



PLANNING COMMITTEE

19 NOVEMBER 2008

APPENDICES

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PLANNING COMMITTEE29 October 2008 at 7.30pm

Members of the Committee present: Councillors G.B. Woodger (Chairman), D W Parr (Vice-Chairman), Mrs F M Angell, Mrs F J Barden, Mrs R Denby, R J Edis, J M Edwards, Mrs E Gill, Mrs L Gillham, C Knight, M T Kusneraitis, Mrs Y P Lay, H W V Meares, Mrs M Roberts, and P B Tuley

Members of the Committee absent: None

NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

The Groups mentioned below had notified the Chief Executive of their wish that the changes listed below be made to the membership of the Committee. The changes were for a fixed period ending on the day after the meeting and thereafter the Councillors removed would be reappointed.

Group requesting Change	Remove from Membership	Appoint Instead
Conservative	Councillor J R Furey	Councillor R J Edis
Conservative	Councillor N Stewert	Councillor Mrs R Denby
Runnymede Independents	Councillor J R Ashmore	Councillor Mrs L Gillham

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

MINUTES

The Minutes of the meeting of the Committee held on 24 September 2008 were approved and signed as a correct record subject to two minor typographical errors.

DECLARATION OF INTEREST

The following Councillors declared a prejudicial interest under the Runnymede Code of Conduct for Members.

Councillor	Item	Nature of Interest
P B Tuley	6. RU 08/918 White Timbers Woodham Park Way Woodham	Prejudicial - Personal friend of applicant and Member of Rotary Club of Chertsey.
Mrs F M Angell	6. RU 08/919 High Acre Portnall Drive Virginia Water	Prejudicial - Personally known to the applicant.
Mrs F J Barden	6. RU 08/919 High Acre Portnall Drive Virginia Water	Prejudicial - Personal acquaintance

G B Woodger	6. RU 08/919 High Acre Portnall Drive Virginia Water	Prejudicial - Personal friend.
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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

RESOLVED that -

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

APP NO

LOCATION, PROPOSAL AND DECISION

RU 08/0438

The Oaks, Lyne Lane, Lyne

Certificate of Existing Lawful Use relating to the continued use of land and buildings for the sale, servicing, maintenance and storage of motor vehicles, caravans, boats and existing lawful development for an existing single storey detached workshop building and detached single storey office and store, access road, gates, gate posts and walling.

The applicant had appealed against the non-determination of this application. If the Council were the determining authority it would have determined the application as follows:

- DECISION:**
- i) REFUSE a certificate of existing lawfulness for the sale, servicing, maintenance and storage of motor vehicles, caravans and boats on the grounds that the applicant has failed to demonstrate that on the balance of probability the land has been used for such a use for a period in excess of 10 years.**
 - ii) REFUSE a certificate for an existing metal gate, gate posts and solid walling on the grounds that the applicant has failed to demonstrate that on the balance of probability the unauthorised operational development was substantially completed for a period in excess of 4 years.**
 - iii) GRANT a certificate for two existing buildings (single storey workshop and single storey office/store), and rear access road on the grounds that the applicant has demonstrated that on the balance of probability the unauthorised operational development was substantially completed for a period in excess of 4 years.**

- (2) (i) The Director of Administration and Leisure be authorised to issue Enforcement Notices under Section 172 of the Town and Country Planning Act 1990 (as amended) requiring:**

- (a) the cessation of the unauthorised use of the land for the sale, servicing, maintenance and storage of motor vehicles, caravans and boats and the use of the detached store/office for ancillary staff accommodation.
 - (b) the removal of all motor vehicles, caravans and boats and associated equipment and materials from the site, including external storage as reported;
 - (c) To reduce the height of the unauthorised metal gates, gate posts and solid walling to a maximum height of 1 metre above ground level and removal of all resulting materials and debris from the site.
- (ii) the Director of Administration and Leisure be authorised to take appropriate action in carrying out the necessary works or prosecution under Sections 178 and 179 of the Town and Country Planning Act 1990 in the event that the Notice(s) once effective are not complied with.

Reasons for Issuing the Enforcement Notices

- 1) The unauthorised change of use of the land for sale, servicing, maintenance and storage of motor vehicles, caravans and boats is inappropriate development within the Green Belt which fails to maintain the openness of the Green Belt, is harmful to the visual amenities of the Green Belt and Landscape Problem Area, and conflicts with the purposes of including land in the Green Belt. This is contrary to saved policy LO4 of the Surrey Structure Plan 2004, and saved Policies GB1 and NE10 of the Runnymede Borough Local Plan Second Alteration April 2001 and the advice contained within Planning Policy Guidance Note 2: Green Belts.
- 2) The unauthorised metal gates, posts and solid walling, by reason of their length, height, positioning adjacent to the highway, and design results in a hard, intrusive and urbanising feature which is inappropriate development in the Green Belt, detrimental and harmful to the openness and visual amenities of the Green Belt and Landscape Problem Area, and is contrary to saved Policy LO4 of the Surrey Structure Plan 2004 and saved Policies GB1 and NE10 of the Runnymede Borough Local Plan Second Alteration April 2001 and advice contained within Planning Policy Guidance Note 2: Green Belts.
- 3) The applicant has failed to adequately demonstrate that any very special circumstances exist which outweigh the harm to the Green Belt caused by this inappropriate development and is contrary to saved Policy LO4 of the Surrey Structure Plan 2004 and saved Policies GB1 and NE10 of the Runnymede Borough Local Plan Second Alteration April 2001 and

