



RUNNYMEDE BOROUGH COUNCIL

REVIEW BOARD

7 OCTOBER 2004

APPENDICES

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9. PROPOSED POND AT BOURNE MEADOW (DAL)

APPENDIX 'A'

1. Purpose of Report

- 1.1 **The purpose of this report is to seek the Committee's endorsement of proposals to create a pond at Bourne Meadow, Chertsey.**

2. Background Information

- 2.1 Bourne Meadow is Council owned open space of approximately 9.30 acres (3.7 hectares) situated off of Eastworth Road and Free Prae Road in Chertsey). The River Bourne flows through the site and during the winter months parts of it are often flooded for extended periods, even after water levels in the river have subsided. This retention of floodwater is due to the topography of the site and a soil with a high clay content, which together restrict the flow of water back to the river.
- 2.2 The proposal in this report is designed to enable better management of the floodwaters and to introduce an attractive feature to the open space.

3. Report

- 3.1 The proposal is that a pond, some 16 metres in diameter, be created on Bourne Meadow. A planting bed and gently sloping banks would surround the pond and these would extend between 7 and 18 metres from the waters edge. Much of the pond, the bed and the banks would be planted with appropriate aquatic and semi aquatic native plants.
- 3.2 The particular location on site has been selected as it is currently one of the low parts of the open space and therefore the last part to dry out after flooding. A pond here would also be seen clearly from the road and enhance the view of the open space for passers by.
- 3.3 The pond would be linked to the River Bourne via inlet and outlet pipes allowing a degree of control over the water level in the pond. This would be maintained at approximately 0.4 metres. The ability to control the water level is important in enabling an ecosystem to be established in which the selected plant life can thrive so that an attractive, natural looking feature can be allowed to develop, in turn attracting fauna to the area. The outlet pipe would also have the benefit of allowing flood waters to return to the river more quickly.
- 3.4 Plans showing the location and approximate dimensions of the proposed pond are attached at Annexes '1' and '2' respectively.
- 3.5 For financial reasons it is proposed that the pond be constructed in two phases as set out at paragraph 5.
- 3.6 The Environment Agency has been consulted and has agreed to support the scheme by providing 'in kind' funding as set out at paragraph 5.
- 3.7 The excavations will produce approximately 920 cubic metres of unwanted soil, which will need to be disposed of. This cannot be spread on site because of restrictions imposed by its location in the floodplain.
- 3.8 However, the Committee will be aware of the need to remove and dispose of contaminated soil from the old Beomonds allotment site nearby. It is proposed that, subject to the results of soil testing, the arisings generated by excavating the new pond be used to replace the contaminated soil removed from Beomonds. This would save the cost of purchasing soil to be imported into Beomonds and the cost of disposal of arisings from the new pond at landfill, estimated to be £17,000. This sum has been included in the overall cost of the new pond and could be saved in this way.
4. Council Policy
- 4.1 The Position Paper Leader's Statement 2004-05 includes the Corporate Standard "Working with other agencies to achieve community benefits while ensuring no dilution of accountability where there is clear responsibility".

