

Runnymede Borough CouncilPLANNING COMMITTEE13 November 2019 at 7.30pm

Members of the
Committee present

Councillors M Willingale (Chairman), D Anderson-Bassey (Vice-Chairman), J Broadhead, M Cressey, R Edis, M Harnden, C Howorth, R King, M T Kusneraitis, I Mullens, M Nuti, P Snow, J Sohi, S Whyte and J Wilson

Members of the Committee absent: None

326 FIRE PRECAUTIONS

The Vice - Chairman read out the Fire Precautions.

327 NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

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

<u>Group</u>	<u>Remove</u>	<u>Appoint instead</u>
Runnymede Independent Residents' Conservative	Cllr Gill Cllr Chaudhri	Cllr Harnden Cllr Edis

The Chief Executive had given effect to the changes to Committee membership in accordance with section 16(2) of the Local Government and Housing Act 1989.

328 MINUTES

The Minutes of the meeting of the Committee held on 23 October 2019 were confirmed and signed as a correct record, subject to addition of attendance of Councillor Howorth.

329 DECLARATIONS OF INTEREST

Councillors Nuti and Broadhead declared a non- pecuniary interest in RU 19/0449 as they were both personal friends of the applicant. Both Councillors withdrew from the chamber while the application was determined.

Councillor S Whyte declared a non- pecuniary interest in RU 19/ 0537 as she had objected to the application prior to being elected as a Councillor. Councillor Whyte withdrew from the chamber while the application was determined.

330 PLANNING APPLICATIONS

The planning applications listed below were considered by the Committee. All representations received on the applications were reported and copies had been made available for inspection by Members before the meeting. Objectors and applicants or their agents addressed the Committee on those applications specified below.

RESOLVED that –

the following applications be determined as indicated: -

<u>APP NO</u>	<u>LOCATION, PROPOSAL AND DECISION</u>
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RU 19/0449	18 Ongar Place, Addlestone
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Erection of a detached three bedroom chalet bungalow and detached garage with off-street parking and garden amenity space, and access taken off Coombelands Lane (Revised plans received 24.10.2019 removing detached garage and updating tree survey)

Some Members commented on potential problems associated with vehicles reversing out of the site onto Coombelands Lane and lack of space within the site to manoeuvre vehicles.

Officers confirmed that there was sufficient space within the site for vehicles to manoeuvre in and out of the site in forward gear, and parking and turning under the canopy of a tree was not unusual.

The County Highway Authority had raised no objection and were satisfied that there would be no adverse impact on highway safety. A condition would also be imposed to provide, amongst other things, visibility zones onto Coombelands Lane.

RESOLVED that

GRANT planning permission subject to conditions, reasons and informatives listed on agenda.

(Mr Egginton, an objector, and Mr Hutchison, agent for applicant, addressed the Committee on the above application)

RU 19/0537	1-3 Vicarage Mews, Longcross Road, Longcross
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Use of the buildings as three self-contained dwellings and use of building as a kennel building.

Some Members commented on the absence of private amenity space for occupiers of Nos 2 and 3 Vicarage Mews, but balanced this against the benefits of an increase in residential housing.

In response to Member comments regarding the previous application for a certificate of lawful use, Officers advised that the current application was for full planning permission and it was the merits of this development that had to be considered. The previous planning history was a material consideration, but the documentation regarding the certificate was not a matter that was relevant to the consideration of the

merits of this scheme. The three Mews properties had been in existence for 9-10 years and were already residentially occupied. Under the Council's own Local Plan Policies and NPPF, it was acceptable to reuse the existing buildings for the purposes applied for.

In response to a Member comment, Officers confirmed that the condition to be imposed removing permitted development rights associated with extensions would apply to the site regardless of whether the site was removed from the Green Belt in the future.

On balance, the Committee considered the benefits associated with the application in providing three additional units of residential accommodation outweighed some of the negative aspects of the proposal.

RESOLVED that

Subject to the completion of the Unilateral Undertaking regarding SAMM payment, GRANT planning permission subject to conditions, reasons and informatives listed on agenda.