**advice contained within Planning Policy Guidance
Note 2: Green Belts.**

RU 08/0872

90 Harvest Road, Englefield Green, Egham

Two storey extension to the rear of 90 Harvest Road and erection of new 2/3 storey detached building containing 2 no 2 bed flats, following demolition of detached outbuilding and existing extension to 90 Harvest Road (revised plans received 23 September 2008 amending design of front elevation).

DECISION: Subject to the prior completion of a legal agreement under Section 106 of the Town and County Planning Act (as amended) to secure a financial contribution of £10,290 for the infrastructure tariff the Director of Technical Services be authorised to grant permission subject to Conditions, Reasons and Informatives as per Agenda.

RU 08/0918

White Timbers, Woodham Park Way, Woodham

Erection of part single storey, part two storey side extension following demolition of existing single storey side extension, garage and car port.

DECISION: GRANT permission subject to Conditions and Informatives as per Agenda.

RU 08/0919

High Acre, Portnall Drive, Virginia Water

Erection of replacement bungalow with basement and retention of existing garage following demolition of existing bungalow.

DECISION: GRANT permission subject to Conditions and Informatives as per Agenda, amended Condition 6, additional Condition 17 as per Addendum and a new Condition restricting the use of the light-well ladder for exit purposes only.

Councillor Mrs Lay asked for her concerns on the growing number of applications for basement development and thus the potential effects on the environment to be noted.

PLANNING PERFORMANCE CHECKLIST - OVERVIEW

The Committee was advised of local authorities' performance in the handling of planning applications, in the year ending June 2008, from information provided by the Department of Communities and Local Government. The Checklist demonstrated performance against the three handling targets which were set as from 1 April 2002 with the emphasis on the need for timely handling of major applications.

Fifty-two planning authorities had been classified as "improving" performers and 14 planning authorities were classified as "declining" performers. Runnymede Borough Council was regarded as an "improving authority", and furthermore, in March 2008, the Audit Commission had stated that Runnymede's Development Control Section was the most improved section, in the whole country, over the past three years (1st out of 381 authorities).

The following table, as presented to the Committee, ranked Surrey Local Authorities according to their current performance set against the Government's target for determining applications:

Planning Performance Checklist 2007-2008 (incl appeals)

	Rank for Major Apps. (out of 367)	% For Majors	Rank for Minors Apps (out of 367)	% for Minors	Rank for Other Apps (out of 367)	% for Other Apps	Average Ranking Score (out of 367)	Appeal Success Rate (% Dismissed on Appeal)
	Target 60%	Target 65%	Target 80%					
Runnymede	49	86%	28	89%	12	96%	29	78%
Tandridge	45	86%	71	84%	163	89%	93	61%
Epsom & E	54	85%	175	82%	90	91%	106	56%
Elmbridge	79	80%	198	76%	117	90%	131	62%
Guildford	55	85%	159	79%	251	84%	155	67%
Woking	189	69%	220	75%	74	92%	161	61%
Mole Valley	47	86%	287	70%	154	89%	162	74%
Reigate & B	236	65%	170	78%	150	89%	185	64%
Surrey Heath	274	62%	298	69%	288	82%	286	68%
Waverley	330	51%	350	58%	334	78%	338	60%
Spelthorne	340	47%	356	53%	347	72%	347	67%

Commentary:

- (i) *This Table illustrated that the performance on determining applications, as compared with other Surrey Authorities, showed Runnymede as the joint-top performing authority for major applications and top for minor and other applications. Overall, this placed Runnymede as the highest performing planning authority in Surrey. When compared overall with the rest of the country, the data showed that RBC was well inside the top 10% of Local Planning Authorities (29th out of 367 Local Planning Authorities).*
- (ii) *The Table also showed that the Council had the highest appeal success rate in the County with 78% of appeals being dismissed.*
- (iii) *In the past, the Government had been concerned that some planning authorities sought to boost their determination rates by simply refusing planning permission. They had therefore carefully monitored appeal success rates to see where these dipped significantly as a result of this practice. Runnymede's high performance in successfully defending appeals clearly demonstrated that the decision-making process was robust and timely.*
- (iv) *Decision making was a good reflection of the work of both the Planning Committee and Planning Officers in the processing and determining applications. Runnymede's success had been achieved during a particularly difficult period for the Development Control Team, which had had to balance reduced staffing levels against a significant number of large and complex applications together with a number of difficult enforcement cases during the period of the assessment.*

- (v) *The high success rate on appeals was an indicator that good quality decision-making was taking place in determining applications which was being recognised and supported by independent Planning Inspectors on appeal.*

In noting this achievement Members congratulated the Development Control Team for their work and asked for a Vote of Thanks to be recorded in these Minutes.

