

Runnymede Borough CouncilPLANNING COMMITTEE13 May 2020 at 6.30pm via MS Teams

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

Members of the Committee absent: Councillor J Broadhead

Councillors R Edis, J Furey, L Gillham, J Hulley, S Mackay, J Olorenshaw, N Prescott and S Whyte also attended for all or some of the meeting via MS Teams as non-members of the Committee.

593 NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

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

<u>Group</u>	<u>Remove</u>	<u>Appoint instead</u>
Liberal Democrat	Cllr S Whyte	Cllr Burton

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

594 MINUTES

The Minutes of the meeting of the Committee held on 29 April 2020 were confirmed and signed as a correct record.

595 APOLOGIES FOR ABSENCE

No apologies had been notified.

596 DECLARATION OF INTEREST

Councillor J Sohi declared a Non Pecuniary Interest in planning application RU 20/0331 as her family owned a B&B business in close proximity to the site. Councillor Sohi withdrew from the meeting at the start of the item and returned to the meeting following determination of the application

Councillor Snow declared a Disclosable Pecuniary Interest in planning application RU 20/0340 as he owned the property. Councillor Snow withdrew from the meeting at the start of the item and returned to the meeting following determination of the application.

597 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 had also been published on the Council's

website on the day of the meeting and sent to all public speakers. 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: -**

<b><u>APP NO</u></b>	<b><u>LOCATION, PROPOSAL AND DECISION</u></b>
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RU 19/0465	Land to east of Orbis, Causeway Business Park, Staines
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Hybrid planning application consisting of 1) Full planning permission for redevelopment and erection of commercial buildings consisting of a retail supermarket (Use Class A1), light industrial uses (Use Class B1 (b)/B1(c)B2/B8), multi storey car park, refurbishment of Celsur House, associated landscaping and works; and 2) outline planning permission for redevelopment and erection of hotel development (Use Class C1) with access to be determined and all other matters reserved..

*Some Members commented on height of the proposed hotel, hours of opening of and deliveries to the retail store and impact on Egham Town centre.*

*The Committee was pleased at redevelopment of this vacant site which would support economic growth in the borough.*

*Many of these points had been addressed in the application report, but in particular Officers commented that the height of the hotel was consistent with other buildings in the area and commonly found in commercial areas. The design of the hotel was a reserved matter and would be scrutinised in due course.*

*Officers also advised that the parking and servicing area for the retail store would be to the front of the building and was therefore some distance from the residential properties to the south and it was not considered that conditions were necessary to control hours of opening or hours of delivery. Due to the location of town centres in the area with supermarkets and a supermarket in the vicinity to the east, the potential impact of the draw of trade was low and therefore a retail use in this area would not materially harm the vitality of the adjacent town centres.*

**DECISION:**

**GRANT permission subject to conditions (condition 5 amended as per addendum), reasons and informatives listed on agenda**

*The voting was as follows:*

*For the Grant of permission (12) Councillors  
Anderson-Bassey, Burton, Chaudhri, Cressey, Gill, Howorth, King, Nuti, Snow, Sohi, Willingale and Wilson*

*Against (1) Councillor Mullens  
Abstention (1) Councillor Kusneraitis owing to a technical issue.*

RU 20/0331 Glasshouse 2, Bellbourne Nursery, Hurst Lane, Egham

Proposed alterations to the existing glasshouse to facilitate the recent approval for Prior Approval under application RU 19/1822 to allow the building to be utilised as an Aparthotel

*Some Members commented that this application should be deferred and considered along with other applications which had recently been submitted relating to Glasshouse 1 at the site. Other Members also commented on the use of the building.*

*Some Members were supportive of the application as it would protect and improve the Green Belt.*

*Many of the points raised had been addressed in the application report and addendum, but in particular Officers advised that the other applications related to separate buildings which were not the subject of this application. Deferral of the application for an indeterminate time would be unreasonable for matters which were unlinked.*

*With regard to use of the building, Officers confirmed to Members that the application related solely to operational development in connection with a lawful use and that the only issues for consideration under this application related to external alterations to the existing glasshouse. The use of the building as aparthotels had already been granted under the prior approval process and the Council was unable to revisit issues related to that use*

*A Motion to defer the application was put to the vote and the voting was as follows;*

*(For the Deferral (3)  
Councillors Cressey, Howorth, Kusneraitis,*

*Against (9) Councillors Anderson-Bassey, Burton, Gill, King, Mullens, Nuti, Snow, Wilson and Willingale.*

