2003/04</u> Probable £	<u>2004/05</u> Estimate £
<u>EXPENDITURE</u>				
<u>Employees</u>				
Salaries	206,487	203,500	226,900	241,800
Training and Recruitment	4,006	4,600	4,800	4,700
<u>Transport Related Expenditure</u>				
Travelling and Subsistence	8,601	9,600	10,500	10,700
<u>Supplies and Services</u>				
General Office Expenses	2,403	3,200	3,400	3,200
Communication and Computing	3,408	2,500	2,500	2,500
Landscape, Grants and Subscriptions	15,224	9,600	9,600	9,600
Development Plan:				
- Local Plan	10,084	4,000	1,000	7,600
- Structure Plan	-	10,000	-	-
LDF/LDD Consultancy	-	-	10,000	-
<u>Support Services</u>				
Financial Services	2,700	4,900	4,900	3,000
Computer Services Recharges	8,400	8,700	8,700	11,200
Document Management	11,400	11,400	11,400	11,400
Personnel Services	2,400	2,500	2,500	2,500
Office Accommodation	17,800	21,700	21,700	21,700
Legal and Admin Services	5,200	5,600	5,600	5,800
Technical Support Services	36,878	38,500	38,500	36,900
Gross Expenditure	334,991	340,300	362,000	372,600
<u>INCOME</u>				
Planning Delivery Grant	-	-	27,900	49,100
Sale of Local Plan	2,759	1,000	1,400	500
Other Fees and Charges	947	1,000	600	600
Gross Income	3,706	2,000	29,900	50,200
Net Expenditure	331,285	338,300	332,100	322,400

PLANNING POLICY AND IMPLEMENTATION

SERVICE DESCRIPTION

Budget Manager: Policy and Implementation Manager - Mr R Etheridge

Service Function: Development Plan and implementation of planning policies, urban design and landscape improvements and monitoring of development trends.

Legal Status: The Town and Country Planning Act 1990

Policy Objectives: Prepare Development Plan guidance to set the context for land use for planning decision making. Particular attention is given to policy guidance that will safeguard and support retail provision in towns and villages.

Mitigate environmental impact from housing demands and road congestion.
Resist the use of Green Belt land for housing.

BUDGET VARIATIONS

	<u>2003/04</u> Probable	<u>2004/05</u> Estimate
	£	£
2003/04 Original Estimate	338,300	338,300
Allowance for Inflation		8,500
<u>Employees</u>		
Increase in staffing following receipt of Planning Delivery Grant (PDG)	14,900	23,400
Virement of budget from the Structure Plan	8,500	
<u>Supplies & Services</u>		
Printing of Local Plan now to be carried out during 2004/05	(3,000)	3,000
Virement of Structure Plan budget to other Policy and Imp. areas	(9,400)	
Consultancy for Local Development Framework funded by PDG	10,000	
<u>Income</u>		
Planning Delivery Grant 2003/04	(27,900)	(24,100)
Assumed Planning Delivery Grant 2004/05		(25,000)
Other Net Changes	700	(1,700)
2003/04 Probable Outturn	332,100	
2004/05 Estimate		322,400

DEVELOPMENT CONTROL - NON FEE RELATED

BUDGET FOR THE YEAR ENDING 31st MARCH 2005

	<u>2002/03</u> Actual £	<u>2003/04</u> Estimate £	<u>2003/04</u> Probable £	<u>2004/05</u> Estimate £
<u>EXPENDITURE</u>				
<u>Employees</u>				
Salaries	253,000	285,100	312,300	322,600
Training and Recruitment	12,104	9,000	10,700	9,400
<u>Transport Related Expenditure</u>				
Travelling and Subsistence	18,560	17,200	18,000	18,000
<u>Supplies and Services</u>				
General Office Expenses	17,327	22,200	21,400	21,100
Communication and Computing	14,563	3,600	8,600	3,800
Appeals and Court Cases	30,212	26,500	42,100	42,100
Central Railway Proposals	-	17,300	-	-
Fees & Consultancy	16,217	6,900	7,000	7,500
Enforcement - Contractors Element	2,827	6,100	5,800	5,500
<u>Support Services</u>				
Financial Services	5,500	6,000	5,100	4,600
Computer Services Recharge	21,800	31,200	33,300	39,300
Document Management	21,200	20,900	20,900	21,700
Personnel Services	3,600	3,800	4,100	3,800
Office Accommodation	32,300	26,700	34,900	34,900
Legal and Admin Services	100,300	99,600	99,600	89,600
Leisure Services	2,900	9,600	12,400	12,300
Technical Support Services	125,578	135,200	135,200	136,100
Gross Expenditure	677,988	726,900	771,400	772,300
<u>INCOME</u>				
Planning Delivery Grant	-	-	32,700	45,000
Legal Fees Recovered	26,590	10,000	20,000	20,000
Sale of Copy Approvals	16,554	5,000	5,000	5,000
Gross Income	43,144	15,000	57,700	70,000
Net Expenditure	634,844	711,900	713,700	702,300