APPEAL DECISIONS

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

<u>Site/Development</u>	<u>Decision</u>
i) Westwood, South Drive, Virginia Water - planning appeal regarding erection of two storey replacement dwelling following demolition of existing dwelling without complying with a condition on RU 05/1180 (RU 08/0210).	ALLOWED
ii) The Ryepeck, Laleham Reach, Chertsey - planning appeal regarding 2 storey/1½ storey 2 bed house with single detached garage (RU 07/1039)	ALLOWED
iii) 61 Byron Road, Addlestone - planning appeal regarding erection of single storey rear and first floor side extensions (RU 07/1207).	DISMISSED
iv) 53 and r/o 55 Hare Hill, Addlestone - planning appeal regarding demolition of existing house and erection of 14 two bed flats with access and parking (RU 08/0280)	DISMISSED
v) Runnymede House, 96-97 High Street, Egham (RU 07/1200) - planning appeal regarding conversion of existing office block with existing 2 residential flats into 16 residential units, including two extensions to existing building and associated external works (RU 07/1200).	DISMISSED
vi) Spring Farm, Muckhatch Lane, Thorpe - planning appeal regarding a two storey family home with double garage (RU 07/1080).	DISMISSED
vii) Birchwood, Lake Road, Virginia Water - planning appeals regarding demolition of two sheds and replacement of floor area by raising roof over existing office and creation of a dry access between garage and office at first floor (RU 07/0978 and RU 07/1298).	DISMISSED

With regard to the comments made by the Inspector in relation to The Ryepeck planning appeal, which had resulted in a formal complaint being made by Runnymede Borough Council, Members asked that the Planning Inspectorate's response be reported in due course.

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 8.21pm)

PLANNING & DEVELOPMENT
FINANCIAL MONITORING STATEMENT
 Figures to the end of October 2008

APPENDIX 'B'

PROJECTED BUDGET AND FORECAST

	2008/09	Future Years		
	Budget £'000	2009/10 £'000	2010/11 £'000	2011/12 £'000
Total service budgets	1,634	1,634	1,634	1,634
Housing & Planning Delivery Grant - forecast	-171	-171	-171	-171
Total approved budgets	1,463	1,463	1,463	1,463
Approved and reported changes:				
Annual Pay & Workforce Plan				
Planning Obligations Co-ordinator	27	38	38	38
Planning Obligations Receipts	-27	-38	-38	-38
Consultants - LDF	30			
- financed by Section 106/HPDG	-30			
Planned Underspends brought forward from 2007/08	38			
<u>Changes approved in Financial Forecast (November 2007)</u>				
Policy & Implementation - increase in charges				-2
Development Control - increase in charges				-50
Target savings		-25	-25	-25
Other potential changes:				
Local Development Framework Inquiry - S/E to be requested		100	100	
Consultants - LDF - SANGS Endowment to be requested		30		
- Financed by SANGS Endowment - to be requested		-30		
DC Appeals - Incinerator - S/E to be requested	100			
DC Enforcement - Padd Farm Inquiry -S/E to be requested	22			
Housing & Planning Delivery Grant	-8	-8	-8	-8
Building Control - joint working			-20	-20
Potential shortfall in fee income	100	100	100	50
Latest budget projection	1,715	1,630	1,610	1,408

SAVINGS STILL TO BE DELIVERED

	2008/09	Future Years		
	Budget £'000	2009/10 £'000	2010/11 £'000	2011/12 £'000
Policy & Implementation - increase in charges				2
Development Control salary savings	25	25	25	25
Development Control charges increased above inflation	100	100	100	150
Building Control - joint working			20	20
Target savings		25	25	25

CURRENT YEAR KEY BUDGETS - Figures to 28 October

	2008/09 Budget £	Budget to Date £	Actual to Date £	Variance to Date £
Income budgets				
* Planning Application Fees	540,000	315,000	252,500	-62,500
Building Control Fees	341,700	199,000	183,400	-15,600
* Shortfall in fees partly due to increased applications prior to introduction of Planning Obligations - 1 April				

PLANNING APPLICATIONS DETERMINED BY

 DIRECTOR OF TECHNICAL SERVICES

13TH TO 31ST OCTOBER 2008

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
08/0276	Commercial Yard r/o Yule Lodge, Ten Acre Lane, Thorpe Certificate of Lawfulness for an existing use or operation comprising transport yard for use by commercial haulage and carrier business with workshop building for the incidental servicing, maintenance and repair of vehicles; with associated hardstanding area for parking and turning of vehicles; boundary fencing and access gates and W.C. block DECISION: GRANT CERTIFICATE OF EXISTING LAWFULNESS
08/0682	Topgolf Centre (formerly Surrey Golf & Fitness), Moated Farm Drive, Addlestone Retention of non-illuminated sign (revised description 24/09/07) DECISION: GRANT
08/0744	Strodes College, High Street, Egham Details pursuant to Condition 18 (Boundary Treatment) and 21 (Refuse Store) of permission RU.03/0979 (14 No. flats with access off Wetton Place) DECISION: APPROVE
08/0745	Withany, Heath Rise, Virginia Water Details pursuant to Condition 18 (Sustainable Urban Drainage System) of permission RU.06/0841 (Replacement Dwelling) DECISION: APPROVE
08/0807	St John's Beaumont School, Priest Hill, Old Windsor Construction of temporary access track and compound DECISION: GRANT
08/0808	Former Gas Works Site, Pretoria Road, Chertsey Discharge of Conditions 3, 21 and 31 (relating to balcony screening, soundproofing and transient environmental impacts) of planning permission RU.08/0273 granted for a residential development of 121 dwellings DECISION: SPLIT DECISIONS FOR DISCHARGE OF CONDITIONS
08/0813	Lotus 2, Lotus Park, The Causeway, Staines Advertisement consent for two internally illuminated signs to the north and east elevations DECISION: GRANT

