

Runnymede Borough CouncilPLANNING COMMITTEE29 April 2020 at 6.30pm via MS Teams

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

Members of the Committee absent: None

Councillors T Burton, J Furey, L Gillham, J Olorenshaw and N Prescott also attended via MS Teams as non-members of the Committee.

588 NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

No changes to Committee membership had been notified

589 MINUTES

The Minutes of the meeting of the Committee held on 4 March 2020 were confirmed and signed as a correct record.

590 APOLOGIES FOR ABSENCE

No apologies had been notified and all Members were present.

591 DECLARATION OF INTEREST

Councillor S Whyte declared a Disclosable Pecuniary Interest in planning application RU 19/1721 as she owned shares in the applicant company. Councillor Whyte withdrew from the meeting at the start of the item and returned to the meeting following determination of the application.

592 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. The Addendum and Planning Officer presentation slides had also been published on the Council's website on the day of the meeting. Objectors and Applicants or their agents addressed the Committee on the applications where indicated below or asked for their submissions to be read out by the Council's Legal Representative.

As the meeting was being held remotely by audio via MS Teams, the Chairman requested that a named vote be taken on each planning application.

RESOLVED that –

the following applications be determined as indicated: -

<u>APP NO</u>	<u>LOCATION, PROPOSAL AND DECISION</u>
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RU 19/1026 Black Lake Farm, Black Lake Farm Christmas Tree Farm, Stroude Road, Egham

Conversion and extension of existing agricultural building into dairy processing plant (sui generis) for the production of Indian cheese and natural yoghurt.

Some Members commented on potential increased noise levels from conversion to a dairy processing plant, odour from the processing plant, light pollution, intensification of use of site in a residential area and impact on amenities, timing of deliveries, increase in footprint in the Green Belt, hours of operation and need to safeguard residents amenities.

Many of these points had been addressed in the application report, but in particular Officers commented that proposed Condition 5 required details of external lighting to be submitted to the Planning Authority, and control of hours of illumination and positioning of suitable lighting to prevent light spillage would be addressed by Officers at that time.

As regards intensification of use of the site, Officers advised that the site could currently be more intensively used for agricultural purposes this permission would afford some additional control over the future use of the application site.

To address some of the other comments and to safeguard residential amenities of adjoining residents, it was agreed that conditions be drafted and imposed to control operating hours (Mon-Sat 7.30am- 6pm) and Sundays (7.30am -1.30pm) and vehicle delivery times to the site. The CHDM and BC was authorised to draft appropriate conditions in consultation with the Chairman and Councillor Snow.

DECISION:

The Corporate Head of Development Management and Building Control be authorised to GRANT permission subject to additional conditions regarding hours of operation of the site and vehicle delivery times, these conditions to be drafted in consultation with the Chairman and Councillor Snow, and subject to conditions, reasons and informatives listed on agenda

The voting was as follows:

*For the Grant of permission (12) Councillors
Anderson- -Bassey, Chaudhri, Howorth, King, Kusneraitis, Mullens, Nuti, Snow, Sohi, Whyte, Willingale and Wilson*

Against (2) Councillors Cressey and Gill

Abstention (1) Councillor Broadhead

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

RU 19/1091 169-171 Service Station, Thorpe Lea Road, Egham

Retrospective application for the change of use of the site to a mixed use including a petrol filling station and hand car wash facility

Some Members commented on noise, pollution and increased traffic generation in a residential area arising from the use, disturbance from customers' idling car engines, hours of operation of the car wash facility, litter generation from customers who sat on the low brick wall at the front of the site due to lack of waiting area for customers, and impact of the use on nearby residential properties,

Many of the points raised had been addressed in the application report and addendum, but in particular Officers advised that a condition requiring turning off engines would not be enforceable under Planning legislation.

To address concerns over operating hours and to protect the residential amenities of adjoining residents, it was agreed that the car wash operation hours in proposed condition 5 be amended to Saturday 10:00 -19:00 and Sunday/Bank holidays 10:00-16:00

Officers agreed to impose an additional informative advising the applicant to consider measures to provide alternative places for customers to wait and to provide litter bins, and any increase in fencing over the low lying wall should take account of the need to protect sightlines from the exit..

RESOLVED that

GRANT permission subject to conditions (amended condition 5 regarding operating hours -10am-7pm Saturdays and 10am-4pm on Sundays and Bank Holidays), reasons and informatives listed on agenda, with additional informative advising applicant to consider ways to avoid customers sitting on the low lying wall.

(For the Grant of permission (9)

Councillors

Anderson- -Bassey, Broadhead, Chaudhri, Howorth, Kusneraitis, Nuti, Snow, Sohi, Willingale

Against (3) Councillors Gill, King and Whyte

Abstentions (3) Councillors Cressey, Mullens and Wilson

(Mr Nash, an objector, addressed the Committee on the above application. The applicant had not registered to exercise a right of reply.)

RU 19/1718 Fangrove Park, Lyne Lane, Lyne

Variation of condition 2 of planning permission CHE 15850 (use of 13 acres for stationing 150 caravans) to allow 156 caravans to be stationed within the caravan park.

This application report was withdrawn from the agenda prior to the meeting and was deferred to the Planning Committee on 13 May 2020 to allow for all persons who had made representations on the application to be advised of their public speaking rights.

RU 19/1851 Ottershaw Service Station, Guildford Road, Chertsey

Demolition of existing sales building, delink existing canopy. Construction of new single storey sales building, gated timber fenced compound/storage area with bins, new pumps and pump islands.

Installation of 2 No.60,000 litre underground fuel tanks. (Revised plans received with additional information on lighting and noise).

Some Members commented on light spillage on neighbouring properties and traffic generation to the site.

The CHDMBC was authorised to review and, if appropriate, amend condition 9 on lighting to protect the amenities of adjoining residential occupiers, and would encourage the applicant to continue dialogue with the neighbour on boundary fencing.

..
RESOLVED that

GRANT permission subject to conditions, reasons and informatives listed on agenda, and the Corporate Head of Development Management and Building Control be authorised to amend condition 9 regarding lighting if he considers it necessary.

*For the Grant of permission (13) Councillors
Anderson--Basse, Broadhead, Cressey, Gill, Howorth, King, Kusneraitis,
Mullens, Nuti, Snow, Sohi, Willingale and Wilson*

Against (0)

Abstention (1)Councillor Chaudhri

(Mr Lupi, an objector, addressed the Committee and Ms Ford, agent for applicant, requested for her right of reply to be read out by the Council's Legal representative which was done.)

RU 20/0031 Mayside, Middle Hill, Englefield Green

The erection of a single detached dwelling

No new salient planning points were raised by Members which were not addressed in the application report.

RESOLVED that

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

*For the Grant of permission (15) Councillors
Anderson- -Basse, Broadhead, Chaudhri, Cressey, Gill, Howorth, King,
Kusneraitis, Mullens, Nuti, Snow, Sohi, Whyte, Willingale and Wilson*

Against (0)

Abstention(0)

(Ms Bentley, an objector, and Mr Rayson, the applicant, both requested for their statements to be read out by the Council's legal representative which was done)