



PLANNING COMMITTEE

31 MARCH 2010

APPENDICES

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PLANNING COMMITTEE

10 March 2010 at 7.30pm

Members of the Committee present: Councillors G B Woodger (Chairman), D W Parr (Vice-Chairman), J R Ashmore, F J Barden, J Broadhead, D A Cotty, R J Edis, J M Edwards, Mrs E Gill, C Knight, Mrs Y P Lay, H W V Meares, J J Wilson and Mrs G Warner

Members of the Committee absent: Councillor M T Kusneraitis.

FIRE PRECAUTIONS

The Chairman read out the Fire Precautions.

NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

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

Group Requiring Change	Remove from Membership	Appoint Instead
Conservative	Councillor J R Furey	Councillor Mrs G Warner

The Chief Executive had given effect to this wish 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 17 February 2010 were approved and signed as a correct record.

APOLOGIES FOR ABSENCE

Apologies were received from Councillor Kusneraitis.

DECLARATIONS OF INTEREST

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

<u>Councillor</u>	<u>Item</u>	<u>Nature of Interest</u>
Councillor Mrs F J Barden	Ten Acre Farm, Stonehill Road, Ottershaw (RU 09/0809)	Prejudicial – friend of applicant's family.
Councillor D W Parr	Ten Acre Farm, Stonehill Road, Ottershaw (RU 09/0809)	Prejudicial – friend of applicant's family.



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. An objector and applicant's agent addressed the Committee on the application shown below.

RESOLVED that -

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

<u>APP NO</u>	<u>LOCATION, PROPOSAL AND DECISION</u>
RU 09/1088	<p>16-24 Bridge Road and land adjacent 26 Abbey Road, Chertsey</p> <p>Alternative reserved matters application incorporating single storey rear extensions to all 29 plots apart from 13, 18 and 19, amended plot 10, roof lights to rear of plots 13, 15, 16, 18, 27 and 29 to provide accommodation in roof and a revised car parking and garaging layout (amendment to Reserved Matters approval RU 07/1202) (revised description 2.2.10).</p> <p>DECISION: APPROVE Reserved Matters, subject to Conditions, Reasons and Informatives listed on Agenda, subject to amendments to Condition 7, addition to Condition 17, replacement of Condition 18 and deletion of Informative 7, all as per the Addendum.</p>
RU 09/1093	<p>St Peter's Hospital, Guildford Road, Chertsey</p> <p>Rationalisation, including partial redevelopment and infilling of the existing healthcare campus, to include up to 130,407sqm of existing proposed C2, D1 and ancillary floorspace, 2,518 parking spaces and retention of existing points of access.</p> <p>DECISION: Subject to prior completion of an appropriate legal agreement to</p> <ol style="list-style-type: none">i) secure a financial contribution of £6,150 to Surrey County Council towards the travel plan auditing fee and the implementation of a site wide Travel Plan;ii) secure monitoring of on-street parking in the surrounding roads and nearby car parks within 1.5km distance of the site and to enable highway remedial action if deemed necessary;iii) secure a financial payment of £15,000 to Surrey County Council to permanently close the existing layby along the Guildford Road (A320) near to the main vehicular access of the site by infilling the layby and reinstating kerbs etc,

the Director of Technical Services be authorised to GRANT permission following consultation, where appropriate, with the Chairman or in his absence, the Vice-Chairman of the Committee, subject to Conditions, Reasons, and Informatives listed on Agenda and additional Condition as per Addendum.

RU 10/0025

Sir William Perkins School, Guildford Road, Chertsey
Proposed 10 year (outline) master plan comprising two storey and first floor extensions to the existing sports facilities, new three/four storey extension to the north of the existing dining hall with new roof including terrace areas, remodelling of the existing assembly hall including mezzanine floor, and single and two storey extensions, creation of a new double height entrance foyer, and new two storey facilities for the headmaster and bursar to comprise offices, meeting rooms and new medical bay, and external works to include creation of an outside play space.

DECISION: The application be referred to the Department of Communities and Local Government (GOSE) as an acceptable Green Belt development, in accordance with the requirements of CLG Circular 02/2009, the Town and Country Planning (Consultation) (England) Direction 2009, and that failing any Direction from the DCLG, permission be GRANTED, subject to Conditions, Reasons and Informatives listed on the Agenda and subject to amendments to Conditions 4 and 9 and additional Informative as per Addendum.