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 08/0815 Lotus 2, Lotus Park, The Causeway, Staines
Advertisement consent for two non-illuminated signs to north and east elevations
DECISION: GRANT
- 08/0816 Former Gas Works Site, Pretoria Road, Chertsey
Part details pursuant to Conditions 17 (Contamination Risk to Residents in Areas of Open Space); and Condition 20 (Facilities to Keep the Highway Clear) of planning permission RU.08/0273
DECISION: SPLIT DECISIONS FOR DISCHARGE OF CONDITIONS
- 08/0825 2 Quincy Road, Egham
Erection of a detached garage with new boundary wall with railings fronting Quincy Road
DECISION: GRANT
- 08/0829 The Coach House, Longcross Road, Longcross, Chertsey
Erection of a first floor side extension and first floor side dormer window
DECISION: REFUSE
- 08/0830 Salesian School, Guildford Road, Chertsey
Approval of details pursuant to Condition 2 (Materials), Condition 3 (Tree Protection) and Condition 4 (Surface Water Drainage) of planning permission RU.08/0423 for the erection of 3 No. new single storey classroom blocks, single storey infill extension to laboratories and single storey extension to staff room
DECISION: APPROVE
- 08/0833 1 Lyne Grove Cottages, Lyne Lane, Lyne
Retrospective planning permission for construction of ménage for private use and formation of an earth bund inside the Northern and Western boundaries
DECISION: GRANT
- 08/0842 Fan Court Farm, Longcross Road, Lyne
Erection of new building comprising 10 stables and two tack rooms following demolition of five existing buildings
DECISION: REFUSE
- 08/0843 44 Pinewood Avenue, New Haw
Crown lift to 2.5m and crown reduction by 20% of two Beech trees in front garden of No. 44 Pinewood Avenue, protected by Tree Preservation Order No. 341. (Amended description 15/10/2008)
DECISION: GRANT
- 08/0845 Little Acorns, 12A Jersey Close, Chertsey
Reduce crown to previous pruning points by removal of regrowth only of Oak tree protected by Tree Preservation Order No. 165 marked T1 on submitted plan
DECISION: GRANT

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 08/0846 7 Oliver Close, Addlestone
Formation of a ground floor utility room and integral garage and erection of a first floor rear extension and rear conservatory
DECISION: GRANT
- 08/0849 Bishops Heath, Bishopsgate Road, Englefield Green
Creation of new access and entrance with associated gates, piers and railings following closure of existing entrances
DECISION: REFUSE
- 08/0850 11 Mayfield Gardens, Staines
Erection of detached bungalow, new gates and boundary treatment following demolition of the existing dwelling and garage
DECISION: REFUSE
- 08/0853 19 Masonic Hall Road, Chertsey
Erection of single storey rear extension
DECISION: GRANT
- 08/0854 124A Guildford Street, Chertsey
Erection of four dormer windows on side elevations and rear roof extension to enable conversion of existing first and second floors to 3 No. additional one bedroom flats
DECISION: REFUSE
- 08/0855 124A Guildford Street, Chertsey
Listed Building Consent for works to building to enable conversion of first and second floors to 3 No. additional flats
DECISION: REFUSE
- 08/0856 62 Pooley Green Road, Egham
Erection of a single storey rear extension following demolition of existing rear element
DECISION: GRANT
- 08/0857 The Lodge, Green Lane, Staines
Erection of two storey dwelling following demolition of existing bungalow
DECISION: GRANT
- 08/0858 Cornerstone, 22 Faris Barn Drive, Woodham
Erection of a two storey side and rear extension
DECISION: GRANT

