



## Planning Committee

Wednesday 16 July 2008 7.30pm

**Council Chamber**  
**Runnymede Civic Centre, Addlestone**

### Members of the Committee

Councillors G B Woodger (Chairman), D W Parr (Vice Chairman), Mrs F M Angell, J R Ashmore, Mrs F J Barden, 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.

## AGENDA

### Notes:

- 1) 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.
- 2) 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, Runnymede Civic Centre, Station Road, Addlestone (Tel: Direct Line: 01932 425620). (Email: [bernard.fleckney@runnymede.gov.uk](mailto:bernard.fleckney@runnymede.gov.uk))**.
- 3) Agendas and Minutes are available on a subscription basis. For details, please ring Mr B A Fleckney on 01932 425620. Agendas and Minutes for all the Council's Committees may also be viewed on [www.runnymede.gov.uk](http://www.runnymede.gov.uk).
- 4) 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 425174)**
- 5) 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)

## GLOSSARY OF TERMS AND ABBREVIATIONS

TERM	EXPLANATION
BCN	Breach of Condition Notice. Formal enforcement action to secure compliance with a valid condition
Brownfield land	'Previously Developed Land'. Land which is or was occupied by a permanent (non-agricultural) structure, including the curtilage of the development (therefore includes gardens)
BVPI's	Best Value Performance Indicators. Specified by central government to measure performance on a wide range of Council services
CHA	County Highways Authority. Responsible for offering advice on highways issues relating to planning applications as well as highways maintenance and improvement
CIR	Government Circular – document setting out policy which has legal connotations
CLEUD	Certificate of Lawful Existing Use or Development. Formal procedure to ascertain whether a development which does not have planning permission is immune from enforcement action
CLOPUD	Certificate of Lawful Proposed Use or Development. Formal procedure to ascertain whether a development requires planning permission
Conservation Area	An area of special architectural or historic interest designated due to factors such as the layout of buildings, boundaries, characteristic materials, vistas and open spaces
CPA	Comprehensive Performance Assessment. An external process to assess the quality of individual Council's Performance (set out in the Local Government White Paper 2001). It brings together evidence from a range of internal and external sources, in addition to an on site inspection, in order to arrive at an overall category
DC	Development Control – the area of planning service that processes planning applications, planning appeals and enforcement work
Design Statement	A design statement is submitted with a planning application and sets out the design principles that the applicant has adopted to make the proposal fit into its wider context
Development Plan	The combined policy documents of the Structure Plan, Local Plan, Minerals and Waste Plans. Will shortly be replaced by the South East Plan, the Local Development Framework and the Minerals and Waste Frameworks
DTS	Director of Technical Services
EA	Environment Agency. Lead government agency advising on flooding and pollution control
EIA	Environmental Impact Assessment – formal environmental assessment of specific categories of development proposals
ES	Environmental Assessment under the Environmental Impact Assessment Regulations
FRA	Flood Risk Assessment
GPDO	General Permitted Development Order. Document which sets out categories of permitted development (see 'PD')
GOSE	The Government Office for the South East. This is the local office of the Deputy Prime Minister for the South East region of England
HGV	Heavy Goods Vehicle
LBC	Listed Building Consent
LDD	Local Development Documents – component parts of the LDF
LDF	Local Development Framework. The policy document that will guide development in the Borough up to 2026
LDS	Local Development Scheme - sets out the programme and timetable for preparing LDDs

