



## PLANNING COMMITTEE

27 AUGUST 2008

### APPENDICES

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Runnymede Borough CouncilPLANNING COMMITTEEAPPENDIX 'A'6 August 2008 at 7.30pm

## Members of the

## Committee present:

Councillors G B Woodger (Chairman), Mrs F M Angell, J R Ashmore, Mrs F J Barden, Mrs R M Denby, J M Edwards, J R Furey, Mrs E Gill, C Knight, M T Kusneraitis, Mrs Y P Lay, H W V Meares, Mrs M Roberts, N Stewert and P B Tuley.

## Member of the

## Committee absent:

None.

Councillors R J Edis and J J Wilson also attended.

142. NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

The Group mentioned below had notified the Chief Executive 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 D W Parr	Councillor Mrs R M Denby

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

143. MINUTES

The Minutes of the meeting of the Committee held on 16 July 2008 were approved and signed as a correct record.

144. 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. An agent for an applicant addressed the Committee on the application identified below.

**RESOLVED that -**

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

APP NOLOCATION, PROPOSAL AND DECISION

RU 07/1153

**Tasis England, Coldharbour Lane, Thorpe  
Revised masterplan for the expansion and rationalisation of facilities within the school campus, including erection of new upper school building and business office and the expansion of the campus to incorporate Renalds Herne and The White House, Coldharbour Lane; Anners, Village Road; Rydal and Pippins, Green Road; and new buildings and changes of use either**

implemented or with the benefit of planning permission.

**DECISION:** DEFERRED to enable consideration of responses to further consultation at a future meeting.

**RU 08/0504**

**Runnymede House, 96 - 97 High Street, Egham**  
Residential development comprising a total of 14 units (7 x 2 bed; 7 x 1 bed) involving conversion and alterations to existing 3 storey office block to include dormer accommodation in the roof; 3 storey extension fronting Denham Road with vehicular access off Denham Road, 16 parking spaces and rear amenity space (amended description).

**DECISION:** GRANT subject to the imposition of appropriate conditions by the Director of Technical Services in consultation with the Chairman and Vice Chairman of the Committee.

By reason of special circumstances, the Committee was minded to grant permission, namely the applicant had largely addressed the objections raised on a previous application for development of the site and the scheme was now considered acceptable in design terms.

(A Motion to Refuse permission was lost).

(Mr Dodkins, agent for the applicant, addressed the Committee on the above application).

**RU 08/0517**

**High Tor, 5 Kingswood Close, Englefield Green**  
Erection of a part two storey, part single storey rear extension, single storey side and rear extension incorporating an integral garage, two storey front extension with a new entrance porch and construction of a rear dormer to allow habitable accommodation in the roofspace following demolition of existing garage and store.

**DECISION:** GRANT subject to Conditions and Informatives listed on Agenda.

145. APPEAL DECISION

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

<u>Site/Development</u>	<u>Decision</u>
Greenacres, Accommodation Road, Longcross - planning appeal regarding a detached replacement five bed dwelling (RU 07/0653)	DISMISSED

146. STANDING ORDER 42 - URGENT ACTION

The Committee noted that the following action had been taken after consultation with the Chairman of this Committee under Standing Order 42.

Officer	Action Taken	Central Index No
Director of Technical Services	Thorpe Waterski - Inclusion of additional breaches of planning control (canopy - frames) in Enforcement Notices.	666

147. 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 noted.

Chairman

(The meeting ended at 7.53 pm)

**PLANNING & DEVELOPMENT**  
**FINANCIAL MONITORING STATEMENT - Income only**  
**Figures to the end of July 2008**

Appendix 'B'

