



RUNNYMEDE BOROUGH COUNCIL

PLANNING COMMITTEE

21 JANUARY 2004

APPENDICES

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Runnymede Borough CouncilPLANNING COMMITTEEAPPENDIX 'A'17 December 2003 at 7.30 p.m.Members of the
Committee present:Councillors G.B. Woodger (Chairman), Mrs. J. Norman (Vice Chairman),
Mrs. F.J. Barden, J.B. Dean, J.R. Furey, Mrs L.M. Gillham, C. Knight,
D.W. Parr, R. Pate, Mrs. E.E. Price, Mrs V.A. Smallman, N. Thewlis, A.P. Tollett
and J. R. WhiteleyMembers of the
Committee absent:

Councillor H.W.V. Meares

NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

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

Group requesting Change	Remove from Membership	Appoint Instead
Runnymede Independent	Councillor J.R. Ashmore	Councillor Mrs E.E. Price
Conservative	Councillor J.M. Edwards	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 19 November 2003 were approved and signed as a correct record.

DECLARATIONS OF INTEREST

Councillors G.B. Woodger, Mrs V.A. Smallman, Mrs E.E. Price and Mrs L.M. Gillham declared personal and prejudicial interests under the Runnymede Code of Conduct for Members in planning application RU03/1224 on grounds of personal acquaintance with adjoining owner and/or objectors and withdrew from the meeting when the application was discussed. Councillors J.R. Furey and A.P. Tollett declared personal interests under the Runnymede Code of Conduct for Members in the same application but as their interests were not prejudicial the Councillors remained in attendance.

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.

APP. NO.**LOCATION, PROPOSAL AND DECISION****RU03/0911**

**Savill Garden, Wick Lane, Englefield Green
New Visitors' Centre and improvements to car park.
Existing buildings to be demolished after completion
(Circular 18/84 Consultation).**

**DECISION: Refer the application to the Office of the
Deputy Prime Minister as an acceptable departure from the
provisions of the Development Plan in accordance with the
requirements of the Town and Country Planning**

**(Development Plans and Consultations) (Departures)
Direction 1999 as the proposal could represent
inappropriate development within the Green Belt and failing
any Direction from the Minister, NO OBJECTION be raised
subject to conditions.**

RU03/1199

**Whitedale, Tite Hill, Englefield Green
Retrospective application for insertion of velux windows in
rear of roof.**

DECISION: REFUSE for the following reason:

The three rooflights inserted in the rear elevation of the property would be an unneighbourly form of development causing overlooking and loss of privacy to the neighbouring properties, particularly No 4 Falaise, contrary to Policy HO9 of the Runnymede Borough Local Plan Second Alteration April 2001.

(A motion to grant permission was lost).

(Mr D Brown, an objector and Mr Robinson, the applicant, addressed the Committee on the above application).

RU03/1205

**17 Station Road North, Egham
Change of use of the ground floor from Class A1 (retail) use
to Class A3 (food and drink) use.**

DECISION: GRANT subject to conditions.

RU03/1224

**Wessex Cottage, College Avenue, Egham
Erection of one pair of two-storey semi-detached houses
with an attached single garage with vehicular access onto
College Avenue and a detached single garage with vehicular
access onto Mead Close following the demolition of the
existing bungalow.**

DECISION: GRANT subject to conditions.

(Mrs Alderson, an objector, addressed the Committee on the above application).

RU03/1283

**6 Malvern Close, Ottershaw
Erection of two-storey side extension following demolition
of existing garage.**

DECISION: GRANT subject to conditions.

RU03/1322

**194 Brox Road, Ottershaw
Demolition of existing bungalow and erection of two-semi-
detached dwellinghouses.**

DECISION: GRANT subject to conditions.

RU03/1327

**Trumps Farm Landfill Site, Kitsmead Lane, Lyne
Discharge of planning conditions 8, 10 and 11 of
RU03/0200 in respect of a landfill gas assessment, details of
monitoring of dust, particulates, bio aerosols and odour and
a scheme of surface water management.**

DECISION:

- 1) NO OBJECTIONS be raised in respect to the content
of the Surface Water Management Plan as the details**

submitted are considered to comply with planning condition 11 of RU03/0200.

- 2) **NO OBJECTIONS** be raised to the Landfill Risk Assessment provided Surrey County Council fully consult with the Health and Safety Executive, the Environment Agency and any other relevant bodies to ensure that the details submitted fully meet the requirements of Planning Condition 8 of RU03/0200.
- 3) **STRONG OBJECTIONS** be raised to the discharge of condition 10 ("Programme for the monitoring of dust, particulates and odour") on the grounds that the monitoring programme details a very limited sampling regime, and insufficient regard has been given to the potential of the proposal to create odour problems.

The County Council be further advised of the Council's concerns in respect of the following matters:

- A) The programme of monitoring makes no reference to a procedure for responding to complaints, and the remedial actions to be taken should an odour/dust or particulate problem be identified.
- B) The site should be monitored to ensure that the final agreed programme is adhered to and that the operations are completed within the approved time limit.
- C) With regard to the Programme for monitoring dust, particulates and odour (condition 10), the following concerns be addressed by the applicant:
 - i) Further information is requested regarding the limited sampling regime, and why monitoring checks could not be undertaken on a more frequent basis.
 - ii) The programme makes no reference to the management of the green waste at the start of the process, and for the management and storage of the final product.
 - iii) The timescale between the receipt of waste on site and its introduction to the eco pod should be addressed, and the timescale minimised so as to reduce potential odour problems.
 - iv) Further information is also requested in relation to the arrangements for storing and screening the finished compost on site, and details for the monitoring and control of odour for the compost storage area.
- D) The County Council be requested to provide details on gas generation and responses of EA/HSE on landfill Risk Assessment.

