

Runnymede Borough Council

PLANNING COMMITTEE

Wednesday 27th August 2008 at 7.30pm

A D D E N D U M

PLANNING APPLICATIONS

1. Page 41

Land at Hamm Moor Lane, Addlestone RU.08/0608

Consultations:

One additional letter of objection has been received outlining further concerns in relation to the accuracy of the plans. On this basis, the following informative is proposed:

"The applicant is advised to re-assess the accuracy of the 1:250 site plan "18536A/OPA/002 rev B."

The Council's contamination consultants advise that the submitted Geo-Environmental Ground Investigation report is insufficient and further clarification on many individual points is required. The previous reason for refusal has therefore not been satisfactorily addressed. On this basis an additional reason for refusal is recommended:

"The applicant has failed to demonstrate any acceptable mitigation measures to alleviate the existing land contamination and ground water contamination contrary to the advice contained within Planning Policy Statement 23 : 'Planning and Pollution Control'."

The Environment Agency has now responded and raises objection on the grounds that the Flood Risk Assessment is inadequate to show that the risk of flooding to people and property will not increase. The application would not pass the Exception Test of PPS25.

2. Page 79

White Walls and Adjoining Land to the rear of Firslea, Lanes End, Oakleigh and Styger House, Spratts Lane, Ottershaw RU.08/0662

Consultations:

An additional 4 letters of representation have been received from neighbouring occupiers raising the following concerns in addition to those summarised on the agenda:

- Loss of privacy to neighbouring dwellings
- Noise and disturbance to Oakleigh and other properties
- If turned into chalet bungalow would cause privacy issues
- Minimal distance between properties increases noise to neighbouring properties and does not allow screening
- Land is a valuable wildlife habitat
- Additional new properties would be unnecessary and overbearing
- If granted ensure Plots 1 and 2 cannot be allowed loft conversions, withdraw permitted development rights
- Request permitted development rights removed to avoid future building above garage to Plot 3
- Concern proximity of Plot 2 to Hawthorn tree to rear garden of Firslea, could be damaged by building works
- Requests any damage done to surface of Spratts Lane by heavy vehicles is made good

One letter of support for the development has been received.

In response to the letters of representation received, the applicant has submitted a letter making the following comments:

- At time of original application we wrote to all adjoining owners and did not receive a reply from Lands End, Oakleigh or Styger House
- No possibility of bungalows having accommodation at first floor as the roofs are too low, and would accept removal of permitted development rights
- Land is not a wildlife habitat but overgrown garden land. There are no buildings or structures in which bats might roost

A G E N D A I T E M S

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Enforcement - 18-20 Riverside, Laleham Reach, Chertsey

An email has been received from a neighbour indicating that the site has been in residential occupation since 1989. They are concerned that if enforcement action is taken then the condition of the site will deteriorate.

A letter via email has been received from the occupier's agents and this has been sent direct to Committee Members. It suggests that the development at the site is lawful and requests that the matter be deferred pending the submission of an application for a Certificate of Lawfulness.

Comment

The occupier has been indicating since at least April 2007 that an application for Certificate of Lawfulness will be submitted. It is therefore considered unacceptable to request deferment at this late stage and the recommendation is that the matter be considered. It is however recommended that if enforcement action is authorised, the Director of Technical Services be authorised to delay serving the Enforcement Notice pending receipt and determination of an Application for a Certificate of Lawfulness which has been confirmed within 28 days (by 24 September 2008).