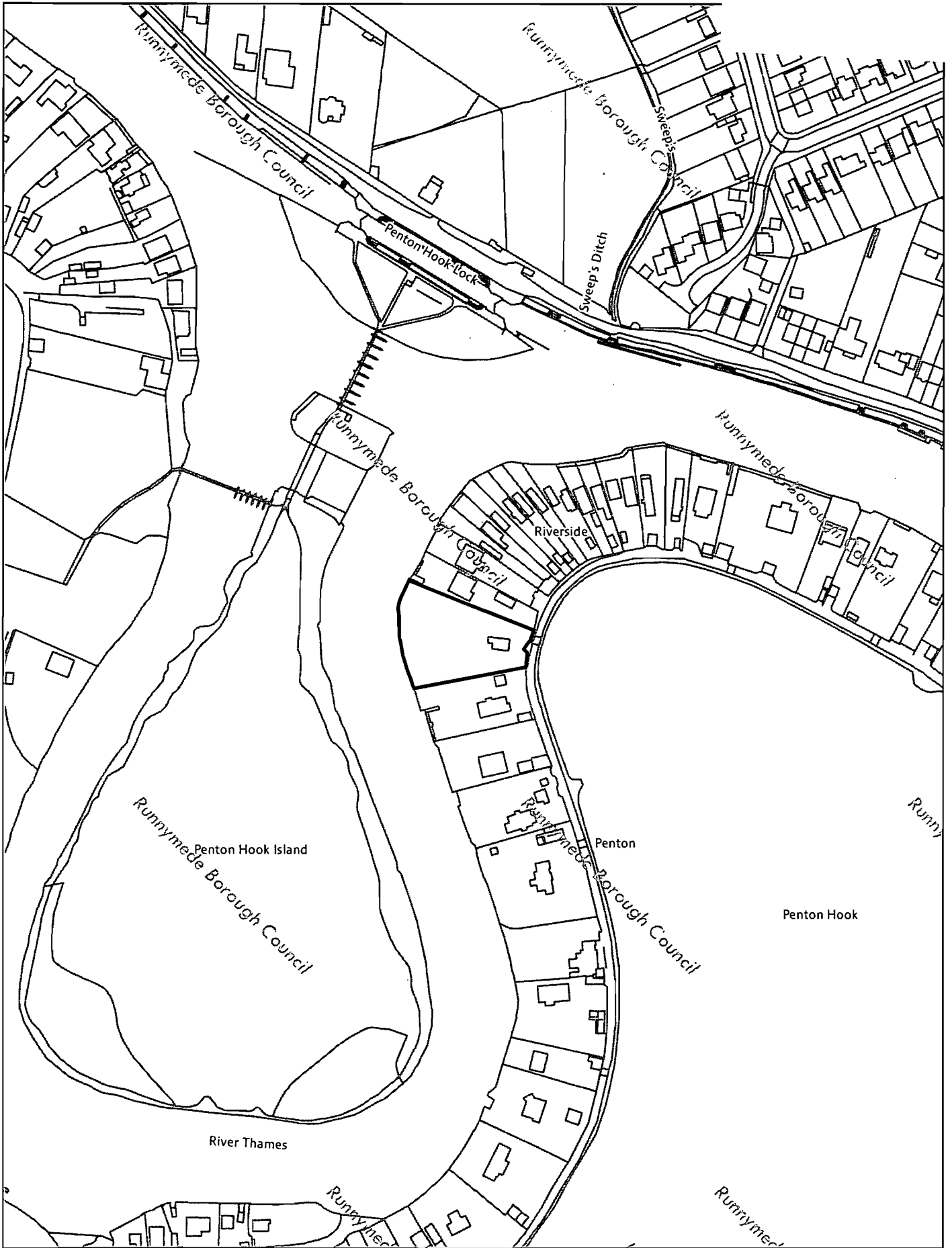
**CURRENT YEAR KEY INCOME BUDGETS**

<b>2008/09 Budget £</b>	<b>Budget to Date £</b>	<b>Actual to Date £</b>	<b>Variance to Date £</b>
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Income budgets


* Planning Application Fees	540,000	180,000	132,000	-48,000
Building Control Fees	341,700	114,000	101,000	-13,000

\* Shortfall in fees due to increased applications prior to introduction of Planning Obligations - 1 April




