



RUNNYMEDE BOROUGH COUNCIL

PLANNING COMMITTEE

17 March 2004

APPENDICES

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Runnymede Borough CouncilPLANNING COMMITTEEAPPENDIX 'A'18 February 2004 at 7.30 p.m.

Members of the Committee present: Councillors G.B. Woodger (Chairman), Mrs. J. Norman (Vice Chairman), A. Alderson, 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, Mrs V.A. Smallman, N. Thewlis, and A.P. Tollett

Members of the Committee absent: None

Councillor R K Habgood also attended.

NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

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

Group requesting Change	Remove from Membership	Appoint Instead
Conservative	Councillor J.R. Whiteley	Councillor Mrs V A Smallman

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

MINUTES

The Minutes of the meeting of the Committee held on 21 January 2004 were approved and signed as a correct record.

DECLARATIONS OF INTEREST

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

Councillor	Item	Nature of Interest
G.B. Woodger	Andover House, Wellington Avenue, Virginia Water – Confirmation of TPO	Resident in general vicinity of site.

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.

RESOLVED that -

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

APP. NO.**LOCATION, PROPOSAL AND DECISION****RU 03/1438**

**Ascot Racecourse, High Street, Ascot, Berkshire
Redevelopment incorporating demolition of existing
grandstand and erection of a new grandstand, conference
and banqueting suite**

DECISION: NO OBJECTION providing:-

1. **The applicant can clearly demonstrate very special circumstances to override the harm caused to the Green Belt by the erection of an enlarged replacement grandstand.**
2. **A robust and effective green Travel Plan is provided and implemented along with the proposed Winkfield Road Underpass before the proposed redevelopment is opened to the public and**
3. **Consultation be undertaken by Windsor and Maidenhead Borough Council with Runnymede Borough Council on the content of the Travel Plan.**

RU 03/1468

**Pinehurst, Sherbourne Drive, Virginia Water
Erection of two-storey dwelling with detached triple garage and detached swimming pool following demolition of existing dwelling (amended description)**

DECISION: GRANT subject to conditions**RU 03/1485**

**Hayden Court, Pinewood Park, New Haw
Erection of 3-storey building comprising two x 1 bedroom flats and two x 2/3 bedroom maisonettes following demolition of sixteen garages and store**

DECISION: GRANT subject to conditions**RU 03/1494**

**Allotment land at the rear of Chertsey Cemetery
Change of use of allotments to cemetery burial ground**

DECISION: GRANT subject to conditions**RU 04/0013**

**Land at Staines Road, Junction with Mixnams Lane, Staines
Erection of a 9 metre high pole for a closed circuit television camera on the south-east side of the Thorpe Park roundabout.**

DECISION: GRANT subject to conditions.

LAND AT ANDOVER HOUSE, WELLINGTON AVENUE, VIRGINIA WATER – CONFIRMATION OF TREE PRESERVATION ORDER

The Committee considered confirmation of Tree Preservation Order No. 358 relating to six Lime trees, two Oak trees and one Sweet Chestnut tree on land at Andover House, Wellington Avenue, Virginia Water.

The Committee noted details of an objection made in response to the making of the Order from the owner of Andover House. The objection mainly related to the protection of a Oak tree (Tree T7) as it would make any proposal for an additional dwelling at the site difficult to implement.

Whilst the Committee supported the preservation of most of the trees in order to safeguard them pending discussion of development options for this site, doubts were expressed over the merits and fairness of inclusion of Tree T7 in this Order, as the tree would only have greater visual importance if and when a nearby Beech tree was removed.

The Human Rights considerations associated with this case were noted.

A Motion was moved that the Tree Preservation Order be confirmed without modification. However, in view of concerns over the inclusion of Tree T7 in the Order an amendment was moved and subsequently carried that Tree T7 be deleted from the Order.

RESOLVED that -

Tree Preservation Order No. 358 be confirmed subject to deletion of tree numbered T7.

APPEAL DECISIONS

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

<u>Site Development</u>	<u>Decision</u>
1. Walnut Tree Farm, Almners Road, Lyne - enforcement appeals regarding a) storage and/or siting of mobile homes and/or touring caravans for residential purposes and parking and/or storage of associated vehicles b) laying of hardcore to form a hardstanding.	APPEALS ALLOWED, NOTICES AS CORRECTED, QUASHED AND PERMISSION GRANTED.
2. 148 Liberty Lane, Addlestone – planning appeal regarding rear and side extensions and conversion to form four one-bed flats and associated car parking.	DISMISSED

The Committee expressed strong concern at the appeal decision in respect of Walnut Tree Farm which had serious implications for Runnymede and other Boroughs, and would only serve to weaken the Council's position in terms of planning enforcement. Counsel had advised that there were no grounds upon which to challenge the decision, but Members would lobby the local MP on the matter.

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 were received and noted.