<b>TERM</b>	<b>EXPLANATION</b>
Listed building	An individual building or group of buildings which require a level of protection due to its architectural interest, historical interest, historical associations or group value
LNR	Local Nature Reserve
Local Plan	The current planning policy document that will be replaced by the LDF
LPA	Local Planning Authority
LSP	Local Strategic Partnership – Leads on the Community Strategy
Material Considerations	Matters which are relevant in determining planning applications
Net Density	As defined in PPG3: Housing. The density of a housing development excluding major distributor roads, primary schools, open spaces serving a wider area and significant landscape buffer strips
PCN	Planning Contravention Notice. Formal notice which requires information to be provided in connection with an enforcement investigation. It does not in itself constitute enforcement action
PD	Permitted development – works which can be undertaken without the need to submit a planning application
PDG	Planning Delivery Grant. An annual grant from central government which reflects the previous year's performance in delivering planning services
P & I	Policy and Implementation – the area of planning service that produces the Local Development Framework, monitors development and supports the Runnymede Business Partnership and Travel Initiative
PINS	Planning Inspectorate
POS	Public Open Space
PPG	Planning Policy Guidance. This is guidance issued by the Secretary of State detailing National Planning Policy within existing legislation
PPS	Planning Policy Statements. The replacement title for PPG
Ramsar Site	A wetland of international importance
RIPA	Regulation of Investigatory Powers Act. Provides limitation on covert surveillance relating to enforcement investigation
SAC	Special Area of Conservation – an SSSI additionally designated as a Special Area of Conservation under the European Community's Habitats Directive 1992 in order to maintain or restore priority natural habitats and wild species
SCI	Statement of Community Involvement. The document and policies that indicate how the community will be engaged in the preparation of the LDF
SEA/SA	Strategic Environmental Assessment/Sustainability Appraisal – formal appraisal of the Local development Framework
SEEDA	South East England Development Agency
SEERA	South East England Regional Assembly – based in Guildford. Responsible for producing South East Plan
Sec. 106	A legal agreement for the provision of facilities and/or infrastructure either directly by a developer or through a financial contribution, to meet the needs arising out of a development. Can also prevent certain matters
SNCI	Site of Nature Conservation Importance. A non-statutory designated area of county or regional wildlife value
South East Plan	Regional Planning Document produced in draft form by SEERA. Will provide regional planning guidance and housing targets for individual Councils for the period up to 2026
SPA	Special Protection Area. An SSSI additionally designated a Special Protection Area under the European Community's Directive on the Conservation of Wild Birds 1979
SPD	Supplementary Planning Document – provides additional advice on policies in Local Development Framework (replaces SPG)
SSSI	Site of Special Scientific Interest
Structure Plan	Strategic guidance for the whole county produced by Surrey County Council. Will eventually be replaced by the South East Plan

TERM	EXPLANATION
SUDS	Sustainable Urban Drainage Systems. Providing urban drainage systems in a more environmentally sensitive way by systems designed to reduce the quantity of run-off, slow its velocity or provide for filtering, sedimentation and biological degradation of the water
Sustainable Development	Sustainable development is the core principle underpinning planning. It is defined as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs"
TA	Transport Assessment – assessment of the traffic and transportation implications of a development proposal
TPO	Tree Preservation Order – where a tree or trees are formally protected and prior consent is needed for pruning or felling
TRICS	Computerised database and trip rate analysis used to estimate traffic flows to and from a variety of land uses, to assess transportation implications of new development in southern England
Use Classes Order	Document which lists classes of use and permits certain changes between uses without the need for planning permission

1. FIRE PRECAUTIONS

The Chairman will read the Fire Precautions which set out the procedures to be followed in the event of fire or other emergency.

2. NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

3. MINUTES

To confirm and sign the Minutes of the meetings of the Committee held on 4 June and 25 June 2008 as a correct record. Both sets of Minutes are included in the July 2008 Council Summons/Minute Book.

4. APOLOGIES FOR ABSENCE

5. 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.

6. PLANNING APPLICATIONS

A list of 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 from the Technical Services Department.

### 7. REVIEW OF SUB-REGIONAL ALLOCATION OF AGGREGATES IN THE SOUTH EAST (DTS)

#### 1. Purpose of Report

- 1.1 **To consider a response to a consultation from SEERA on changes to the method of calculation of the amount of land-won aggregates (sand, gravel and crushed rock) that each Minerals Planning Authority is expected to provide.**

#### 2. Background Information

- 2.1 Current sub-regional allocations of aggregates, set out in the draft South East Plan are based on past sales of aggregates alone. In 2004, Inspectors at an Examination in Public into minerals policies, recommended a more rounded and forward looking methodology.
- 2.2 Policy M3 of the South East Plan and RPG9 sets out the tonnage of aggregates that each Minerals Planning Authority needs to provide to meet the regional targets. The south-east total is 570 million tonnes between 2001 and 2016. This allocation is based on average past sales from 1995 to 2001 and is therefore not an appraisal of future needs, likely availability of materials, or, environmental constraints.
- 2.3 Following this consultation, SEERA will select a preferred option, amend Policy M3 and submit this to Government. Further consultation will follow and the Government may decide to hold a further Examination in Public before a revised policy is adopted as part of the South East Plan.