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 08/0859 Wych Dell, Oak End Way, Woodham
Erection of an infill extension between the existing house and garage with the insertion of a rooflight
DECISION: GRANT
- 08/0860 Rivermead, Hamm Court, Weybridge
Certificate of Proposed Lawful Development for the erection of single storey detached outbuilding
DECISION: REFUSE CERTIFICATE OF PROPOSED LAWFULNESS
- 08/0863 42 Hythe Park Road, Egham
Erection of single storey rear extension
DECISION: GRANT
- 08/0865 Pentland House, Middle Hill, Egham
Erection of a single storey rear extension with insertion of glazed atrium and construction of additional rear dormer to allow habitable accommodation in roof space following demolition of part of existing garage and summerhouse. (Revised plan received 09/09/2008)
DECISION: GRANT
- 08/0866 Commoners, Barley Mow Road, Englefield Green
Erection of detached treble garage with first floor accommodation over (revised plans received 20/10/08)
DECISION: GRANT
- 08/0867 100-102 Bridge Road, Chertsey
Retrospective advertisement consent application for the erection of 2 internally illuminated freestanding units
DECISION: GRANT
- 08/0870 The Pines, London Road, Englefield Green
Discharge of Conditions attached to planning permission RU.06/0638 (granted on appeal for 4 No. x 3 storey terraced houses and a new greenhouse on land to the rear of The Pines); Conditions to be discharged as follows 2 (Materials); 3 (Levels); 4 (Hard and Soft Landscaping); 7 (Landscape Maintenance); 8 (Closure of Vehicular Access); 10 (Construction Management); 11 (Wheel Cleaning)
DECISION: APPROVE
- 08/0871 14 The Ridings, Addlestone
Construction of one dormer to rear elevation and two dormers to front elevation to allow habitable accommodation in the roofspace
DECISION: REFUSE
- 08/0873 56A Common Lane, New Haw
Erection of a single storey rear extension, single storey side/front extension to form a garage and alterations to fenestration following demolition of existing lean-to
DECISION: GRANT

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 08/0875 Land adj. Holt House, 4 Chobham Road, Ottershaw
Demolition of existing double garages and erection of new attached single storey dwelling with accommodation in the roofspace and garage and car port
DECISION: REFUSE
- 08/0876 Land adj to Holt House, 4 Chobham Road, Ottershaw
Listed Building Consent for works in association with proposed demolition of existing garages and erection of an attached single storey dwelling abutting Holt House
DECISION: REFUSE
- 08/0877 Weycroft, Wey Manor Road, New Haw
Certificate of Lawful Proposed Development for the erection of a first floor extension
DECISION: GRANT CERTIFICATE OF PROPOSED LAWFUL DEVELOPMENT
- 08/0878 The Lammas Recreation Ground, Wraysbury Road, Staines
Consultation by Spelthorne Borough Council for erection of temporary two storey modular buildings and temporary use of the building for the Staines Sea Cadets. Installation of boat ramp to the River Thames and the demolition of crazy golf course and hire kiosk
DECISION: NO OBJECTION
- 08/0879 12 Canford Drive, Addlestone
Erection of a single storey front extension to form new entrance porch and W.C., and a first floor rear extension
DECISION: GRANT
- 08/0883 Land at Woodham Lock, West Byfleet
Erection of black painted steel vehicular entrance gates and wooden pedestrian gate
DECISION: REFUSE
- 08/0884 The White House, Addlestone Road, Addlestone
Erection of single storey rear extension incorporating terrace following demolition of existing, formation of new vehicle access and erection of front boundary wall and gates
DECISION: REFUSE
- 08/0885 The White House, Addlestone Road, Addlestone
Conservation Area Consent for demolition of existing rear extension
DECISION: GRANT
- 08/0886 1 Connolly Court, Virginia Park, Christchurch Road, Virginia Water
Erection of a conservatory to rear of property
DECISION: GRANT

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

08/0888 Roundwood, Wellington Avenue, Virginia Water
Replacement two storey dwelling with linked treble garage and
accommodation over following demolition of existing dwelling and outbuildings

DECISION: GRANT

08/0889 5 Oak Tree Close, Virginia Water
Erection of attached single garage and extended front porch canopy

DECISION: GRANT

08/0890 The Ashford & St. Peter's Hospitals NHS Trust, Guildford Road, Chertsey
Removal of self seeded goat willow in view of CCTV Camera No. 603 to
improve view of camera and of help point, removal of self seeded sycamore in
view of CCTV Camera No. 604 and raise crown of an Oak tree obscuring view
of CCTV Camera No. 604 protected by Tree Preservation Order No. 224

DECISION: GRANT

08/0892 32 Fletcher Road, Ottershaw
Replace existing flat roof on front and side elevations to pitched roof with
insertion of rooflights

DECISION: GRANT

08/0893 13 Park Avenue, Egham
Erection of a single storey rear/side extension

DECISION: GRANT

08/0895 168 High Street, Egham
Part two storey rendering of existing front elevation to frame existing doorway
to offices

DECISION: GRANT

08/0896 35 Ongar Place, Addlestone
Removal of tree in back garden

DECISION: GRANT

08/0897 Land at Abbey Walls, Abbey Gardens, Chertsey
Conservation Area Consent for removal of existing garages and storage
buildings (following appeal decision)

DECISION: GRANT

08/0899 Land at Abbey Walls, Abbey Gardens, Chertsey
Listed Building Consent for demolition of existing garages and storage
buildings and the construction of a new single storey four bedroom dwelling
(following appeal decision)

DECISION: GRANT

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 08/0902 Leeons, Temple Gardens, Staines
Erection of a first floor extension with front balcony, two storey side extension with new roof over, repositioning and alteration of windows and single storey side and rear extension to west elevation
DECISION: GRANT
- 08/0904 Bridge Street Car Park and Sea Cadet Building, Bridge Street, Staines
Consultation by Spelthorne Borough Council for erection of 143 No. residential units, new Sea Cadets facility and café, with associated parking, access and landscaping, following the demolition of the existing car park and Sea Cadets building
DECISION: OBJECT
- 08/0907 Beukenhof, Tite Hill, Englefield Green
Conversion of loft space into habitable accommodation incorporating dormers to the front and rear elevations and roof lights to the side and rear elevation

