

Runnymede Borough Council

PLANNING COMMITTEE

Wednesday 21 January 2004 at 7.30 p.m.

in the Council Chamber

at the Civic Offices, Addlestone



Members of the Committee

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

AGENDA

Notes:

- i) Any report on the Agenda involving confidential information (as defined by section 100A(3) of the Local Government Act 1972) must be discussed in private. Any report involving exempt information (as defined by section 100I of the Local Government Act 1972), whether it appears in Part 1 or Part 2 below, may be discussed in private but only if the Committee so resolves.
- ii) The relevant 'background papers' are listed after each report in Part 1. Enquiries about any of the Agenda reports and background papers should be directed in the first instance to **Mr. B.A. Fleckney, Administration and Leisure Department, Committee Section, Civic Offices, Station Road, Addlestone (Tel. Direct Line: 01932 425620). (Email: bernard.fleckney@runnymede.gov.uk).**
- iii) Agendas and Minutes are available on a subscription basis. For details, please ring Mr. B.A. Fleckney on 01932 425620.
- iv) Public speaking on planning applications only is allowed at the Planning Committee. For details please contact the Administrative Section of the Technical Services Department. (Tel Direct Line: 01932 425131)
- v) In the unlikely event of an alarm sounding, members of the public should leave the building immediately, either using the staircase leading from the public gallery or following other instructions as appropriate.

LIST OF MATTERS FOR CONSIDERATION

PART I

Matters in respect of which reports have been made available for public inspection

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PART II

Matters involving Exempt or Confidential Information in respect of which reports have not been made available for public inspection

- a) Exempt Information
(No reports to be considered under this heading)

- b) Confidential Information
(No reports to be considered under this heading)

1. NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

2. MINUTES

To confirm and sign the Minutes of the meeting of the Committee held on 17 December 2003 (Appendix 'A') as a correct record.

3. APOLOGIES FOR ABSENCE

4. DECLARATIONS OF INTEREST

If Members have an interest in an item please record the interest on the form circulated with this Agenda and hand it to the Legal Representative or Committee Administrator at the start of the meeting. A supply of the form will also be available from the Committee Administrator at meetings.

Members who have previously declared interests which are recorded in the Minutes to be considered at this meeting need not repeat the declaration when attending the meeting. Members need take no further action unless the item in which they have an interest becomes the subject of debate, in which event the Member must leave the room if the interest is personal and prejudicial.

5. PLANNING APPLICATIONS (DTS)

A list of the planning applications to be determined by the Committee is attached.

If Members have particular queries or interests in certain applications, the application files will be available for inspection and Officers present from 7.00 p.m. prior to the meeting in the ante room of the Council Chamber. This will be an informal opportunity for Members to see further details of applications and representations and to discuss and clarify issues. Copies of all letters of representation will also be placed on the table in the Chamber prior to the meeting and will be available for inspection by Members.

OFFICERS' RECOMMENDATION that –

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

(TO RESOLVE)

Background Papers

A list of background papers is available at the Technical Services Reception.

6. HANOVER HOUSE (FORMERLY SHEPLEY HOUSE), SHEPLEY DRIVE, VIRGINIA WATER (DTS)

1. Purpose of Report

1.1 **The purpose of this report is to reconsider the reason for refusal of a retrospective planning application for the retention of the first floor balcony and pergola adjoining the swimming pool wing at Shepley House, Shepley Drive, Virginia Water (ref. RU.02/0325).**

2. Background Information

2.1 Planning permission was refused by the Planning Committee on 16th October 2002 for the retention of these additions on the following grounds:

The balcony and pergola constitute inappropriate development which further erode the openness of the Green Belt by adding a further bulk of building over and above the significant increase already permitted on the site. Furthermore, no exceptional circumstances exist which would outweigh the further harm to the Green Belt that these additions have caused. In addition, the use of the balcony would erode the privacy and amenities of the residents of the adjoining dwelling. The retention of the balcony and pergola would thus be contrary to advice in Planning Policy Guidance Note 2 : 'Green Belts', Policy PE2 of the Surrey Structure Plan 1994 and Policy LO6 of the Surrey Structure Plan Deposit

Draft January 2001 and Policy GB1, GB6 and HO9 of the Runnymede Borough Local Plan 2001.

- 2.2 The structures are clearly inappropriate development in the Green Belt and this primary element of the reason for refusal should be amended. However, since the decision was made, the adjoining resident has withdrawn his objections and the planting that has been undertaken on the boundary (Leylandii trees) has substantially grown and thickened. Whilst the trees could still be removed by the owner of Hanover House, thereby opening up views of the adjoining property and reducing their privacy, it is considered less likely that this would occur now given the height and size of the trees now existing on the boundary. It should also be noted that there is a gap of approximately 55m between the balcony and adjoining dwelling.
- 2.3 On this basis it is recommended that the applicant be informed that the Council will not contest their appeal on the issue of the impact of the development on the privacy and amenities of the residents of the adjoining dwelling. However, the basic policy objection in Green Belt terms remains and will be contested.

OFFICERS' RECOMMENDATION that -

the applicant be informed that the Council do not intend to contest the appeal against the refusal of RU.02/0325 on the grounds of erosion of the privacy and amenities of the residents of the adjoining dwelling.

(TO RESOLVE)

Background Papers

None.

7. APPEAL DECISIONS

The Planning Inspectorate has recently determined the appeals mentioned below. Appeal decisions a) and b) are available for inspection in the Members Room. Appeal decision c) is attached at Appendix 'B'.

<u>Site Development</u>	<u>Decision</u>
a) Mush Mush, Laleham Reach, Chertsey - planning appeal regarding demolition of existing bungalow and replacement by a detached chalet bungalow (03/0608)	DISMISSED
b) Hill House Hammond Ltd, 28 The Broadway, New Haw - planning appeal regarding change of use from Class A2 (Financial and Professional Services) to Class A3 (Hot Food and Drink) (03/0758)	DISMISSED
c) Probyns Cottage, Wick Lane, Englefield Green - planning appeal regarding amendment to planning consent RU02/0683 (creation of a detached dwelling and garage) involving insertion of two dormer windows (03/0626)	ALLOWED

(FOR INFORMATION)

Background Papers

Appeal decisions.

8. STANDING ORDER 42 - URGENT ACTION

Acting in accordance with Standing Order 42 the following action has been undertaken by the Officer shown below after consultation with the Chairman.

<u>Officer</u>	<u>Action Taken</u>	<u>Central Index No</u>
DAL	Installation of further legal proceedings in the High Court as a result of breaches of Injunction granted on 29.4.03 in respect of Willow Farm, Chobham Road, Ottershaw.	544

(FOR INFORMATION)

Background Papers

Proforma on Head of Corporate Administration SO 42 file.

9. 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 is attached at Appendix 'C'. If Members have any particular matters they wish to raise, prior notice to the Chairman would be of assistance.

(FOR INFORMATION)

Background Papers

None

10. EXCLUSION OF PRESS AND PUBLIC

If Members are minded to consider any of the foregoing items in private, it is the

OFFICERS' RECOMMENDATION that -

where appropriate, the press and public be excluded from the meeting during discussion of the following report under Section 100A(4) of the Local Government Act 1972 on the grounds that the report in question would be likely to involve disclosure of exempt information of the description specified in appropriate paragraphs of Part I of Schedule 12A of the Act.

(TO RESOLVE)

PART II

Matters involving Exempt or Confidential information in respect of which reports have not been made available to public inspection

a) Exempt Information

(No reports to be considered under this heading).

b) Confidential Information

(No reports to be considered under this heading).