

Runnymede Borough CouncilPLANNING COMMITTEE3 June 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, E Gill, C Howorth, R King, M Kusneraitis, I Mullens, M Nuti, J Olorenshaw, P Snow, J Sohi, S Whyte and J Wilson

Members of the Committee absent: None

Councillors T Burton and N Prescott also attended for all or some of the meeting via MS Teams as non-members of the Committee.

12 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>
Independent	Cllr Cressey	Cllr Olorenshaw

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.

13 MINUTES

The Minutes of the meeting of the Committee held on 13 May 2020 were confirmed and signed as a correct record.

14 APOLOGIES FOR ABSENCE

No apologies had been notified. All present.

15 DECLARATIONS OF INTEREST

Councillors Anderson-Bassey, Broadhead, Chaudhri, Howorth, Kusneraitis, Nuti, Snow, J Sohi, Wilson and Willingale declared Non Pecuniary Interests in planning application RU 20/0166 as they knew the objector who would address the Committee in a personal or professional capacity. None of the Members had discussed the application with the objector in advance of the meeting nor predisposed or predetermined the application. On that basis all the Councillors remained in the room and participated in the debate on the application and voted or abstained as indicated below.

16 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. An objector and agent for the applicant addressed the Committee on application RU 20/0166.

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.

As regards application RU 19/1146 the Chairman announced that he had agreed to deferral of the application to a future meeting under Standing Order 27.7.

RESOLVED that –

the following applications be determined as indicated: -

<u>APP NO</u>	<u>LOCATION, PROPOSAL AND DEISION</u>
RU 20/0107	<p>9-11 Victoria Street, and 49-50 Albert Road, Englefield Green</p> <p>Erection of a residential development comprising two terraces of eight houses with roof accommodation, a detached building comprising 4 garages; provision of amenity space, car parking and modifications to existing access off Albert Road following the demolition of the existing buildings (Revised drawings received 20/4/2020)</p> <p><i>The Committee was fully supportive of the application as it would provide much needed family sized housing, be an effective use of the site which had been derelict for many years with acceptable layout, design and appearance which maintained the character of the area and neighbouring amenity. Members were particularly pleased with the level of proposed parking provision.</i></p> <p><i>In response to Member questions on electric vehicle charging sockets and parking for site personnel and operatives, Officers confirmed that conditions 9 and 8 respectively would address these matters, but Officers would contact the applicant to encourage use of 'rapid' charging points if possible..</i></p> <p>DECISION:</p> <p>GRANT permission subject to conditions (amended condition 2 as per addendum), reasons and informatives listed on agenda</p> <p><i>The voting was as follows:</i></p> <p><i>For the Grant of permission (14) Councillors Anderson-Bassey, Broadhead, Chaudhri, Gill, King, Kusneraitis, Mullens, Nuti, Olorenshaw, Snow, Sohi, Willingale, Whyte and Wilson</i></p> <p><i>Against (0)</i> <i>Abstention (1) Councillor Howorth owing to technical issue.</i></p>
RU 19/1146	<p>214 Wendover Road, Staines-upon-Thames</p> <p>Demolition of the former vicarage and the erection of 4 No. cottages and an apartment building containing 8 No apartments with associated bin and cycle stores and ancillary works including minor alterations to access arrangements (amended plans received 27/4/2020)</p> <p>Under Standing Order 27.7 this application was deferred to a future meeting of the Committee and no debate took place thereon.</p>

RU 20/0328 Block J, Former Brunel University Campus, Englefield Green

Full planning application seeking a proposed revision to the approved scheme under planning application RU 17/1649 for the proposed redevelopment of the site to seek amendments to the proposed building known as Block J to provide 2 dwellings upon the first floor of the building (as opposed to four dwellings under the original approval) at the Former Brunel University Campus.