*Abstentions (1) Councillor Chaudhri*

*The Motion to defer was duly lost.*

**RESOLVED that**

**GRANT permission subject to conditions, reasons and informative listed on agenda.**

*(For the Grant of permission (7)  
Councillors  
Anderson-Bassey, Chaudhri, Gill, Nuti, Snow, Wilson, and Willingale*

*Against (6) Councillors Burton, Cressey, Howorth, King, Kusneraitis and Mullens*

*Abstentions (0)*

*(Dr Bates, an objector, and Mr Williams, the applicant addressed the Committee on the above application.)*

RU 20/0169 Bellbourne Nursery, Unit 1, Hurst Lane, Egham

Demolition of existing warehouse, removal of all structures and bunds, erection of 6 residential dwellings with associated parking and reconfiguration of existing access to Hurst Lane.

*Officers advised the Committee that the application was finely balanced, and it was for the Committee to determine if very special circumstances existed to justify the sixth additional dwelling proposed.*

*Some Members commented that 6 dwellings was too many and would adversely impact on the Green Belt and that 5 dwellings, the subject of a previous application and related appeal, would be a more appropriate scale of development for the site.*

*Whilst some Members were supportive of the proposal, the majority of Members did not consider that very special circumstances existed to justify the scheme with 6 dwellings compared with the previous appeal scheme for 5 dwellings and requested deferral to enable Officers to engage with the applicant to secure a 5 dwelling scheme which respected the Green Belt setting of the site.*

**RESOLVED that**

**The application be deferred to enable Officers to negotiate with the applicant for a 5 dwelling scheme with appropriate landscaping which respects the Green Belt setting of the site, and the application or an amended application, if received, be reported to a future meeting of the Committee.**

*(For the Deferral (11)*

*Councillors*

*Anderson-Bassey, Burton, Chaudhri, Gill, Howorth, King, Kusneraitis, Mullens, Snow, Sohi, and Willingale*

*Against (3) Councillors Cressey, Nuti, and Wilson*

*Abstentions (0)*

(Dr Bates, an objector, and Mr Simpkin, on behalf of the applicant, addressed the Committee on the above application). The Chairman allowed Dr Bates to speak on this second application under Standing order 39.23.

RU 19/1718 Fangrove Park, Lyne Lane, Lyne, Chertsey

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

*Many Members commented that the application should be refused on the grounds that the introduction of 6 more caravans at the site would have an unacceptable impact on the Green Belt and its openness, and would be contrary to policies HO9 and HO10 of the Local Plan in that they considered that the proposal would fail to provide a desirable standard of accommodation with suitable amenity for existing and future residents.*

*Members also felt that car parking and garages at the site should be improved*

*Officers confirmed that the Council's Planning Enforcement Team would resume its investigations of alleged breaches of planning control on the site.*

**RESOLVED that**

**REFUSE permission for the following reason:**

**The introduction of an additional 6 caravans at the site would have an unacceptable impact on the Green Belt and its openness, and would be contrary to Policies HO9 and HO 10 of the Borough Local Plan in that the proposal would fail to provide a desirable standard of accommodation with suitable amenity for existing and future residents.**

*For the Refusal of permission (13) Councillors  
Burton, Chaudhri, Cressey, Gill, Howorth, King, Kusneraitis, Mullens, Nuti, Snow, Sohi, Willingale and Wilson*

*Against (0)*

*Abstention (1) Councillor Anderson-Bassey*

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

RU 20/0068

51 Stepgates, Chertsey

2 storey rear extension including partial demolition of the existing house (amended plans received 20/02/2020)

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

**RESOLVED that**

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

*For the Grant of permission (14) Councillors  
Anderson-Bassey, Burton, Chaudhri, Cressey, Gill, Howorth, King, Kusneraitis, Mullens, Nuti, Snow, Sohi, Willingale and Wilson*

*Against (0)*

*Abstention (0)*

(Ms Mannion, an objector, requested for her objection to be read out by the Council's Legal representative which was done, and Mr Macallan, the agent for the applicant, addressed the Committee on the above application.)