**PLANNING POLICY STATEMENT 12: LOCAL DEVELOPMENT FRAMEWORKS AND
ACCOMPANYING DRAFT REGULATIONS**

The Committee considered a detailed report on recently published draft Government Guidance and Regulations relating to local development frameworks, namely:-

- Planning Policy Statement 12: Local Development Frameworks
- Draft Town and Country Planning (Local Development) (England) Regulations 2004
- Draft Town and Country Planning (Transitional Arrangements) (England) Regulations 2004

These documents set out in detail the requirements for the preparation of LDFs. The LDF would comprise a set of Local Development Documents (LDDs), some of which would be Development Plan documents (which formed part of the Development Plan) and others would be supplementary planning documents.

The proposed new system could have some advantages in terms of increased flexibility to produce new or revised LDDs to reflect changing circumstances and in terms of producing a more constant planning policy workload once the system was established.

The details of the Planning Policy Statement and associated Regulations, together with Officer comments thereon, which were endorsed and added to by the Committee, is attached at Appendix 'A'. The Chairman would send a covering letter with the response to highlight the following concerns expressed by Committee regarding the proposals:

- The main aim of the new planning regime was to streamline the process to overcome the delays associated with the existing system. However, it was not clear how this would be achieved with regard to the proposals for public consultation.
- There was particular concern about the timescale set out for delivery of the LDF. A major area of concern related to the procedures and practices proposed for consultation. Whilst the Council welcomed the opportunities to engage the local community with the preparation of the LDF, it was difficult to see how this could be fully or realistically achieved in the timescale envisaged having regard to the increase in bureaucracy.
- The Government needed to recognise the resource implications in meeting the objectives of public consultation and the tight timescale proposed.

RESOLVED that -

the above-mentioned comments together with the comments shown on Appendix 'A' be forwarded to the Office of the Deputy Prime Minister as this Council's response to the consultation on the draft Planning Policy Statement 12: Local Development Frameworks, Draft Town and Country Planning (Local Development) (England) Regulations 2004 and Draft Town and Country Planning (Transitional Arrangements) (England) Regulations 2004.

DRAFT CONSULTATION PAPER ON NEW PLANNING POLICY STATEMENT 11 - REGIONAL PLANNING

The Committee considered a report on the Government's revised approach to Regional Planning set out in Planning Policy Statement 11 - Regional Planning. Under the new system the Regional Planning Bodies (RPBs) would prepare Regional Spatial Strategies (RSS) to replace the existing Regional Planning Guidance (RPG) and to provide a spatial framework for preparation of LDF.

The Government required RSS to be in place within the next two years or so to set the context for LDFs. The LDFs in turn had to be completed by late 2006/early 2007. The new process and procedures were creating significant logistical problems for those authorities charged with preparing

the various elements of the Development Plan document. There would be an intense period of activity associated with the new planning framework over the next 2 years and the Committee considered that the Government would need to ensure that it allocated appropriate resources to local government through such mechanisms as the Planning Delivery Grant to ensure adherence to the timescale envisaged in this PPS and documents in the same family.

Whilst the RSS set a strategic context, it would also consider sub-regional issues where appropriate. It would be for each RPB to decide upon how best to take sub-regional matters forward in the region. The deletion of the Structure Plan from the new planning framework would require new methods of working to be established. At the Borough level Members and Officers would be required to contribute towards both the technical and policy development of the RSS, particularly at the sub-regional level. This process had already commenced and Officers were involved with two sub-regional working groups. It was important that this took place to ensure policy development reflected the aspirations of the lower tiers of government. However, it was drawing Officers into additional areas of work at a time when changes were being made at the local level of the plan-making process that were already requiring significant adjustments in priorities.

The RPB would need to work on a partnership basis with local planning authorities and the Strategic Planning Authorities. The Councils would be a key part of the work of the RPB in providing information for the RSS, developing the strategy and ultimately implementing the policy approach. A key part of the RSS's would be the distribution of housing down to borough level. This will be co-ordinated by the RPB.

From the information provided it was assumed that the strategic planning authorities would be the county councils. This seemed to retain a county level input into the new planning framework without a statutory context. Whilst the Government appeared to be allowing a flexible interpretation of the counties' role in the planning process, the Committee considered it could be more appropriate and consistent with the new approach to divert the appropriate resources and powers to the borough council in a county to identify how best to satisfy the 'strategic planning input'.

RESOLVED that -

the above-mentioned comments be forwarded to the Office of the Deputy Prime Minister as the formal comments of the Council in respect of the consultation on the document entitled Draft PPS 11 - Regional Planning.

APPEAL DECISIONS

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

<u>Site/Development</u>	<u>Decision</u>
Sainsbury's, The Causeway, Staines - advert appeal regarding 3 x internally illuminated 6 sheet display units (RU03/0946)	DISMISSED
74 Harvest Road, Englefield Green - planning appeal regarding loft conversion comprising a side gable plus front and rear velux roof windows (RU03/0412)	DISMISSED

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.

Chairman

(The meeting ended at 9.32pm).

