

Runnymede Borough Council

PLANNING COMMITTEE

Wednesday 29th October 2008 at 7.30pm

A D D E N D U M

P L A N N I N G A P P L I C A T I O N S

1. **Page 1** **The Oaks, Lyne Lane, Lyne (RU.08/0438)**
- Enforcement Considerations:**
- Para 7.4:** Add to end of paragraph :-
- The proposed entrance walls, brick piers and gates which exceed 1 metre in height is an urbanising feature in a rural land which is considered to be detrimental to the openness and visual amenities of the Green Belt.
- Para 9.1** Delete and replace with:
- Members must fully and fairly balance the considerations referred to in this report. Whilst Members are not able to determine the certificate of existing lawfulness application, the recommendation is also seeking authority for enforcement action to cease the unauthorised uses and remove the unauthorised vehicles, caravans, boats and materials stored on the land and to reduce the height of unauthorised entrance gates and wall.
- Officers' Recommendation:** (2) Further Recommendation (1)(c) delete and replace with:
- 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.
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2. **Page 15** **90 Harvest Road, Englefield Green (RU.08/0872)**
- Officer's Recommendation:** Third line: delete towards and replace with for.
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3. **Page 25** **White Timbers, Woodham Park Way, Woodham (RU.08/0918)**
- Consultations:** One further letter has been received from a neighbour who has already objected. They state that whilst they would not raise any particular objection to this extension it is apparent that the extensions has been specifically designed to facilitate the approval of application RU.08/1014 for an additional house on this plot. These applications should have been joined together so they can be considered as a whole new development but it is fortunate that the applications have been submitted reasonably close together.
- Comment**
There is no requirement for proposals to be submitted as one application.

4. **Page 31** **High Acre, Portnall Drive, Virginia Water (RU.08/0919)**

Consultations:

Paras 4.3 and 5.9: The Council's Drainage Section raise no objection to the proposed dwelling subject to a condition (see Condition 17 added to the Addendum).

Recommendation: Amend Condition 6 to read :-

The ridge height of the dwelling hereby permitted shall not exceed 6.1 metres in height measured from the immediate adjoining finished ground level (48.5m) as shown on drawing number 07/31/406.

Add the following condition :-

17. No development shall commence until details of the drainage strategy to include the hydrological and hydrogeological assessments and details of the presence and depth of groundwater in the strata to be excavated for the proposed basement, details of how groundwater and surface water drainage is managed during and after completion, the potential impact on down gradient properties of any changes to drainage patterns and details of how any such impact will be mitigated have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the agreed details and retained and maintained thereafter.

Reason: To prevent the increased risk of groundwater and surface water flooding to properties (I-ching and Podenhale) down gradient of the application site and to comply with saved Policies SV1 and SV2A of the Runnymede Borough Local Plan Second Alteration 2001.

A G E N D A I T E M S

1. **Page 6** **Item 7: Planning Performance Checklist - Overview**

Para 1.1: delete "March 2008" insert "June 2008"

Para 3.2 Major Applications: delete "100 or more dwellings"
insert "10 or more dwellings"