RU 09/0809

Ten Acre Farm, Stonehill Road, Ottershaw
Certificate of Lawfulness in relation to buildings, portacabins, access and gates, hardstanding and boundary fencing along with the lawful use of certain buildings for storage of land management equipment, a main site office, a mechanical workshop for repair and maintenance of private cars, an access and area of hardstandings.

- DECISION:**
- i) GRANT a Certificate of Lawful Existing Development for Buildings A, B, C, D, canopy between C and D, E, F, G, H, J and K (and attached WC), gates and piers, and hardstanding and fencing as shown on Plan 657 22A;
 - ii) GRANT a Certificate of Lawful Existing Use for the siting of portacabin M on land shown on Plan 657 22A;
 - iii) REFUSE a Certificate of Lawful Existing Use for the use of Building C, the use of the central unit in Building K (Unit B), and the siting of portacabins L and P on land shown on Plan 657 22A

all subject to Informatives listed on Agenda and additional Informative listed on Addendum.

RU 09/1105

**Land adjacent 93 Simplemarsh Road, Addlestone
Erection of two-storey pair of semi-detached dwellings, one with integral garage, and both with 3-bedrooms, solar panels on rear elevation of roof, new access from Simplemarsh Road to serve plot 1 dwelling, and new access from School Lane and 2 parking spaces to serve plot 2 dwelling (amended description 15.01.2010)**

DECISION: WITHDRAWN by applicant.

RU 10/0068

**13 Basset Close, New Haw
Erection of first floor side extension and canopy over front entrance and erection of side conservatory on southern elevation.**

DECISION: GRANT, subject to Conditions and Informatives listed on Agenda and additional Informative regarding Party Wall.

(Mr Normington, an objector, and Mr Chappell, agent for the applicant addressed the Committee on the above application).

FINANCIAL MONITORING STATEMENT

The Committee was updated on the latest financial projections for the 2009/10 financial year for Planning and Development services.

The Committee noted that planning fee income had improved recently, but was still behind target at this stage.

A 3 year Agreement had been entered into with the developer of the DERA site, which would partly fund staffing costs and produce fee income for this financial year and future years.

It was hoped that the staff salary and general savings target of £50k would be achieved.

APPEAL DECISIONS

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

<u>Site/Development</u>	<u>Decision</u>
a) 16 Northcroft Villas, Englefield Green – planning appeal regarding erection of a first floor side extension with rear roof terrace, loft conversion and rear dormer and installation of solar panels (09/0717)	DISMISSED
b) Northdene Court, 32 Egham Hill, Egham – planning appeal regarding extension to include two new 1 bed flats and extension of an existing 1 bed flat into a 2 bed flat (09/0386)	DISMISSED

c)	74 Hythe Road, Staines – planning appeal regarding single storey rear extension (09/0653)	DISMISSED
d)	5 Oak Tree Drive, Englefield Green – planning appeal regarding crown reduction, removal of epicormic growth and crossing branches to one Oak Tree (09/0817)	ALLOWED

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.

STANDING ORDER 42 – URGENT ACTION

The Committee noted that the following action had been taken after consultation with the Chairman of the Committee under Standing Order 42.

<u>Officer</u>	<u>Action Taken</u>	<u>Central Index No.</u>
Director of Technical Services	Hurst Lodge, Hurst Lane, Egham – extension of compliance period on an Enforcement Notice in respect of an unauthorised erection of stables and storage building	716