3.2 Development Plans in the Planning System

- 3.2.1 The Development Plan under the proposed system would comprise the regional spatial strategy and the Development Plan documents produced by the Borough Council along with the Minerals and Waste Development Plan document produced by the County Council.
- 3.2.2 It is proposed that the LDF should adopt a spatial planning approach. This means that it should not just be concerned with the physical aspects of location and land use but should include economic, social and environmental matters. As such the LDF should take full account of the land-use consequences of other policies and programmes, including the community strategy. It should be a key component in the delivery of the community strategy and provide its long term spatial context.
- 3.2.3 The LDF should provide an agreed vision for the area signed up to by the community and other stakeholders.

Comment

- 3.2.4 ***The proposal to use the LDF to provide the spatial expression of other strategies is not new. The Local Plan has already given spatial expression to such strategies as Chertsey Revitalisation. The difference under the proposed system is that the Council's LDF is being required to give spatial expression to strategies that are 'owned' by other bodies, in particular the community strategy which is 'owned' by the Local Strategic Partnership (LSP). While the Council leads on the LSP there is potential for conflict and confusion if differences in aspirations or priorities between the LSP parties arise in the future.***

3.3 Plan Content

- 3.3.1 The Development Plan documents which Local Planning Authorities must prepare include the following:
- Core Strategy;
 - Site-specific allocations of land;
 - Area action plans (where needed); and
 - Proposals map (with inset maps where necessary)
- 3.3.2 All Development Plan documents must be subject to rigorous procedures of community involvement, consultation and independent examination and adopted after receipt of the Inspector's binding report.
- 3.3.3 The core strategy should set out a vision and strategic objectives for the area, along with a spatial strategy, a number of core policies and a monitoring and implementation framework.

Comment

- 3.3.4 ***The role of the LDF in providing the spatial expression of a range of other plans and strategies is already acknowledged to some extent in the Runnymede Community Strategy where a number of targets relate to proposed LDF policy measures.***
- 3.3.5 Where land is allocated for specific uses (or mix of uses) this should be in a Development Plan document and be founded on a credible and robust assessment of the suitability and availability of the land. Policies relating to the

delivery of the site specific allocations (such as design principles and planning obligations) must also be set out in a Development Plan document.

Comment

- 3.3.6 ***This requirement will make the allocation of sites for specific uses more rigorous as any allocation of land for a specific use will be subject to extensive consultation and independent examination, although difficulties could be experienced if site specific uses are too restrictive.***
- 3.3.7 Area action plans should be used to establish the planning framework for areas where significant change or conservation is needed. This could include areas where growth or regeneration are proposed or where there are conflicting objectives in areas subject to development pressures or there is a need to protect areas sensitive to change.
- 3.3.8 There is a provision for the preparation of Joint Local Development documents by two or more Local Planning Authorities. In such cases each Authority must comply with the same procedures as if the document was prepared separately.
- 3.3.9 Supplementary planning documents (SPDs) may be included in the LDF to supplement the policies and proposals in Development Plan documents. They will not be subject to independent examination and will not form part of the statutory Development Plan. An SPD must be cross-referenced to the relevant Development Plan policy or proposal which it supplements, it must be regularly reviewed and the process by which it was prepared (including conformity with the statement of community involvement) must be made clear.
- 3.3.10 The LDF should contain a limited suite of policies setting out the criteria against which planning applications will be considered. The focus of these should be on topic-related policies, such as residential amenity, protection of landscape, natural resources and protecting vitality and viability. They should be affirmative and focus on achieving the outcomes required to meet the agreed vision. The reasoned justification for policies should be kept to the minimum necessary to provide the context for the policy.

3.4 The Development Plan Process

- 3.4.1 The draft Planning Policy Statement places great emphasis on community and stakeholder involvement throughout the process of preparing and adopting the LDF. This includes the requirement for the Local Authority to produce a statement of community involvement (SCI). The SCI would set out the standards to be achieved by the Local Authority in involving the community in the preparation, alteration and continuing review of all local development documents.
- 3.4.2 The techniques used to engage stakeholders should be tailored to engage the appropriate parts of the community at the stages when their involvement is relevant and of value. Different approaches or different sets of consultees may be used for different types of LDD or for different topics. The SCI should show that the process of involvement can be resourced and managed effectively and how the results will feed into the preparation of LDDs.
- 3.4.3 The SCI will be a Development Plan document and therefore itself subject to extensive community involvement and independent examination in accordance with the accompanying draft regulations.

Comment

- 3.4.4 ***The need to carry out extensive consultation on the SCI and the subsequent requirement to subject that to independent examination (which could involve a Public Inquiry if there are significant objections) will place a significant burden on Local Planning Authorities and introduce significant delay to the process. This is particularly problematic given the***

extremely tight timescale required to conform with the requirements of the transitional regulations. To enable Local Planning Authorities to meet the Government's targets for having up-to-date planning policies this process should be simplified. One possibility would be for the Government to set out more detailed requirements and approve proposed SCIs through the Regional Offices.

- 3.4.5 Within six months of the commencement of the Planning and Compulsory Purchase Act (likely to be June/July 2004) the Local Planning Authority must submit a Local Development Scheme (LDS). The LDS is a public statement of the Planning Authority's three-year programme for the Local Development Framework.
- 3.4.6 Further details of the LDS were contained in the report to Planning Committee on 15 October 2003.