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

RESOLVED that

The Corporate Head of Development Management and Building Control be authorised to GRANT permission subject to the completion of a Deed of Variation to the Section 106 legal agreement signed under RU 17/1649 under the Town and Country Planning Act 1990 (as amended) to secure the obligations associated with that permission and as set out in para 6.12 of the application report, and subject to conditions (conditions 1,2,3,5,9,11,12,13,14 and 25 amended and deletion of condition 34 as per Addendum), reasons and informatives listed on agenda

The voting was as follows:

For the Grant of permission (15) Councillors

Anderson-Bassey, Broadhead, Chaudhri, Gill, Howorth, King, Kusneraitis, Mullens, Nuti, Olorenshaw, Snow, Sohi, Willingale, Whyte and Wilson

Against (0)

Abstention (0)

RU 20/0166 Wentworth Estate Roads, Wentworth, Virginia Water

The installation of 26 Vehicle Access Control Barriers, with free standing intercoms, plus paving slabs adjacent to the VACB and moveable bollards in locations 8 and 9 on the Wentworth Estate, Virginia Water.

Some Members commented over the lack of space around the barriers for safe passing by pedestrians, persons with mobility issues and cyclists, the timing of operation of the barriers and impact on deliveries ,and adverse impact of the barriers on the openness of the Green Belt .Some Members also considered that very special circumstances had not been put forward to justify the development. Finally, some Members did not accept that there was evidence to suggest the barriers were required for security reasons.

Following discussion and Officers advice that some of the points made could be addressed by conditions, a Motion was put that the application be granted subject to conditions listed on the agenda and additional conditions regarding installation of pedestrian walkways of 1 metre around the barriers prior to operation of the barriers, and submission of a Delivery Management Plan which would include hours of operation of the barriers and delivery arrangements.

This Motion was put to the vote and voting was as follows:

For the Grant of permission (5) Councillors Anderson-Bassey, Broadhead, Howorth, Nuti and Willingale.

Against (10) Chaudhri, Gill, King, Kusneraitis, Mullens, Olorenshaw, Snow, Sohi, Whyte and Wilson

Abstention (0)

The Motion was declared to be lost.

There was some further debate and a number of Members stated that they did not consider that very special circumstances existed and that the development was inappropriate and harmful to the Green Belt(it was accepted that conditions could overcome the management issues, but not the harm to the Green Belt). A Motion to refuse permission was moved, seconded and it was-

RESOLVED that

REFUSE permission for the following reason;

The proposal by reason of the spread of barriers and the associated equipment within the Wentworth Estate and their appearance, would comprise inappropriate development in the Green Belt and would harm the openness of the Green Belt and the character of Wentworth, with no very special circumstances existing which clearly outweigh these harms. The proposal is therefore contrary to saved Policy GB1 of the Runnymede Borough Local Plan Second Alteration 2001 and policy EE18 in the emerging Runnymede 2030 Local Plan.

*For the Refusal of permission (7) Councillors
Gill, King, Kusneraitis, Mullens, Sohi, Whyte and Wilson*

Against (3) Councillors Howorth, Nuti and Willingale

Abstentions (5) Councillors Anderson-Bassey, Broadhead, Chaudhri, Olorenshaw and Snow

(Mr Few, on behalf of objectors, and Mr Clarke, agent for the applicant, addressed the Committee on the above application).

RU 19/1183 22 Guildford Road, Chertsey

Erection of two storey rear extension, first floor rear extension and roof alterations to main dwelling including the insertion of a rear dormer window to main dwelling and conversion of property into two self contained apartments and to replace existing garage at the rear with a detached house.

Some Members commented on the density and siting of the proposed development on the site, and level of amenity space for future occupiers. In order to address this concern, the Committee agreed to impose an additional condition removing permitted development rights in relation to extensions, the classes of permitted development to be removed was to be decided by the CHDMBC.

In response to comments by Members, Officers confirmed that all publicity requirements had been undertaken on the application.

RESOLVED that

GRANT permission subject to conditions (condition 2 amended as per Addendum), reasons and informatives listed on agenda, and additional condition removing permitted development rights in relation to extensions.

*For the Grant of permission (13) Councillors
Anderson-Bassey, Broadhead, Chaudhri, Gill, Howorth, King,
Kusneraitis, Mullens, Olorenshaw, Snow, Sohi, Whyte, and Willingale*

Against (1) Councillor Nuti

Abstention (1) Councillor Wilson

(The meeting ended at 8.10 pm)

Chairman