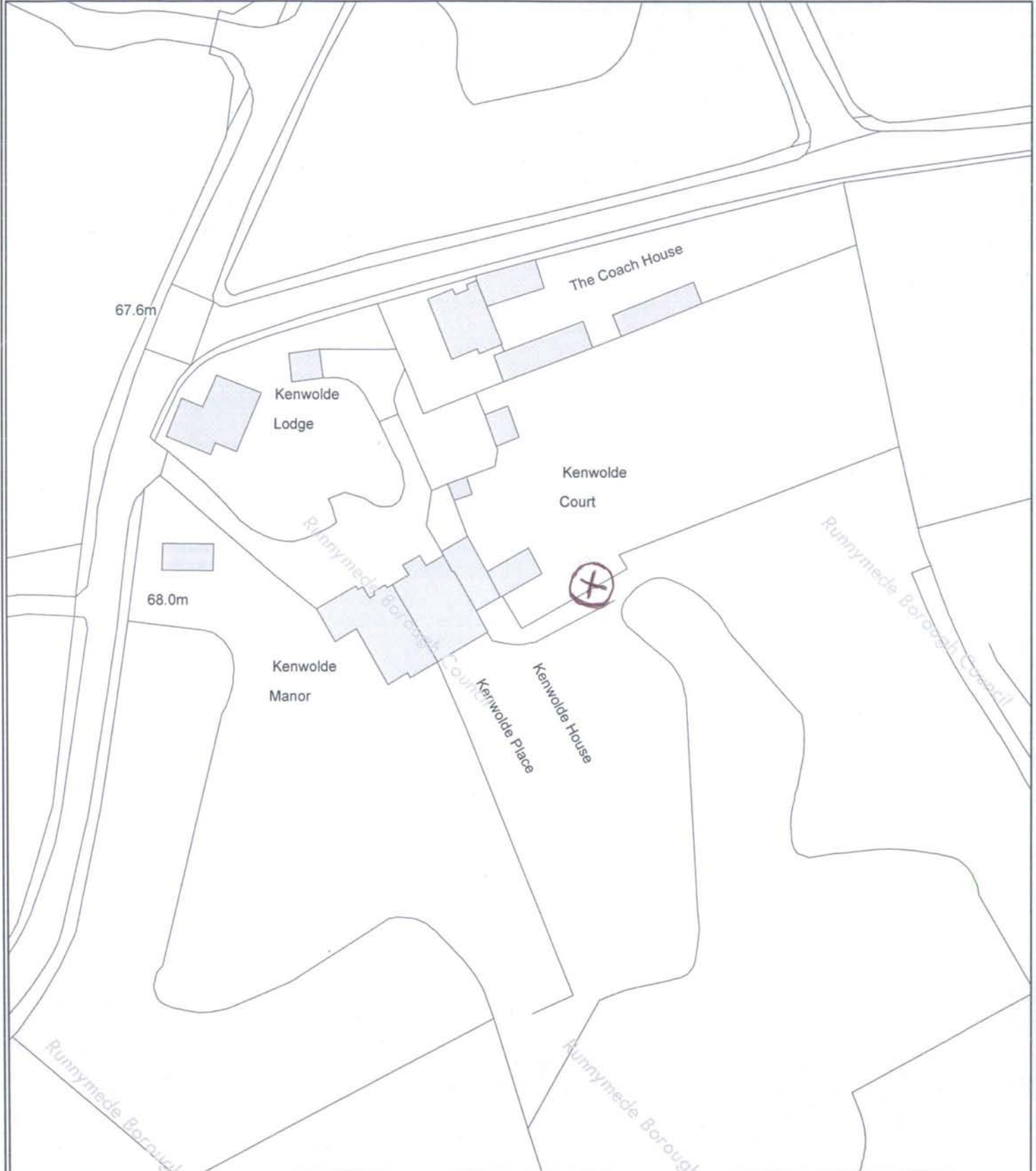
Chairman

(The meeting ended at 9.32 pm)