3.5 Preparation of Local Development Documents

- 3.5.1 The draft guidance identifies 4 key stages in the preparation of Development Plan documents, these are:
- Pre-production – survey and evidence gathering leading to the decision to include a development plan document in the LDS.
 - Production – preparation of issues and options and pre-submission consultation followed by submission of the development plan document
 - Examination – independent examination into the soundness of the document; and
 - Adoption – the binding Inspector's report and adoption of the document.
- 3.5.2 The pre-production phase will require the development of a sound base of evidence in the form of physical, environmental, social, demographic and economic data including communications and transport.
- 3.5.3 The Local Planning Authority must comply with EC Directive 2001/42 which requires formal strategic environmental assessment of plans and programmes likely to have significant effects on the environment. For Development Plan documents the sustainability appraisal/strategic environmental assessment of the options should be undertaken at the pre-submission consultation point.
- 3.5.4 Issues and options prepared by the Authority must have regard to, national and regional policy and guidance., Local Plans and strategies, any other LDDs already adopted and the resources likely to be available for implementation.
- 3.5.5 Local Planning Authorities should publish preferred options and invite comments on them over a six week period. They are then required to consider all comments received and have regard to those comments in preparing the submission document.
- 3.5.6 When a Development Plan document is submitted for independent examination it should publish a notice and invite representations to be made within a period of six weeks. Where representations include proposals for alternative site allocations, the authority should publish these and invite representations immediately following the end of the period for making representations on the Development Plan document.

Comment

- 3.5.7 ***The requirement to invite further representations on certain representations made during the consultation period will cause further delay and will result in confusion among consultees.***

3.6 Transitional Arrangements

- 3.6.1 The draft PPS 12 proposes that during the three year period from the commencement of the Act any adopted Local Plans will retain Development Plan status and become 'saved' plans. During the three year period Local Planning Authorities will bring forward LDDs to replace all or part of their 'saved' plans in accordance with their LDS.
- 3.6.2 Where Local Planning Authorities can show that all or part of a 'saved' plan is fully in line with LDDs it will be possible to extend the three year period.
- 3.6.3 During the transitional period the Structure Plan will remain part of the development plan until such time as the Regional Spatial Strategy for the South East is adopted. While the Structure Plan may form part of the development plan any LDDs produced will not have to be in conformity with it.

Comment

- 3.6.4 ***The requirements for producing an SCI, which itself must be consulted on, and then core strategy options along with their environmental implications and consult on those and then to prepare and consult on the proposed core strategy (and consult again on any representations relating to certain land allocations) before preparing for, and participating in, an independent examination will be very time consuming. Since the content, and process of preparation of subsequent LDDs will depend on the content of the Core Strategy and the SCI there will be a significant delay in their preparation. This will then need to be reported to Members and made available to the public.***

The amount of work being prescribed in preparing and consulting on the SCI and LDDs means that it is unlikely to be possible to adopt a sufficient number of LDDs to adequately replace the adopted plan within the transitional period. It would be preferable to change the guidance to reduce the bureaucracy involved in achieving the first LDF. This could be by enabling its production by a reduced number of larger steps. This would help to concentrate public interest rather than the Local Authority having to make repeated attempts to rouse public interest in a prolonged series of consultations.

Given that the transitional period will be the same for all Authorities with adopted plans there is likely to be a huge pressure on the Planning Inspectorate during (and particularly towards the end of) the transitional period to hold a large number of examinations. It is important that this is planned for and that sufficient resources are in place to prevent further delays in the adoption of LDDs.

4. Resource Implications

- 4.1 The increased requirements for community involvement and the short timescale for production of the LDF will put significant pressure on the Council's planning policy resources. This issue was covered in greater detail in the LDF item put before the Planning Committee on 15 October where additional resources were approved.
- 4.2 In light of the proposals in the draft PPS12 it will be necessary to closely monitor progress on the LDF and report back if the programme cannot be achieved with the approved resources.
- 4.3 Once the LDF is in place, the new system of annual review of the LDS and periodic production of new or revised LDDs should create a more constant planning policy workload than the previous system where there were periods of highly intense activity every few years.



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

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Date

23 DEC 2003

Appeal Ref: APP/Q3630/A/03/1125779

Probyns Cottage, Wick Lane, Englefield Green, Egham, Surrey TW20 0HU

- 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 & Mrs L Simon against the decision of Runnymede Borough Council.
- The application (Ref. RU.03/0626), dated 21 May 2003, was refused by notice dated 22 July 2003.
- The development proposed is an amendment to planning permission RU.02/0683 (erection of a detached dwelling and garage) involving the insertion of two dormer windows.

Decision

1. For the reasons given below, I allow the appeal and grant planning permission for an amendment to planning permission RU.02/0683 (erection of a detached dwelling and garage) involving the insertion of two dormer windows at Probyns Cottage, Wick Lane, Englefield Green, Egham, Surrey in accordance with the terms of the application, Ref. RU.03/0626, dated 21 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 Article 3 and Schedule, Part 1 and Classes A to E of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending or re-enacting that Order with or without modification) no further extensions or additions to the dwelling, or the provision of any additional building within its curtilage, shall be constructed.
 - 4) Prior to the commencement of the development hereby approved and before any equipment, machinery or materials are brought onto the site, details of the specification and position of the fencing for the protection of any retained tree shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved and the fencing shall be maintained until the development has been completed and all equipment, machinery and surplus materials have been removed from the site.
 - 5) No development shall take place until full details of 'hard' landscape works have been submitted to and approved by the Local Planning Authority. These details shall

