

Runnymede Borough CouncilPLANNING COMMITTEE4 December 2019 at 7.30pm

Members of the Committee present Councillors M Willingale (Chairman), D Anderson-Bassey (Vice-Chairman), J Broadhead, M Cressey, R Edis, E Gill, C Howorth, R King, M T Kusneraitis, Maddox, I Mullens, P Snow, J Sohi, S Whyte and J Wilson

Members of the Committee absent: None

Councillors T Burton and L Gillham also attended

376 FIRE PRECAUTIONS

The Vice - Chairman read out the Fire Precautions.

377 NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

The Group 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>
Conservative	Cllr Chaudhri	Cllr Edis
Conservative	Cllr Nuti	Cllr Maddox

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.

378 MINUTES

The Minutes of the meeting of the Committee held on 13 November 2019 were confirmed and signed as a correct record.

379 DECLARATIONS OF INTEREST

Councillor S Whyte declared a disclosable pecuniary interest in RU 19/ 0843 as she owned a property opposite the application site. Councillor Whyte withdrew from the chamber while the application was determined.

380 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: -

APP NO**LOCATION, PROPOSAL AND DECISION**

RU 19/0539

Fermoyle House Nursing Home, 121-125 Church Road, Addlestone

Change of use from Class C2 (residential institutions) to Class C3 (dwellinghouses) and erection of a 4 storey block to provide 16 no flats (6x1bed and 10x2bed) together with associated parking and landscaping (amended description)

Some Members commented on potential overlooking of adjoining residential properties and consequential loss of privacy from the proposed fourth floor, and lack of provision of affordable housing within the development.

Officers advised that the design and positioning of the proposed additional floor would not have an adverse material impact on residential amenities of adjoining occupiers.

The provision of 16 dwellings triggered the requirement for affordable housing. However Officers advised the Committee that on-site provision would affect the viability of the scheme and Officers had negotiated with the applicant who had agreed a contribution of £100k towards off-site affordable housing which would be secured by S106 Agreement and which was compliant with Local Plan Policies

The Committee considered that the additional residential units and contribution towards off-site affordable housing merited the grant of planning permission. To give reassurance to adjoining residential occupiers, the Committee imposed a condition restricting the use of the proposed flat roof to protect privacy of adjoining occupiers and for health and safety reasons.

RESOLVED that

Subject to completion of a Section 106 legal agreement under the Town and Country Planning Act 1990 (as amended) to secure the following Obligations:

- **£100,000 towards the provision of affordable housing; and**
- **SAMM/SANG payments for two additional units**

the Development Manager be authorised to GRANT planning permission subject to conditions (condition 2 amended as per addendum), reasons and informatives listed on agenda, and additional condition restricting use of the proposed flat roof.

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

RU 19/0835

9 Band Lane, Egham

Single storey rear extension and conversion of existing two-bedroom dwelling to form two no.1 bedroom dwellings, together with rooflights to the rear.

The Committee was supportive of this application as it would bring the property back into residential use and make a small contribution to the Council's housing supply.

RESOLVED that

GRANT planning permission subject to conditions (condition 2 amended as per addendum), reasons and informatives listed on agenda.

RU 19/0843

Former Pantiles Garden Centre and 198 Almnors Road, Lyne

Demolition of 198 Almnors Road and former garden centre buildings and erection of 60 residential dwellings with parking, widening of existing access road from Almnors Road, creation of new pedestrian and cycle connections to Lyne Village Green and creation of habitat corridor through the site.

The Committee was supportive of this application on the basis it would make a significant contribution to housing supply including affordable housing, the sensitive nature of design of the development and manner in which it would integrate with the surrounding area, visual improvements as a result of removal of hardstandings on the site, removal of authorised retail uses from the site, drainage improvements, and improved public accessibility to the site through footpaths and cycle tracks to Lyne Village Green.