- 4.2 One of its Aims is "Ensure we play an effective role in enhancing the quality of life for all our residents and visitors and provide an attractive environment for those who conduct their business in the Borough".
- 4.3 One of the Key Priorities from the Community Strategy is that "Runnymede should be a healthy, pleasant place to work, rest and play. To reinforce this, there needs to be better integration of the bodies responsible for improving the environment where Green Belt land is guarded". A main priority is to look at "Flood alleviation schemes" and specifically to "review flood alleviation scheme at Chertsey".
5. Resource implications
- 5.1 The total cost of the scheme is estimated to be £57,000.
- 5.2 There is a potential saving of approximately £17,000 if soil from the pond were re-used at the Beomonds site.
- 5.3 The Association for the Improvement of Runnymede (AIR) have been successful in obtaining an offer of a grant of £17,500 from SITA to contribute to a scheme for flood alleviation in Chertsey. There is a time limit on this offer and it is likely to be withdrawn if a scheme is not realised in the immediate future. The scheme proposed in this report has been drawn up in order to satisfy the SITA criteria.
- 5.4 The Environment Agency are willing to match this by providing the equipment and workforce needed to manage and execute the scheme in accordance with the Council's drawings and specification, to a value of £17,500.
- 5.5 However, there is still a shortfall of £22,000 which is not available, from revenue budgets in the current financial year. This should be available from next year's budgets.
- 5.6 Officers propose that the scheme be completed in two phases. The initial phase, to be funded through a combination of the SITA grant and some of the Environment Agency's 'in kind' funding would be completed this year. This would involve the excavation of the pond itself and is estimated to cost £35,000.
- 5.7 The second phase, to be funded by any residual 'in kind' funding from the Environment Agency and from next year's revenue budget (and therefore completed after April), will involve installing the two pipes linking the pond to the River Bourne and the associated control mechanisms. This is estimated to cost £22,000.
- 5.8 Ongoing maintenance of the pond and the associated pipe work is expected to cost approximately £1,750 per annum and this will come from existing revenue budgets.
- 5.9 The SITA grant comes with a requirement for a third-party contribution of 10.2% (£1,785), and a requirement to contribute 4% of the value of the grant (£700) to AIR to cover their administration costs. These contributions will both come from existing revenue budgets.
6. Planning and Technical Considerations
- 6.1 Planning permission will be required for this project to go ahead.
7. Environmental Implications
- 7.1 The pond will slightly increase water storage capacity in the floodplain but will have a limited effect on wider flooding in Chertsey. It will however benefit the immediate area by increasing biodiversity and would introduce an interesting and attractive feature to the area. It would also allow better management of flood water in Bourne Meadow by allowing it to return to the river more quickly than is currently the case.
8. Risk Management
- 8.1 An assessment of risks presented by the new pond has been prepared and the findings taken into account in its design.
9. Consultation Strategy

- 9.1 Ward Members and local residents will be consulted on these proposals and their responses will be taken into account.

OFFICERS' RECOMMENDATION that -

the proposal to create a pond at Bourne Meadow be approved, subject to the results of consultation with Ward Members and planning permissions being granted and external funding remaining available.

(TO RESOLVE)

Background Papers

None.

NOTES

-  Proposed Wetland Area
-  Permanently Wet Area

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**RUNNYMEDE
BOROUGH COUNCIL**

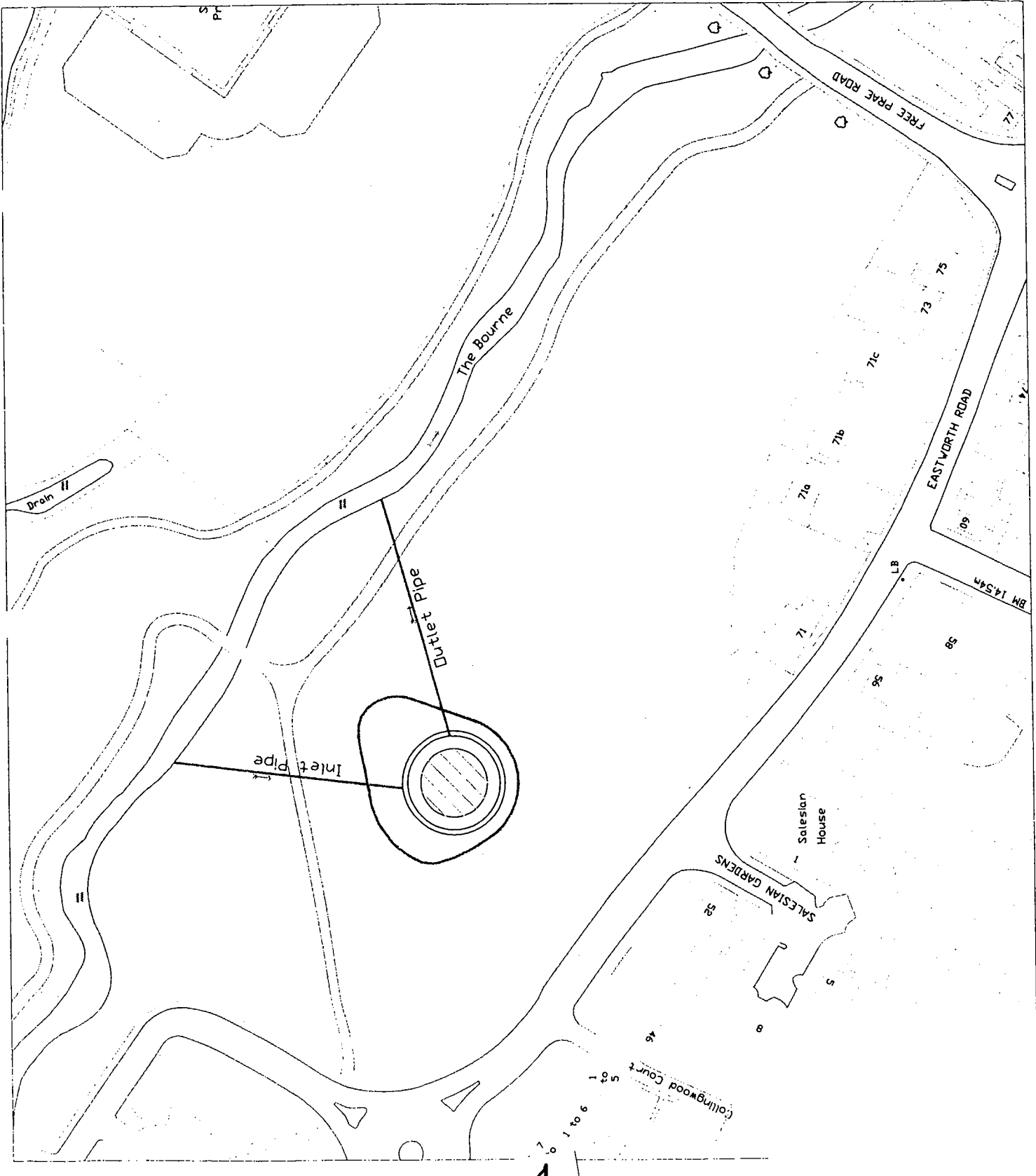
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JOB TITLE
 Bourne Meadow Pond

