

Runnymede Borough Council

PLANNING COMMITTEE

Wednesday 22 April 2009 at 7.30pm

A D D E N D U M

A G E N D A I T E M S

1. **Item 9** **Proposed Energy from Waste Facility on Land adjoining Trumps Farm Landfill Site, Kitsmead Lane, Longcross (RU.08/0673)**

Page 19: Delete existing recommendation ii) and replace by:

- ii) **Given the decision of the High Court in relation to the Clockhouse Brickworks at Capel, Surrey County Council be advised that if it resolves to grant planning permission for an energy from waste facility on land adjoining Trumps Farm in Longcross, in reliance of Surrey Waste Plan Policies WD2 or WD5, then this Council would seek judicial review of that decision;**
- iii) **Surrey County Council be urged to take the necessary steps to urgently review the Surrey Waste Plan 2008, in the light of the decision of the High Court in relation to the Clockhouse Brickworks at Capel.**
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P L A N N I N G A P P L I C A T I O N S

1. **Page 1** **Runnymede House, 96-97 High Street, Egham (RU.09/0237)**

Consultations:

Para 4.1: A total of 5 letters of objection have now been received with the following additional concerns expressed:

- object to reduction in separation distance from northern boundary due to loss of light and overshadowing, sense of enclosure and overbearing effects;
- loss of privacy in rear gardens and overlooking concerns with no boundary trees, especially during the summer;
- concern over noise levels especially during the summer months with windows open and balconies in use and given existing noise experienced from residents at Henley Court;
- restricted vehicular access to the rear of High Street properties when building work is in progress;
- traffic congestion along Denham Road would be worsened;
- attract short term lets and students which would be damaging to the existing sense of community and Conservation Area resulting in security concerns, noise and lack of respect.

Para 4.3 The Environment Agency objects to this application. The submitted FRA is out of date as it is based on the previous scheme.

Planning Considerations:

In response to the neighbours' concerns see paragraph 5.9, it is considered that sufficient separation would be retained from the northern boundary to safeguard the amenities of the owner/occupier of No. 66 Denham Road. In addition the oblique angles of the windows would prevent overlooking but to alleviate concerns the proposed windows on the facing flank wall can be conditioned to be obscure glazed and planting along the northern boundary can be controlled under Condition 4. Given the distance away from the eastern boundary there is also considered to be no significant effects on amenity levels.

Concerns were expressed by neighbours under the previous approval regarding noise and the potential for anti-social behaviour. The Planning Authority cannot control who occupies the units but given that this is for fewer residential units than previously approved (and with offices being retained) the noise levels should be no more significant than the previous approval.

Flooding matters are considered at paragraph 5.13.

Officers' Recommendation:

Add condition:

19. The windows on the flank northern elevation of the development hereby permitted shall be obscurely glazed in perpetuity unless otherwise agreed in writing by the Planning Authority.

Reason: To safeguard the residential amenities of the owner/occupiers of Denham Road and to comply with saved Policy HO9 of the Runnymede Borough Local Plan Second Alteration April 2001.

2. **Page 14** **Willow Farm, Chobham Road, Ottershaw (RU.08/1220)**

Para 5.24: Add in first line after: As it 'has recently been'
Delete all in penultimate and last line after: 'the site'.

3. **Page 41** **Arcadia, Hamm Court, Weybridge (RU.09/0185)**

Consultations: Spelthorne Borough Council has advised that no objections are raised to the application.

4. **Page 52** **59-61 Guildford Street, Chertsey (RU.09/0193)**
- History:**
- 2.2 RU.06/1014 - Conservation Area Consent for the demolition of the existing three storey office building - Granted December 2006.
 - 2.3 RU.06/1098 - Erection of part two storey and part three storey residential building containing 8 No. flats with vehicular access off Riversdell Close and ancillary car parking - Granted December 2006.
 - 2.4 RU.09/0305 - Replacement of ground floor windows, installation of external roller shutters on ground floor windows and retention of air conditioning units - not yet determined.
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5. **Page 68** **4 Dudley Close, Addlestone (RU.09/0256)**
- Consultation:** One letter of objection has been received from the neighbouring property (No. 3) objecting to the proposed first floor rear facing window which they comment would directly overlook their rear private garden space resulting in a loss of privacy. They also comment that they are not overlooked otherwise and their similar extension has no rear facing first floor window.
- Comment:*
Although the neighbouring dwelling (No. 3) currently has no first floor rear facing window, a window could be inserted in the rear elevation without the need for planning permission. In addition whilst oblique views from the first floor rear window of the application proposal would be possible, in a built up area such as this; it is not considered that an objection to the first floor rear facing window could be sustained.
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FURTHER AGENDA ITEMS

1. **Item 7** **Regional Minerals Guidance Review and Surrey Minerals Plan**
- Page 7:**
- Para 3.6:** Add to last sentence the following:
- '.....that involve the removal of minerals and reprofiling to create new channels, etc.'
- Officers' Recommendation:** Replace item ii) with the following:
- 'The comments in paragraphs 3.5-3.6 on the Surrey Minerals Plan be endorsed as the Council's formal response to the Mineral Plan. The Council wish to express particular concern that the safeguarding concept needs to adopt a more pragmatic position on the sites that are likely to come forward. It is proposed that only sites that are likely to come forward are safeguarded.'
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2. **Item 8**

New Burdens (Habitats Regulations Assessments and Climate Change Planning Policy Statement) Grant Determination 2009

Page 9:

Officers' Recommendation:

Note to Committee:

To note that the final form of the guidance needs to be finalised once the South East Plan is published.