Kenwolde Court, Callow Hill, Virginia Water

Scale 1:1,000





Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH

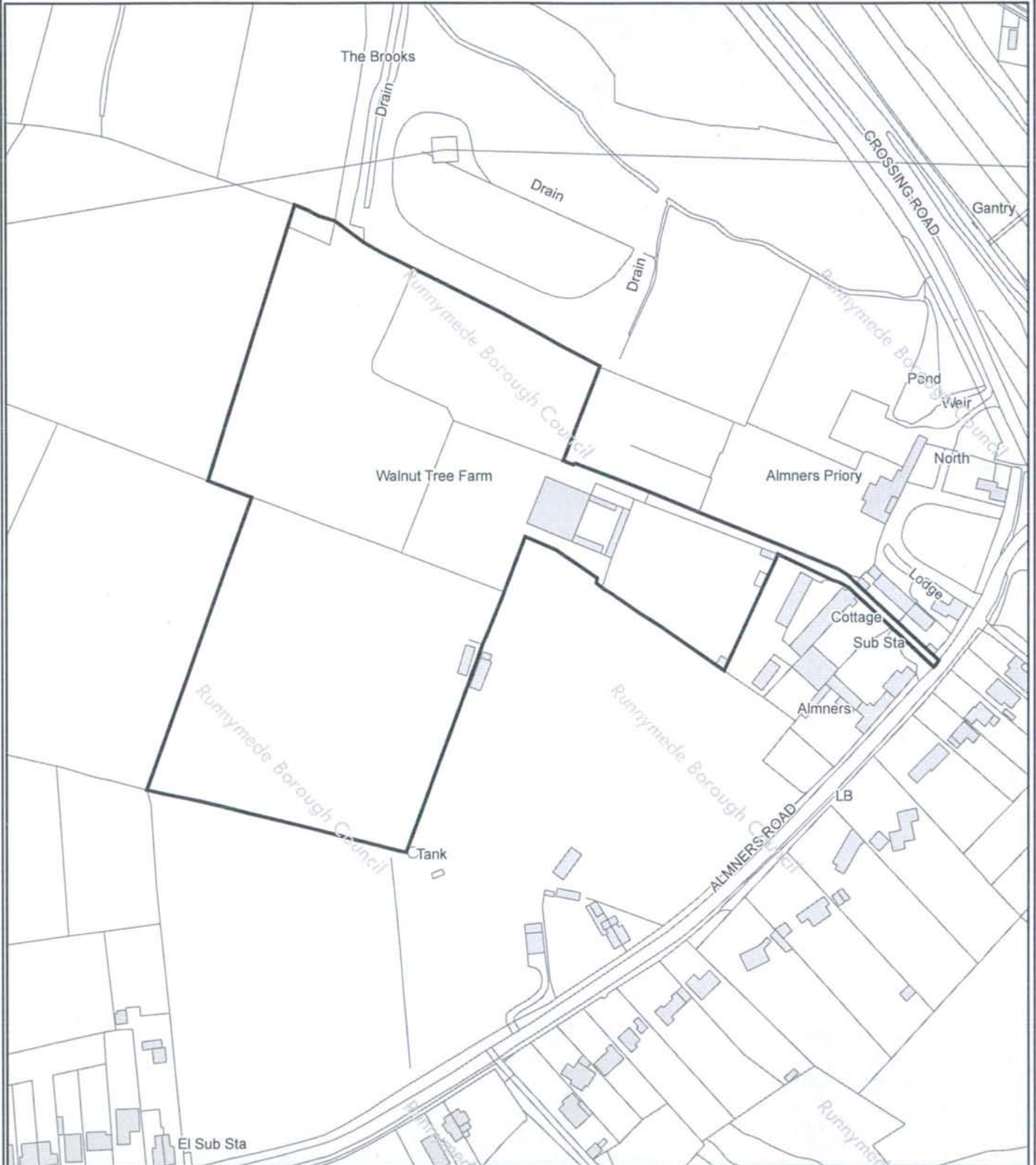


Planning Committee

Enforcement Report

Land at Walnut Tree Farm & Little Almners, Almners Road, Lyne

Not to Scale