Chairman

(The meeting ended at 8.28pm)

PLANNING APPLICATIONS DETERMINED BY

 DIRECTOR OF TECHNICAL SERVICES

FROM 16TH TO 27TH FEBRUARY 2004

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 03/1048 198 Station Road, Addlestone
 Erection of single storey rear extension, installation of extractor duct, fire escape and installation of two windows in front elevation of ground floor hot food takeaway.
DECISION: GRANT
- 03/1330 Land adj Basingstoke Canal, Woodham
 Works to Oak Tree.
DECISION: NO OBJECTION
- 03/1381 White Lodge, Holloway Hill, Chertsey
 Conversion of garage to habitable accommodation and erection of single storey side and rear extension incorporating six velux windows.
DECISION: REFUSE
- 03/1394 Redlands Farm, Lyne Lane, Virginia Water
 Erection of timber framed stabling comprising of 10 stables, 4 corner boxes, tackroom, mess room, covered walkway and archway and construction of an arena (Additional plan received 9/01/04).
DECISION: REFUSE
- 03/1424 2 Acacia Drive, Woodham, Addlestone
 Erection of single storey front extension and two storey side extension following demolition of existing garage.
DECISION: REFUSE
- 03/1453 Rose Park Caravan Park, Rowtown, Addlestone
 Removal of existing timber office and replacement with new prefabricated office (Revised plans received 13/2/04).
DECISION: REFUSE
- 03/1471 Magnolia Cottage, Woburn Hill, Addlestone
 Erection of a two storey front, side and rear extension following demolition of existing garage and stores.
DECISION: GRANT

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 03/1481 25 Franklands Drive, Addlestone
Erection of part single storey, part two storey side extension and single storey rear extension following demolition of existing rear extension and garage.
DECISION: **GRANT**
- 03/1497 Land r/o 167 High Street, Egham
Erection of a two storey detached dwelling to the rear of the site following demolition of existing garage.
DECISION: **GRANT**
- 03/1499 Sheila Cottage, Village Road, Egham
Erection of 2.2 metre high gates to the side of the property following removal of existing gates.
DECISION: **GRANT**
- 03/1500 Sheila Cottage, Village Road, Egham
Listed Building Consent for the erection of 2.2 metre high gates to the side of the property.
DECISION: **GRANT**
- 03/1501 1 Station Approach, Virginia Water
Advertisement consent for a replacement ATM to the side of the property.
DECISION: **GRANT**
- 03/1502 13 The Crescent, Egham
Erection of single storey rear and front extension, two storey side extension incorporating garage, following demolition of existing garage, extension to roof to provide habitable accommodation including velux windows to roof.
DECISION: **REFUSE**
- 03/1503 Goblins, Green Road, Egham
Conversion of loft to habitable accommodation incorporating three dormer windows.
DECISION: **GRANT**
- 04/0001 138 Thames Side, Staines
Consultation application by Spelthorne Borough Council for a loft conversion including front and rear dormer windows.
DECISION: **NO OBJECTION**

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
04/0004	Kendal Car Rental, Land off Guildford Street, Chertsey Installation of 15 metre mast (Revised plans received 14/01/04). DECISION: APPROVED
04/0015	4 Woodlands Park, Addlestone Erection of rear conservatory. DECISION: GRANT
04/0025	74 Harvest Road, Englefield Green Alterations to the roof to provide bedroom in roofspace and installation of rear dormer window. DECISION: GRANT
04/0034	2 Ledger Drive, Addlestone Erection of two storey side extension (Revised plans received 20/02/04). DECISION: GRANT
04/0037	9 Goring Road, Staines Certificate of proposed lawfulness for a loft conversion incorporating a flat roof rear dormer window. DECISION: GRANT
04/0038	Land adj 64 Larchwood Drive, Englefield Green, Egham Erection of a detached two storey dwelling with associated car parking accessed off Kingsley Avenue. DECISION: REFUSE
04/0046	2 Warren Cottages, Anningsley Park, Ottershaw, Chertsey Erection of first floor rear extension with side balcony. DECISION: GRANT
04/0058	19 Abbey Road, Chertsey Erection of two storey side extension, front porch, single storey rear extension incorporating a balcony and a rear conservatory following demolition of existing garage. DECISION: GRANT

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 04/0059 90 Bourneside Road, Addlestone
Erection of a single storey rear extension.
DECISION: GRANT
- 04/0061 33 Liberty Lane, Addlestone
Erection of two storey side extension incorporating a garage and conservatory to rear, conversion of existing garage to habitable accommodation with front bay window, pitched roof over and alteration from gable to hipped roof at rear.
DECISION: GRANT
- 04/0062 12 Ongar Close, Addlestone
Erection of single storey side extension and alterations to roof to allow first floor habitable accommodation incorporating a side dormer window and rooflights.
DECISION: REFUSE
- 04/0077 1 Hythe Road, Staines
Erection of two storey side, single storey rear extensions and detached double garage to rear of property.
DECISION: REFUSE
- 04/0083 Lyne & Longcross C of E School, Lyne Lane, Lyne
Extension of playground.
DECISION: GRANT
- 04/0113 4 New Houses, Foxhills Road, Ottershaw, Chertsey
Erection of first floor side extension incorporating a pitched roof over existing porch.
DECISION: REFUSE