DRG TITLE
 Pond Outline

ANNEX '1'

SCALE	1 : 1250	DRAWN BY	
DATE	Sep '04	CHECKED BY	
DRG No:	D/11307		



NOTES



- Permanently Wet Area
- Graded Banks
- Planting Bed

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RUNNYMEDE
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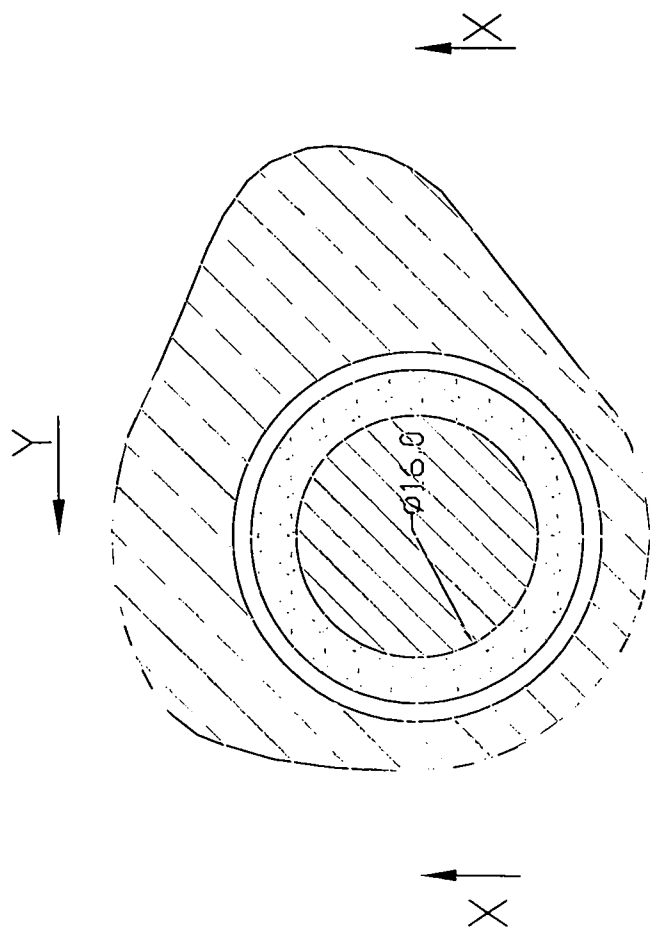
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JOB TITLE
Bourne Meadow Pond

