



Planning Committee

Wednesday 23 June 2010 7.30pm

Council Chamber
Runnymede Civic Centre, Addlestone

Members of the Committee

Councillors G B Woodger (Chairman), D W Parr (Vice Chairman), J R Ashmore, Mrs F J Barden, J Broadhead, D A Cotty, J.M. Edwards, J R Furey, Mrs E Gill, C Knight, Mrs G M Kingerley, M T Kusneraitis, Mrs Y P Lay, H W V Meares, and J J Wilson

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)**.
- 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.
- 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 425153)** or view the guidance on the Committee web page.
- 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.

'see overleaf'

If you need help reading this document please contact Denise Morley on 01932 425610 who will try to provide a reading service, a large print version, or another format.

বাঙলা

আপনি যদি ইংরেজি পড়তে বা বলতে না পারেন, ও এই লেখাটি পড়তে যদি আপনার কোনও সাহায্য লাগে তাহলে অনুগ্রহ করে 01483 750548 নাম্বারে উইটস্ লিঙ্কলাইন (WITS Linkline)-এর সাথে যোগাযোগ করুন ও আপনার নিজের ভাষায় একটা মেসেজ রাখুন।

简体中文

如果您无法阅读或说英语，需要协助以明白此文件，请与和景翻译服务处之语言专线连络 01483 750548，并用您的母语留下讯息。

Italiano

Qualora non siate in grado di leggere o di parlare l'inglese, e necessitate assistenza che vi permetta di capire il presente documento, siete pregati di contattare la WITS Linkline allo 01483 750548 e lasciare un messaggio nella vostra lingua.

اردو

اگر آپ انگریزی زبان پڑھ اور بول نہیں سکتے ہیں اور آپ کو اس دستاویز کو سمجھنے میں دقت پیش آتی ہے؛ تو برائے مہربانی سے وٹس لنک لائن کو اس نمبر 01483 750548 پر رابطہ کریں اور اپنی زبان میں اپنا پیغام چھوڑیں۔

Polski

Jeżeli nie potrafisz czytać lub mówić po angielsku i potrzebujesz pomocy w zrozumieniu tego dokumentu, proszę skontaktować się z Linją Telefoniczną WITS pod numerem 01483 750548, zostawiając wiadomość w języku ojczystym.

Español

Si no puede leer o hablar ingles, y necesita ayuda para entender este documento, por favor contacte a WITS Linkline al 01483 750548 y deje un recado en su idioma.

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 |

| TERM | EXPLANATION |
|-------------------------|--|
| 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 |
| SANGS | Suitable Alternative Natural Greenspaces |
| 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 meeting of the Committee held on 2 June 2010 as a correct record (Appendix 'A' to follow).

4. APOLOGIES FOR ABSENCE

5. DECLARATIONS OF INTEREST

If Members have an interest in an agenda item please record the interest on the orange coloured 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 (DTS)

A list of planning applications to be determined by the Committee is attached. Officers' recommendations are included in the application reports.

If Members have particular queries or interests in certain applications, the application files will be available for inspection and Officers present from 7.00pm 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.

Background Papers

A list of background papers is available from the Technical Services Department.

7. APPEAL DECISIONS (DTS)

The Planning Inspectorate has recently determined the appeal mentioned below. The appeal decision is attached at Appendix 'B'.

| <u>Site/Development</u> | <u>Decision</u> |
|--|-----------------|
| 374 Stroude Road, Virginia Water – planning appeal regarding construction of a dropped kerb to front of property to form a vehicular access (10/0187). | ALLOWED |

(FOR INFORMATION)

Background Papers

Appeal decision.

8. 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 'C'. If Members have any particular matters they wish to raise, prior notice to the Chairman would be of assistance.

(FOR INFORMATION)

Background Papers

None

9. EXCLUSION OF PRESS AND PUBLIC

If the Committee is 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 report 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 1 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)