

Minutes of the 334th Planning Meeting held Monday 28th October 2019

Present: AIDAN HEAVEY (AHe) Chairman
LORNA PONTI (LP)
JOHN BAINES (JB)
PETER LOMAS (PL)
ALEX HOWARD (AH)
TAJI ZADEH (TZ)

JAMES PERITON (JP) Estate Manager

The minutes of the 333rd meeting held on 2nd September had already been approved, signed and circulated on the website.

POLICY MATTERS

None

GUIDELINE APPLICATIONS *(adjoining Club land)*

A. 4852 The Rise Beechwood Road – Single Storey extension and outbuilding to accommodate gym/garden store.

The Committee approved the application for extension and outbuilding.

B. 4854 Squirrels Wood North Drive – Renewal of permission (WERC4524) for New Dwelling with Basement.

The Committee approved the renewal application.

C. 4855 Fairways Portnall Drive – Renewal of permission (WERC4685) for New Dwelling with Basement.

The Committee approved the renewal application.

D. 4650amendII North Drive Lodge North Drive – Minor changes to gates and landscaping.

The Committee approved the application for the access gates, however the approval did not include the annotation on the Site Plan Drg. No. 5905/04 Rev D for the removal of T8 & T9 (both Scots pine). Further information will be required.

ROUTINE APPLICATIONS *(non-adjoining Club land)*

A. 4806 The Stables The Courtyard Portnall Drive – New Dwelling with basement (detaching it from the courtyard dwellings)

At the previous meeting the Committee agreed to defer the application to allow more time for Dormer House Management Company to investigate the historic transfers to ascertain whether there were any relevant covenants to the Committee. At the meeting JP confirmed no such relevant information had been identified. The Committee assessed the application as per the standard schedule of covenants and the standard Planning Guidelines, it was considered the application would not be detrimental or a detraction to the character of the Estate and therefore approved the application.

- B. 4850 11 Virginia Drive – 2storey side extension and loft conversion with dormers.**
Concerns were raised over the dormers to the side elevation that faced the property on the corner (of Badgers Hill and Virginia Avenue) as they were deemed overbearing even though they had obscure glass. Planning permission had not been obtained from Runnymede BC. The Committee deferred the application pending further consultation with the architects.
- C. 4851 Lindale, Lindale Close – New Dwelling with Basement.**
The application for a new dwelling with basement was approved by the Committee.
- D. 4853 Dell Cottage Shrubbs Hill Lane – Single Storey New Dwelling with Basement.**
An application in a road not normally known to have a couple of properties within the Estate, the application was compliant and was therefore approved by the Committee.

PRE APPROVED APPLICATIONS (*in Area B – adopted roads*)

The Committee ratified the previous decisions below given by JP on behalf of the Committee.

- A. 4831 44 Cabrera Avenue** – First floor side & ground extension (RBC Approved RU.19/0688)
- B. 4821 18 Cabrera Avenue** – Rear extension (RBC Approved RU.19/0942)
- C. 4848 Abbots Wood 22 Badgers Hill** – ½ Storey rear extensions (RBC Approved RU.19/1227)
- D. 4849 Westbourn Pinewood Road** – Security Kiosk
- E. 4791 Amberley Wellington Avenue** – Remodel roof to add new gable (RBC Approved RU.19/0193)
- F. 4844 6 Waterfall Close** – New flat roof and rear dormer (RBC Approved RU.19/1138)
- G. 4816 Maplewood Christchurch Road** – Extension to front porch and rear bi-fold doors (RBC Approved RU.19/0233 & 0992)

OUTLINE APPLICATIONS

None

ANY OTHER BUSINESS

- A. 51 Harpesford Avenue – Update**
JP updated the Committee on the recent decision by the owner not to pursue the claim to the Upper Tribunal. JP is to obtain the correct plans to confirm it will remain one property and approve.
- B. Methodist Church - Update**
The application for the 4 houses received consent from RBC. During the planning application the Runnymede BC planning officer had suggested to Roddell Homes to consider a scheme for apartments. After some consideration Roddell Homes decided not to pursue apartments and continue with the 4 semi-detached houses, the Deed of Release from the Committee and the previous agreement remained applicable.

DATE OF NEXT MEETING 16th December 2019 - time TBC

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 7.15pm



Aidan Heavey
Chairman WERC

31st October 2019