#### 3. Report

- 3.1 The methodology used is based on four criteria. The first is construction demand based on providing materials near where they will be used. The second is past sales based on average sales over the last five years, with the years with highest and lowest sales disregarded to avoid distortion.
- 3.2 The third criterion is to give weighting to land outside built-up areas and international wildlife designations. The last gives weight to environmental constraints – national landscape, nature conservation and heritage designations – as well as those in the third criterion.
- 3.3 These weightings were then applied to generate six options:
- Option A: Past Sales option  
Option B: Resource option  
Option C: Demand option  
Option D: Environmental option  
Option E: Demand and resource option  
Option F: Equal weighting option
- 3.4 For the purposes of consultation, SEERA has refined these into three options, C, D and E. Demand led (Option C) places the highest weighting on where future construction demand is likely to be. Environmental (Option D) places the highest weighting on avoiding areas of greatest conservation and landscape importance. Demand and resource (Option E) places equal weighting on demand and on the location of the minerals resources.

#### 4. Planning and Technical Considerations

- 4.1 The implications of these options for the eleven separately identified areas in the south east as compared to the current allocation are shown in the table below. This table represents combined sand and gravel allocations. Crushed rock is not shown as it does not have implications for Surrey.

AREA	Current Allocation	Demand	Environmental	Demand and
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				resource
Berkshire	11.85%	10.27%	10.43%	11.22%
Buckinghamshire	7.47%	7.52%	11.44%	8.86%
East Sussex/Brighton & Hove	0.08%	7.06%	3.45%	5.66%
Hampshire/Portsmouth/Southampton/New Forest	19.85%	19.03%	14.91%	17.41%
Isle of Wight	0.38%	1.73%	2.12%	1.80%
Kent	17.78%	15.60%	12.16%	13.79%
Medway	1.32%	2.35%	1.34%	1.52%
Milton Keynes	0.91%	2.87%	2.90%	2.44%
Oxfordshire	13.74%	12.36%	25.04%	17.77%
<b>Surrey</b>	<b>19.77%</b>	<b>12.33%</b>	<b>8.99%</b>	<b>10.77%</b>
West Sussex	6.87%	8.88%	7.21%	8.76%

- 4.2 It can clearly be seen that any of the suggested replacement options would reduce mineral extraction targets for Surrey, but under the Environmental option, the allocation more than halves. In terms of actual tonnages for Surrey, these are detailed below expressed in millions of tonnes per annum.

	Current Allocation	Demand	Environmental	Demand and resource
Surrey	2.62	1.50	1.09	1.31

- 4.3 In addition, it should be noted that the targets for each Region are being reviewed by the Government and the current consultation proposes that the south-east should supply 12.18 mtpa of land-won sand and gravel for the period 2005 – 2020 compared with the current figure of 13.25 mtpa – a decrease of 8%. Whilst the proposed annual requirement reduces, this has to be considered in the context of the extended period of the Plan. The consequence of this is that, notwithstanding the annual reduction, sites will have to be allocated to meet the longer timeframe
- 4.4 This Borough has been rich in mineral resources and has suffered considerable environmental damage by their extraction over a long period of time. Although mineral extraction is temporary, it usually carries on for many years, causing harm to residents through noise, dust, and heavy goods vehicle movements.
- 4.5 In many cases, restoration has led to differing land forms from that which was originally there. Many former pits have been used to landfill refuse and in a number of cases this has led to land raising. Other areas have been restored as lakes.
- 4.6 There are still a large number of potential mineral sites in the Borough including substantial areas immediately south of Egham and land north of Thorpe and adjacent to Hamm Court. Objections have already been raised to these as part of the Minerals Plan in respect of the harm that would be caused to the landscape and impact on residential amenity.
- 4.7 It is considered that the environmental impact of extraction should be the key driver of allocations and the environmental option (D) is strongly supported. It is clear from the table that other areas could take up the reduction in allocation to Surrey and still achieve the required targets.
- 4.8 The consultation poses specific questions and suggested answers to these are shown below.
- 4.9 **Q1 Does the methodology provide the basis for a more rounded and forward looking approach to sub-regional (by Minerals Planning Authority) allocation of aggregates than the current allocation based on past sales?**

**Comment**

*Yes and the move away from crude past sales is strongly supported.*

- 4.10 Q2 Which, if any, is your preferred option to be used as the basis for future allocations?