- include proposed finished levels, means of enclosures, gates, car parking layouts, hard surfacing materials, minor structures, proposed and existing functional services above and below ground and existing features to be retained. The works shall be carried out and completed during the first planting season following the substantial completion of the development hereby approved.
- 6) No development shall take place until full details of 'soft' landscaping works have been submitted to and approved by the Local Planning Authority. These details shall include planting plans, written specifications, schedules of plants and trees, noting species, plant sizes and proposed numbers and densities of planting. The works shall be carried out as approved and completed during the first planting season following the substantial completion of the development hereby approved.
 - 7) The existing tree/hedge screen on the southern boundary fronting Wick Road surrounding the development except at the point of the vehicular access hereby permitted shall be retained at all times and should any part die or be damaged during the course of development, replacement planting shall be undertaken in accordance with details to be agreed in writing by the Local Planning Authority.
 - 8) If within a period of five years from the date of planting any shrub or plant is removed, uprooted, destroyed or dies, another shrub or plant of the same species and size as that originally planting shall be planted at that same place unless the Local Planning Authority gives written consent to any variation.
 - 9) There shall be nothing stored or placed within any protective fencing during the construction period erected around each tree or group of trees to be retained.
 - 10) There shall be no alteration to the ground level within any protective fencing erected around each tree or group of trees to be retained, nor shall any excavation be made without the written consent of the Local Planning Authority.
 - 11) There shall be no burning within six metres of the canopy of any tree or group of trees to be retained.
 - 12) Except where otherwise agreed in writing by the Local Planning Authority, all trees shown to be retained on Drawing No. RAC/0 shall be retained until the expiration of five years from the date of the completion of the development.
 - 13) Before any other operations are commenced the proposed vehicular access to Wick Road shall be constructed in accordance with the approved plans. It shall be provided with a metalled surface for the first 6 metres, at a gradient not steeper than 1:10, and visibility sight lines of 2m 'x' by 38m 'y' to the leading traffic direction, and 2m 'x' x 55m 'y' to the trailing traffic direction. Thereafter the access shall be maintained and the visibility sight lines shall be kept permanently clear of any obstruction.
 - 14) The existing access from the site to Wick Lane shall be permanently closed on completion of the new access and any kerbs, verge, footway, fully reinstated in a manner to be agreed in writing with the Local Planning Authority, and thereafter maintained as such.
 - 15) No new development shall 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 maintained exclusively for its designated use.

- 16) No development shall take place until a Method of Construction Statement to include details of a) parking for vehicles of site personnel, operatives and visitors, b) loading and unloading of plant and materials and c) storage of plant and materials, has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.
- 17) Before any of the operations which involve the movement of materials in bulk to or from the site are commenced, facilities shall be provided as first agreed in writing with the Local Planning Authority, in order that the operator can make all reasonable efforts to keep the public highway clean and prevent the creation of a dangerous surface on the public highway. The agreed measures shall thereafter be retained and used whenever the said operations are carried out.
- 18) The ridge height of the dwelling hereby permitted shall not exceed 5.6 metres above the immediately adjoining finished ground level.

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. Although the appeal proposal is an application for full permission, by virtue of two recent permissions granted by the Council (Refs. RU.02/0683 and RU.03/0923) which comprise a 'fall back' position for the appellants, the interpretation of the Council's Green Belt policies in this appeal is effectively confined to two dormer windows comprising 4 sq. m. of floor area additional to that already approved.
4. In taking this view I therefore do not agree with the Council's inclusion of the proposed floorspace area lying wholly within the roof void in its calculations of comparative sizes. This is because the Council's Supplementary Planning Guidance to Policy (GB6) of the Runnymede Borough Local Plan Second Alteration, 2001 excludes such floorspace for the purposes of calculating the 30% limit on additional floorspace referred to in the policy. And even if this were not the case, permission Ref. RU.03/0923 endorses the Council's acceptance that this roofspace will be used.
5. Whilst the appeal scheme would result in a 33.4% increase over the size of the original dwelling, as existing in May 1986, compared to the 29.6% increase permitted under the fallback permissions referred to above, I do not regard this difference as resulting in a harmful conflict with either Local Plan Policies (GB6) or (GB1). The proposed dormers would be of a modest size and proportionate to the roof plane; they would also be to the rear of the dwelling; would not be prominent in public views and would not diminish the distance between the footprint of the replacement dwelling and the boundaries of the site.
6. The ridge height of the dwelling would be 200mm higher than that approved in the previous schemes, but the appellant has explained that this is a drafting error and that they would be willing to accept a condition to limit the building's height to 5.6 metres above the adjoining ground level.

7. The combination of all the above factors, together with the mature landscape setting of the site, would mean that the addition of the dormers to the already permitted dwelling would not result in any perception of a loss of openness or a conflict with any of the aims or purposes of the Green Belt. And although the 30% limit in Policy (GB6) would be exceeded, I note that Part i) of the policy is worded to allow some flexibility in its application and also that the Council has exercised its discretion in the case of proposals on other sites.
8. The Council's policies closely reflect the government's guidance in PPG2: 'Green Belts' and overall I conclude that having regard to the PPG and the development plan, the proposal would not be a replacement dwelling of disproportionate size and inappropriate development in the Green Belt. In the light of my conclusion, the issue of very special circumstances to be set against the harm due to inappropriate development does not arise.
9. I shall therefore allow the appeal and grant planning permission subject to the conditions on the lines of those suggested by the Council. These relate to external materials to secure a harmonious form of development and landscaping and tree protection to maintain visual amenity. Restrictions on permitted development will maintain the openness of the Green Belt, as will the maximum height condition suggested by the appellants. Access and parking conditions, including during the construction period, will maintain highway safety.
10. I have noted the request of the occupiers of Wick Lodge Cottage that there should be adequate screening along the eastern site boundary and share the Council's view, as expressed in correspondence, that this could and should be addressed as part of the schemes of hard and soft landscaping to be submitted for the Council's approval.