	<p>Ref: N/A                  Scale: 1:2,500                  Date: 04/08/2008</p>	<p>Address:                  18-20 Riverside                  Laleham Reach                  Chertsey</p>	<p>Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Runnymede Borough Council 100006086</p>
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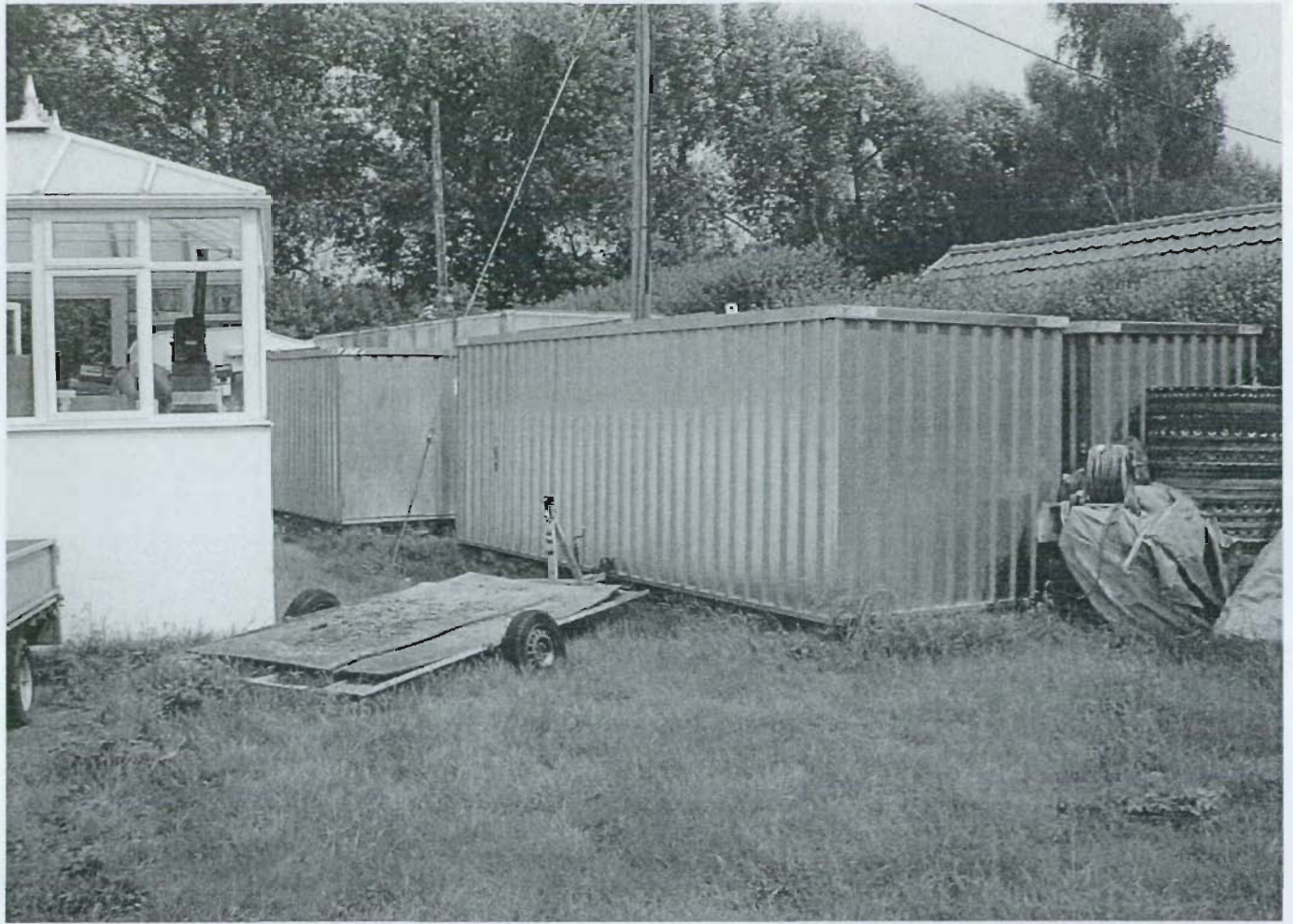


	Ref: N/A Scale: 1:1,250 Date: 04/08/2008	Address: 18-20 Riverside Laleham Reach Chertsey (Aerial Mapping 2003)	Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Runnymede Borough Council 100006086 2003 Aerial Mapping from the Geoinformation Group RBC Licence No. 1983
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	<p>Ref: N/A          Scale: 1:1,250          Date: 04/08/2008</p>	<p>Address: 18-20 Riverside          Laleham Reach          Chertsey          (Aerial Mapping 2008)</p>	<p>Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Runnymede Borough Council 100006086 2008 Aerial Mapping from the GeoInformation Group RBC Licence No. 3162</p>
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PLANNING APPLICATIONS DETERMINED BY  
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 DIRECTOR OF TECHNICAL SERVICES  
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21ST JULY TO 8TH AUGUST 2008