These benefits amounted to 'very special circumstances' which justified the development and outweighed the substantial harm to the Green Belt and very limited harm to future occupiers of Plots 1-6.

The Committee wished to congratulate the developer and the Design Team, and Planning Officers on bringing this scheme forward.

RESOLVED that

Subject to the referral of the application to the Secretary of State and there being no call-in, the Development Manager be authorised to GRANT planning permission subject to conditions (conditions 11,14 and 34 amended as per addendum), reasons (reason 19 amended as per addendum) and informatives listed on agenda and completion of a S106 legal agreement to secure:

- **Financial contribution of £449,601 for local education improvements: including £39,710 for early years education at White Lodge Nursery,**

£198,507 for primary education at Meadowcroft Infant school and £211,401 for secondary education at Jubilee High School;

- **Financial contribution for SAMP and SANGs in respect of the Thames Basin Heaths Special Protection Area (£2,630 per net additional dwelling)**
- **The provision of on-site affordable housing at a minimum of 50% of the total number of dwellings**
- **Financial contribution of £3,000 towards highway signage improvements at the Hardwick Lane/Almners Road junction**
- **Confirmation of management fees across the development which shall exclude the occupiers of the affordable housing and that the occupiers of the affordable homes shall have access to all the communal areas.**

RU 19/1374

Bray Lodge, Middle Hill, Englefield Green

Demolish existing dwelling and erect a 5 bedroom house

The Committee was supportive of the application.

RESOLVED that

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

RU 19/1471

Stepgates Community School, Stepgates, Chertsey

Installation of school and community outdoor swimming pool and pump, filtration and heating equipment

The Committee supported the application as it would positively contribute to the health and wellbeing of schoolchildren and the local community, and contribute to healthy lifestyles as promoted by the NPPF and new Local Plan.

RESOLVED that

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

(Mr Wells, an objector, and Mrs Taylor, on behalf of the applicant, addressed the Committee on the above application)

381 **CHERTSEY MEADS – SANGS STATUS**

The Committee was updated with information about the Borough's latest Strategic Suitable Alternative Natural Green Space SANG, Chertsey Meads.

The Committee was informed that the existing strategic SANG capacity in Runnymede had been reduced to a critical level as residential developments that affected the TBHSPA, but do not provide their own SANG solution, had diminished the capacity of the Council-owned SANGs. As a consequence, without additional strategic SANG capacity (separate to bespoke solutions which may be brought forward), there would come a point where the Council could no longer grant planning applications for residential development within 5km (or for larger sites of 50 net dwellings or more within 5-7km) of the TBHSPA.

Since 2013, Officers had been discussing with Natural England the merits of designating Chertsey Meads as SANG. In May 2018, it was confirmed by Natural England that this site could provide a SANG capacity equivalent to 1,822 new dwellings to mitigate for the impact on the TBHSPA.

In 2016 the Chertsey Meads Management Liaison Group (CMMLG) discussed the proposal to designate Chertsey Meads as a SANG and considered the benefits against the potential issues. Although there were some concerns about the impact of increased visitor numbers, the Group was supportive of the proposal as it would provide access to funds that could be used to improve the Meads.

Chertsey Meads was managed in accordance with the Chertsey Meads SANG Management Plan to ensure that the site could be managed and maintained in perpetuity as SANG, whilst also ensuring that the site's other designation as a Site of Nature Conservation Importance and Local Nature Reserve were not compromised. The Community Services Committee had approved the Management Plan on 8th November 2018 and endorsed the use of Chertsey Meads as SANG.

Developer contributions were subject to the statutory regime of s106 of the Town and Country Planning Act 1990 and the CIL Regulations 2015 and were monitored by the Planning Funding Officer. Members were advised that relevant contributions could now be allocated to improvements at Chertsey Meads, as listed in the approved Management Plan.