Marta Adams

INSPECTOR

PLANNING APPLICATIONS DETERMINED BY

 DIRECTOR OF TECHNICAL SERVICES

FROM 15TH DECEMBER 2003 TO 2ND JANUARY 2004

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
03/1008	September Song, West Drive, Virginia Water Erection of two storey dwelling following demolition of existing bungalow. DECISION: REFUSE
03/1077	37 Staines Lane, Chertsey Erection of single storey side, front and rear extensions to form annex and new garage following demolition of existing garage. DECISION: GRANT
03/1211	Land rear of 6-11 North Street, Egham Erection of 5 No. x two storey terraced dwellings with detached garages including a garage for No. 9 Clarence Street with vehicular access between Nos. 8A and 9 Clarence Street. DECISION: REFUSE
03/1217	10 Twynersh Avenue, Chertsey Erection of two storey side extension following demolition of existing garage. DECISION: REFUSE
03/1218	18 Chandos Road, Staines Certificate of Proposed Lawfulness for the erection of a side dormer window. DECISION: GRANT CERTIFICATE OF PROPOSED LAWFULNESS
03/1219	46 Chaucer Way, Addlestone Erection of rear conservatory. DECISION: GRANT
03/1126	Palmyra Cottage, Longcross Road, Longcross, Chertsey Erection of detached double garage and workshop. DECISION: REFUSE

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 03/1228 The Ashford & St. Peter's NHS Trust, Guildford Road, Chertsey
Erection of a single storey infill extension to courtyard and adjacent to
pharmacy and main Out-Patients Departmental Block.
DECISION: **GRANT**
- 03/1231 28 St. Jude's Road, Englefield Green, Egham
Erection of a new shopfront and alterations to planning permission
RU.02/0941 for alterations to the rear windows and layout of the ground and
first floors of the property.
DECISION: **REFUSE**
- 03/1236 33 Harvest Road, Englefield Green, Egham
Change of use of the whole property from a photographic studio to offices
(Class B1) use.
DECISION: **GRANT**
- 03/1237 17 Spring Avenue, Egham
Retention of a single storey side and rear extension with high parapet wall
and alterations to roof of extension. (Revision to planning permission
RU.00/0580)
DECISION: **GRANT**
- 03/1241 Sonnevanck, East Drive, Virginia Water
Erection of first floor rear extension and enlarge existing front entrance hall.
DECISION: **REFUSE**
- 03/1242 Tarka, Sheerwater Avenue, Woodham, Addlestone
Erection of rear conservatory.
DECISION: **GRANT**
- 03/1243 26 Marsh Lane, Addlestone
Erection of part two storey part single storey rear extension following
demolition of existing rear extension.
DECISION: **REFUSE**
- 03/1244 13 Railway Terrace, Staines
Erection of single storey side and rear extension.
DECISION: **GRANT**

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

03/1247 6 Chertsey Lane, Staines
Erection of a single storey side extension following demolition of existing detached garage.
DECISION: **GRANT**

03/1250 102 Little Green Lane, Chertsey
Erection of single storey front extension and formation of dropped kerb to allow vehicular access.
DECISION: **GRANT**

03/1253 96 Thorpe Lea Road, Egham
Change of use of ground floor shop (Class A1) to a restaurant (Class A3) erection of single storey rear extension to form one self-contained dwelling and rear access to first floor flat above following demolition of existing rear extensions. (Revised plans received 13/11/03)
DECISION: **REFUSE**

03/1255 Pineways, Christchurch Road, Virginia Water
Erection of a two storey front extension and part two storey part single storey side extension incorporating attached garage following demolition of existing garage. (Revised plans received 11/11/03)
DECISION: **GRANT**

03/1257 71 Station Road, Addlestone
Installation of vehicular crossover.
DECISION: **REFUSE**

03/1258 11 Lindsay Road, New Haw, Addlestone
Erection of single storey rear extension following demolition of existing conservatory.
DECISION: **GRANT**

03/1264 Café Uno, 2 Egham Hill, Egham
Display of 6 No. signs attached to building following removal of 5 No. existing signs and a replacement freestanding pole sign.
DECISION: **GRANT**

03/1268 Woodcroft, Roberts Way, Englefield Green, Egham
Alterations and increase in height of roof to provide first floor accommodation and erection of single storey side and front extensions following demolition of existing garage.
DECISION: **REFUSE**

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

03/1269 Compass House, Guildford Street, Chertsey
Installation of a standby generator in basement car park.
DECISION: **GRANT**

03/1272 Bankside, Faris Lane, Woodham, Addlestone
Erection of part two storey, part single storey side extension with terrace and railings over, raising of roof to create accommodation at first floor level and erection of detached double garage following demolition of existing garage.
DECISION: **REFUSE**

03/1274 105 Chertsey Road, Addlestone
Erection of first floor rear extension, raising roof, external alterations and conversion of single stable to ancillary accommodation.
DECISION: **GRANT**

03/1277 9 Willow Close, Woodham, Addlestone
Erection of two storey side extension.
DECISION: **GRANT**

03/1280 17 Drill Hall Road, Chertsey
Installation of new front door and external steps.
DECISION: **GRANT**

03/1281 32 Row Hill, Addlestone
Erection of two storey rear extension and single storey rear extension following demolition of existing extension.
DECISION: **GRANT**