APP. NO.    LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 08/0273    Former Gas Works Site, Pretoria Road, Chertsey  
 Residential development for 121 dwellings (including 45 no. one bed flats, 64 no. two bed flats, 6 no. two bed houses and 6 no. three bed houses) with associated parking, access, landscaping and highway works. (Revised application to correct scaling discrepancies on submitted plans)  
**DECISION: GRANT**
- 08/0529    Lyne Lane Civic Amenity Site, Lyne, Chertsey  
 Details of the construction of the surface water and foul drainage system pursuant to Condition 4, details of a scheme for surface water source control measures pursuant to Condition 5 and details of a scheme of floodlighting pursuant to Condition 6 of planning permission RU.06/0716  
**DECISION: NO OBJECTION**
- 08/0535    27 King George's Drive, New Haw, Addlestone  
 Enlargement of roof to enable loft conversion with erection of dormer extension at rear and two front rooflights  
**DECISION: REFUSE**
- 08/0537    13 Trotsworth Avenue, Virginia Water  
 Erection of a 5 bedroom dwelling including integral garage, dormer window on the rear elevation and velux windows on the north and south elevations following demolition of the existing dwelling  
**DECISION: GRANT**
- 08/0538    The Ridge, West Drive, Virginia Water  
 Erection of double garage and new gates following demolition of existing garage  
**DECISION: GRANT**
- 08/0542    Englefield Green Methodist Church, Victoria Street, Englefield Green  
 Erection of single storey rear extension with accommodation in the roofspace including 3 velux rooflights in the western elevation and 3 dome rooflights in the flat roof of the rear extension following demolition of existing rear extension  
**DECISION: GRANT**

APP. NO.      LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 08/0543      Englefield Green Methodist Church, Victoria Street, Englefield Green  
Listed Building Consent for internal alterations and rear extension with  
accommodation in the roofspace including 3 velux rooflights in the western  
elevation and 3 dome rooflights in the flat roof of the rear extension following  
demolition of existing rear extension.  
**DECISION: GRANT**
- 08/0545      203 Stroude Road, Egham  
Erection of a single storey rear extension  
**DECISION: GRANT**
- 08/0548      53 Bond Street, Englefield Green  
Erection of part two storey, part single storey rear extension following  
demolition of existing single storey rear element  
**DECISION: GRANT**
- 08/0550      Blossom Farm, Rosemary Lane, Thorpe  
Erection of single storey front extension and provision of first floor balcony to  
existing dormer to west elevation  
**DECISION: GRANT**
- 08/0551      Englefield Green House, Middle Hill, Egham  
Pruning of one Magnolia Grandeflora to front (right hand side) of Englefield  
Green House that falls within the Conservation Area  
**DECISION: NO OBJECTION**
- 08/0552      Englewick, Englefield Green  
Erection of garden shed/store to rear of property following removal of existing  
shed  
**DECISION: GRANT**
- 08/0554      Unit 2, Pine Trees Business Park, Chertsey Lane, Staines  
Advertisement Consent for the installation of 3 signs (illuminated by  
downlighters) to the north east and west corner elevations facing Chertsey  
Lane and one to the south west elevation facing the railway at 2 Pinetrees,  
Staines  
**DECISION: GRANT**
- 08/0559      Honeycomb Chemists, 100 Guildford Street, Chertsey  
Advertisement consent for installation of an externally illuminated fascia sign.  
(Revised plans received 23rd July 2008 reducing the length of the trough  
lighting to be centred on Honeycomb Pharmacy only)  
**DECISION: GRANT**
- 08/0565      25 Hythefield Avenue, Egham  
Certificate of Proposed Lawfulness for hip to gable roof and rear dormer roof  
extension with removal of existing roof off the side garage and demolition of  
existing rear conservatory  
**DECISION: GRANT CERTIFICATE OF PROPOSED LAWFULNESS**