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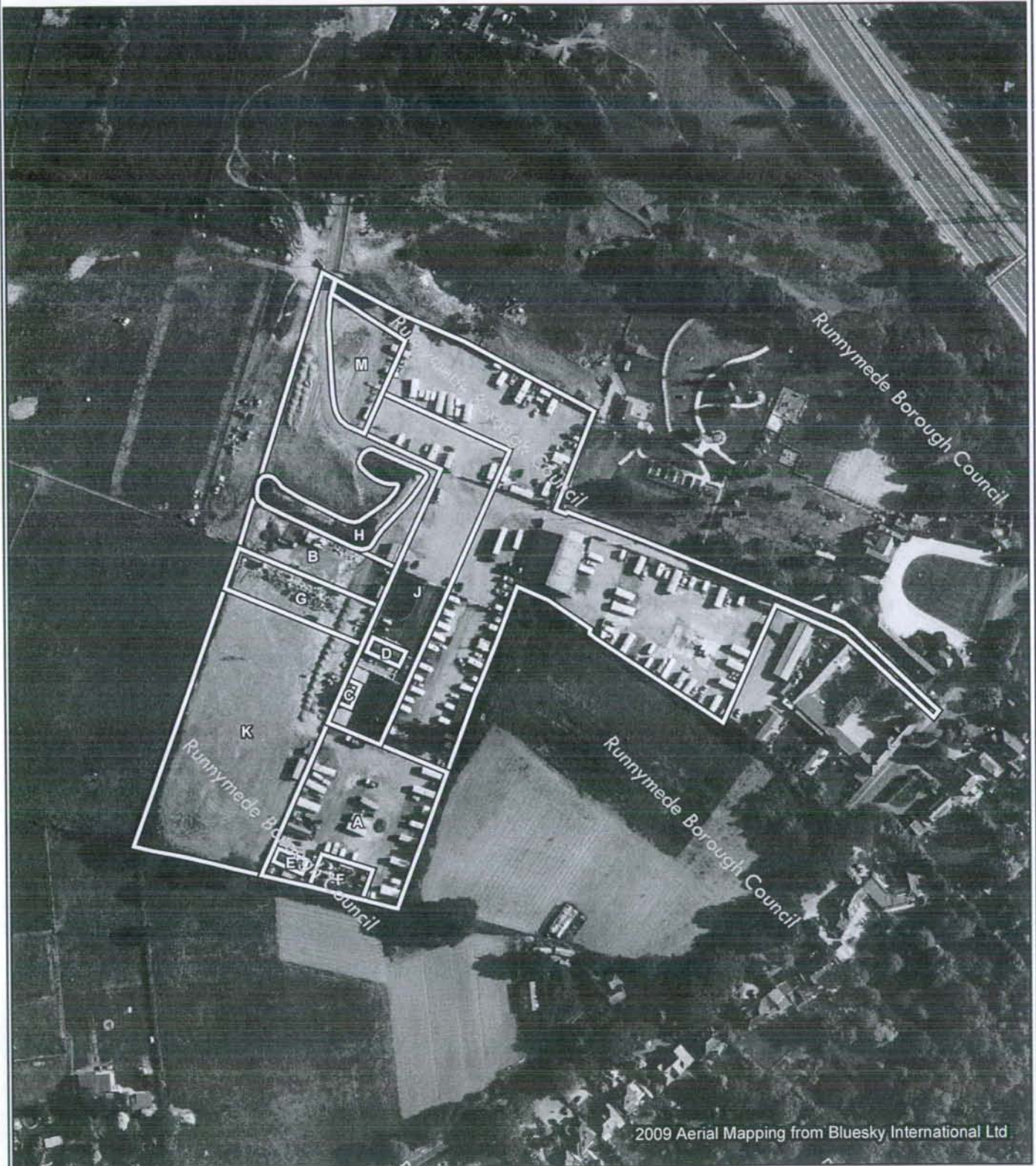


~~APPENDIX~~

Planning Committee (31/03/2010)

Walnut Tree Farm, Almnors Road, Chertsey

Scale: 1:2,500



2009 Aerial Mapping from Bluesky International Ltd

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PLANNING APPLICATIONS DETERMINED BY