DEVELOPMENT CONTROL - NON FEE RELATED

SERVICE DESCRIPTION

Budget Manager:	Development Control Officer - Mr P Lee
Service Function:	Provision of informed advice to Councillors, developers & the public; Dealing with contraventions of planning control and appeals.
Legal Status:	The Town and Country Planning Act 1990
Policy Objectives:	To carry out enforcement activities promptly and efficiently. To strongly oppose the Central Railway proposals.

BUDGET VARIATIONS

	2003/04 Probable £	2004/05 Estimate £
2003/04 Original Estimate	711,900	711,900
Allowance for Inflation		16,700
<u>Employees</u>		
Increase in staffing following receipt of Planning Delivery Grant (PDG)	27,200	27,200
Increase in the number of staff undertaking Post Entry Training	1,400	
<u>Supplies and Services</u>		
Increase in level of IT equipment for new staff offset by PDG	1,900	
Computer Maintenance costs more than anticipated due to the running of two systems concurrently.	2,900	
Increase in Appeals expenditure partially offset by additional income	15,600	15,600
Central Railway provision removed	(17,300)	(17,300)
<u>Support Services</u>		
Increase in Computer Services Recharge to reflect more IT equipment	2,100	8,100
Correction to original Office Accommodation figure to reflect true costs	7,800	7,800
Reduction in the time spent on this service by the Committee Section		(11,700)
Increase in the Parks Management recharge for Aborigicultural Advice	2,800	2,800
<u>Income</u>		
Planning Delivery Grant 2003/04	(32,700)	
Assummed Planning Delivery Grant 2004/05		(45,000)
Increase in legal fees recovered to offset additional Appeals costs	(10,000)	(10,000)
Other Net Changes	100	(3,800)
2003/04 Probable Outturn	713,700	
2004/05 Estimate		702,300

SERVICE STATISTICS

	2002/03 Actual	2003/04 Estimate	2003/04 Probable	2004/05 Estimate
Number of Appeals	64	75	58	65
Number of Enforcement Cases Investigated	449	800	700	800
Number of Enforcement / Breach notices served	26	20	20	25

DEVELOPMENT CONTROL - FEE RELATED

BUDGET FOR THE YEAR ENDING 31st MARCH 2005

	<u>2002/03</u> Actual £	<u>2003/04</u> Estimate £	<u>2003/04</u> Probable £	<u>2004/05</u> Estimate £
<u>EXPENDITURE</u>				
<u>Employees</u>				
Salaries	184,100	184,100	223,000	231,100
<u>Transport Related Expenditure</u>				
Travelling and Subsistence	9,800	9,800	11,000	11,300
<u>Supplies and Services</u>				
General Office Expenses	11,909	13,700	16,400	15,700
Communication and Computing	12,929	6,900	13,400	7,300
<u>Support Services</u>				
Financial Services	3,800	4,200	4,300	6,600
Computer Services Recharge	11,900	17,000	20,100	22,900
Personnel Services	1,900	2,000	2,500	2,800
Office Accommodation	38,900	40,000	40,600	40,600
Legal and Admin Services	45,000	49,500	49,500	50,900
Technical Support Services	123,200	128,900	128,900	154,400
Gross Expenditure	443,438	456,100	509,700	543,600
<u>INCOME</u>				
Planning Delivery Grant	-	-	47,200	77,600
Planning Application Fees	362,449	325,000	370,000	375,000
Gross Income	362,449	325,000	417,200	452,600
Net Expenditure	80,989	131,100	92,500	91,000

DEVELOPMENT CONTROL - FEE RELATED

SERVICE DESCRIPTION

Budget Manager:	Development Control Officer - Mr P Lee
Service Function:	To determine and process all planning applications under the provisions of the Town and Country Planning Act 1990 and related statutory instruments.
Legal Status:	The Town and Country Planning Act 1990
Policy Objectives:	Determine 80% of householder applications within 8 weeks. Determine 75% overall of applications within 8 weeks. Use Information Communication Technology (ICT) to increase efficiency and improve service delivery. Planning reports and recommendations to be available on the Council's Web site.