03/1282 Land rear of 109 Spring Rise, Egham
Erection of two storey detached building comprising 2 No. flats with car parking following demolition of the existing rear conservatory at No. 109 Spring Rise.
DECISION: **REFUSE**

03/1285 31 Alwyns Lane, Chertsey
Erection of conservatory to the side of property.
DECISION: **GRANT**

03/1286 23 Little Green Lane, Chertsey
Erection of rear conservatory.
DECISION: **GRANT**

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 03/1287 42 South Avenue, Egham
Erection of a single storey rear extension.
DECISION: **GRANT**
- 03/1288 Timbers, Woburn Hill, Addlestone
Erection of first floor side extension and conversion of garage to habitable accommodation.
DECISION: **GRANT**
- 03/1289 17 London Street, Chertsey
Erection of a single storey rear extension (Listed Building Consent).
DECISION: **GRANT**
- 03/1290 5 Trumps Green Avenue, Virginia Water
Erection of a conservatory to the rear of the property.
DECISION: **GRANT**
- 03/1291 Maywood, Green Road, Thorpe, Egham
Erection of detached dwelling and detached garage to the front of the property following the demolition of the existing dwelling and garage.
DECISION: **REFUSE**
- 03/1294 44 Holly Avenue, New Haw, Addlestone
Erection of single storey front extension.
DECISION: **GRANT**
- 03/1295 Hardwick Park Farm, Hardwick Lane, Lyne
Lawful Development Certificate for the re-siting of building for agricultural purposes.
DECISION: **PRIOR APPROVAL NOT REQUIRED**
- 03/1297 13 & 15 Spring Rise, Egham
Erection of single storey rear extension to No. 13 and two storey side and rear extension and single storey rear extension to No. 15.
DECISION: **REFUSE**
- 03/1298 Cranford & Littleton, St. Jude's Road, Englefield Green, Egham
Temporary display of site sales board and 2 No. x flagpoles for 12 months.
DECISION: **GRANT**

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 03/1299 11 Wilson Drive, Ottershaw, Chertsey
Retention of existing rear garden area and change of use of existing land within Urban Area to Green Belt.
DECISION: **REFUSE**
- 03/1302 10 Hare Hill, Addlestone
Erection of part two storey, part single storey side extension following demolition of existing garage and alterations to front porch and bay window.
DECISION: **GRANT**
- 03/1303 2 Pannells Close, Chertsey
Erection of rear conservatory.
DECISION: **GRANT**
- 03/1304 Tudor Lodge, Knowle Grove Close, Virginia Water
Erection of two storey rear extension and erection of part two storey, part single storey side extension and two storey side extension following demolition of rear conservatory.
DECISION: **GRANT**
- 03/1306 39A South Avenue, Egham
Variation of Condition 16 (underfloor voids) of planning permission RU.03/0804 for the erection of a therapy centre and including a ramp to the front of the property. (Revised plans received on 10/12/03 and 16/12/03)
DECISION: **GRANT**
- 03/1307 Johnswood, Hamm Court, Weybridge
Erection of single storey rear extension.
DECISION: **REFUSE**
- 03/1309 Allington, Howards Lane, Addlestone
Alterations and increase in height of roof to form first floor accommodation incorporating four dormer windows to rear.
DECISION: **GRANT**
- 03/1310 Uplands, Ongar Hill, Addlestone
Erection of two storey side and rear extension incorporating a velux window to front elevation and a dormer window to side elevation following demolition of existing conservatory.
DECISION: **GRANT**

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 03/1311 69 Slade Road, Ottershaw
Roof alterations to front extension. (Amendment to planning permission RU.02/1402)
DECISION: **GRANT**
- 03/1317 Land at Englefield Green School, Barley Mow Road, Englefield Green, Egham
Consultation application on materials for extension granted planning permission RU.03/0880.
DECISION: **NO OBJECTION**
- 03/1318 Kesters, Trumps Green Road, Virginia Water
Variation of Condition 16 (separation distance between proposed dwellings) of planning permission RU.03/1072 for two dwellings to reduce spacing between dwellings to 2.15 metres.
DECISION: **GRANT**
- 03/1320 Birchington House, Gorse Hill Road, Virginia Water
Conversion of roof space to form second floor accommodation incorporating two front and one rear dormer windows.
DECISION: **GRANT**
- 03/1321 Brown Gables, 3 Trumps Green Road, Virginia Water
Erection of two storey side and rear extension incorporating an attached garage, conversion of existing garage into habitable accommodation and extension of existing dormer windows in roof.
DECISION: **GRANT**
- 03/1323 56 Howards Lane, Addlestone
Erection of two storey side and rear extension.
DECISION: **GRANT**
- 03/1326 174 Eastworth Road, Chertsey
Formation of dropped kerb to allow vehicular access. (Revised plans received 01/12/03)
DECISION: **GRANT**
- 03/1328 2 Jubilee Crescent, Addlestone
Conversion of garage to habitable accommodation.
DECISION: **GRANT**