 DIRECTOR OF TECHNICAL SERVICES

22 FEBRUARY TO 12 MARCH 2010

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
10/0010	50-52 Station Road, Addlestone Advertisement consent for the installation of one internally illuminated fascia sign and one internally illuminated projecting sign (Retrospective) DECISION: GRANT
10/0013	7 Victoria Street, Englefield Green Change of use from Class A2 (Financial & Professional Services) to a beauty salon DECISION: GRANT
10/0014	Ambulance Station, Guildford Road, Ottershaw, Chertsey Erection of above ground fuel tank DECISION: GRANT
10/0021	Land at 10 Mead Lane, Chertsey Demolition of double garage and erection of a single storey dwelling DECISION: REFUSE
10/0022	46 Chobham Road, Ottershaw, Chertsey Erection of a rear conservatory incorporating a raised roof lantern DECISION: REFUSE
10/0023	Longcross Manor, Longcross Road, Longcross, Chertsey Demolition of existing detached two storey dwelling and detached triple garage and erection of detached part two storey, part single storey replacement dwelling with basement living accommodation with light wells and replacement detached triple garage with accommodation within roof space DECISION: REFUSE
10/0026	Royal Holloway University of London, Egham Hill, Egham Construction of a single storey cold store adjacent to existing geography building (Queens Building) DECISION: GRANT
10/0029	58-63 High Street, Egham Erection of externally illuminated, internally illuminated and other signage DECISION: GRANT

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
10/0039	19 Garden Close, Addlestone Erection of a part two storey, part single storey rear extension with insertion of roof lantern, construction of porch to front DECISION: REFUSE
10/0042	St. Ann's Heath Junior School, Sandhills Lane, Virginia Water Consultation by Surrey County Council for the erection of link building between demountable classrooms, two playground canopies and PE storage shed permitted under Ref. RU.09/0391 without compliance with Condition 3 to allow retention of existing equipment store DECISION: NO OBJECTION
10/0044	Poplars, Hamm Court, Weybridge Erection of first floor side extension following demolition of existing conservatory and alterations to existing roof to increase the ridge height by 0.6 metres DECISION: GRANT
10/0046	5 Chaucer Way, Addlestone Erection of a porch to front of property DECISION: GRANT
10/0048	1 Orchard Avenue, Woodham, Addlestone Erection of porch to front of property DECISION: GRANT
10/0049	Eastgate, Coopers Hill Lane, Englefield Green, Egham Erection of detached garage following removal of existing, widening of existing vehicle access onto Coopers Hill Lane and replacement of entrance gates DECISION: REFUSE
10/0050	Land at Staines Road, Chertsey Application under Part 24 of the Town and Country Planning (General Permitted Development) Order 1995 for the siting and appearance of a 15 metre shared telecommunications mast, 2 equipment cabinets and ancillary works DECISION: APPROVAL OF PRIOR APPROVAL DETAILS
10/0052	26 Ripley Avenue, Egham Erection of single storey side/rear extension following demolition of existing single storey rear extension DECISION: REFUSE
10/0053	136 Liberty Lane, Addlestone Erection of a single storey rear extension following demolition of existing conservatory DECISION: GRANT

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 10/0058 23 Ferndale Avenue, Chertsey
Erection of single storey rear extension incorporating roof lights to side elevation
DECISION: GRANT
- 10/0059 30 The Crescent, Egham
Erection of part two storey, part single storey side extension and front porch following demolition of existing side extension
DECISION: GRANT
- 10/0060 Fuchsia Cottage, Trumps Green Close, Virginia Water
Erection of first floor side extension and conservatory to the rear
DECISION: REFUSE
- 10/0061 Fort Belvedere, London Road, Sunninghill, Ascot
Replacement of existing gate and wire fencing at London Road/Blacknest Road entrance
DECISION: GRANT
- 10/0064 4 Chaworth Close, Ottershaw, Chertsey
Limes 1 and 2 to be reduced by 30% and Oak to be crowned cleaned, subject to Tree Preservation Order No. 248
DECISION: GRANT
- 10/0065 104 Warwick Avenue, Thorpe, Egham
Erection of first floor rear extension
DECISION: REFUSE
- 10/0067 316 Green Lane, Chertsey
Erection of single storey side and rear extension incorporating rooflights to front elevation following demolition of existing side extension and covered way
DECISION: GRANT
- 10/0073 Hunters Lodge, Knowle Grove, Virginia Water
Erection of 2 No. x two storey detached dwellings with accommodation in the roofspace and integral double garages following demolition of existing garage
DECISION: REFUSE
- 10/0079 St. Jude's C of E School, Bagshot Road, Englefield Green, Egham
Consultation by Surrey County Council for construction of single storey children's centre building, extension of existing staff car park and creation of new pedestrian access from Corby Drive
DECISION: NO OBJECTION
- 10/0081 26 St. David's Drive, Englefield Green, Egham
30% crown reduction of three lime trees covered by Tree Preservation Order 318
DECISION: GRANT