BUDGET VARIATIONS

	2003/04 Probable	2004/05 Estimate
	£	£
2003/04 Original Estimate	131,100	131,100
Allowance for Inflation		11,400
<u>Employees</u>		
Increase in staffing following receipt of Planning Delivery Grant (PDG)	38,900	38,900
<u>Supplies and Services</u>		
Additional Advertising required to meet current legislative requirements	2,800	2,800
Increase in level of IT equipment for new staff offset by PDG	4,400	
Computer Maintenance costs more than anticipated due to the running of two systems concurrently.	2,000	
<u>Support Services</u>		
Internal Audit planned for 2004/05		1,900
Increase in Computer Services Recharge to reflect more IT equipment	3,000	5,900
Increase in the amount of time spent on this service by the Technical Services Administration section		25,500
<u>Income</u>		
Planning Delivery Grant 2003/04 (and amount carried over to 2004/05)	(47,200)	(7,600)
Assummed Planning Delivery Grant 2004/05		(70,000)
Increase in income from Planning Applications	(45,000)	(50,000)
Other Net Changes	2,500	1,100
2003/04 Probable Outturn	92,500	
2004/05 Estimate		91,000

SERVICE STATISTICS

	2002/03 Actual	2003/04 Estimate	2003/04 Probable	2004/05 Estimate
Number of Applications Determined	1,284	1,280	1,340	1,350
Percentage determined within 8 weeks	78%	80%	79%	82%
Percentage which would have been determined within 8 weeks had improvements not been sought from the applicant	88%	90%	89%	90%

BUILDING CONTROL - NON FEE RELATED

BUDGET FOR THE YEAR ENDING 31st MARCH 2005

	<u>2002/03</u> Actual £	<u>2003/04</u> Estimate £	<u>2003/04</u> Probable £	<u>2004/05</u> Estimate £
<u>EXPENDITURE</u>				
<u>Employees</u>				
Salaries	86,928	83,900	83,900	89,700
Training and Recruitment	3,308	4,500	4,900	4,100
<u>Transport Related Expenditure</u>				
Travelling and Subsistence	7,509	7,500	7,500	7,500
<u>Supplies and Services</u>				
General Office Expenses	7,779	6,900	8,200	8,200
Communication and Computing	4,048	3,400	4,000	3,300
Structural Engineers Fees	185	500	500	500
Public Liability Insurance	1,000	1,000	1,300	1,400
<u>Support Services</u>				
Financial Services	3,200	3,400	2,400	1,800
Computer Services Recharges	9,900	5,700	5,700	5,300
Document Management	20,300	19,700	21,200	21,500
Personnel Services	700	700	700	800
Office Accommodation	7,900	8,100	8,100	7,500
Technical Support Services	23,400	24,800	24,800	25,200
Gross Expenditure	176,157	170,100	173,200	176,800

BUILDING CONTROL - NON FEE RELATED

SERVICE DESCRIPTION

Budget Manager: Principal Building Manager - Mr D Rodgers

Service Function: Carrying out work and giving advice to the public including dangerous structures, demolitions and unauthorised works that are not covered under the prescribed fee regulations.

Legal Status: Building Act 1984 and Building Regulations 2000

BUDGET VARIATIONS

	<u>2003/04</u> Probable £	<u>2004/05</u> Estimate £
2003/04 Original Estimate	170,100	170,100
Allowance For Inflation		4,500
<u>Supplies and Services</u>		
Increase in ISO 9000 costs (offset by savings in Financial Services)	1,300	1,300
Computer Maintenance costs higher than anticipated	1,100	
<u>Support Services</u>		
Removal of recharges for Auditing ISO 9000 schemes	(1,000)	(1,600)
Increase in Document Management System recharges to reflect revised phasing of the scheme	1,500	1,800
Other Net Changes	200	700
2003/04 Probable Outturn	173,200	
2004/05 Estimate		176,800

SERVICE STATISTICS

	<u>2002/03</u> Actual	<u>2003/04</u> Estimate	<u>2003/04</u> Probable	<u>2004/05</u> Estimate
Number of dangerous structures resolved	10	20	10	10
Number of demolitions controlled	36	30	30	30
Number of unauthorised works resolved	27	30	30	30

