



**Para 4.6:** The County Waste and Minerals Department has responded stating that they have no objections in relation to the County's minerals and waste responsibilities but would be wary about permitting residential use on a restored domestic landfill site, especially one that was filled nearly 30 years ago when standards were a lot less stringent than they are today. They state that there may also be an issue regarding the integrity of the landfill cap and advise that as a precaution, it would seem prudent to carry out a ground contamination survey and to assess whether there could be potential risk to human health/safety in the event that any gases are still being discharged.

**Para 4.7:** The County Strategic Planning Unit has responded by raising objections to the application. They state that in their view as a consequence of the location of the site and the nature of the proposals, development would be contrary to strategic policy for sustainable development and the protection of the Green Belt and countryside. It is nevertheless recognised that it is for the Borough Council to determine whether there are exceptional circumstances to justify overriding such strong policy principles. The evidence for such an exception would include proof of gypsy status, the special family circumstances of the case and the lack of alternative sites for suitable residential accommodation within the area. Such evidence would need to be overriding.

**Para 4.11:** The Surrey Travellers Community Relations Forum has responded verbally and confirms that the Kefford Family has been travelling within the Surrey area for over 20 years and has family connections to the Runnymede area. They strongly support the planning application.

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4. **Page 39** **Holme Place, Kingswood Rise, Englefield Green (RU.08/0992)**

**Informatives:** Revised drawings been received as follows:

<u>Drawing number:</u>	<u>Date Received:</u>
0204/41B (rear elevation-proposed)	07/11/2008
0204/42C (northern side elevation-proposed)	07/11/2008
0204/34A (existing elevations)	07/10/2008
0204/35A (existing elevations 2)	07/11/2008

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5. **Page 47** **2 Woodham Park Road, Woodham (RU.08/0999)**

**Consultations:** Para 4.1 Two additional letters have been received raising similar objections to the earlier letters on grounds of overlooking of adjacent gardens on Woodham Lane, density of vehicles using the site, and the removal of trees prior to the planning application.

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**Consultations:**

Two further letters of objection have been received making the following comments:

- the proposal appears to be misconceived as earlier applications have been refused at appeal;
- nothing has changed to make this new application acceptable;
- plot is too small for 2 separate properties;
- completely out of keeping with the area;
- the entrance to Woodham Park Way offers a sylvan aspect will all dwellings, other than the application site, shielded from the carriageway by hedges or trees;
- the size and shape of the plot is not appropriate for any dwelling;
- vehicular entrance too close to junction of Woodham Lane to allow safe passage of pedestrians and vehicles on Woodham Park Way;
- cars may be required to park on the road;
- the perimeter of the plot is heavily planted/shaded by hedges and mature trees;
- the Design and Access Statement suggests that the garden will be secluded by blocking off the driveway and additional planting which will further reduce the amount of sunlight to the plot resulting in pressure to remove planting along the frontage resulting in a detrimental impact on the environment of the entrance from Woodham Lane;
- the Design and Access Statement also states that the existing gable end of White Timbers is obtrusive, but this is not the case. The nearby bungalows are small with little impact on the road and these should not be used as a precedent for this application as their gardens too are shady;
- the approval of this proposal may also set a precedent for other plots in the locality;
- the proposed development will be directly opposite an objector's property and it will reduce afternoon sunlight;
- Woodham Park Way will become a rat run increasing risk of accidents;
- electricity substation on southern boundary and with mature trees creates a blind junction which cannot be improved.

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