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 10/0089 Longwood, Waverley Drive, Virginia Water
Amendments to planning approval RU.08/0777 (Erection of a two storey replacement dwelling with basement and car lift following demolition of existing dwellinghouse) to include the addition of four dormer windows
DECISION: GRANT
- 10/0093 Highmead, 1 Beauforts, Englefield Green, Egham
Erection of a two storey side extension incorporating an integral garage and a single storey rear extension with lantern style rooflight following demolition of existing garage and store
DECISION: GRANT
- 10/0105 39 Wordsworth Road, Addlestone
Erection of part two storey, part single storey rear extension
DECISION: GRANT
- 10/0173 Ryepack Meadow Moorings, Chertsey Road, Shepperton
Consultation by Spelthorne Borough Council for the provision of improved vehicular access to serve permanent residential moorings
DECISION: NO OBJECTION

DELEGATED DECISIONS IN CONSULTATION WITH CHAIRMAN & VICE CHAIRMAN

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 10/0007 Access Track at Reservoir, St. Ann's Hill, Chertsey
Improvement works to access track from St. Ann's Hill Road to reservoir, including levelling and drainage works, and widening of track to a maximum of 2.5 metres, to enable safe vehicular access and prevent damage to Scheduled Ancient Monument
DECISION: GRANT
- 10/0008 Huntersdale Research Institute, Royal Holloway University of London, Callow Hill, Egham
Erection of 3 No. x containers to form cold storage units and associated office/store north east of Huntersdale Building, for a temporary period of five years
DECISION: GRANT
- 10/0024 8 Gorse Hill Lane, Virginia Water
Erection of a two storey replacement dwelling with attached double garage following demolition of existing (Revised drawings received 23/02/10)
DECISION: GRANT
- 10/0027 Coronation House, Gogmore Lane, Chertsey
Demolition of existing building and erection of replacement part two (with office accommodation in roofspace) and three storey building to provide office accommodation and 16 No. parking spaces
DECISION: GRANT
- 10/0031 2 Southview Cottages, Spratts Lane, Ottershaw, Chertsey
Crown lift to 2.5m above ground level and crown clean Oak tree at rear of dwelling, protected by Tree Preservation Order No. 376 (amended description 02/02/2010)
DECISION: GRANT
- 10/0036 11 Mayfield Gardens, Staines
Erection of a two storey replacement chalet style dwelling with dormer windows on the western elevation and with raised verandah following demolition of the existing bungalow and garage
DECISION: REFUSE

APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 10/0037 17 Farleigh Road, New Haw, Addlestone
Erection of new half-hipped roof over existing rear extension and front dormer window to enable loft conversion with rooflights on south-west side elevation
DECISION: GRANT
- 10/0057 The Vicarage, Cross Lane, Coach Road, Ottershaw, Chertsey
Felling of four trees (T1, T2, T3 and T5) and reduction works to six trees (T4, T6-T10) on north-west side boundary subject to Tree Preservation Order No. 5
DECISION: GRANT
- 10/0063 Moorlands, 7 Virginia Drive, Virginia Water
Erection of single storey front extension and single storey conservatory style rear extension
DECISION: GRANT
- 10/0074 Land r/o Garlands, 12 Nuns Walk, Virginia Water
Amendment to application RU.09/0639 for the erection of 2 x six bedroom dwellings and associated garages, amendments include changes to fenestrations, roof and layout alterations, footprint increases and additional windows to both plots
DECISION: GRANT
- 10/0075 55 Franklands Drive, Addlestone
Rear extension and new roof over resulting dwelling to provide first floor accommodation including provision of rear facing gable, an increase in ridge height, 3 No. dormers to front elevation, 2 No. dormers to side elevation, front porch, new bay window and alterations to fenestration, external materials and new driveway surface
DECISION: GRANT
- 10/0095 St. Anne's Primary School, Free Prae Road, Chertsey
Installation of temporary portakabin along north-east side of main school building plus link to main building
DECISION: GRANT
- 10/0096 102 Warwick Avenue, Thorpe, Egham
Erection of a single storey rear/side extension with the insertion of rooflights
DECISION: GRANT