BUILDING CONTROL - FEE RELATED

BUDGET FOR THE YEAR ENDING 31st MARCH 2005

	<u>2002/03</u> Actual £	<u>2003/04</u> Estimate £	<u>2003/04</u> Probable £	<u>2004/05</u> Estimate £
<u>EXPENDITURE</u>				
<u>Employees</u>				
Salaries & Wages	217,384	215,900	215,900	230,000
Training and Recruitment	846	0	0	0
<u>Transport Related Expenditure</u>				
Travelling and Subsistence	17,183	17,300	17,300	17,100
<u>Supplies and Services</u>				
General Office Expenses	1,789	5,500	5,500	3,800
Communication and Computing	3,152	4,500	3,100	3,100
Structural Engineers Fees	17,733	20,000	20,000	20,000
Public Liability Insurance	3,000	3,100	4,000	4,300
<u>Support Services</u>				
Financial Services	8,700	7,200	7,200	9,300
IT Recharges	9,900	13,100	13,100	12,500
Personnel Services	2,000	2,200	2,200	2,400
Office Accommodation	18,300	18,800	18,800	17,600
Technical Support Services	22,600	23,700	23,700	24,500
Gross Expenditure	322,587	331,300	330,800	344,600
<u>INCOME</u>				
<u>Fees and Charges</u>				
Application / Inspection Fees	329,417	355,300	329,700	343,500
Other Fees and Charges	2,344	1,000	1,100	1,100
Gross Income	331,761	356,300	330,800	344,600
Net Expenditure	(9,174)	(25,000)	0	0

BUILDING CONTROL - FEE RELATED

SERVICE DESCRIPTION

Budget Manager:	Principal Building Manager - Mr D Rodgers
Service Function:	To ensure buildings and works comply with Building Act 1984 / Building Regulation 2000.
Legal Status:	Building Act 1984 / Building Regulations 2000.
Policy Objective:	To maintain strict budgetary control.

BUDGET VARIATIONS

	<u>2003/04</u> Probable £	<u>2004/05</u> Estimate £
2003/04 Original Estimate	(25,000)	(25,000)
Allowance For Inflation		9,300
<u>Supplies and Services</u>		
Increase in Public Liability Insurance Premium	900	1,200
<u>Support Services</u>		
Internal Audit planned for 2004/05		1,900
<u>Income</u>		
Anticipated variation in income from Application and Inspection Fees	25,500	11,700
Other Net Changes	(1,400)	900
2003/04 Probable Outturn	0	
2004/05 Estimate		0

SERVICE STATISTICS

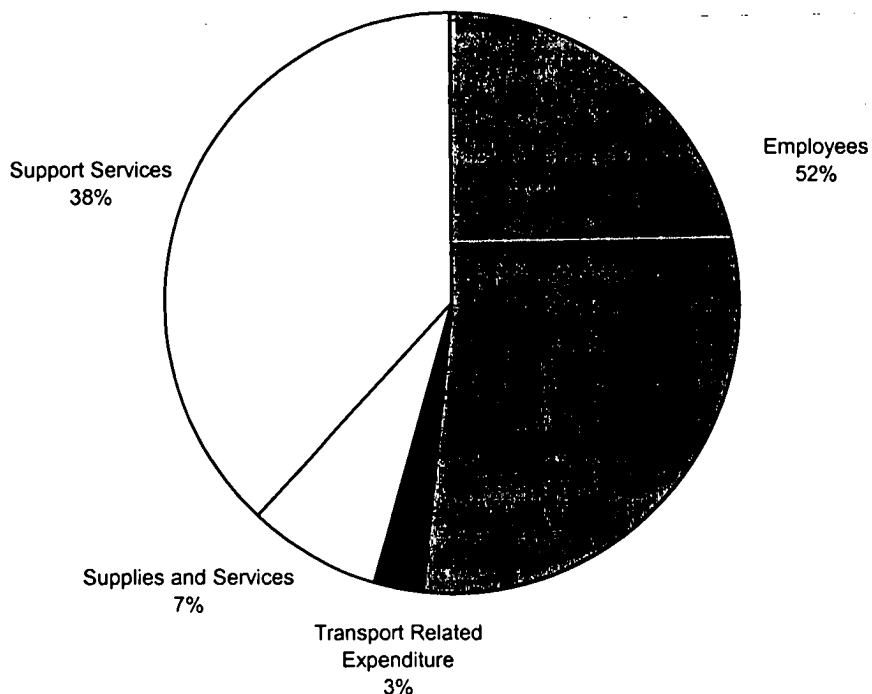
	<u>2002/03</u> Actual	<u>2003/04</u> Estimate	<u>2003/04</u> Probable	<u>2004/05</u> Estimate
Number of Applications Received	876	800	800	800
Average time to examine applications	10 days	10 days	10 days	9 days
Number of inspections carried out	9,360	9,000	9,000	9,000
Value of Building Control Work	£55m	£70m	£50m	£50m