DRG TITLE
Pond - Section Details

SCALE	1 : 500	DRAWN BY	
DATE	Sep '04	CHECKED BY	

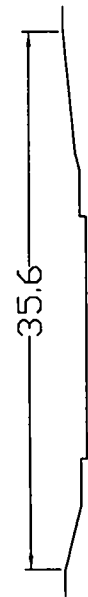
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Y



Section X-X



Section Y-Y

PROGRESS REPORT ON ENFORCEMENT OF PLANNING CONTROL AS AT 24 SEPTEMBER 2004 (DAL)

SITE AUTHORISATION DATE AND FILE REF	CONTRAVENTION	ACTION TAKEN	HISTORY	NEXT STEPS	TIMESCALE
The Conifers 111A, Almners Rd. Lyne (20.11.92) (8.1.93) (File 53.14.227)	Residential Caravan Site hardstanding and roadway Walls and tarmacadam of site	(i) Enforcement and Stop Notices issued. (ii) Enforcement Notice issued.	Enforcement Notices effective. Final Injunction obtained: 16.6.95. Subsequent appeal to European Court. Judgement of European Court received and found in favour of RBC and UK position. Report to Committee regarding committal proceedings following determination of fresh application and consideration of occupiers circumstances in addition to changed circumstances on site. Reassessment of personal circumstances made following site visit.	Committee report to be prepared for October.	October 2004.
The Paddocks Lyne Lane Lyne (11.6.93) (File 53.14.233)	Mobile home, residential caravan, erection of barn, siting of portacabin, laying of hoggins to provide hardstanding	Enforcement Notices issued.	Enforcement Notices effective. Subsequent planning appeal dismissed. Injunction proceedings authorised. Application issued and served. Hearing 7/8 May 2003. Application adjourned for 6 months pending offer of alternative housing accommodation for the 4 family units. Hearing 30 October 2003 – Application adjourned for 9 months pending offer of alternative housing accommodation. 2 of the 4 family units have accepted Council accommodation. Hardstanding and barn removed by direct action. Costs registered as a charge against property. Settlement being negotiated.	Hearing adjourned.	December 2004
Padd Farm Hurst Lane Egham (10.5.99) (20.2.02) (File 53.14.103)	Various changes of use of land and buildings and operational development	Six Enforcement Notices issued.	Notice A - Appeal allowed and Notice quashed and permission granted. Notice C - Appeal dismissed Notice upheld, complied. Notice D - Appeal dismissed and Notice upheld, complied. Notice E - Appeal dismissed and Notice upheld. High Court challenge lodged by appellant. Notice upheld. Compliance period expired 4.8.01. Notice F - Appeal dismissed and Notice upheld, complied. Authority given on 20.2.02 to initiate further enforcement and legal proceedings and to investigate compulsory acquisition of part of Padd Farm. New agent discussing future use of land – possible planning application.	Committee report to be prepared for October.	October 2004.

SITE AUTHORISATION DATE AND FILE REF	CONTRAVENTION	ACTION TAKEN	HISTORY	NEXT STEPS	TIMESCALE
Greenacres, Hardwick Lane Chertsey (6.3.00) (File 53.14.295)	Siting of mobile homes and touring caravans in residential use	Enforcement Notices issued.	Appeal dismissed/allowed in part. Compliance period expired 15.11.01. Application refused in October 2002 and injunction proceedings authorised. Occupier circumstances being assessed prior to proceedings. Fresh planning application for new dwelling refused. Regular site visits being made to assess livestock levels/use of site. Personal circumstances assessed.	Committee report in November 2004.	November 2004.
Willow Farm, Chobham Road Ottershaw (31.5.00) (File 53.14.232)	Non-compliance with conditions of planning permissions - landscaping	Breach of Condition Notice issued.	Notice effective - compliance period expired 20.1.01. Partially complied. Previous owner informed that no more materials should be imported and that materials on site needed to be redistributed. Part of bunding removed. Site being monitored. See later entries.	Awaiting vacation of site.	May 2005.
Double S Stonehill Road, Ottershaw (5.9.01) (File 53.13.70)	Caravans	Enforcement Notice issued.	Notice effective - compliance period expired 22.2.02. Prosecution pending - instructions being prepared. Planning Contravention Notice issued and returned. Details checked by interviews under caution. Certificate of Lawfulness application for commercial use not received. Planning application for retention of mobile home being considered.	Application report to be prepared for December 2004.	December 2004.
Edenvale Dockett Eddy Chertsey (7.11.01) (File 53.14.314)	Siting of two caravans and pergola	Enforcement Notices issued.	Appeals dismissed and costs awarded to the Council. Notice re caravans upheld subject to extension of compliance period from 3 to 6 months expiring 27.2.03. Notice re pergola upheld. Compliance period expired 27.9.02. High Court challenge dismissed recently. Evidence of full time residential use obtained.	Prosecution statement for breaches prepared and with Legal Section.	October 2004.