Ongoing costs at Chertsey Meads were currently estimated at approximately £9,400 during the 2020/21 financial period. It was anticipated that, at the current contribution fee of £2,000 per net additional dwelling, the 1,822 capacity that Chertsey Meads could potentially generate £3.6 million towards SANG improvements and ongoing long-term maintenance towards this and other SANGs sites owned by the Council within the Borough. Costing recommendations for essential works for Chertsey Meads were set out within Table 2 of the Chertsey Meads SANG Management Plan.

A record of contributions allocated to SANGs was recorded and monitored by the Planning department in order to ensure that sufficient funds were available for both Chertsey Meads and for other SANGS sites within the Borough. At the end of October 2019, SANGs contributions collected so far, and yet unallocated for other SANGs sites within the Borough, were in excess of the amount required to undertake the immediate works needed to ensure that Chertsey Meads complied with Natural England's guidelines, enabling this site to be included within the Council's list of SANGs. Consequently, funding received to-date in respect of other SANGs sites within the Borough was required to be released in order to commence these works and enable planning permissions to continue to be granted for relevant applications.

The Committee fully supported the adoption of Chertsey Meads as a SANG for planning purposes and to the commencement of collection and use of financial contributions towards Chertsey Meads SANG.

RESOLVED that

Chertsey Meads be adopted as a Strategic Suitable Alternative Natural Green Space (SANG) for planning purposes and endorse the commencement of collection and use of financial contributions towards the Chertsey Meads SANG.

382 DEVELOPMENT MANAGEMENT AND BUILDING CONTROL BUSINESS PLAN 2020/21

The Committee received the Development Management and Building Control Business Plan for 2020/21.

The key achievements in 2019/20 to date, key areas of change in 2020/21 and key drivers and influences which would impact on the Business Centre in 2020/21 were noted.

The growth proposals and business cases included in the Plan would be subject to consideration and approval by Corporate Management Committee and Full Council in due course. Officers confirmed that the business cases for staffing were the same business cases as contained in the Planning Policy Business Plan. The Committee wished the Corporate Management Committee to be informed of its strong support for the growth bids.

In the KPIs, the words 'processed to deadline' would be replaced with 'within time limits', wherever appropriate.

The Planning Enforcement Charter would be circulated to all members of the Council

RESOLVED that

- i) the 2020/21 Development Management and Building Control Business Plan be approved; and**
- ii) it be noted that the above-mentioned business cases requiring additional expenditure is subject to approval by Corporate Management Committee and Full Council in February 2020.**

383 PLANNING POLICY AND ECONOMIC DEVELOPMENT BUSINESS UNIT PLAN

The Committee received the Planning Policy and Economic Development Business Unit Plan for 2020/21.

The key achievements in 2019/20 to date, key areas of change in 2020/21 and key drivers and influences which would impact on the Business Centre in 2020/21 were noted.

The growth proposals and business cases included in the Plan would be subject to consideration and approval by Corporate Management Committee and Full Council in due course.

A Member asked that more emphasis be given in the Plan to Neighbourhood Forums, where appropriate, and for reference to 'Thorpe' as one of the areas affected by flooding.

With regard to the growth bid for Local Plan implementation and review and CIL adoption, Officers advised the Committee that it was hoped to build capacity of the Local Plan Team so that consultants would only be used for specialist work where in-house resources did not exist.

With regard to the River Thames Scheme Consultancy, a Member asked for Thorpe to be referenced in the 'background' section of the growth bid as it had been affected by flooding in 2014.

More consistency was required across both Business Centre Plans in relation to terminology used for the schemes on Southern Rail Access and Access to Heathrow from the South and Officers would address this.

The Committee supported the Plan and

RESOLVED that

- i) the Planning Policy and Economic Development Business Unit Plan 2010/21 be approved; and**
- ii) It be noted that the above-mentioned business cases requiring additional expenditure is subject to approval by Corporate Management Committee and Full council in February 2020.**

(The meeting ended at 10.00 pm)

Chairman