PLANNING AND DEVELOPMENT SERVICES

SUBJECTIVE ANALYSIS

	<u>2002/03</u> Actual £	<u>2003/04</u> Estimate £	<u>2003/04</u> Probable £	<u>2004/05</u> Estimate £
EXPENDITURE				
Employees	972,163	994,700	1,087,700	1,139,100
Transport Related Expenditure	61,653	61,400	64,300	64,600
Supplies and Services	171,789	173,300	182,500	164,800
Support Services	749,556	795,300	812,600	841,400
Gross Expenditure	1,955,161	2,024,700	2,147,100	2,209,900
INCOME				
Fees and Charges	691,866	680,300	699,700	718,500
Other Income	49,194	18,000	135,900	198,900
Gross Income	741,060	698,300	835,600	917,400
Net Expenditure	1,214,101	1,326,400	1,311,500	1,292,500

Expenditure Analysis 2004/05



FEES AND CHARGES

PLANNING SERVICES

	2003/04 £	2004/05 £
<u>BOROUGH LOCAL PLAN</u>		
<u>Commercial Organisations</u>		
Borough Local Plan (1986)	41.50	43.00
Borough Local Plan (First Alteration 1989)		
Statement of Consultation	41.50	43.00
Deposit Draft	41.50	43.00
Borough Local Plan (First Alteration 1993)		
Inspectors Report	41.50	43.00
Borough Local Plan Second Alteration		
Consultation Draft (1995)	41.50	43.00
Deposit Draft (1996)	41.50	43.00
Deposit Draft (1996) - text only	16.00	16.50
Statement of Consultation 1996	16.00	16.50
Runnymede Borough Local Plan :		
Second Alteration Deposit Draft	41.50	43.00
Black and White Proposals map	16.00	16.50
Runnymede Borough Local Plan :		
Second Alteration Proposed Changes	21.00	21.75
Second Alteration Further Proposed Changes	6.50	6.75
Inspectors Report	21.00	21.75
Inspectors Report Appendix	21.00	21.75
<u>Local Residents Groups and Community Groups</u> (representing a broad range of interests)		
Borough Local Plan (1986)	37.50	39.00
Borough Local Plan (First Alteration 1989)		
Statement of Consultation	16.50	17.00
Deposit Draft	37.50	39.00
Borough Local Plan (First Alteration 1993)		
Inspectors Report	37.50	39.00
Statement of Consultation 1996	16.50	17.00
Borough Local Plan Second Alteration		
Consultation Draft (1995)	37.50	39.00
Deposit Draft (1996)	37.50	39.00
Deposit Draft (1996) - text only	11.50	12.00
Statement of Consultation 1996	11.50	12.00
Runnymede Borough Local Plan :		
Second Alteration Deposit Draft	37.50	39.00
Black and White Proposals map	11.50	12.00
Runnymede Borough Local Plan :		
Second Alteration Proposed Changes	16.50	17.00
Second Alteration Further Proposed Changes	6.50	6.75
Inspectors Report	16.50	17.00
Inspectors Report Appendix	16.50	17.00

FEES AND CHARGES

PLANNING AND BUILDING CONTROL SERVICES

	2003/04 £	2004/05 £
<u>Borough Local Plan (Second Alteration) Adopted Version 2001</u>		
Hard Copy (including Proposals Map)	30.50	31.50
Hard Copy (Text only)	20.60	21.50
Hard Copy (Proposals Map only)	10.30	10.75
CD ROM Version	10.50	11.00
Revised Parking Standards	6.50	6.75
Runnymede Business Directory 2002/03:		
Hard Copy	FREE	FREE
Digital Copy (Companies within Borough)	50.00	51.75
Digital Copy (Companies outside Borough)	100.00	103.50

The Local Plan is also available on the Internet on [www.runnymede.gov.uk/useful info/local plan](http://www.runnymede.gov.uk/useful%20info/local%20plan)

PLANNING FEES

Planning Control Fees

Set by Regulation

BUILDING CONTROL FEES

Set separately by the Planning Committee following guidance issued by the Local Government Assoc. (LGA)

Supply of Planning & Building Control histories, technical enquiries, background information and for checking compliance with Planning Consents and Conditions.