APP. NO.      LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 08/0568      23 Selbourne Avenue, New Haw  
Erection of first floor side and rear extension  
**DECISION: GRANT**
- 08/0570      16 Heathervale Road, New Haw  
Erection of two storey rear extension  
**DECISION: GRANT**
- 08/0572      Bramshill Manor, Guildford Road, Ottershaw  
Erection of pair of entrance gates and walling  
**DECISION: REFUSE**
- 08/0573      Hurst Lodge, Kitsmead Lane, Longcross, Chertsey  
Construction of a dormer window and insertion of rooflights to front and rear elevations of detached garage to allow habitable accommodation in roofspace and formation of an external staircase with canopy over  
**DECISION: GRANT**
- 08/0574      100 Larchwood Drive, Englefield Green  
Retrospective application for alterations to the pitched roof over the single storey side extension to a flat roof, for the insertion of a window and door into the western side elevation and to the front elevation. Formation of a balcony over the existing single storey extension including the erection of railings at first floor level  
**DECISION: GRANT**
- 08/0575      Crown House, Northcroft Road, Englefield Green.  
Erection of detached stable block and detached double garage following demolition of existing garages  
**DECISION: REFUSE**
- 08/0581      33 Bramley Close, Chertsey  
Erection of single storey rear extension incorporating rooflights to both sides following demolition of existing rear element  
**DECISION: REFUSE**
- 08/0582      6 Slade Road, Ottershaw  
Erection of two storey rear and single storey side extensions following demolition of existing single storey rear element  
**DECISION: REFUSE**
- 08/0585      82 Selbourne Avenue, New Haw  
Erection of conservatory to rear of property  
**DECISION: GRANT**
- 08/0586      1 Denham Road, Egham  
Erection of two storey side/rear extension and insertion of rooflights to the side and rear  
**DECISION: GRANT**

APP. NO.      LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 08/0589      Garter Cottage, Hare Hill, Addlestone  
Vary Condition 5 of planning permission RU.08/0196 to allow use of first floor above garage as a residential annex to main dwellinghouse  
**DECISION: GRANT**
- 08/0591      29 Weston Avenue, Addlestone  
Erection of first floor rear extension  
**DECISION: GRANT**
- 08/0592      17 Crofton Close, Ottershaw  
Erection of a conservatory to rear of the property  
**DECISION: REFUSE**
- 08/0593      2 Springfields Close, Chertsey  
Conversion of garage to habitable accommodation  
**DECISION: GRANT**
- 08/0594      8 Burcott Gardens, Addlestone  
Erection of conservatory to rear of property  
**DECISION: GRANT**
- 08/0596      30 Armstrong Road, Englefield Green  
Erection of a single storey front porch extension  
**DECISION: GRANT**
- 08/0597      Casablanca, Woodlands Road East, Virginia Water  
Erection of a detached two storey dwelling with roof accommodation and partial basement with new vehicular access and detached two storey staff annexe following demolition of existing dwelling  
**DECISION: GRANT**
- 08/0598      Asysco House, Omega Way, Thorpe  
Internal alterations to provide office space and first floor storage area and replacement of roller shutter and door with three new ground floor windows all on the front elevation  
**DECISION: GRANT**
- 08/0599      Cornerstone, 22 Faris Barn Drive, Woodham  
Erection of a two storey side and rear extension. (Revised plans received 2 July 2008)  
**DECISION: REFUSE**
- 08/0601      Sainsburys, The Causeway, Staines  
Advertisement consent for refurbishment of totem, 1 fascia sign, 3 canopy signs, including LED lighting, and 16 x grade flag indicators at Sainsburys Petrol Station  
**DECISION: GRANT**

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
08/0602	Orchard Cottage, Sheerwater Avenue, Woodham Erection of 2 no. x 5 bedroom detached dwellings following demolition of the existing <b>DECISION: REFUSE</b>
08/0603	25 Fairway, Chertsey Erection of a part two storey, part single storey rear extension incorporating two rooflights in the side elevation of the single storey element and a single solar panel to the front roofslope <b>DECISION: GRANT</b>
08/0606	Land adj 14 Common Lane, New Haw Erection of a detached 4 bedroom dwelling <b>DECISION: GRANT</b>
08/0607	North Lodge, Chobham Road, Ottershaw Fell two Oak trees on Chobham Road subject to a Tree Preservation Order <b>DECISION: GRANT</b>
08/0609	Blandings, Pinewood Road, Virginia Water Certificate of Proposed Lawful Development for the erection of two outbuildings. (Revised plans received 05/08/08 detailing layout and use of buildings and clarifying height above ground level) <b>DECISION: GRANT CERTIFICATE OF PROPOSED LAWFUL DEVELOPMENT</b>
08/0610	Foxwoods, Trumps Green Road, Virginia Water Amendments to RU.01/0516 and RU.02/0737 for the erection of 4 no. detached two storey dwellings all with internal garaging to reposition the dwellings and alter their design <b>DECISION: GRANT</b>
08/0611	Vicarage Wood House, Longcross Road, Longcross, Chertsey Erection of two storey front and single storey side extension following demolition of existing front porch <b>DECISION: REFUSE</b>
08/0612	Vicarage Wood House, Longcross Road, Longcross, Chertsey Certificate of Proposed Lawful Development for the erection of a car port attached to the existing garage and three additional buildings (detached garage, tack room and kennels) <b>DECISION: GRANT CERTIFICATE OF PROPOSED LAWFUL DEVELOPMENT</b>
08/0613	9 Chestnut Drive, Englefield Green Erection of a part single storey, part two storey side, front and rear extensions following demolition of existing garage <b>DECISION: GRANT</b>