(Mr Burton, an objector, and Mr Leigh, agent for applicant, addressed the Committee on the above application)

RU 19/0881

Waggon and Horses, 43 Simplemarsh Road, Addlestone

Erection of two detached houses served by existing access, reconfiguration of existing car park, erection of 1.8 metre high timber fencing and associated landscaping following the demolition of existing storage and shed outbuildings (revised plans received 15.10.2019)

Some comments were made regarding residents concerns over access and deliveries to the Public House with vehicles overrunning a dwarf wall to exit the site when the access route was blocked. However, Officers advised the Committee that these were civil matters and not material planning considerations.

Comments were made by Members on potential problems associated with access to the proposed houses via the shared access with the Public House, in particular for emergency vehicles. The County Highway Authority had raised no objection to the access arrangements and each dwelling would have two parking spaces which complied with Local Plan policies. Access for emergency vehicles would also have to satisfy Building Regulations.

The Committee was supportive of the application as it would provide two additional dwellings in the borough.

RESOLVED that

GRANT planning permission subject to conditions, reasons and informatives listed on agenda.

(Ms Rodgers, an objector, and Ms Robinson, agent for applicant, addressed the Committee on the above application)

RU19/1174

7 Woodham Park Road, Addlestone

Demolition of existing house and structures, and replacement with two number two storey houses and associated revisions to the existing site access.

The Committee was supportive of the application as it made a more effective use of the site.

RESOLVED that

GRANT planning permission subject to conditions, reasons and informatives listed on agenda.

RU19/1348

Woodlands, 420 Woodham Lane, Addlestone

Change of use of 4x existing flats to C2 residential care home with associated landscaping and parking

In response to a comment made by the agent for the objector and a Member, Officers confirmed that the neighbour consultation process on the application had followed due process with all neighbours being notified and due time given for them to respond thereon.

Some comment was made by a Member on the extension of the parking area, but Officers advised that this did not cause material harm to the openness and visual amenities of the Green Belt, or residential amenities of neighbours.

RESOLVED that

GRANT planning permission subject to conditions, reasons and informatives listed on agenda.

(Mr Brown, an objector, addressed the Committee on the above application. The applicant was not present.)

331 FEES AND CHARGES 2020/21

The Committee received and considered the proposed fees and charges in respect of services under its remit for the next financial year 2020/21.

Planning fees were currently set by statute and were last increased in January 2018 and there was no proposal by the Government to increase these fees from 1 April 2020.

The pre-application planning advice service fees had been reviewed by the Committee at its last meeting to come into effect on 1 January 2020.

It was not proposed to increase Building Control charges.

All other discretionary fees and charges would be increased by approximately 2% and the Committee agreed these increases.

RESOLVED that

the proposed fees and charges be approved to be effective from the dates reported or as soon as practical thereafter.

332 ENGLEFIELD GREEN VILLAGE NEIGHBOURHOOD FORUM AND
ENGLEFIELD GREEN VILLAGE NEIGHBOURHOOD AREA –
DESIGNATION

The Council had received applications for the designation of the Englefield Green Village Neighbourhood Forum and Neighbourhood Area, under the Localism Act 2011.

The geographic extent of the proposed Area submitted with the application and that covered by the Forum was proposed to be bound by the Borough boundary to the north and the west and by the Virginia Water Neighbourhood Area already designated to the south. The proposed area largely encompassed the wards of Englefield Green East and Englefield Green West. To the east the boundary followed the eastern boundary of the Royal Holloway University of London (RHUL) campus incorporating the University, along Egham Hill and Coopers Hill Lane to join the northern borough boundary at the River Thames.

The applications had been subject to public consultation. Nine letters of representation had been received with no objection to the designation of the Forum and Area.

In conclusion, Officers considered that the Area and Forum applications met the conditions set out within the relevant Act of Parliament and associated Regulations, and the Committee fully supported both applications.

RESOLVED that

- i) the Englefield Green Village Neighbourhood Area be designated as identified on the plan (Appendix C) on the agenda; and**
- ii) Englefield Green Village Neighbourhood Forum be designated to cover the area designated in i) above.**

(The meeting ended at 9.34 pm)

Chairman