A minimum fee in respect of enquiries involving site inspections for the purpose of checking compliance with planning conditions	135.00	140.00
A minimum fee for general enquiries for the supply of planning and building control histories and background information on sites	53.50	55.50
In addition to the above fees, a pro rata rate is charged after the first hour at	(per hour) 37.50	39.00
Advice in respect of works to trees	(per hour) 42.50	44.00
Building Control Completion Letter	25.00	26.00

BOOKLETS

Landscape Strategy	7.50	7.75
Development Trend Booklet - List of Residential Planning Permissions	21.00	21.75

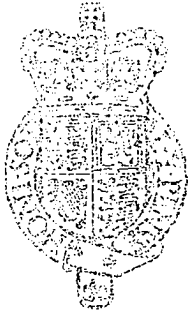
COPIES OF OTHER PLANS (Includes VAT)

Undetermined Planning Applications:		
A4 Size	0.25	0.25
A3 Size	0.60	0.60
Larger	11.75	12.00
Other Plans:		
A4 Size	6.75	7.00
A3 Size	7.75	8.00
Larger	15.00	15.50

FEES AND CHARGES

PLANNING AND BUILDING CONTROL SERVICES

	2003/04 £	2004/05 £
<u>MISCELLANEOUS DOCUMENTS</u>		
Planning Briefs	6.50	6.75
Runnymede Atlas	16.50	17.00
<u>SEARCH AND COPYING FEES (Includes VAT)</u>		
Search and Copying Fees - Planning Consent	7.75	8.00
Search and Copying Fees - Planning / Building Control Decision Notices	7.75	8.00
Search and Copying Fees - Tree Preservation Orders	7.75	8.00
Copies of 106 Agreements and Appeal decisions	7.75	8.00
Background Papers / Miscellaneous	0.30	0.30
<u>WEEKLY PLANS LIST (Includes VAT)</u>		
Weekly Planning Lists (Per Annum)	75.00	77.50
Weekly Planning Lists	2.50	2.60



Appeal Decision

Site visit made on 24 November 2003

by **Martin Andrews** MA BSc(Econ) DipTP(Dist) MRTPI

an Inspector appointed by the First Secretary of State

☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date

12 DEC 2003

Appeal Ref: APP/Q3630/A/03/1125990

Land adjacent to 'Teulon', Knowle Grove, Virginia Water, Surrey

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr M Perkins against the decision of Runnymede Borough Council.
- The application (Ref. RU.03/0648), dated 22 May 2003, was refused by notice dated 5 August 2003.
- The development proposed is the erection of a 4 bedroom detached house with integral garage.

Decision

1. For the reasons given below, and in exercise of the powers transferred to me, I allow the appeal and grant planning permission for the erection of a 4 bedroom detached house with integral garage at Land adjacent to 'Teulon', Knowle Grove, Virginia Water, Surrey in accordance with the application, Ref. RU.03/0648, dated 22 May 2003 and the plans submitted therewith, subject to the following conditions:
 - 1) The development hereby permitted shall be begun before the expiration of five years from the date of this decision.
 - 2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
 - 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no windows / dormer windows or other openings apart from those expressly authorised by this permission shall be constructed on the dwelling.
 - 4) The garage hereby approved shall only be used for the parking of vehicles ancillary and incidental to the residential use of the dwelling and shall be retained thereafter solely for that purpose.
 - 5) No works or development shall take place until full details (including species, type and size of planting) of a hedge along the front boundary adjacent to Knowle Grove and the proposed time of planting have been submitted to and approved in writing by the local planning authority. All hedge planting shall be carried out in accordance with the approved details and by the approved time.
 - 6) If within a period of 5 years from the date of planting of any hedge plant, or any hedge plant planted in replacement for it, is removed, uprooted, destroyed, dies, or becomes seriously damaged or defective, another plant of the same species and size

as that originally planted shall be planted at the same place unless the local planning authority gives its written consent to any variation.

- 7) The building shall not be occupied until a means of vehicular access has been constructed in accordance with details to be first submitted to and agreed in writing by the local planning authority.
- 8) The dwelling shall not be occupied until space has been laid out within the site in accordance with the approved plans for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The parking / turning area shall be permanently retained for its designated use.

Information

2. Attention is drawn to the requirements of section 76 of the Town and Country Planning Act 1990 concerning provisions for the benefit of the disabled.