SITE AUTHORISATION DATE AND FILE REF	CONTRAVENTION	ACTION TAKEN	HISTORY	NEXT STEPS	TIMESCALE
The Annexe Hatch Farm Chertsey Road, Addlestone (19.12.01) (File 53.14.316)	Erection of brick wall	Enforcement Notice issued.	Appeal dismissed - Notice upheld. Compliance period expired 8.11.02. Application submitted for retention of wall.	Application to be considered by Committee.	November 2004.
54 Wey Meadows Weybridge (6.3.02) (File 53.14.320)	Mobile Home	Enforcement Notice issued.	Appeal dismissed - Notice upheld subject to extension of compliance period to 5 months expired 6.4.03.	Prosecution statement prepared and with Legal Section.	October 2004.
85 Woodham Park Road, Woodham (8.5.02) (File 53.14.323)	Erection of single storey office and storage building	Enforcement Notice issued.	Appeal dismissed, Notice upheld subject to revised compliance period which expired 18.8.03. Site visit made. Breach still ongoing.	Letter sent to owners requesting date for demolition.	September 2004.
Crockford Bridge Farm, New Haw Road, Addlestone (8.5.02) (File 53.14.324)	Non-compliance with conditions and erection of timber framed irrigation system	Enforcement Notice issued in respect of pergola.	Appeal dismissed. Notice upheld subject to revised compliance period which expired 15.6.03. Revised planning application refused. Action in abeyance pending expiry of appeal period.	Prosecution statement to be prepared in respect of pergola. Report to be prepared on breach of conditions.	October 2004.

SITE AUTHORIZATION DATE AND FILE REF	CONTRAVENTION	ACTION TAKEN	HISTORY	NEXT STEPS	TIMESCALE
Hardwick Park, Hardwick Lane, Chertsey (4.9.02) (File 53.14.202)	Unauthorised barn building	Enforcement Notices issued	Appeal dismissed, Notice upheld subject to revised compliance period expiring 20.11.03. New application approved by Planning Committee on 3 December 2003. Works being undertaken.	Site visit to be made to check compliance.	Sept 2004.
11 Wilson Drive, Ottershaw (4.9.02) (File 53.14.329)	Change of use from woodland to residential garden.	Enforcement Notices issued.	Appeal dismissed and Notice upheld subject to minor variation. Compliance period expired 15.8.03. Site visit made – breach still in existence.	Awaiting appeal decision before taking further action.	Oct. 2004.
'Pleasant View' 89 Woodham Park Road, Woodham (20.11.02)	Use of property as an operating centre.	Enforcement Notice issued.	Appeal dismissed. Compliance period expired 21.12.03. Certificate of lawfulness application refused. Other breaches being investigated.	Complied.	--
Capital House Woodham Park Road Woodham (12.3.03 - SO42) (File 53.14.335)	Erection of a single storey steel portal framed building.	Enforcement Notices issued.	Appeal withdrawn. Notice took effect 3 January 2004. Planning application submitted.	Action in abeyance pending determination of planning application.	Sept. 2004.
Willow Farm Chobham Road Ottershaw (21.3.03 - SO42) (File 53.14.232)	Laying of hardcore to form hardstanding.	Enforcement and Stop Notices issued.	Stop Notice took effect 28.3.03. Interim injunction obtained 29 April 2003. Proceedings for full Injunction continue in the High Court. Appeal dismissed and Notice as varied upheld. Compliance period expires 22.4.05.	Site being monitored. Next High Court Hearing date set down for 16 December 2004.	April 2005.