**Comment**

*Option D, 'Environmental' is strongly supported.*

- 4.11 Q3 Should there be separate allocations for soft sand, and for sharp sand and gravel, or a single combined allocation for all sand and gravel?

**Comment**

*Separate allocations should be retained to ensure delivery of material in accordance with need. A combined allocation may allow for over-provision of one element at the expense of another.*

- 4.12 Q4 Would allocations based on 'Demand', 'Environmental' or 'Demand and resource' options be realistic and deliverable in practice - especially in light of the likely reduction in the total amount the region is expected to provide?

**Comment**

*Given the likely reductions in targets, there is no reason why this should not be deliverable. Whilst it is accepted that this will not prevent sites coming forward, more protection can be given to the most environmentally sensitive sites by removing their preferred status from Minerals Local Development Frameworks.*

- 4.13 Q5 Are any additional changes needed to Policy M3 and supporting text?

**Comment**

*None suggested.*

**OFFICERS' RECOMMENDATION that -**

**the comments set out in paragraphs 4.9 to 4.13 of the report be forwarded to SEERA as this authority's formal comments on this consultation.**

**(TO RESOLVE)**

Background Papers

Partial Review of RPG9 and the Draft South East Plan. Review of Sub-Regional Allocation of Land-won Aggregates. Consultation Document. SEERA.

8. APPEAL DECISIONS

The Planning Inspectorate has recently determined the appeals mentioned below. Appeal decisions (a) - (e) are attached at Appendix 'A', 'B', 'C', 'D', and 'E' respectively. Appeal decisions (f) - (i) are available for inspection in the Members' Room.

<u>Site/Development</u>	<u>Decision</u>
a) Southover, Hurst Lane, Egham - planning appeal regarding removal of a gazebo and erection of a rear single storey conservatory (07/0446).	ALLOWED AND PERMISSION GRANTED

b)	Waldeck House, Lyne Lane, Lyne - planning appeal regarding erection of a single storey rear kitchen extension (07/0655).	ALLOWED AND PERMISSION GRANTED
c)	63 Wendover Road, Staines - planning appeal regarding single storey rear extension to provide study and dining area (07/1257).	ALLOWED AND PERMISSION GRANTED
d)	19 Wheatash Road, Chertsey - planning appeals regarding demolition of an existing house and construction of a pair of semi-detached bungalows (07/0935) (07/1317).	07/0935 - DISMISSED 07/1317 - ALLOWED AND PERMISSION GRANTED
e)	Abbey Walls, Abbey Gardens, Chertsey - planning appeal regarding erection of a four bedroom dwelling following the demolition of existing garages and storage buildings (07/1301).	ALLOWED AND PERMISSION GRANTED
f)	Holme Lodge, 33 Byfleet Road, New Haw - planning appeal regarding a new vehicular access (07/0678).	DISMISSED
g)	Hamilton House and land r/o Beechwood and Marlings, Bakeham Lane, Englefield Green - planning appeal regarding demolition of Hamilton House and erection of ten 4 and 5 bed dwellings (07/1034).	DISMISSED
h)	Walnut Tree Cottage, Church Walk, Chertsey - planning appeal regarding erection of 10 one bed houses (07/1044).	DISMISSED
i)	Oakdene, 146 Liberty Lane, Addlestone - planning appeal regarding two storey rear extension (07/1226).	DISMISSED

**(FOR INFORMATION)**

Background Papers

Appeal decisions.

9. STANDING ORDER 42 - URGENT ACTION

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

Officer	Action Taken	Central Index No
Director of Administration and Leisure	Highfield House, St Johns Way, Chertsey - Authority given for applicant to enter into a Deed of Grant of Right of Way upon payment of £4,000. This varies the precise terms of the Committee resolution made in July 2002, regarding a Section 106 Agreement.	665

**(FOR INFORMATION)**

Background Papers

Standing Order 665 on DAL SO42 file.

10. PLANNING APPLICATIONS DETERMINED BY DIRECTOR OF TECHNICAL SERVICES (DTS)

A list of planning applications recently determined by the Director of Technical Services under his delegated powers is attached at Appendix 'F'. If Members have any particular matters they wish to raise, prior notice to the Chairman would be of assistance.

**(FOR INFORMATION)**

Background Papers

None

11. EXCLUSION OF PRESS AND PUBLIC

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

**OFFICERS' RECOMMENDATION that -**

**the press and public be excluded from the meeting during discussion of the following reports 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 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)