Reasons for the Decision

3. In support of its refusal the Council has referred to the plot widths, site areas and distances between buildings of a number of other properties on the south west side of Knowle Grove. I agree that these show that the sub-division of Teulon to create one additional dwelling would result in two dwelling plots that are smaller than those adjoining and further along the road.
4. However in my view, the effect of the proposal would not be so harmful to the character and appearance of Knowle Grove as to warrant a rejection of the appeal scheme. The thrust of the guidance in PPG 3: 'Housing' is to make more effective use of land within the urban area and indeed this is also recognised in the Runnymede Borough Local Plan Second Alteration. And although both PPG 3 and Local Plan Policies HO9 and BE2 provide constraints on residential development to ensure that it remains in character with its location, the very nature of infilling is that there will be an increase in density with its consequential reduction in the space around individual dwellings.
5. In this case, with the proposed plots each having a frontage width of 16 metres and the retention of gaps of 2.5 metres and 3.5 metres between the new dwelling and Springwood and Teulon respectively. I am satisfied that the new house would not appear so 'squeezed in' as to appear significantly out of place. This is especially so as the hipped roof of the proposed dwelling would increase the perception of space at each side. In particular there would be ample space between the new dwelling and the main bulk of Springwood, which has a single storey extension adjacent to the boundary with Teulon. An additional factor is that there are dwellings on the opposite side of the road positioned closer to their flank site boundaries than would be the case with the appeal site and Teulon.
6. I have taken into account the Council's reference to the appeal decision at 'Kesters' in Trumps Green Road (Ref. APP/Q3630/A/03/1107264). However I consider that there are sufficient differences between that site and the current scheme to enable me to consider the appeal proposal on its individual merits. I have no doubt that any subsequent proposals for infilling in the area would also be considered individually.
7. I have also given careful consideration to the views of local residents, in particular those submitted on behalf of the Knowle Grove Residents Group. But I can find nothing in those

representations to alter my view that, on balance, the appeal scheme would not be in harmful conflict with Local Plan Policies HO9 and BE2 and the other policies and guidance referred to. I shall therefore allow the appeal, subject to conditions.

8. The Council has suggested a number of conditions if the appeal is allowed and I consider that most of these are necessary, albeit with some modification to ensure closer compliance with government advice. A condition in respect of external materials will ensure that the appearance of the dwelling is in keeping with its surroundings. Conditions in respect of the planting and maintenance of a front hedge will enhance the visual amenity of the site. A condition restricting new window openings will safeguard the privacy of adjoining occupiers. Conditions in respect of garaging, parking and the access are necessary to prevent congestion from on street parking and to safeguard highway safety. However the suggested condition requiring a separation of two metres between the proposed dwelling and the north east boundary is unnecessary as the siting is shown on the plans. And bearing in mind the existing condition of the site, I have seen no persuasive evidence as to the need for an ecological survey.

Martin Adams

INSPECTOR

PLANNING APPLICATIONS DETERMINED BY

 DIRECTOR OF TECHNICAL SERVICES

FROM 1ST DECEMBER TO 12TH DECEMBER 2003

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
03/1136	Ten Acre Court, Delta Way, Egham Installation of additional external condensor units. DECISION: GRANT
03/1141	Southern Wood, Rowtown, Addlestone Erection of single storey side extension. DECISION: GRANT
03/1152	166 Station Road, Addlestone Alterations and extension of existing shopfront DECISION: REFUSE
03/1155	18 Pooley Green Road, Egham Erection of rear conservatory following demolition of existing rear extension DECISION: GRANT
03/1170	Orchard Cottage, West Drive, Virginia Water Construction of swimming pool to rear of property. DECISION: GRANT
03/1171	10 The Lea, Egham Erection of single storey side extension DECISION: GRANT
03/1174	8 Pinewood Grove, New Haw, Addlestone Erection of single storey rear extension. DECISION: GRANT
03/1175	Sunnyside, Guildford Road, Ottershaw, Chertsey Erection of single storey front and side extensions following demolition of existing outbuilding. DECISION: GRANT