SITE AUTHORISATION DATE AND FILE REF	CONTRAVENTION	ACTION TAKEN	HISTORY	NEXT STEPS	TIMESCALE
Willow Farm Chobham Road Ottershaw (16.4.03) (File 53.14.232)	Storage of caravans.	Enforcement Notice issued.	Interim injunction obtained 29 April 2003. Proceedings for full Injunction continue in the High Court. Appeal dismissed and Notice as varied upheld. Compliance period expires 22.4.05.	Site being monitored. Next High Court Hearing date – 16 December 2004.	April 2005.
Land r/o South Lodge Chobham Road Ottershaw (16.4.03 - SO42) (File 53.14.232)	Storage of caravans, trailers and mobile homes	Enforcement Notice issued.	Interim injunction obtained 29 April 2003. Notice took effect 4.6.03. Compliance period expired. Not complied with.	Direct action to be taken.	August 2005.
52 Abbey Road, Chertsey (2.7.2003)	Poor appearance of property	Section 215 Notice issued.	Notice compliance period expired 5.10.03. Appeal lodged with Magistrates Court. Pre-trial hearing - 26.9.03. Hearing 23.1.04. Appeal withdrawn. Compliance period expired 30.3.04.	Complied.	--
Thorpe Waterski, Thorpe Road, Chertsey (30.7.2003) (SO42 – 12.09.2003) (File 53.14.339)	Various unauthorised structures and changes of use.	Enforcement Notices issued.	Appeal submitted. Public Inquiry in abeyance. 8 new applications submitted.	Awaiting Environmental Impact Assessment by applicant.	Oct. 2004.

SITE AUTHORISATION DATE AND FILE REF	CONTRAVENTION	ACTION TAKEN	HISTORY	NEXT STEPS	TIMESCALE
Land adj. 91 Chertsey Lane, Staines (3.9.03) (File 53.14.341)	Caravans	Enforcement Notice issued.	Notice effective 17 November 2003. Compliance period expired 17.2.04. Planning application for temporary retention of six caravans refused – Appeal made. Access denied by owner.	Awaiting outcome of appeal – written representations.	March 2005.
Blackhouse Farm and Land r/o Thorpe Village Hall (SO42)	Non compliance with conditions requiring rebuild of wall and tree protection	Breach of Condition Notices authorised.	Application approved at Planning Committee on 26.5.04 to regularise breaches.	Legal agreement to be prepared prior to issue of consent.	Sept 2004.
21A and 22A Station Parade, Virginia Water (5.11.03) (File 53.14.343)	Change of use of first floor to office use for a temporary period of 2 years.	Enforcement Notice issued.	Appeal withdrawn. Notice effective.	Compliance period expires 16 November 2004.	November 2004.
40 Crockford Park Road Addlestone (3.12.03) (File 53.14.345)	i) Use of site for industrial and commercial purposes. ii) Operational development.	Enforcement Notices issued.	i) Notices effective regarding uses. Compliance period expired 17.8.04. Site inspection to ascertain compliance. ii) Appeal lodged regarding operational development.	i) Site to be monitored. ii) Outcome of appeal awaited. iii) Planning application received for replacement dwelling.	October 2004. January 2005. October 2004.

SITE AUTHORISATION DATE AND FILE REF	CONTRAVENTION	ACTION TAKEN	HISTORY	NEXT STEPS	TIMESCALE
Abbey Chase Lodge Bridge Road Chertsey (3.12.03) (File 53.14.344)	Siting of mobile home.	Enforcement Notice issued.	Notice effective – compliance period expired 8.9.04. Planning permission granted for extension to house. Caravan considered 'permitted development' during completion of works. Site being monitored.	Site being monitored.	--
Oak Farm Thorpe Green Egham (21.1.04) (File 53.14.346)	Erection of wendy house, shed and creation of hardstanding, fencing, gates, brick piers, driveway.	Enforcement Notices issued.	Appeals lodged.	Appeals lodged - Abeyance until outcome of appeal.	Nov. 2005.
24 Bourneside Road Addlestone (3.3.04)	Debris, waste matter, derelict caravan and car.	Section 215 Notice issued.	Compliance period expired 7.5.2004. Direct action taken on 12.8.04. Costs being registered as a charge against property.	Complied.	--
Great Grove Farm Murray Road Ottershaw (31.3.04) (File 53.14.350)	Portacabin, metal clad store/garage, steel framed building, storage of materials, plant and equipment and parking of vehicles.	Enforcement Notice Issued.	Appeals lodged.	Awaiting outcome of appeal. Planning application to regularise situation awaited.	August 2005.