APP. NO.      LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 08/0614      45 Vegal Crescent, Englefield Green  
Erection of single storey rear extension incorporating rooflight to the side elevation and single storey front porch extension  
**DECISION: GRANT**
- 08/0615      46 Franklands Drive, Addlestone  
Erection of a part two storey, part single storey side extension following demolition of existing garage (amended 28/07/08 conservatory deleted)  
**DECISION: GRANT**
- 08/0619      74 & 76 Hythefield Avenue, Egham  
Erection of two storey rear extensions to 74 and 76 Hythefield Avenue  
**DECISION: GRANT**
- 08/0625      Orchard Lodge, Spratts Alley, Ottershaw  
Erection of detached double garage with ancillary residential storage area/play room above with a dormer window to front roof slope and velux rooflights to rear and external staircase on western side elevation  
**DECISION: REFUSE**
- 08/0629      Arcadia, Hamm Court, Weybridge  
Variation of Unilateral Undertaking given under s.106 of the Town and Country Planning Act (in respect of planning permission RU.07/0486) to increase the period of occupation of the garage building until 31st August 2008 and increase the period prior to demolition of the garage to 2 months after occupation of the main dwelling  
**DECISION: GRANT**
- 08/0630      184 New Haw Road, Addlestone  
Front extension of existing garage and erection of pitched roof over  
**DECISION: GRANT**
- 08/0631      Kingsmead, Ruxbury Road, Chertsey  
Alterations and increase in height of roof to allow habitable accommodation at first floor level incorporating two rear dormers and rooflights to front and rear elevations, part demolition of existing garage and construction of a 1.6 metre high brick wall  
**DECISION: GRANT**
- 08/0632      Saratov, West Drive, Virginia Water  
Erection of detached two-storey dwelling with basement and detached garage following demolition of existing dwelling  
**DECISION: GRANT**
- 08/0633      79A Woodham Park Road, Woodham  
Certificate of Existing Lawful Use for use of attached building as separate dwellinghouse  
**DECISION: GRANT CERTIFICATE OF EXISTING LAWFULNESS**

APP. NO.      LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 08/0634      Wentworth Gate, East Drive, Virginia Water  
Erection of detached three storey dwelling with basement attached, treble garage and swimming pool following demolition of existing dwelling and creation of new vehicular access (amendments to RU.08/0448 to include dormer window over garage)  
**DECISION: GRANT**
- 08/0638      Denmead, Knowle Grove, Virginia Water  
Erection of two storey side/rear and first floor front extensions  
**DECISION: GRANT**
- 08/0640      13 Selsdon Road, New Haw  
Erection of rear conservatory  
**DECISION: GRANT**
- 08/0642      5-7 and Land to the rear of 3 Spinney Hill, Addlestone  
Advertisement consent for the erection of 3 flagpoles and V shaped signboard  
**DECISION: GRANT**
- 08/0644      11 Chapel Avenue, Addlestone  
Erection of two storey side extension incorporating two dormers to the front and canopy over front porch following demolition of existing garage  
**DECISION: GRANT**
- 08/0648      10 Marriott Lodge Close, Addlestone  
Erection of a single storey rear extension and first floor side extension  
**DECISION: GRANT**
- 08/0650      CABI Bioscience UK Centre, Bakeham Lane, Englefield Green  
Details of materials, landscaping and travel plan pursuant to Conditions 2, 3 and 5 of planning permission RU.08/0206 granted for a detached single storey greenhouse  
**DECISION: SPLIT DECISIONS FOR DISCHARGE OF CONDITIONS**
- 08/0651      Old Bulkeley Coach House, St. Jude's Road, Englefield Green  
Removal of one Willow tree in rear garden and reduction of height and pruning of one Yew tree in front garden that falls within a Conservation Area  
**DECISION: NO OBJECTION**
- 08/0655      96 Grove Road, Chertsey  
Erection of a single storey rear extension with insertion of a lantern style rooflight  
**DECISION: GRANT**
- 08/0660      16 Trotsworth Avenue, Virginia Water  
Erection of front entrance gates  
**DECISION: GRANT**