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 03/1177 2A Hythe Field Avenue, Egham
Erection of single storey rear extension and two storey side and rear extension, conversion of existing house into 2 no x 1 bed flats and creation of 1 no x 2 bed two storey dwelling with ancillary car parking.
DECISION: **REFUSE**
- 03/1181 Land west of Prune Hill, Egham
Prior Approval for the siting and appearance of a 15 metre monopole telecommunication mast and ancillary equipment cabin within an enclosed compound with vehicular access off Prune Hill.
DECISION: **REFUSE**
- 03/1185 Sheila Cottage, Village Road, Egham
Remove existing front door with Georgian hardwood front door.
DECISION: **GRANT**
- 03/1186 31 Lynwood Avenue, Egham
Erection of porch to front of property.
DECISION: **GRANT**
- 03/1188 64-65 High Street, Egham
Change of first floor of property from offices (Class B1 use) to a members only fitness and weight loss centre (Class D2 use) (Amended description).
DECISION: **GRANT**
- 03/1190 90 Bourneside Road, Addlestone
Certificate of proposed lawfulness for the erection of a single storey rear extension.
DECISION: **REFUSE CERTIFICATE**
- 03/1194 Tesco Store, 117 Station Road, Addlestone
Installation of four freestanding internally illuminated advertisement panels.
DECISION: **REFUSE**
- 03/1197 157 Almnors Road, Lyne, Chertsey
Erection of first floor rear extension.
DECISION: **REFUSE**
- 03/1198 12 Beechtree Avenue, Englefield Green, Egham
Erection of a single storey side extension
DECISION: **GRANT**

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 03/1200 239 Woodham Lane, New Haw, Addlestone
Erection of rear conservatory
DECISION: **GRANT**
- 03/1206 Cleeve, Bakeham Lane, Englefield Green
Two storey side extension to form study and en-suite bathroom over.
(Renewal of planning permission RU.98/1239)
DECISION: **GRANT**
- 03/1212 29 Windermere Close, Egham
Erection of rear conservatory and porch to front.
DECISION: **GRANT**
- 03/1214 85 Hazelbank Road, Chertsey
Erection of two storey side extension (Renewal of planning permission
RU.98/0872)
DECISION: **GRANT**
- 03/1215 2 Spinney Oak, Clarendon Gate, Ottershaw, Chertsey
Erection of a rear conservatory
DECISION: **GRANT**
- 03/1221 119 Orchard Way, Addlestone
Erection of single storey front extension
DECISION: **GRANT**
- 03/1222 190 High Street, Egham
Installation of a new shop front
DECISION: **GRANT**
- 03/1225 84 High Street, Egham
Certificate of existing lawfulness for the use as a residential (Use class C3)
above the ground floor shop.
DECISION: **GRANT**
- 03/1227 13 The Crescent, Egham
Certificate of lawfulness proposed for the conversion of the existing loft and
the construction of a dormer window on the side and rear elevation of the
property.
DECISION: **GRANT**

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 03/1230 4 Weir Place, Staines
Erection of a two storey side and rear extension incorporating attached double garage and insertion of dormer windows in the roof to the front, rear and side elevations.
DECISION: **REFUSE**
- 03/1232 51 Simplemarsh Road, Addlestone
Erection of detached garage to rear of property
DECISION: **GRANT**
- 03/1233 22 Pond Road, Egham
Erection of a single storey side extension following demolition of existing brick wall and garden shed.
DECISION: **GRANT**
- 03/1235 19 Redwoods, Addlestone
Erection of 2 metre high timber fence along part of front boundary.
DECISION: **REFUSE**
- 03/1238 10 Furzedown Close, Egham
Renewal of planning permission RU.98/1259 for conversion of existing garage to study and construction of a double garage at the front of the property and a conservatory to rear.
DECISION: **GRANT**
- 03/1239 54 St. Judes Road, Englefield Green, Egham
Erection of single storey rear extension.
DECISION: **REFUSE**
- 03/1246 The Oaks, 70 Slade Road, Ottershaw, Chertsey
Works to Oak Tree.
DECISION: **GRANT**
- 03/1248 5 Pinewood Park, New Haw, Addlestone
Works to Horse Chestnut Tree.
DECISION: **GRANT**

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

03/1251 30 Leigh Close, Addlestone, Surrey
Erection of single storey rear extension following demolition of existing rear extension.

DECISION: **GRANT**

03/1263 Rye Peck, Laleham Reach, Chertsey
Renewal of planning permission RU.98/1074 for the erection of a replacement bungalow following demolition of existing dwelling.

DECISION: **GRANT**

03/1279 204 Almnors Road, Lyne, Chertsey
Erection of part two storey part first floor side extension following demolition of existing rear conservatory.

DECISION: **GRANT**

DELEGATED DECISIONS IN CONSULTATION WITH CHAIRMAN & VICE CHAIRMAN

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

03/1216 Wildwood, Oak End Way, Woodham, Addlestone
Erection of first floor side extension and pitched roof over existing front and
side single storey elevations.
DECISION: GRANT