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 03/1331 18 Parsonage Road, Englefield Green, Egham
Crown lifting by 4.5 metres and crown thinning by up to 15% of mature Beech tree to the front of the site.
DECISION: **GRANT**
- 03/1332 60 Vegal Crescent, Englefield Green, Egham
Erection of single storey side extension and front porch following demolition of existing front porch.
DECISION: **GRANT**
- 03/1333 24 Oak Tree Close, Virginia Water
Erection of new porch following demolition of existing porch.
DECISION: **GRANT**
- 03/1334 Strodes College, High Street, Egham
Display of 4 temporary freestanding banners along the High Street frontage from 1st January 2004 to 1st January 2005.
DECISION: **GRANT**
- 03/1337 16 Manor Way, Egham
Erection of two storey side and rear extension incorporating dormer window to front elevation, extension of dropped kerb for vehicular access following demolition of existing garage.
DECISION: **GRANT**
- 03/1338 42 Farleigh Road, New Haw, Addlestone
Erection of single storey side extension.
DECISION: **GRANT**
- 03/1339 136 Thames Side, Staines
Consultation from Spelthorne Borough Council for the enlargement of the roof of the property incorporating four new dormers to create additional living space at first floor level.
DECISION: **NO OBJECTION**
- 03/1340 27 High Street, Addlestone
Demolition of existing double garage and erection of a two storey building comprising 2 x one bed flats and associated parking.
DECISION: **GRANT**

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
03/1348	18 Clarence Drive, Englefield Green To prune lower branches of Sycamore and Beech trees which overhang No. 11 Kingswood Close. DECISION: GRANT
03/1353	34 Slade Road, Ottershaw Erection of single storey rear extension. DECISION: GRANT
03/1355	18 Simons Walk, Englefield Green, Egham Erection of part two storey, part single storey rear extension. DECISION: GRANT
03/1356	54-55 The Causeway, Staines Erection of 2 metre high gates and railings along part of the front boundary of the site. DECISION: GRANT
03/1366	Bretton, Luddington Avenue, Virginia Water Erection of two storey side extension following demolition of existing garage. DECISION: GRANT
03/1368	140 High Street, Egham Installation of new hardwood windows to front and side of the property. DECISION: GRANT
03/1385	Hythe County School, Thorpe Road, Staines Consultation application by Surrey County Council for the alterations to the vehicular access, new pedestrian access, 9 new parking spaces and associated fencing and landscape. DECISION: NO OBJECTION
03/1403	1 Tithe Meadows, Virginia Water Conversion of part of existing double garage into habitable accommodation. DECISION: GRANT

DELEGATED DECISIONS IN CONSULTATION WITH CHAIRMAN & VICE-CHAIRMAN

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
03/1202	Rokeby, 8 Virginia Drive, Virginia Water Erection of detached two storey dwelling and detached garage to the front of the property following demolition of the existing bungalow. DECISION: GRANT
03/1240	Fullbrook County Secondary School, Selsdon Road, New Haw, Addlestone Siting of a portable classroom for a temporary period. DECISION: GRANT
03/1254	2 Fordbridge Close, Chertsey Erection of a single storey front and side extension. DECISION: GRANT
03/1260	Carlo & Sons, 4 Burwood Parade, Guildford Street, Chertsey Change of use from A1 (Retail) to A2 (Financial and Professional Services). DECISION: GRANT
03/1261	18 Elmbank Avenue, Englefield Green, Egham Erection of a two storey side extension incorporating an attached garage following demolition of existing garage. DECISION: GRANT
03/1276	1 Colonels Lane, Chertsey Erection of single storey side and rear extensions following demolition of existing garage. DECISION: GRANT
03/1278	Collingwood, Ruxbury Road, Chertsey Erection of first floor rear extension. DECISION: GRANT
03/1319	Whitedale, Tite Hill, Englefield Green Erection of a single storey extension to enclose existing swimming pool. DECISION: GRANT

TUFNELL & PARTNERS

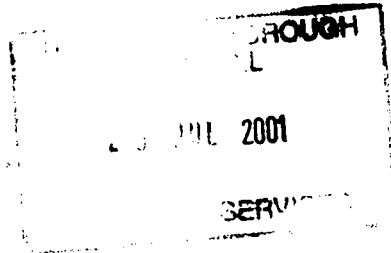
APPENDIX 'D'

ESTATE AGENTS • AUCTIONEERS • SURVEYORS • VALUERS
PLANNING CONSULTANTS

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Mr C. Harrison
Principal Planning Officer
Runnymede Borough Council
Civic Offices
Station Road
Addlestone
Surrey KT15 2AH

Our Ref: WMR/harris9
Your Ref: CH/RU.00/612/JR



24th July 2001

Dear Mr Harrison,

Re: Vehicular access off Hurst Lane, Land adjacent Stanwell Cottage, Thorpe Green

Further to your letter of 3rd July 2001, I have discussed with my client the access off Hurst Lane.

The original mobile home located to the rear of the land next to Stanwell Cottage and which, I assume, is replaced by that described in our recent planning approval, was occupied by a Mr L. Bullen and Mrs E. Smith.

It was they who formed the access off Hurst Lane in order that Mr Bullen could continue his business of second hand car tyre and car battery storage and disposal. This use goes back, we understand, at least to 1985.

My client has a licence for a lorry for his business to be kept on this land and the access off Hurst Lane was one of the reasons he bought the site some years ago. In this connection I enclose copies of photographs indicating gates and posts of some age which have only recently been removed by my client.

The drive, albeit somewhat overgrown in the photographs, gave access to the rear of the land in question and has merely been provided with a rubble base by my client for ease of use.

It would seem to us that the access and drive are historic and do not require a planning application to be made.

If it would help for us to meet at the property please do not hesitate to call me.

Yours sincerely,

W M Rumsey FRICS
for Tufnell & Partners

Enc.

Arthur Beacon FRICS • William M. Rumsey FRICS • Philip M. Ryman FNAEA

Consultant: Dennis L. Baxter FRICS



CHARTERED
SURVEYORS

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