DECISION: GRANT
- 08/0911 66 Pinewood Grove, New Haw
Erection of part two storey, part single storey side extension
DECISION: GRANT
- 08/0912 Red Lodge, Bishopsgate Road, Englefield Green
Erection of three storey replacement dwelling with basement, detached 4 car garage with staff accommodation over, detached single storey stable block and 2 summerhouses and garden folly and entrance gates and walls, following demolition of existing dwelling and outbuildings. (Revision to permission reference RU.08/0373 involving repositioning of replacement dwelling and extending the length of the garage block)
DECISION: GRANT
- 08/0914 7 Jersey Close, Chertsey
Erection of conservatory to rear of property
DECISION: GRANT
- 08/0918 White Timbers, Woodham Park Way, Woodham
Erection of part single storey, part two storey side extension following demolition of existing single storey side extension, garage and car port
DECISION: GRANT
- 08/0921 7 & 9 Lime Tree Walk, Virginia Water
Coppicing of one Eucalyptus tree covered by Tree Preservation Order 143
DECISION: GRANT

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 08/0922 Tudor Manor, Coach Road, Ottershaw
Erection of single storey side extension, extension to existing single storey side extension with new pitched roof, detached double car port to side of property and new entrance gates, brick piers and wall following demolition of existing single storey side elements
DECISION: GRANT
- 08/0923 332 Stroude Road, Virginia Water
Erection of a part two storey, part single storey rear extension and single storey side extension following demolition of existing rear element
DECISION: GRANT
- 08/0924 64 Hythefield Avenue, Egham
Erection of first floor rear extension
DECISION: GRANT
- 08/0929 6 Bramley Close, Chertsey
Erection of a single storey rear extension incorporating insertion of a dome shaped skylight following removal of two existing rear structures
DECISION: REFUSE
- 08/0930 Thorpe Farmhouse, Village Road, Thorpe
Crown thinning of one Sycamore tree that falls within a Conservation Area
DECISION: NO OBJECTION
- 08/0931 10B Common Lane, New Haw
Erection of a two storey side and part two, part single storey rear extension
DECISION: REFUSE
- 08/0937 White Walls and adjoining land to the rear of Firslea, Lanes End, Oakleigh and Styger House, Spratts Lane, Ottershaw
Approval of details pursuant to Conditions 4 (Materials), 5 (Surface Materials), 9 (Tree Protection), 10 (Soft Landscaping), 13 (Contamination), 17 (Surface Water) and 14 (Bat Survey) of planning permission RU.08/0662
DECISION: SPLIT DECISIONS FOR DISCHARGE OF CONDITIONS
- 08/0941 8 St. Paul's Road, Staines
Erection of a single storey rear extension and construction of dormers to both sides and insertion of rooflights to allow habitable accommodation in roof space
DECISION: GRANT
- 08/0942 16 Strode Street, Egham
Erection of single storey front porch and rear extensions following demolition of existing rear pergola
DECISION: GRANT

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 08/0943 Garter Cottage, Hare Hill, Addlestone
Amendment to planning permission RU.08/0196 changing the design of the rear dormer windows on existing house and replacement garage and erection of external metal staircase to residential annex above garage
DECISION: GRANT
- 08/0944 9 Abbots Drive, Virginia Water
Approval of details pursuant to Condition 2 (Materials) of planning permission RU.07/0333
DECISION: APPROVE
- 08/0945 Burley Cottage, 6 Staines Lane, Chertsey
Remove Horse Chestnut tree in rear garden of property
DECISION: NO OBJECTION
- 08/0946 4 Upper Walk, Virginia Park, Virginia Water
Crown reduction of one London Plane tree covered by Tree Preservation Order No. 143 (amended description)
DECISION: GRANT
- 08/0948 Royal Holloway University of London, Egham Hill, Egham
Temporary permission for 3 years for the erection of a 2 storey modular building to provide a science faculty building
DECISION: GRANT
- 08/0949 Smiths Lawn, Windsor Great Park, Egham
Erection of retractable awning to cover terrace of the clubhouse building (permitted by RU.07/1160) facing the polo field
DECISION: GRANT
- 08/0950 7 Danehurst Close, Egham
Erection of a single storey side extension with insertion of dormer window to allow habitable accommodation in roofspace
DECISION: GRANT
- 08/0958 7 Alder Close, Englefield Green
Erection of a single storey rear/side extension
DECISION: GRANT
- 08/0959 26 Alexandra Road, Englefield Green
Erection of single storey rear extension incorporating a conservatory
DECISION: REFUSE
- 08/0969 122 Green Lane, Addlestone
Crown reduced by 20% and removal of 3 lowest limbs on roadside of Cedar tree, protected by Tree Preservation Order No. 219
DECISION: GRANT

