Runnymede Borough Council

PLANNING COMMITTEE

Wednesday 9th May 2007 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:** **Land adjacent St. Ann's Heath Junior School, Sandhills Lane, Virginia Water (RU.06/0462)**

Application:

Para 3.1 Delete "means of access" from the first sentence of paragraph 3.1.

Consultations: A further letter of objection has been received raising the following concerns :-

- another waste of Council Tax money paid by the people of Runnymede;
- the time given to people to object to this development is minimal;
- a sign has already been placed to advertise the sale of the properties that will be erected before the Committee meeting has been held. The School playing field has already been relocated and you try to tell us we have a say in what is going to happen. The building of these houses/flats is a foregone conclusion and I suggest you do not waste Council Tax payers time as well as their money. I have no confidence in the Planning Committee.

Recommendation: Replace Conditions 20 and 21 with :-

Condition 20: Prior to the commencement of the development hereby approved details of the vehicle barrier to be located to the front of Plot 57 shall be submitted to and agreed in writing by the Local Planning Authority. The vehicle barrier shall be erected in accordance with the agreed details prior to the occupation of the first residential property on this site.

Reason: To protect the appearance of the site and in the interests of highway safety and to comply with Policies MV4 and BE2 of the Runnymede Borough Local Plan Second Alteration April 2001.

Condition 21: Prior to the commencement of the development hereby approved details of the substation shall be submitted to and approved in writing by the Local Planning Authority. The substation shall be erected in accordance with the agreed details.

Reason: To protect the residential amenities of the neighbouring properties and to protect the appearance of the surrounding area and to comply with Policies HO9 and BE2 of the Runnymede Borough Local Plan Second Alteration April 2001.

Add the following conditions :-

22. (CO21) No additional windows in the northern flank elevation of Plot 44, northern and eastern elevations of Plots 42-43, northern flank elevation of Plot 1, northern rear elevations of Plots 23 to 38.

23. The bathroom/W.C./en suite bathroom windows in the properties hereby approved shall be obscurely glazed in perpetuity.

Reason: To avoid overlooking into the adjoining properties and to comply with Policy HO9 of the Runnymede Borough Local Plan Second Alteration April 2001.

24. No development shall take place until details of the siting, size and design of the refuse and recycling bin storage areas for each property hereby approved have been submitted to and approved in writing by the Local Planning Authority. The refuse and recycling bin stores and facilities shall then be provided in accordance with the approved details prior to the first occupation of the development and retained thereafter

Reason: In the interests of amenity, to provide adequate refuse and recycling facilities and provide satisfactory form of development and to comply with Policies MV2 and MV4 of the Runnymede Borough Local Plan Second Alteration April 2001.

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2. **Page 28:** **St. George's College, Weybridge Road, Addlestone (RU.07/0242)**

Consultations:

Para 4.10: A government pipeline is located towards the north of the College site. Given the distance of the apparatus to the development proposals there is not considered to be any detrimental effect. An informative, however, is proposed to advise the applicant of the pipeline.

Officers' Recommendation: Amend Condition 3 to include drawing numbers :-

Apl-90-002 and Apl-90-001 received 07.03.07

Delete Condition 6.

Add the following conditions :-

13. There shall be no departure from the type or colour of the named and submitted materials received by the Local Planning Authority on 27 January 2003 (letter dated 24 January 2003) without the prior approval, in writing, of the Planning Authority.

Reason: In order that the development harmonises with the surroundings in the interests of visual amenity.

14. The residential accommodation shall primarily be used as ancillary accommodation to St. George's School by persons employed by the College. In the event of surplus accommodation being available and not required by the College, the vacant accommodation shall be occupied by teachers employed locally to the College, 'locally' being defined as teachers employed by schools within the Borough of Runnymede, and in the event of vacant accommodation still being available, teachers employed by schools within a distance of 20 miles from the site boundaries of the school, unless first agreed in writing by the Local Planning Authority.

Reason: The site is situated within the Green Belt where strict control is exercised to additional residential accommodation. Regard has been given to the requirements for key worker accommodation and the special circumstances put forward.

Informatives: Add the following informative :-

1) The applicant is advised that a government pipeline is located to the north of the College site (see plan attached) and that the College should contact Fischer German and the pipeline operator prior to the commencement of any works.

Include additional drawing numbers :-

Drawing Number:	Date Received:
Apls-03-003 rev PI	07.03.07
Apl-03-003 PI	07.03.07
AGA.01	14.02.03
ASL01	14.02.02
AGA01A, 02A, 03A	14.02.02
AEX001, 002	14.02.02
ARC01A	14.02.02
AEL01	14.02.02
ASX01, 02	14.02.02
AD001, 002	14.02.02
ASH01, 02, 03, 04	14.02.02
APL001B, 002B, 003A, 004C, 005, 006	14.02.02
APL012C, 013B, 014B, 015D, 018, 020	14.02.02
APL.016E	20.08.02
APL.017D	20.08.02
ALS.01B	20.08.02
APL.011C	03.04.02
Supporting Statement	14.02.02
Supporting Letter	15.05.03

Delete :-

Apls-03-003-005 PI (inc)

A G E N D A I T E M S

1. **Page 6 Item 7:** **Padd Farm, Hurst Lane Egham - Enforcement**

Para 3.2(4): A letter has been received from the landowner stating "the caravan, hardstanding and fence opposite The Dell will be removed before 28th April 2007".

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2. **Page 14 Item 8:** **Arcadia, Hamm Court, Weybridge - Enforcement**

Para 3.13: Further to the letter from the landowner attached as Appendix F, the landowner has submitted a second letter and a new revised planning application has been received. In summary the additional letter states:

1. A planning application will be submitted by 4 May 2007.

   Comment: This application has been received.

2. Contrary to the suggestion in paragraph 3.9 of the report it is possible to modify the superstructure of the existing building to comply exactly with approval RU.04/1179. Drawings have been submitted.

   Comment: Building Control Officers are concerned about the piling and the loading on the foundations from these changes. No detailed schedule has so far been submitted to explain how these works will actually be implemented. Building Control Officers describe the applicant's assertions as optimistic.

3. Recommend that the Committee resolve to provide an alternative method of complying with the enforcement notice by requiring the implementation of RU.04/0463 and RU.04/1179 as an alternative to total demolition of the alleged unauthorised main building. We would be able to comply with the requirements in (2) and (3) within one year. This would bring the whole site into compliance with planning law. This would provide us with certainty and some desperately needed normality in our home and life.

   Comment: In view of the comment to point 2 above it is recommended that the recommendation remains unaltered but the serving of any enforcement notice is delayed until the determination of the recently submitted revised planning application.