RU 20/0303

4 Queens Road, Egham

Demolition of existing single storey rear addition. Construction of new part two storey, part single storey rear extension

*In response to questions from Members, officers confirmed that there was not proposed to be a material change of use from Use Class C4(up to 6 people living together), and that enforcement of a licence under HMO legislation was not a planning matter.*

*No other salient planning points were made which were not already addressed in the application report and addendum.*

**RESOLVED that**

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

*For the Grant of permission (14) Councillors  
Anderson-Bassey, Burton, Chaudhri, Cressey, Gill, Howorth, King,  
Kusneraitis, Mullens, Nuti, Snow, Sohi, Willingale and Wilson*

*Against (0)*

*Abstention (0)*

(Ms Brown, an objector, addressed the Committee on the above application. The Applicant did not wish to exercise their right of reply).

RU 20/0340 7 Katherine Close, Addlestone

Rear extension following removal of conservatory and conversion of existing and extended roof to habitable accommodation including the provision of side and rear dormer windows and rooflights.

*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 (13) Councillors  
Anderson-Bassey, Burton, Chaudhri, Cressey, Gill, Howorth, King,  
Kusneraitis, Mullens, Nuti, Sohi, Willingale and Wilson*

*Against (0)*

*Abstention (0)*

598 **DELEGATION OF POWERS TO PLANNING OFFICERS**

The Committee was informed that until last year all Planning matters had been dealt with in one department. Following the re-organisation of the Council's officer structure there were now two Business Centres which dealt with planning matters. Development control and planning enforcement matters were dealt with by the Development Management and Building Control Business Centre. The formulation of planning policy fell within the remit of the Planning Policy and Economic Development Business Centre and therefore some reallocation of the existing delegated powers associated with planning policy to Officers in that Business Centre was appropriate.

The Committee was asked to agree that the following existing powers be delegated to the Corporate Head of Planning Policy and Economic Development and, in the absence of that officer, to the Local Plans Manager or the Strategic Projects Manager depending on who is present and able to deal with the matter:

- (i) All necessary approvals to progress any part or all of the Local Plan, including any Supplementary Planning Documents or associated guidance; and the approval of the Annual Monitoring Report and any other evidence base document for Publication;
- (ii) Strategy and Policy Making and Progression including all necessary agreements or authorisations in the consideration of designation of neighbourhood areas and neighbourhood forum, and all necessary agreements or authorisation necessary in the consideration of neighbourhood development plans, neighbourhood development orders or community right to build orders;
- (iii) The consideration of NSIP matters; and
- (v) Unless there is time to report to Committee, to agree Statements of Common Ground pursuant to the Duty to Co-operate with other bodies and provide responses to the emerging Local Plans of other Local Planning Authorities or Strategic Plans subject to the Duty to Co-operate in consultation with the Chair and Vice- Chair of the Planning Committee.

Subsequent to the agenda being published, Officers had considered that the execution of Planning Performance Agreements, which had originally been suggested for transfer to the Corporate Head of Planning Policy and Economic Development, was more associated with the processing of planning applications than with Planning Policy processes and therefore no change was recommended in this regard and it would remain with the Corporate Head of Development Management and Building Control. The Committee noted this amendment which had been included on the circulated addendum.

The powers relating to development management and planning enforcement would also remain within the remit of officers within the Development Management and Building Control Business Centre

The Committee was supportive of the reallocation of delegated powers and-

**RESOLVED that**

**the following powers be delegated to the Corporate Head of Planning Policy and Economic Development and, in the absence of that officer, to the Local Plans Manager or the Strategic Projects Manager depending on who is present and able to deal with the matter:**

- (i) All necessary approvals to progress any part or all of the Local Plan, including any Supplementary Planning Documents or associated guidance; and the approval of the Annual Monitoring Report and any other evidence base document for Publication;**
- (ii) Strategy and Policy Making and Progression including all necessary agreements or authorisations in the consideration of designation of neighbourhood areas and neighbourhood forum, and all necessary agreements or authorisation necessary in the consideration of neighbourhood development plans, neighbourhood development orders or community right to build orders;**
- (iii) The consideration of NSIP matters; and**
- (iv) Unless there is time to report to Committee, to agree Statements of Common Ground pursuant to the Duty to Co-operate with other bodies and provide responses to the emerging Local Plans of other Local Planning Authorities or Strategic Plans subject to the Duty to Co-operate in consultation with the Chair and Vice- Chair of the Planning Committee.**

*The voting was as follows:*

*For (13) Councillors Anderson--Bassey, Burton, Cressey, Chaudhri, Gill, Howorth, King, Mullens, Nuti, Snow, Sohi, Willingale and Wilson*

*Against (0)*

*Abstention (0)*

(The meeting ended at 11.08 pm)

Chairman