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 08/0976 Land r/o 38-56 and including 40 & 48 Pinewood Avenue, New Haw
Amendment to planning permission RU.08/0095 (Erection of 12 No. x two
storey dwellings) for the relocation of parking spaces for Plot 8 only
DECISION: GRANT
- 08/0977 Strodes College, High Street, Egham
Details pursuant to Condition 14 (Soft Landscaping) of permission
RU.03/0979 (14 No. flats with access off Wetton Place)
DECISION: APPROVE
- 08/0990 Little Ravenswell, Vicarage Lane, Laleham
Consultation by Spelthorne Borough Council for demolition of existing
summerhouse and part of existing boundary wall fronting onto Vicarage Lane
and Thames Side
DECISION: NO OBJECTION
- 08/0991 Little Ravenswell, Vicarage Lane, Laleham
Consultation by Spelthorne Borough Council for demolition of 11 metres of
boundary wall fronting onto Vicarage Lane and Thames Side and rebuild
boundary wall
NO OBJECTION
- 08/1015 Thorpe Park, Staines Road, Chertsey
Variation of Condition 2 (Materials) of planning permission RU.07/1230
(Canada Creek Coaster)
DECISION: APPROVE
- 08/1016 21 Osborne Road, Egham
Certificate of Proposed Lawfulness for the erection of a flat roofed side
dormer to allow habitable accommodation in the roofspace
DECISION: REFUSE CERTIFICATE OF PROPOSED LAWFULNESS
- 08/1029 St. John's Beaumont School, Priest Hill, Old Windsor
Details of materials pursuant to Condition 2 of planning permission reference
RU.08/0138 granted for the erection of a detached two storey sports hall
building
DECISION: APPROVE
- 08/1034 Coworth Park House, London Road, Sunninghill
Consultation by Royal Borough of Windsor & Maidenhead for the erection of a
spa complex with associated landscaping plus an extension to a barn
benefiting from permission 06/01919 and the demolition of an equestrian barn

DECISION: NO OBJECTION

DELEGATED DECISIONS IN CONSULTATION WITH CHAIRMAN & VICE CHAIRMAN

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 08/0847 19 Liberty Lane, Addlestone
Erection of a two storey side extension (amended description 20/10/08)
DECISION: GRANT
- 08/0905 16 Riverside, Egham
Erection of detached two storey dwelling following demolition of the existing dwelling
DECISION: GRANT
- 08/0909 Bridge House, Upper Reach, Bridge Road, Chertsey
Variation of planning permission RU.02/1123 to provide two ground floor balconies to Plots 3 and 4 Bridge House (retrospective)
DECISION: GRANT
- 08/0967 17 Crofton Close, Ottershaw
Erection of a conservatory to rear of the property
DECISION: GRANT

230. SOUTH EAST ENGLAND REGIONAL ASSEMBLY CONSULTATION ON GYPSY & TRAVELLER SITE PROVISION IN THE SOUTH EAST

The Committee was advised of the current distribution options for Gypsy and Traveller site provision within the South East and considered a response to the South East of England Regional Assembly's (SEERA) consultation exercise on its review of site provision for Gypsies, Travellers and Travelling Showpeople.

The Government had required the South East Regional Assembly (SEERA) to review the needs assessments (the GTAA) for gypsies, travellers and travelling showpeople that had been undertaken by the Boroughs of Runnymede, Spelthorne, Elmbridge and Woking and the arrangements for provision across the whole of the south east. SEERA was also required to determine total pitch requirements at a regional level and then to allocate these between Local Planning Authorities.

SEERA had informed Local Authorities in December 2006 that, in addition to providing copies of the GTAA, they required authorities to provide advice on the required level of pitch provision for permanent and transit caravan sites and for Gypsies, Travellers and travelling showpeople.

SEERA required that the advice submitted should contain at least two options for pitch distribution. The first option (A) was to assume pitch need would be met in the Borough where it arose on a pro rata basis. The second option (B) was to take into account 'planning principles' to reflect existing opportunities and constraints.

The previously agreed pitch distribution, included in the October 2007 advice to SEERA had, however, been subsequently amended. Following submission of the Advice to SEERA it became clear from comparisons made between individual Boroughs/Counties that there had been differences in the approach taken to the treatment of the information contained within the GTAA. The majority of Authorities had accepted their GTAA advice. However, some authorities had questioned the assumptions and made adjustments to their pitch requirements. There were a range of adjustments made and SEERA subsequently gave all Districts an opportunity to revise their GTAA results in the light of the new information.

One particular factor that other Authorities had included in their assessments that had not been included in the North Surrey study was an adjustment to the pitch requirement to take account of vacancies arising within the existing stock of Gypsy and Traveller sites. The adjustments made for vacancies had led to a new estimate of pitch need from North Surrey of 44 pitches for gypsies and travellers and 22 for travelling showpeople.

In March SEERA offered a wider range of distribution options than Options A and B. A further two pitch distribution options were proposed by SEERA i.e. options C and D:

Option C allowed for 50% of the pitch need that was generated within the region to be redistributed across all Districts on the basis of available land (free of major environmental constraints) and population forecasts for 2016.