APP. NO.      LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 08/0661      93A Crockford Park Road, Addlestone  
Erection of a rear conservatory  
**DECISION: GRANT**
- 08/0663      Bulkeley House, Middle Hill, Englefield Green  
Crown reduction of one Yew tree which falls within a Conservation Area  
**DECISION: NO OBJECTION**
- 08/0666      6 Mount Pleasant Cottages, Egham Hill, Egham  
Formation of dropped kerb to allow vehicular access  
**DECISION: REFUSE**
- 08/0668      1 Ambleside Way, Egham  
Single storey extension to link existing dwelling to garage and conversion of part of garage to habitable accommodation  
**DECISION: GRANT**
- 08/0672      5 Wesley Drive, Egham  
Certificate of Proposed Lawful Development for the erection of a front dormer above existing garage to create habitable accommodation in the roofspace  
**DECISION: REFUSE CERTIFICATE OF PROPOSED LAWFULNESS**
- 08/0702      Englefield Green House, Middle Hill, Egham  
Approval of details pursuant to Conditions 2 and 3 (Materials) of planning permission RU.07/1246  
**DECISION: APPROVE**
- 08/0703      Englefield Green House, Middle Hill, Egham  
Approval of details pursuant to Conditions 1 and 3 (Materials) of planning permission RU.07/1247 for Listed Building Consent  
**DECISION: APPROVE**
- 08/0755      Mullaghmore, Staines Road, Laleham, Staines  
Erection of replacement garage with ancillary office accommodation in the roofspace following demolition of existing garage/garden store  
**DECISION: NO OBJECTION**

DELEGATED DECISIONS IN CONSULTATION WITH CHAIRMAN & VICE CHAIRMAN

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
08/0525	Tankards, Christchurch Road, Virginia Water Demolition of existing end terrace dwelling and replacement with detached 4 bed dwelling, to include basement and rear conservatory <b>DECISION: GRANT</b>
08/0526	Tamora, Christchurch Road, Virginia Water Erection of a part two storey (first floor within roof) part single storey dwelling following demolition of the existing residential dwelling <b>DECISION: GRANT</b>
08/0546	27 Wheatash Road, Addlestone Erection of a part two storey, part single storey side extension <b>DECISION: GRANT</b>
08/0584	Land adj 4 The Crescent, Egham Sub-division of the site and erection of an attached two storey 3 bed dwelling to the side of No. 4 to create a terraced row with ancillary parking and amenity space <b>DECISION: GRANT</b>
08/0590	The Moorings, 119 Chertsey Lane, Staines Erection of a first floor rear extension <b>DECISION: GRANT</b>
08/0600	The Acorns, Wellington Avenue, Virginia Water Erection of conservatory to rear of property <b>DECISION: GRANT</b>
08/0604	188 Chertsey Lane, Staines Gable to hip roof alterations with dormer windows on all elevations and enlargement of existing first floor facilitated by two storey front/side and rear extensions following demolition of existing conservatory and flat roof side extension plus first floor hipped roof dormer accommodation over existing garage <b>DECISION: GRANT</b>
08/0617	Commoners, Barley Mow Road, Englefield Green Erection of two storey and single storey front, rear and side extensions with balconies over the single storey extensions with two dormer windows in the roofspace following demolition of the existing single storey rear extension <b>DECISION: GRANT</b>
08/0620	56 Langton Way, Egham Erection of single storey side and rear extension incorporating rooflights to the side and rear elevations following demolition of existing outbuildings <b>DECISION: GRANT</b>

APP. NO.      LOCATION AND PROPOSAL FOLLOWED BY DECISION

08/0621      River Lodge, Mead Lane, Chertsey  
Erection of lofty entrance porch (retrospective)  
**DECISION: GRANT**

08/0623      178 Station Road, Addlestone  
Conversion of commercial building at rear into four flats and associated  
works (revision to planning permission RU.05/0177 to incorporate two one  
bed flats within the ground floor, not one two bed flat as permitted)  
**DECISION: GRANT**

08/0627      Cambria, Knowle Grove, Virginia Water  
Erection of replacement two storey dwelling with attached double garage  
**DECISION: GRANT**