SITE AUTHORISATION DATE AND FILE REF	CONTRAVENTION	ACTION TAKEN	HISTORY	NEXT STEPS	TIMESCALE
Greenside, Chestnut Avenue, Virginia Water (28.4.04) (File 53.14.347)	Independent residential use of outbuilding.	Enforcement Notice issued.	Appeal lodged.	Appeal to be determined at Inquiry in September 2004.	2006.
Silvester House and Cottage, Ridgemean Road, Englefield Green (12.5.04) (File 53.14.352)	Use of cottage as a separate independent dwelling.	Enforcement Notices issued.	Appeal lodged - written representations.	Appeal to be determined.	Dec. 2004.
Fullbrook School, Selsdon Road New Haw (12.5.04) (File 53.14.351)	Siting of mobile double classroom unit.	Enforcement action authorised	Discussion held with applicant. Application to regularise position approved on 4.8.04. Compliance required by 31.10.2004.	Rescind authority to enforce upon implementation of planning permission.	31 Oct. 2004
Bridge Autos 262-264 Chertsey Lane, Staines (26.5.04) (File 53.14.353)	i) Fencing. ii) Parking of cars and storage of materials.	Enforcement Notices issued.	i) Notice effective - compliance period expires 23.9.04. ii) Appeals lodged.	i) Site visit 23.9.04 ii) Awaiting outcome of appeal.	i) Sept. 2004 ii) 2005

SITE AUTHORISATION DATE AND FILE REF)	CONTRAVENTION	ACTION TAKEN	HISTORY	NEXT STEPS	TIMESCALE
Trys Hill Farm, Lyne Lane, Chertsey (28.6.04) (File 53.14.356)	Mobile home, storage unit, Lean-to structure, Manage, fencing, wendy house	Four Enforcement Notices issued.	Four Enforcement Notices issued.	Unless appeals lodged Notices will take effect 1.11.2004.	Nov 2004.
Foxwoods, Trumps Green Road, V. Water. (28.6.04) (File 53.14.354)	Fencing	Enforcement Notice issued.	Enforcement Notice issued and will take effect, unless appeal lodged, on 22.9.04.	Unless appeal lodged, Notice will take effect on 22.9.04.	Sept. 2004.
Plots 14B, 15 & 16, The Moorings, Abbey Chase Chertsey (28.6.04) (File 53.14.355)	Residential occupation of boats.	Breach of Condition Notice issued.	Notice effective – compliance period expires 13.1.05.	Compliance period expires 13.1.05. Site visit to be made in January 2005.	January 2005.
The Cattle Park St Anns Hill Road, Chertsey (14.7.04) (File 53.14.357)	Siting of mobile home.	Enforcement action authorised.	Notice drafted and checked by Legal Section.	Notice to be issued once legal issues and other breaches clarified.	October 2004.

SITE AUTHORITY DATE AND FILE REF)	CONTRAVENTION	ACTION TAKEN	HISTORY	NEXT STEPS	TIMESCALE
New Bungalow Ruxbury Farm St Anns Hill Road Chertsey (4.8.04) (File 53.14.358)	Storage and repair of vehicles.	Enforcement Notice issued.	Enforcement Notice issued.	Unless appeal lodged Notice will take effect 28.10.04.	October 2004.
Amberwood and Lone Pine Christchurch Road Virginia Water (4.8.04) (File 53.14.333)	Erection of fence.	Enforcement Notices issued.	Notice quashed on appeal. Report submitted to Planning Committee on 4.8.04 and new authorisation given to take enforcement action. New Enforcement Notice issued.	Unless appeal lodged, Notice will take effect 27.10.04.	October 2004.
Holly Farm Cottage, Brox Lane, Ottershaw (15.9.04) File 53.14.359	Use of building as single self-contained dwellinghouse.	Land Registry details being obtained.	Enforcement action authorised 15.9.04.	Notice to be drafted.	October 2004.

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