Option D was very similar to Option B but proposed that the redistribution was for 25% of the pitch need.

The resulting distribution for Surrey of the above options for gypsies and travellers (not showpeople) was as follows:

County grouping and Authority	Option A Need as arises	Option B Local sustainability	Option C 50% reallocated	Option D 25% reallocated
Elmbridge	9	13	11	12
Epsom & Ewell	7	6	7	7
Guildford	32	33	19	26
Mole Valley	7	6	6	6
Reigate & Banstead	4	8	8	8
Runnymede	18	11	8	9

Spelthorne	7	9	7	8
Surrey Heath	20	19	13	16
Tandridge	10	8	7	7
Waverley	39	39	23	31
Woking	10	11	9	10
Surrey	163	163	118	140

Although there was no option B distribution for travelling showpeople an option B was proposed for 42 families that had no geographic link with a particular Borough. The resulting distribution for travelling showpeople was as follows:

County grouping and Authority	Option A Need as arises	Option B With 42 families	Option C 50% reallocated	Option D 25% reallocated
Elmbridge	2	1	2	2
Epsom & Ewell	1	0	2	1
Guildford	15	1	9	12
Mole Valley	0	0	1	1
Reigate & Banstead	4	1	3	4
Runnymede	13	0	7	10
Spelthorne	7	0	4	6
Surrey Heath	10	0	6	8
Tandridge	4	0	3	4
Waverley	2	0	2	2
Woking	0	0	1	1
Surrey	58	3	40	51

Distribution proposals had not been formulated for transit site provision. SEERA had proposed that Regional policy should encourage a wide-ranging approach to meeting transit requirements and not just formal site provision, including tolerated stopping places and a proportionate approach to enforcement.

The Review was subject to a Sustainability Appraisal (SA) in compliance with the Planning and Compulsory Purchase Act 2004 (the Act) to assess the impact of the Options on the community, the environment, and the economy.

Comment

The Committee considered that the Sustainability Appraisal (SA) undertaken for the Review had taken a subjective view of Options A-D. The emphasis of the appraisal had been to take Option A as the baseline and then to assess how the other options compared with this option. This was fundamentally flawed in that each option should be assessed on its own merit. It was doubtful that the conclusion of the SA in favour of Option A could therefore be considered as satisfying the statutory requirements set out in the Planning and Compulsory Purchase Act 2004 and the Strategic Environmental Assessment Directive 2005.

The Committee was concerned that Option A was the preferred Option, namely that gypsy and traveller needs should be met where the need exists. This was contrary to the views

mentioned by individuals interviewed for the North West Surrey survey who, by virtue of their nomadic lifestyle and for reasons of choice, indicated that they were happy to have their need met generally rather than solely in the area where they were currently located.

Meeting needs in current locations would exacerbate and intensify the use of existing sites and might also be unsustainable for a range of reasons such as limited and competing employment opportunities and strained existing resource/ support networks. Unless these issues were considered it was not felt that a true SA had been undertaken.

Runnymede was subject to a number of development constraints such as, flooding, Thames Basin Heath SPA, and Green Belt. These limited the options for additional site provision and should be considered as part of the SA.

The SA should also have regard to the impact of provision on other plans, one of which would be the Regional Housing Strategy which acknowledged the rapidly growing demand for affordable housing. Pitch provision for gypsies and travellers, although acknowledged as a need, would directly compete with the supply of affordable housing. A continuing supply of affordable housing was necessary to reduce homelessness. The impact of site provision on opportunities to assist vulnerable homeless people also living in unsatisfactory housing should therefore be considered as part of the SA.

These comments, in the view of the Committee, raised sufficient doubt to challenge the conclusions of the SA that option A should be the preferred option.

A significant increase in housing numbers was expected from the South East Plan and this may provide potential competition for suitable and sustainable sites. The Council had already enabled a significant number of sites to be provided within the Borough and was committed to making some further provision. It was, however, reasonable to suggest that the final allocation be undertaken both on an equitable and sustainable basis. The Committee supported Option C, which achieved a wider distribution and greater equity and choice in the South East.

This matter had also been considered by the Housing and Community Services Committee who had endorsed Option C. The Director of Housing & Community Services in consultation with the Chairman of Planning and Chairman of Housing & Community Services Committees would approve the final response.

Officers were currently developing the Core Strategy Development Plan Document (DPD) which would include a strategic policy on Gypsies, Travellers and travelling populations. A draft consultation version of the Core Strategy was anticipated early in 2009 with final adoption in late 2010. A Housing and Commercial Sites DPD, which would include the specific provision and allocation of sites for Gypsies, Travellers and travelling populations was programmed to start later this year. The anticipated adoption date for this DPD was October 2011. In the interim it was proposed to explore different options for provision including the extension of existing authorised sites; authorisation of existing illegal encampments; and provision within new areas.

RESOLVED that:-

- i) the content of the consultation documents be noted and the proposed response suggesting Option C as the way forward be adopted; and**
- ii) the Director of Housing & Community Services in consultation with the Chairmen of the Housing & Community Services Committee and the Planning Committee be authorised to approve the final response to SEERA.**